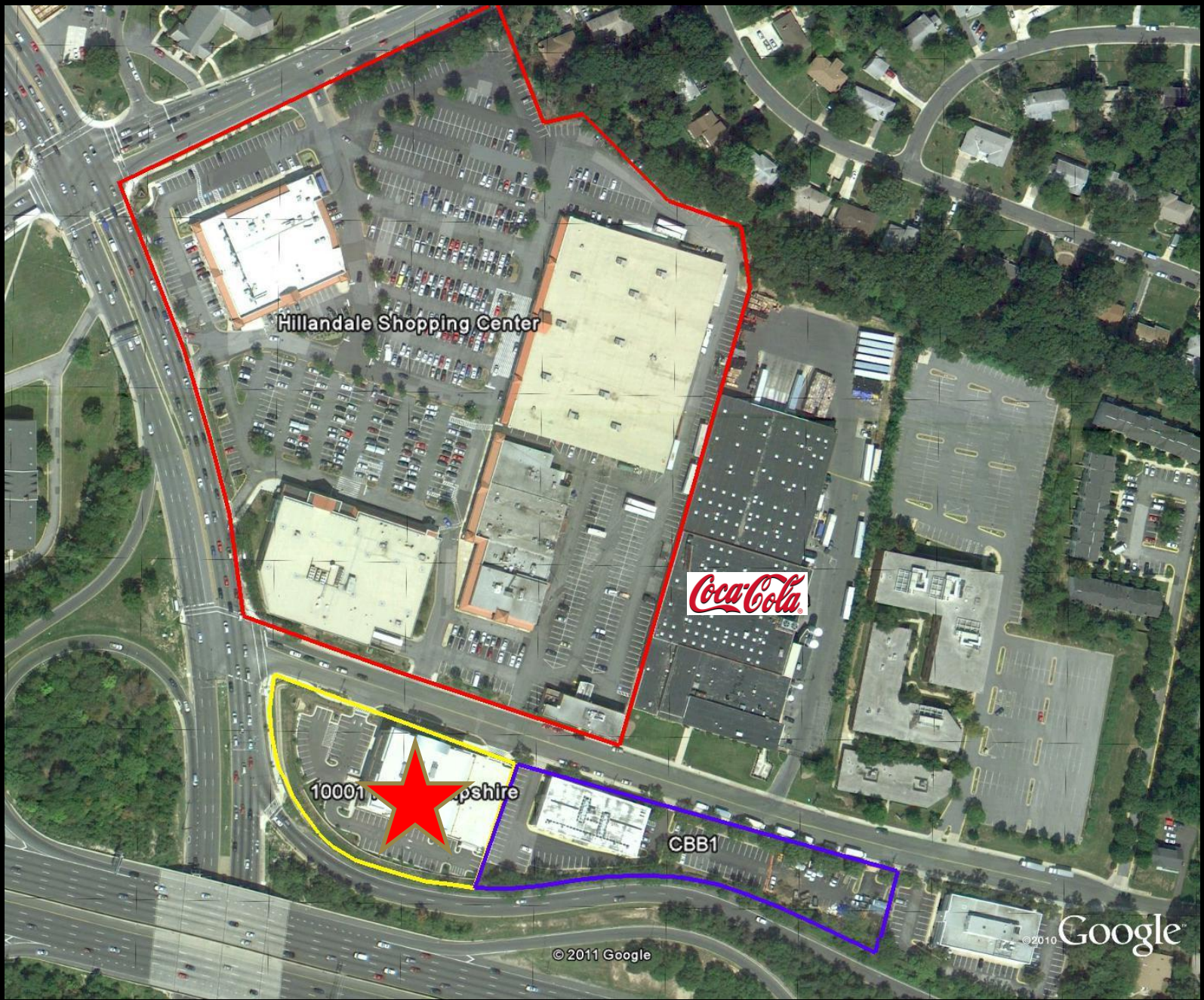


# The Duffie Companies



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Pictometry Bird's Eye © 2010 Pictometry International Corp





Hillandale Shopping Center

Coca-Cola

10001 ...pshire

CBB1

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# Hot Shoppes / Big Boy / Shoneys

