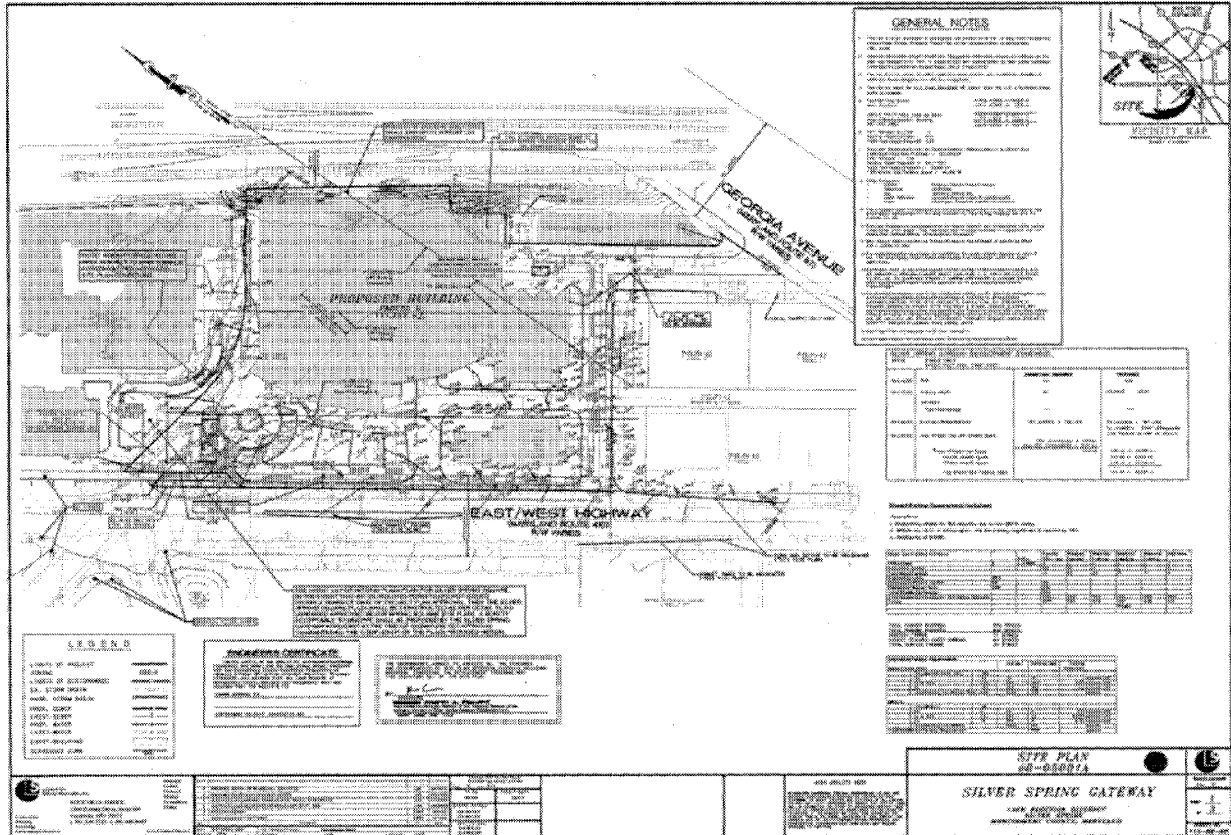


DESCRIPTION: Proposal

The site plan is being amended with this application to eliminate the grocery space (47,839 sf), increase the general retail space from 5,188 square feet to 14,080 square feet and decrease the number of dwelling units from 468 to 457, which also decreases the required number of MPDUs from 59 to 58. The property will still be developed as a mixed-use project, comprised of a total of 523,438 sf (4.48 FAR) residential and retail space. The development will consist of 457 multi-family dwelling units, as well as 14,080 square feet of general retail space. The parking requirements have also been reduced due to the elimination of the grocery space, increase of retail and reduction in total number of units.

