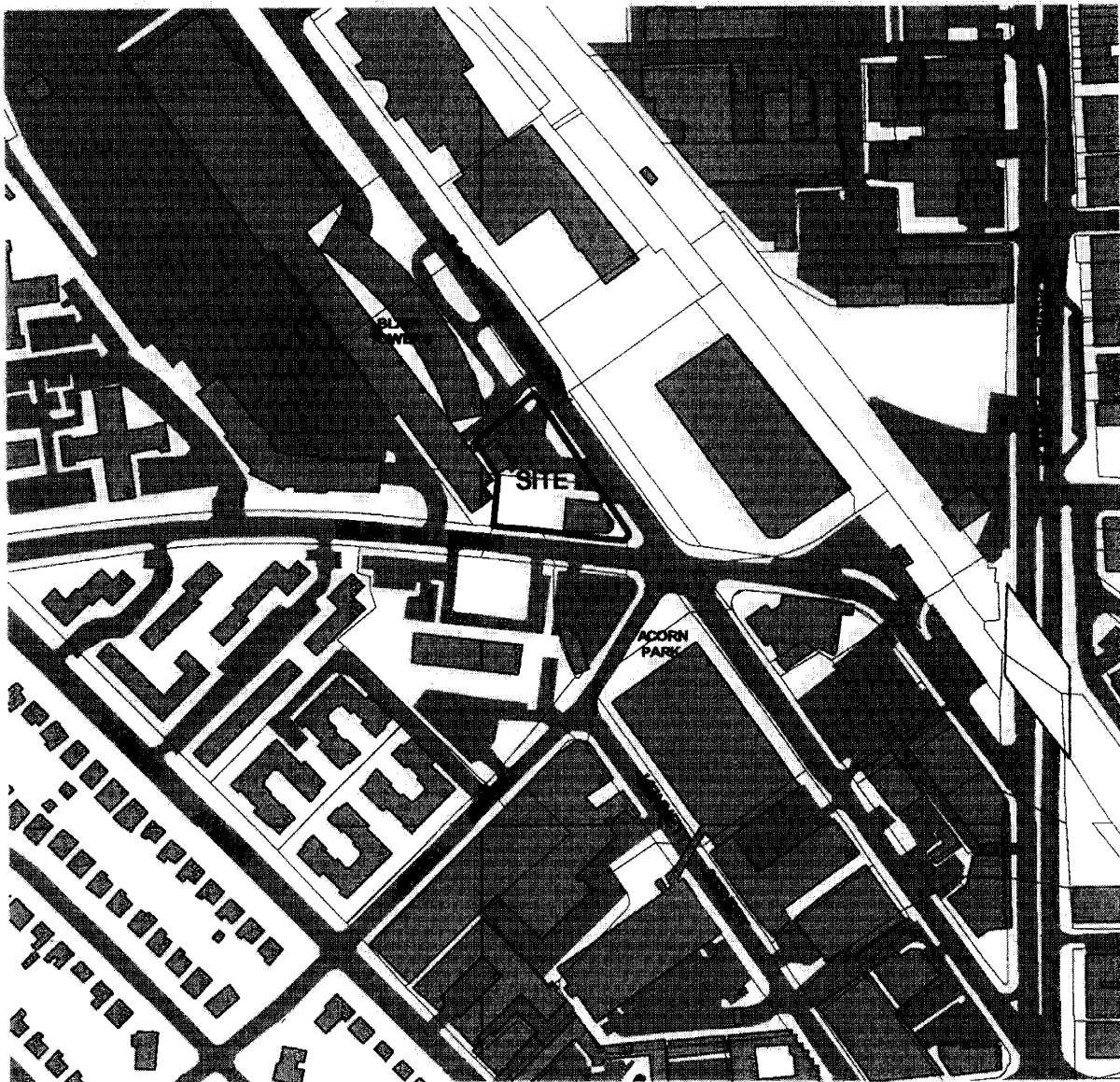


PROJECT DESCRIPTION: Surrounding Vicinity

The proposed development is located in the northwest quadrant of the intersection of Blair Mill Road and East-West Highway in south Silver Spring. The site is surrounded by CBD-2 properties to the north and east across East-West Highway; however, the zoning pattern transitions to CBD-1 to the south across Blair Mill Road. The subject site and surrounding properties to the east and north are within the Ripley/South Silver Spring Overlay Zone.

