

transformers in the proposed public use space at Cedar Street/Ellsworth Drive reduce the usefulness of this space. The design for this space should be modified in order to create an inviting and active space that is consistent with the design guidance in the Urban Renewal Plan and the Sector Plan.

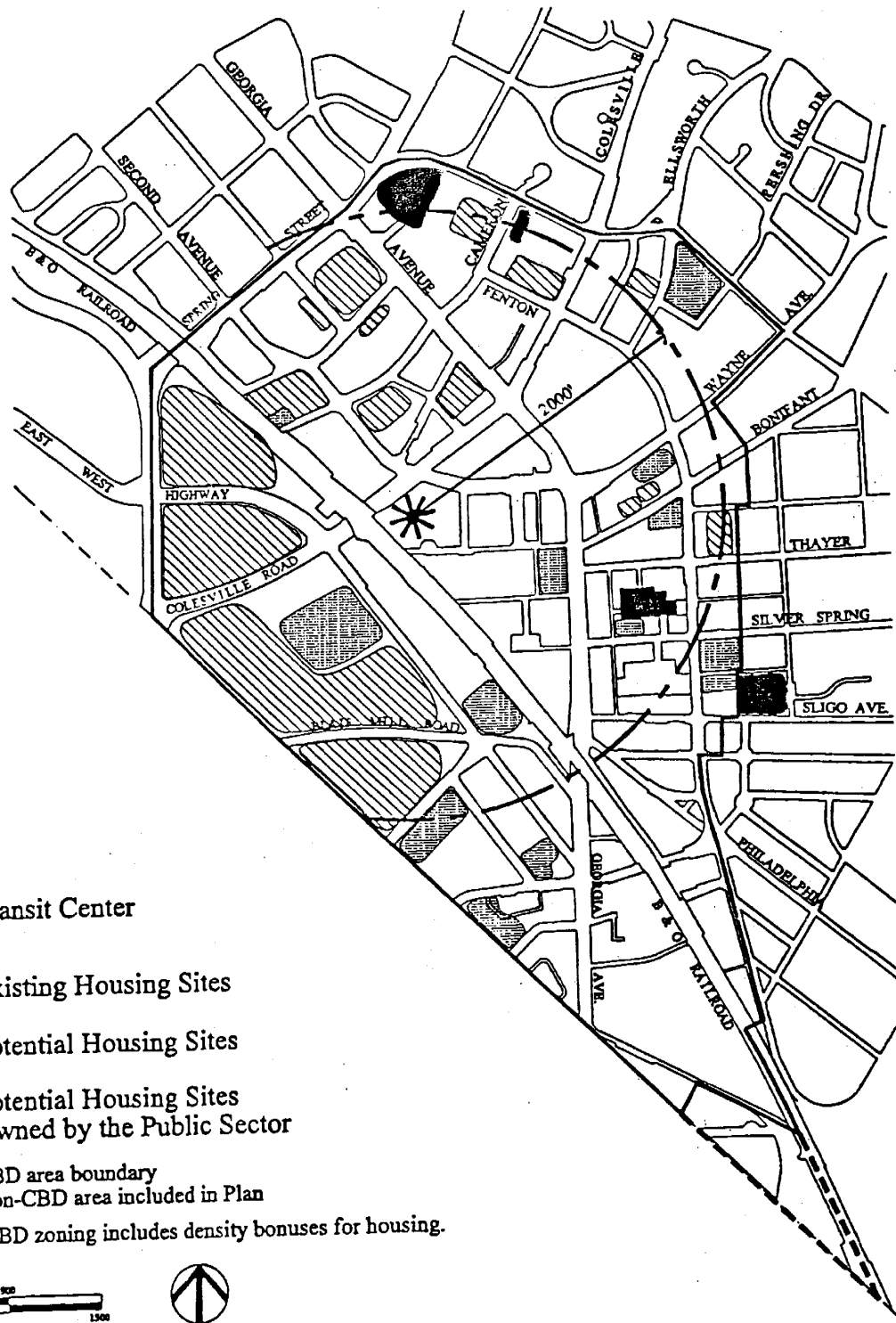
COMMUNITY OUTREACH:







The applicant met with the Urban District Advisory Board on February 16, 2006 and the Silver Spring Citizens Advisory Board's Commercial and Economic Development Committee on February 15, 2006. They also plan to meet with the Seven Oaks/Evanswood Civic Association.

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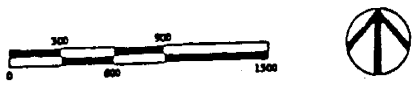
Attachment

Map 35 Residential Downtown



-  Transit Center
-  Existing Housing Sites
-  Potential Housing Sites
-  Potential Housing Sites Owned by the Public Sector
-  CBD area boundary
-  Non-CBD area included in Plan

NOTE: All CBD zoning includes density bonuses for housing.



January 9, 2006

Barbara A. Sears
301.961.5157
bsears@linowes-law.com

The Honorable Derick P. Berlage
Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Downtown Silver Spring, Application for Amendment to Combined Urban Renewal Project Plan 9-98005, as amended (the "Project Plan"); Preliminary Plan 1-98107, as amended (the "Preliminary Plan"), and Site Plan 8-99002, as amended (the "Site Plan")

Dear Mr. Berlage:

On behalf of our client, PFA Silver Spring LC ("Applicant"), we are submitting applications to amend the Project Plan, Preliminary Plan and Site Plan for Downtown Silver Spring (the "Project"). By Opinions mailed March 2, 1999, the Montgomery County Planning Board ("Planning Board") approved the Preliminary Plan, Project Plan, and Site Plan for the Project. Copies of these Opinions are attached as Exhibits "A", "B" and "C", respectively. By Opinions mailed September 1, 1999, the Planning Board approved amendments to the Preliminary Plan (1-98107R), Project Plan (9-98005A), and Site Plan 8-99002A. Copies of these Opinions are attached as Exhibits "D", "E" and "F", respectively.

Pursuant to conditions of the Opinion for the Site Plan (Exhibit "C"), the Applicant is required to submit a site plan amendment for the housing portion of the Project, which was originally approved for 160 multi-family dwelling units, to provide certain additional details. The purpose of the enclosed Site Plan Amendment is to provide the required additional information and request certain modifications to the original Site Plan approval. In summary, these modifications increase the number of residential units from 160 to 222, including 31 on-site MPDUs, increase on-site residential parking spaces from 170 to 260, increase the residential square footage by 1,333 square feet, modify the residential building footprint and elevations, and reduce the approved office square footage by 68,477 square feet.

In view of these changes to the Project, amendments to the Preliminary Plan and Project Plan are necessary, as more fully discussed below. Additionally, the square footage and unit number changes require minor changes to the other elements of the approved data table as reflected in

The Honorable Derick P. Berlage

January 9, 2006

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the revised data tables for each amendment. A copy of the Revised Project Data Table dated December 9, 2005 is attached as Exhibit "G" for summary purposes. As this revised data table and above discussion indicates, in addition to the changes to the residential portion of the Project, the total gross floor area has been reduced by 67,144 square feet, which is comprised of a 68,477-square-foot reduction in office, and 1,333-square-foot increase in the residential building.

A. Amendment to the Preliminary Plan

The Applicant requests an amendment to Condition 1 of Preliminary Plan Opinion 1-98107R (Exhibit "E") to reflect the proposed increase in the residential units and reduction in the gross floor area for the office use. Specifically, the Applicant requests that Condition 1 be amended to read as follows:

"(1) Applicant limit development to the following uses and not to exceed the identified floor areas:

507,340 square feet of Retail
228,931 square feet of Office
48,000 square feet of Civic Center
242-room hotel
222 residential units

Applicant to provide the necessary roadway improvements as identified in the 09-11-98 Transportation Planning Division memo."

As to traffic, the impact of the above modifications to the uses as listed above is a reduction in generated traffic trips for both the AM and PM peak-hour trips from the prior approved plans. The December 9, 2005 letter from Wells & Associates (Exhibit "H") sets forth how these development program adjustments affect the generated traffic trips for each use, and demonstrates that the Preliminary Plan and Project Plan Amendments generate fewer AM and PM peak-hour trips than were initially approved by the Planning Board.

B. Amendment to the Project Plan

The Applicant requests an amendment to the Project Plan to reflect the above revised mix of uses within the Project and increase the number of residential units and on-site residential parking spaces. Both the attached Project Plan Amendment Application and Exhibit "G"

The Honorable Derick P. Berlage
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reflect the changes to the current square footages for the office and residential uses, increase in residential units, increase in parking spaces, and modifications to the public use and amenity space. The Project Plan Amendment does not alter the Planning Board's previous determination that the Project meets (1) all the requirements of Section 59-D-5.42, "Findings Required for Approval" of a Combined Urban Renewal Project Plan, and (2) all the requirements of the applicable zone pursuant to Section 59-C-6.2352, "Combined Development in an Urban Renewal Area."

Section 59-C-6.2352 of the Zoning Ordinance establishes the conditions under which the Planning Board may approve a combined development in an urban renewal area under the optional method when the property lies in one or more CBD Zones. For the reasons set forth in Applicant's prior submissions dated June 3, 1998 and May 20, 1999 (collectively, the "Prior Submissions") and below, the Project as amended satisfies each of these requirements. In addition, with respect to the proposed Project Plan Amendment:

- a. *Density of the Development*, Section 59-C-6.2352(4) – The aggregate total amount of development density in the combined development does not exceed the amount of density that would be permitted if each CBD zone were developed separately. In fact, the proposed amendment reduces the total approved density from 1.27 FAR to 1.20 FAR. If each parcel were developed separately, the total permitted FAR would be 2.29.
- b. *Public Facilities and Amenities*, Section 59-C-6.2352(5) – The aggregate amount of public facilities and amenities as defined under Section 59-A-2.1 is not less than the amount that would be required if the component areas of the lot were developed separately. The total public use space provided in the amended plan is 269,653 square feet. As illustrated by Exhibit "G", this amount is greater than that which would be provided if the lots were developed separately.
- c. *Site Plan*, Section 59-C-6.2352(6) – A Site Plan has been approved and is proposed to be amended, as more fully discussed below.
- d. *Lot Size*, Section 59-C-6.2352(7) – All lots within the Project are greater than 22,000 square feet, and this Amendment does not affect the size of any lot.

Section 59-D-5.42 of the Zoning Ordinance sets forth all of the requirements that the Planning Board must make before approving a combined urban renewal project plan. The Amendment meets all the requirements of Section 59-D-5.42, as follows:

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- a. *Comply with All the Intents and Requirements of the Zone, Section 59-D-5.42(a)* – The Project is comprised of properties zoned CBD-1, CBD-2, and CBD-0.5, and is being developed as a combined urban renewal project. As such, the Project complies with all applicable development standards and requirements. The Amendment does not alter the basic mix of uses previously approved by the Planning Board for the Project and continues to comply, as amended, with the requirements of the CBD Zones for the same reasons set forth above and in the prior submissions.
- b. *Consistency with the Urban Renewal Plan and CBD Sector Plan, Section 59-D-5.42 (b)* – The Project, as amended, is consistent with the Urban Renewal Plan and CBD Sector Plan for the same reasons as fully detailed in the Prior Submissions. As discussed below, the design of the residential portion of the Project is compatible with the surrounding uses and creates an attractive place for residents to live within Downtown Silver Spring.
- c. *Compatible with Existing or Potential Development, Section 59-D-5.42 (c)* – In prior approvals, the Planning Board found that the Project is compatible with the existing and proposed development. For these reasons and those detailed in the Prior Submissions and below, this Amendment does not alter these prior findings.
- d. *Existing Public Facilities and Traffic Mitigation Agreement, Section 59-D-5.42 (d)* – This Amendment does not overburden existing public facilities, as discussed above and in the attached report from Wells & Associates. A Traffic Mitigation Agreement was entered into during previous approvals. Exhibit “I”.
- e. *Greater Efficiency, Section 59-D-5.42(e)* – The proposed development is more efficient and desirable than what could be achieved under the standard method of development, as fully explained in the Prior Submissions.
- f. *Inclusion of Moderately Priced Dwelling Units, Section 59-D-5.42(f)* – The residential portion of the Project complies with Chapter 25A of the Montgomery County Code by providing 31 MPDU units, which is 13.9% of the total units.
- g. *Implement Urban Renewal Plan and Results in Superior Land Use Configuration, Section 59-D-5.42 (g)* – The Project, as amended, effectively and positively implements the Urban Renewal Plan as described above. Further, by transferring density among the properties comprising the Project, the Project achieves the flexibility of design, residential neighborhood preservation and historic preservation goals and objectives

The Honorable Derick P. Berlage
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Page 5

established by the Urban Renewal Plan. This is particularly evident in the siting of the Project's more intensive uses, including the multiplex cinemas, hotel and office uses west of Fenton Street and the creation of the Town Square and Civic Building near the residential component and existing residential uses east of Fenton Street. This land use configuration is superior to the configuration that would result if each component of the Project was developed in accordance with the limitations and development standards of the underlying CBD Zones.

- h. *Forest Conservation*, Section 59-D-5.42 (h) – A copy of the Final Forest Conservation Plan has been submitted.
- i. *Water Quality*, Section 59D-5.42(i) – A copy of the Storm Water Management Concept Plan has been submitted in accordance with the requirements of Chapter 19 of the Montgomery County Code.
- j. *Site Plan Review*, Section 59-D-5.42 (j) – An amendment to the Site Plan consistent with the Project Plan Amendment has been submitted for combined review and is more fully discussed below.

C. Amendment to Site Plan

This Amendment to the Site Plan is submitted pursuant to the section of the Planning Board's Opinion for Site Plan 8-99002 concerning the Housing Site. In that Opinion, the Planning Board imposed three conditions on approval of the Housing Site:

Condition 1.

"Submit Site Plan Amendment for housing, addressing lack of resolution of Cedar elevation compatibility, interior court design at 1/8"=1'0", landscape/lighting details, Ellsworth entrance details, tot lot details, corner public use space site plan/landscape plan, Executive Regulations for pool, parking, unit mix, retaining wall details.

Applicant to consider compatibility enhancements such as, but not limited to, visually dividing the Cedar elevation into two 'parts' and lowering the cornice/eave line one floor using dormers."

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The residential building has been carefully designed to employ the use of a step-down variable height flat roof to ameliorate any potential compatibility concerns, which might arise from a static or higher roofline. Further, the Cedar Street façade has been designed to contain a mix of materials in a staggered relief as to visually divide the building mass and provide a transition from the more urban designs in the Downtown Area to the single-family residences located to the east, across Cedar Street.

The attached site plan addresses the remaining items in this condition by including the interior court design at 1/8"=1'0", the landscape/lighting details, the Ellsworth entrance details, corner public use space, landscape plan, parking, unit mix, and retaining wall details.

Condition 2.

"Provide documentation of MCDHCA's release of MPDU obligation."

This Project complies with Chapter 25A of the Montgomery County Code by providing 31 on-site MPDU units, 13.9% of the total units. By providing these MPDUs, the Project receives a 12.1% density bonus over the permitted 198 units, for a total of 222 units.

Condition 3.

"Provide revised Recreation Calculations to address shortfall of supply points."

The site plan includes the Recreation Calculations.

