

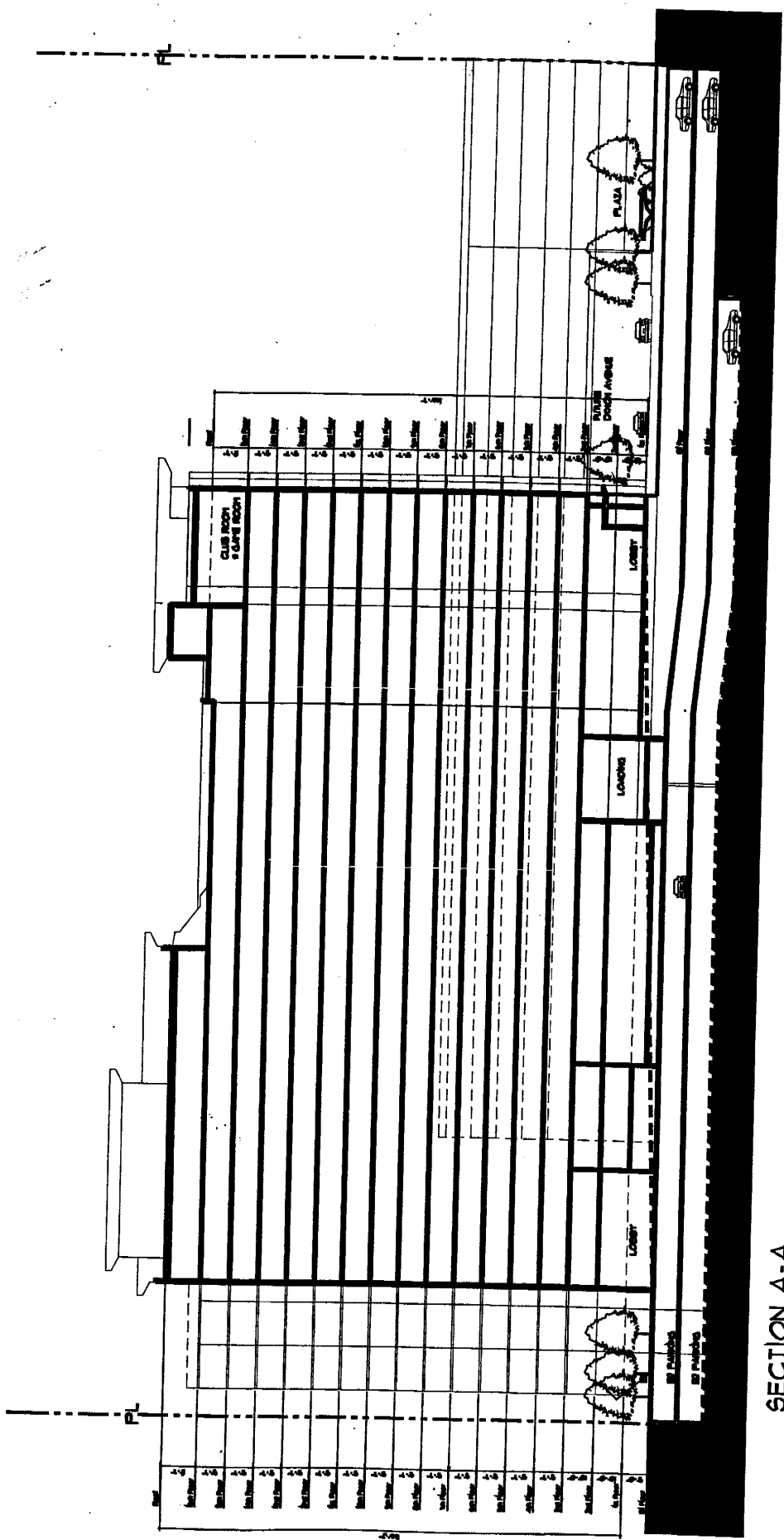
RIPLEY STREET RESIDENTIAL DEVELOPMENT
 Silver Spring, Maryland

KSI Development

Penthouse Floor
 04/28/04
 04/03/01
 Scheme 4
 A.11
 Scale: 1/16"=1'-0"



