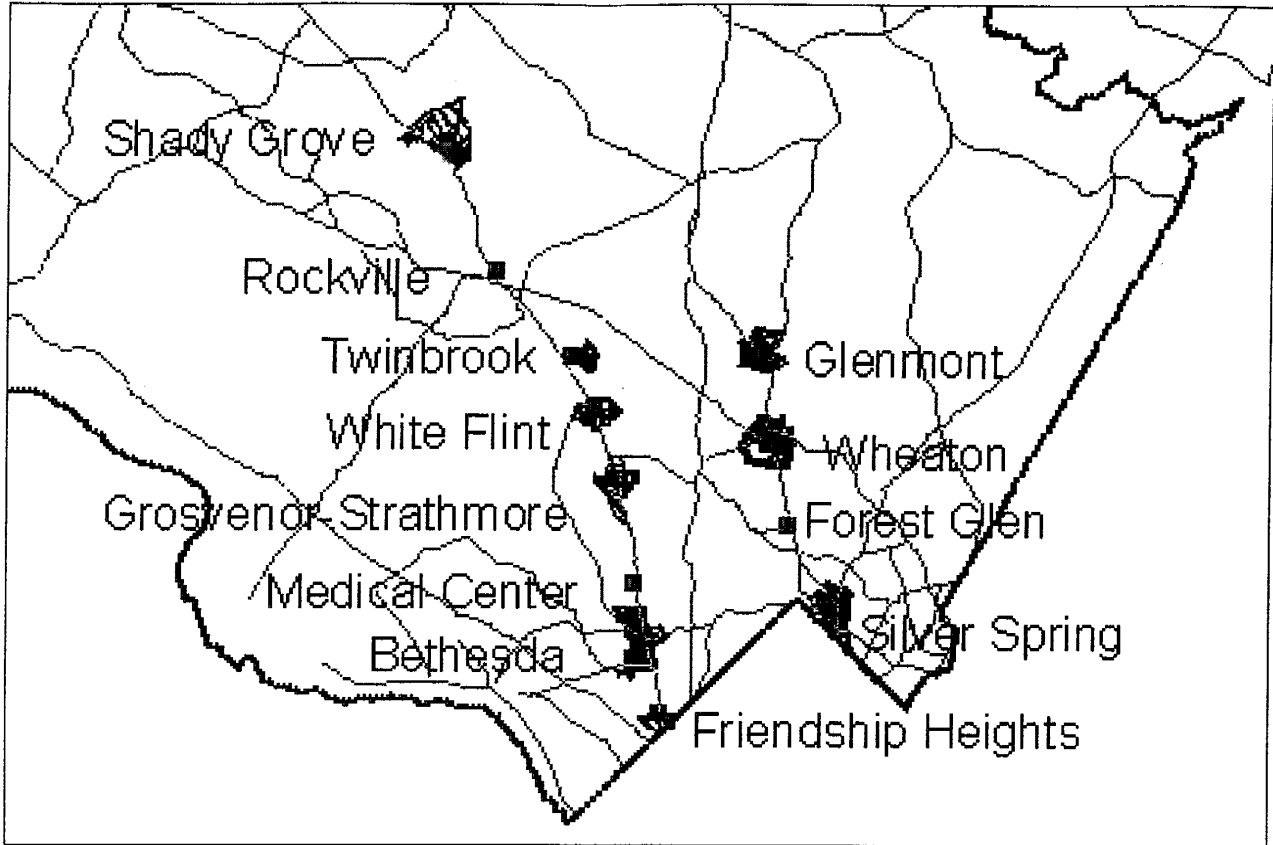


Attachment #2

Metro and Parking District Joint Development Opportunities



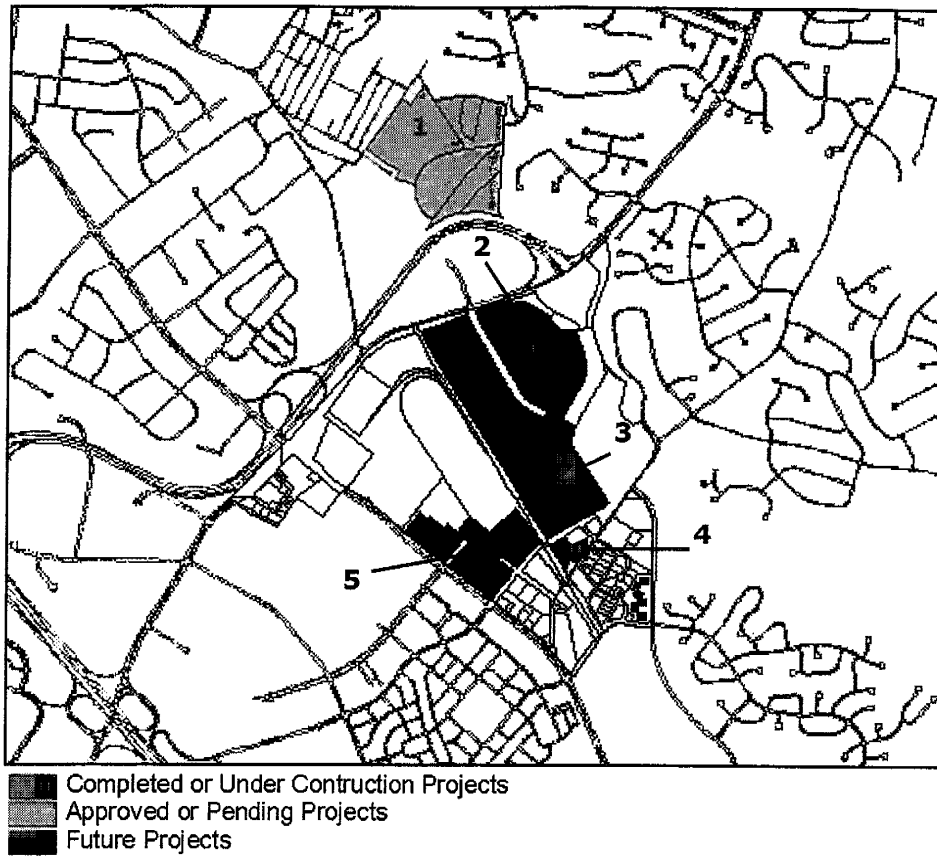
Summary of All Residential Projects at Metro Stations in Montgomery County

Station Name	Completed		Approved		Future		Total Dwelling Units	# of MPDU's
	Total Dwelling units	# of MPDU's	Total Dwelling units	# of MPDU's	Total Dwelling units	# of MPDU's		
Shady Grove	--	--	165	21	3,115*	390*	3,280	411
Twinbrook			1,114	139			1,114	139
