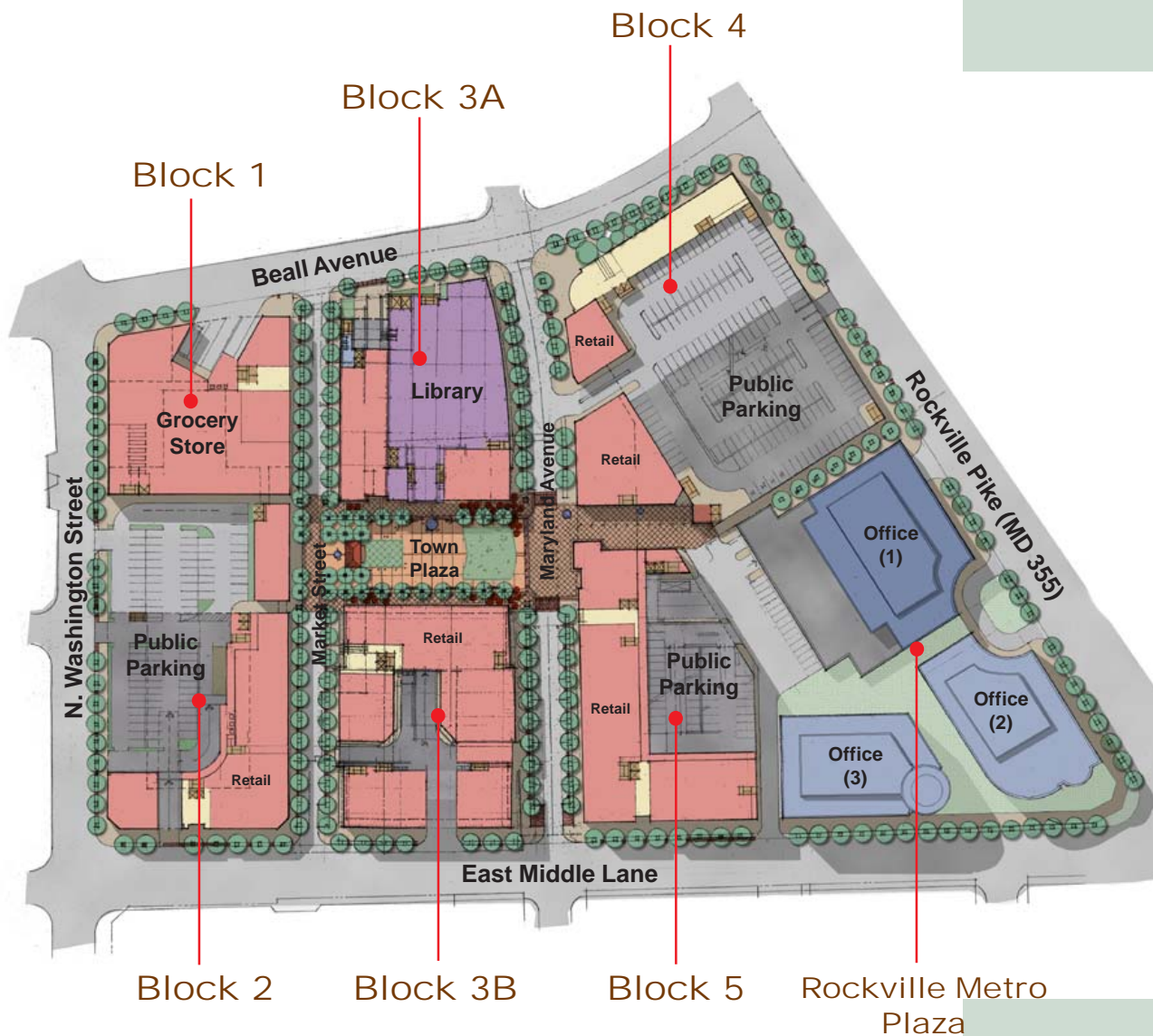


Concept Plan

The Program - Ground Level

The program requirements for the Ground Floor Plan address several important “landmark” components of the Rockville Town Center Plan that will be the focus of this Phase I development. They include the new Regional Library and the new Town Plaza. Diversified retail opportunities clustered along the new streets, Maryland Avenue and Market Street, are also a prime consideration in developing this new neighborhood. A full-service grocery store is one key aspect of the retail component.



