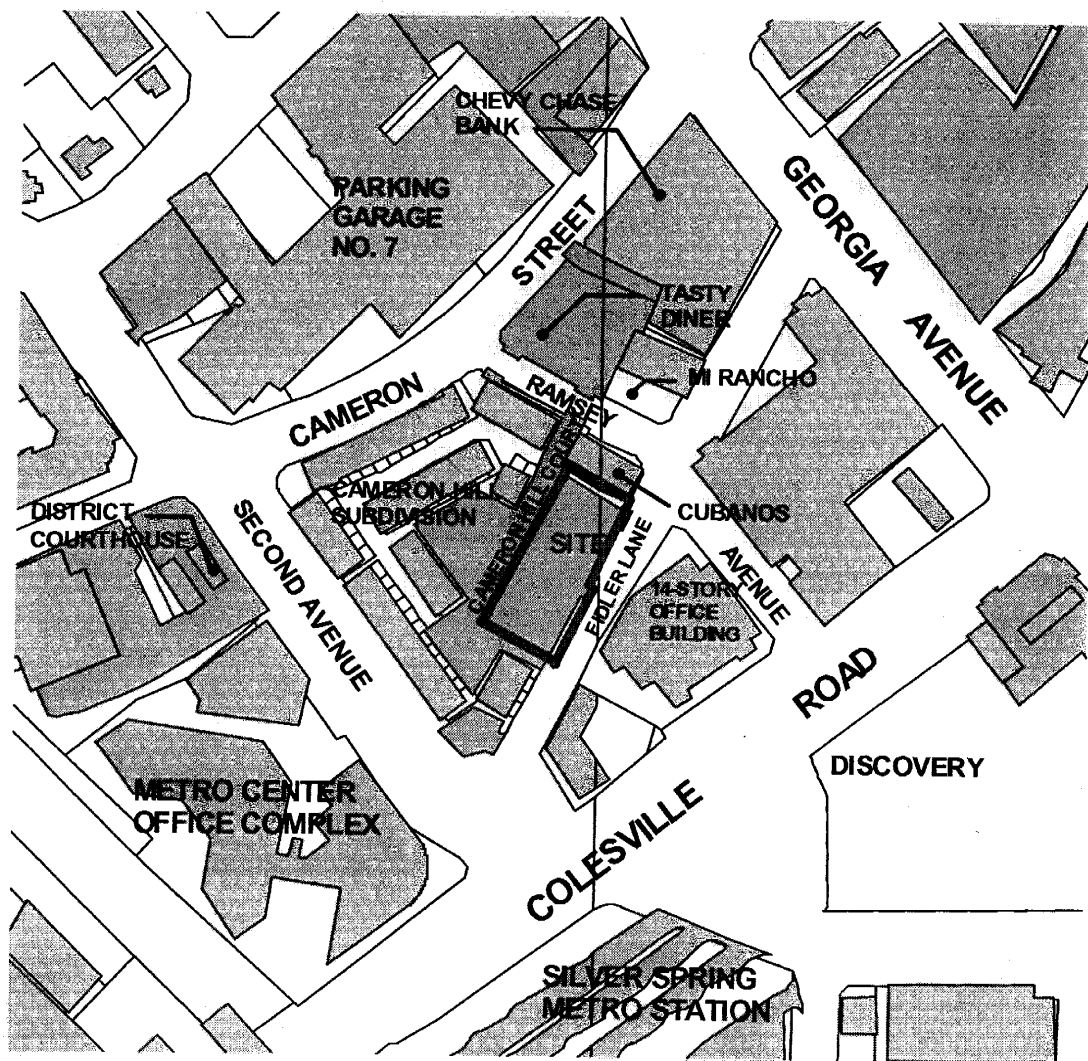


PROJECT DESCRIPTION: Surrounding Vicinity

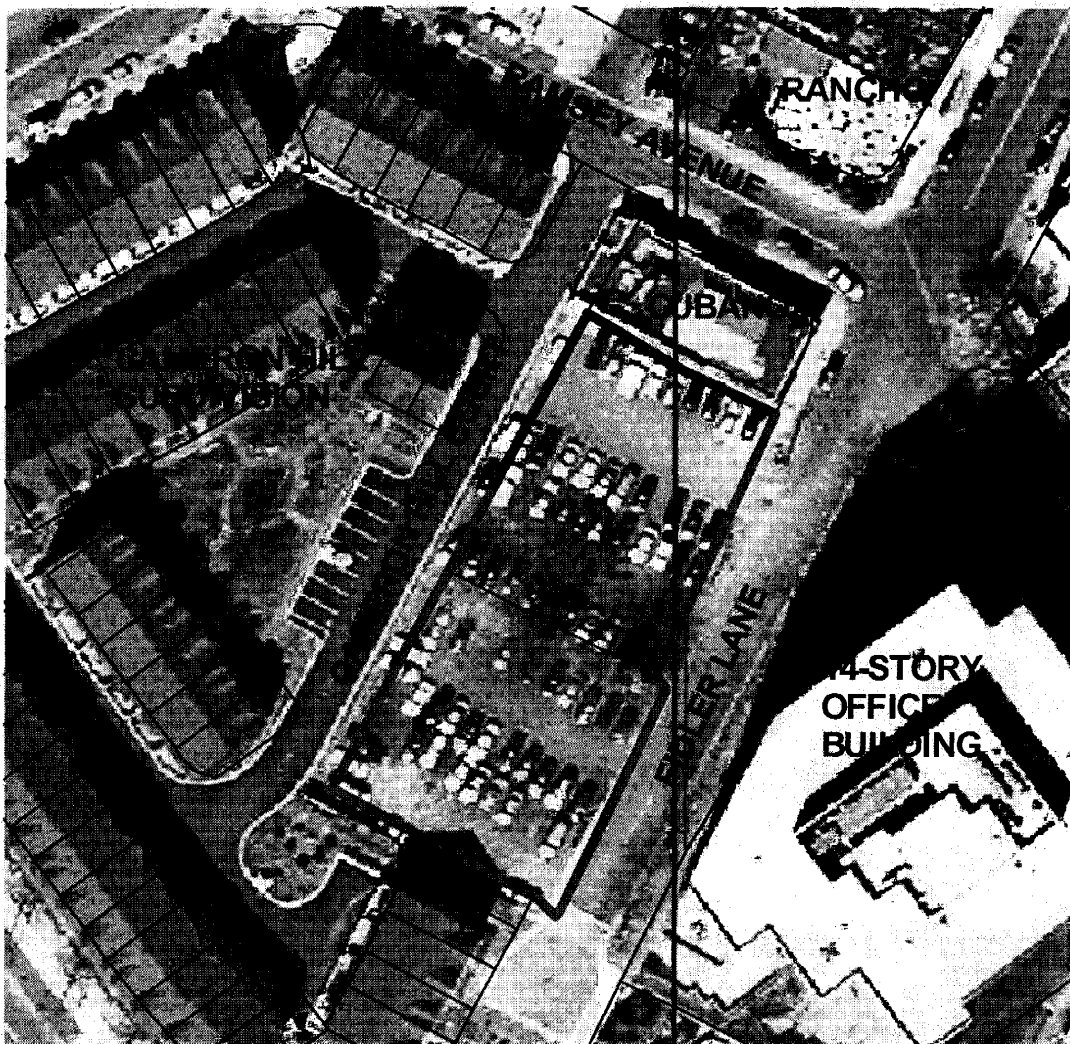
The 1203 Fidler Lane, LLC development is within the CBD-R2 Zone in downtown Silver Spring. The site is surrounded by CBD-R2 properties directly to the west and across Ramsey Avenue and includes the Cameron Hill Subdivision (Plat Book 607, Page 86 and preliminary plan #1-98104), Cubanos Restaurant (part of Lot 5, Plat Book 2, No. 147), Mi Rancho Restaurant (Plat Book 615, Page 9) and the Tasty Diner (Plat Book 148, Page 13). The 14-story commercial office site (Plat book 559, page 50) to the south across Fidler lane is zoned CBD-3 and the McDonald's site at Route 29 and Second Avenue is zoned CBD-2. The 17-story office complex across Second Avenue is zoned CBD-3 as well as the 15-story residential complex known as Alexander House. The 4-level county parking garage (Garage No. 7) and commercial building (preliminary plan #1-84190) across Cameron Street is zoned CBD-2.



