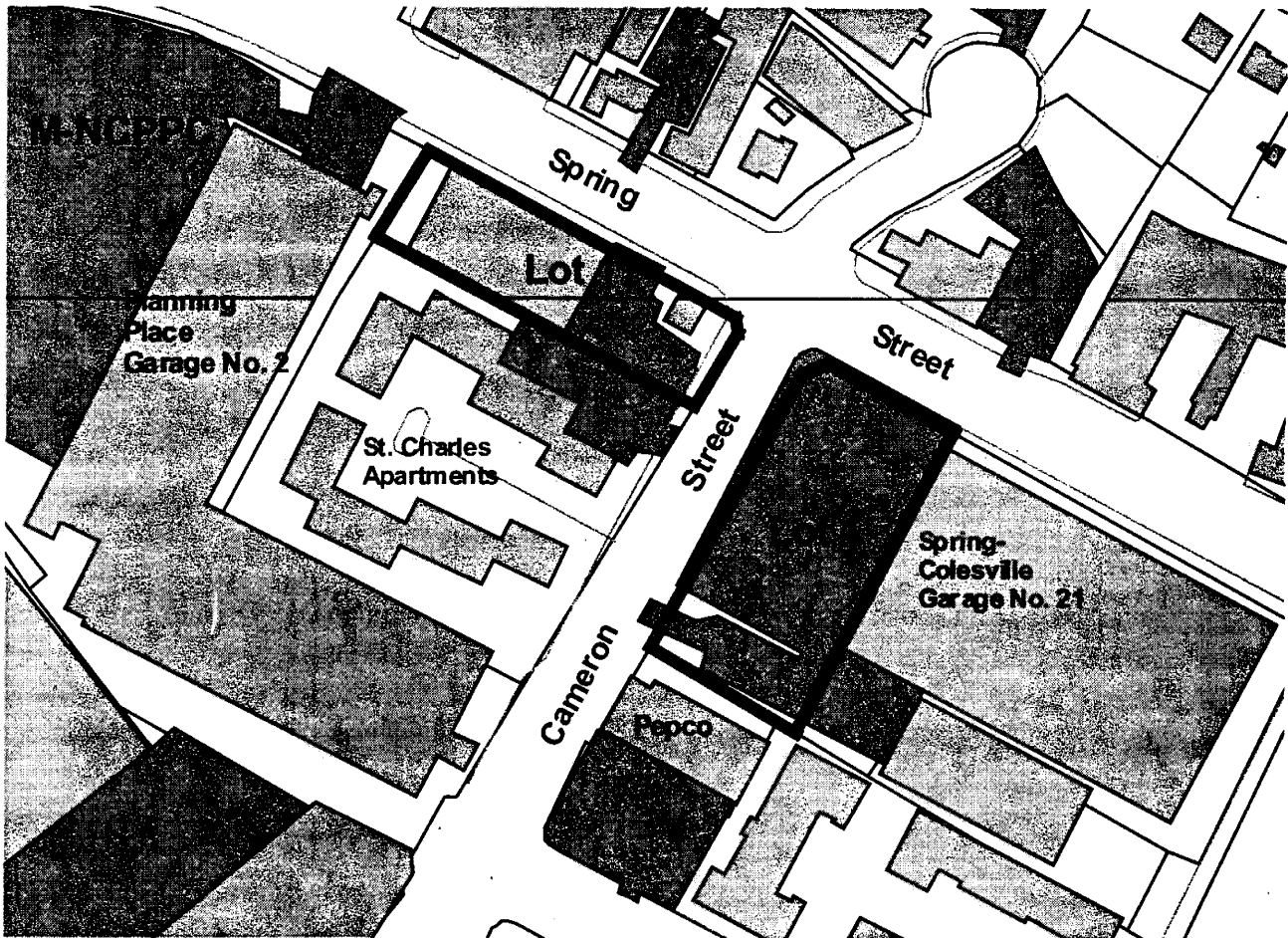


**PROJECT DESCRIPTION: Surrounding Vicinity**

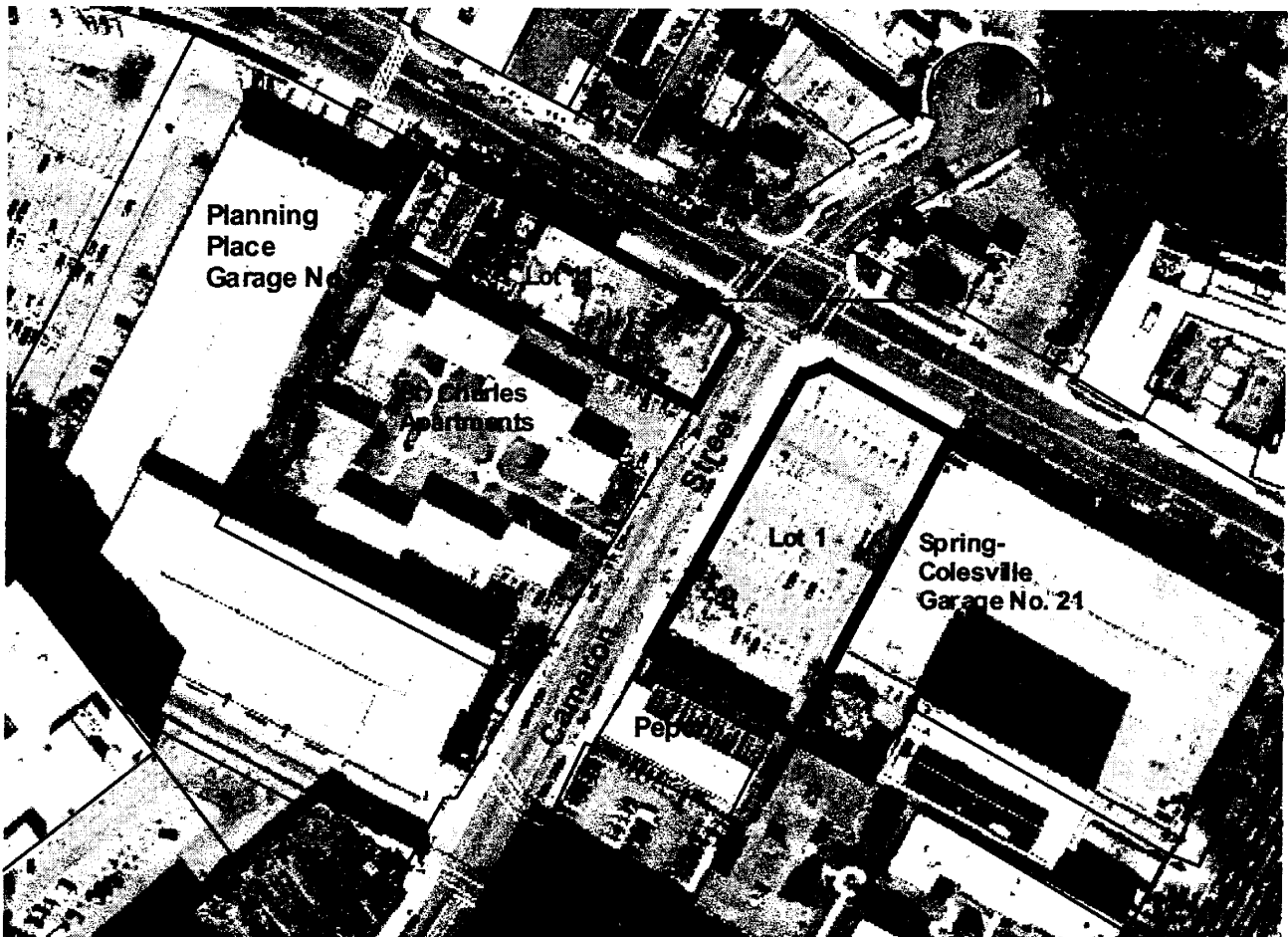
The United Therapeutics Corporation development is within the CBD-1 Zone at the northern edge of the CBD district boundary for Silver Spring. The site consists of two lots that are separated by Cameron Street and front onto Spring Street. Lot 11 at the southwestern intersection of Cameron and Spring Street is surrounded by CBD-2 property to the west and south, while lot 1 is adjacent to CBD-1 property to the south and east. The mix of properties directly across Spring Street from Lot 11 are zoned CO (Commercial Office) and consist of 2 and 3-story residential houses that have been converted into medical and commercial offices and an 8-story building with commercial and retail offices. Directly across Spring Street from Lot 1 is a 3-story brick medical center. A larger mid-rise building is directly east of the medical center. The 8-story building houses our Park Planning and Development Division, as well as our Historic Preservation Group. South of lot 11 is zoned CBD-2 and consists of a 3-story apartment complex known as St. Charles apartment house (Plat Book S, page 64). Surrounding the apartment complex is public parking garage No. 2 (Planning Place Garage) with access points on Cameron and Spring Streets. Lot 1 is an existing public surface parking lot associated with the public parking garage No. 21 (Spring-Colesville Garage) with access from Spring and Cameron Streets as well.