White Flint			1,350	169			1,350	169
Grosvenor	860	108			543	68	1,403	176
Bethesda	258	32			100	13	358	45
Silver Spring					420 - 535	53 - 71	420 - 535	53 - 71
Wheaton					245 - 447	27 - 52	245 - 447	27 - 52
Glenmont					111	14	111	14
Total	1,118	140	2,629	229	4,534 - 4,851	565 - 608	8,281 - 8,598	1,034 - 1,077

*Includes privately-owned parcels.

Shady Grove Metro Station Area

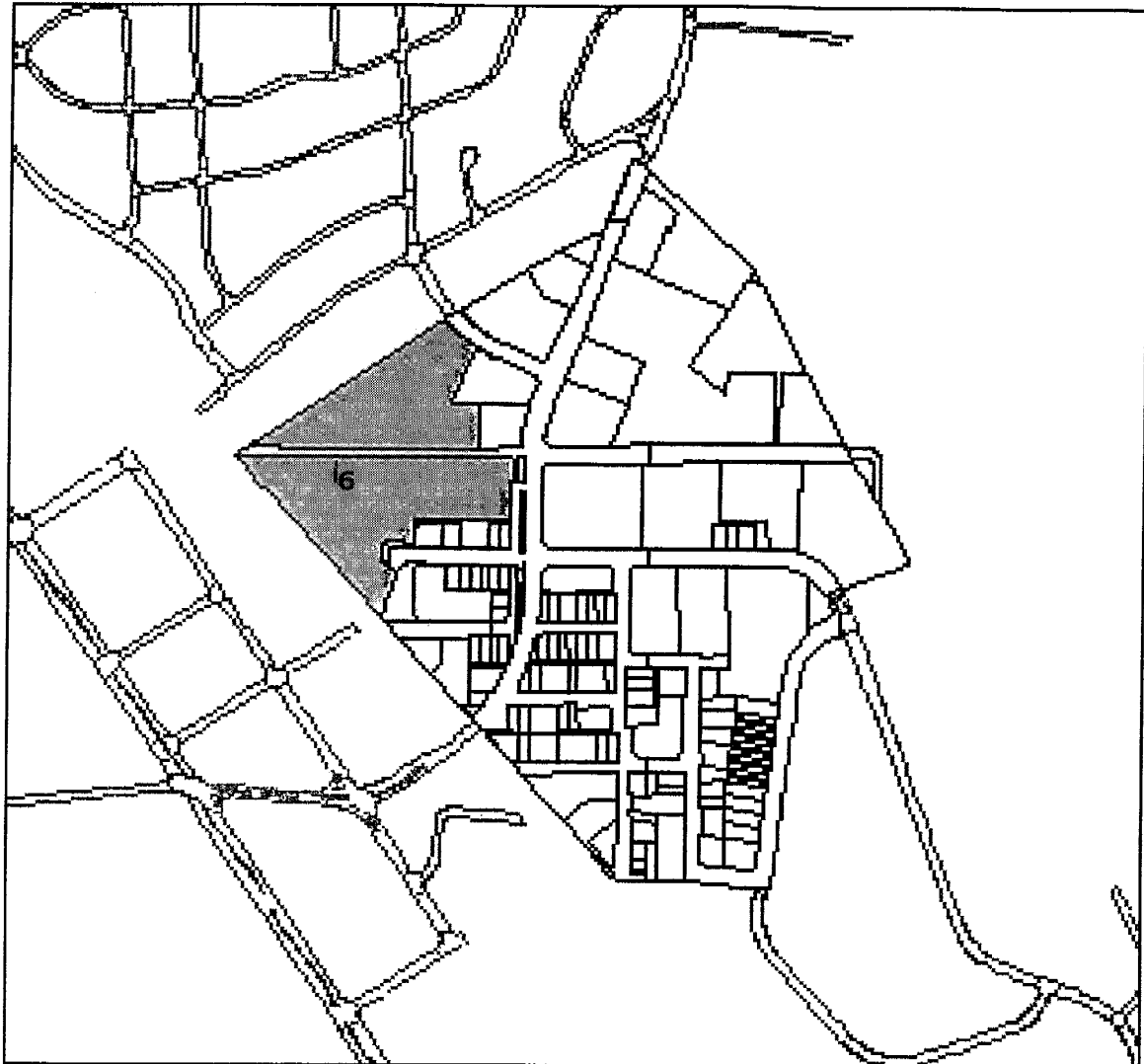
(Based On Draft Master Plan Recommendations)