The property is surrounded by residential properties, including the Barrington Towers, a 15-story apartment complex, and the 4-story Silverton/Canada Dry condominium project directly to the north across East-West Highway. The 15-story Blair Towers is located adjacent to the property further northwest on East-West Highway. Springwood apartments, a 4-story mid-rise apartment complex, is located south of the site along Blair Mill Road. Discovery Channel Communications building is situated southeast of the site at East-West Highway and Kennett Street, adjacent to Acorn Park.



PROJECT DESCRIPTION: Site Description

The site is located at 1200 East-West Highway at the intersection of Blair Mill Road. The property consists of two separately platted parcels, N864, an unrecorded lot, and N811, shown on plat no. 5534. The property is currently being used as an All Tune & Lube service facility in a one-story building with ancillary parking on the north side, and a vacant one-story auto-related facility building and parking on the south side. The frontage of All Tune & Lube contains a five-foot-wide sidewalk, street trees and lights within a 3-foot grass panel. A below-grade parking entrance with structured parking on top is located behind the auto-related facility. Access to the parking for this building is located from East-West Highway and Blair Mill Road. Access to the All Tune & Lube is from East-West Highway.

Overhead wires exist along the frontage of Blair Mill Road and on the northern property line adjacent to the Blair Apartments. The intersection of Blair Mill and East-West Highway is signalized. The northwestern boundary contains a 6-foot wood fence and Leyland Cypress buffer as well as a 40" dbh (diameter breast height) red oak on the adjacent property near the property line at East-West Highway.

The topography on the property slopes from west to south by approximately three feet along East-West Highway; however, the grade drops significantly by 10 feet along Blair Mill Road toward Eastern Avenue.