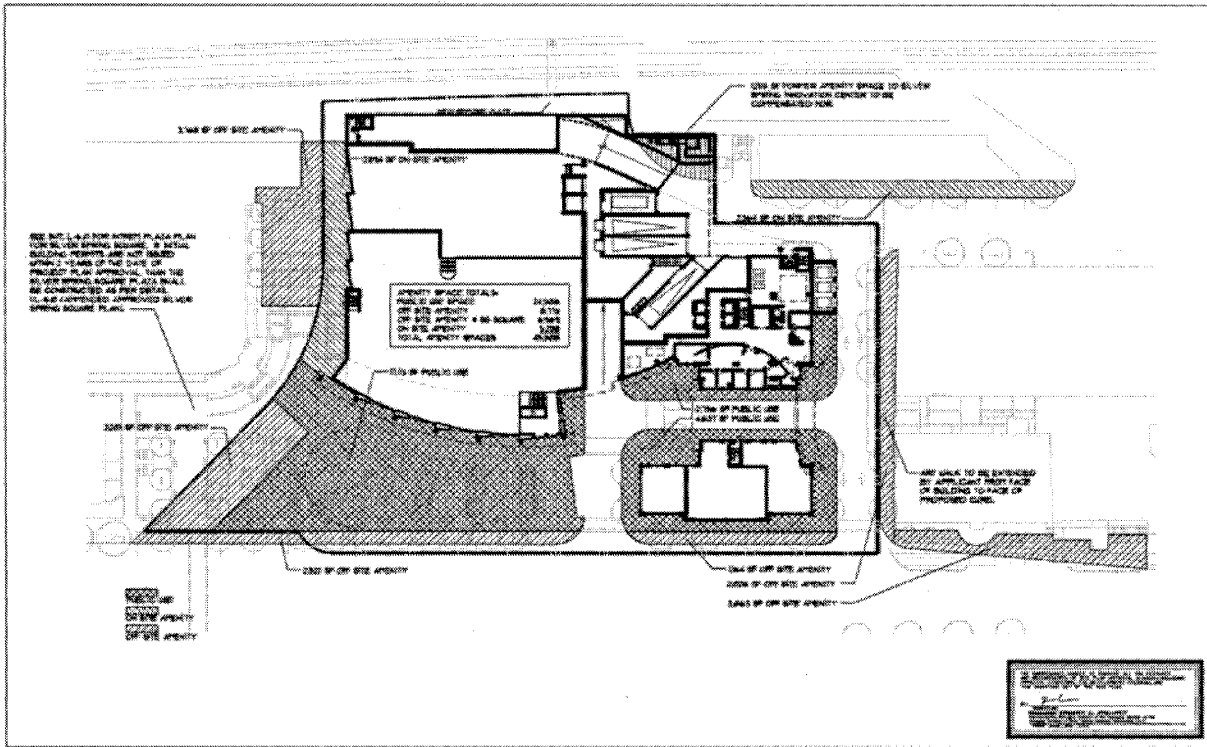


Site Plan 82005001A stamped October 20, 2005

Public Use Space/Open space

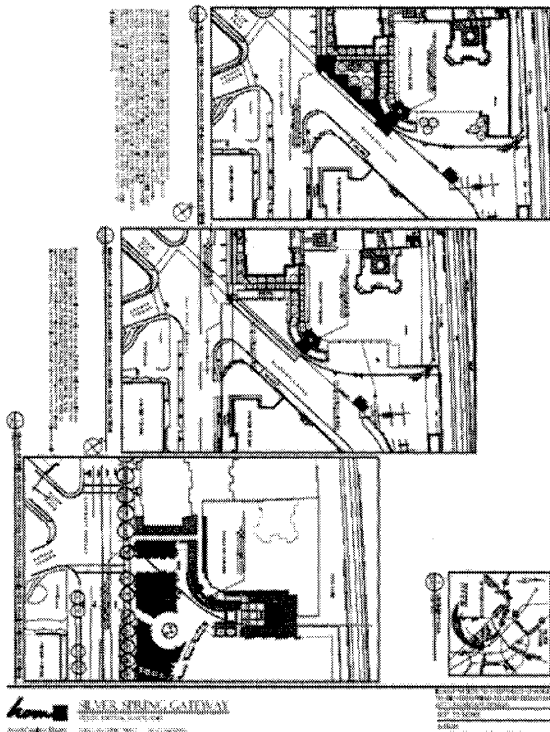
The project proposes 22.0 % (24, 506 sf) on-site public use area, 4.7% ((5,258 sf) on site amenity area and 14.1% (15,744 sf) off site amenity area for a total of 40.9% (45,508 sf) of the net lot for on and off site improvements. The amendment is consistent with the public use space provided for the site plan (820050010) and the amended project plan (92004002A).