#	Plan No.	Name	Zone	FAR	Lot Area	GFA Retail	Total Du's	# of MPDU's
1	1-02022	Casey Property @ Mill Creek	R-90		58.35 ac		165	21
2	Future	Jeremiah Park – MNCPPC	Proposed R-90/PD-15		12 ac		175	22
		Jeremiah Park – MCPS	Proposed R-90/PD-5		33.5 ac		110	14
3	Future	Metro North	?	0.6	171.6	66,000 sf	1530	191
4	Future	VEIP	Proposed R-60/PD-35		2.88 ac		100	13
5	Future	Metro West*	?	1.1	37.41	600,000	1200	150
Total							3,280	411 units

*Includes privately-owned parcels.

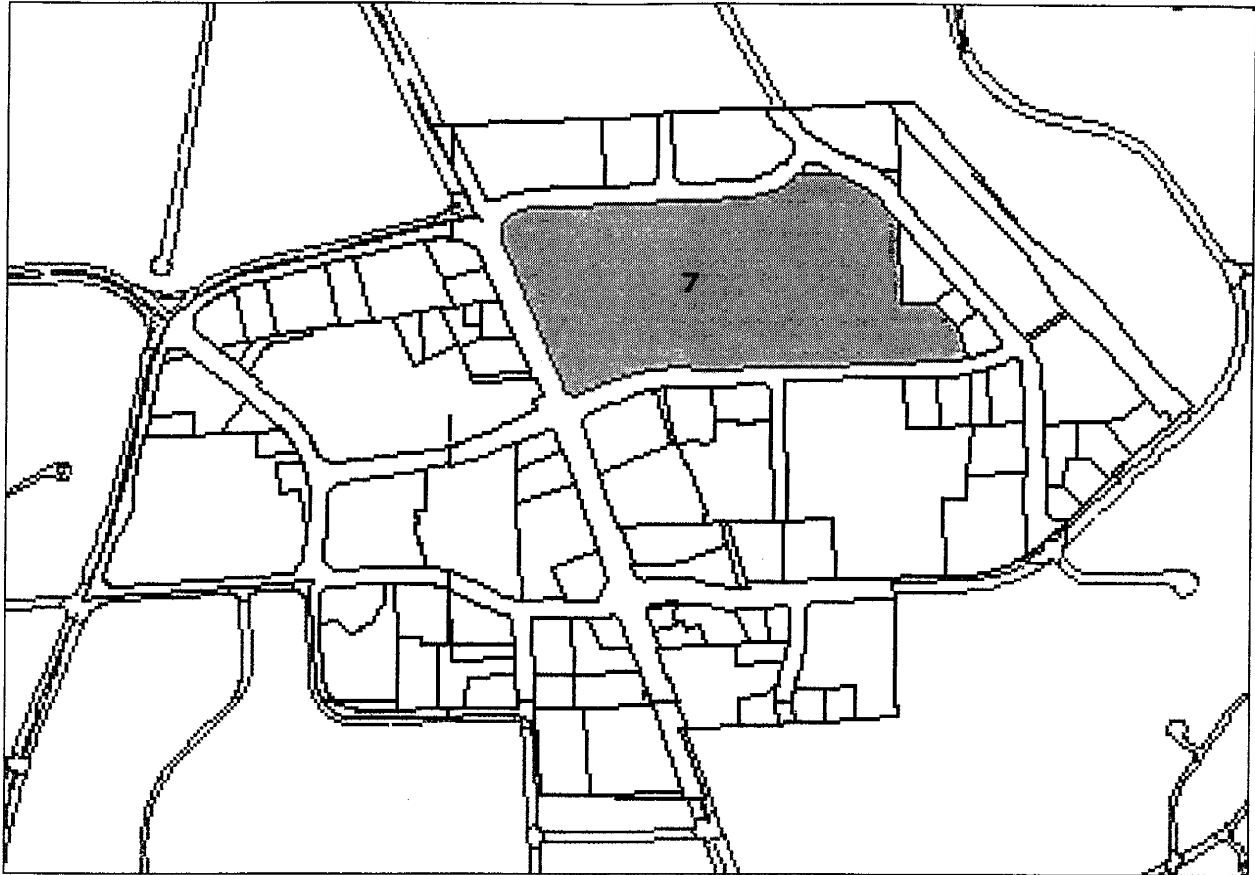
Twinbrook Metro Station Area



- Completed or Under Construction Projects
- Approved or Pending Projects
- Future Projects

#	Plan No.	Name	Zone	FAR	Lot Acreage	GFA Retail	Total Du's	# of MPDU's
6	G-810	Twinbrook Metro	TSR	1.90	16.32	140,000	1,114	139 units
Total							1,114	139 units

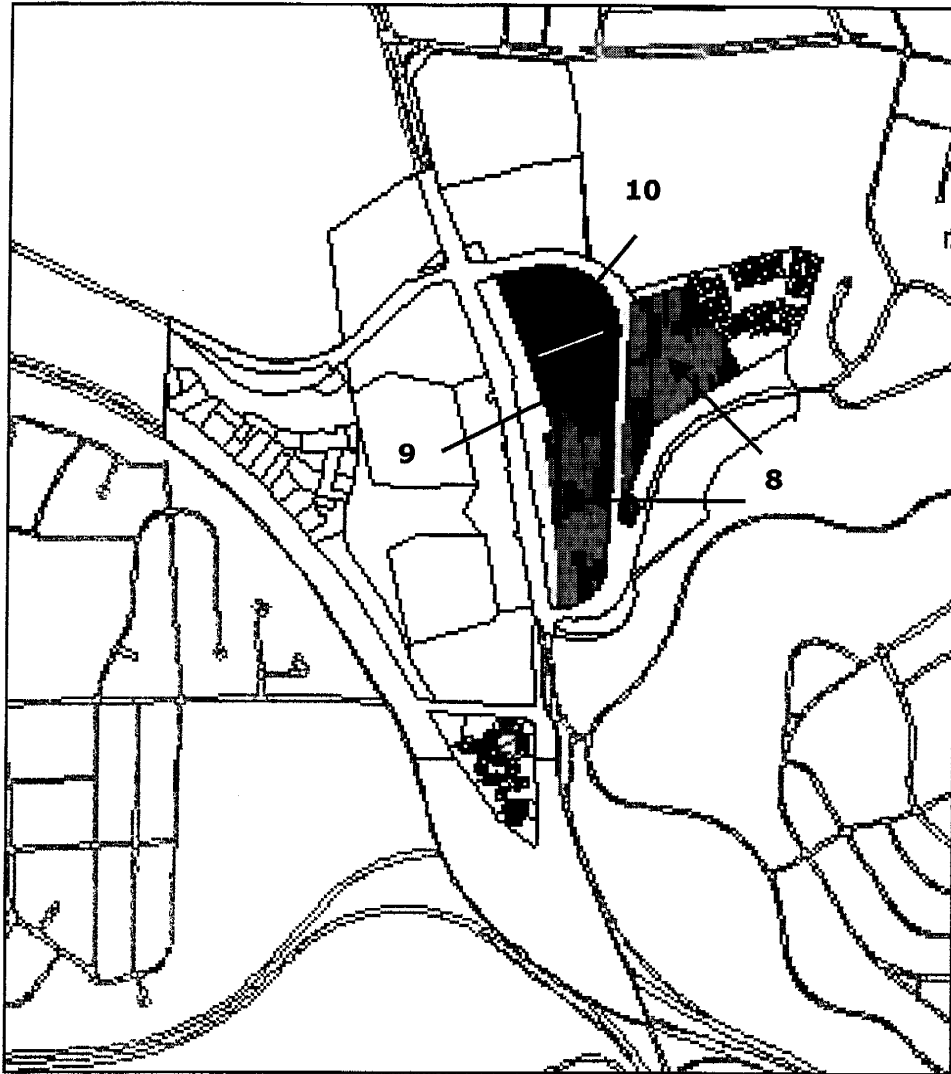
White Flint Metro Station Area



- Completed or Under Construction Projects
- Approved or Pending Projects
- Future Projects