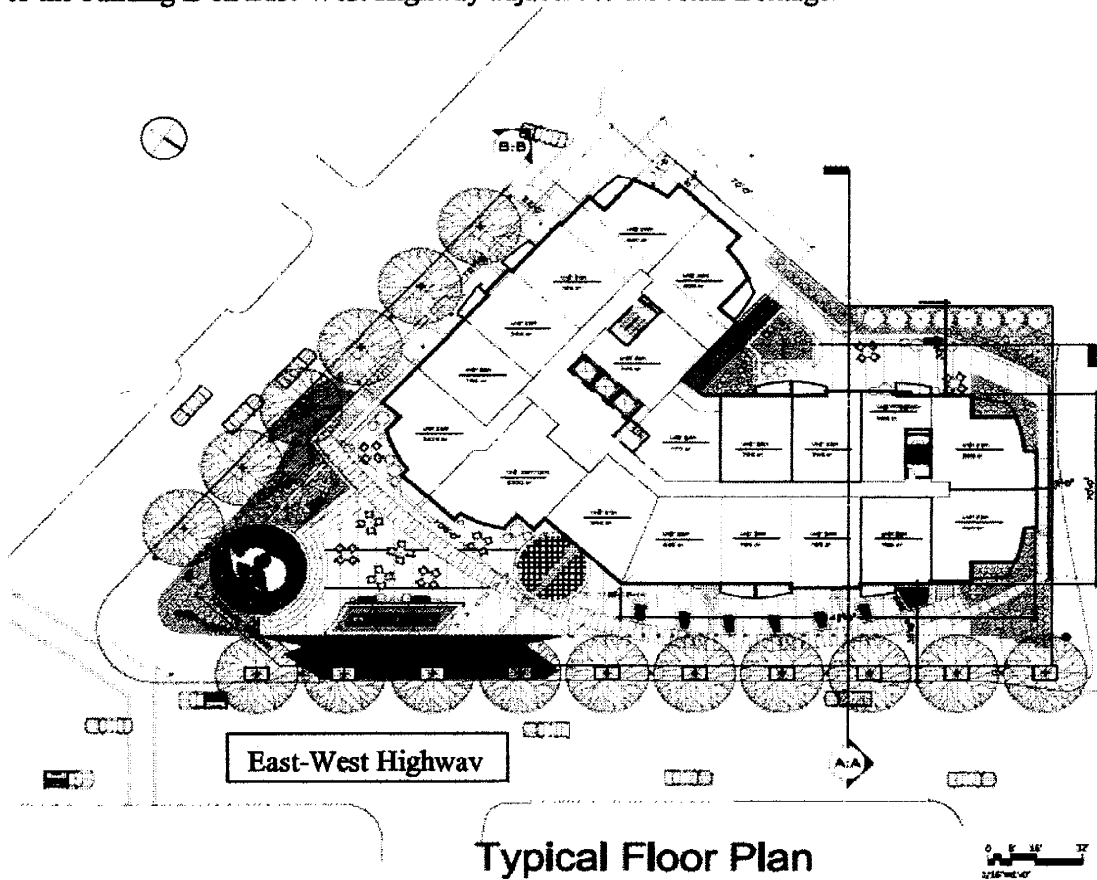


PROJECT DESCRIPTION: Proposal

The 1200 East-West Highway applicant proposes to redevelop the existing auto-related uses into approximately 275,000 square feet of development, including 264,400 square feet of residential space consisting of approximately 247 multi-family dwelling units, of which 31 (or 12.5% of the total number of units) will be MPDUs, and 10,600 square feet of retail space on 1.40 acres.

Building Design

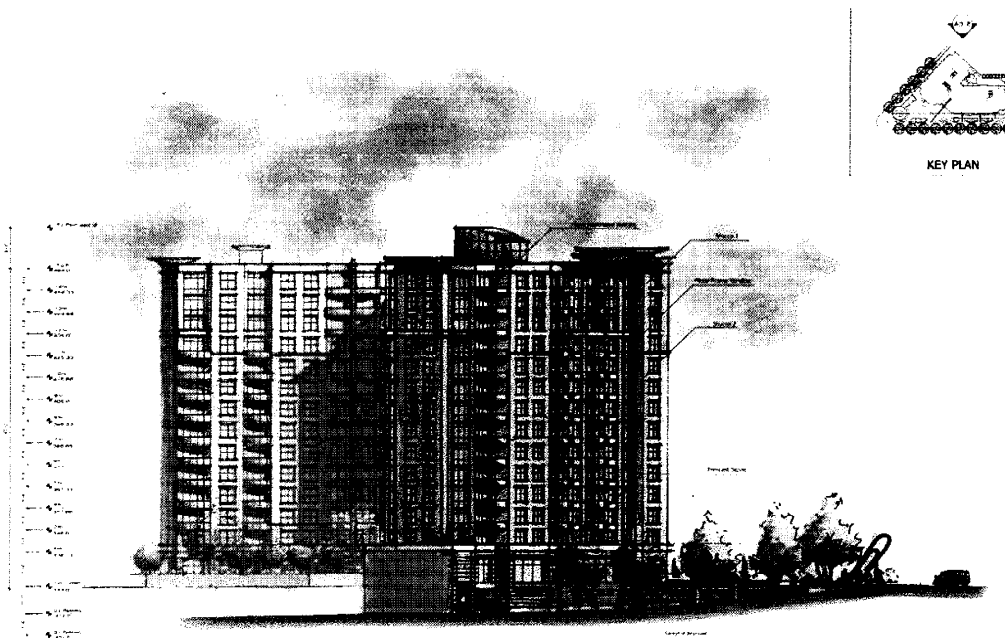
The proposed building is a modified “L”-shaped structure, corresponding to the shape of the street frontage on the two intersecting streets. The building is proposed as a 14-story, 142-foot tall building, with retail and amenity space on the first floor. The retail space will face East-West Highway incorporating an urban plaza, while also addressing pedestrian thru traffic. The residential lobby entrance to the building is on East-West Highway adjacent to the retail frontage.



The 14-story building is equipped with two levels of underground parking: 13 stories of residential units atop a mixed-use base on the first floor that includes the residential lobby, mail room, recreational area for the owners and two retail areas located at each side of the residential lobby entrance. The façade is composed of pre-cast stone, stucco, glass and metal accents integrated in a rectangular grid that is broken up by the glazed entry to the residential lobby. The pre-cast stone base of the building highlights the storefront of the retail areas and provides, in conjunction with the plaza and the landscape, an interesting streetscape. The colors proposed in the building, silhouetted by metal components, are similar to those that dominate most Art Deco buildings. The Art Deco components of this building were inspired by the existing architecture of the Canada Dry building.