**PROJECT DESCRIPTION:      Site Description**

The site consists of two recorded lots, Lot 11 (Plat Book 620, page 99-Block A, JC Wilson Estate) and Lot 1 (United Therapeutics Addition to Silver Spring). The original property for Lot 11 consisted of five lots in Plat Book M, page 24 of the same tract. Lot 11 is situated at the southwest intersection of Cameron and Spring Street while Lot 1 is located at the southeast intersection of the same streets. Lot 11 currently consists of a 2-story brick house at the intersection with a 3-story medical office building located to the west and separated by a small parking lot, specifically used by patrons of the practice. The original building is located at the western boundary adjacent to the entrance to Planning Place Parking Garage No. 2. Lot 1 is currently being used as a county surface parking lot adjacent to Colesville-Spring Parking Garage No. 21. A 3-foot wood fence separates the existing buildings from the adjacent apartment complex. Lot 1 contains metered parking and 15-foot tall light poles in the concrete islands. Metered parking exists all along Cameron Street and on both sides of Spring Street west of the intersection with Cameron Street.

The topography on the Lot 1 slopes from north to south by approximately 9 feet and Lot 11 by approximately 4 feet. The high point of the site is at the northeast corner adjacent to the entrance to Parking Garage No. 21 on Spring Street. There is no significant vegetation on the property with the exception of some shade trees at the southern boundary of both lots.

