

# SilverPlace

*A New Idea...*

*... a public-private partnership providing mixed-use development, affordable housing, an urban park, and a new Headquarters for Park & Planning in the heart of Silver Spring*

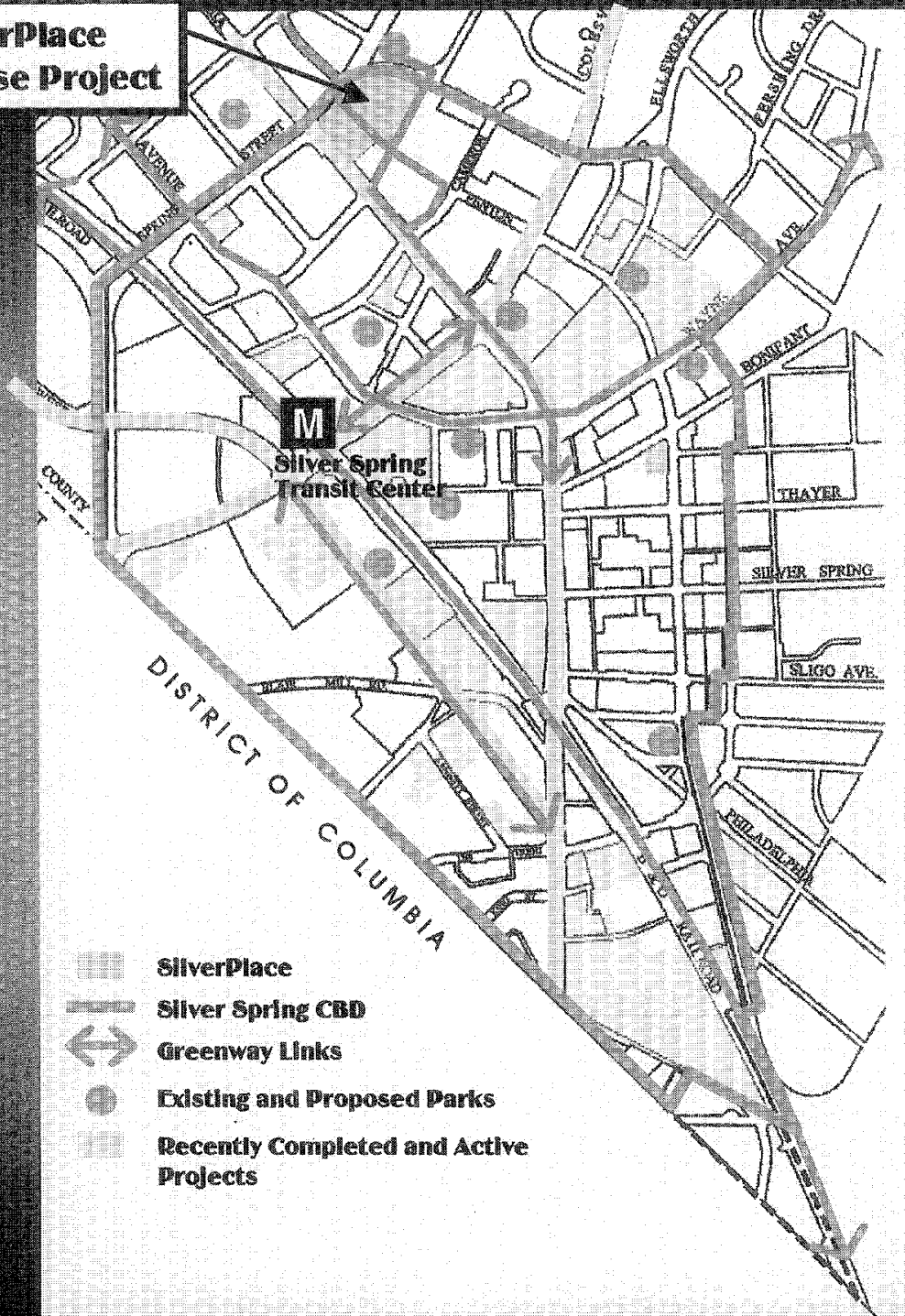
Montgomery County Department of Park & Planning  
September 12, 2003

