

LINOWES
AND BLOCHER LLP
ATTORNEYS AT LAW

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DEVELOPMENT REVIEW
Todd D. Brown
301.961.5218
tbrown@linowes-law.com

November 26, 2008

BY HAND DELIVERY

The Honorable Royce Hanson and Members
of the Montgomery County Planning Board
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Clarksburg Town Center - November 20, 2008 Supplemental Parking Analysis -
Corrected Exhibits

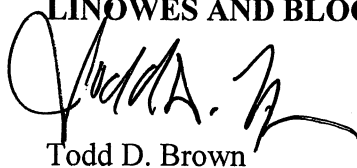
Dear Dr. Hanson and Members of the Planning Board:

Enclosed on behalf of the Applicant are two corrected exhibits from the November 20, 2008 Supplemental Parking Submission. The two exhibits were a part of the materials included under Tab 2 and consist of a revised Use and Parking table (identified as page 6) and a revised West Side Retail Core plan (identified as page 3). On the West Side Retail Core plan the square footage for the liner retail and grocery were transposed, and this has now been corrected. In the Use and Parking table, the retail square footage has been revised slightly to be consistent with the corrected West Side Retail Core plan.

If you have any questions concerning these materials, please contact us.

Sincerely,

LINOWES AND BLOCHER LLP



Todd D. Brown

TDB:kec
Enclosures

Cc: Rose Krasnow
Robert Kronenberg

Ms. Rose G. Krasnow
November 26, 2008
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Doug Delano
Robert Ditthardt
John Torti
Robert Gibbs
David Brown, Esquire
Stephen Z. Kaufman, Esquire

Compliance Plan			November 19th, 2008 Plan		
Uses	Program	Parking Required	Program	Parking Required	Parking Provided
RETAIL					Curb Spaces: 160 Spaces
Super Market			48,994 SF		Parking Lots
Pharmacy			11,017 SF		Block KK: 156 Spaces
In line Retail			67,989 SF		Block MM: 105 Spaces
Subtotal Retail	128,000 SF (With or Without Mezzanine)	4.3/ 1000sf = 550 Spaces	128,000SF (Without Mezzanine)	4.3/ 1000sf = 550 Spaces	Block GG: 33 Spaces
Flex	7,680 SF	No Parking Required	9,150 SF	No Parking Required	Block BB: 12 Spaces
Live/Work	50 Units = 50,000 SF	4/ Unit = 200 Spaces	46 Units = 46,000 SF	4/ Unit = 184 Spaces	Block CC: 28 Spaces
Total Retail	185,680 SF		183,150 SF		Parking Lots: 334 Spaces
RESIDENTIAL					Parking Garage
Apartments including Accessibles	72 Units	1.7/ Unit = 122 Spaces	90 Units	1.7/ Unit = 153 Spaces	Block LL Lower Level: 225 Spaces
Liner Town Homes	19 Units	1.7/ Unit = 32 Spaces	16 Units	1.7/ Unit = 27 Spaces	Block LL Upper Level: 195 Spaces
Town Homes	19 Units	2/ Unit = 38 Spaces, Self Park	17 Units	2/ Unit = 34 Spaces, Self Park	
Courtyard Town Homes	12 Units	2/ Unit = 24 Spaces, Self Park	7 Units	2/ Unit = 14 Spaces, Self Park	Parking Garage: 420 Spaces
Total Housing	122 Units		130 Units		
Total Parking Spaces		904 Spaces Required		914 Spaces Required	914 Spaces Provided

GROCERY	48,994 SF.
PHARMACY	11,017 SF.
LINER RETAIL	67,989 SF.
TOTAL RETAIL	128,000 SF.

COURTYARD TH	7 UNITS
LIVE/WORK	46 UNITS
LINER T.H.	16 UNITS
TOWN HOME	17 UNITS

