

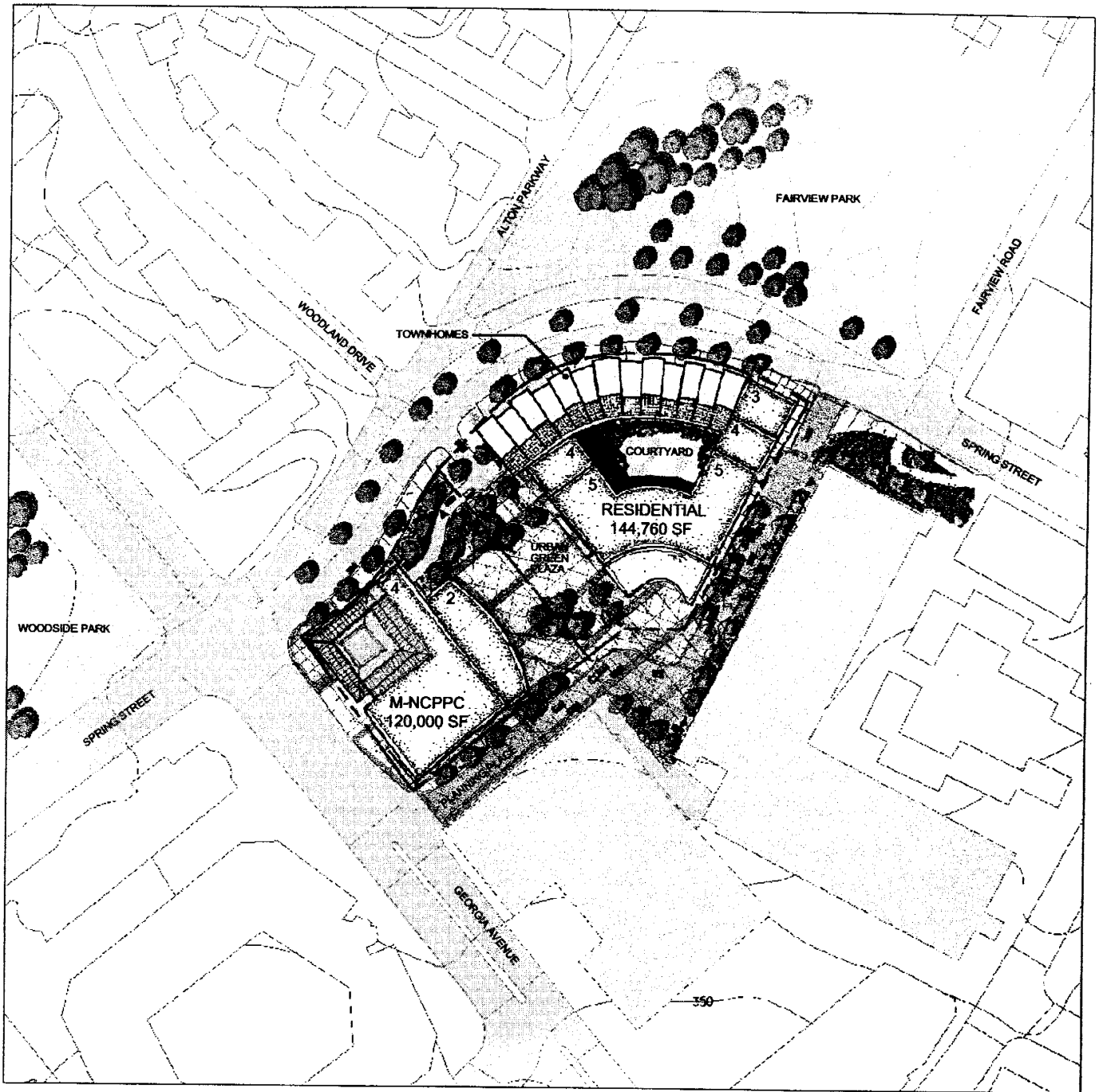
CONCEPT SUMMARY

Preliminary Project Programs / Silver Spring Commission-Owned Site

		M-NCPPC at Georgia Ave.			M-NCPPC at Spring St.	
		CONCEPT 1A	CONCEPT 1B	CONCEPT 1C	CONCEPT 2A	CONCEPT 2B
SITE AREA		141,106	141,106	141,106	141,106	141,106
GROSS FLOOR AREA						
	M-NCPPC PRIVATE OFFICE	120,000	120,000	120,000	120,000	120,000
	RESIDENTIAL			60,000	162,212	
	RESIDENTIAL	144,761	144,761	144,761		253,138
RESIDENTIAL UNITS (5)		125	125-150	185	-	240-265
TOTAL		264,761	264,761	324,738	282,212	373,138
PARKING SUMMARY						
	M-NCPPC PRIVATE OFFICE	65	125	108	125	128
	AFFORDABLE RESIDENTIAL (5)			72	462	
	RESIDENTIAL	155	155	219		288
TOTAL		233	293	380	401	371
FAR SUMMARY		1.88	1.88	2.3	2.00	2.64

Notes:

- (1) Allowable maximum total FAR is 3, or 141,106 x 3 = 423,318 square feet.
- (2) Allowable maximum Office FAR = 2, or 282,212 square feet.
- (3) Minimum residential FAR with office = 1, or 141,106 square feet.
- (4) Parking includes on-site provisions only and excludes the required balance of spaces to be located in Parking Garage No. 2. The total estimated parking requirement for the full Consolidated Facility is approximately 330 spaces (at the Silver Spring Commission site).
- (5) Residential components are projected to include both market-rate and affordable housing.



CONSOLIDATED HEADQUARTERS STUDY

FULL CONSOLIDATION AT GEORGIA AVENUE

MAJOR ADDITION TO THE MRO FACILITY

RESIDENTIAL DEVELOPMENT ON SPRING STREET PROPERTY - 125 UNITS



CONCEPT PLAN 1A
SILVER SPRING, MD

SCALE: N.T.S.