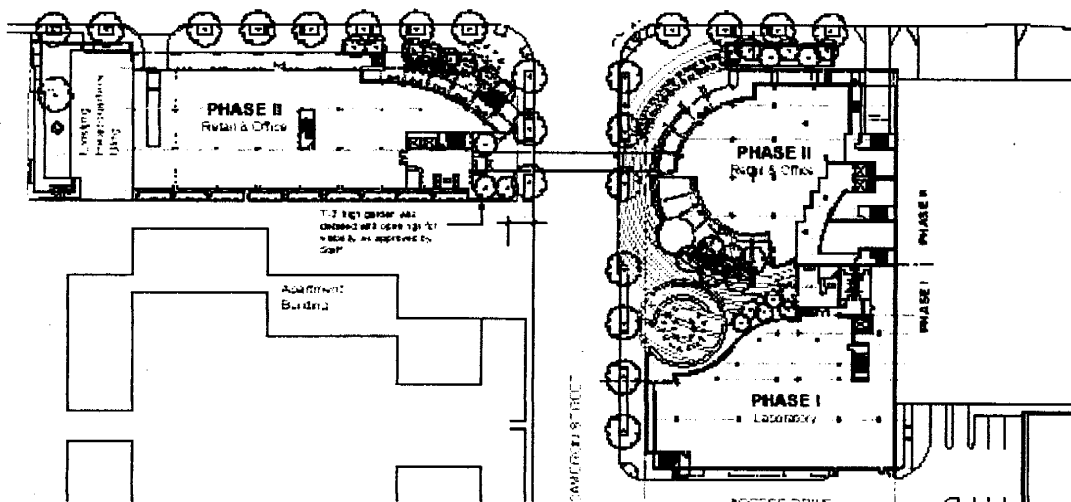


**PROJECT DESCRIPTION: Proposal**

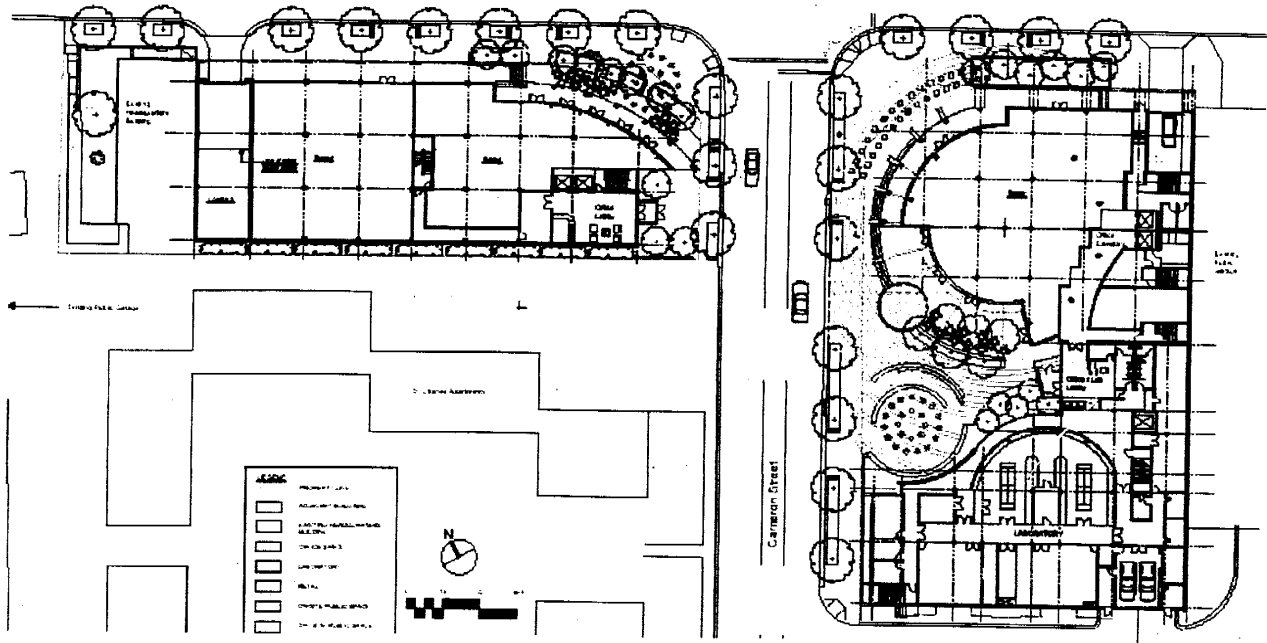
The United Therapeutics Corporation Development proposes 213,032 gross floor area (gsf), including 16,000 gsf of retail, 148,598 gsf of office and 48,434 gsf of laboratory, of which 21,396 gsf on 2.19 acres. The total FAR (Floor Area Ratio) will be 2.0 for the proposed building, consistent with the 2.0 FAR permitted in the CBD-1 Zone for projects utilizing the optional method of development.

