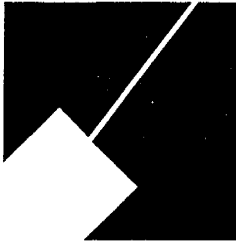


M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org

MCPB
Item #3
3/2/06

DATE: February 24, 2006
TO: Montgomery County Planning Board
VIA: Rose Krasnow, Chief, Development Review *RK*
Carlton Gilbert, Zoning Supervisor
FROM: Greg Russ, Zoning Coordinator *GR*
REVIEW TYPE: Zoning Text Amendment
PURPOSE: To require site plan review for certain commercial projects in the C-2 zone, under certain circumstances

TEXT AMENDMENT: No. 06-05
REVIEW BASIS: Advisory to the County Council sitting as the District Council, Chapter 59 of the Zoning Ordinance
INTRODUCED BY: Councilmember Praisner
INTRODUCED DATE: January 31, 2006
PLANNING BOARD REVIEW: March 2, 2006
PUBLIC HEARING: March 7, 2006; 1:30 p.m.

STAFF RECOMMENDATION: APPROVAL WITH AMENDMENTS

PURPOSE OF THE TEXT AMENDMENT

To require site plan review for certain commercial projects in the C-2 zone, under certain circumstances

BACKGROUND

The C-2 zone requires site plan review only in certain circumstances (mainly for building height related reasons). In order to provide surrounding neighborhoods with more detailed site design for large C-2 projects prior to construction (beyond the public facilities required for preliminary plan approval), the sponsor of the text amendment proposes to require site plan approval prior to the issuance of a building permit for any commercial development of over 200,000 square feet in gross floor area located in a C-2 zone that did not obtain a building permit prior to January 30, 2006.

ANALYSIS

The proposed text amendment languages is as follows:

59-C-4.358. C-2 zone—Site Plan Review.

Notwithstanding any provision to the contrary, site plan review under 59-D-3 is required as a precondition for the issuance of a building permit for any commercial use in the C-2 zone with over 200,000 square feet of gross floor area that did not receive a building permit before January 30, 2006. This requirement for site plan review does not apply to any commercial use in the C-2 zone with over 200,000 gross square feet of gross floor area that received a building permit before January 30, 2006.

The zoning text amendment proposes to require site plan review for certain commercial projects in the C-2 zone over 200,000 square feet of gross floor area. The maximum FAR for commercial projects in the C-2 zone is 1.5. Therefore, any property that fits the criteria will be located on a minimum of 3.06 acres. There are currently 46 locations in the County of at least 3.06 acres (either individual parcels or combined with adjacent parcels), most of which currently have buildings on them. In addition, there are currently nine shopping centers in the County (not including the Cities of Gaithersburg and Rockville) that are greater than 200,000 square feet in gross floor area and zoned C-2 (see Attachment 2). It should be pointed out that a typical shopping center is about .22 FAR, so that 200,000 square feet of single story retail translates into about 20 or 25 acres.

The text amendment language is unclear on whether additions to existing development over 200,000 square feet would require site plan review. The language is also unclear as to whether 200,000 square feet applies to a single use or all uses combined. Further, does the "building permit" mean the building permit for the entire retail center, or could it mean a building permit for any pad site, inline store or anchor? Currently, it could be interpreted to apply to any retail center that currently exceeds 200,000 square feet and is proposing a new pad site, because the pad site is a use that did not receive a building permit before January 30.

After discussions with County Council staff, it was suggested that the aforementioned comments be included in the staff report to be discussed during the Council worksession on this text amendment.

Site Plan Requirements in Commercial Zones

Site plan review is required for floating zones (where rezoning is required and more flexibility in development procedures is balanced with compatibility with surrounding properties). The floating zones include C-T, O-M, C-P, C-3, H-M and C-Inn zones. Site plan review is also required in several euclidean zones where there is a proposed height above that of the zone (in the C-O and C-2 zones) and in the C-6 zone where the minimum lot area is 40 acres (this zone provides a more flexible approach to the design and development of low-density regional commercial centers). Additionally, the C-1 zone requires site plan review for development or redevelopment of any portion of land zoned C-1 where C-1 zoning is in excess of 15 acres at one location.

As a background comparison, staff is also providing language below that distinguishes between the C-1, C-2 and C-3 Zones.

It is the purpose of the C-1 zone to provide locations for convenience shopping facilities in which are found retail commercial uses which have a *neighborhood orientation* and which supply necessities usually requiring frequent purchasing with a minimum of consumer travel. The C-2 zone (as described below in the policy discussion) provides locations for general commercial uses serving the *local and regional market*. The C-3 zone is a *floating zone* (while C-1 and C-2 are Euclidean) and is intended to provide a method for the orderly grouping and spacing of commercial development on properties which abut or front on, and have access to, *heavily travelled major highways* with a planned or existing pavement of at least 6 lanes, or on properties which are *recommended for such zoning on approved and adopted master plans*. This zone is intended to provide sites for commercial activities that may *require large land areas* and do not depend upon adjoining uses for reasons of comparison shopping and pedestrian trade. The frequency, design and location of points of direct access to the highway must be controlled by *restricting development to service road access*, thereby minimizing interference with through traffic movements.

Policy Basis

The purpose of the C-2 zone is to *provide locations for general commercial uses representing various types of retail trades, businesses and services for a regional or local area*. Typical locations for such uses shall include: *central urban commercial areas, regional shopping centers and clusters of commercial development*. A further purpose of this zone is to *promote the effective use of transit facilities in Central Business Districts by encouraging housing with commercial uses in close proximity to Metro stations located in Central Business Districts*.

As stated above, the C-2 Zone provides locations for various commercial uses serving both the local and regional market. As the County comes closer to build-out, many of our commercial and residential areas begin to blend together. As such, it becomes even more crucial that major development/redevelopment of commercial areas receives adequate public review to ensure compatibility with surrounding residential and non-residential areas.

The zoning text amendment seeks to ensure compatibility with surrounding uses by requiring site plan approval, which includes findings by the Planning Board of compatibility, safety, efficiency and attractiveness with adjacent properties. Although the exact amount of square footage that triggers the site plan requirement is certainly debatable, the 200,000 square foot number certainly represents a significant amount of development, particularly in a redevelopment scenario. Other factors such as the type of land use (for example, commercial office versus retail), the size of the parcel and traffic generation should also be considered in the review.

RECOMMENDATION

As stated above, detailed review and opportunity for public input for the County's more intensely developed commercial areas is a viable planning goal, especially since most shopping centers are located in close proximity to residential neighbors. However, the proposed language deserves additional analysis to clarify the intent. Staff recommends that the Planning Board support the text amendment with a revision to clarify the intent, as outlined by staff comments (in bold) on page two of this memorandum, to be established during the County Council worksession.

