



By placing parking for 4900 Fairmont Ave and 7725 Old Georgetown Rd on floors 2 thru 5, accessed through the adjacent County Garage, two additional retail stores grace the sidewalks instead of additional garage entries.

LIONSGATE: 12 story residential above retail

2 acre park w/ arts / retail on top of 5 story County garage.

5-Minute Walk (1500 feet)

Although additional building height is needed, the net impact on the pedestrian is profoundly improved.

PROPOSED: 4900 Fairmont Ave tower

107 Ft. Average Height

8 story office building

12 story office building

Houston's

Tastee Diner

Starbuck's

Black's

PROPOSED: green roofs and design improvements on 4 existing buildings.

MADE POSSIBLE by: clustering density to "pencil tower" at corner of Old Georgetown Road.

PROPOSED: MONTY tower.

390 feet of street frontage on Fairmont Ave. The "pencil tower" is only 104' of this. Although the "average building height" is just 107', preserving the urban fabric, history, funkiness, diversity, charm and businesses is a DRAMATIC improvement.

The two story buildings that front on Veterans Park — the Woodmont Triangle "Town Square" — would be re-built as dramatic retail with a historic charm. The upper floors would be moved to the 7725 Old Georgetown Road building.