PROJECT DESCRIPTION: Site Description

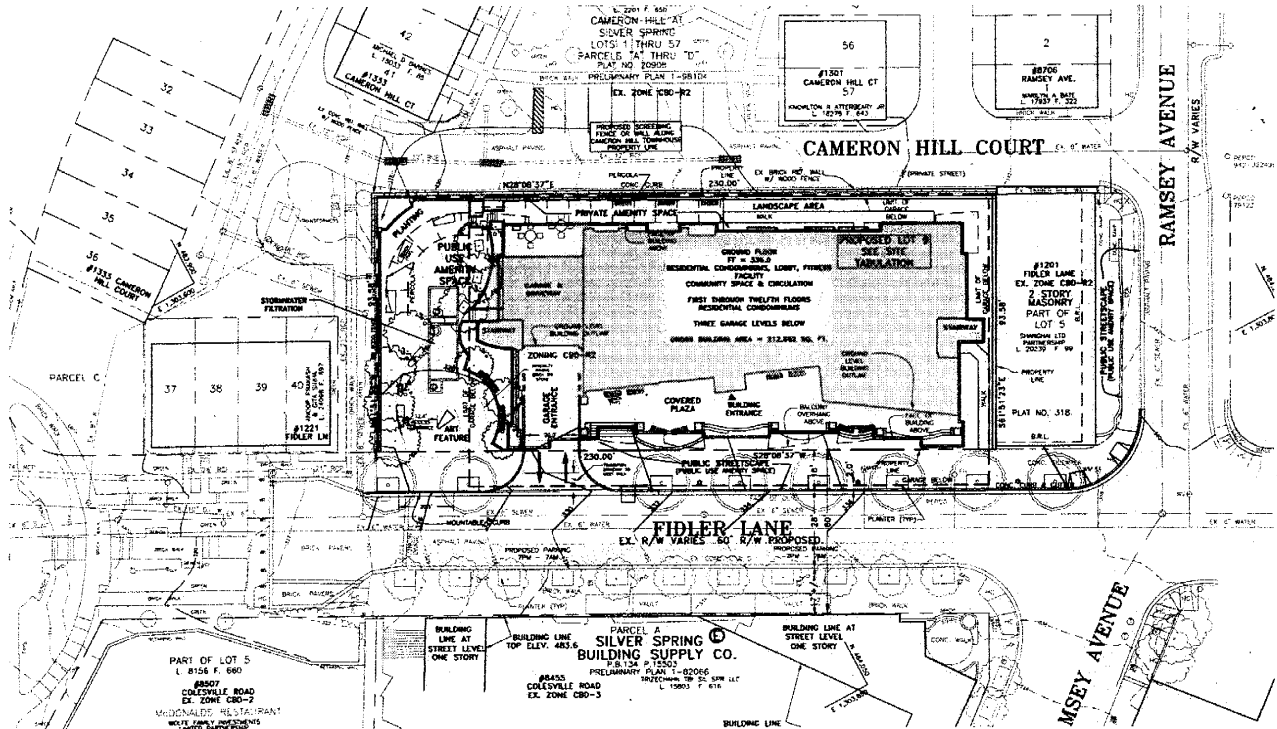
The site consists of parts of Lots 1 and 2 of Fidler's subdivision of Part of "Labyrinth" (Parcels N351 and N352 in (Plat Book 2, No. 147) recorded in May 1912. The original property consisted of eight lots in the same tract. The property is an unimproved site currently being used as a surface parking facility. There are no structures on the property. The site is separated from Cameron Hill Court by a retaining wall and wood fence. The property directly fronts on Fidler Lane, which is unimproved at the frontage of the subject site. The opposite side of Fidler Lane is improved with the standard Silver Spring streetscape including street trees and paving. Cuban's restaurant is sited directly on the property line abutting the subject site.