The proposed development incorporates several significant public spaces that include a Central Plaza as a centerpiece to this site and the adjacent Silverton apartments, a Terraced Lawn in front of the retail space, the West Park that blends the open spaces of Silver Spring Square with the open spaces of this proposal and a small pocket park to serve the private outdoor area.



SITE PLAN SILVER SPRING GATEWAY CASE # 8-05001A

The cross-hatched area represents the on-site public use space while the hatched areas represent the on and off-site amenity areas.

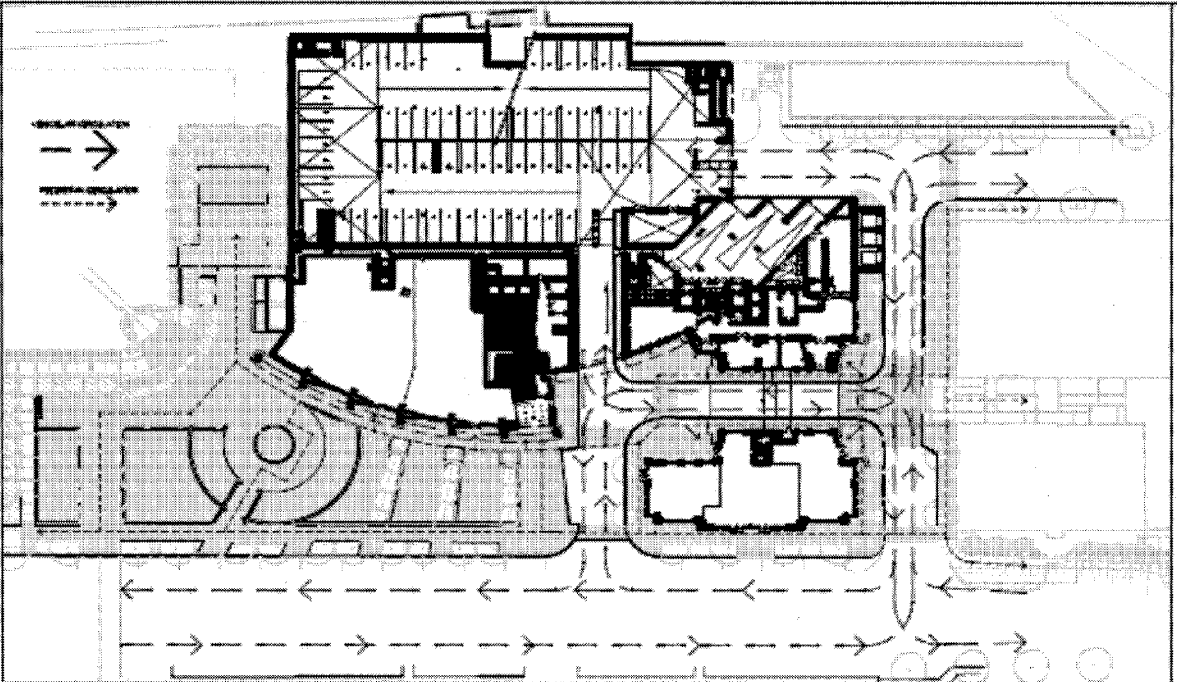


The public use space also incorporates an amended configuration of the amenity plaza for the Silver Spring Square Site Plan 8200040040, which was envisioned during the original review and approval of the Silver Spring Gateway site (820050010). The subject site plan (sheet L-6.0) replaces the public use space design and configuration blending the entrance of the two sites. An amendment has been submitted for the Silver Spring Square Site Plan 8200040040 for staff level review and approval, in accordance with the conditions of approval for site plan 820050010.

