The Duffie Companies
10001 New Hampshire Ave.
CBB1 Redevelopment
TECHNICAL ASSISTANCE PANEL

IMPROVING MONTGOMERY COUNTY’S MATURE SHOPPING CENTERS

Sponsored by:
The Maryland- National Capital Park and Planning Commission
July 12-13, 2005

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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

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

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

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Medium Center Prototype Partial Redevelopment Scheme

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Medium Center Prototype
Complete Redevelopment Scheme
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

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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.