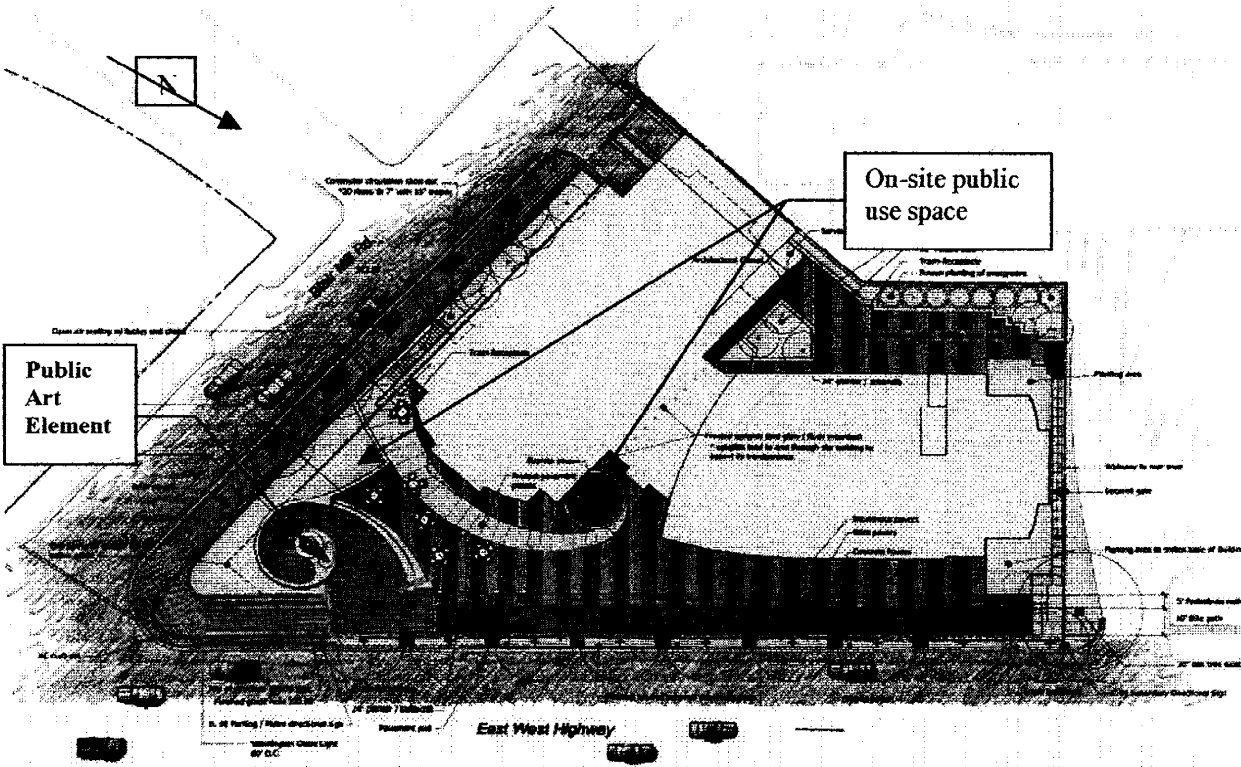
View of the proposed building frontage along East-West Highway



View of the proposed building and garage entry along the Blair Mill Road frontage

Public Use Space and Amenities

The project plan is providing 24 percent on-site public use space and 36 percent off-site public use space for a total of 60 percent. The minimum on-site public use space requirement is 20 percent, which is being significantly increased with this proposal, and the combined on and off-site public use space is higher than the standard percentage of public use space within the Silver Spring CBD of 46-48 percent. The on-site public use space consists integrated spaces, including a public plaza, designed as a foreground to the building. This public plaza is outlined by the building to the south and west with widely spaced planting to the north and east. An eating establishment is planned for the building corner, which would animate the use considerably.



The public plaza contains many elements that are unified by paving patterns, planters, vertical elements and the public art. The linear paving from East-West Highway to the building face corresponds to the architecture and vertical elements in the building. The arc of stone paving directly relates to the building location and curvature of the intersecting streets, terminating into a circular ring at the entrance to the residential lobby. The arc directs pedestrian movement through the plaza while activating the retail store frontage. The larger portion of the plaza toward the intersecting streets is a circular plaza that spirals to the vertical public art element.