# SilverPlace

## *What is SilverPlace?*

- Gateway to the Silver Spring CBD
- Bold 3.25-acre, mixed-use development opportunity
- Office and residential uses make Silver Spring a 24-hour suburb
- Good neighbor to the surrounding residential neighborhood
- Vital addition to the on-going revitalization of Silver Spring
- Partnership between Park & Planning and a quality residential developer
- An active Urban Park

### SilverPlace Mixed-Use Project



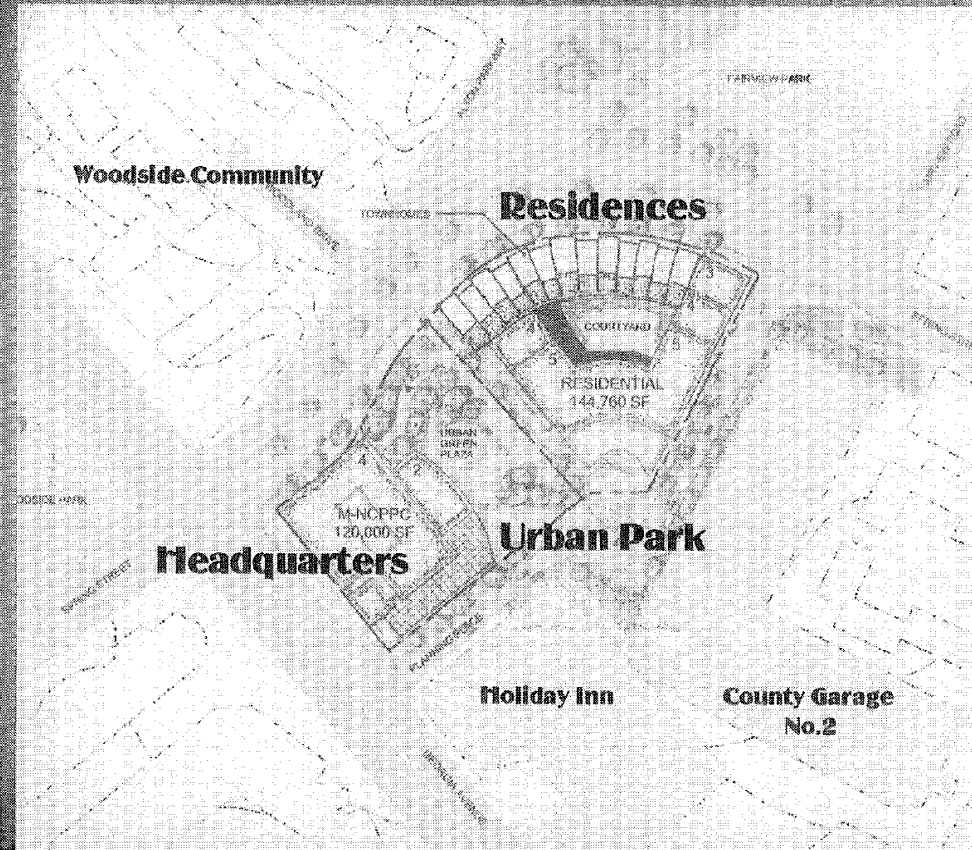