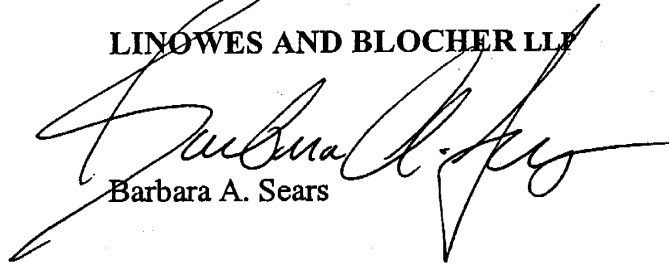
In summary, the above Applications for Preliminary Plan, Project Plan and Site Plan Amendments meet all the applicable requirements of the Zoning Ordinance. Attached please find (1) the Applications for preliminary plan, project plan, and site plan amendments, (2) all required attachments for each Application, and (3) the required fees.

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Page 7

Thank you for your consideration of these Applications. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,

LINOWES AND BLOCHER LLP



Barbara A. Sears

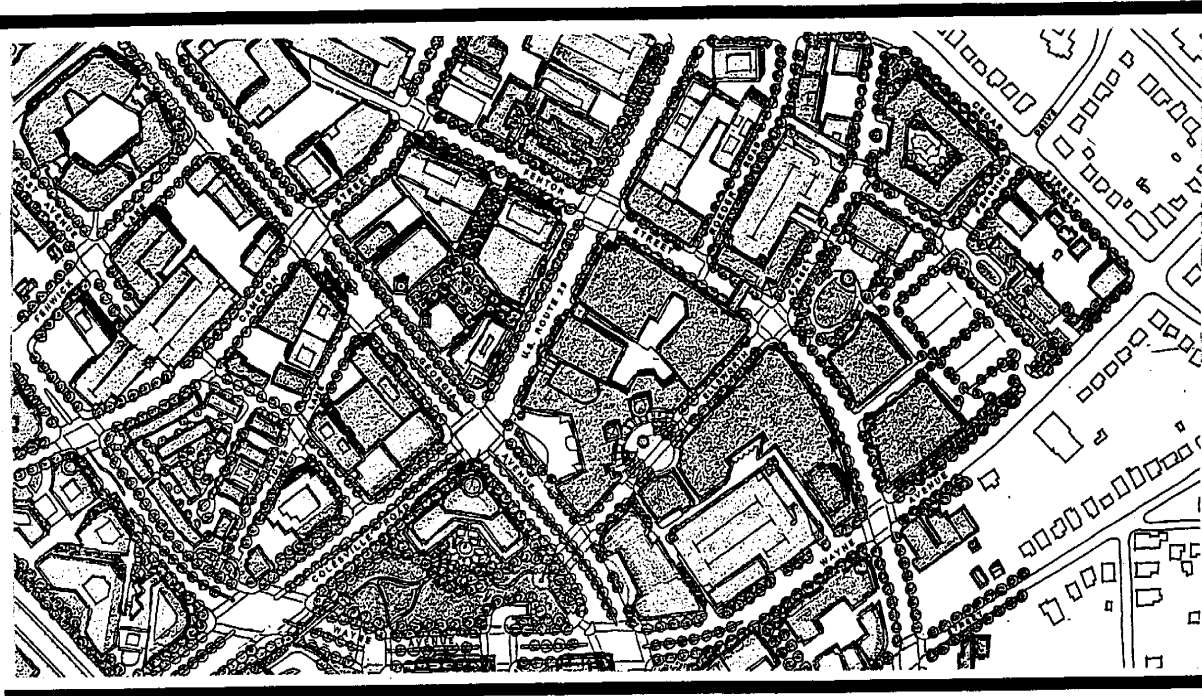
Attachments

cc: Ms. Rose Krasnow
Mr. John Carter
Mr. Miguel Iraola
Mr. Glenn Kreger
Ms. Cathy Conlon
Mr. Robert Kronenberg
Mr. Bryant Foulger
Ms. Lynne E. Hansen
Mr. Richard Perlmutter
Mr. Frank Roscoe
Mr. Sami Kirkdil

P.B. 7/22/99

Downtown Silver Spring

SILVER SPRING, MARYLAND



STAFF REPORT

for the Review of

AMENDMENT OF COMBINED URBAN RENEWAL PROJECT PLAN

Case # 9-98005A

and

SITE PLAN

Case #8-99002A

Prepared for:

The Montgomery County Planning Board

July 22, 1999

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: July 7, 1999

TO: Montgomery County Planning Board
VIA: Joe Davis, Acting Chief
Development Review Division
FROM: Miguel Iraola, ASLA
Planning Department Staff
(301) 495-4512



PROJECT NAME: Downtown Silver Spring
CASE #: 9-98005A and 8-99002A
REVIEW TYPE: Amendment to Combined Urban Renewal Project Plan and Site Plan

ZONE: CBD 0.5 / CBD 1 / CBD 2
APPLYING FOR: 1,233,116 GSF Mixed Uses
LOCATION: Georgia / Colesville / Wayne / Cedar Avenues
MASTER PLAN: Silver Spring Central Business District Sector Plan

REVIEW BASES: The Amended Silver Spring Urban Renewal Plan requires Project Plan Review under Sec. 59-D-5 of the M.C. Code as a part of the application for the use of the optional method of development for a CBD zoned property. Site Plan Review is required by Sec. 59-D-3, M.C. Code.

APPLICANTS: PFA Silver Spring, L.C., c/o Foulger Pratt Companies and The Peterson Companies;
Montgomery County, Maryland, c/o Montgomery County Government / Silver Spring Redevelopment Program

FILING DATE: Project Plan Amendment: 5-20-99; Site Plan Amendment: 5-24-99

HEARING DATE: July 22, 1999

This is the combined staff report for the Project and Site Plan Amendment reviews of the proposed Downtown Silver Spring development. A draft Planning Board opinion for the Project Plan is included. The Project and Site Plan Amendment reviews have been conducted concurrently with the Preliminary Plan Amendment review. This staff report recommends APPROVAL of the Amendment to the Project Plan and Site Plan WITH CONDITIONS as described in this staff report.

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 APPENDIX	
A. Original Combined Staff Report dated September 17, 1998 (Attached under separate cover)	
B. APF Review Memorandum from Transportation Planning dated July 2, 1999.	

SUMMARY OF THE AMENDMENT

This application requests approval of an Amendment to a Combined Urban Renewal Project Plan and Site Plan for Downtown Silver Spring (the Project). Specifically, this proposal amends Block B, which is bounded by Georgia Avenue, Ellsworth Drive, Fenton Street, and Wayne Avenue. This Amendment proposes to:

- Move the hotel site from the southeast corner of Georgia Avenue and Ellsworth Drive to the northwest corner of Fenton Street and Wayne Avenue;
- Expand the previously approved Georgia Avenue office component from the northeast corner of Georgia Avenue and Wayne Avenue to the entire frontage of Georgia between Wayne and Ellsworth and;
- Increase the previously approved Project gross floor area (GSF) and floor area ratio (FAR) from 1,178,570 sf (1.20 FAR) to 1,240,198 sf (1.27 FAR).

SUMMARY OF THE OVERALL PROJECT

The overall Project was approved pursuant to the General Development Agreement for the Redevelopment of Downtown Silver Spring dated April 20, 1998 between PFA Silver Spring LC and Montgomery County, Maryland, and the Amended Silver Spring Urban Renewal Plan. The 22.5-acre site in the Silver Spring Urban Renewal Area, as amended, proposes 297,408 gsf of office space, 507,340 gsf of retail, restaurant, a multiple-screen movie theater complex, construction of the American Film Institute and renovation of the Silver Theater (AFI), 151,130 gsf of hotel (242 rooms), 48,000 gsf of civic building, 160 multiple family dwelling units, public use space and parking.

The Project proposes the creation of a new, pedestrian-oriented core for Silver Spring, containing street-oriented retail development patterns, significant cultural amenities, and a civic building with a Town Square at the central crossroads of the two internal streets. This 63,620-sf plaza will be flanked by local/family/neighborhood uses and by a new, 48,000-sf Civic Building which will include meeting space to replace the space formerly found in the Armory and in the County outreach facilities. A veterans' memorial will be incorporated into the Town Square.

A second public plaza, the Silver Circle, will complete the downtown concept. Silver Circle, centered on Ellsworth Drive, will create a vibrant, evening activity area featuring restaurants and outdoor cafes, along with bookstore, hotel, health club and retail uses. A third public space, Gateway Plaza, in front of the historic art deco style Silver Spring Shopping Center at Georgia Avenue and Colesville Road, will tie the Ellsworth Drive uses to the proposed theater uses along Colesville, housing the American Film Institute (AFI) and Roundhouse Theater complex. These uses will be served by a new parking garage on Wayne Avenue which will also house a civic service office component facing the street.

Significant demolition of existing facilities, demolition of existing parking, and street abandonments have already occurred. Most of the garage now serving City Place will be razed and reconstructed in a configuration more supportive of project objectives for pedestrian amenities, parking efficiency, retail exposure and to meet the urban design goals. Most of Pershing Drive will be abandoned, along with all of Fenton Place. Kughn Park, which was City Place's public open space amenity, will be abandoned and demolished.

Except for the abandonment of Pershing Drive and Fenton Place, most of the streets will remain unchanged. Wayne Avenue will be widened from four to five lanes and Ellsworth between Georgia and Fenton will become private. Significant improvements will be made in streetscape on all streets. In addition, the Silver Spring Green Trail, a major link in the regional bikeway network, will be installed along Wayne Avenue to connect the Capital Crescent trail to the Sligo/Northwest Branch trails and Prince George's County.

STAFF RECOMMENDATIONS

The staff recommends **APPROVAL** of Project Plan 9-98005A **WITH CONDITIONS**:

General

1. Conditions of prior approvals remain in full force and effect except as specifically superseded by this approval.

Staging of Amenities

2. Detailed design of the Silver Circle to be reviewed during the signature set for Block C, Parcel A

The staff recommends **APPROVAL** of Site Plan 8-99002A **WITH CONDITIONS**:

General

1. Conditions of prior approvals remain in full force and effect except as specifically superseded by this approval.

Streets

2. Provide written documentation of all MCDPW&T crosswalk approvals to staff, including structural section, special paving specifications and mid-block crossing operational parameters, prior to signature set

Georgia Avenue:

3. Remove the vehicular drop-off in front of Block B, Parcel C (Office) and replace with streetscape elements

Fenton Street:

4. Remove the two vehicular drop-offs in front of the Block B, Parcel A (hotel and cinema) and replace with streetscape elements. Remove the on-street parking from the east side of Fenton Street between Ellsworth Drive and Wayne Avenue and convert the west side curb lane into a continuous drop-off lane for the cinema and the hotel. Reconfigure the moving lanes per MCDPW&T and MCDPS requirements.

Parking/Loading:

5. Conform internal alley loading areas to MCDPW&T Standards on Signature Set.
6. Provide evidence of MCDPW&T approval for building over the service alley prior to Signature Set.

Landscape & Lighting:

7. Provide Washington Globe along fixtures on Fenton Street and conform to the established Silver Spring Streetscape Plan Technical Manual for lighting specifications.

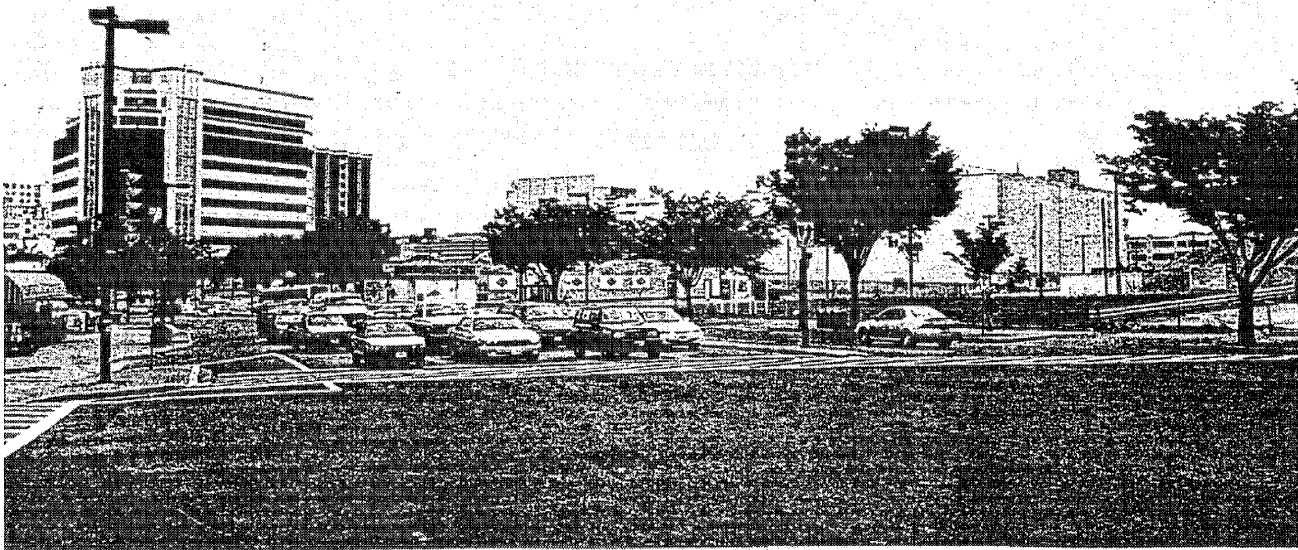
Other:

8. Standard Conditions dated 10-10-95:
 - A. Submit a Site Plan Enforcement Agreement, Development Program, and Homeowners Association Documents for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 6) Coordination of each section of the development and roads;
 - 7) Sequencing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management program, park maintenance agreement or other requirement of a condition of approval
 - B. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Methods and location of tree protection;
 - b. Conditions of DPS Stormwater Management Concept approval (waiver) letter
 - c. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - d. The development program inspection schedule.