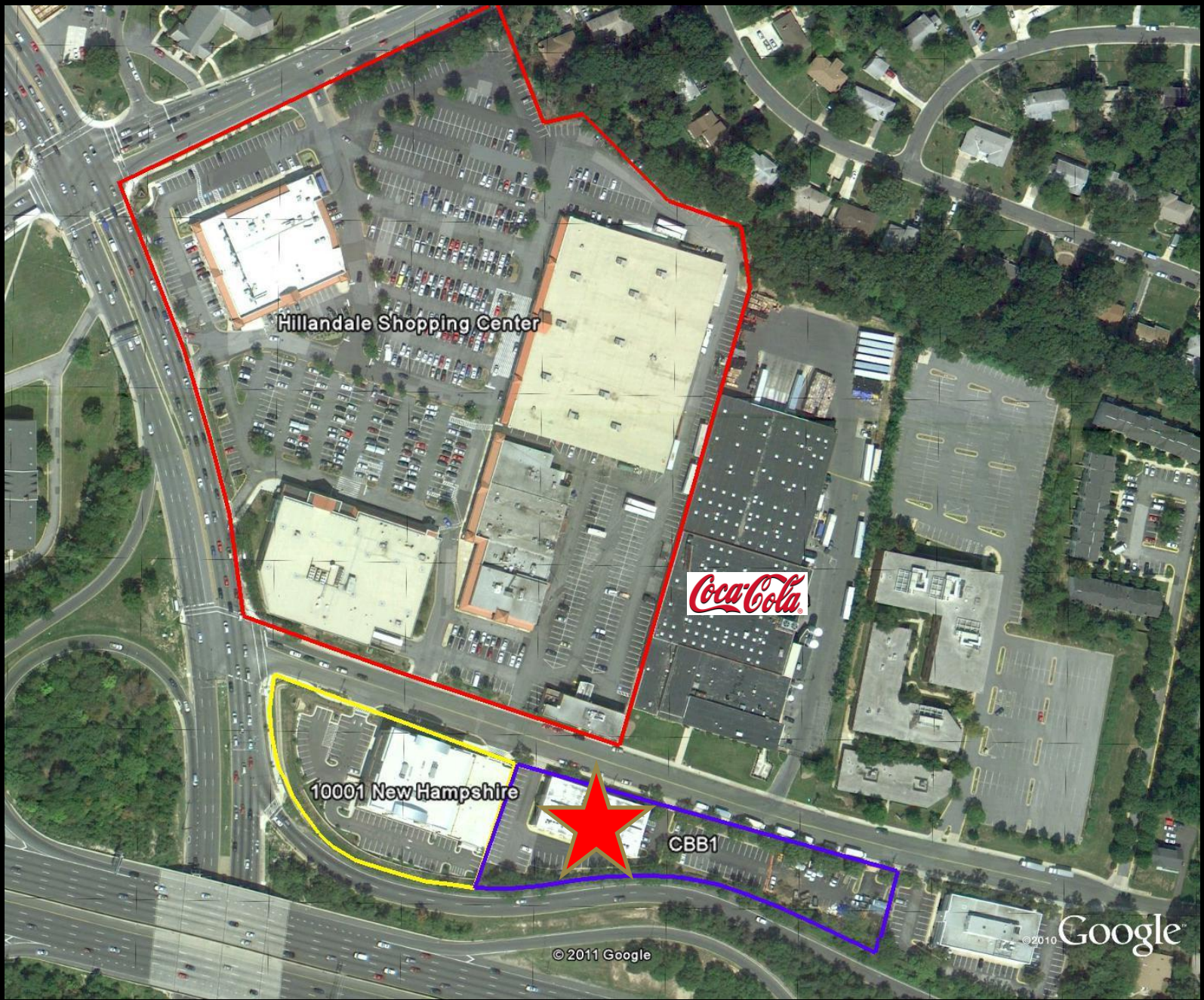






10001 New Hampshire Ave.





Hillandale Shopping Center

Coca-Cola

10001 New Hampshire

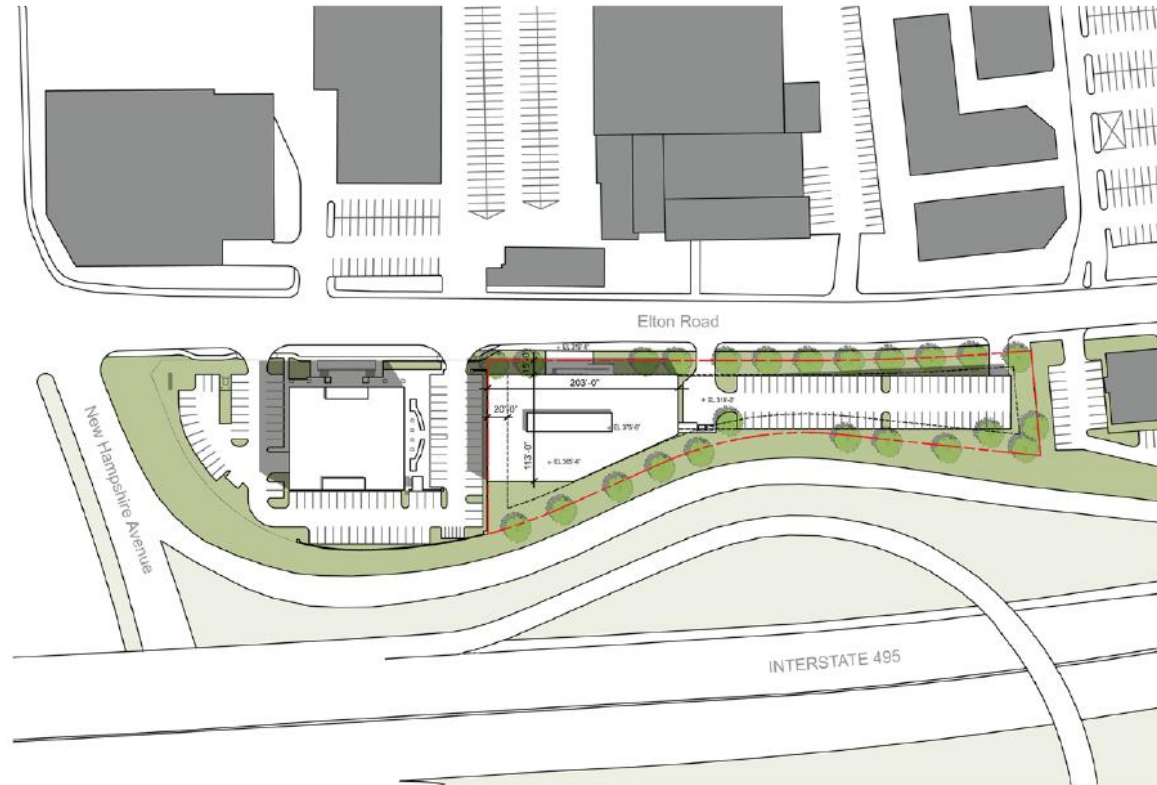
CBB1

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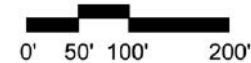