**Building Design**

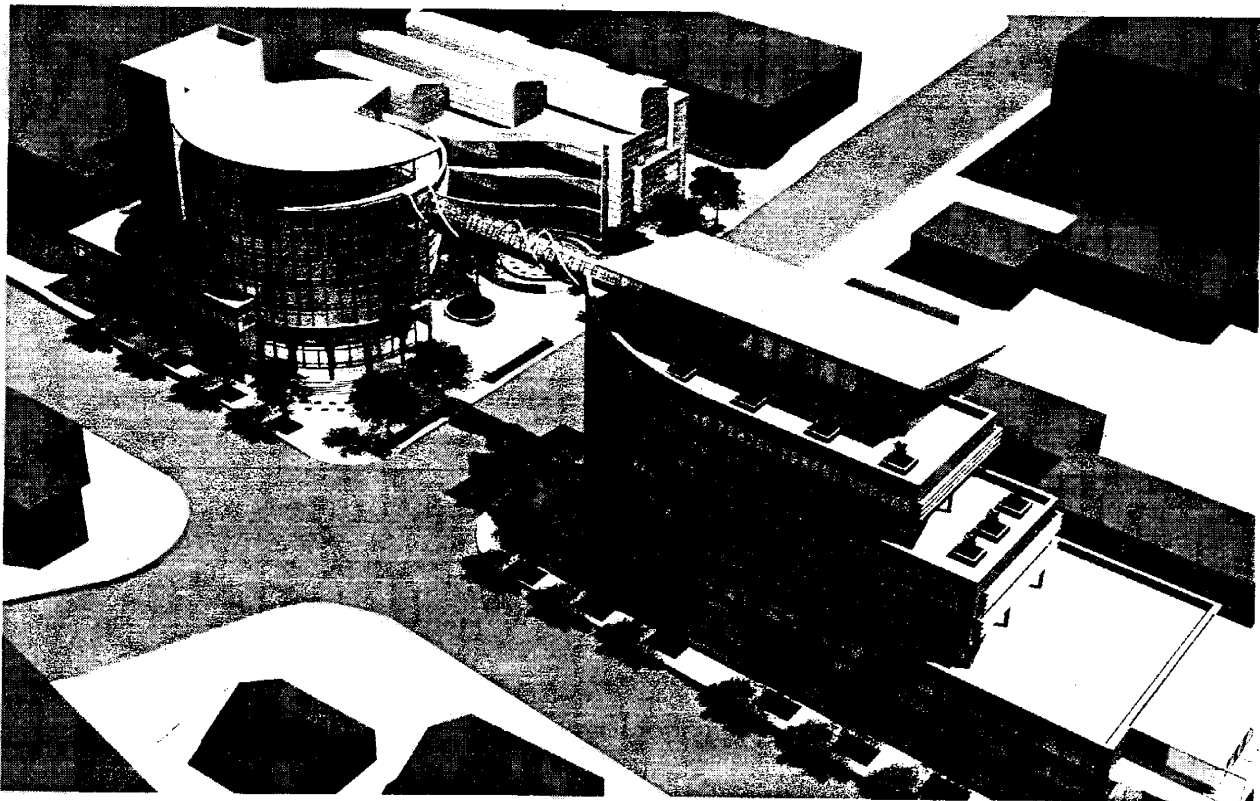
The project consists of three buildings constructed in two phases. Phase I will be the 3-story laboratory in the southeast portion of lot 1, which will be built under the standard method of development. This building will be constructed in advance of the of the project and site plan approval but is shown for purposes of context, design and total permitted FAR on the site. The 3-story building contains the research and development laboratories and related office, administrative and storage spaces. It will connect with the adjacent 8-story building directly north on Lot 1.



Phase II of the project will be the corporate headquarters expansion with the two 8-story buildings, one on each lot. The connection between the two buildings will be via a pedestrian connector on the seventh floors of the two buildings, spanning Cameron Street. The first level of the two 8-story buildings will be comprised of retail space accessed from a sidewalk arcade from Spring Street. The remaining seven stories will consist of office space associated with the biotechnology company. The existing building at the western end of lot 11 is the original United Therapeutics headquarters and will remain as part of the design to serve as an educational and special project facility.