PROJECT DESCRIPTION: Surrounding Vicinity

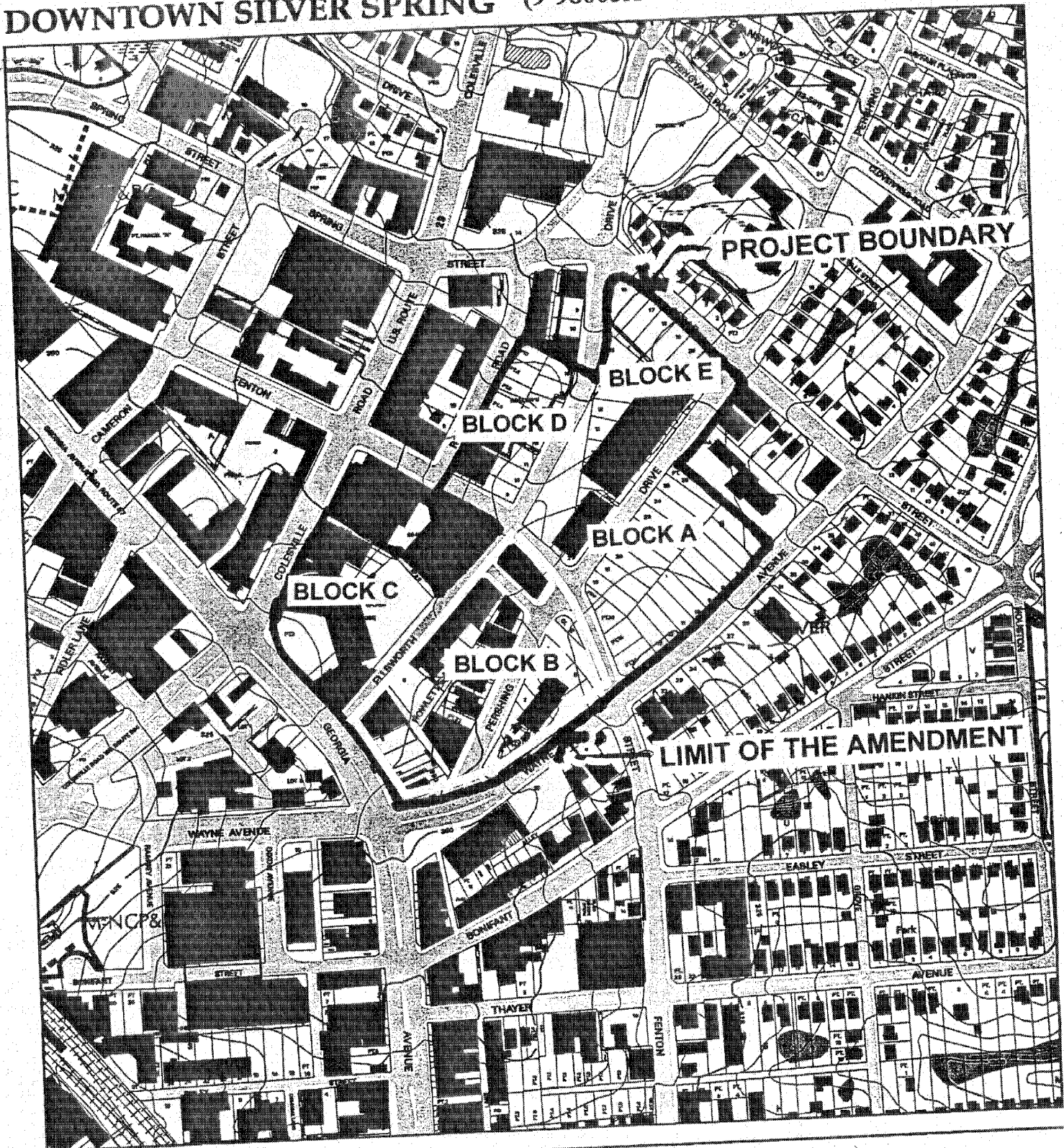
The overall site is bounded by Georgia Avenue, Colesville Avenue, Wayne Avenue and Cedar Avenues. The area encompassed by this Amendment is referred to as Block B and bounded by Georgia Avenue, Ellsworth Drive, Fenton Street, and Wayne Avenue. To the west of Block B across Georgia Avenue is a gas station on the site of the approved project plan for the Silver Triangle, a 600,000-sf office building project, as yet unbuilt. To the south of Block B across Wayne Avenue are various commercial, office and institutional uses. To the east of Block B, across Fenton Street is the approved Block A, the first phase of the Downtown Silver Spring development, which will contain a Fresh Fields food store, a hardware store and other shops and restaurants. To the north of Block B, across Ellsworth Drive, is the proposed Block C retail, the Silver Circle public plaza, and the City Place mall.

The southern end of the City Place mall confronts Block B along Ellsworth Drive and is not included in the Project. City Place's loading docks are currently located along Ellsworth Drive. The Project anticipates the relocation of these docks into a new, alley loading area accessed from Colesville. This relocation is not part of the project and is the responsibility of City Place.



Georgia Avenue looking north toward the southwest corner of the site

VICINITY MAP FOR
DOWNTOWN SILVER SPRING (9-98005A & 8-99002A)



Map compiled on June 09, 1999 at 3:12 PM

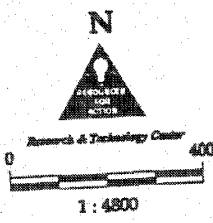
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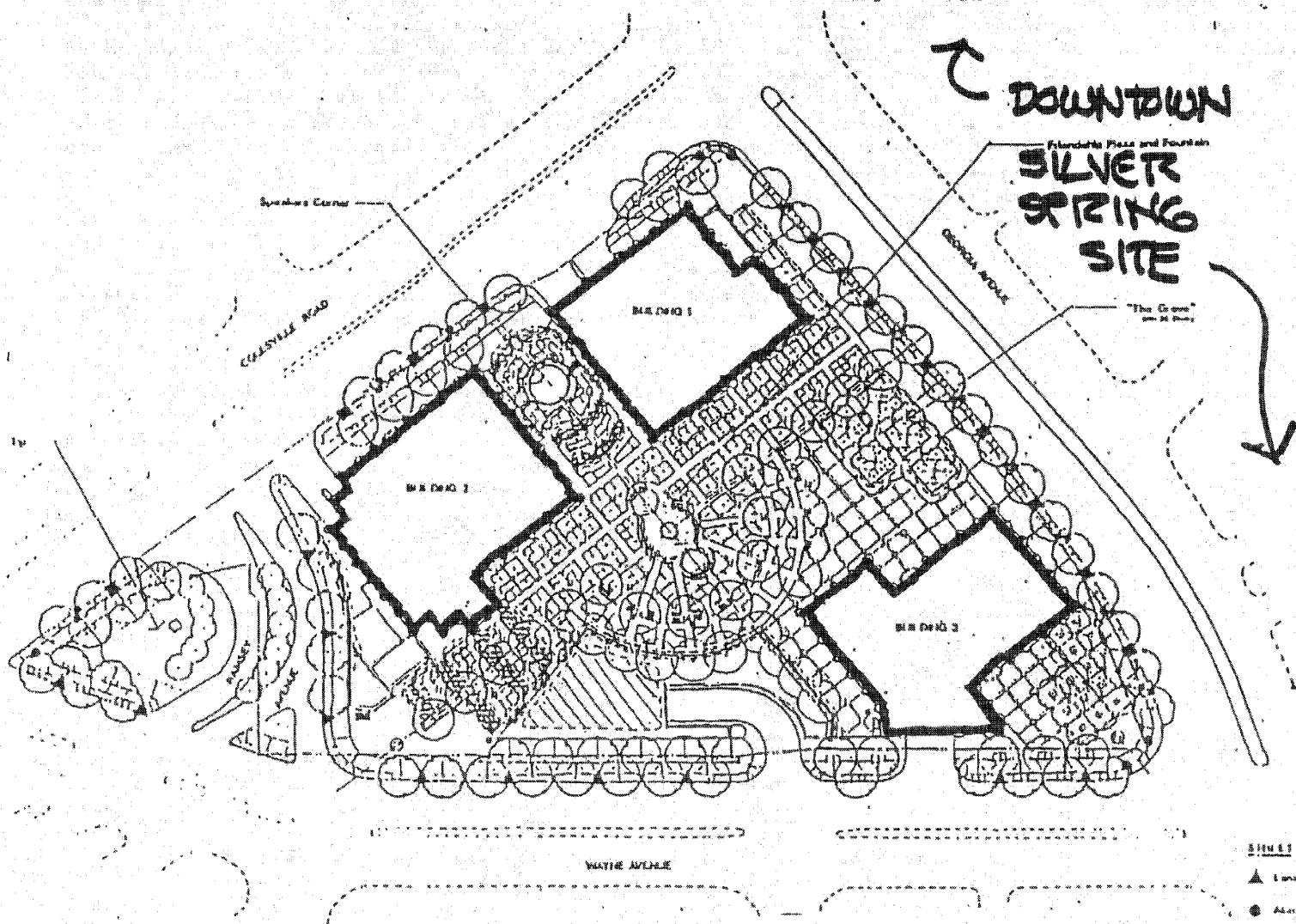
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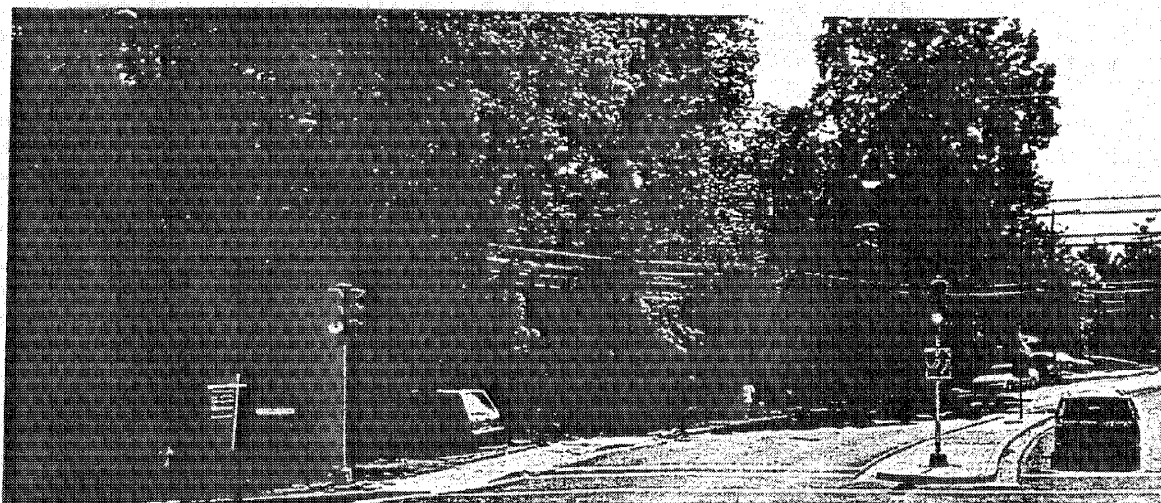
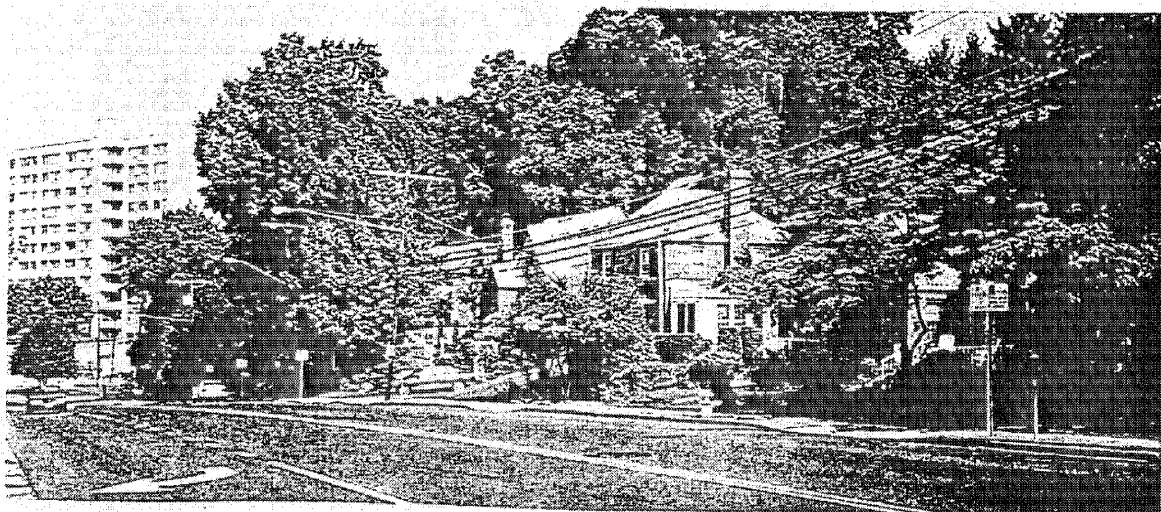
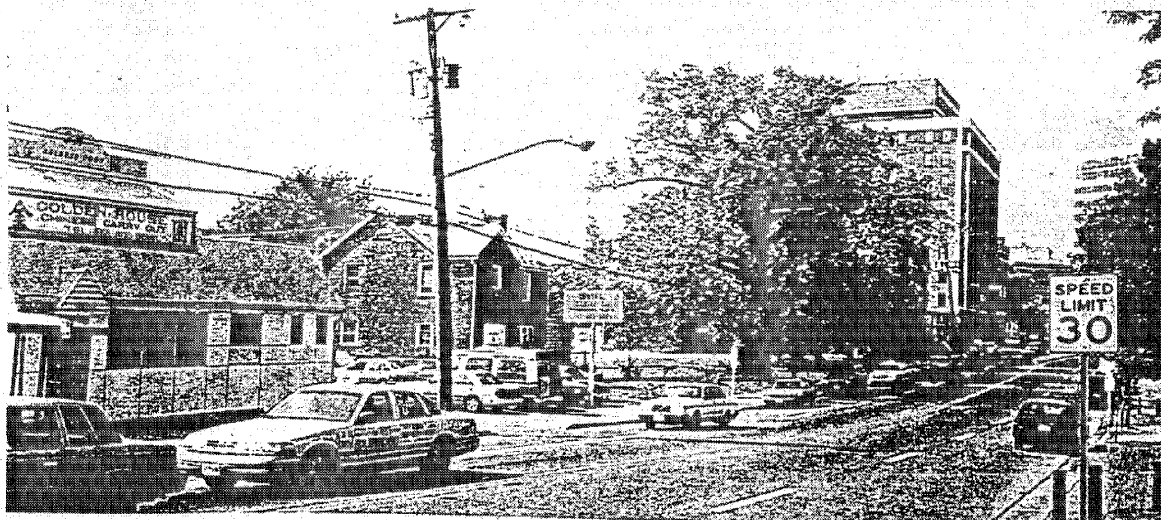
Key Map



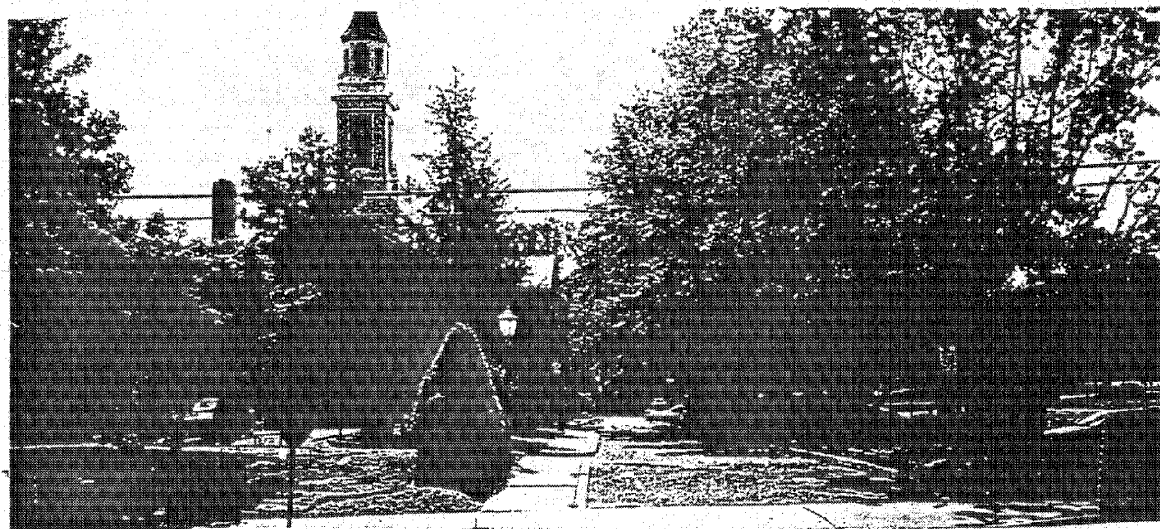
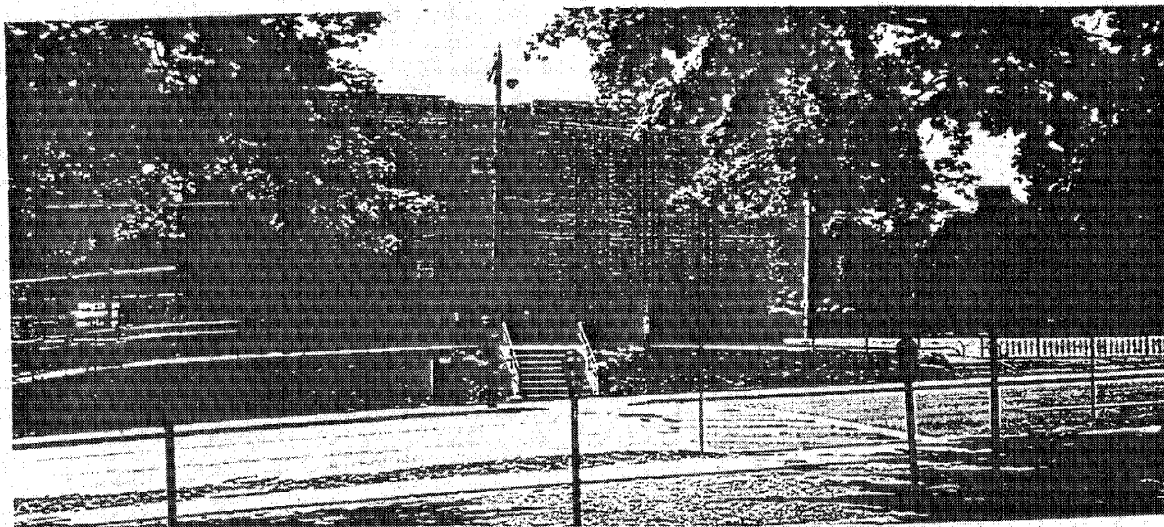
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 8787 Georgia Avenue - Silver Spring, Maryland 20910-5760



