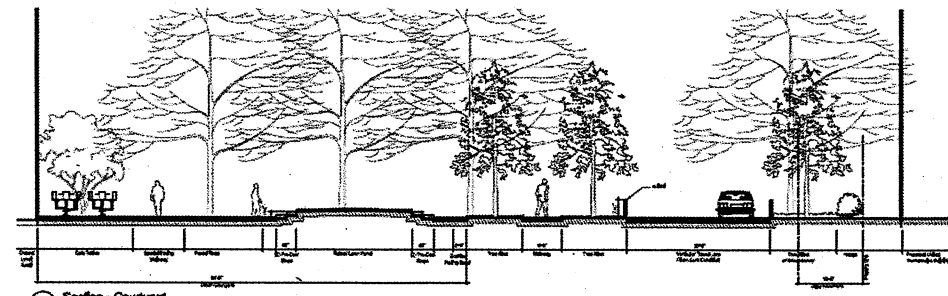
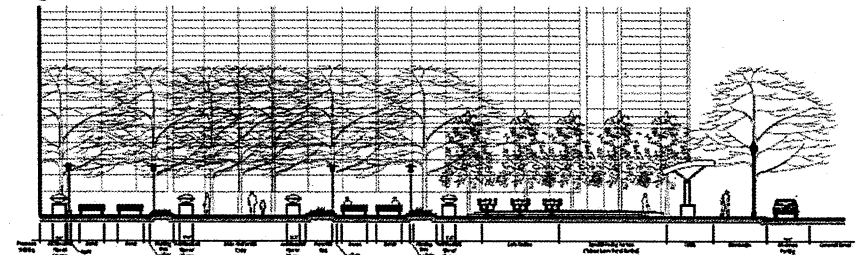


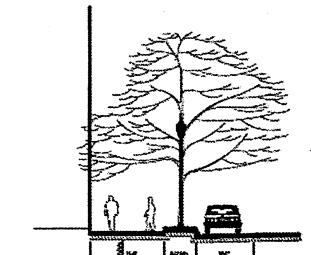
**Section of Entry
Courtyard along
Cameron Street
frontage**



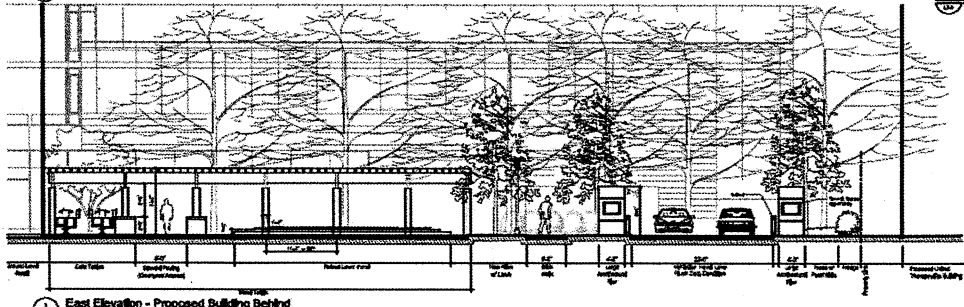
Section - Courtyard



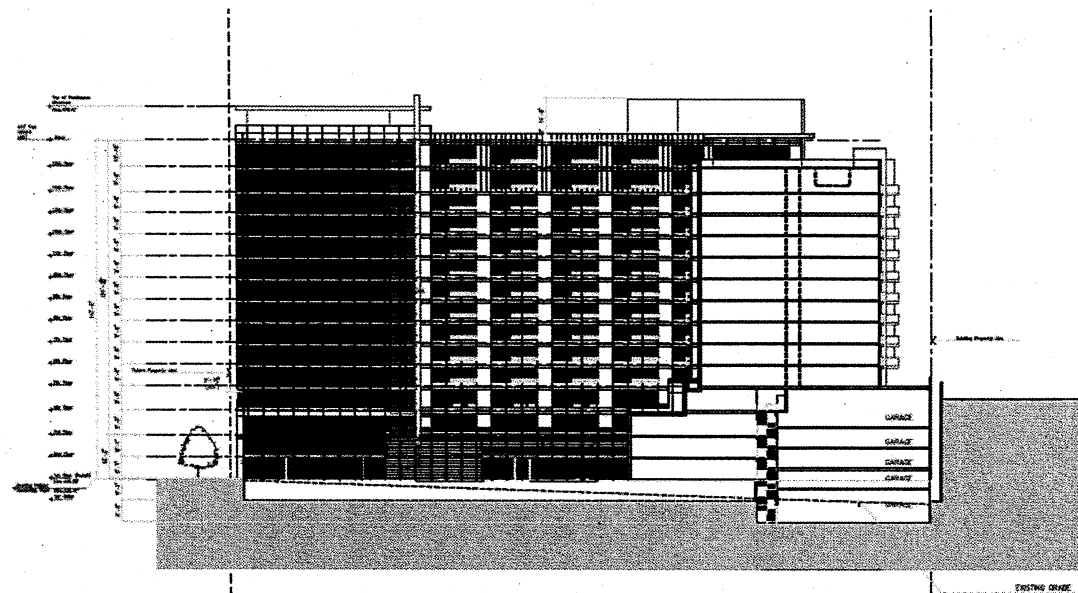
Section - Elevation - Site from West to East UT Building Behind