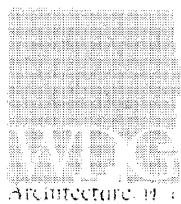


CONSOLIDATED HEADQUARTERS STUDY

FULL CONSOLIDATION AT GEORGIA AVENUE

ALL NEW FACILITY

RESIDENTIAL DEVELOPMENT ON SPRING STREET PROPERTY - 125-150 UNITS

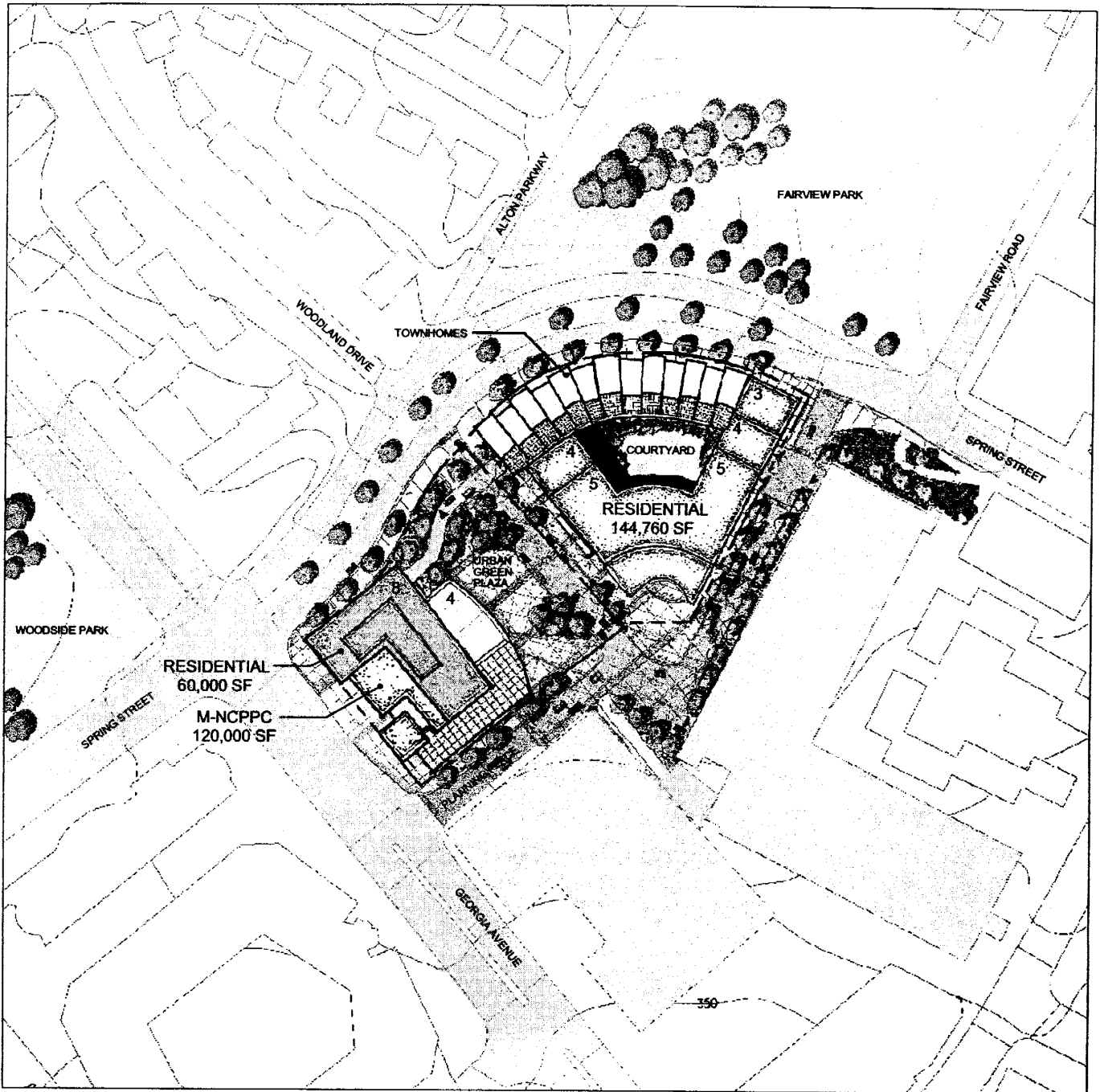


CONCEPT PLAN 1B

SILVER SPRING, MD

SCALE: N.T.S.





