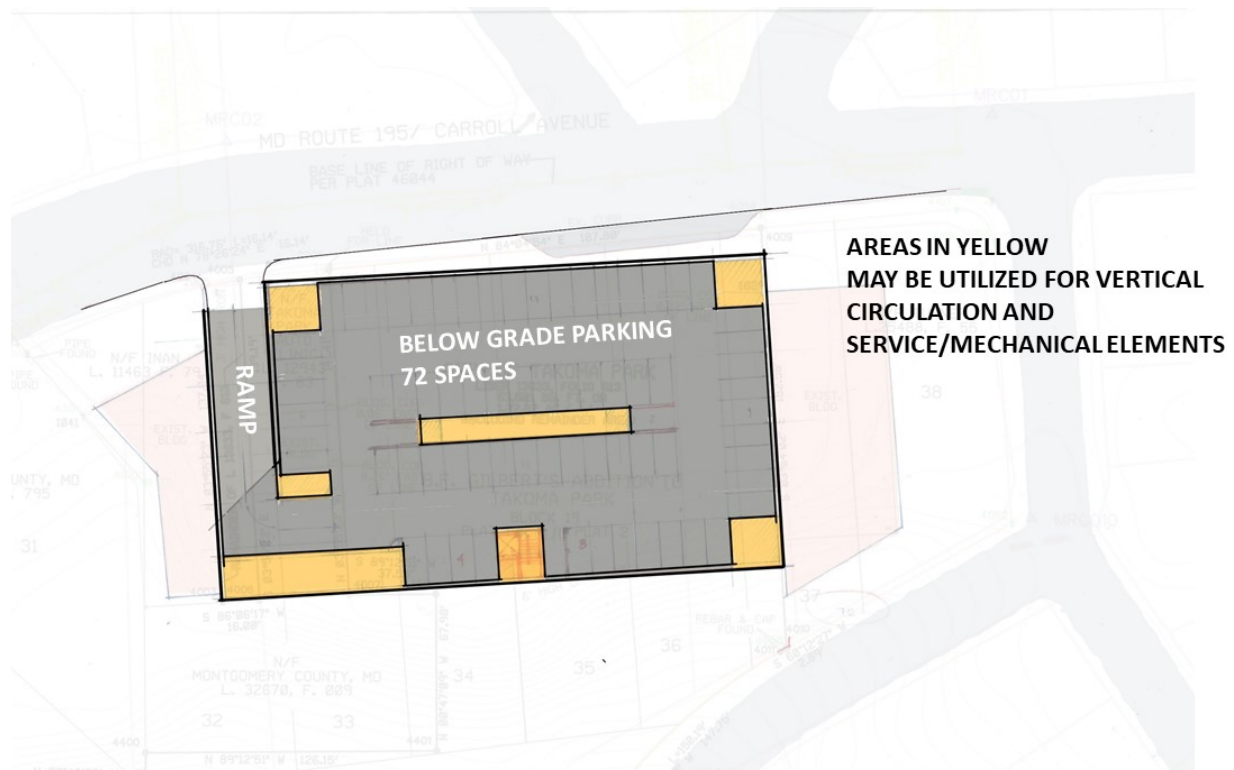


REVISED CONCEPT PLAN

NDC is seeking council approval of the revised concept plan, which proposes a single commercial building on the combined city owned site and the adjacent site (the Takoma Auto Clinic, which is under contract by NDC). All images provided are for explanatory purposes only. Upon City Council approval of the revised concept plan, NDC and architect, Streetsense, will enter into the schematic design phase, during which the development team will design specific detailed architecture. Upon approval of the concept plan, NDC will complete a traffic study of the surrounding street network, which will further inform the programming and design of the project.

Below Grade Floor

The below grade basement floor provides shared parking for the above grade uses. The parking lot will be accessible by the public and will provide vertical access to all of the floors of of the building.