The topography on the property slopes from north to south by approximately 16 feet. The high point of the site is at the northwest corner adjacent to Cameron Hill Court and the corner of Cuban's Restaurant (Lot 5). There is no significant vegetation on the property with the exception of three large shade trees on the existing lot line of Lots 1 and 2 from Fidler Lane to Cameron Hill Court.



PROJECT DESCRIPTION: Proposal

The 1203 Fidler Lane, LLC Development proposes approximately a 170,000 square foot building, including 158 residential condominium dwelling units, of which (15%) 24 will be MPDUs. The applicant is receiving a 22% density bonus for providing additional MPDUs on the site.



Building Design

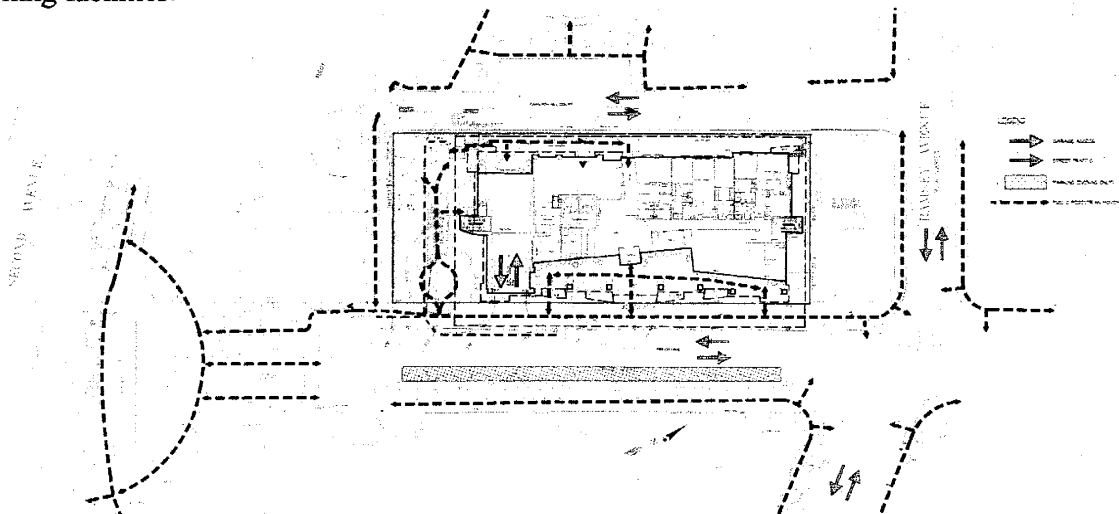
The rectangular-shaped building is comprised of 13 stories including a fitness room, social room, business room and office on the first floor as well as two residential units. The remainder of the residential units is located on the second through thirteenth floors. The height of the building conforms to the setbacks required in the CBD-R2 Zone. The main entry into the building is located directly on Fidler Lane and leads from the proposed streetscape into the main lobby area of the building. The plaza is partially covered and protected, extending out to the property line and inviting pedestrians into the site. Curved balconies and bays of floor-to-ceiling glass punctuate the façade of the building, composed of masonry and glass. The rusticated, two-tone masonry is utilized to emphasize the corner glass bays, while the vertical element reinforces the glass corners. The base of the building is strongly expressed, with post and beam articulating the stair towers on the southern end and graceful arches on the ends of the building. The decks on the perimeter of the building also emphasize the arches, which are repeated in the art sculpture and benches in the public plaza.