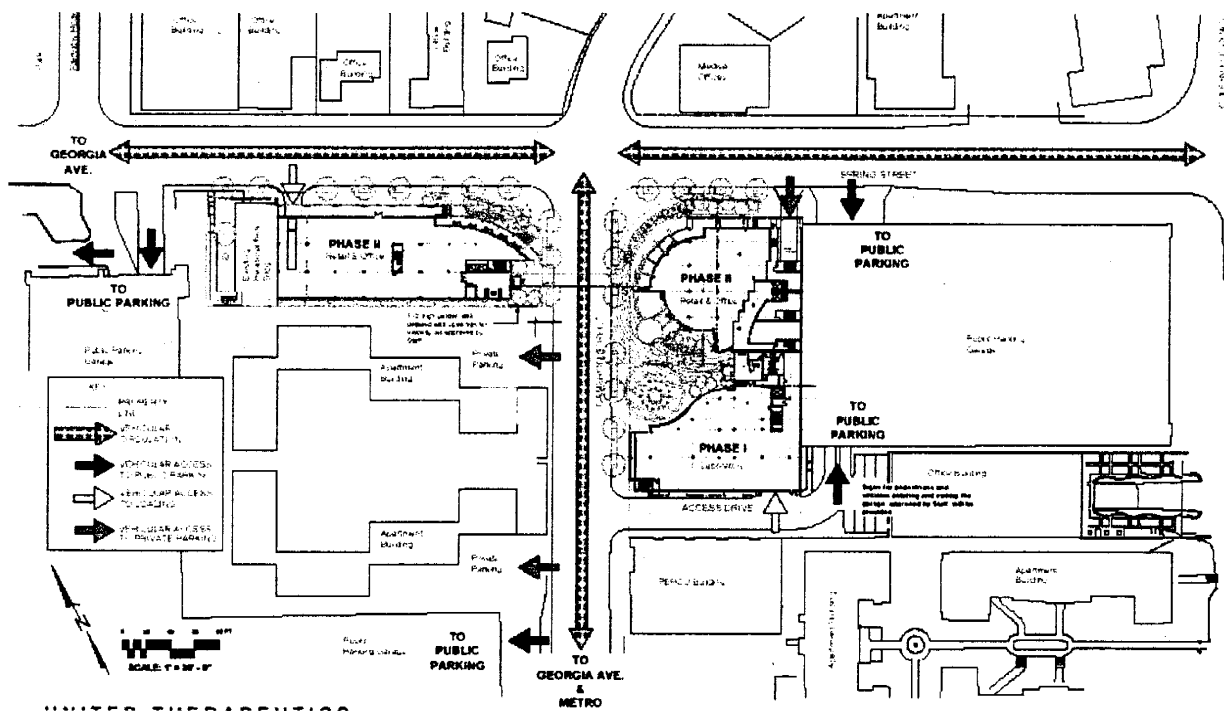


The architectural design for the Project envisions a variety of innovative features including curving glass forms, a seventh floor pedestrian connector, roof gardens connected by a circular stair, arched covered walkways along street level retail shops, geometric roof forms with photovoltaic panels at the proper angular pitch toward sun to generate power as well as artistically designed public spaces. The design embraces the site's role as an urban gateway to Silver Spring.