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# CBB1 Redevelopment



illustrative site plan



PROPOSED CBB1 OFFICE BUILDING REDEVELOPMENT  
Silver Spring, MD

KGD



# CBB1 - Draft Site Plan



illustrative lobby level plan



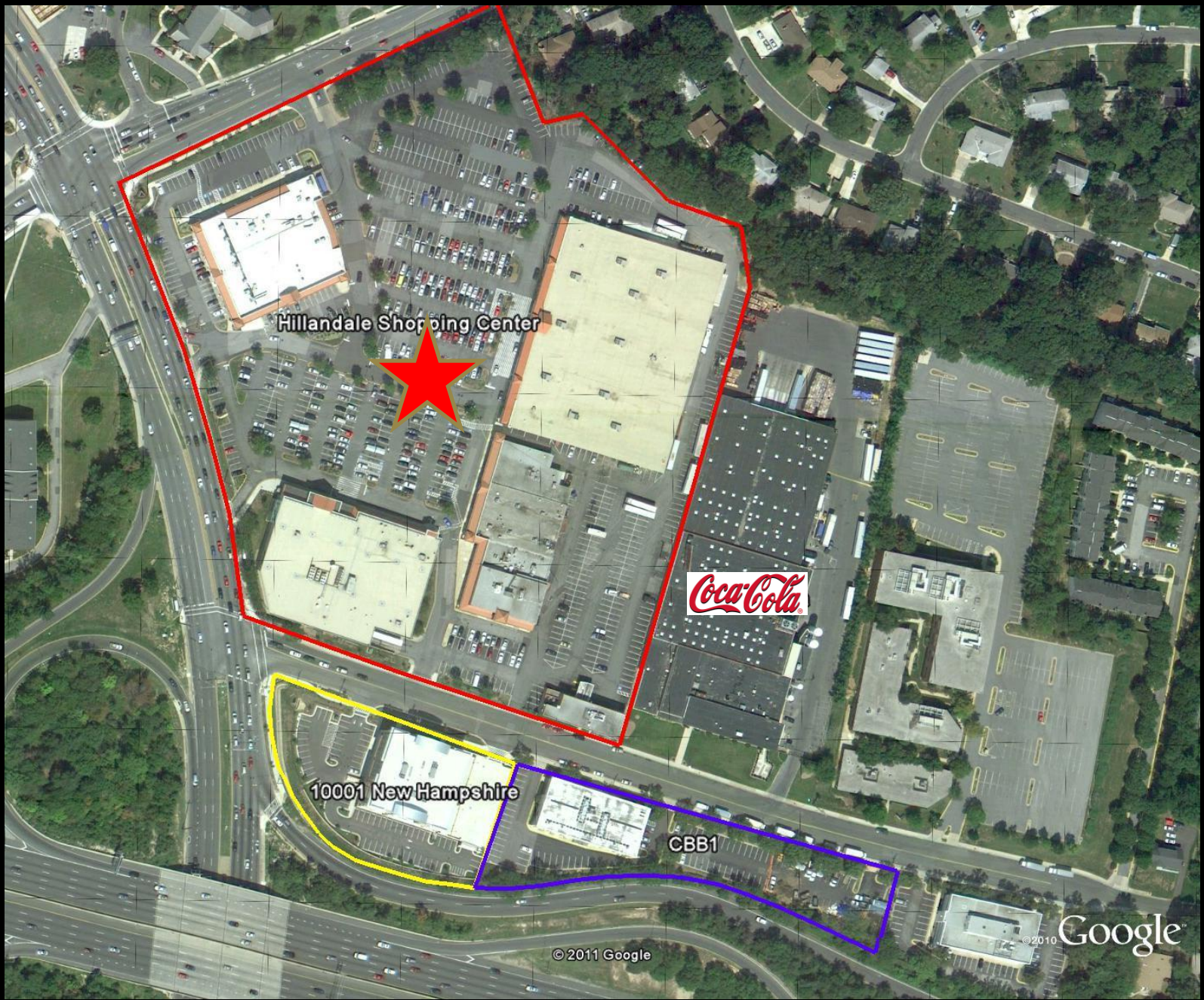
PROPOSED CBB1 OFFICE BUILDING REDEVELOPMENT  
Silver Spring, MD