CONSOLIDATED HEADQUARTERS STUDY

FULL CONSOLIDATION AT GEORGIA AVENUE

ALL NEW FACILITY

MIXED USE BUILDING WITH RESIDENTIAL ABOVE COMMISSION OFFICES - 60 UNITS

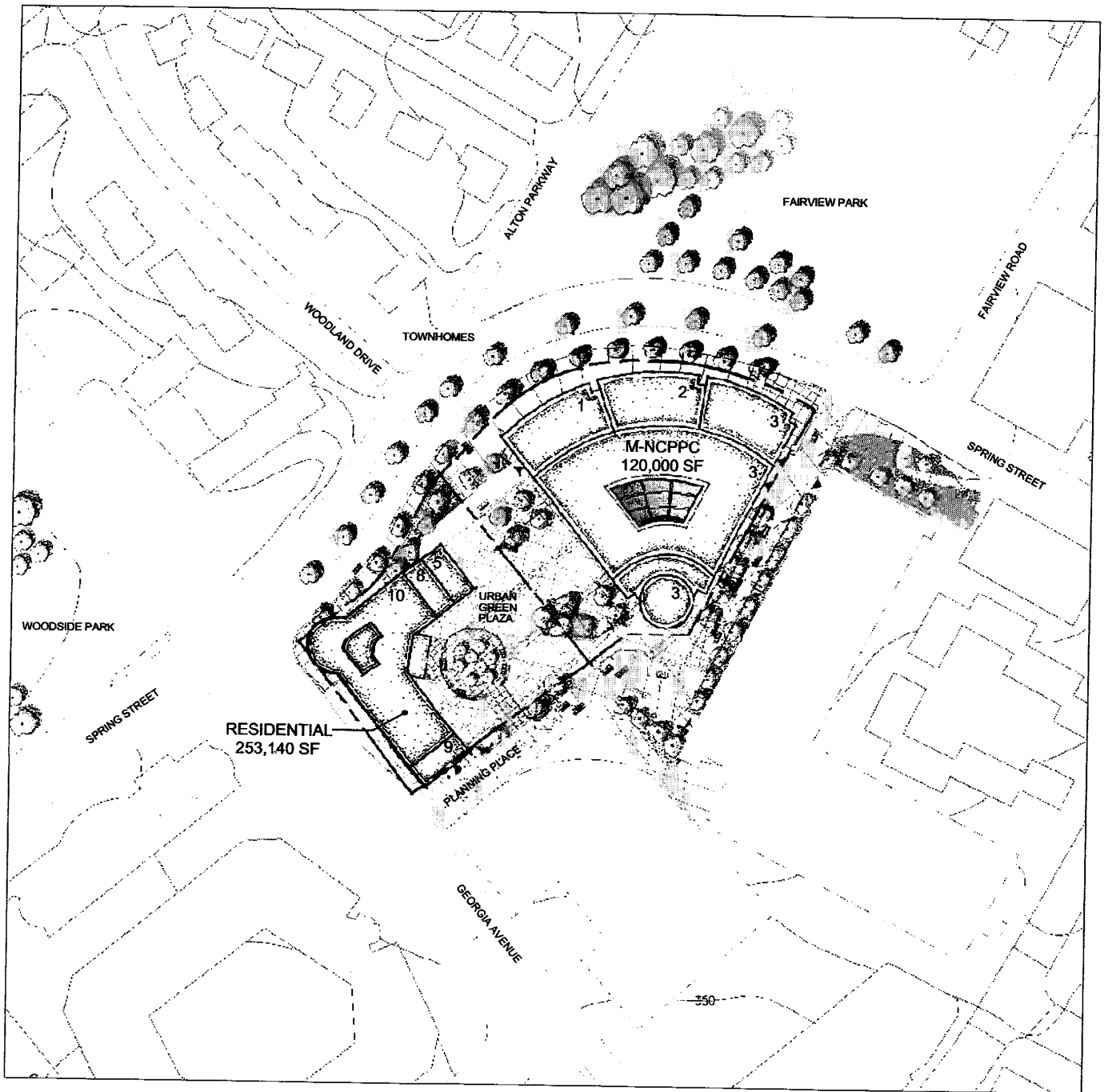
RESIDENTIAL DEVELOPMENT ON SPRING STREET PROPERTY - 125 UNITS



CONCEPT PLAN 1C
SILVER SPRING, MD

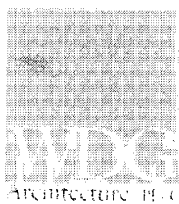
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CONSOLIDATED HEADQUARTERS STUDY