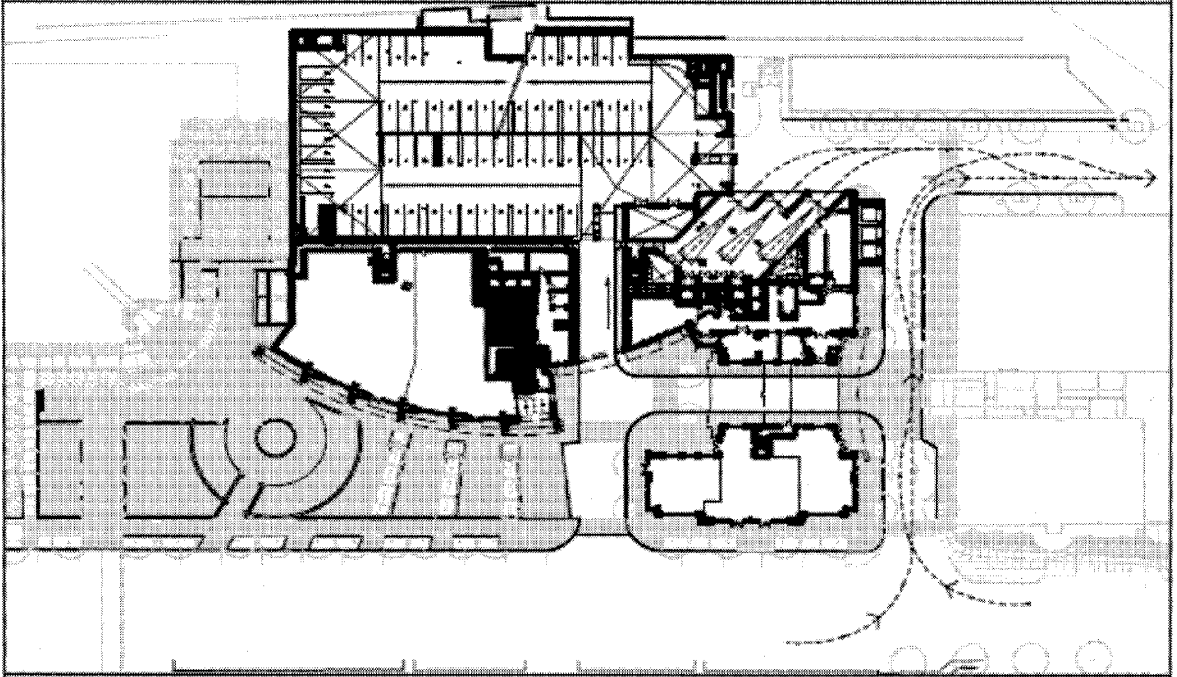
The three-step diagram indicates the succession of public use space, from the interim use for the Silver Spring Square site to the progression of the completed plaza for the Silver Spring Gateway site.

Circulation

Vehicular access to the Project's parking structure is provided from two locations and is intended to be clearly visible and convenient for residents, employees and retail customers. Entrances are located from the abandoned Blair Mill Road near the Silver Spring Innovation Center (SSIC) and Georgia Avenue, and from the entrance drive at East-West Highway to the internal street adjacent to the at-grade retail space.



Vehicular & Pedestrian Circulation



Services & Delivery Circulation

This amendment does not change the location or function of the internal streets or access points; however, six on-street parking spaces are being removed to accommodate circulation movements for vehicles and provide accessible access to the adjacent Sorrenko property. The on-street parking spaces are not counted toward the overall parking requirement for the site. The new Mixed Street has also been widened from 20 feet to 22 feet to address concerns from Fire and Rescue. Pedestrian circulation is enhanced with the modifications to the new mixed street to exclude parking and expand the sidewalk to include greater circulation and improved streetscape.

Parking Garage

The number of parking spaces within the parking garage has been reduced from 837 spaces to 655 spaces due to the elimination of the grocery space and reduction in number of units. The parking garage is allowing 48 spaces for the Silver Spring Innovation Center. There will be 266 spaces for retail. The site plan also includes 50 interim parking spaces available to the local merchants during construction and 40 dedicated spaces available to the local merchants within the proposed parking garage, as conditioned in the original approval. The previous parking layout was accomplished on 2 levels below-grade and 7 levels above grade. The application has changed to eliminate one of the below-grade parking levels.

Public Art

The artwork includes sculpture pieces that resemble Art Deco furniture designed by sculptor and artist Carolyn Braaksma. The artwork will be placed throughout the open space areas adjacent to East-West Highway and the Silver Spring Square site. The art objects will include historical references of form and pattern in the design of over-sized art-deco furniture. The public art component for this amendment has not changed and will be constructed in accordance with the original site plan approval.