Silver Triangle Site and Approved Plan



VICINITY: South side of Wayne Avenue looking toward Georgia
East side of Cedar Avenue looking toward Ellsworth
East side of Cedar Avenue looking toward Pershing



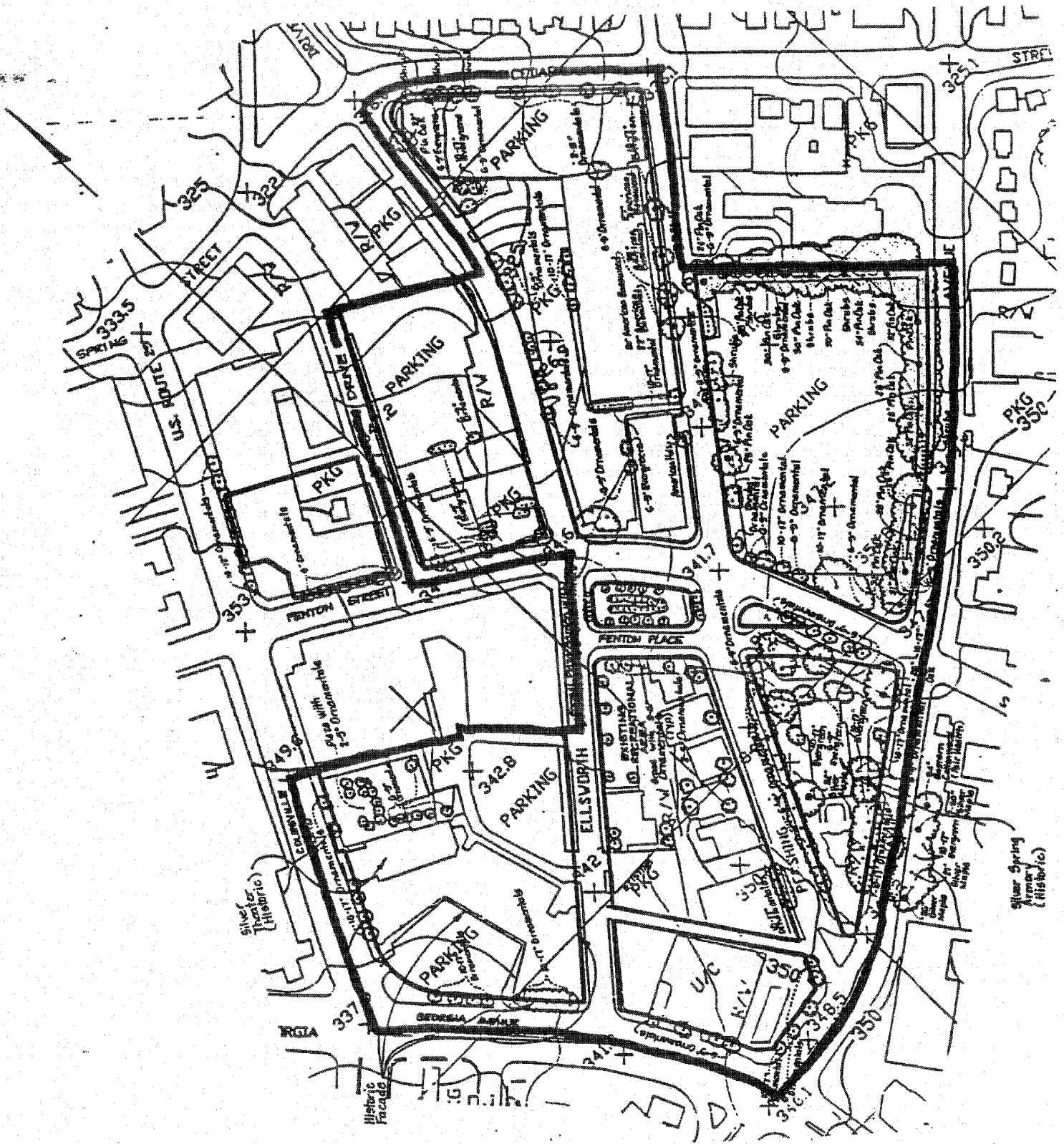
Vicinity: North side Ellsworth between Fenton and Cedar
St. Michaels School, Wayne Avenue
St. Michaels Church, rear, Pershing Avenue

PROJECT DESCRIPTION: Site Description

Block B encompasses approximately 7.4 acres in area. The site generally drains from the corner of Georgia Avenue and Wayne Avenue (elevation 345.0) to the corner of Ellsworth Drive and Fenton Street (elevation 334.0). With the exception of several small trees located on the interior of the site and some street trees, there are no significant natural site features to be preserved on Block B. Within the site are two existing streets, Pershing Drive, Fenton Place and an alley, all to be abandoned.

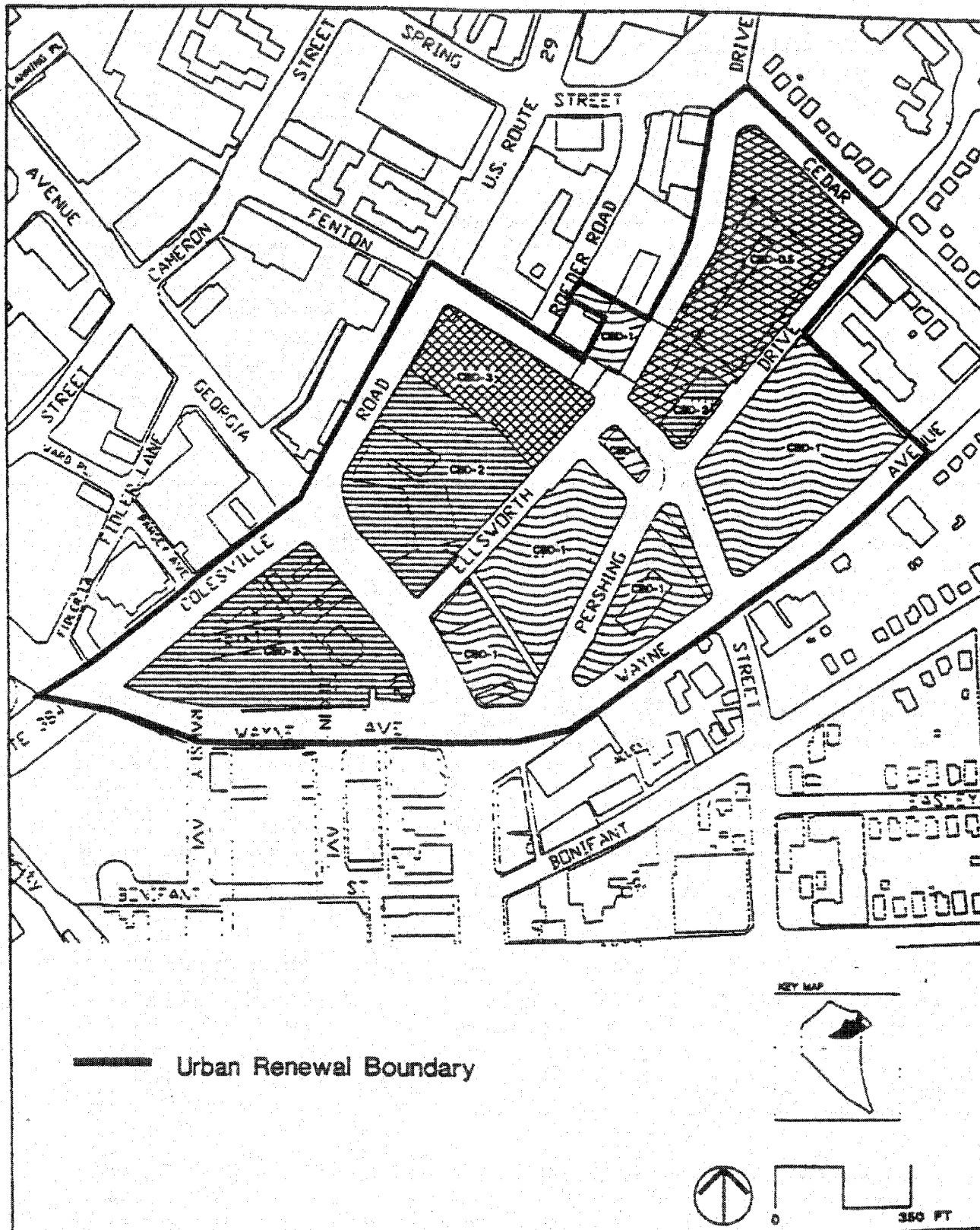
The Block B site contains Kughn Park, which is City Place's Optional Method public use amenity. The park is located south of City Place across Ellsworth, and between Fenton Avenue and Fenton Place, in the heart of the proposed project. The site also contained the now-demolished, historic Silver Spring Armory. The Armory site has been acquired by the County (as joint Applicant) from the present owner M-NCPPC in an exchange of land in which M-NCPPC received the parking lot behind the M-NCPPC Regional Office in exchange for the Armory site.

Wayne Avenue carries heavy volumes between the Metro and East Silver Spring at rush hour. Ellsworth and Fenton Avenues cross within the site and will become the internal structure and identity elements of the Downtown Silver Spring project. Ellsworth acts as an internal distributor of local traffic and Fenton acts as a link between the north CBD and the Master Plan's Fenton Village to the south. Ellsworth Drive will be a private roadway along the north side of Block B.



NRI/FSD Map showing trees to be conserved by easement

EXISTING ZONING



Zoning/Urban Renewal Map

PROJECT DESCRIPTION: Proposed Development

Overall Project:

This application requests approval of an Amendment to the 1998 approved Combined Urban Renewal Project Plan and Site Plan for Downtown Silver Spring. The overall Project is being developed pursuant to the General Development Agreement for the Redevelopment of Downtown Silver Spring dated April 20, 1998 between PFA Silver Spring L.C. and Montgomery County, Maryland, and the Amended Silver Spring Urban Renewal Plan. The 22.5-acre site in the Silver Spring Urban Renewal Area as amended, proposes 297,408 gsf of office space, 507,340 gsf of retail, restaurant, a multiple-screen movie theater complex and the Silver Theater (AFI), 151,130 gsf of hotel (242 rooms), 48,000 gsf of civic building, 160 multiple family dwelling units, public use space and parking.

The first phase, now underway, includes the Fresh Fields food store, hardware store, other community-oriented retail and parking facilities. The renovation of the Silver Theater is currently underway. Phase II will be the Block B development including the parking garage, cinema, other retail, office and hotel. Phase III on Block C includes the AFI theater, retail, Gateway Plaza and Silver Circle. The Town Square and Civic building will follow the demolition and reconstruction of the existing parking garage serving City Place.

Block B Amendment:

The Amendment essentially moves and enlarges the hotel component and enlarges the office building. More generally, the development proposal for Block B includes a 242-room hotel over two levels of retail on Fenton Street, an 1,812 space parking garage accessed from a service alley and Wayne Avenue, a 247,281 square foot office building over one story of retail on Georgia Avenue, and two levels of mixed retail including a multi-plex cinema with up to 5,000 seats. The office building will have 257 structured parking spaces, below the first floor retail. In addition, the Applicant is proposing civic service offices facing Wayne Avenue within the proposed parking garage.

Service areas will be accessed from the rear through an alley. The parking garage will also have an access point from within the alley. A mid-block pedestrian connection is proposed along Ellsworth Drive from the Silver Circle, across alley and to the parking garage elevator core. The Applicant is proposing the possibility of providing a direct pedestrian connection over the service alley between the garage and the hotel lobby on the third floor of the building. The parking for the office will be accessed from the service alley.

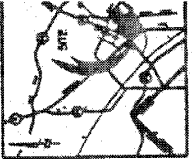
The retail and office uses have a strong street presence with highly visible entrances. Brick sidewalks of varying widths and ornamental street lighting are provided along the entire street perimeter and within the pedestrian connection from the parking garage to the Silver Circle plaza. The final design of the Silver circle is not part of this amendment, but will be featured in a future amendment for Block C.

Specific changes to Block B resulting from this Amendment include:

- Moving the previously approved location of the hotel site from the southeast corner of Georgia Avenue and Ellsworth Drive to the northwest corner of Fenton Street and Wayne Avenue;
- Expand the previously approved Georgia Avenue office component from the northeast corner of Georgia Avenue and Wayne Avenue to the entire frontage of Georgia between Wayne and Ellsworth;
- Increases the Office area by 86,608 sf
- Decreases the Retail-Mixed Use area by 71,295 sf
- Increases the Hotel area by 27,995 sf
- Increases the Hotel rooms by 42 rooms and;
- Increases the overall Project parking spaces by 128 spaces.

