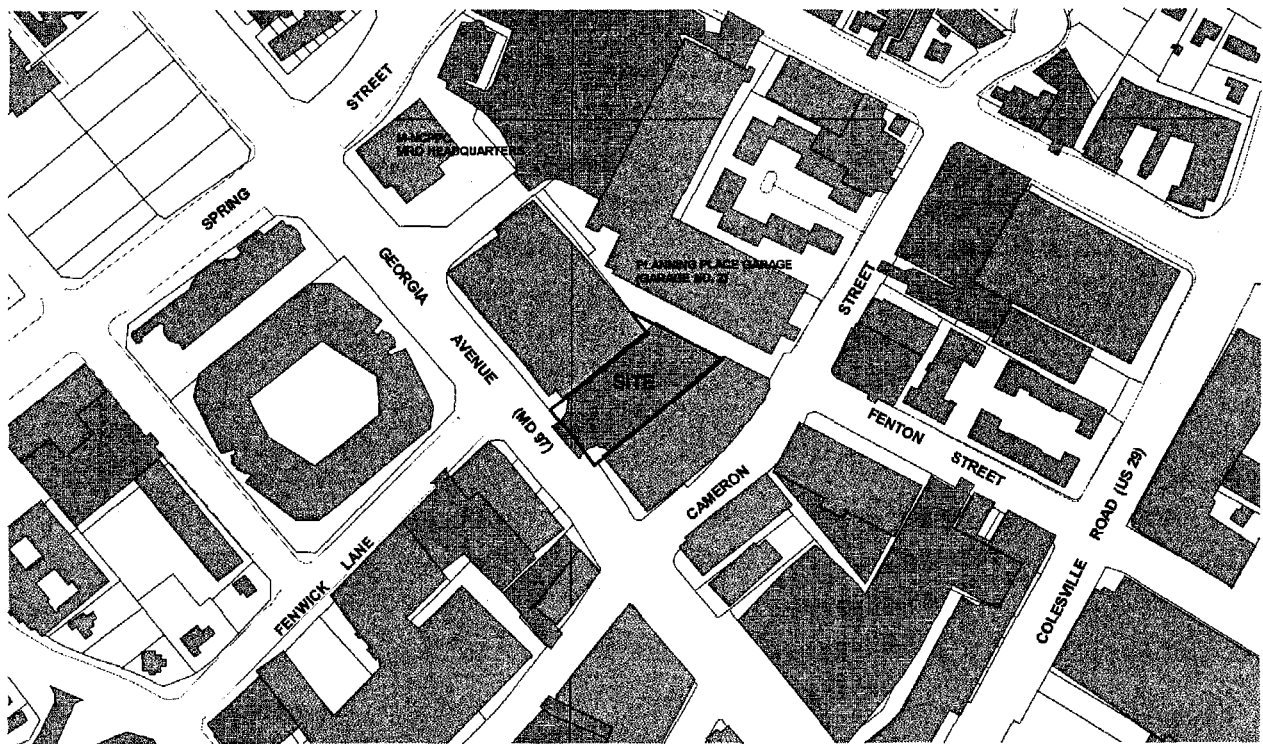


PROJECT DESCRIPTION: Surrounding Area

The subject property is located directly on Georgia Avenue, approximately 130 feet north of the intersection with Cameron Street in downtown Silver Spring. The rectangular site abuts a 13-story office building to the north, a 9-story office building to the south fronting Georgia Avenue and a 2-story building, currently being renovated that derives access from Cameron Street. Directly to the east of the site is the Planning Place Public Garage (Garage No. 2) separated by a driveway and sidewalk. The driveway to the parking lot extends from Cameron Street to the south of the entrance drive for the M-NCPPC headquarters building.

Georgia Avenue is a 6-lane major divided highway that provides access to the District of Columbia to the south and regional highways in Montgomery County to the north. The section of roadway between Spring Street and Colesville Road contains metered parking on both sides. Georgia Avenue consists of a mix of mid to high-rise office, residential and employment buildings, including a hotel, many of which contain ground floor retail space. The zoning along the Georgia Avenue corridor is primarily CBD-2, with segments of CBD-3 property near the core and CBD-R2 zoned property to the south and west. The M-NCPPC property to the north is zoned CBD-1.



PROJECT DESCRIPTION: Site Description

The site is located at 8711 Georgia Avenue in the Silver Spring Central Business District and is zoned CBD-2. The site contains two parcels of property: Parcel N107 of the Silver Spring J.C. Wilson Estate (Plat Book 170, page 14); and Parcel N109 (an unrecorded parcel). The property is presently a surface parking lot being utilized by tenants of the adjacent Zalco building to the south. The parking lot has separate ingress and egress from Georgia Avenue and is physically separated by a masonry wall from the Fenton Street public alley extension that provides access to the public garage. The property drops in grade by approximately 9 feet from west to east, with the existing wall acting as a retaining wall for a portion of the site. The entrance to the site contains small shrubs and one shade tree. The remainder of the site is paved. The center of the parking lot is separated by an asphalt island with overhead lights. Wachovia Bank operates a two-lane drive thru with a canopy near the southwestern boundary.

