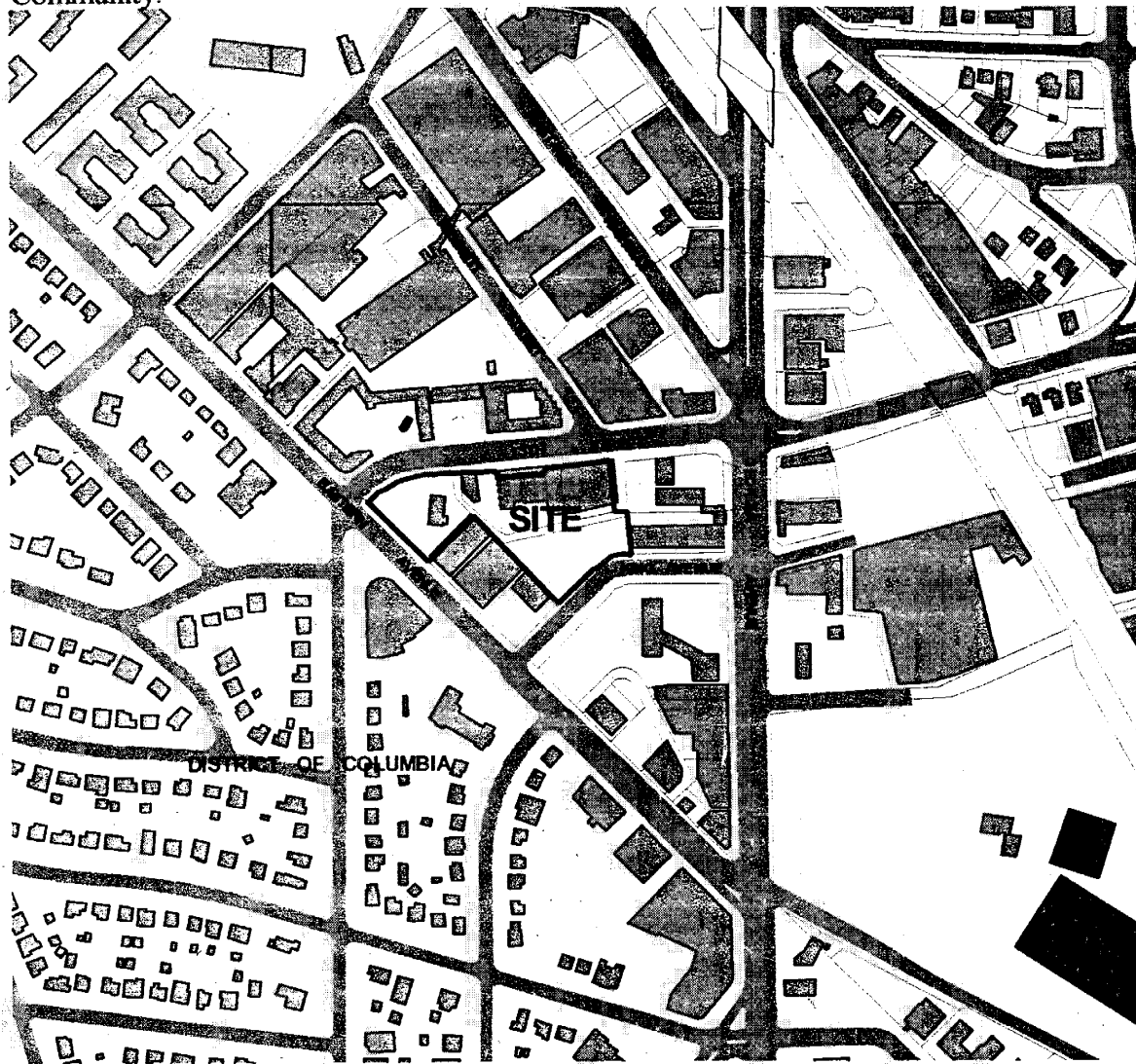


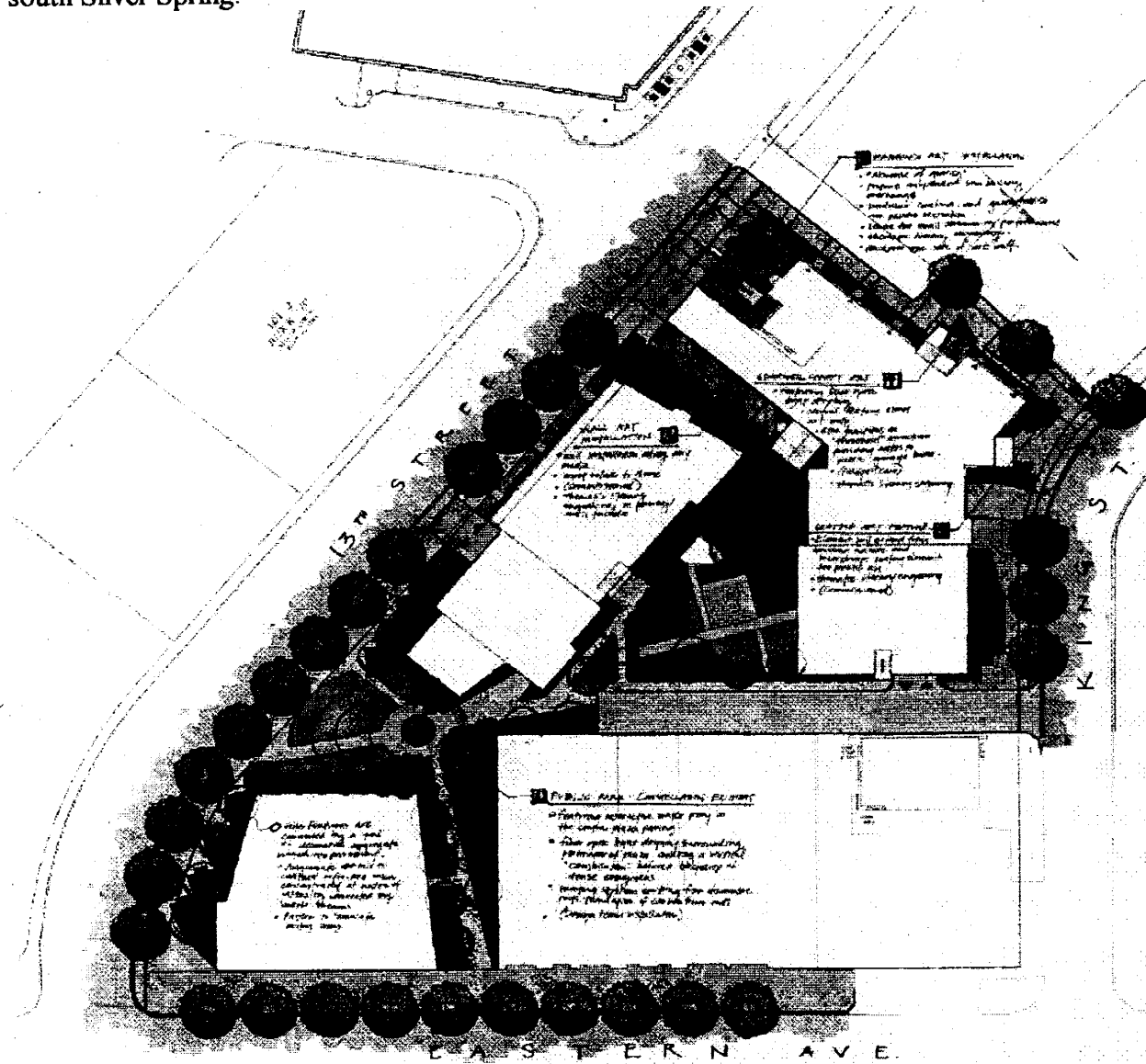
PROJECT DESCRIPTION: Surrounding Vicinity

The subject site is located in the northeast intersection of 13th Street and Eastern Avenue in South Silver Spring. The site falls within the Ripley/South Silver Spring Overlay Zone. The surrounding vicinity consists of a Travel Lodge hotel and a Days Inn hotel directly across 13th Street and a Ramada Inn hotel directly east of the site on King Street. The newly renovated 129-foot Grammax Tower apartment building is located across 13th Street at the intersection with Kennett Street. The Williams and Willste building (Site Plan 8-04028), a 90-110-foot condominium building, abuts the southeastern boundary of the property and fronts onto Eastern Avenue. The Kennett Street public parking garage is located approximately 100 feet north of the subject site along Kennett Street. A mix of commercial and retail uses, including a car wash, bank and auto-related service buildings are situated between Georgia Avenue and the subject property. The properties across Eastern Avenue, located within the District of Columbia, are comprised of three churches and one-family detached dwellings within the Shepard Park Community.



PROJECT DESCRIPTION: Proposal

The RST Development consolidates numerous properties into one buildable lot that is comprised of 328 multi-family dwelling units, including 41 MPDUs and public use space on 2.62 acres in south Silver Spring.



Site Plan of the Proposed Development

Building Program

The proposal envisions three separate buildings situated atop a 3-level below-grade parking structure that spans the majority of the lot. The building design is a modern architectural approach that blends curvilinear forms with the surrounding buildings to accent prominent features and activate the public use spaces. The building program is intended to provide the