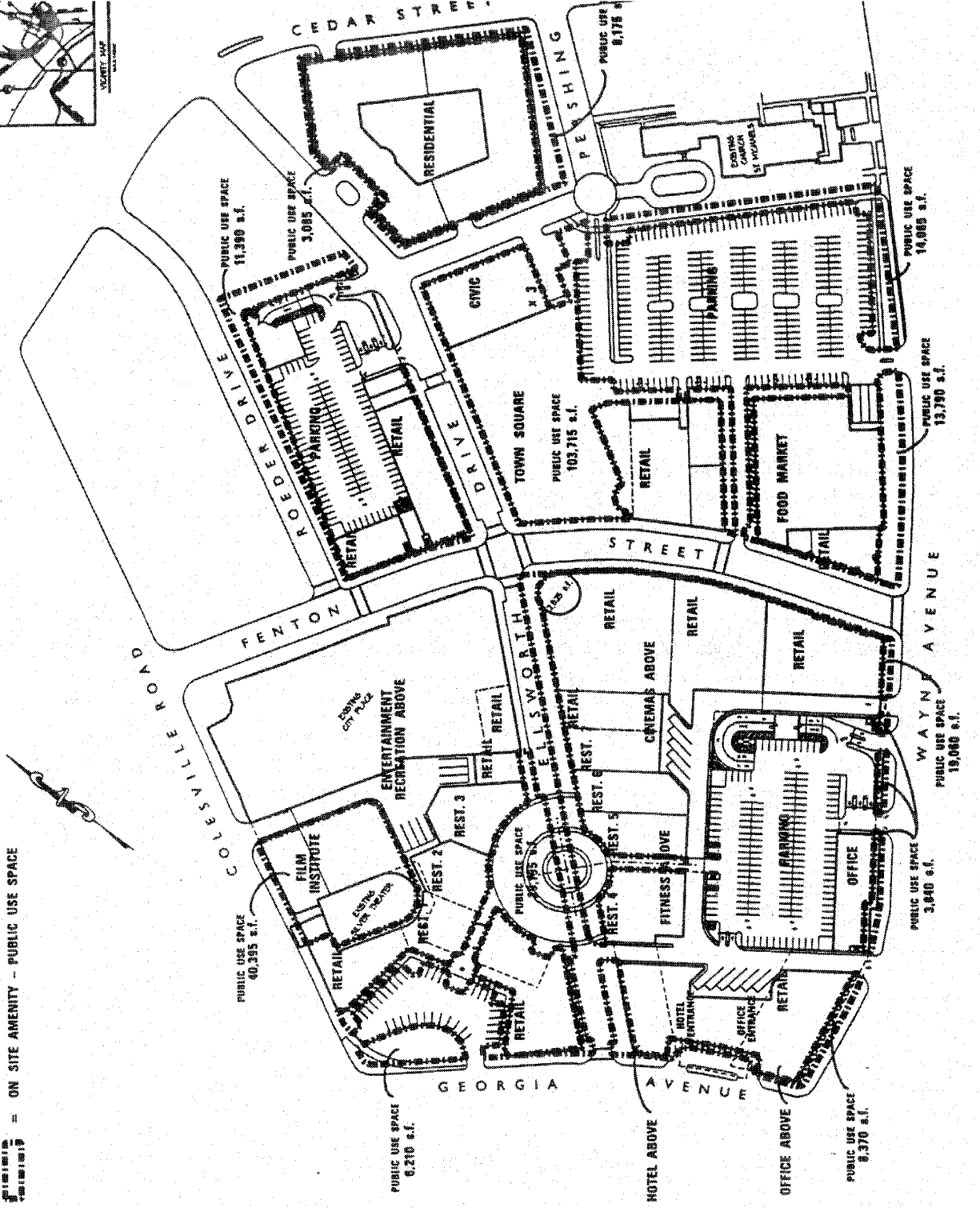
Specific changes to the overall Project approved square footages, outside of Block B, are outlined below. These numerical changes will be translated into subsequent amendments to the Block C and D approved plan. These changes are as follows:

- Increase the previously approved overall Project gross floor area (gsf) and floor area ratio (FAR) from 1,178,570 sf (1.2 FAR) to 1,240,198 sf (1.27 FAR);
- Increase the overall Project gross square footage by 61,628 sf ;
- Increase the Civic Building area by 16,000 sf;
- Increase the Residential area by 2,320 sf;
- Increase the overall Project Public Use Space by 22,813 sf and;
- Increase the overall Project Amenities and Facilities by 24,813 sf (includes the Public Use Space)



LEGEND

ON SITE AMENITY - PUBLIC USE SPACE



SCALE 1" = 50'
SITE PLAN

SITE AREA

GROSS SITE AREA - 22.5 ACRES
 22.5 x 43,560 sq. ft. = 980,100 sq. ft.

REQUIRED - 22,000 sq. ft.
 PROVIDED - 980,100 sq. ft.

NOTE: 100 sq. ft. under line 22,000 sq. ft.

FLOOR AREA RATIO

OPTIONAL METHOD

PERMITTED - 2.29
 PROPOSED - 1.06

FROM THE CITY OF...
 200,000 sq. ft. / 2,241,000 sq. ft.
 100,000 sq. ft. / 1,045,000 sq. ft.

GROSS FLOOR AREA

by use

OFFICE	233,240
RETAIL MIXED USE	210,760
RETAIL RESTAURANT	61,750
RETAIL ENTERTAINMENT	53,155
HOTEL	123,135
THEATERS	122,605
RESIDENTIAL	236,320
TOTAL	1,045,985

PUBLIC USE SPACE

REQUIRED - 186,518 sq. ft.	20%
PROVIDED - 30,225 sq. ft. / 163,293 sq. ft.	28.0%

BUILDING HEIGHT - MAXIMUM

PERMITTED - 143'-0"	PROPOSED - 143'-0"
---------------------	--------------------

PARKING

REQUIRED - 3,600	PROPOSED - 3,600
TOTAL GARAGE	3,325
TOTAL SURFACE	275

RESIDENTIAL CALCS

FLOOR CONCOR 1 BK. 3 BK. PARK

1	MAN LOBBY	4	4	51
2	CORRIDOR	4	4	51
3	DU	22	4	51
4	DU	22	4	51
5	DU	22	4	51
6	DU	22	4	51
TOTAL	180 D.U.	81	73	15 SPACES

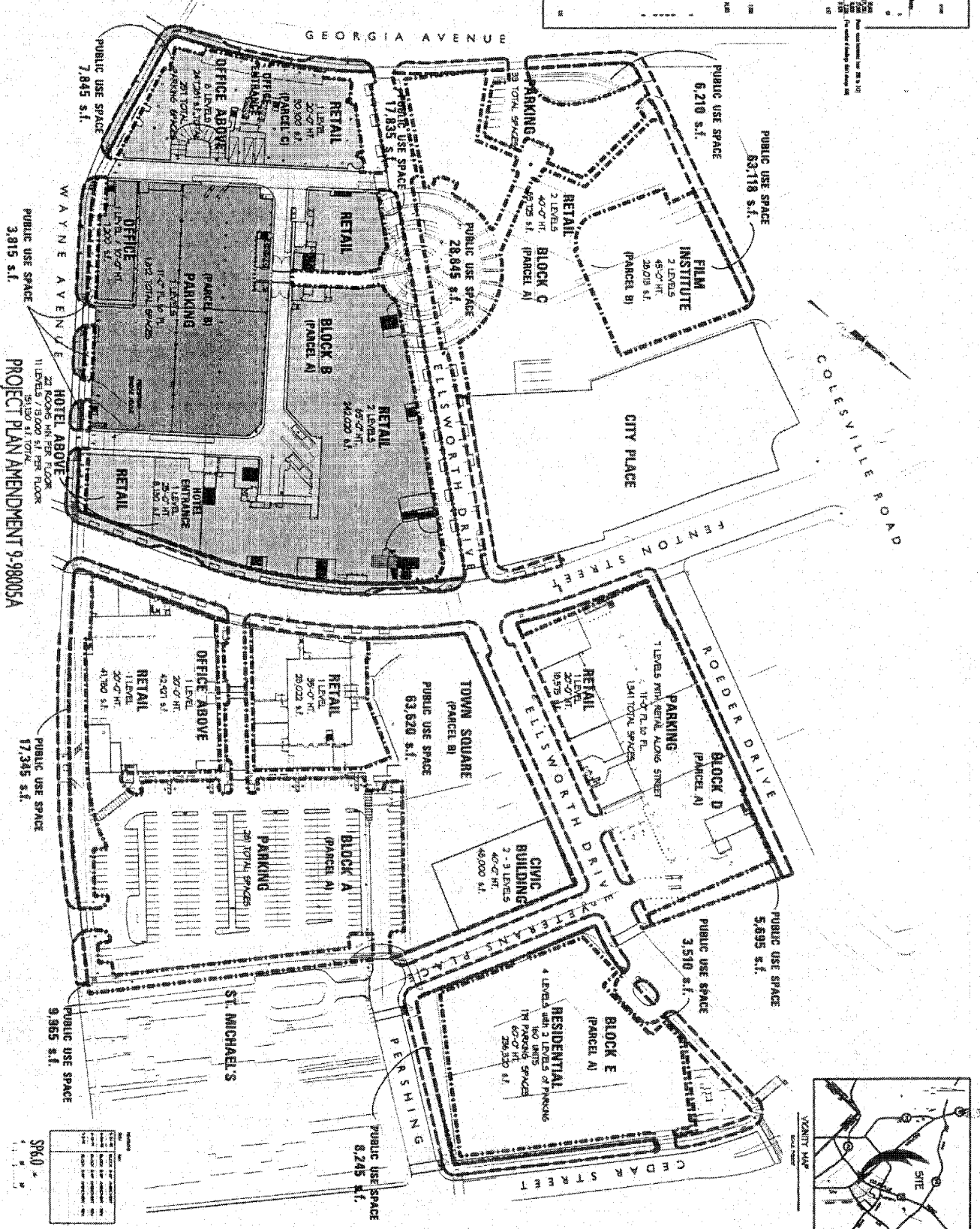
Parcel No.	Area (sq. ft.)	Volume (cu. ft.)	Height (ft.)	Use
1	17,835	17,835	1	Office Above
2	17,835	17,835	1	Retail
3	17,835	17,835	1	Office Above
4	17,835	17,835	1	Retail
5	17,835	17,835	1	Office Above
6	17,835	17,835	1	Retail
7	17,835	17,835	1	Office Above
8	17,835	17,835	1	Retail
9	17,835	17,835	1	Office Above
10	17,835	17,835	1	Retail
11	17,835	17,835	1	Office Above
12	17,835	17,835	1	Retail
13	17,835	17,835	1	Office Above
14	17,835	17,835	1	Retail
15	17,835	17,835	1	Office Above
16	17,835	17,835	1	Retail
17	17,835	17,835	1	Office Above
18	17,835	17,835	1	Retail
19	17,835	17,835	1	Office Above
20	17,835	17,835	1	Retail
21	17,835	17,835	1	Office Above
22	17,835	17,835	1	Retail
23	17,835	17,835	1	Office Above
24	17,835	17,835	1	Retail
25	17,835	17,835	1	Office Above
26	17,835	17,835	1	Retail
27	17,835	17,835	1	Office Above
28	17,835	17,835	1	Retail
29	17,835	17,835	1	Office Above
30	17,835	17,835	1	Retail
31	17,835	17,835	1	Office Above
32	17,835	17,835	1	Retail
33	17,835	17,835	1	Office Above
34	17,835	17,835	1	Retail
35	17,835	17,835	1	Office Above
36	17,835	17,835	1	Retail
37	17,835	17,835	1	Office Above
38	17,835	17,835	1	Retail
39	17,835	17,835	1	Office Above
40	17,835	17,835	1	Retail
41	17,835	17,835	1	Office Above
42	17,835	17,835	1	Retail
43	17,835	17,835	1	Office Above
44	17,835	17,835	1	Retail
45	17,835	17,835	1	Office Above
46	17,835	17,835	1	Retail
47	17,835	17,835	1	Office Above
48	17,835	17,835	1	Retail
49	17,835	17,835	1	Office Above
50	17,835	17,835	1	Retail
51	17,835	17,835	1	Office Above
52	17,835	17,835	1	Retail
53	17,835	17,835	1	Office Above
54	17,835	17,835	1	Retail
55	17,835	17,835	1	Office Above
56	17,835	17,835	1	Retail
57	17,835	17,835	1	Office Above
58	17,835	17,835	1	Retail
59	17,835	17,835	1	Office Above
60	17,835	17,835	1	Retail
61	17,835	17,835	1	Office Above
62	17,835	17,835	1	Retail
63	17,835	17,835	1	Office Above
64	17,835	17,835	1	Retail
65	17,835	17,835	1	Office Above
66	17,835	17,835	1	Retail
67	17,835	17,835	1	Office Above
68	17,835	17,835	1	Retail
69	17,835	17,835	1	Office Above
70	17,835	17,835	1	Retail
71	17,835	17,835	1	Office Above
72	17,835	17,835	1	Retail
73	17,835	17,835	1	Office Above
74	17,835	17,835	1	Retail
75	17,835	17,835	1	Office Above
76	17,835	17,835	1	Retail
77	17,835	17,835	1	Office Above
78	17,835	17,835	1	Retail
79	17,835	17,835	1	Office Above
80	17,835	17,835	1	Retail
81	17,835	17,835	1	Office Above
82	17,835	17,835	1	Retail
83	17,835	17,835	1	Office Above
84	17,835	17,835	1	Retail
85	17,835	17,835	1	Office Above
86	17,835	17,835	1	Retail
87	17,835	17,835	1	Office Above
88	17,835	17,835	1	Retail
89	17,835	17,835	1	Office Above
90	17,835	17,835	1	Retail
91	17,835	17,835	1	Office Above
92	17,835	17,835	1	Retail
93	17,835	17,835	1	Office Above
94	17,835	17,835	1	Retail
95	17,835	17,835	1	Office Above
96	17,835	17,835	1	Retail
97	17,835	17,835	1	Office Above
98	17,835	17,835	1	Retail
99	17,835	17,835	1	Office Above
100	17,835	17,835	1	Retail

Amended Project Plan

17

LEGEND

- ON SITE AMENITY - PUBLIC USE SPACE
- OFF SITE AMENITY



PEA SILVER SPRING, L.C.
 68 WINTHROP
 HOUSTON, TEXAS 77002
 (713) 865-2888

The shaded area defines the limits of amendment.
 The information and calculations on this drawing were prepared by PEA, Associates and to the best of our knowledge is true and correct.

DOWNTOWN SILVER SPRING

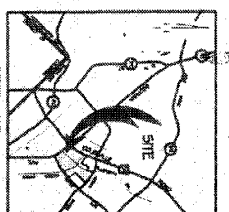
JAN 14, 2010

PROJECT PLAN AMENDMENT 9-98005A

PUBLIC USE SPACE 17,345 s.f.

PUBLIC USE SPACE 9,955 s.f.