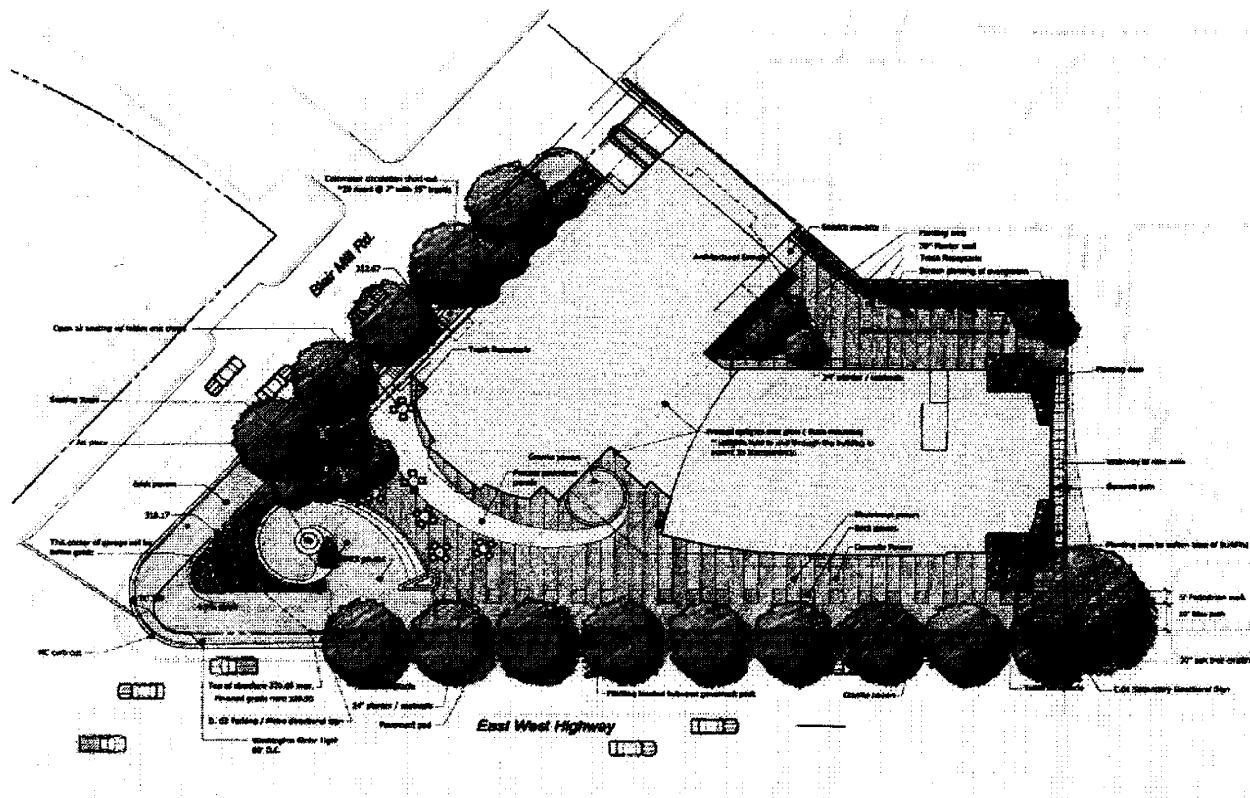
The off-site public use space is comprised of the streetscape improvements within the rights-of-way of Blair Mill Road and East-West Highway.

The Applicant is also proposing a private amenity space on the south side of the building, which consists of a terrace with tables, chairs, benches and planters for the building's residents. A portion of the private amenity space will serve as a pedestrian area for moving material and supplies in and out of the retail bays, linked via an elevator with the vehicular service entrance on Blair Mill Road.

The developer has retained Ray King as the artist for the Project. He is recognized as a pioneer of glass and light works. His work includes innovative types of new glass into his work and incorporates some of the newest light and glass technology. Ray King will work with the design team throughout the project and site plan processes to explore several opportunities for incorporation of art, possibly on the building itself, and within the public use space. Vertical features within the plaza will delineate a gentle separation between ongoing pedestrians and patrons of the retail frontage. These features will be treated as art elements, incorporating horizontal and vertical lighting, planters and landscape that highlight the area.