→ Explanatory illustration of proposed below grade basement floor program

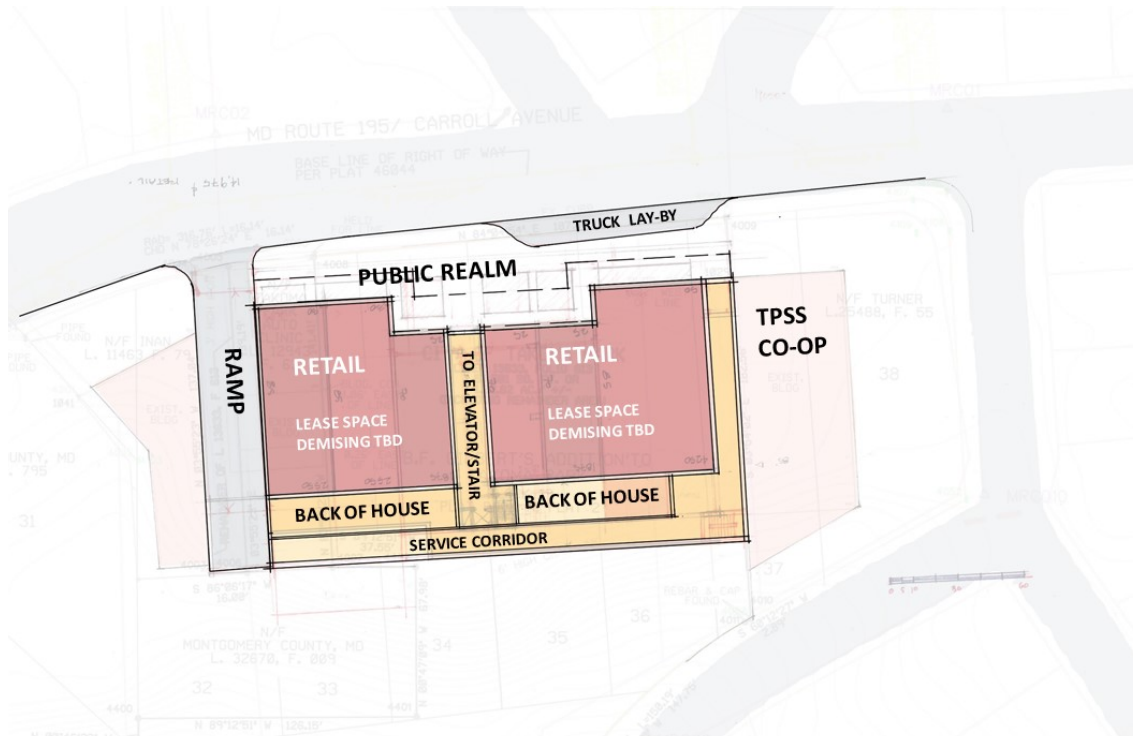
Ground Floor

The ground floor is intended to be an active, engaging, and flexible space, primarily for commercial retail tenants. The front of the building will be designed to integrate rather than separate indoor and outdoor activity and private and public space. To that end, NDC is proposing a generous setback from the curb, in line with the co-op's existing building façade, with opportunities to set back further to provide outdoor cafe space and public gathering space (community space), comfortably blurring the line between public and private in order to encourage human interaction.

The exterior ground plane will allow service and delivery vehicles to use a new lay-by lane proposed along Carroll Avenue, which will be developed further in concert with the City, the Maryland-National Capital Park and Planning Commission (MNCPPC) and the Development Review Committee (DRC), an inter-agency task force comprised of representatives from public agencies and utilities such as WSSC, PEPCO, the State Highway Administration, and the Montgomery County Departments of Permitting Services, Environmental Protection, and Public Works and Transportation.

NDC and architect, Streetsense, will provide detailed architecture and engineering upon approval of the revised concept plan. The precise location and design of the lay-by and curb cut for the ramp to the below grade parking garage will be determined during this next design phase, and will balance pedestrian safety and functionality in accordance with the results of the traffic study.