Attachment 1 depicts the proposed text amendment as submitted.

GR

Attachments

1. Proposed Text Amendment 06-05
2. Excerpt from the Montgomery County Shopping Center Directory
3. GIS Maps Depicting C-2 Zones in Montgomery County

ATTACHMENT 1

Zoning Text Amendment No: 06-05
Concerning: C-2 zone—Site Plan Review
Draft No. & Date: 1 – 1/30/06
Introduced: January 31, 2006
Public Hearing: March 7, 2006; 1:30 p.m.
Adopted:
Effective:
Ordinance No:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Praisner

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of:

- requiring site plan review for certain commercial projects in the C-2 zone, under certain circumstances; and
- generally amending the C-2 zone.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

DIVISION 59-C-4	“COMMERCIAL ZONES”
Section 59-C-4.35	“C-2 zone-Purpose and development standards”
ARTICLE 59-D	“ZONING DISTRICTS—APPROVAL PROCURES”

EXPLANATION: ***Boldface** indicates a heading or a defined term.*

Underlining indicates text that is added to existing laws by the original text amendment.

[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.

Double underlining indicates text that is added to the text amendment by amendment.

[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.

** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. DIVISION 59-C-4 is amended as follows:

DIVISION 59-C-4. COMMERCIAL ZONES.

* * *

59-C-4.35. C-2 zone –Purpose and development standards.

* * *

59-C-4.357. C-2 zone—Purpose and development standards.

Residential development in the C-2 zone pursuant to 59-C-4.351(b) must include Moderately Priced Dwelling Units (MPDUs) in accordance with the provisions of Chapter 25A.

59-C-4.358. C-2 zone—Site Plan Review.

Notwithstanding any provision to the contrary, site plan review under 59-D-3 is required as a precondition for the issuance of a building permit for any commercial use in the C-2 zone with over 200,000 square feet of gross floor area that did not receive a building permit before January 30, 2006. This requirement for site plan review does not apply to any commercial use in the C-2 zone with over 200,000 gross square feet of gross floor area that received a building permit before January 30, 2006.

Sec. 2. ARTICLE 59-D is amended as follows:

ARTICLE 59-D. ZONING DISTRICTS—APPROVAL PROCEDURES.

Plan Approvals Required

		Development Plan	Project Plan		Diagrammatic Plan
Zone	Section Number	(Division 59-D-1)	Optional Method (Division 59-D-2)	Site Plan (Division 59-D-3)	(Division 59-D-4)
* * *					
C-P				X	
C-2				E	
* * *					

X—Required.

M—Required only if optional regulations for MPDUs are used.

- 25 H—Required [only if over 3 stories or 42 feet in height].
- 26 N—Required only if development exceeds FAR 0.25.
- 27 O—Required only for optional method of development.
- 28 E—Required only [for additional height in accordance with subsection 59-C-
- 29 4.351] in accordance with certain provisions of the C-2 zone.

30
31 **Sec. 3. Effective date.** This ordinance becomes effective immediately upon
32 Council adoption.

33
34 This is a correct copy of Council action.

35
36
37
38
39 _____
Linda M. Lauer, Clerk of the Council

Planning Area Shopping Center Name Base Map Zoning Address Acres Gea Yr Built Type Owner/Leasing Agency