# SilverPlace

*Mixed-use Community with  
Strong Identity*

The Residences @ SilverPlace

The Headquarters @ SilverPlace

The Urban Park @ SilverPlace

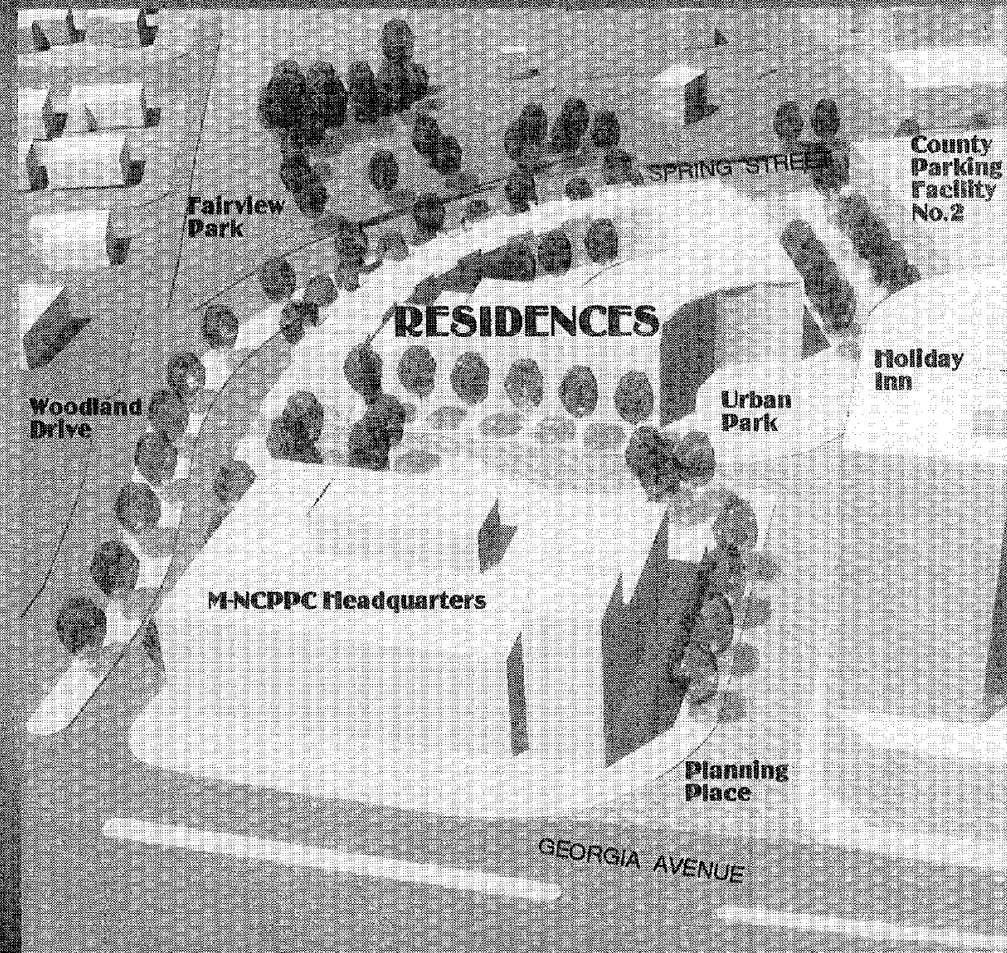


# SilverPlace

## *THE RESIDENCES*

### *@ SilverPlace*

- Broad mix of unit types and residents
- 125-265 dwelling units
- Strong affordable housing component: 30% affordable housing goal
- Quality-driven design guidelines
- Consistent with Master Plan
- Compatible with nearby neighborhoods
- On-site structured parking