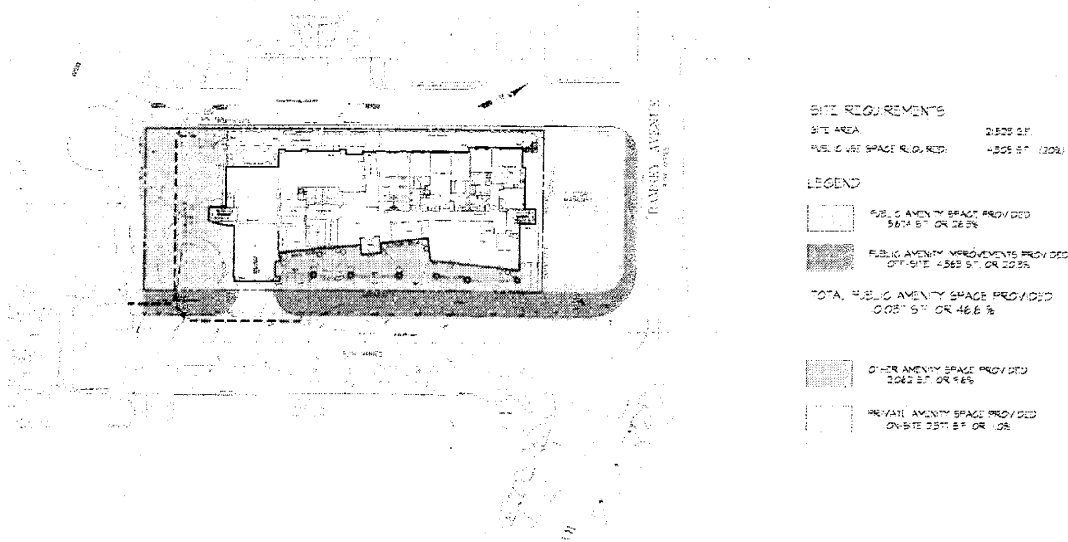
Vehicular Access/Parking

Vehicular access for the residents is and will consist of a two-level below-grade parking structure accommodating 89 parking spaces with vault spaces under the right-of-way and 69 spaces without the vault parking. The County must decide whether or not to permit vault parking under their right-of-way. The applicant has met with the respective County offices and initiated a request for the vault spaces. The parking lot access is located adjacent to the public plaza at the southern end of Fidler Lane. The apron to the garage will contain the brick pavers and granite sets for a continuous treatment within the Fidler Lane right-of-way to visually enlarge and accentuate the plaza. The site is located within the Silver Spring Parking Lot District, allowing the applicant to provide less parking in the CBD and encouraging the use of the local public parking facilities.