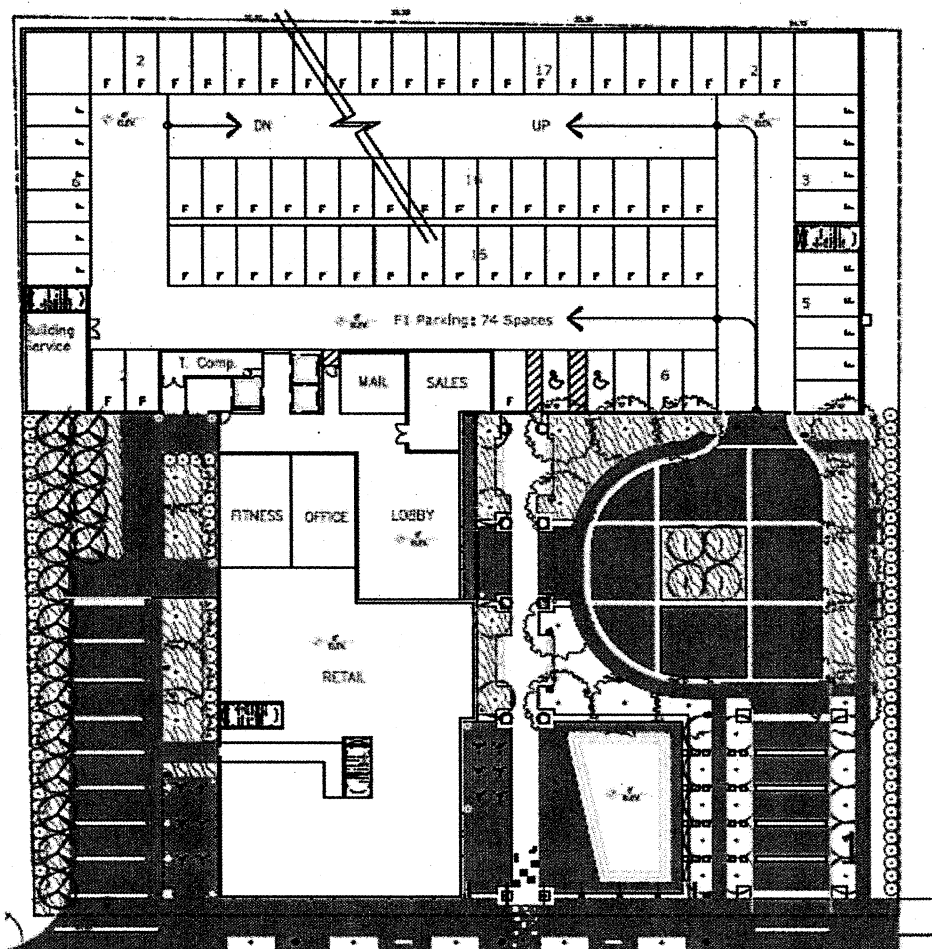
Section - Streetscape



East Elevation - Proposed Building Behind



Building Height & Setback Establishment Section



Overview of the Building and Site layout identifying circulation patterns and layout of the first floor with retail, lobby area, sales office and fitness room