Planning Area	Shopping Center Name	Base Map Zoning	Address	Acres	Gea	Yr Built	Type	Owner/Leasing Agency	
ASPEN HILL	ASPEN HILL SHOPPING CENTER	218NW04	15601 CONNECTICUT AVE, SILVER SPRING, MD 20906	15.142	163.128	1963	C	STREITSEISE	
	ASPEN HILL SHOPPING CENTER I	218NW01	15611 GEORGIA AVE, SILVER SPRING, MD 20906	3.423	43.302	1971	N	WANGHARD REALTY GROUP	
	ASPEN HILL SHOPPING CENTER II	218NW02	15625 GEORGIA AVE, SILVER SPRING, MD 20906	2.897	46.307	1971	N	COMBINED PROPERTIES, INC.	
	LAYHILL SHOPPING CENTER	218NW02	2101-2123 BEL PRE RD, SILVER SPRING, MD 20906	7.393	48.398	1971-1983	N	DYARIS REAL ESTATE, INC.	
	LESLIE WORLD PLAZA	220NW04	3000 INTERNATIONAL DR, SILVER SPRING, MD 20906	13.993	131.321	1965	C	DYARIS PROPERTY MANAGEMENT	
	NORTHGATE PLAZA SHOPPING CENTER	218NW04	13430 GEORGIA AVE, SILVER SPRING, MD 20910	15.878	230.073	1975	C	LEE DEVELOPMENT GROUP	
	PLAZA DEL MERCADO	218NW02	2201-2211 BEL PRE RD, SILVER SPRING, MD 20906	9.716	94.848	1960-1981	N	FEDERAL REALTY INVESTMENT TRUST	
	ROCK CREEK VILLAGE SHOPPING CENTER	218NW05	5504 NORBECK RD, ROCKVILLE, MD 20853	9.673	63.273	1968	N	CARL M. FREEMAN RETAIL	
	BETHESDA/CHEVY CHASE	AIR RIGHTS CENTER	209NW04	7115 WISCONSIN AVE, BETHESDA, MD 20814	0.093	105.000	1984	N	BETHESDA ARC LLC
		BETHESDA/CHEVY CHASE	209NW04	7008 WISCONSIN AVE, CHEVY CHASE, MD 20815	0.943	46.572	1931	N	SHARY THUR & ASSOCIATES
BETHESDA CORNER		209NW04	4607-4841 BETHESDA AVE, BETHESDA, MD 20814	3.977	372.668	1971-2001	C	FEDERAL REALTY INVESTMENT TRUST	
BETHESDA/LAKE		209NW05	5001 BRADLEY BLVD, CHEVY CHASE, MD 20815	3.185	30.666	1931	N	BRADLEY BOULEVARD SHOPPING CENTER	
BETHESDA/LAKE		210NW04	6559-6561 CONNECTICUT AVE, CHEVY CHASE, MD 20815	0.313	91.636	1930-1979	N	CHRYSLER LAND COMPANY	
BETHESDA/LAKE		210NW04	4921-4943 ELM ST, BETHESDA, MD 20814	6.911	61.600	1961-1971	N	WANGHARD PROPERTIES LLC	
BETHESDA/LAKE		206NW06	4601-4701 SANGAMORE RD, BETHESDA, MD 20816	11.895	253.532	2001	R	W C B & N MILLER DEV CO	
BETHESDA/LAKE		209NW05	4924-4944 HAMPDEN LA, BETHESDA, MD 20814	1.046	35.520	1991	N	DRAGMAN PROPERTIES LLC	
BETHESDA/LAKE		209NW04	6631 WISCONSIN AVE, BETHESDA, MD 20815	1.135	65.792	1988	N	DOUGLAS DEVELOPMENT	
BETHESDA/LAKE		207NW05	5310-5400 WESTBARD AVE, BETHESDA, MD 20816	13.935	141.467	1960-1991	C	WESTWOOD PROPERTIES LLC	
CLOVERLY	CLOVERLY TOWNE CENTER	211NE01	15507 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20905	0/0	89.160	2005	N	KRAMER ENTERPRISES	
	CLOVERLY VILLAGE SHOPPING CENTER	211NE01	15411-15421 NEW HAMPSHIRE AVE, SILVER SPRING, MD 20905	6.541	61.128	1970-2004	N	CTC LLC	
	DAMASCUS SHOPPING CENTER	217NW10	3015 MAIN ST, DAMASCUS, MD 20872	13.458	143.575	1972	C	DAMASCUS CENTRE, LLC	
	DAMASCUS SHOPPING CENTER	217NW10	2872 RIDGE RD, DAMASCUS, MD 20872	10.214	101.940	1999	R	WEIS MARKETS, INC.	
	BRIGGS CHAMBER SHOPPING CENTER	211NE03	13400 COLUMBIA PIKE, SILVER SPRING, MD 20904	17.961	215.150	1982	C	SAUL CENTERS, INC.	
	OCEANVIEW CENTER	211NE03	12000-12034 CHERRY HILL RD, SILVER SPRING, MD 20904	33.908	382.489	1998-2001	R	SPRINGS SUNDAR LLC	
	GAITHERSBURG CITY	DIAMOND SQUARE CENTER	221NW10	24 BUREAU DR, GAITHERSBURG, MD 20878	12.298	105.693	1977	C	STOP AND SHOP TAX DEPARTMENT
		GAITHERSBURG SQUARE SHOPPING CENTER	221NW10	466-596 N FREDERICK AVE, GAITHERSBURG, MD 20877	16.449	261.680	1978	C	FEDERAL REALTY INVESTMENT TRUST
		GAITHERSBURG CITY	221NW10	300 N FREDERICK AVE, GAITHERSBURG, MD 20877	6.493	70.639	1976	N	CB RICHARD ELLIS - WASHINGTON, DC
		GRANARY ROW	221NW09	317 E DIAMOND AVE, GAITHERSBURG, MD 20877	1.038	28.260	1941	N	WILGERS, GEORGE ET AL
GREAT BEGINNINGS SHOPPING CENTER		221NW10	18159 N FREDERICK AVE, GAITHERSBURG, MD 20879	8.820	84.020	1988	N	KINGDO REALTY CORPORATION	
KENTLANDS MARKET SQUARE		221NW11	619 CENTERPOINT WAY, GAITHERSBURG, MD 20878	3.149	251.000	1999	C	THE BEATTI COMPANIES	
KENTLANDS PLACE		221NW11	413 KENTLANDS BLVD, GAITHERSBURG, MD 20878	3.435	31.440	2005	N	SAUL CENTERS, INC.	
KENTLANDS SQUARE SHOPPING CENTER		221NW11	41 MERCHANT PL, GAITHERSBURG, MD 20878	31.751	468.801	1995-2001	R	SAUL CENTERS, INC.	