Ground Floor Plan

Rockville Town Center

NOTE: Refer to Section 4.3 for specific program data



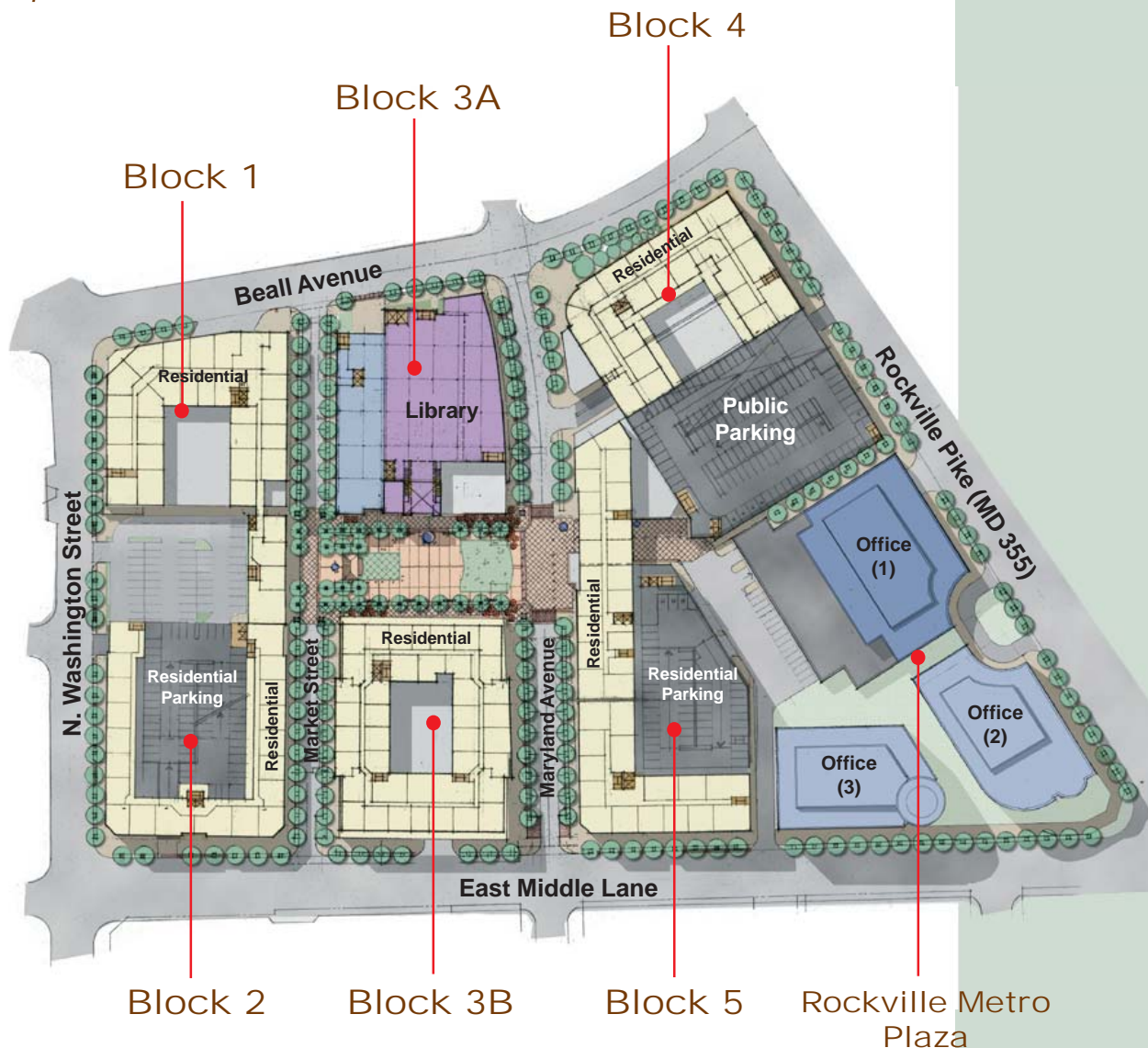
Ground Floor Plan

Section 4.1

Concept Plan

The Program - Upper Levels

The program requirements for the Upper Level Floor Plan help to fulfill the last element of this mixed-use project by incorporating a sizable amount of residential opportunity. Whether realized as condominiums or rental apartments, all of these units are accessed through private lobbies located strategically at street level and through designated residential parking areas at multiple levels. As shown on the plan below, residential parking and public parking areas are both accessible at upper levels, so proper designations will need to be made in the layout to ensure a comfortable separation of the uses.



Upper Level Floor Plan

Rockville Town Center

NOTE: Refer to Section 4.3 for specific program data



Upper Level Plan

Concept Plan

Program Summary

Regional Library

- Three (3) Floors
- Front faces Town Square
- Serves as North Anchor of Town Center
- 66,000 Square feet (approximate) of Library Function
- 33,000 Square feet (approximate) of Office

Town Square

- 29,000 square feet
- Focal point/mid-point of Town Center
- Open Space to provide area for public events (Hometown Holidays, Spirit of Rockville, etc.)
- Convenient pedestrian thoroughfare for all Town Center elements
- Encourages seating and gatherings

Cultural

- 2 or 3 floors above street retail
- Located next to Regional Library on the Town Square

Residential

- 350-400 Rental units (approximate)
- 315-380 Condominiums
- Four (4) Floors above street retail

Parking Garages

- Three (3) Public Garages
- One (1) Private Garage
- Overall Parking to include approximately
- On-Street Parking on Maryland Avenue and Market Street
- 2,200 public parking spaces

Street Retail

- 140,000-150,000 square feet (approximate)
- Multiple restaurants
- First Floor locations only
- 35,000 square foot Grocery Store

New Streets

- Market Street and Maryland Avenue extension
- Designed to be pedestrian oriented with wide sidewalks between Middle Lane and Beall Avenue
- Both streets to be lined with retail establishments and will include on-street parking, trees, benches and sidewalk cafes
- Maryland Avenue will continue north across East Middle Lane; first phase includes extension to Beall Avenue
- Market Street begins at Middle Lane to Beall Avenue
- Market Street can be closed off for Farmer's Market

Foulger-Pratt/Rockville Metro Plaza

- Located at corner of Middle Lane and Route 355
- Buildings 2 and 3, approved for approximately 370,519 square feet of office space; 19,494 square feet of retail space
- Building 1 is complete
- Buildings 1,2, and 3 to include 620,000 square total space