#	Plan No.	Name	Zone	FAR	Lot Acreage	GFA Office	GFA Retail	Total Du's	# of MPDU's
7	G-801	LCOR-White Flint Metro (Completed/Under construction)	TSM	2.00	31 ac	1,148,000	202,037	1,350	169
Total								1,350	169 units

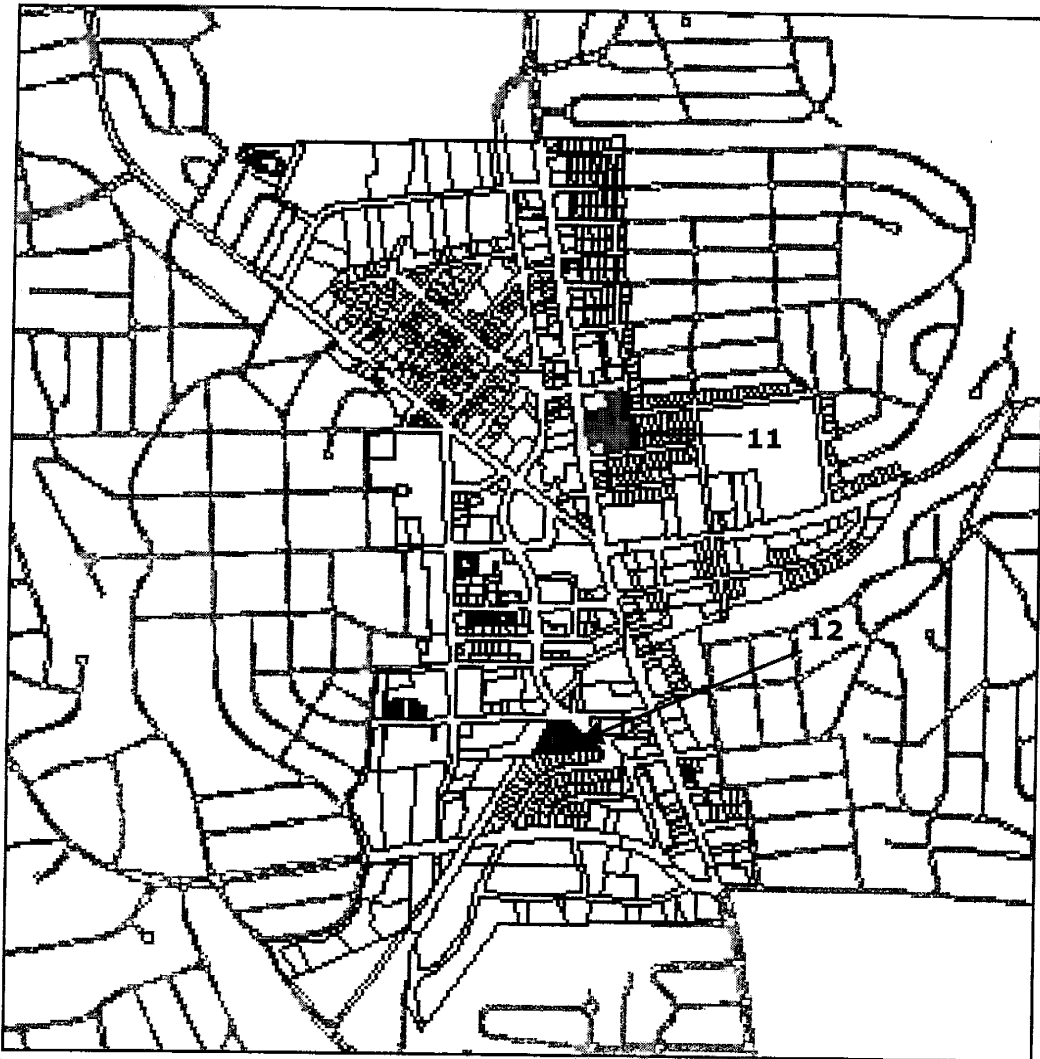
Grosvenor Metro Station Area



Completed or Under Construction Projects
 Approved or Pending Projects
 Future Projects