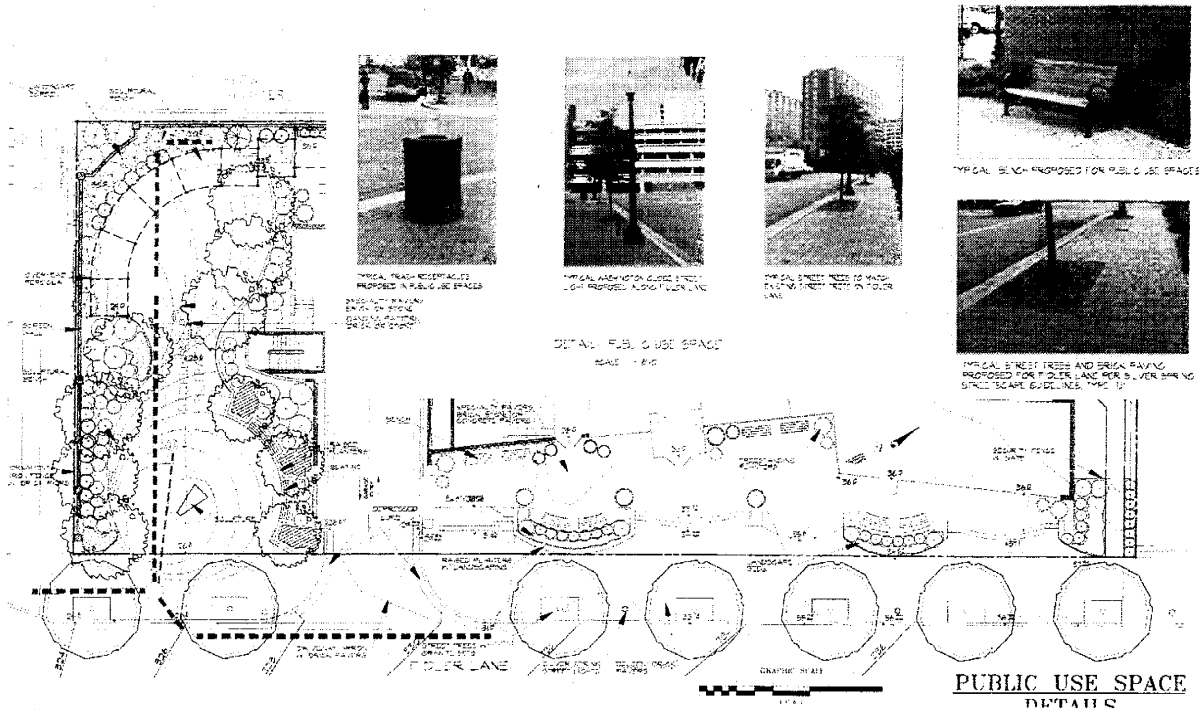
Public Use Space

The majority of the on-site public use space consists of a plaza located at the southeastern end of the site and consisting of public art, benches, amenity landscaping and lighting and ornamental paving to accentuate the building and amenities. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape of Fidler Lane and incorporating the public art as an element of the design. The plaza will be interactive for pedestrians and residents of the building, specifically those walking from the metro through the site to the restaurants and downtown area. The proposed plaza will consist of specialty paving and lighting, landscaping and other design elements such as sculpture to invite the public into the space and blend architectural features relating to the building design. The public space will also include benches that emphasize and compliment the sculpture, blended with landscaping and specialty lighting to accentuate the area. The total on-site public use space being provided is 5,674 square feet or 26.3% of the net lot area.