KGD

# CBB1 Perspective (I-495)







Hillandale Shopping Center



Coca-Cola

10001 New Hampshire

CBB1



# TECHNICAL ASSISTANCE PANEL

## IMPROVING MONTGOMERY COUNTY'S MATURE SHOPPING CENTERS

**Sponsored by:**

The Maryland- National Capital Park and Planning Commission

**July 12-13, 2005**

*This slide was provided by MNCPPC and is unaltered*



# ULI—the Urban Land Institute

## Mission

To provide responsible leadership in the use of land in order to enhance the total environment

ULI is a non-advocacy research and education institution with over 23,000 members worldwide

*This slide was provided by MNCPPC and is unaltered*



# Hierarchy of Sites

## A Conceptual Framework

- ▣ Small Centers
  - Less than 5 acres
  - Seminary Place (3.84 acres)



- ▣ Medium Centers
  - Between 5 and 15 acres
  - Hillandale (14.4 acres)



*This slide was provided by MNCPPC and is unaltered*

# Medium Center Prototype Partial Redevelopment Scheme



*This slide was provided by MNCPPC and is unaltered*



# Medium Center Prototype Complete Redevelopment Scheme



*This slide was provided by MNCPPC and is unaltered*

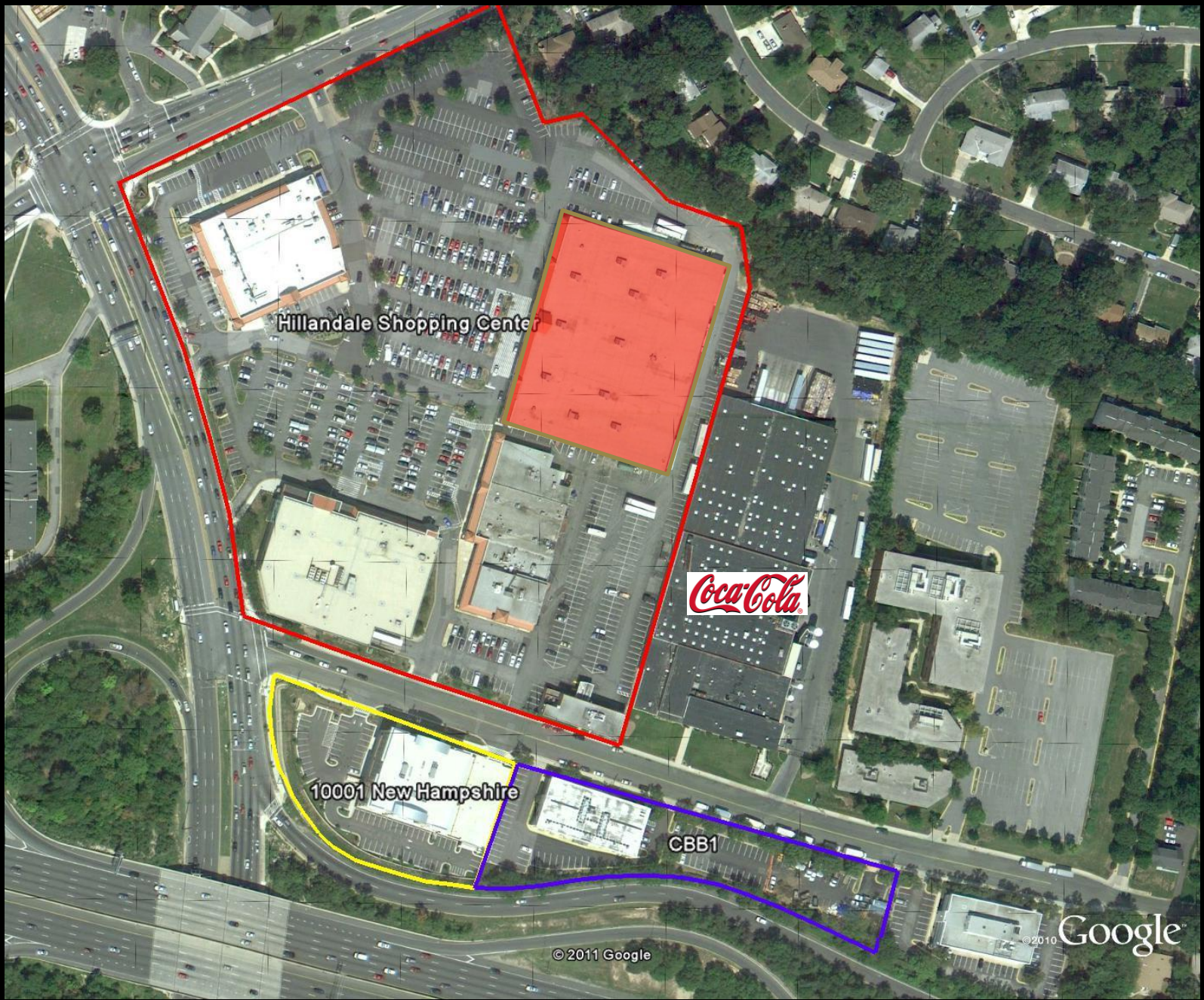
# Implementation

## Overlay Zone

- ▣ Mixed-use to include:
  - Residential, retail, office, hotel
- ▣ Require a minimum of 75% of additional site development to be residential to add housing while maintaining retail
- ▣ 25% of housing will be MPDUs and Workforce housing
- ▣ Maintain existing retail square footage subject to market demands and planning board approval
- ▣ 2.5 FAR