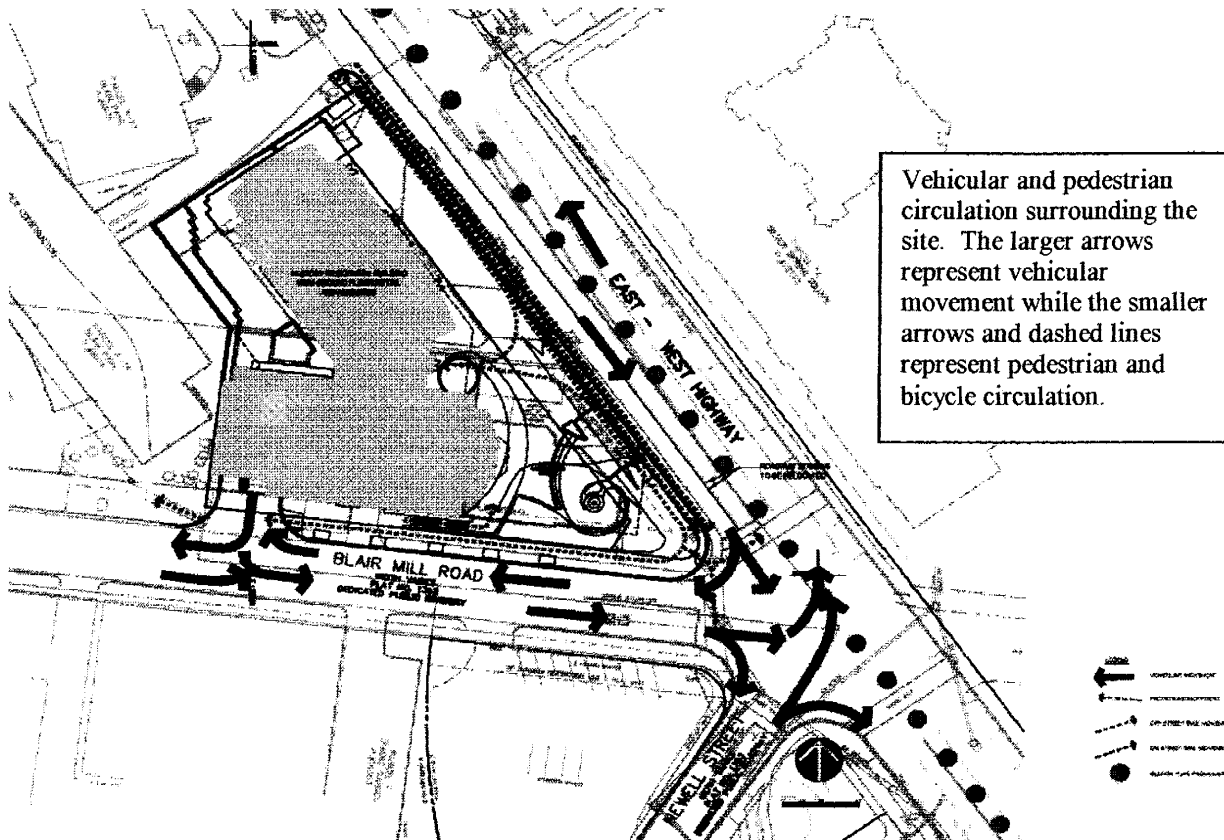
Lighting along the street will be the Washington acorn globe fixture and pole. Walkways and the building's face will be illuminated with a combination of building sconces and pavement up-lights and specialty light posts to illuminate and activate the pedestrian space during evening hours.

The Silver Spring CBD streetscape tree planting along East-West Highway is specified as London Plane Tree. Within the open space behind the walkway are many planters, designed to provide additional soil depth promoting survivability of plant material in an urban environment. The planters along East-West Highway will consist primarily of flowering trees to visually accentuate the plaza area.



Pedestrian and vehicular access

The retail component is designed to draw pedestrians from adjacent and nearby residential properties from the nearby transit stations for Metro and MARC, attract VanGo shuttle bus riders, complement the nearby shopping plaza, and activate the sidewalk and bike pathway along East-West Highway. To further promote the use of mass transit and the Silver Spring urban parking district, the applicant will also be seeking to add a VanGo stop and provide "Flex-car" space in the building's garage.



East-West Highway and Blair Mill Road are both publicly dedicated and improved streets. The existing right-of-way for East-West Highway is 75 feet. The sector plan recommends a total right-of-way of 110 feet for East-West Highway. The proposed redevelopment of the Property anticipates an additional dedication of 25 feet, for a total right-of-way width of 100 feet. Additionally, a reduction of 7 feet of the recommended 70-foot right-of-way is proposed on the north side of Blair Mill Road. The development proposes a dedication of an additional 3 feet, in-lieu-of 10 feet for a total right-of-way of 63 feet. All of the streetscape improvements, including sidewalks and bike lanes can be accommodated within the reduced rights-of-way for both roads.

The Project plan is proposing a 10-foot Class I bikeway (off-road, shared-use path) along the west side of East-West Highway and a Class III bikeway (on-road, bike lanes or signed shared roadway), as recommended by the Sector Plan.