#	Plan No./ Satus	Name	Zone	Lot Acreage	GFA Office	GFA Retail	Total Du's	# of MPDU's
8	1-99076 8-00006 (Completed/ Under construction)	Grosvenor Village	PD-25	30 ac		8,600	860MF	108
9	Future	Grosvenor Metro Site D	R-60/ PD-25	14.5 ac			Max. 543 MF	68
10	MR 00201 F&S-1/ Future	Grosvenor Parking Garage	R-60/ PD-25	14.5 ac				
Total							1,403	176 units

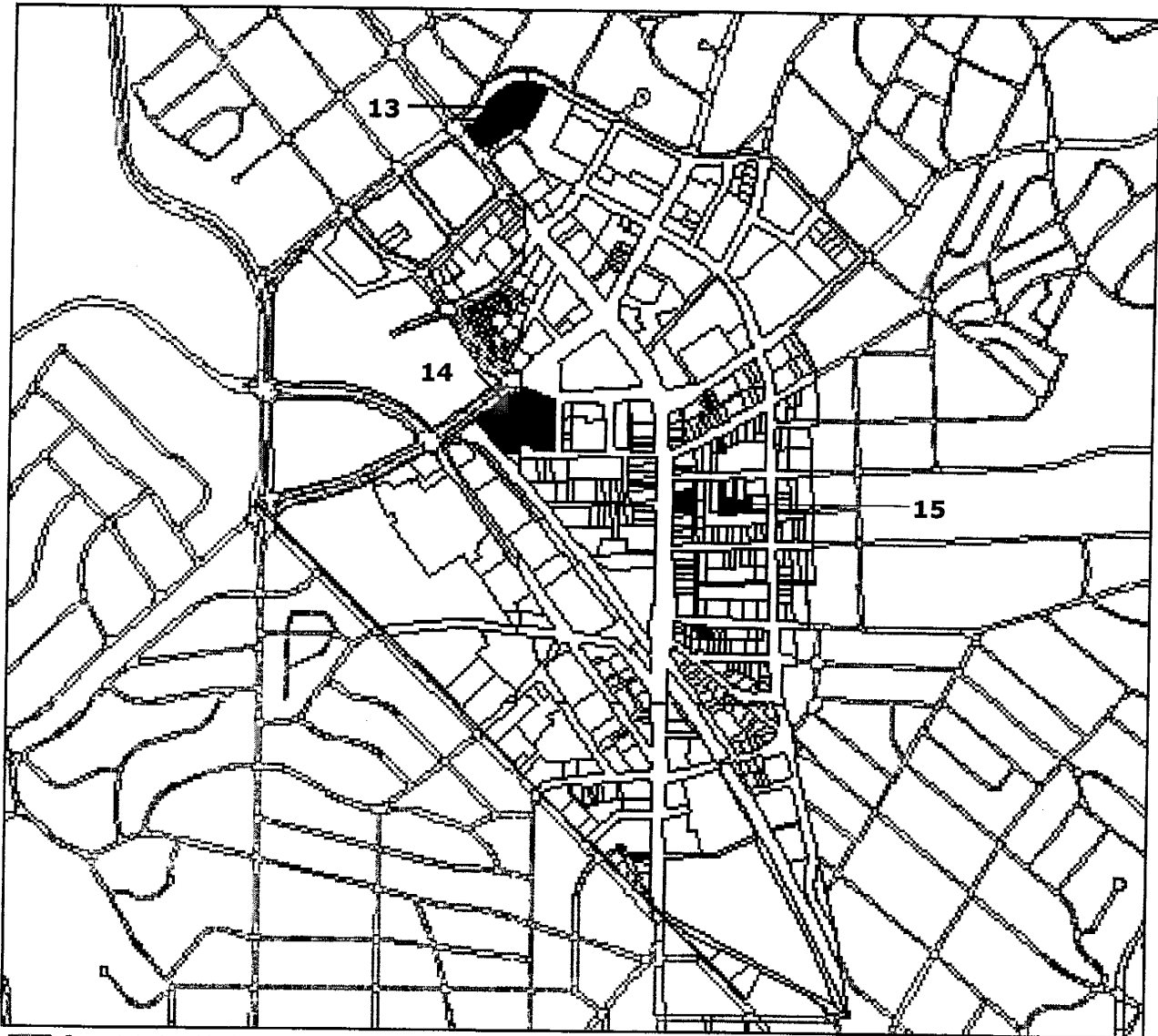
Bethesda Metro Station Area



Completed or Under Construction Projects
 Approved or Pending Projects
 Future Projects

#	Plan No.	Name	Zone	FAR	Lot Area	GFA Retail	Total Du's	# of MPDU's
11	9-97104 8-00014A (Completed/ Under construction)	Bethesda Theater Residential The Whitney Parking lot #31 -	CBD-2 PD-35	5.0	44,813 sf		249 MF 9 TH	32
12	Future	Housing, Parking & Retail	TSM/ R-60			13,700 sf	100+/-	13+/-
Total							358	45+/- units