*This slide was provided by MNCPPC and is unaltered*





Hillandale Shopping Center

Coca-Cola

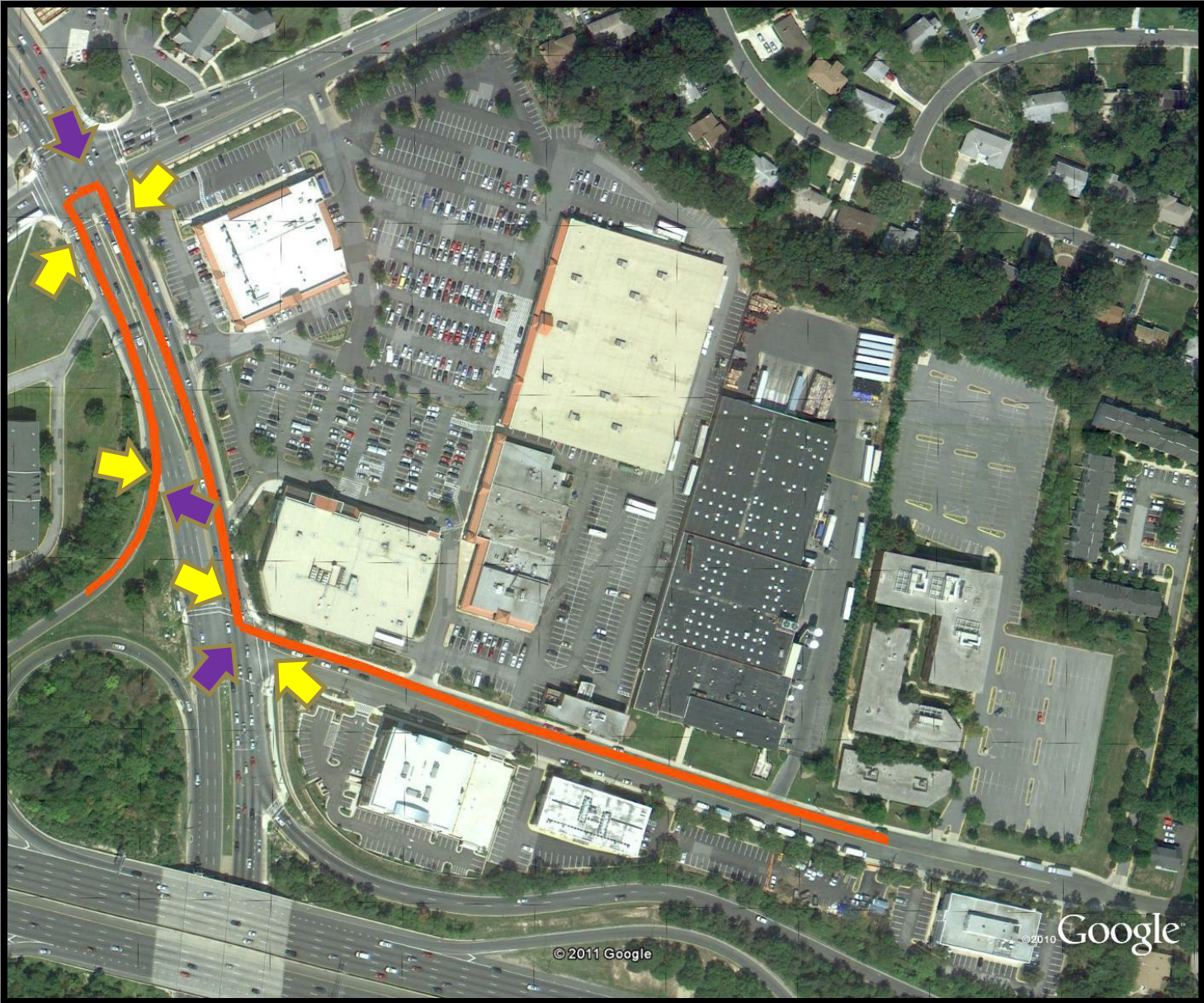
