

massing of the proposed structures closer to the northeastern portion of the site to complement the massing of the existing Grammax building and future development near the Georgia Avenue corridor. The scale transitions in height and mass from the northeast to the southwest near the frontage along Eastern Avenue to emphasize a move from the urban context to the pedestrian and residential character associated with the Shepard Park community in the District.

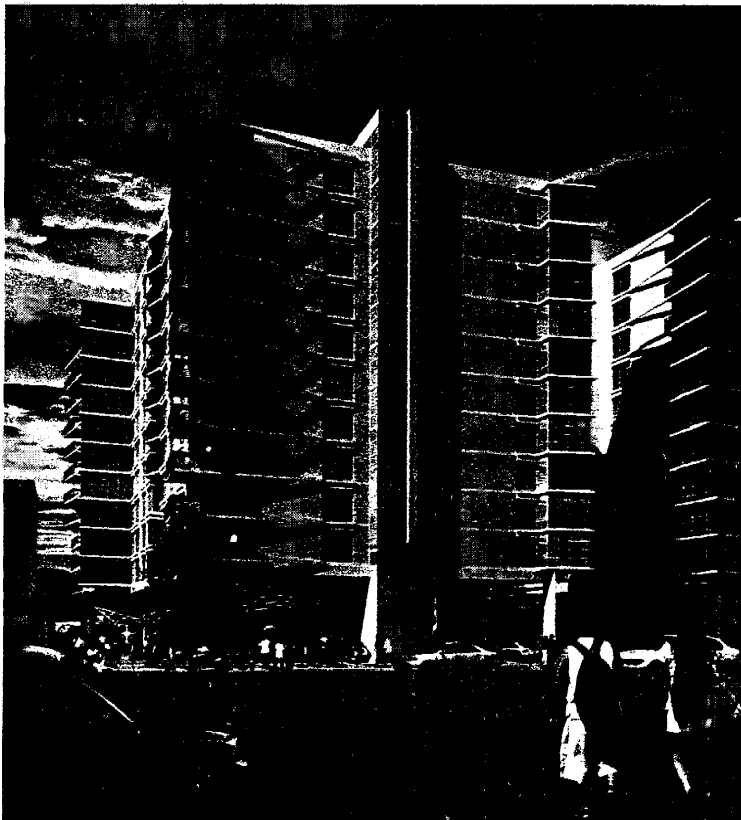


View of the south side of Building 'A' from King Street

Building 'A' creates a distinct urban edge along the northern and eastern property boundary, adjacent to 13<sup>th</sup> Street and the "Art Alley", which connects King Street to the south. Two-story maisonette units (possible live-work units) are envisioned along the "Art Alley" promenade to frame the environment, create an intimate atmosphere and provide a forum for local artists. Building 'B' has a two-story masonry base with floor lines expressed in exposed concrete, mixed with glass and steel. Building 'C' will be constructed of masonry and glass to complement the surrounding buildings under construction and the existing architecture in the neighboring communities.



Night-time perspective of Building 'B' with the Public Park and 13<sup>th</sup> Street in the foreground