SP6.0

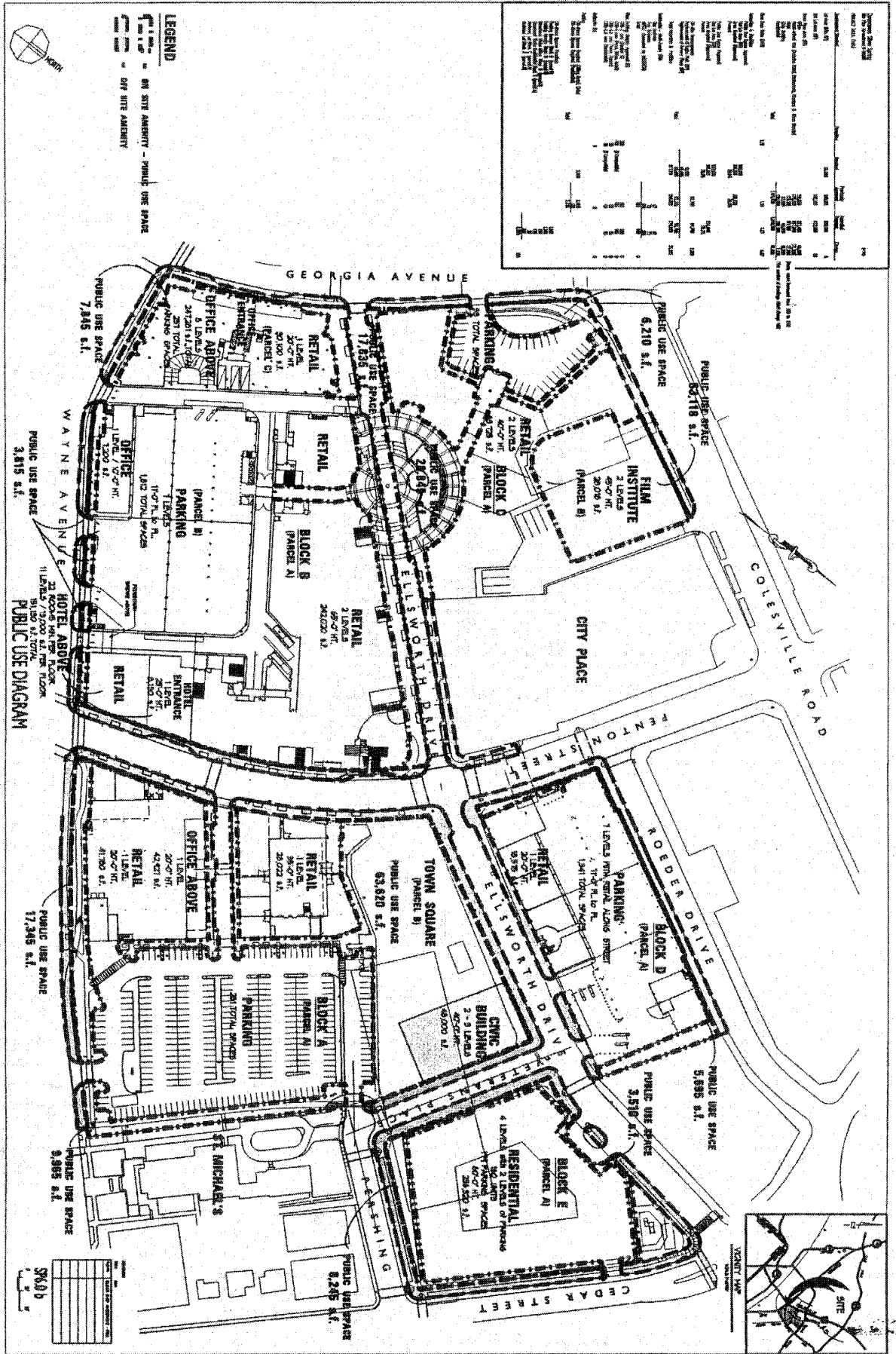


Urban Planning, Inc.
 13515 Westpark Drive
 Houston, TX 77040
 (281) 945-5000

TRIT, Associates, Inc.
 1500 West Loop South
 Houston, TX 77027
 (713) 865-2888

James Urban, AIA
 13515 Westpark Drive
 Houston, TX 77040
 (281) 945-5000

Block	Parcel	Area (sq. ft.)	Use
Block A	Parcel A1	20,000	Retail
	Parcel A2	20,000	Retail
Block B	Parcel B1	20,000	Retail
	Parcel B2	20,000	Retail
Block C	Parcel C1	20,000	Retail
	Parcel C2	20,000	Retail
Block D	Parcel D1	20,000	Retail
	Parcel D2	20,000	Retail
Block E	Parcel E1	20,000	Residential
	Parcel E2	20,000	Residential
Block F	Parcel F1	20,000	Office
	Parcel F2	20,000	Office



LEGEND

- ON SITE AMENITY - SHOULD BE SPACE
- DAY SITE AMENITY

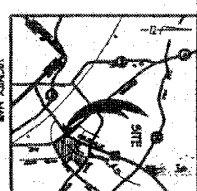
FSA SILVER SPRING, L.C.
 A REALTOR
 REALTOR/COMMERCIAL
 REALTOR/RESIDENTIAL

The shaded areas within the site of development:
 The information and calculations on this drawing were prepared by FSA, Associates and to the best of our knowledge is true and correct.

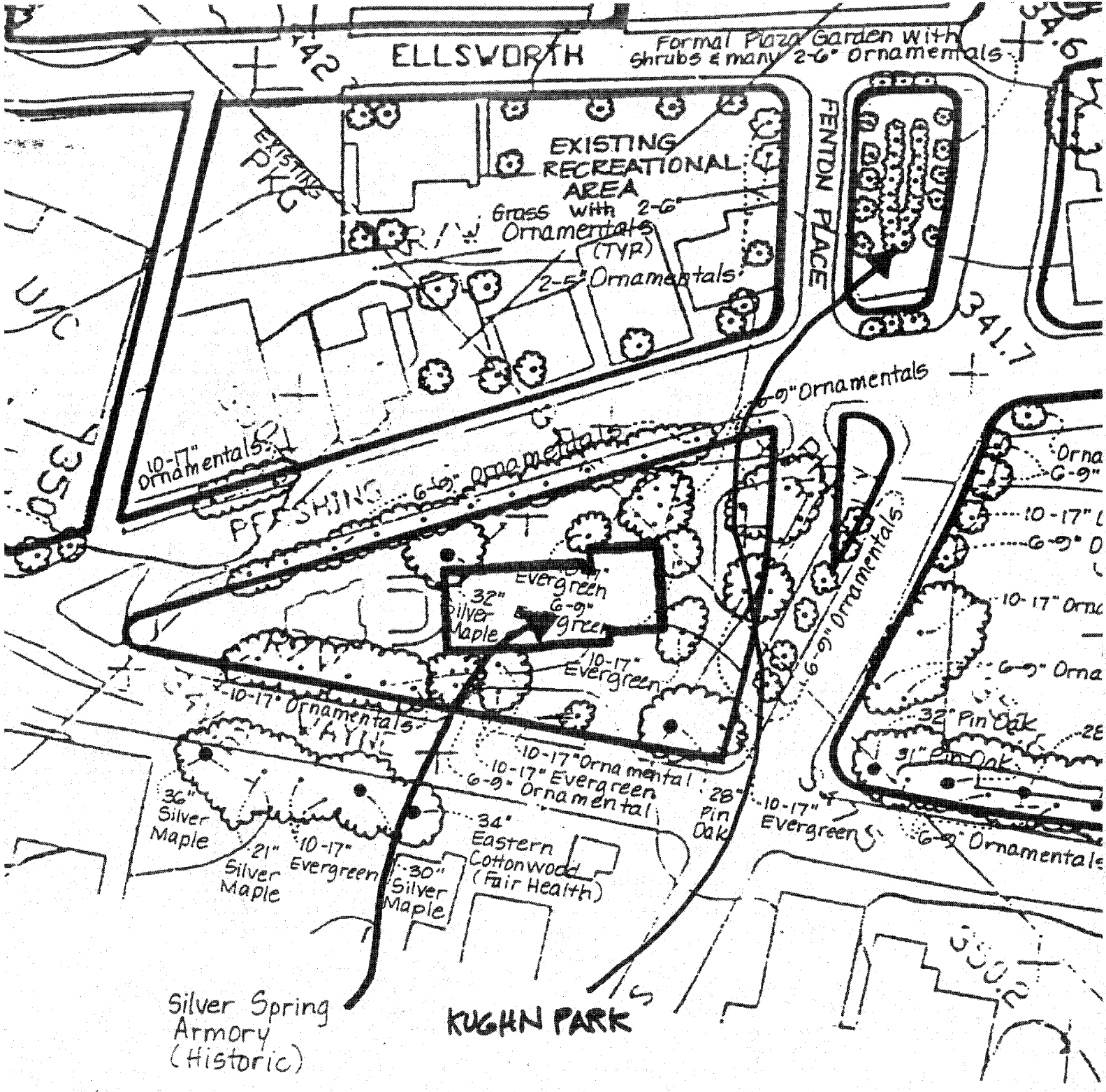
DOWNTOWN SILVER SPRING

11/11/11

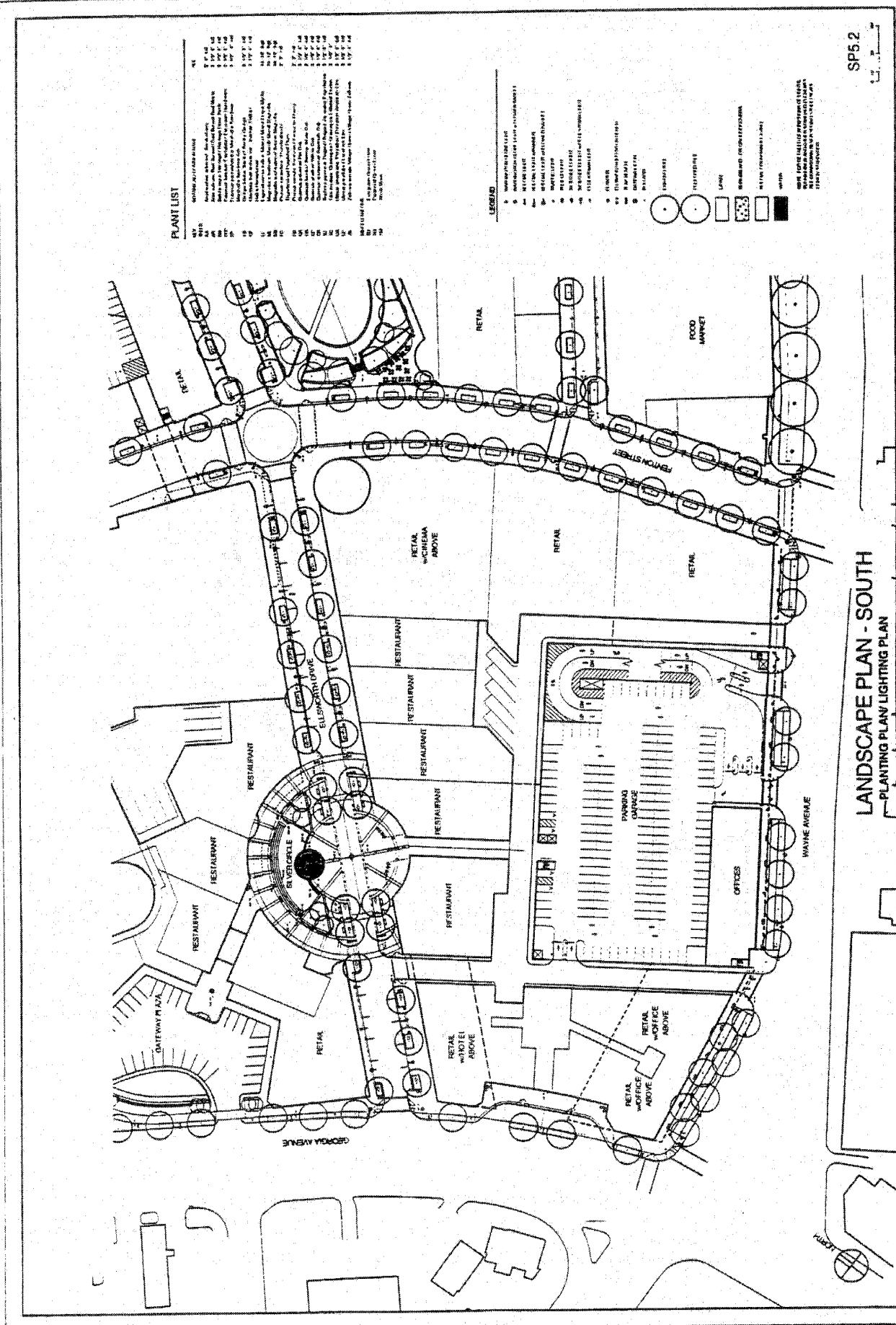
DR. MICHAEL S. ...
 ...
 ...



Block	Parcel	Area (sq. ft.)	Use
Block A	Parcel A1	20,000	Retail
Block A	Parcel A2	20,000	Retail
Block B	Parcel B1	20,000	Retail
Block B	Parcel B2	20,000	Retail
Block C	Parcel C1	20,000	Retail
Block C	Parcel C2	20,000	Retail
Block D	Parcel D1	20,000	Retail
Block D	Parcel D2	20,000	Retail
Block E	Parcel E1	20,000	Residential
Block E	Parcel E2	20,000	Residential
Block F	Parcel F1	20,000	Office
Block F	Parcel F2	20,000	Office



Required public use space must include replacement of the 1.6-acre open space on the former site of the Silver Spring Armory (demolished) and the 0.25 acre Kughn Park, which was the public use space amenity built in conjunction with the City Place optional Method project.



PLANT LIST

NO.	SYMBOL	PLANT NAME	HT.
1	○	Small Tree	8' - 12'
2	○	Medium Tree	12' - 18'
3	○	Large Tree	18' - 24'
4	○	Very Large Tree	24' - 30'
5	○	Small Tree	8' - 12'
6	○	Medium Tree	12' - 18'
7	○	Large Tree	18' - 24'
8	○	Very Large Tree	24' - 30'
9	○	Small Tree	8' - 12'
10	○	Medium Tree	12' - 18'
11	○	Large Tree	18' - 24'
12	○	Very Large Tree	24' - 30'
13	○	Small Tree	8' - 12'
14	○	Medium Tree	12' - 18'
15	○	Large Tree	18' - 24'
16	○	Very Large Tree	24' - 30'
17	○	Small Tree	8' - 12'
18	○	Medium Tree	12' - 18'
19	○	Large Tree	18' - 24'
20	○	Very Large Tree	24' - 30'
21	○	Small Tree	8' - 12'
22	○	Medium Tree	12' - 18'
23	○	Large Tree	18' - 24'
24	○	Very Large Tree	24' - 30'
25	○	Small Tree	8' - 12'
26	○	Medium Tree	12' - 18'
27	○	Large Tree	18' - 24'
28	○	Very Large Tree	24' - 30'
29	○	Small Tree	8' - 12'
30	○	Medium Tree	12' - 18'
31	○	Large Tree	18' - 24'
32	○	Very Large Tree	24' - 30'
33	○	Small Tree	8' - 12'
34	○	Medium Tree	12' - 18'
35	○	Large Tree	18' - 24'
36	○	Very Large Tree	24' - 30'
37	○	Small Tree	8' - 12'
38	○	Medium Tree	12' - 18'
39	○	Large Tree	18' - 24'
40	○	Very Large Tree	24' - 30'
41	○	Small Tree	8' - 12'
42	○	Medium Tree	12' - 18'
43	○	Large Tree	18' - 24'
44	○	Very Large Tree	24' - 30'
45	○	Small Tree	8' - 12'
46	○	Medium Tree	12' - 18'
47	○	Large Tree	18' - 24'
48	○	Very Large Tree	24' - 30'
49	○	Small Tree	8' - 12'
50	○	Medium Tree	12' - 18'
51	○	Large Tree	18' - 24'
52	○	Very Large Tree	24' - 30'
53	○	Small Tree	8' - 12'
54	○	Medium Tree	12' - 18'
55	○	Large Tree	18' - 24'
56	○	Very Large Tree	24' - 30'
57	○	Small Tree	8' - 12'
58	○	Medium Tree	12' - 18'
59	○	Large Tree	18' - 24'
60	○	Very Large Tree	24' - 30'
61	○	Small Tree	8' - 12'
62	○	Medium Tree	12' - 18'
63	○	Large Tree	18' - 24'
64	○	Very Large Tree	24' - 30'
65	○	Small Tree	8' - 12'
66	○	Medium Tree	12' - 18'
67	○	Large Tree	18' - 24'
68	○	Very Large Tree	24' - 30'
69	○	Small Tree	8' - 12'
70	○	Medium Tree	12' - 18'
71	○	Large Tree	18' - 24'
72	○	Very Large Tree	24' - 30'
73	○	Small Tree	8' - 12'
74	○	Medium Tree	12' - 18'
75	○	Large Tree	18' - 24'
76	○	Very Large Tree	24' - 30'
77	○	Small Tree	8' - 12'
78	○	Medium Tree	12' - 18'
79	○	Large Tree	18' - 24'
80	○	Very Large Tree	24' - 30'