10001 New Hampshire

CBB1

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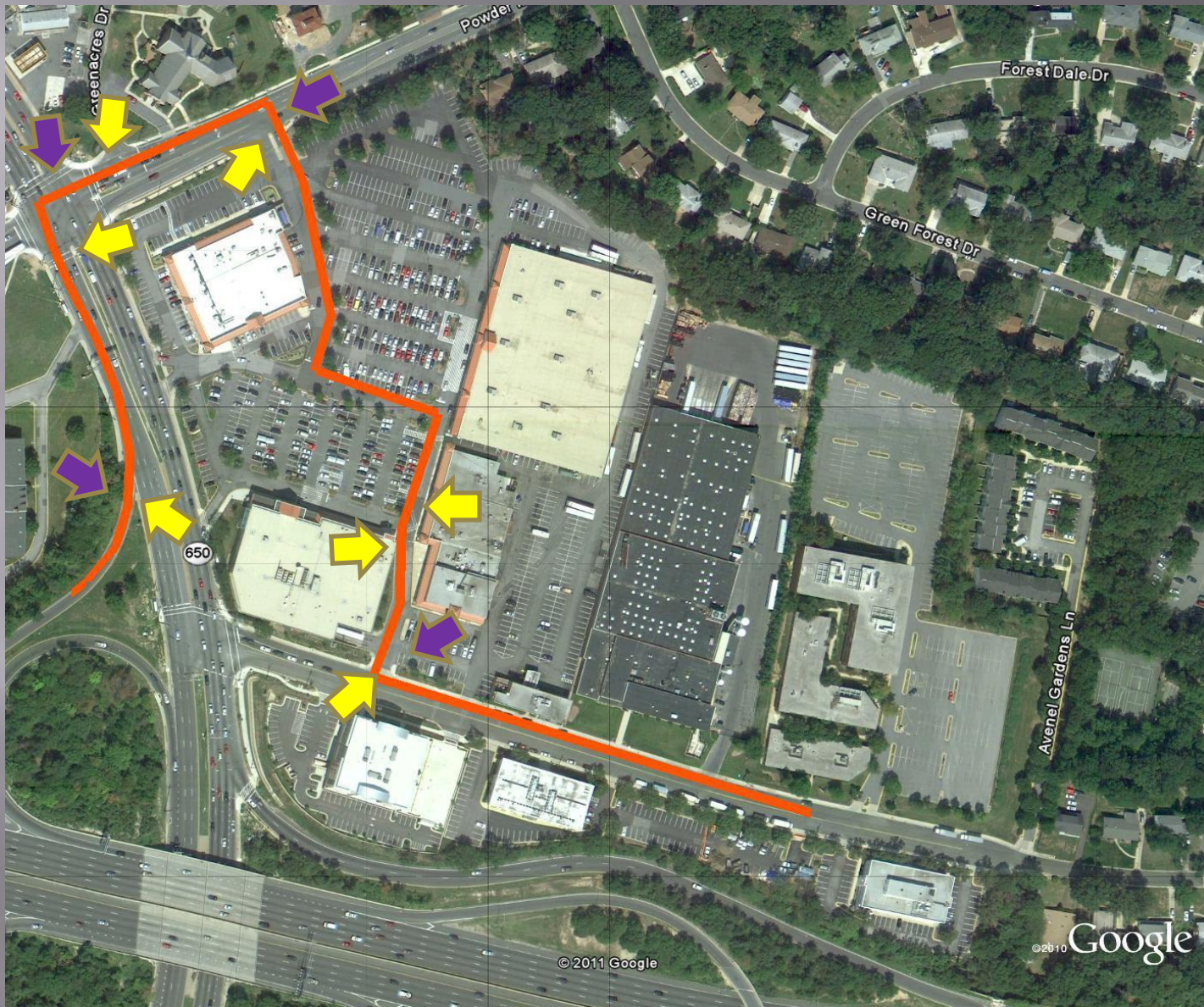