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SECTION A-A

RIPLEY STREET RESIDENTIAL DEVELOPMENT
 Silver Spring, Maryland

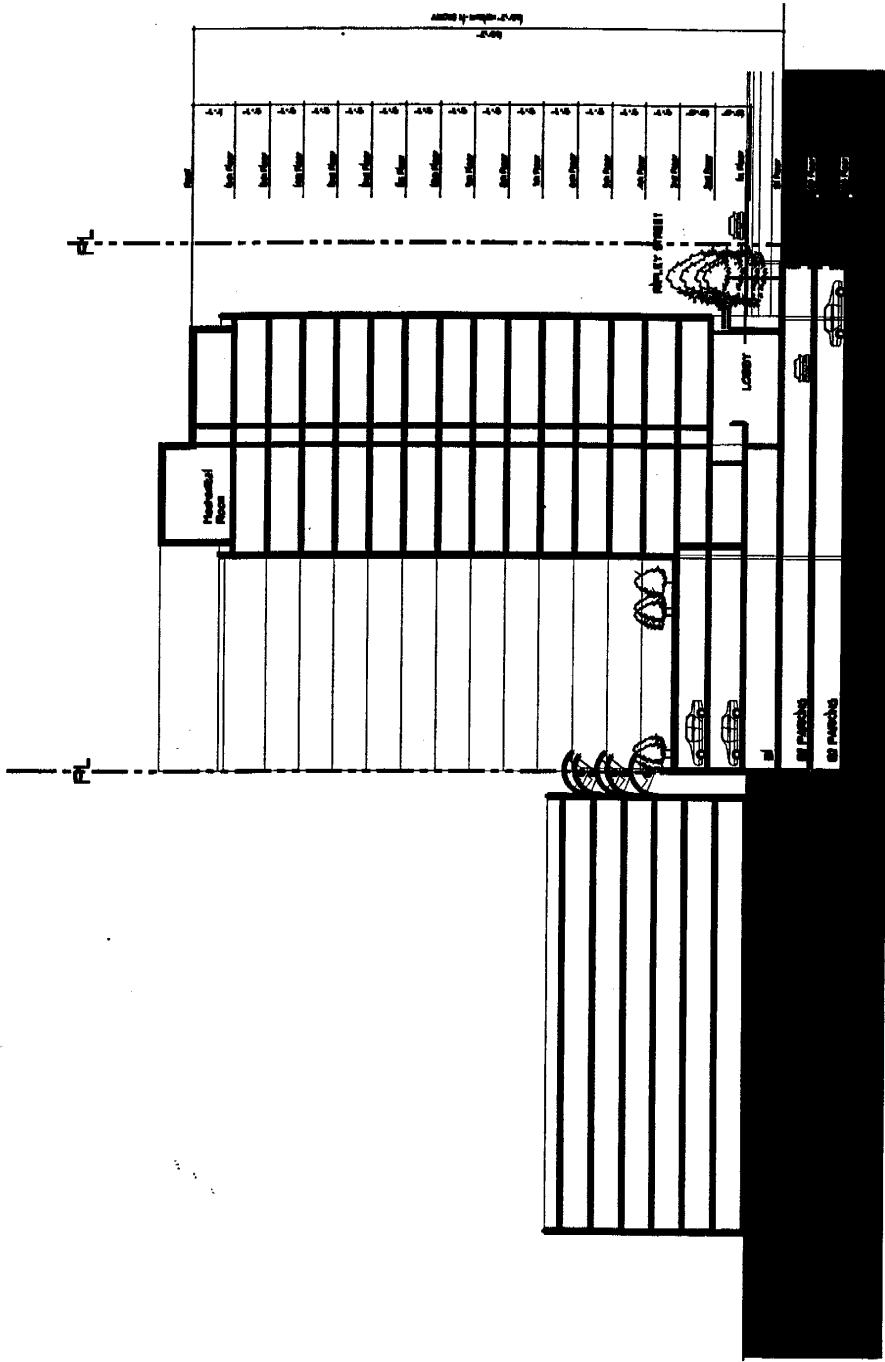
KSI Development

Section A-A

04.28.04
 WA 03031
 Scheme A
 A.12
 Scale: 1/16"=1'-0"



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SECTION B-B

RIPLEY STREET RESIDENTIAL DEVELOPMENT
Silver Spring, Maryland

K S I Development

Section B-B
04.28.04
WA 03031
Schema 4
A.13
Scale: 1/16"=1'-0"



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PLANNING AND REGULATORY FRAMEWORK: Sector Plan

ZONING AND LAND USE:

The 47,431-square foot (net lot) subject property is zoned CBD-2 (Central Business District, 2.0). The approved Silver Spring CBD Sector Plan recommends the CBD-2 zoning for this site which was applied through the Sectional Map Amendment (SMA) adopted July 18, 2000, per County Council Resolution 14-600. The property is located in the Ripley District and is within the South Silver Spring/Ripley Overlay Zone.

The development proposal is comprised of a 336 unit high-rise condominium building including 42 on-site moderately priced dwelling units (MPDU) and 5,946 square feet of non-residential use. The building will be 16 stories in height- approximately 190 feet. The Zoning Ordinance permits a maximum building height of 200 feet for the CBD-2 Zone provided the property is within 800 feet of a Metro station entrance. Residential use is a permitted use and conforms to the intent of the CBD-2 Zone. The proposal will be implemented under the optional method of development. The project proposes a density of 200 units/acre which is the permitted maximum for residential development in the CBD-2 Zone under the Optional Method of Development.

The minimum required on-site public use space for this project is 9,486 square feet (20% of the net lot). The applicant proposes a total of 11,524 square feet of on-site public use space or 24.3% of the net lot area. The applicant is also proposing 13,171 square feet of off-site improvements. The path connection from the west side of the building to Bonifant is an interim improvement that may be displaced by future development. If this occurs, the off site improvements would be reduced by 2,961 square feet. The project would still meet required minimum for on and off site public amenities. The allowable levels of Public Open Space - the combined on-site public use space, amenities and off-site improvements- are 24,695 square feet or 52.0% of the net lot area.

SECTOR PLAN CONFORMANCE:

The Silver Spring Central Business District and Vicinity Sector Plan, approved by the County Council on February 1, 2000, outlines six themes which articulate the shared goals and vision for a revitalized Silver Spring. Four of these themes (i.e. a residential downtown; a green downtown; a transit-oriented downtown; and a pedestrian-friendly downtown) apply to this proposed project. The Sector Plan does not specifically identify the proposed project site as a potential housing site. However, the Sector Plan does encourage housing as an important component of the revitalization efforts.

The proposed project is being developed under the optional method of development and proposes a new public open space. This project encourages the development of active urban streets by providing street-facing building entrances and easily accessible and highly visible public spaces as activity generators. This proposal improves the quality of the pedestrian environment by providing the Silver Spring streetscape treatment required for optional method projects. The proposed development is located less than a quarter mile (5 minute walking distance) from the Silver Spring Metro Station. The proximity to transit facilities and to the