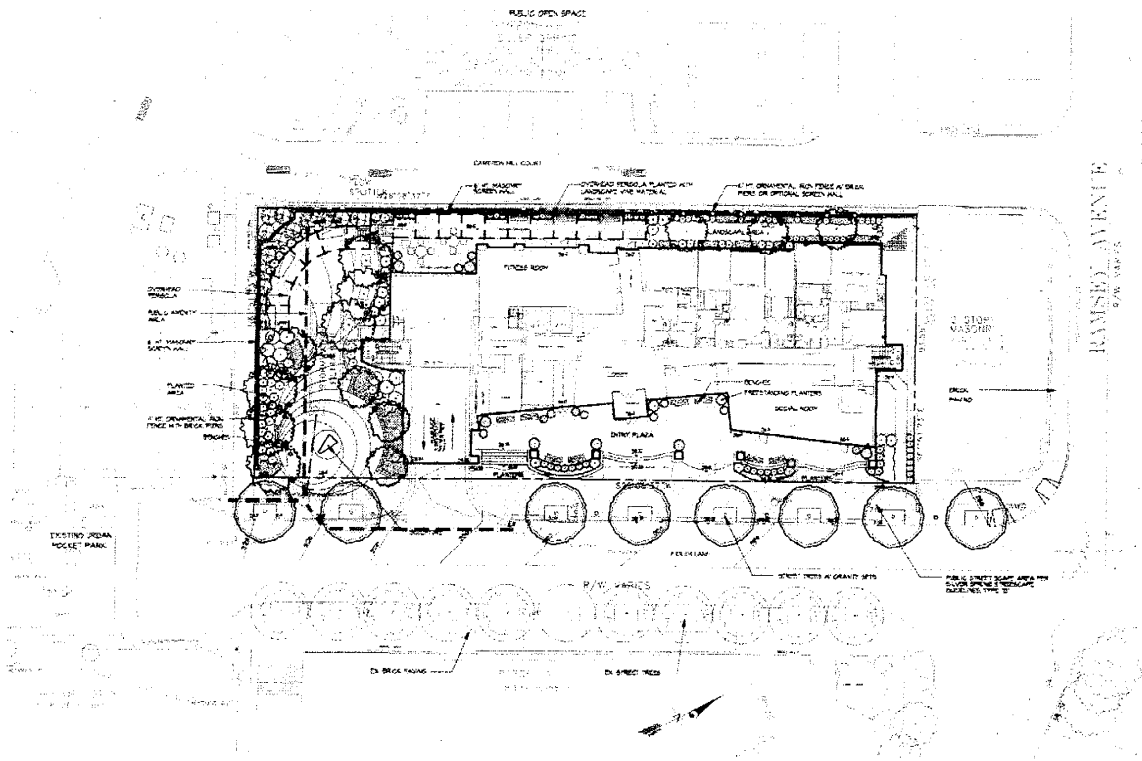
Off-site improvements will include streetscape improvements along the west side of Fidler Lane directly in front of the property and continued to the intersection with Ramsey Avenue. The streetscape improvements will continue in front of Lot 5 (presently Cubanitos restaurant) along the public right-of-way of Ramsey Avenue. All of the on and off-site improvements, with the exception of the area in front of Cubanitos Restaurant on Ramsey Avenue, will consist of street trees, specialty pavers and specialty lighting as outlined in the *Silver Spring Streetscape Plan (April 1992) Technical Manual, as amended*. The area in front of the restaurant is only wide enough for paving and minimal lighting. The applicant is also undergrounding the utilities within the Ramsey Avenue right-of-way that correspond to the off-site improvements. The total off-site improvement being provided is 4,363 square feet or 20.3% of the net lot area. The combined totals for on and off-site improvements equal 46.6%, 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. In addition to the public use space, the applicant is providing private amenity space for the residents that will consist of a private

courtyard and amenity landscape area on the north side of the building and a covered entry plaza at the entrance to the building on Fidler Lane.