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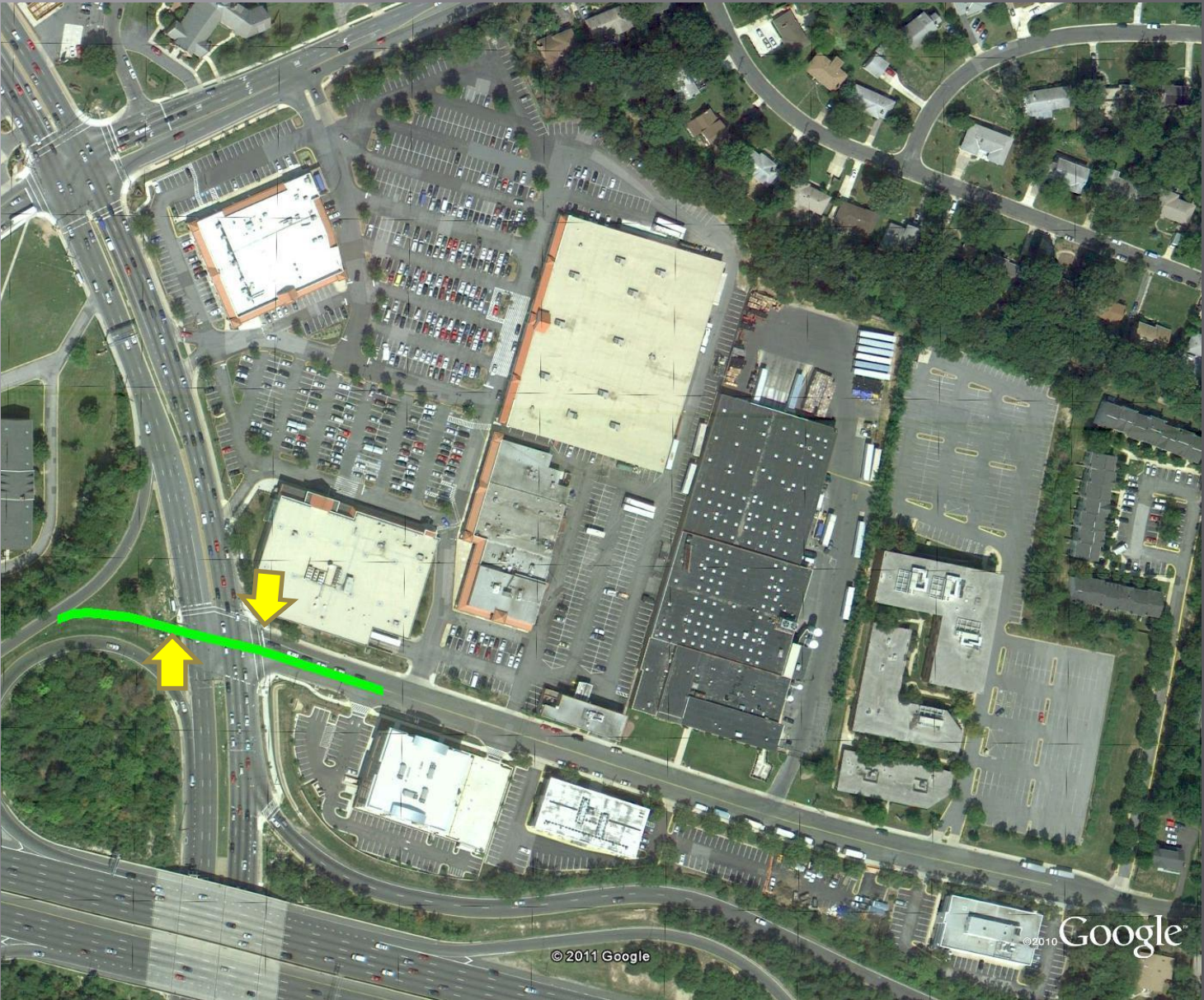
▣ I-495W – Option #1 – U-Turn