# SilverPlace

## THE HEADQUARTERS

@ SilverPlace

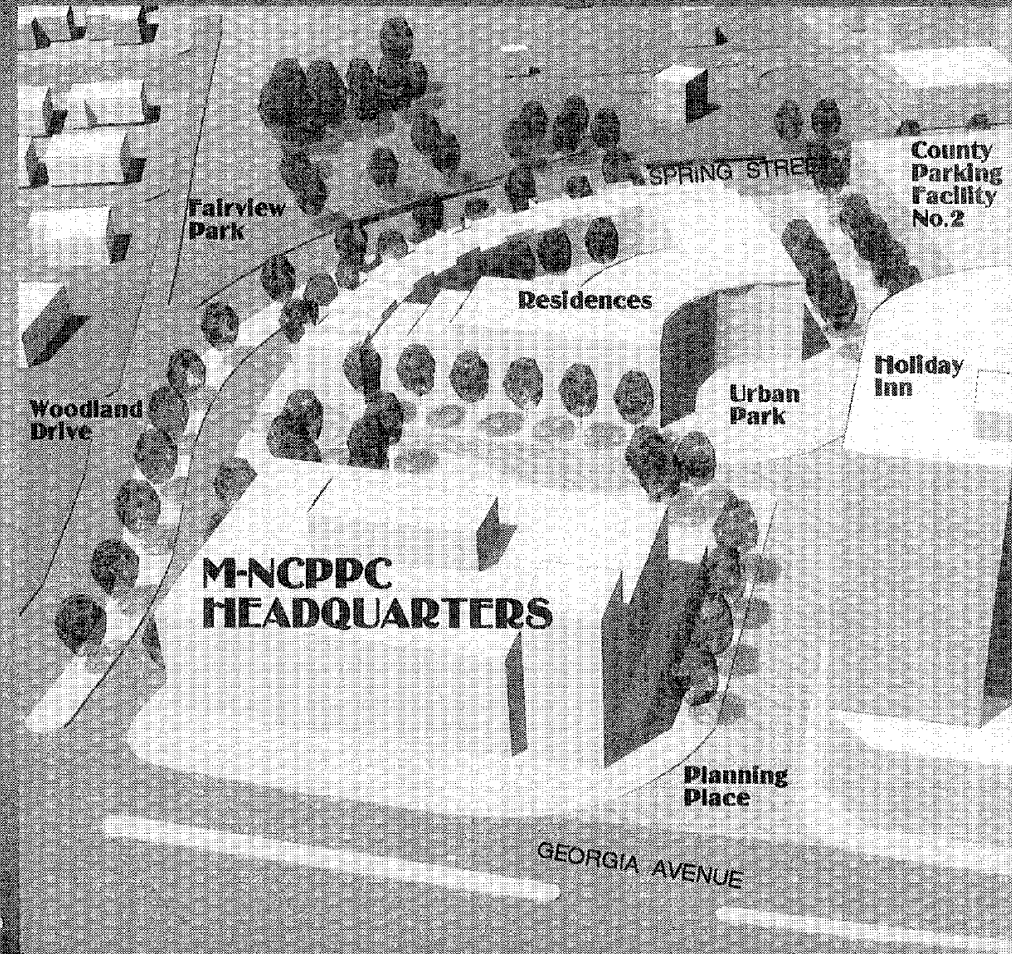
Consolidated Headquarters for  
Park & Planning

120,000 square feet; 125 below-  
grade parking spaces

New state-of-the-art Public  
Information Resource Center

More efficient and convenient  
customer service & park  
permitting

- New Community use spaces
- Green technology design features
- \$28 – 33 million net capital cost