LEGEND

1	○	Small Tree
2	○	Medium Tree
3	○	Large Tree
4	○	Very Large Tree
5	○	Small Tree
6	○	Medium Tree
7	○	Large Tree
8	○	Very Large Tree
9	○	Small Tree
10	○	Medium Tree
11	○	Large Tree
12	○	Very Large Tree
13	○	Small Tree
14	○	Medium Tree
15	○	Large Tree
16	○	Very Large Tree
17	○	Small Tree
18	○	Medium Tree
19	○	Large Tree
20	○	Very Large Tree
21	○	Small Tree
22	○	Medium Tree
23	○	Large Tree
24	○	Very Large Tree
25	○	Small Tree
26	○	Medium Tree
27	○	Large Tree
28	○	Very Large Tree
29	○	Small Tree
30	○	Medium Tree
31	○	Large Tree
32	○	Very Large Tree
33	○	Small Tree
34	○	Medium Tree
35	○	Large Tree
36	○	Very Large Tree
37	○	Small Tree
38	○	Medium Tree
39	○	Large Tree
40	○	Very Large Tree
41	○	Small Tree
42	○	Medium Tree
43	○	Large Tree
44	○	Very Large Tree
45	○	Small Tree
46	○	Medium Tree
47	○	Large Tree
48	○	Very Large Tree
49	○	Small Tree
50	○	Medium Tree
51	○	Large Tree
52	○	Very Large Tree
53	○	Small Tree
54	○	Medium Tree
55	○	Large Tree
56	○	Very Large Tree
57	○	Small Tree
58	○	Medium Tree
59	○	Large Tree
60	○	Very Large Tree
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62	○	Medium Tree
63	○	Large Tree
64	○	Very Large Tree
65	○	Small Tree
66	○	Medium Tree
67	○	Large Tree
68	○	Very Large Tree
69	○	Small Tree
70	○	Medium Tree
71	○	Large Tree
72	○	Very Large Tree
73	○	Small Tree
74	○	Medium Tree
75	○	Large Tree
76	○	Very Large Tree
77	○	Small Tree
78	○	Medium Tree
79	○	Large Tree
80	○	Very Large Tree

SP5.2

LANDSCAPE PLAN - SOUTH
PLANTING PLAN/LIGHTING PLAN

SCALE: 1" = 30'

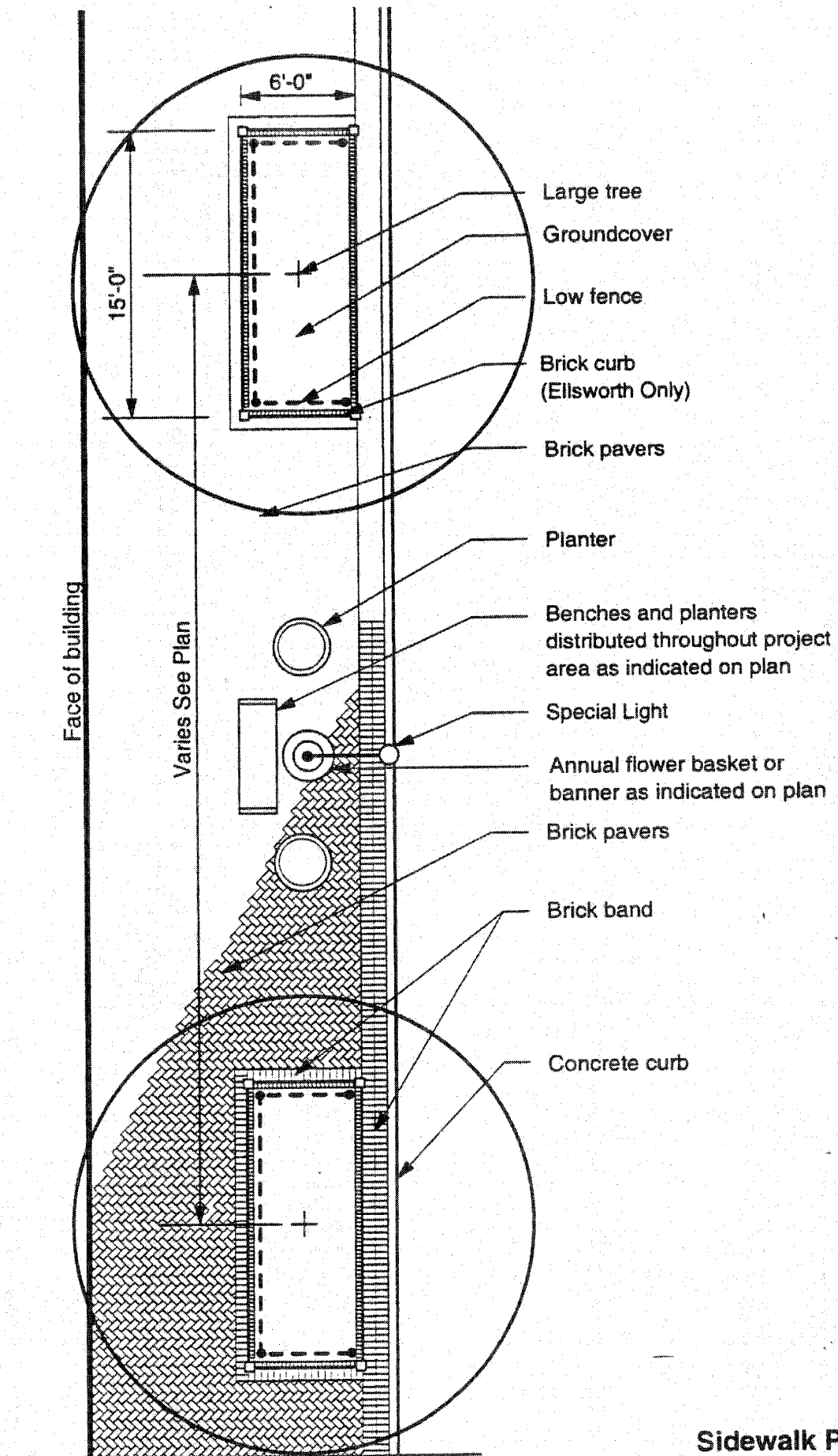
DOWNTOWN SILVER SPRING

PFA SILVER SPRING, L.C.
PFA OFFICE PART COMPANY INC.

LOCKETMAN ASSOCIATES, INC.
ARCHITECTS

RTKL ASSOCIATES INC.
LANDSCAPE ARCHITECTS

SP5.2
1" = 30'



- Large tree
- Groundcover
- Low fence
- Brick curb (Ellsworth Only)

Brick pavers

Planter

Benches and planters distributed throughout project area as indicated on plan

Special Light

Annual flower basket or banner as indicated on plan

Brick pavers

Brick band

Concrete curb

Face of building

Varies See Plan

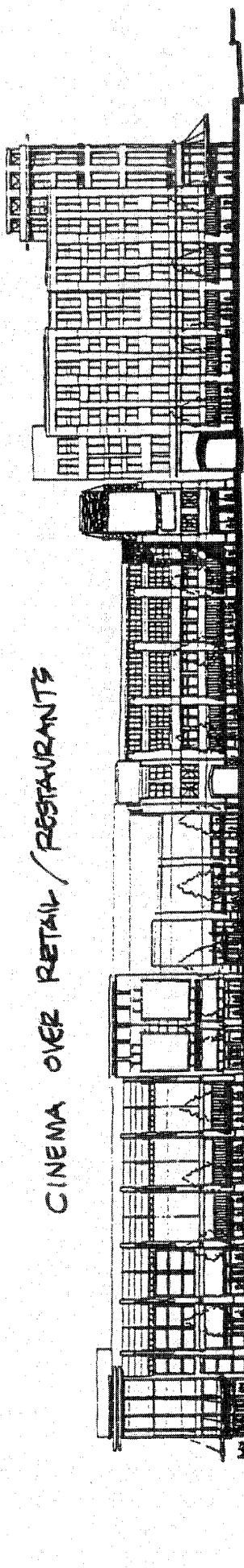
15'-0"

6'-0"

Sidewalk Plan: Type A
 Ellsworth Dr. and Fenton St.
 1/8"=1'-0"

HOTEL

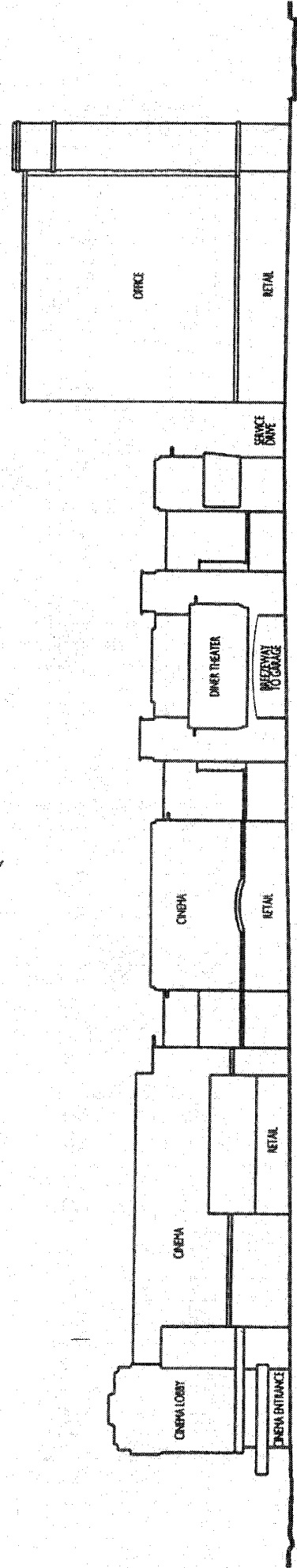
CINEMA OVER RETAIL / RESTAURANTS



GEORGIA

FENTON

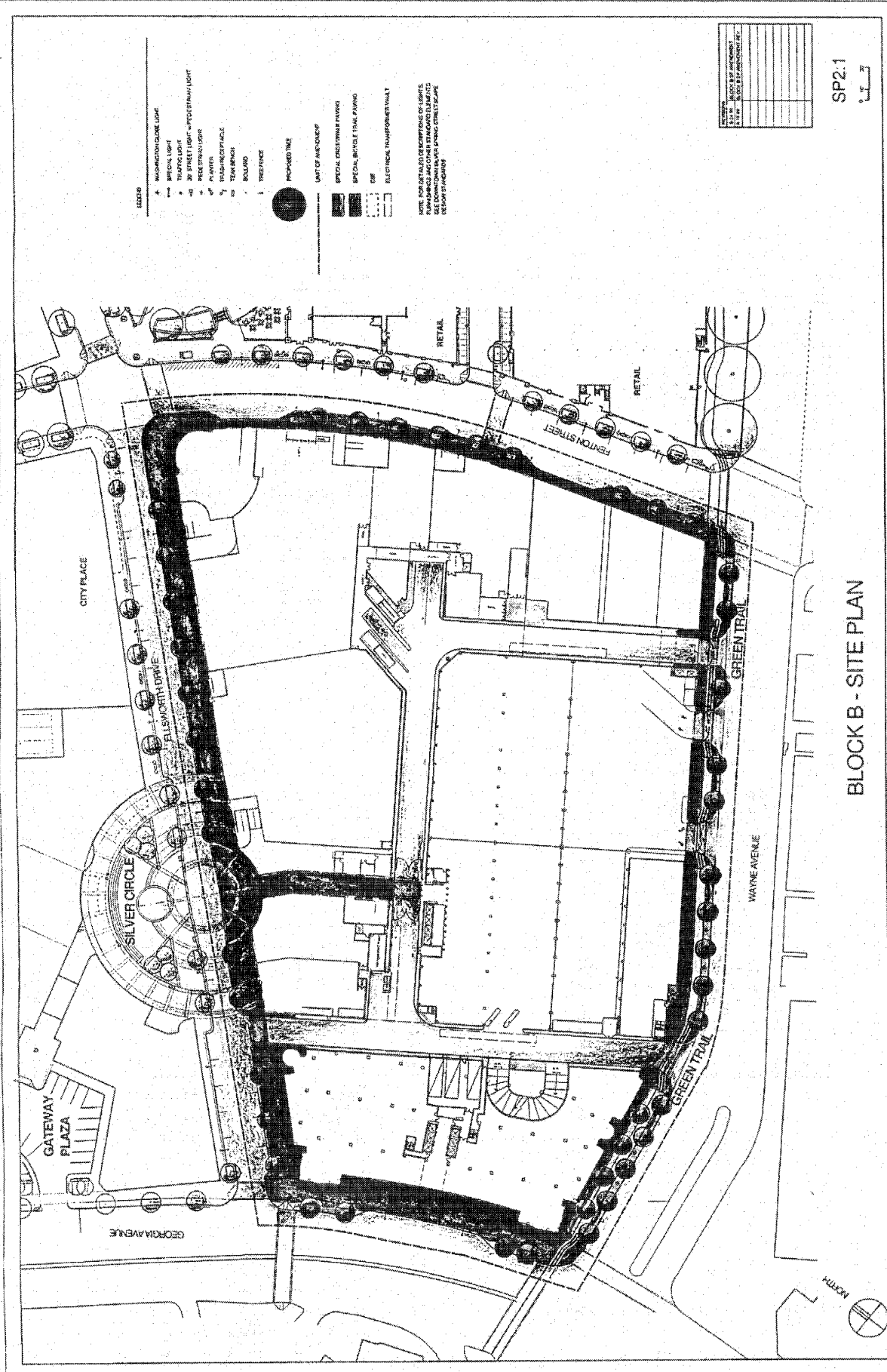
Illustrative Ellsworth Drive Elevation (1998 APPROVAL)



GEORGIA

FENTON

Illustrative Ellsworth Drive Elevation (AMENDED)



RTKL
 RTKL Associates, Inc.
 Corporate Plaza, One South Street
 Baltimore, Maryland 21202
 410.759.6600
 410.759.4233

LD
 Landscape Associates, Inc.
 1220 Forest Drive
 Rockville, Maryland 20850
 (301) 948-9400