LARGESTREET MALL		221NW10	701 RUSSELL AVE, GAITHERSBURG, MD 20878	84.844	1,185.030	1978	SR	THE HILLS CORPORATION	
MUDDY BRANCH SQUARE SHOPPING CENTER		221NW10	800 W MUDDY BRANCH RD, GAITHERSBURG, MD 20878	11.670	89.077	1986	C	THE RAPPAPORT COMPANIES	
QUINCE ORCHARD PLAZA	221NW11	469-464 QUINCE ORCHARD RD, GAITHERSBURG, MD 20878	16.336	247.261	1967-2003	C	FEDERAL REALTY INVESTMENT TRUST		
THE SHOPS AT POTOMAC VALLEY - NORTH	221NW12	1210-12123 DARNESTOWN RD, GAITHERSBURG, MD 20878	7.205	104.178	1966	C	RANDALL HAGNER LTD.		
THE SHOPS AT POTOMAC VALLEY - SOUTH	221NW12	1210-12123 DARNESTOWN RD, GAITHERSBURG, MD 20878	4.508	39.002	1981	N	THE MAGRUDER COMPANIES		
THE SUMMIT	221NW09	559 GIBBARD ST, GAITHERSBURG, MD 20877	6.569	35.511	1982	N	SANDLER AT SUMMIT LLC		
WALNUT CENTER	221NW09	615 E FREDERICK RD, GAITHERSBURG, MD 20877	1.308	19.200	1975	C	LUAN LLC		
GAITHERSBURG VICINITY	20 CENTER	221NW09	1740-1874 SHADY GROVE RD, GAITHERSBURG, MD 20877	19.028	233.125	1994	PC	CLIFF SHADY GROVE RETAIL LP	
	FESTIVAL AT MUDDY BRANCH	221NW10	203 MUDDY BRANCH RD, GAITHERSBURG, MD 20878	25.494	184.709	1981	C	JRG ROSENFELD RETAIL	
	GAITHER CENTER	221NW09	15916 LUANNE DR, GAITHERSBURG, MD 20877	2.271	37.212	1978	N	RIDDLE, CHARLES H ET AL	
	GOSHEN CROSSING SHOPPING CENTER	221NW09	20000 GOSHEN RD, GAITHERSBURG, MD 20879	9.749	79.766	1988	N	STOP AND SHOP TAX DEPARTMENT	
	GOSHEN PLAZA	221NW09	9100 BETHURBY DR, GAITHERSBURG, MD 20879	4.693	46.478	1988	N	FIRST WASHINGTON REALTY, INC.	
	MILESTONE	221NW10	20902-21030 FREDERICK RD, GAITHERSBURG, MD 20876	73.657	707.975	1996-2001	PC	THE PETERSON COMPANIES	
	MONTGOMERY VILLAGE CENTER	221NW09	19106-19108 MONTGOMERY VILLAGE AVE, GAITHERSBURG, MD 20886	23.623	234.088	1970-1990	C	WASHINGTON REAL ESTATE INVESTMENT TRUST	
	MONTGOMERY VILLAGE OFF-PRICE CENTER	221NW09	9615 LOST KNIFE RD, GAITHERSBURG, MD 20886	10.934	117.980	1982	C	STOMAD CENTERS MONTGOMERY	
	MONTGOMERY VILLAGE PLAZA	221NW09	6200 CONTOUR RD, GAITHERSBURG, MD 20886	9.234	118.537	1984	C	JRG ROSENFELD RETAIL	
	QUINCE ORCHARD MARKETPLACE	221NW12	1231 DARNESTOWN BLVD, GAITHERSBURG, MD 20878	5.546	61.516	1995	N	JOHNSON FAMILY ENTERPRISES LLC	
RIO ENTERTAINMENT CENTER	221NW09	9811 WASHINGTON BLVD, GAITHERSBURG, MD 20878	2.784	230.705	1983	N	THE PETERSON COMPANIES		
SHADY GROVE SHOPPING CENTER	221NW09	9805 GAITHER RD, GAITHERSBURG, MD 20877	31.197	92.666	1981	N	SHADY GROVE CENTER LLC		
THE GROVE	221NW08	1670-1681 CRAIGS BRANCH WAY, GAITHERSBURG, MD 20877	2.780	107.895	1987	N	STANARD PROPERTIES		
WALNUT HILLS SHOPPING CENTER	221NW09	1631 FREDERICK RD, GAITHERSBURG, MD 20878	1.780	107.895	1987	N	THE PETERSON COMPANIES		
WASHINGTON CENTER	221NW10	50 GRAND CORNER AVE, GAITHERSBURG, MD 20878	21.983	460.680	1981	R	THE PETERSON COMPANIES		
GERMANTOWN	CLOPPERS MILL VILLAGE CENTER	221NW13	8000 MADNEY RD, DARNESTOWN, MD 20878	12.568	137.035	1996	C	FIRST WASHINGTON REALTY	
	FOX CHAPEL SHOPPING CENTER	221NW11	1805 FREDERICK RD, GERMANTOWN, MD 20874	12.179	123.214	1988	C	ROBERT MANAGEMENT, INC.	
	GERMANTOWN COMMONS SHOPPING CENTER	221NW13	1540-1900 MIDDLEBROOK RD, GERMANTOWN, MD 20874	21.919	147.320	1990	C	STOLTZ MANAGEMENT	
	GERMANTOWN SQUARE SHOPPING CENTER	221NW13	1951 WISTERIA DR, GERMANTOWN, MD 20874	11.114	111.215	1989	N	JRG ROSENFELD RETAIL	
	KINGSVIEW VILLAGE CENTER	221NW13	1951 CLOPPER DR, GERMANTOWN, MD 20874	2.038	24.896	1997	N	WOODMONT PROPERTIES	
	MIDLEBROOK SQUARE SHOPPING CENTER	221NW11	1900 FREDERICK RD, GERMANTOWN, MD 20874	3.198	30.645	1988	N	JRG ROSENFELD RETAIL	
	NEELLESVILLE VILLAGE CENTER	221NW12	3094 FREDERICK RD, GERMANTOWN, MD 20874	10.772	103.214	1997	N	900 NATIONALS BANK PLAZA	
	SHOPS AT TOWN CENTER	221NW13	19100 CENTURY BLVD, GERMANTOWN, MD 20874	10.716	107.547	2000	C	ARTARY GROUP, LLC	
	SUGARLOAF CENTER	221NW13	19301 WISTERIA DR, GERMANTOWN, MD 20874	10.929	116.628	1986	C	SAX REALTY	
	GOSHEN	GOSHEN OAKS CENTER	221NW09	0 GOSHEN RD, GAITHERSBURG, MD 20886	8.072	61.098	2001	N	GOSHEN OAKS CENTER LLC