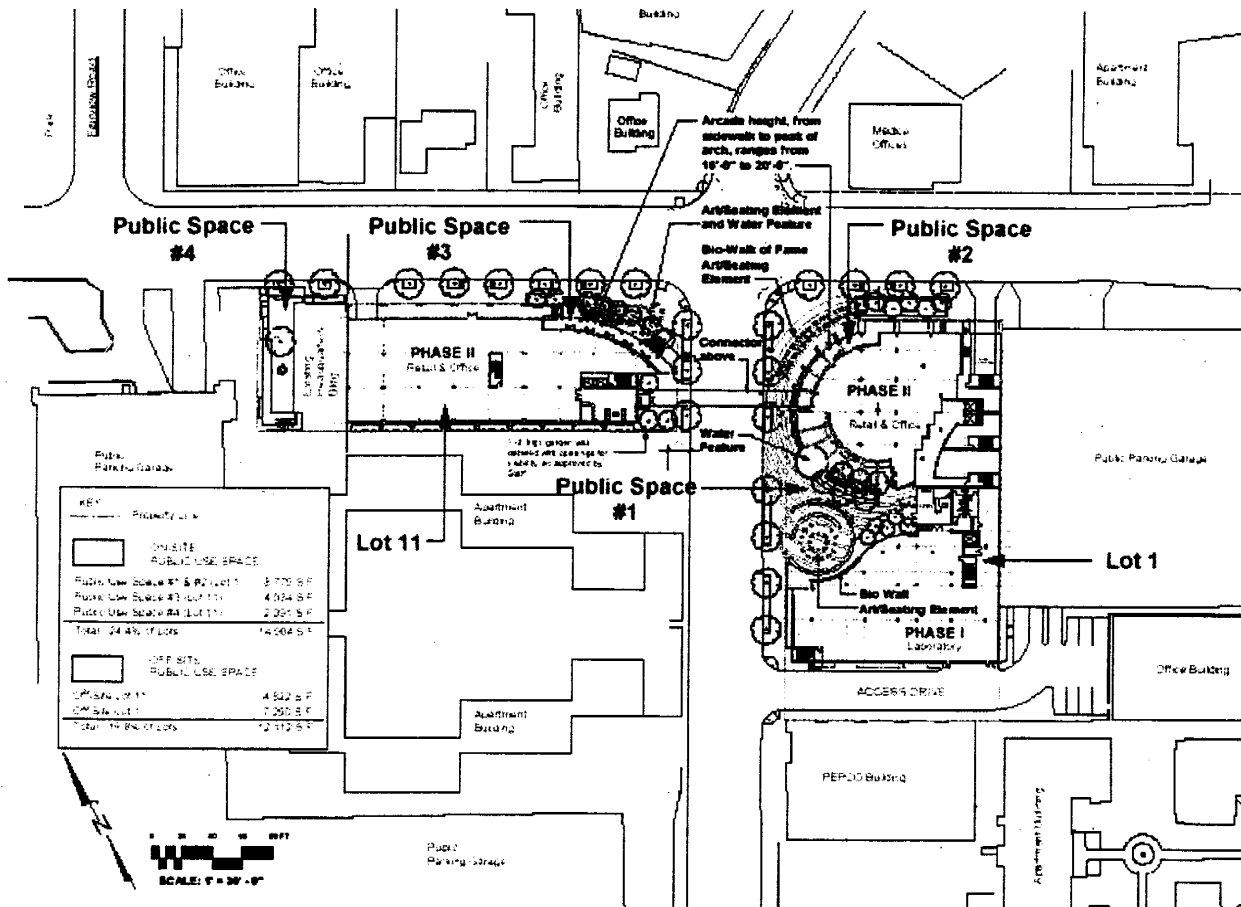
## Vehicular Access/Parking

Vehicular access for the office and laboratory employees will consist of below-grade surface parking facility containing 23 spaces for the two buildings on lot 1. Access for the 23 spaces will be from Spring Street into lot 1, adjacent to the entrance into Parking Garage No. 21. Lot 1 directly abuts County Parking Garage No. 21, a 4-story parking facility, on the east side of Cameron Street. Lot 11 on the west side of Cameron Street is adjacent to Parking Garage No. 2 (Planning Place Garage), a 4-story parking facility. Metered on-street parking currently exists on both Cameron and Spring Streets.