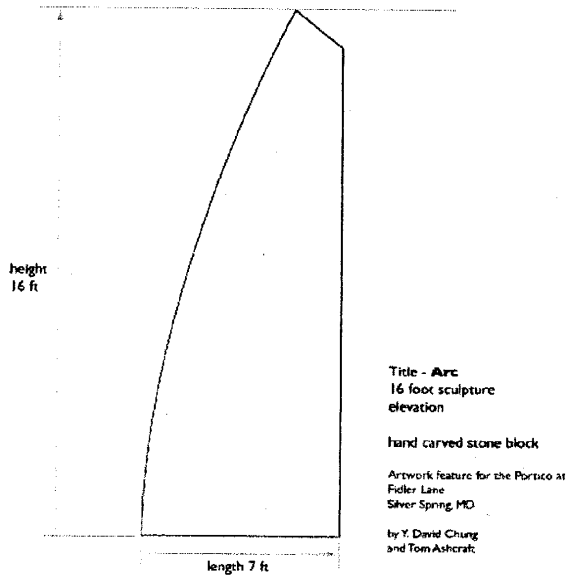


Public Art/Plaza

The urban pocket park designed at the southern end of the property will serve as a vital urban open space link and part of the pedestrian system in the community. The park will be the part of an interconnected pedestrian system of green spaces between the Metro Station and areas of Georgia Avenue south of Colesville Road. The park will be a continuation of the pedestrian green space created by the 2nd Avenue park adjacent to McDonalds, and will visually create a focal point or destination point for pedestrians traversing Fidler Lane uphill to Georgia Avenue from the Metro Station. The urban pocket park is designed with two interconnected pedestrian spaces, one multi-circular, designed to interact with the public streetscape and focused around a central sculpture artwork element. The second space, to the west or rear of the pocket park, is more quiet and contemplative in nature. This quiet seating space is enclosed by an overhead Pergola and trellis structure to act as a backdrop to the pedestrian space as well as a transition and connection to the private courtyard at the rear of the building. The edges of the park will contain raised planters with interesting deciduous/evergreen plant material as well as colorful perennials and groundcovers. Both park spaces will contain specialty paving of brick or stone, sculptural seating benches and street-style lighting.



The main feature of the urban pocket park is a 16-foot-tall, hand-carved stone sculpture in the form of a graceful “Arc” reaching skyward. This elegant structure acts as a marker for the outdoor public space, being created as a pocket park with this new building structure as a backdrop. The arc-form echoes the distinctive curved balconies that distinguish this building and will be clearly visible from the plaza in front of the Silver Spring Metro Station. The surface will be a thermal and bush-hammer finish with a semi-rough texture. The park and sculpture will be softly lit in the evening to enhance the streetscape, inviting pedestrians and commuters to enjoy and relax.



The public space will also feature six hand-carved benches made of cut stone to reinforce the “Arc” concept. The paving will be designed with a curving pattern that compliments the sculpture and the benches. With the landscaping and the over-arching trees, this park will create an oasis of quiet and reflection immediately adjacent bustling downtown transportation hub.

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 28 of this report.

Prior Approvals

The proposed development is zoned CBD-R2 (Central Business District-Residential 2). This property consists of two parcels; N351 and N352 and described as parts of lot 1 and 2 and recorded in Plat Book 147, Page 2.

Preliminary Plan

A Preliminary Plan of subdivision (1-04040) is being reviewed concurrently with the project plan.

BASIS FOR CONSIDERATION OF ISSUES

Per Sec. 59-D-2.43, in making its decision on an application for an optional method development in making the required findings, the Planning Board must consider the following:

- (a) *The nature of the proposed site and development, including its size and shape, and the proposed size, shape, height, arrangement and design of structures, and its consistency with an urban renewal plan approved under Chapter 56.*
- (b) *Whether the open spaces, including developed open space, would serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are planned, designed and situated to function as necessary physical and aesthetic open areas among and between individual structures and groups of structures, and whether the setbacks, yards and related walkways are located and of sufficient dimensions to provide for adequate light, air, pedestrian circulation and necessary vehicular access.*
- (c) *Whether the vehicular circulation system, including access and off-street and loading, is designed to provide an efficient, safe and convenient transportation system.*
- (d) *Whether the pedestrian circulation system is located, designed and of sufficient size to conveniently handle pedestrian traffic efficiently and without congestion; the extent to which the pedestrian circulation system is separated from vehicular roadways so as to be safe, pleasing and efficient for movement of pedestrians; and whether the pedestrian circulation system provides efficient, convenient and adequate linkages among residential areas, open spaces, recreational areas, commercial and employment areas and public facilities.*
- (e) *The adequacy of landscaping, screening, parking and loading areas, service areas, lighting and signs, in relation to the type of use and neighborhood.*

- (f) *The adequacy of provisions for construction of moderately priced dwelling units in accordance with Chapter 25A if that Chapter applies.*
- (g) *The staging program and schedule of development.*
- (h) *The adequacy of forest conservation measures proposed to meet any requirements under Chapter 22A.*
- (i) *The adequacy of water resource protection measures proposed to meet any requirements under Chapter 19.*