PLANNING AREA SHOPPING CENTER NAME BASEMAP ZONING ADDRESS ACRES GEA YR BUILT TYPE OWNER/LEASING AGENCY

Table with columns: Planning Area, Shopping Center Name, BaseMap, Zoning, Address, Acres, GEA, Yr Built, Type, Owner/Leasing Agency. Rows include locations like KEMP MILL/4 CORNERS, KENNINGTON/WHEATON, NORTH BETHESDA, OLNEY, PATUXENT, POTOMAC, ROCKVILLE, and SILVER SPRING.

Planning Area SHOPPING CENTER NAME BASEMAP ZONING ADDRESS ACRES GFA YR BUILT TYPE OWNER/LEASING AGENCY

Planning Area	SHOPPING CENTER NAME	BASEMAP	ZONING	ADDRESS	ACRES	GFA	YR BUILT	TYPE	OWNER/LEASING AGENCY
SILVER SPRING	CITY PLACE	210N001	CB01	4641 COLESVILLE RD. SILVER SPRING, MD 20910	2.095	436,270	1993	R	H & R RETAIL
SILVER SPRING	DOWNTOWN SILVER SPRING	210N001	CB01/2/3	919-960 ELLSWORTH DR. SILVER SPRING, MD 20910	18.707	729,939	2000-2004	C	THE PETERSON COMPANIES
SILVER SPRING	ROCK CREEK SHOPPING CENTER	210N002	C1	1392 CRUBB RD. SILVER SPRING, MD 20910	2.717	24,710	1949	N	KIMMEL COMPANY, INC
SILVER SPRING	SEMINARY PLACE SHOPPING CENTER	211N002	C2	3440-9330 GEORGIA AVE. SILVER SPRING, MD 20910	3.822	46,966	1954-1966	N	KINMARC MANAGEMENT INC
SILVER SPRING	SPARGO CENTER	210N002	C4	5673 157th ST. SILVER SPRING, MD 20910	3.867	42,633	1966	N	KIMMEL COMPANY, INC
SILVER SPRING	TAKOMA LANGLEY CROSSROADS SHOPPING CENTER	209N002	C1	2662-3092 NEW HAMPSHIRE AVE. TAKOMA PARK, MD 20912	1.780	34,194	1993-1993	N	D/C MANAGEMENT CORPORATION
TAKOMA PARK									
TAKOMA PARK	BLAIR PARK PLAZA	210N002	CBDR-2	1280 EAST WEST HWY. SILVER SPRING, MD 20910	7.57	64,905	1999	N	BLAIR TOWERS LLC
TAKOMA PARK	HAMPSHIRE LANGLEY SHOPPING CENTER	210N001	C7/VERBAC1	1101-1167 E UNIVERSITY BLVD. TAKOMA PARK, MD 20912	9.918	141,382	1962-1970	C	SAUL CENTERS, INC.
TRAVILAH									
TRAVILAH	TRAVILAH SQUARE SHOPPING CENTER	219K010	C4	10015-10024 DARNESTOWN RD. ROCKVILLE, MD 20850	5.365	69,377	1995-1998	N	DAY CLOOG REALTY GROUP, INC.
WHITE OAK									
WHITE OAK	COLESVILLE CENTER SHOPPING CENTER	217N001	C1	1242 HANCOUGH RD. SILVER SPRING, MD 20904	4.008	91,794	1978	N	GRAMER ENTERPRISES
WHITE OAK	HILLDALE SHOPPING CENTER	217N001	C1	1041-1043 NEW HAMPSHIRE AVE. SILVER SPRING, MD 20903	13.371	101,194	1972-1988	C	SAUL J. DUBRE INC
WHITE OAK	WHITE OAK SHOPPING CENTER	214N001	C2	11201-11271 NEW HAMPSHIRE AVE. SILVER SPRING, MD 20904	27.490	477,133	1962-1967	R	SAUL CENTERS, INC.
					1,343.971	20,547,008.000			