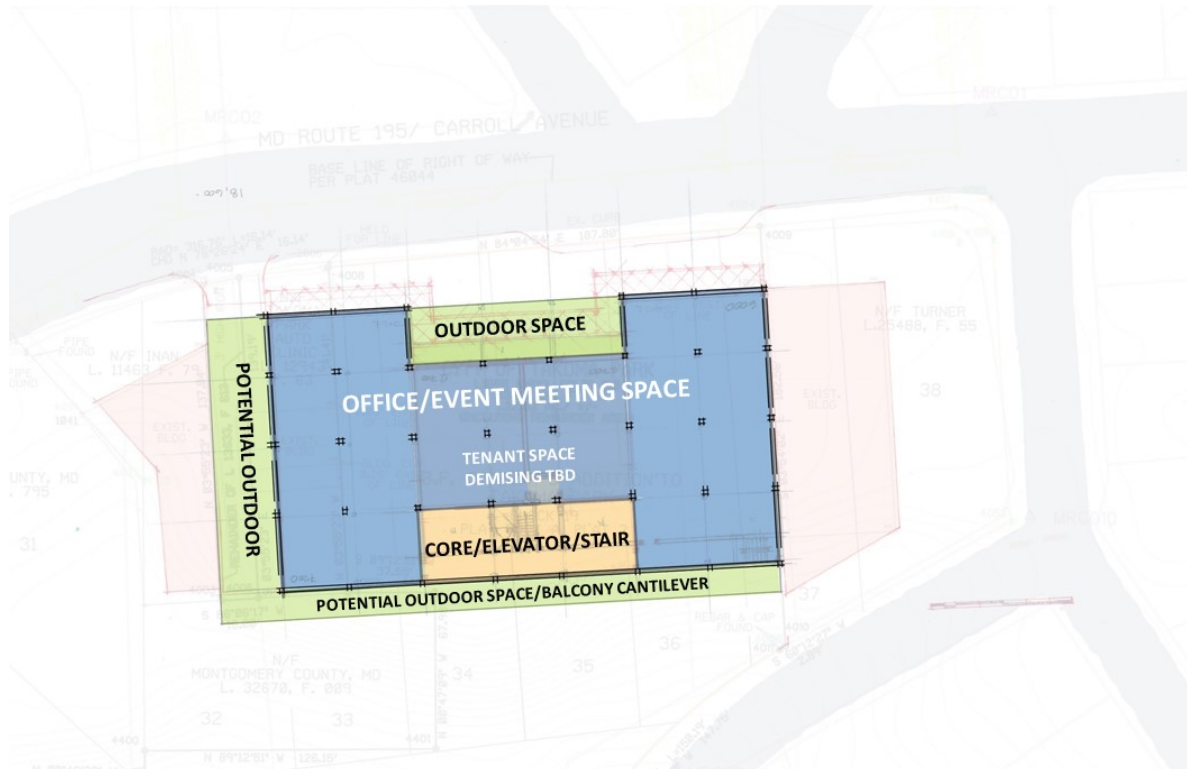
Additionally, the ground floor will include minimal non-retail functions, such as a lobby entrance (to provide access to the upper floors), service bay, back of house, and a service corridor. The service corridor is intended to provide access from the tenant spaces directly to the street for curbside pickup and delivery. The service corridor will allow the co-op and the new tenants to convey trash, deliveries, supplies, etc. to the lay-by lane for curbside pickup. Specific retail space dimensions, the number of retail spaces, and specific storefront access points will be determined as tenants are identified, a process that will allow NDC to maximize flexibility for a variety of potential tenants. Tenants will be encouraged to use sidewalk space immediately outside storefronts in creative and vibrant ways that induce, for example, merchandising displays, signage and furnishings.



