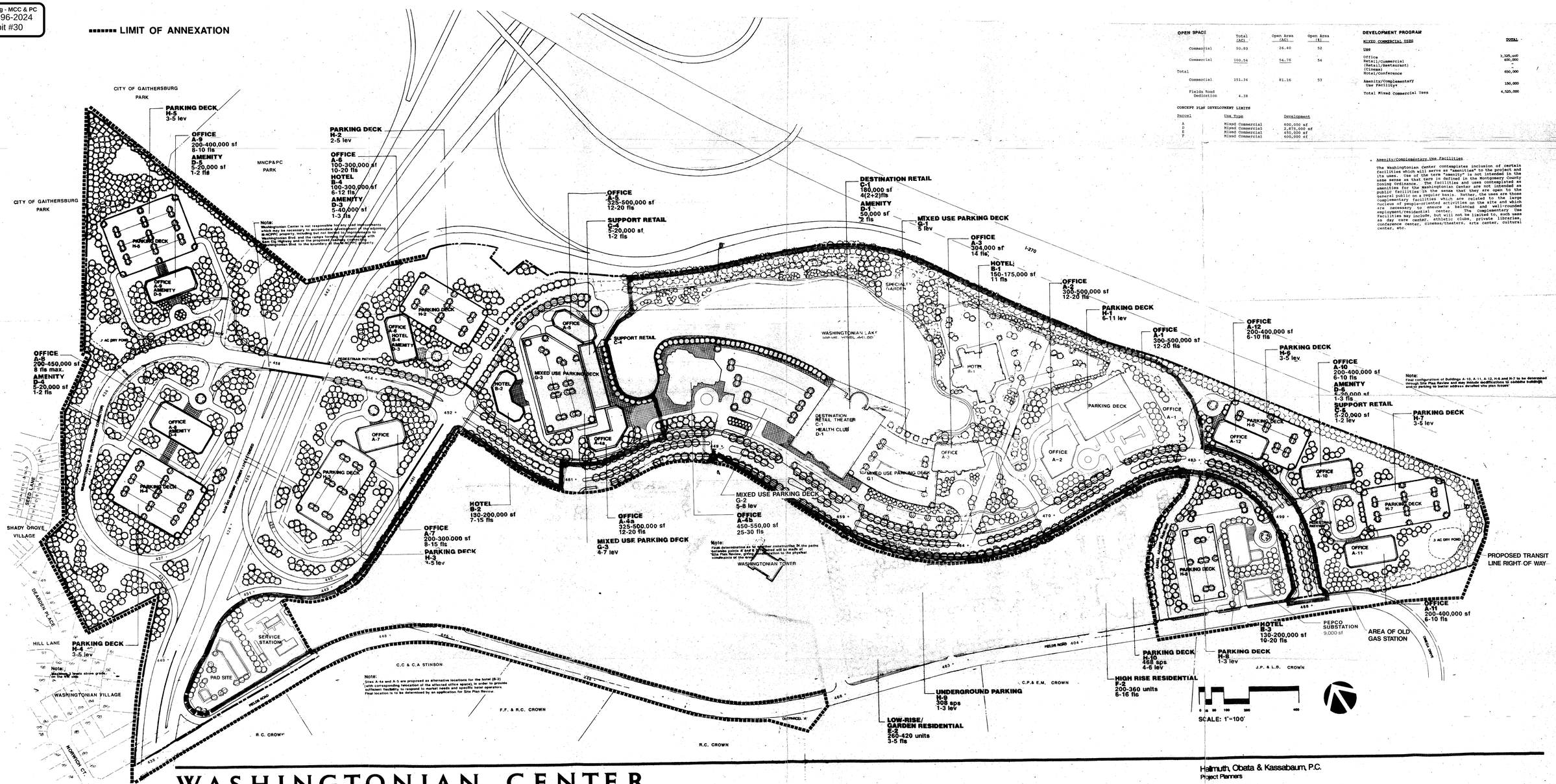
Joint Hearing - MCC & PC
SDP-9896-2024
Exhibit #30



OPEN SPACE

	Total (AC)	Open Area (AC)	Open Area (%)
Commercial	50.80	26.40	52
Commercial	100.54	54.76	54
Total Commercial	151.34	81.16	53
Fields Road Dedication	4.38		

CONCEPT PLAN DEVELOPMENT LIMITS

Parcel	Use Type	Development
A	Mixed Commercial	600,000 sf
D	Mixed Commercial	2,875,000 sf
E	Mixed Commercial	450,000 sf
F	Mixed Commercial	600,000 sf

DEVELOPMENT PROGRAM

MIXED COMMERCIAL USES	TOTAL
USE	
Office	3,325,000
Retail/Commercial	400,000
(Retail/Restaurant)	-
(Cinema)	-
Hotel/Conference	650,000
Amenity/Complementary Use Facility*	150,000
Total Mixed Commercial Uses	4,525,000

* Amenity/Complementary Use Facilities

The Washingtonian center contemplates inclusion of certain facilities which will serve as "amenities" to the project and its uses. Use of the term "amenity" is not intended in the same sense as that term is defined in the Montgomery County zoning ordinance. The facilities and uses contemplated as amenities for the Washingtonian center are not intended as public facilities in the sense that they are available to the general public on a regular basis. Rather, the uses are those complementary facilities directly related to the large nucleus of people-oriented activities on the site and which are intended to ensure a balanced and well-rounded employment/residential center. The Complementary Use Facilities may include, but will not be limited to, such uses as day care center, athletic clubs, private libraries, conference center, cinemas/theaters, arts center, cultural center, etc.

Note: Final configurations of Buildings A-10, A-11, A-12, H-6 and H-7 to be determined through Site Plan Review and may include modifications to combine buildings and/or parking to better address detailed site plan issues.

WASHINGTONIAN CENTER

Developed by Ackerman and Co., Gaithersburg, Maryland

Hellmuth, Obata & Kassabaum, P.C.
Project Planners

Dewberry & Davis
Civil Engineers

Barton-Aschman Associates, Inc.
Transportation Planners