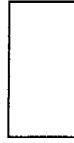
MONTGOMERY COUNTY TOTAL

TYPE / 4500ft
 Community C
 Neighborhood N
 Power Center PC
 Regional R
 Super Regional SR

Maps:

1. Kensington/Wheaton
2. Bethesda
3. Westfield Shoppingtowne
Montgomery Mall
4. Four Corners/North Silver Spring
5. White Oak
6. Burtonsville
7. Near Rossmore Leisure World
8. Gaithersburg
9. Ashton/Sandy Spring & Olney
10. Germantown
11. Clarksburg
12. Damascus
13. White Flint

Legend for the Maps:



Property Lines

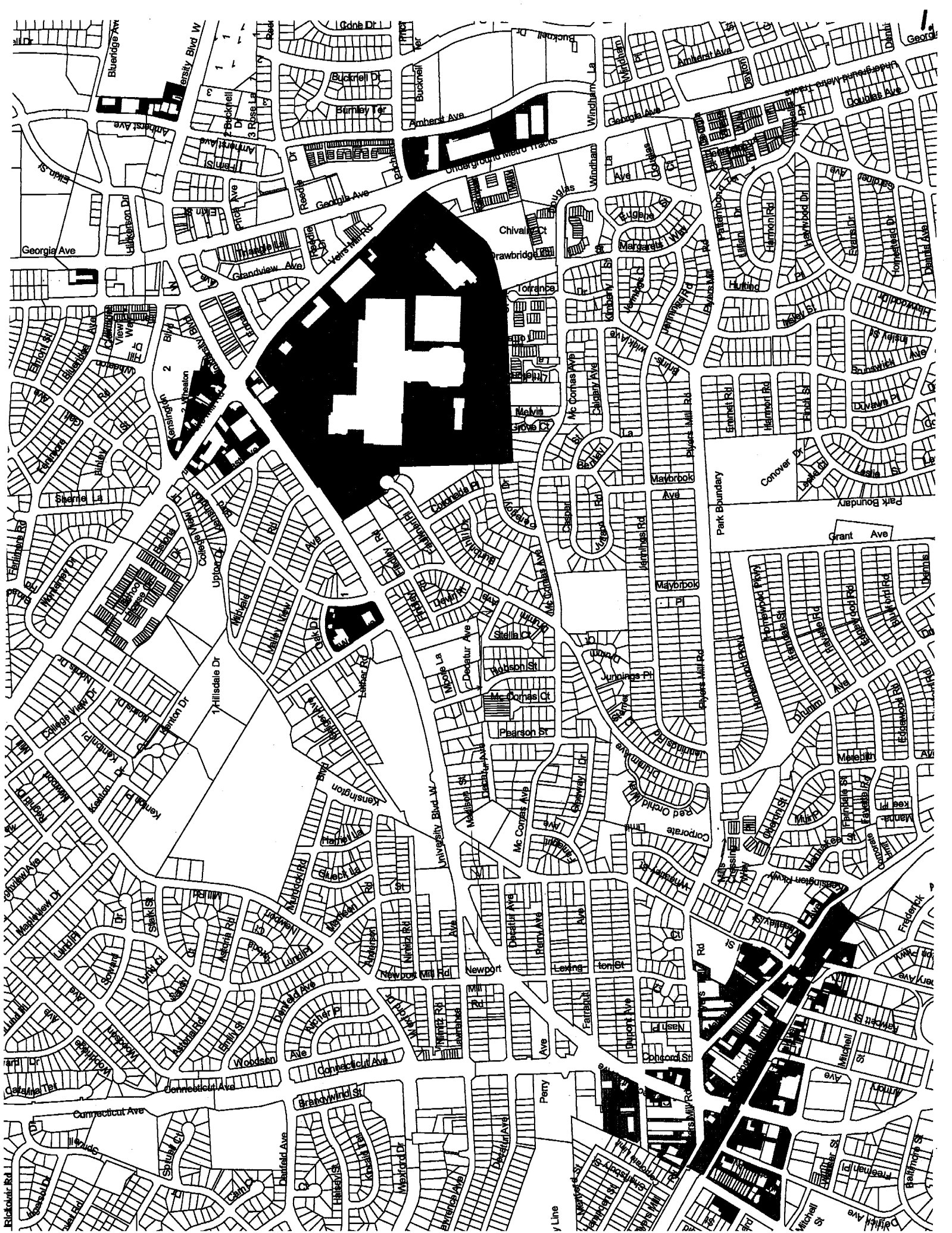
Building Footprints

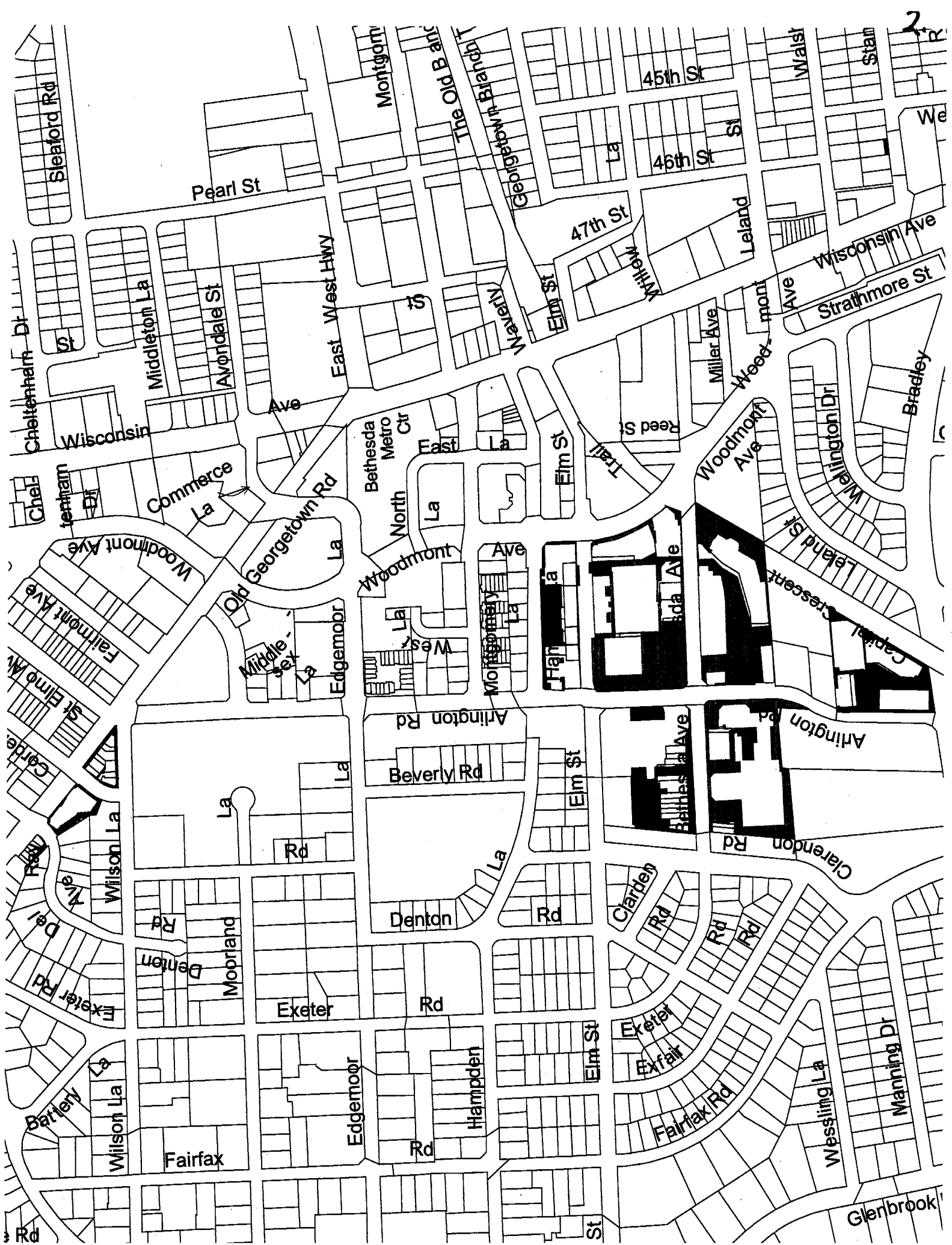


C-2 Zones < 3.06 Acres



C-2 Zones > 3.06 Acres





Sleaford Rd

Cheltenham Dr

Cheltenham Dr

Woodmont Ave

Fairmont Ave

St Elmo Ave

Wilson La

Battery La

Wilson La

Rd

Middleton La

Avondale St

Commerce La

Woodmont Ave

Woodmont Ave

Wilson La

Wilson La

Wilson La

Fairfax La

Rd

Pearl St

East West Hwy

Woodmont Ave

Old Georgetown Rd

Arlington Rd

Beverly Rd

Denton Rd

Exeter Rd

Edgemoor Rd

Hampden Rd

Montgomery

The Old Banks

Woodmont Ave

Woodmont Ave

Arlington Rd

Denton Rd

Exeter Rd

Edgemoor Rd

Hampden Rd

St

45th St

46th St

47th St

Woodmont Ave

Woodmont Ave

Denton Rd

Exeter Rd

Edgemoor Rd

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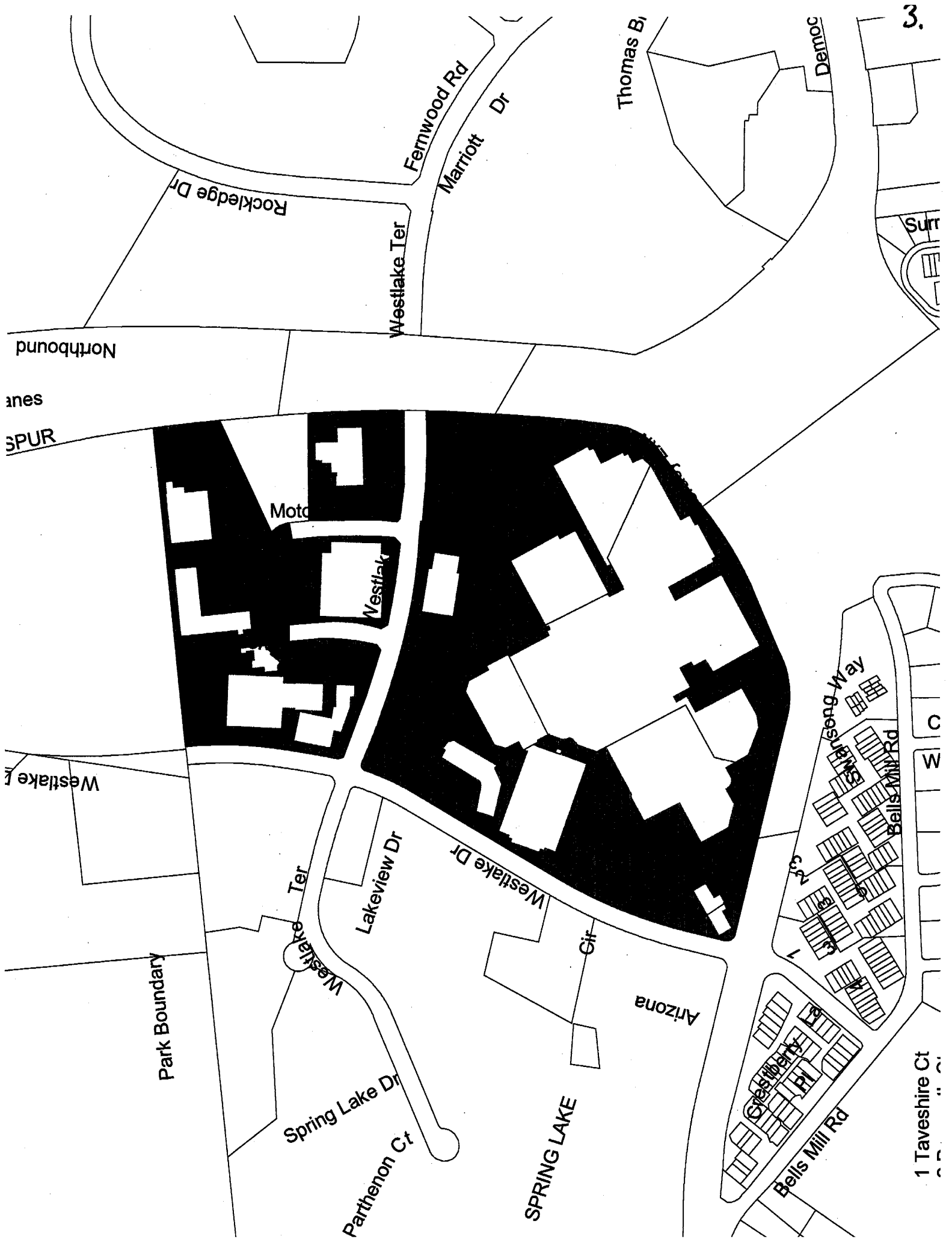
Denton Rd