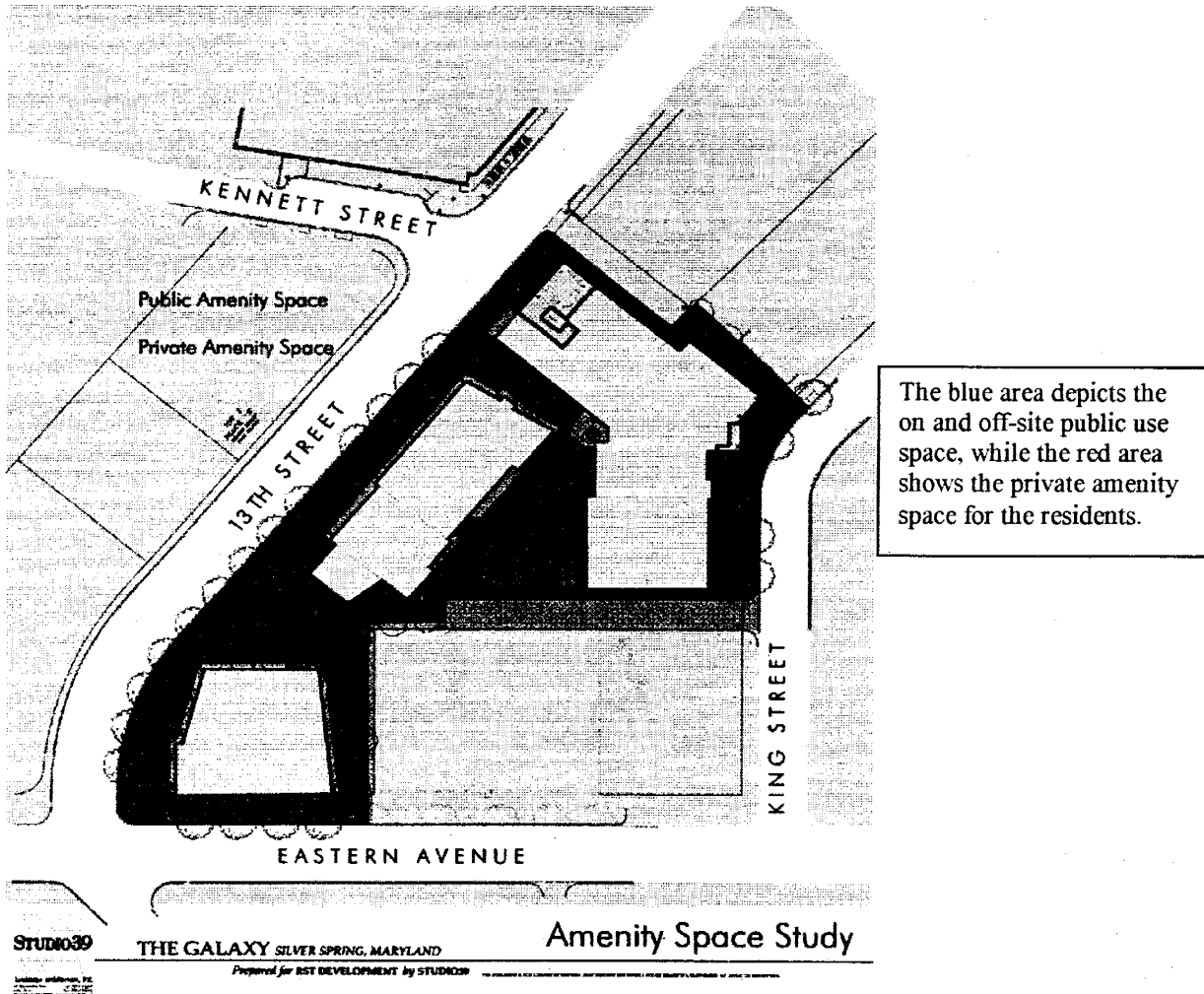


Perspective of Building 'A' from the Grammax building vantage point. The view depicts the open-air lobby entrance to the building and pedestrian activation of the Art Walk

The building mass steps down from the northeast boundary of the site at 125 feet to 45 feet along Eastern Avenue. Building 'B' will step down in height from the 125 feet to approximately 80 feet before transitioning to the 45-foot height in Building 'C'. The 125-foot height corresponds to the existing Grammax building (129 feet) across 13<sup>th</sup> Street and the Aurora building (90-110 feet) along Eastern Avenue.

## Public Use Space

The on-site public use space consist of three separate and distinct outdoor areas on the site, designed to promote the type of recreational activities needed to enhance the vitality of the south Silver Spring urban community. The most prominent outdoor public space is the "Public Park", followed by the "Art Walk" and the covered glass walkway connecting 13<sup>th</sup> Street and the public parking garage. The latter outdoor space is located between Buildings 'A' and 'B' and is intended to provide artistic enjoyment through selected features while protecting pedestrians from the elements.



The project plan is proposing 26,920 square feet of public use space and amenities provided on-site which equals 31.0% of the net lot. The minimum required public use space for this project is 17,367 square feet (20% of the net lot). The applicant is also proposing an additional 11,470 square feet of off-site streetscape improvements. In total, the applicant proposes 38,390 square feet of on-site public use space, amenities and off-site improvements or 44.2% of the net lot area. In addition to the public use space, amenities and off-site improvements, the applicant proposes 3,910 square feet of streetscape improvements outside the Montgomery County jurisdictional boundaries along the Eastern Avenue frontage. If improvements on Eastern Avenue were