Silver Spring Metro Station Area

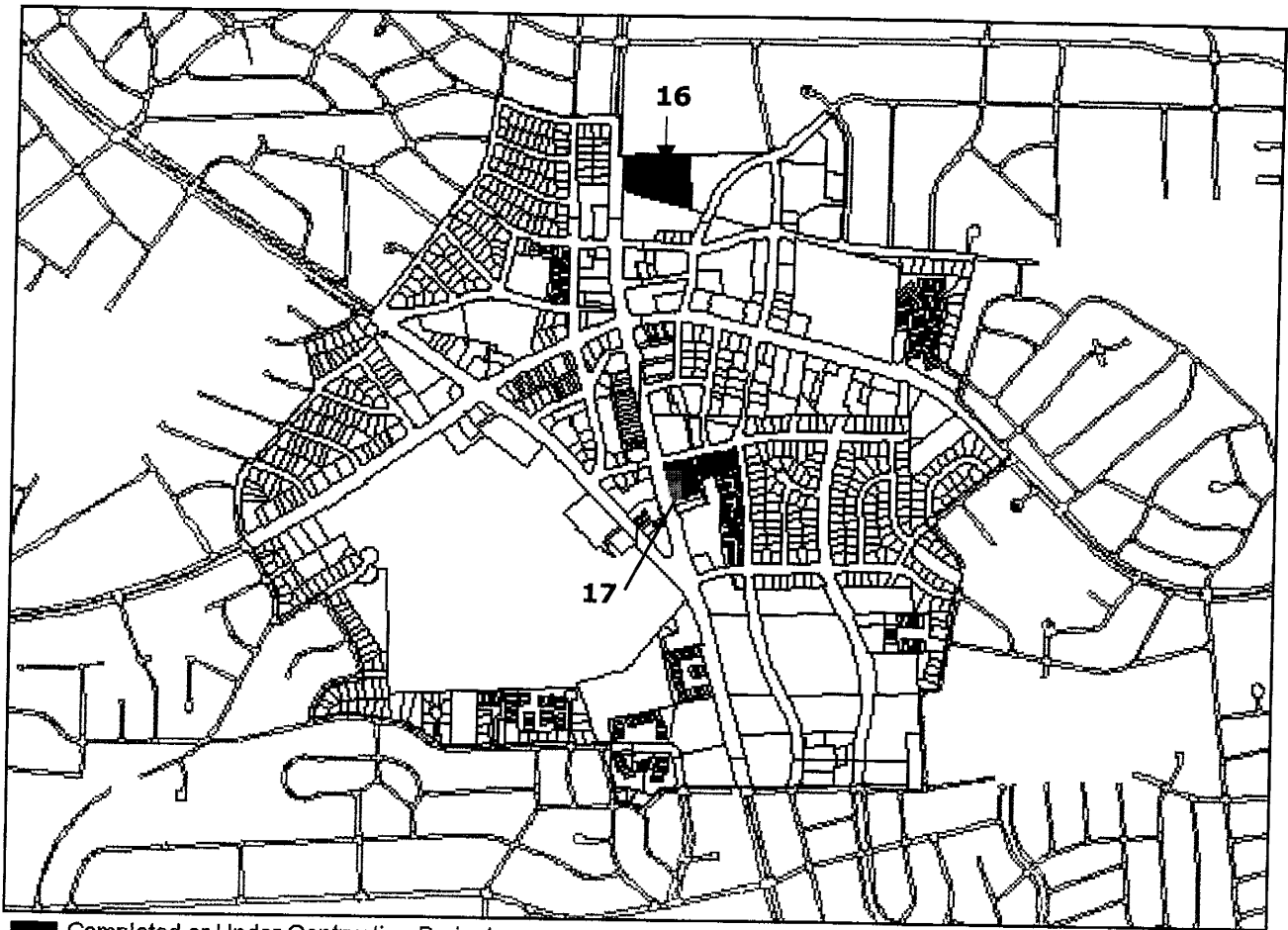


- Completed or Under Construction Projects
- Approved or Pending Projects
- Future Projects

#	Plan No.	Name	Zone	Lot Area	GFA Office	GFA Retail	Total Du's	# of MPDU's
13	Future	MNCPPC	CBD-1 Optional Method	3.24 ac	120,000 sf		150-265*	19-33
14	Future	Transit Center Parking Lot #3	CBD-2	5 ac +/-	257,500 sf	128,400 sf (hotel)	250	31
15	Future		CBD-1	0.47 ac			20 - 59	3 - 7
Total							420 - 349	53 - 71 Units

* 30% of the units are categorized as "affordable".