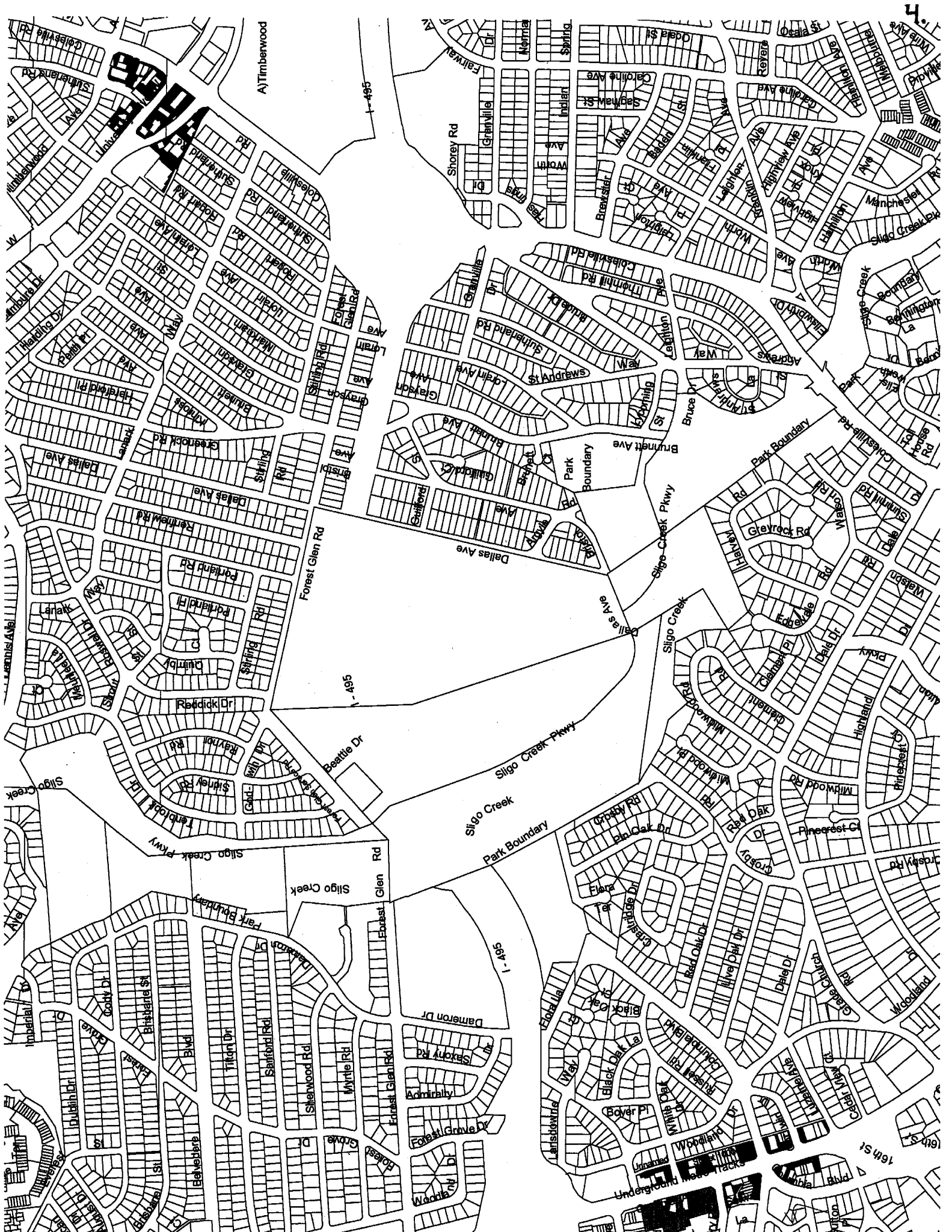
Exeter Rd

Edgemoor Rd

Hampden Rd

St





A) Timberwood

1-495

1-495

1-495

16th St





- 1. Regalwood Ct
- 2. Thornbury Ct

- 1. Libby Way
- 2. ...
- 3. ...
- 4. ...
- 5. ...
- 6. ...
- 7. ...
- 8. ...
- 9. ...

- 1. ...
- 2. ...
- 3. ...
- 4. ...

- 1. ...
- 2. ...
- 3. ...