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## *THE URBAN PARK*

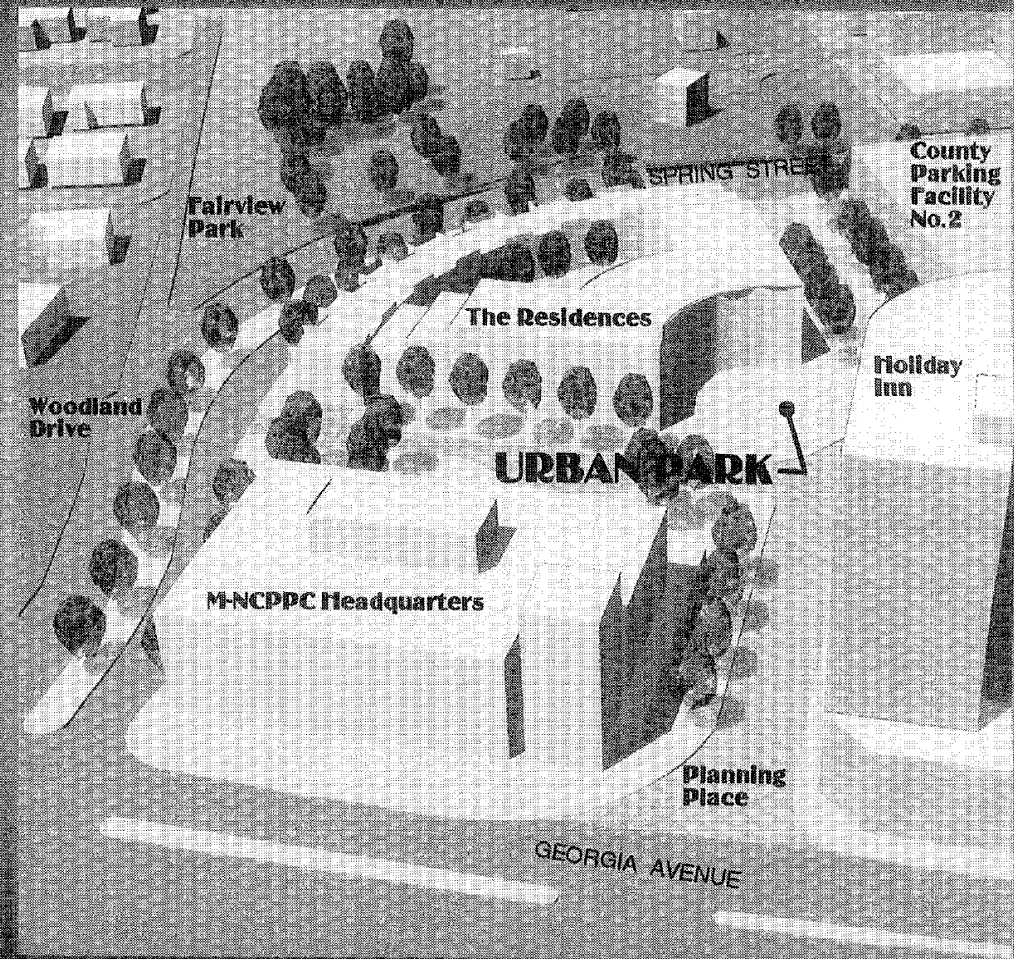
### *@ SilverPlace*

Green ribbons of open and play spaces connecting neighborhoods to CBD

Showplace for special flora display and community events

Planning Place as a landscaped urban streetscape

Protection of the Spring Street Green Boulevard



# SilverPlace

<i><b>DELIVERING SilverPlace</b></i>	<b>4 YEARS*</b>				
<i>The Headquarters @ SilverPlace</i>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<i>Pre Facility Planning</i>	<b>12 mos.</b>				
<i>Design</i>		<b>18 months</b>			
<i>Construction</i>				<b>18 months</b>	
<i>The Residences @ SilverPlace Including the Urban Park &amp; Extension of Planning Place</i>					
<i>Pre Facility Planning</i>	<b>12 mos.</b>				
<i>Design</i>		<b>18 months</b>			
<i>Construction</i>				<b>18 months</b>	

## \* REQUIREMENTS

- *Full funding for each phase*
- *Parallel / overlapping tasking*
- *In-house project development advisor to assist for the duration of the project*
- *Public approvals*
- *Expedited construction bidding and construction fast-tracking*

# SilverPlace

**... A PLACE TO LIVE, WORK, AND PLAY**

*SilverPlace* ... generates positive economic and community impact on Downtown Silver Spring, the surrounding neighborhoods, and Montgomery County

*SilverPlace* ... heightens the convenience & efficiency of consolidated Headquarters functions in the Silver Spring CBD

*SilverPlace* ... promotes maximum public benefit, near Metro and the Silver Spring Transit Center

*SilverPlace* ... uses innovative design and expedited development process—can start immediately and be completed in 4 years