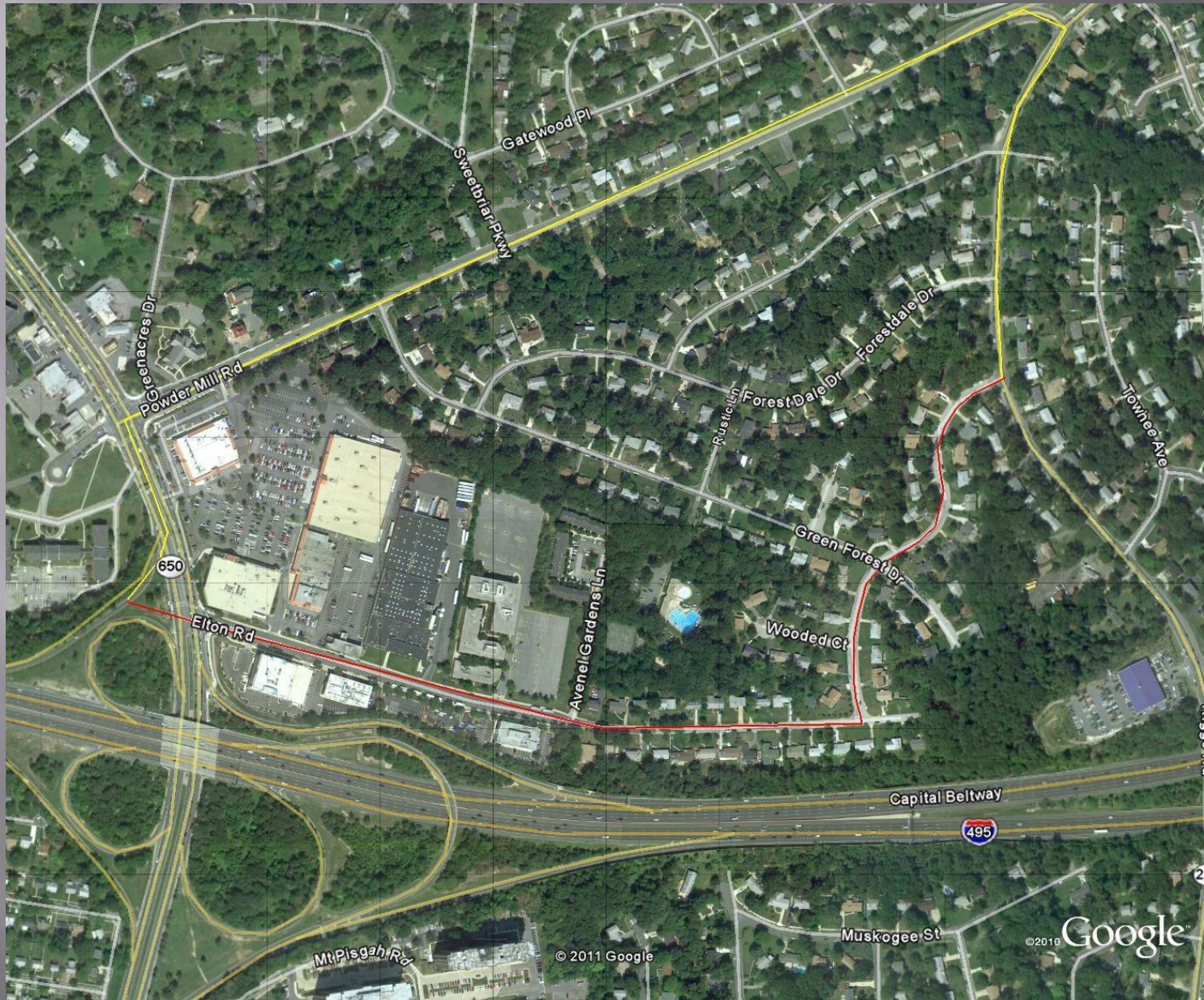
▣ I-495W – Option #2 – HSC/Powder Mill/650





▣ I-495W – “SlipRamp”









Restricted Turn  
i.e. 4-6pm





# The Duffie Companies

Thank you.