Property Line

Turkey Branch
Creek

Property Line

Property Line

Connecticut Ave

Frankfort Dr

Langgreen St

Parkland Dr

Tanger Pi

Langford St

Turley Branch Creek

Kearling St

Merronet St

Langford St

Frankfort Ct

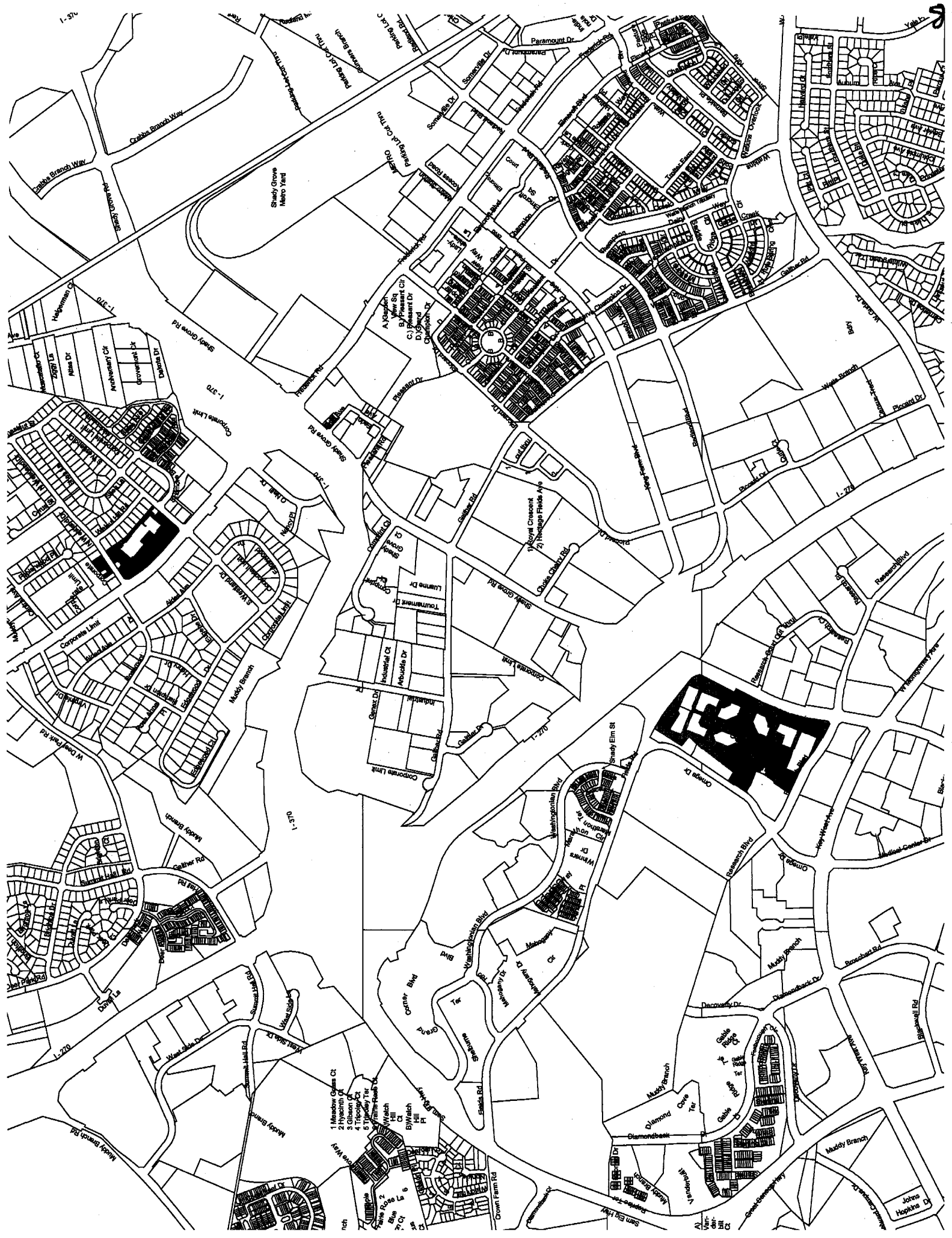
Parkland Dr

Frankfort Dr

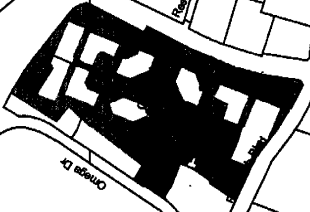
Frankfort Dr

Frankfort Dr

Frankfort Dr

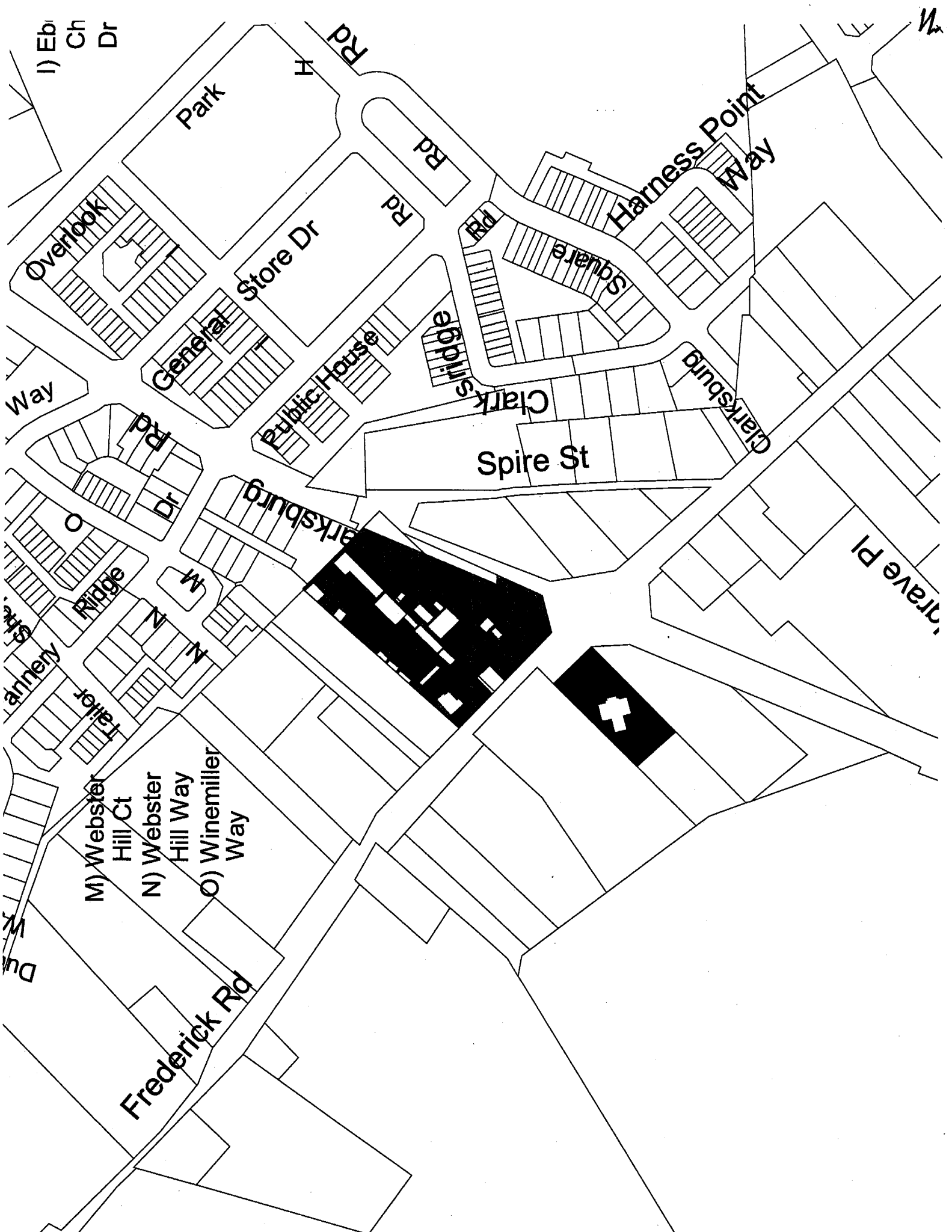


- 1 Meadow Ct
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- 48 Meadow Ct
- 49 Meadow Ct
- 50 Meadow Ct









I) Eb
Ch
Dr

Overlook

Way

Dr

Ridge

Jefferson

M) Webster
Hill Ct

N) Webster
Hill Way

O) Winemiller
Way

Frederick Rd

General Store Dr

Public House

Clarksbury

Spire St

Rd

Rd

Rd

Bridge

Clark

Harness Point
Way

Square

Clarksbury

Grave Pl

N