→ Explanatory illustration of proposed first floor program

2nd Floor

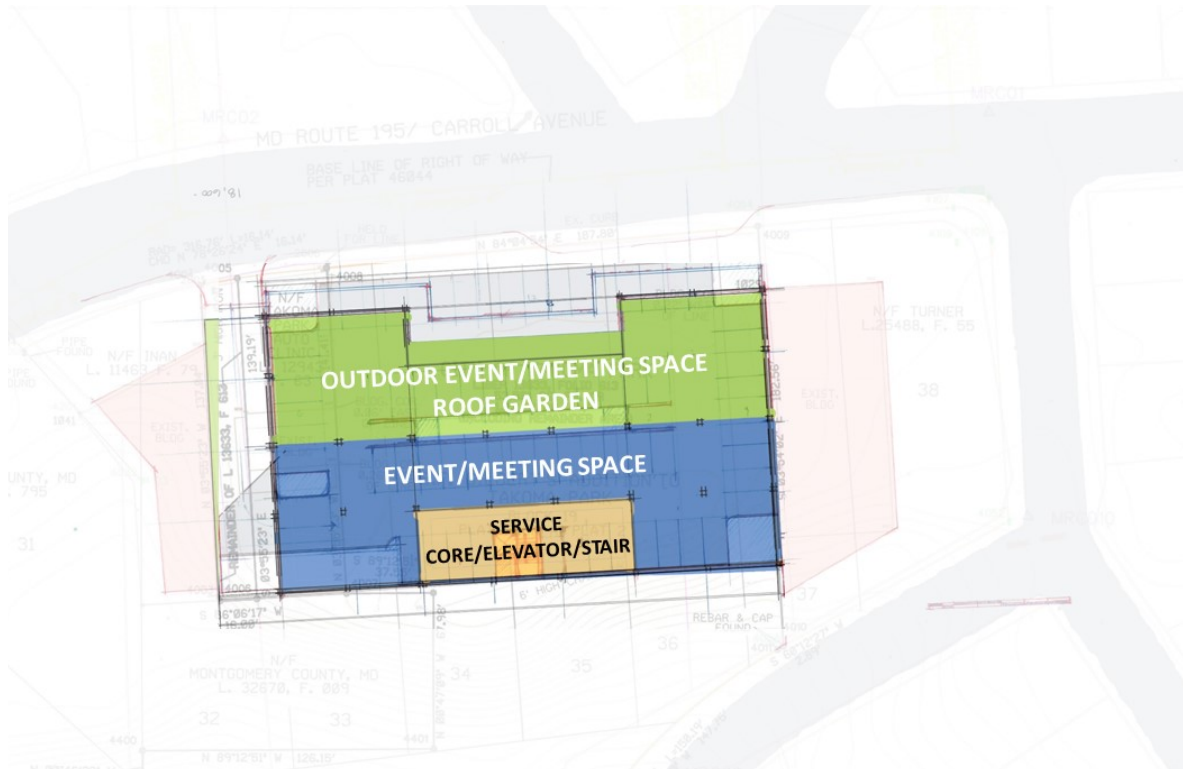
The second floor is designed to be flexible, with an open plan that can be demised in multiple ways (to be determined) to meet the needs of workspace, office, event or meeting space. Outdoor space at the second floor will be delivered as balconies or as event space, depending on tenant profiles and needs, as well as the location to manage impacts on neighboring parcels.. Active outdoor space at the second floor is intended to engage the public and is generally placed facing the Carroll Avenue side of the property. Any outdoor space facing Columbia Avenue - the predominantly residential side of the property - will be delivered as private, passive balcony space with access from the tenant spaces adjacent to them.. NDC will keep open the option of cantilevering to the south for balcony or outdoor terrace space to better allow occupants to engage with the natural conditions of the rear of the property.



→ Explanatory illustration of proposed second floor program

Third Floor

The third floor space will include approximately half a floor of enclosed space for building core and circulation elements and flexible meeting/event rooms that provide access to a roof deck. NDC's vision is that the third floor will serve as community gathering space that can be used for public community meetings, but can also serve a community need for a venue focused on community celebrations (such as weddings, bar mitzvahs, bat mitzvahs, baptisms, baby showers), school based events (such as graduation events, presentations, science fairs, and public speaking events), and as an alternative location for community based meetings that currently take place at the Takoma Park Library and civic building.



→ Explanatory illustration of proposed third floor program