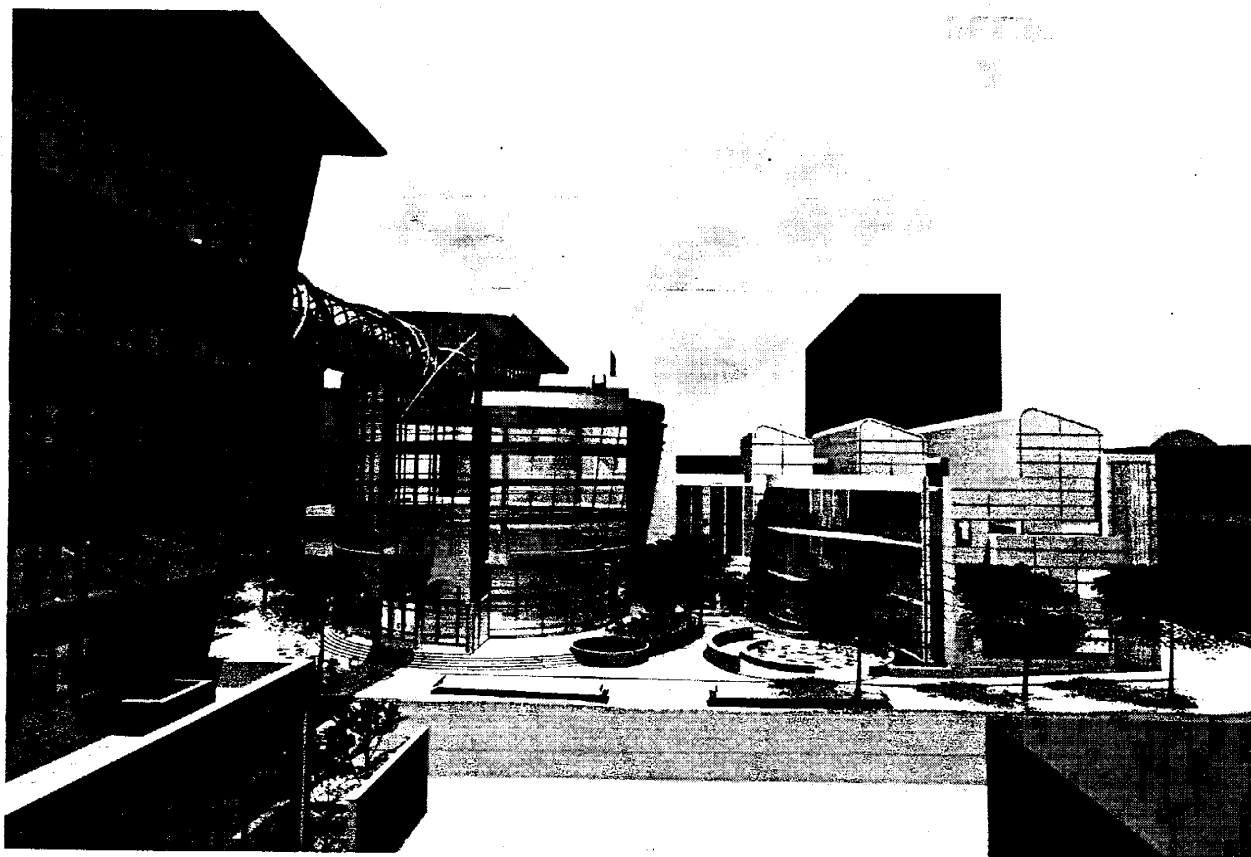


## Public Use Space

The on-site public use space consists of a plaza located directly in front of the 3-story and 8-story buildings on Lot 1, incorporating a variety of public art elements. The plaza will be interactive for pedestrians and employees of the building, as well as the patrons of the retail space. The proposed plaza will consist of specialty paving, water elements, lighting, landscaping and other design elements such as sculptural glass seating elements to invite the public into the space and blend architectural features relating to the building design. The public space will also include seating areas, blended with landscaping and specialty lighting, for pedestrians and patrons of the retail space. The total on-site public use space being provided is 14,904 square feet or 24.4% of the net lot area.



Off-site improvements will include streetscape improvements along the south side of Spring Street and on both sides of Cameron Street, directly along the frontage of the property. All of the on and off-site improvements will consist of street trees, specialty pavers and specialty lighting as outlined in the *Silver Spring Streetscape (April 1992) Technical Manual*, as approved by the Montgomery County Department of Public Works and Transportation (DPWT). The applicant will also be undergrounding the utilities within the Spring Street and Cameron Street rights-of-way that correspond to the off-site improvements. The total off-site improvement being provided is 12,112 square feet or 19.8% of the net lot area. The combined totals for on and off-site improvements equal 44.2%, which exceeds the requirement of 20% in the CBD for optional method developments and complements the combined totals for other projects in the CBD with similar requirements.



## **PLANNING AND REGULATORY FRAMEWORK:**

### **Master Plan**

The Project Plan is in conformance with the Silver Spring Central Business District and Vicinity Sector Plan (February 2000). A description of the themes and goals for Silver Spring are outlined within the Sector Plan Conformance standards on page 17 of this report.

### **Prior Approvals**

The proposed development is zoned CBD-1 (Central Business District-1). The applicant purchased Parking Lot 21 through the Mandatory Approval process (No. 03105-DED-1) to incorporate Lot 1 into the project plan application.

### **Preliminary Plan Application**

A Preliminary Plan of subdivision (1-04087) was submitted and will be presented concurrently with the Project Plan.