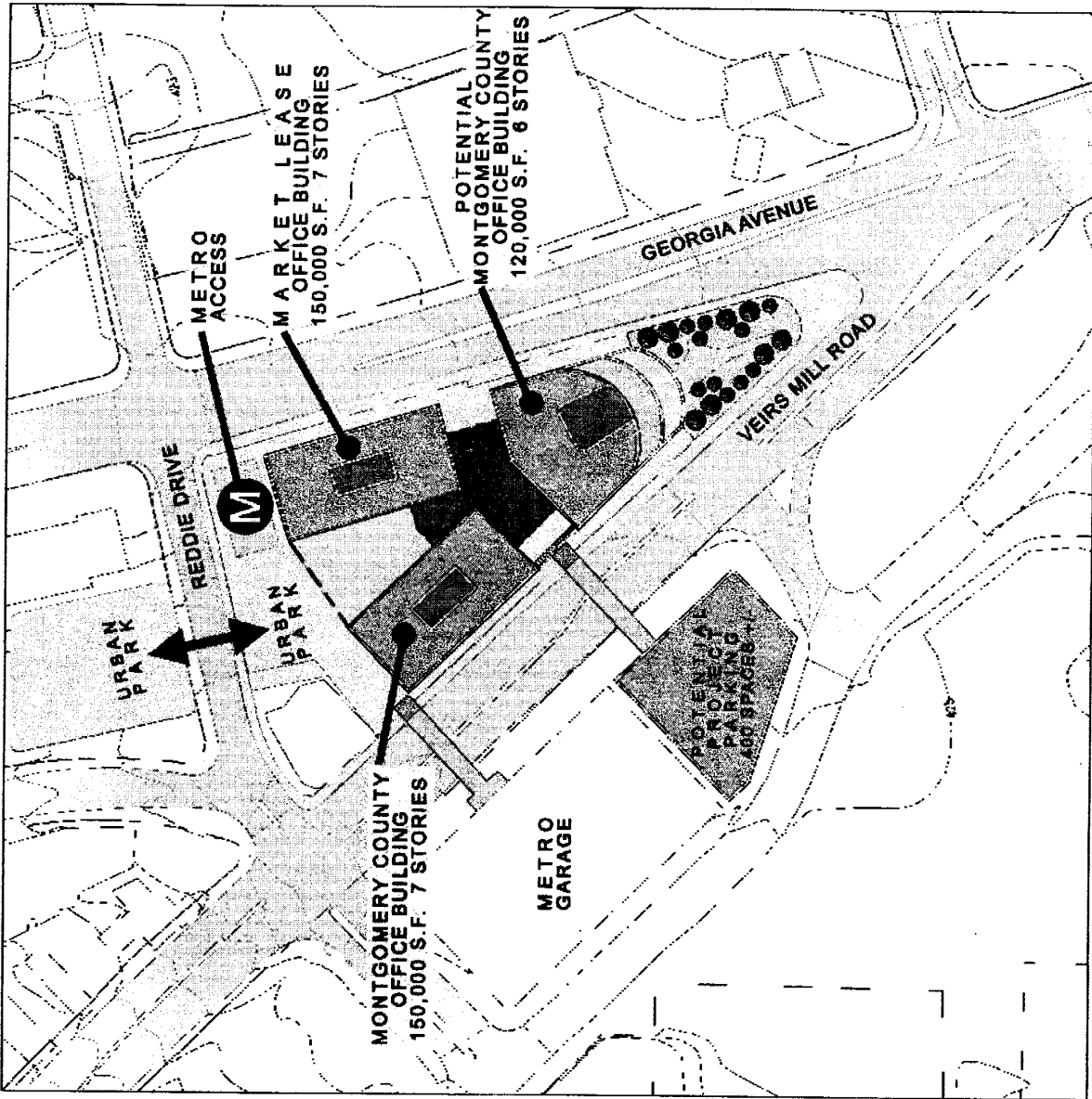
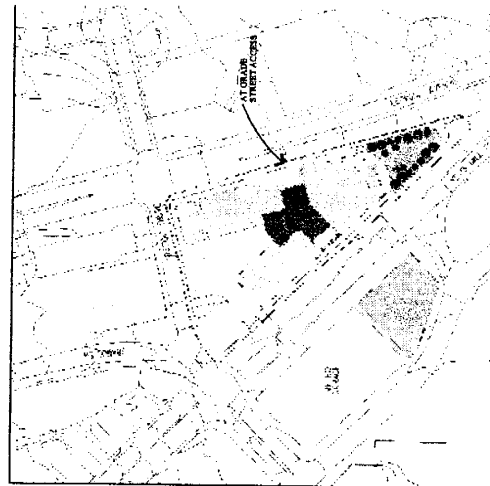
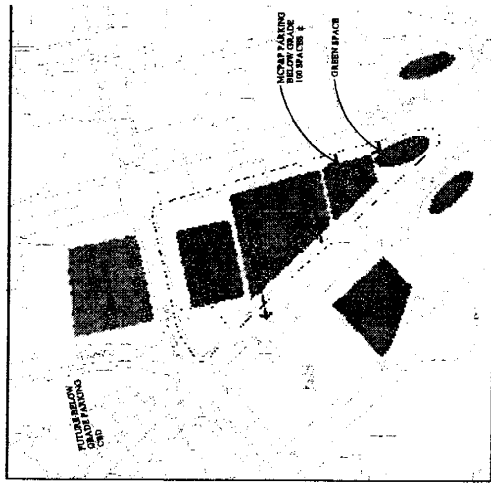
**FULL CONSOLIDATION AT SPRING STREET PROPERTY
RESIDENTIAL DEVELOPMENT ON GEORGIA AVENUE - 240-265 UNITS**



**CONCEPT PLAN 2B
SILVER SPRING, MD**

SCALE: N.T.S.





CONCEPT PLAN
 WHEATON, MD



THE HERRING GROUP ARCHITECTURE AND PLANNING COMPANY