Wheaton Metro Station Area



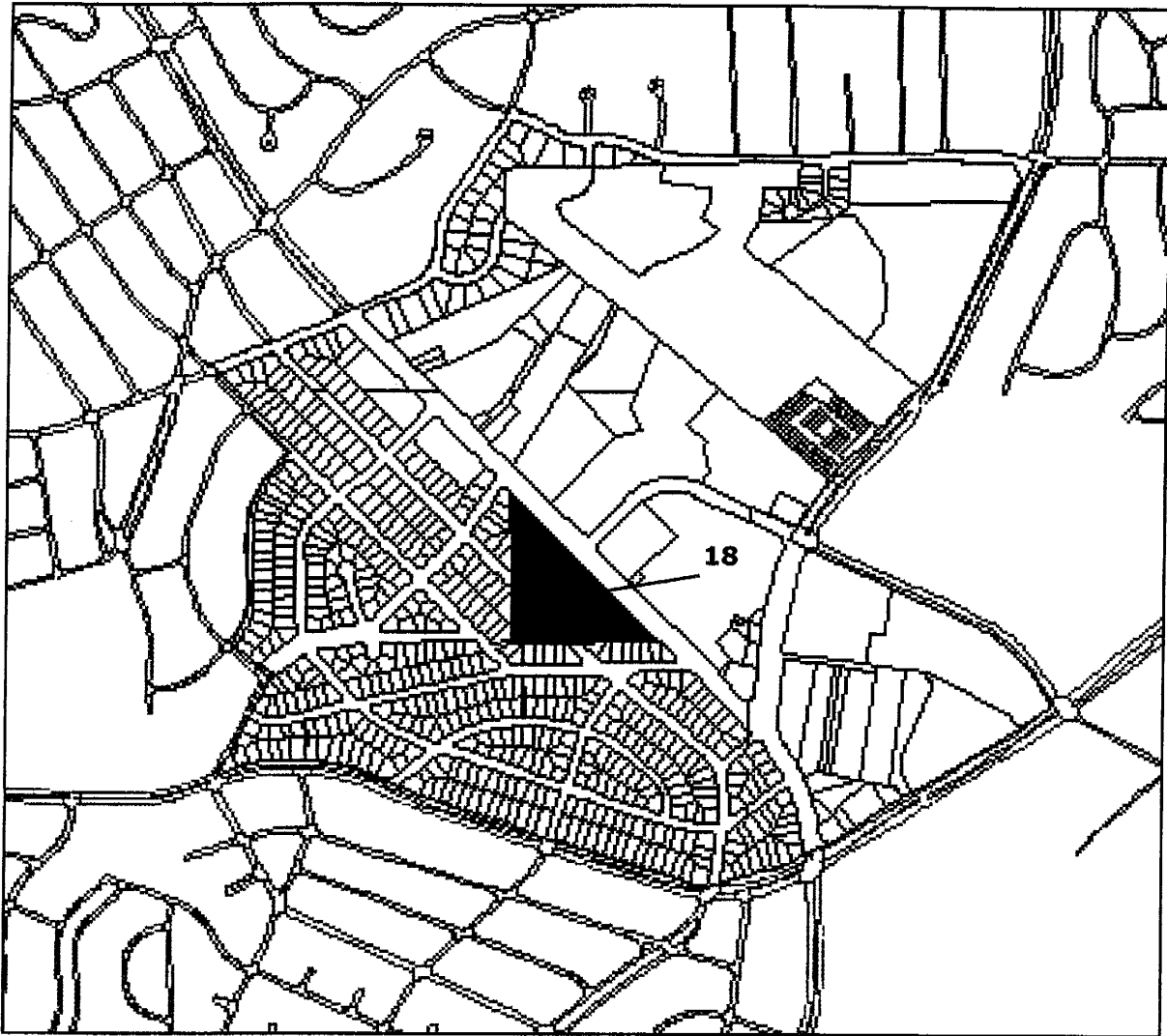
Completed or Under Construction Projects
 Approved or Pending Projects
 Future Projects

#	Plan No.	Name	Zone	Lot Area	GFA Office	GFA Retail	Total Du's	# of MPDU's
16	Future	WMATA	R-90/TDR	3.31 ac			30	0
17	Future	WMATA	CBD-3**	1.41 ac			169 - 282	21 - 35
			CBD-R1**	1.08 ac			46 - 135	6 - 17
Total							245 - 447	27 - 52 units

* No MPDU's because the unit count is less than 35.

**The maximum residential units count based on standard method and optional method

Glenmont Metro Station Area



Completed or Under Construction Projects
 Approved or Pending Projects
 Future Projects

#	Plan No.	Name	Zone	Lot Area	GFA Office	GFA Retail	Total Du's	# of MPDU's
18	Future	WMATA Triangle	RT-12.5	8.91 ac			111	14
Total							111	14 units