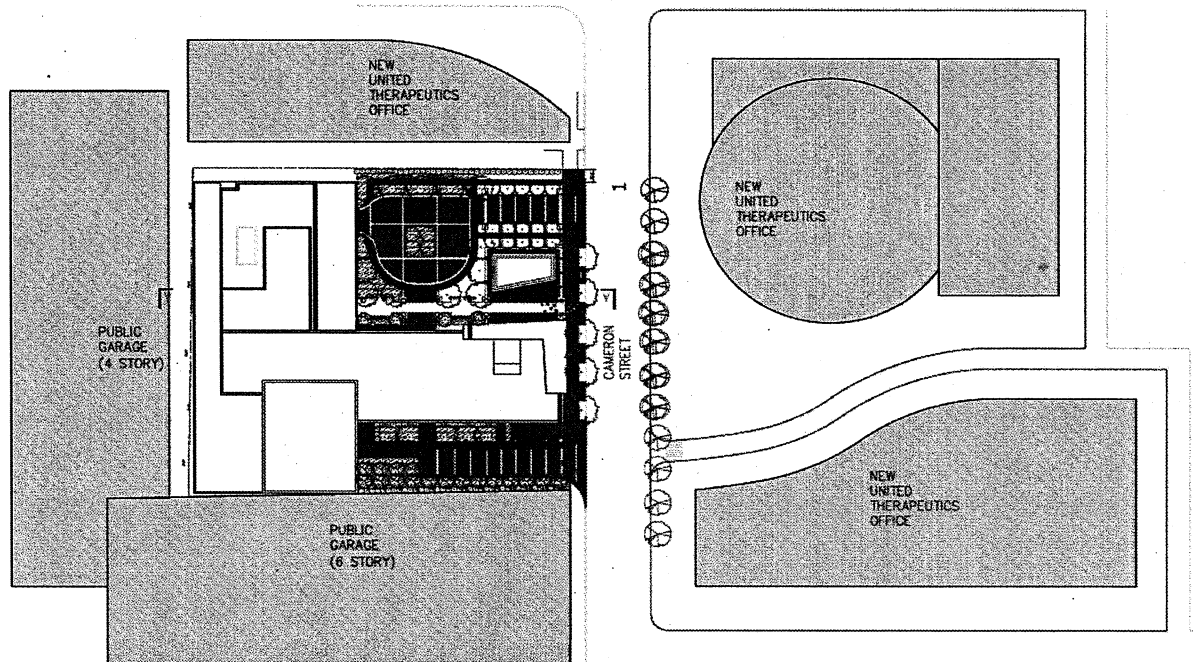
Vehicular and Pedestrian Access/Parking

Vehicular access for the residents will be comprised of a one-level below-grade and four-level above grade parking structure accommodating approximately 396 parking spaces, of which 359 spaces will serve the future residents. The remaining 37 spaces will be dedicated to the retail patrons. The below-grade parking is accessed at the northeastern corner of the building from an entry drive on Cameron Street. The vehicular access is 22-feet-wide with a 24-foot-wide drop off at the lobby entrance. The 22-foot-wide loading space is located in the southeast boundary of the building with direct access from Cameron Street. 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; however, the Applicant is providing all necessary spaces within the garage.

Public Use Space

The majority of the on-site public use space consists of a plaza, comprised of pavers, lawn area and accent planting, located primarily at the northeast corner of the building. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape

