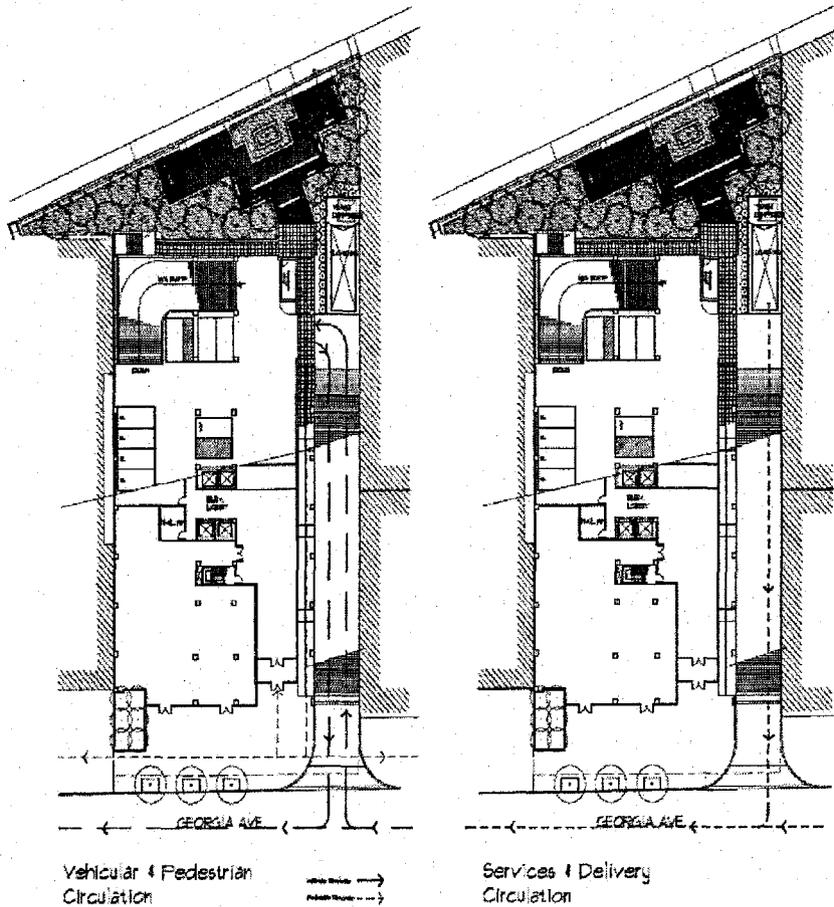


Pedestrian and vehicular access

The site proposes to close down the two vehicular access points that presently exist on the site from Georgia Avenue, and provide one 22-foot-wide drive aisle accessing at the southern end of the property. The driveway provides ingress and egress to the 7-level parking garage for tenants and visitors of the retail and office space. The ground level of parking includes a drive-through for the bank in the adjacent Zalco building that presently operates from the existing surface parking lot. The circulation provides for 5 stacking spaces and full operational movement around the bank teller area. The garage accommodates the total amount of required parking spaces for the office and retail, in accordance with the Montgomery County Zoning Ordinance for parking. The office space is being parked at a rate of 2.1 per 1,000 square feet for a requirement of 312 spaces and the retail space is being parked at a rate of 3.5 per 1,000 square feet for a requirement of 16 spaces. The Applicant is taking advantage of a 15 percent parking credit offered for retail development in proximity to the Metro Station, deleting two parking spaces from the base parking requirement. The total parking requirement, including the credit, equals 326 spaces, which are being provided on the site.

Pedestrian access is improved along the frontage of the property with the Silver Spring streetscape and expansion of the pedestrian experience in front of the ground floor retail space.



An 8-foot-wide pedestrian walkway under the canopy of the proposed building connects the public use space on the eastern edge of the property, adjacent to the driveway for the public parking garage. The existing masonry wall will be removed by the Applicant to ensure pedestrian access to the parking garage and for a north and south connection along the driveway.

The project plan proposes an additional 16 feet of dedication along the Georgia Avenue frontage for a total right-of-way of 126 feet. The Applicant will need to enter into an agreement with the Parking Lot District for the removal of the masonry wall at the eastern edge of the property.