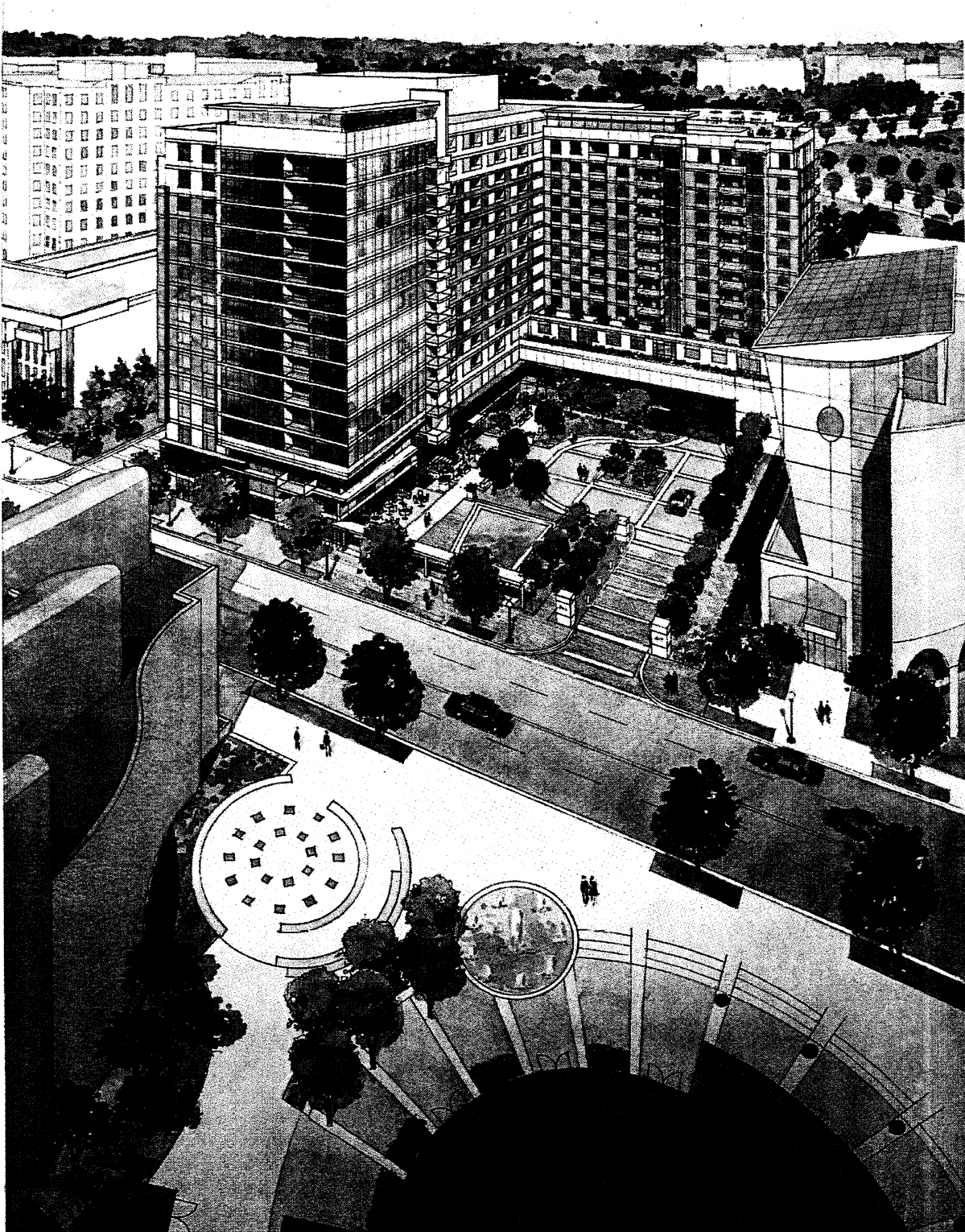
of Cameron Street and incorporating the public art as an element of the design. The plaza will be interactive for pedestrians, storefront patrons and residents of the building. The public space will also include benches that emphasize and compliment the sculpture, blended with landscaping and specialty lighting to accentuate the area. The total on-site public use space to be provided is 16,334 square feet or 23.2% of the net lot area. Overhead utilities will be relocated underground, consistent with the procedures for Optional Method Projects within the CBD.



Overview of the surrounding buildings adjacent and their context to the site

Off-site improvements will include streetscape improvements along the west side of Cameron Street, directly in front of the property, and the east side of Cameron Street from the alley entrance of the United Therapeutics site to Georgia Avenue. In addition to the Cameron Street improvements, the Applicant is proposing to improve the streetscape on both sides of Fenton Street from Cameron Street to Colesville Road. The total off-site improvement being provided is 17,239 square feet or 24.5% of the net lot area. The combined totals for on and off-site improvements equal 47.7%, 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 landscaped terrace on the western end of the building adjacent to the parking garage.

program will be developed to include opportunities within the public plaza area to reinforce the architecture of the building, provide for pedestrians and shoppers to congregate and provide for seasonal color in front of the buildings.



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 24 of this report.

Prior Approvals

The proposed development is zoned CBD-2 (Central Business District-2). This property consists of part of Parcel 'A' (Plat Book S, Page 64) of the John C. Wilson Estate, recorded in the land records on January 20, 1942.

Preliminary Plan

A Preliminary Plan of subdivision (1-06018) 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 individuals 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.*