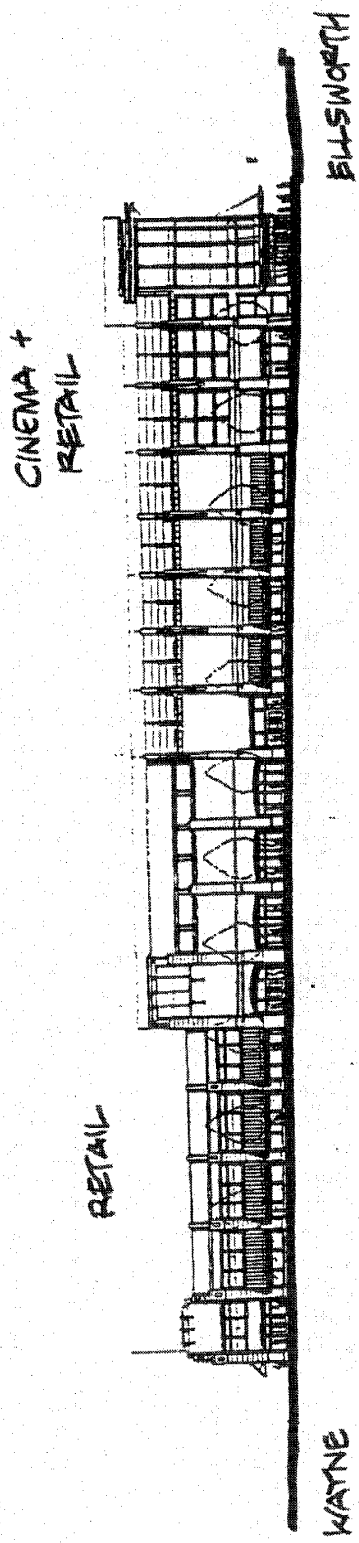
DOWNTOWN SILVER SPRING

BLOCK B - SITE PLAN

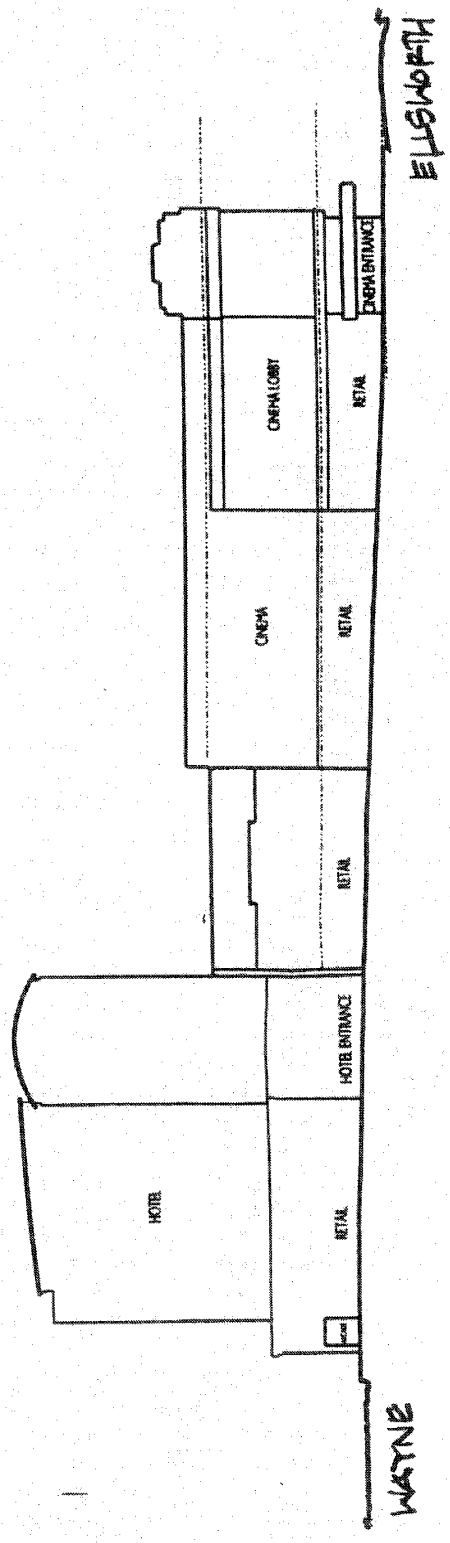
1" = 30'-0"

May 24, 1999

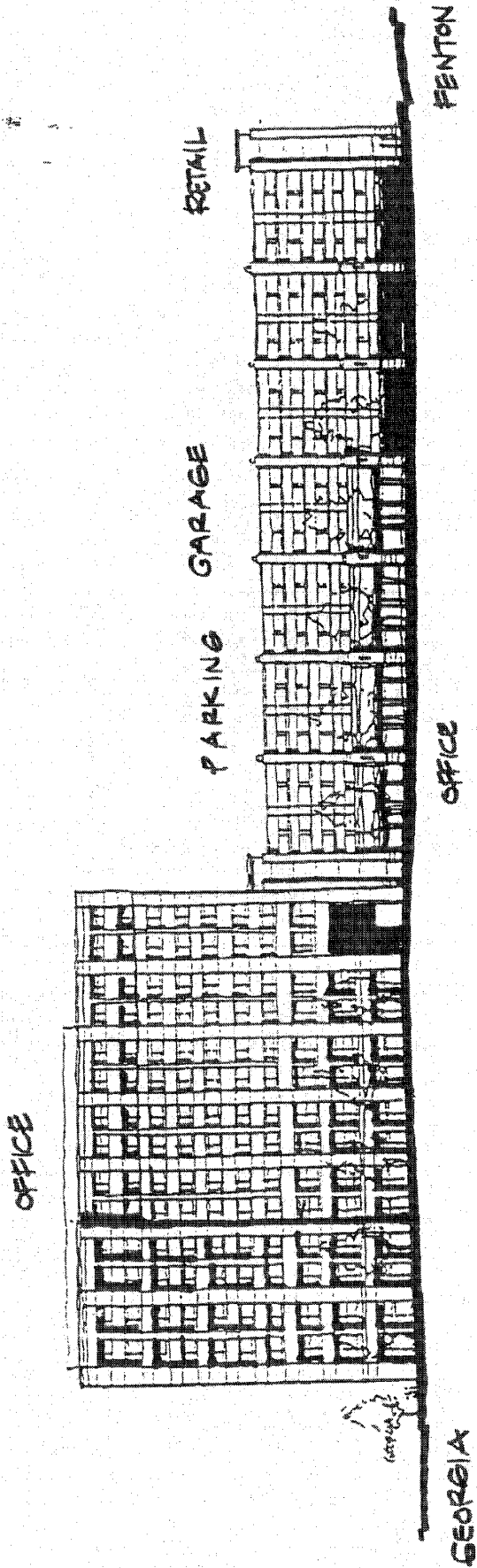
PFA SILVER SPRING, L.C.
 c/o BRYANT FOLLGERS
 FOLLGERS ASSOCIATES, INC.
 1500 WOODBURN DRIVE
 ROCKVILLE, MARYLAND 20850



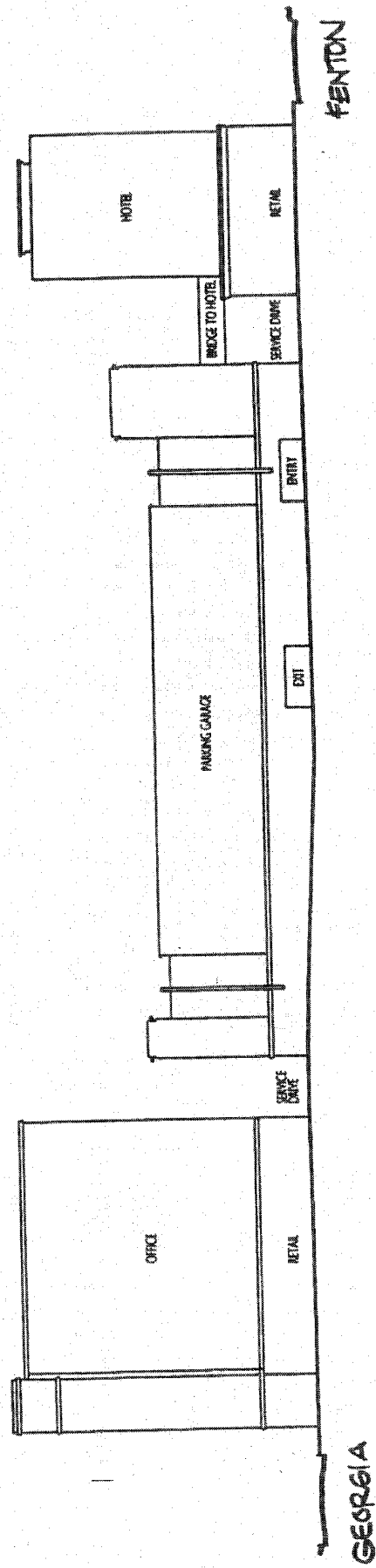
Illustrative Fenton Street Elevation (1998 APPROVAL)



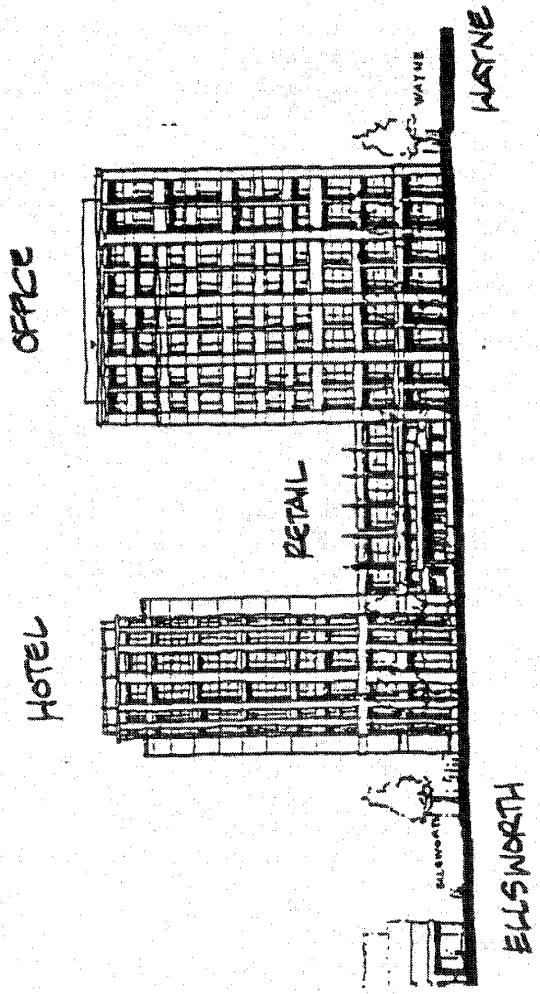
Illustrative Fenton Street Elevation (AMENDED)



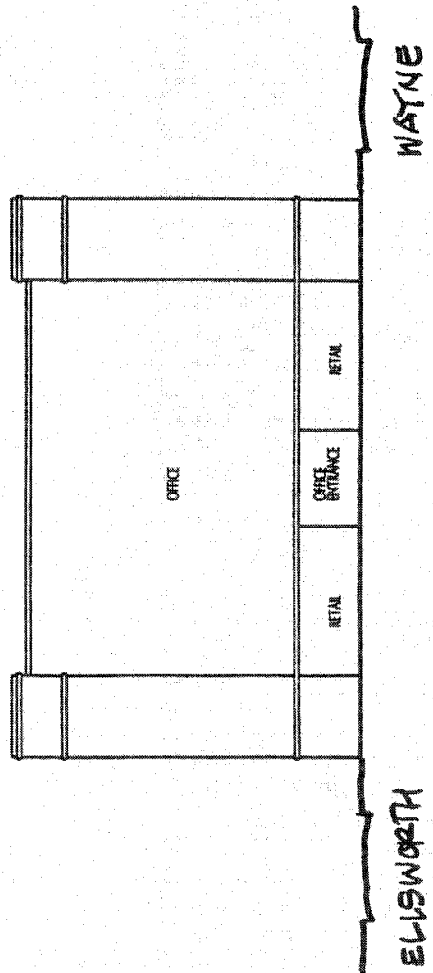
Illustrative Wayne Avenue Elevation (1998 APPROVAL)



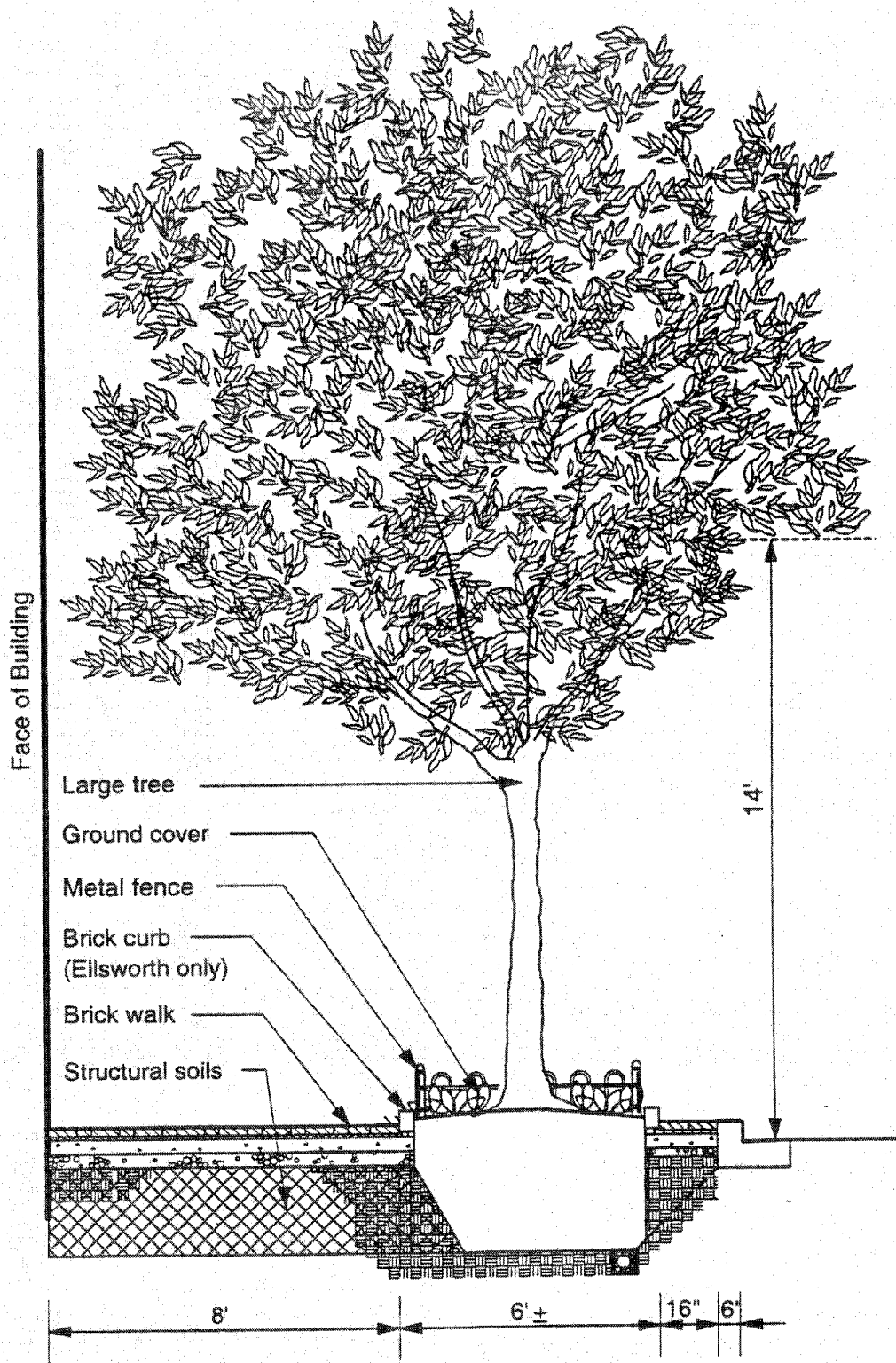
Illustrative Wayne Avenue Elevation (AMENDED)



Illustrative Georgia Avenue Elevation (1998 APPROVAL)

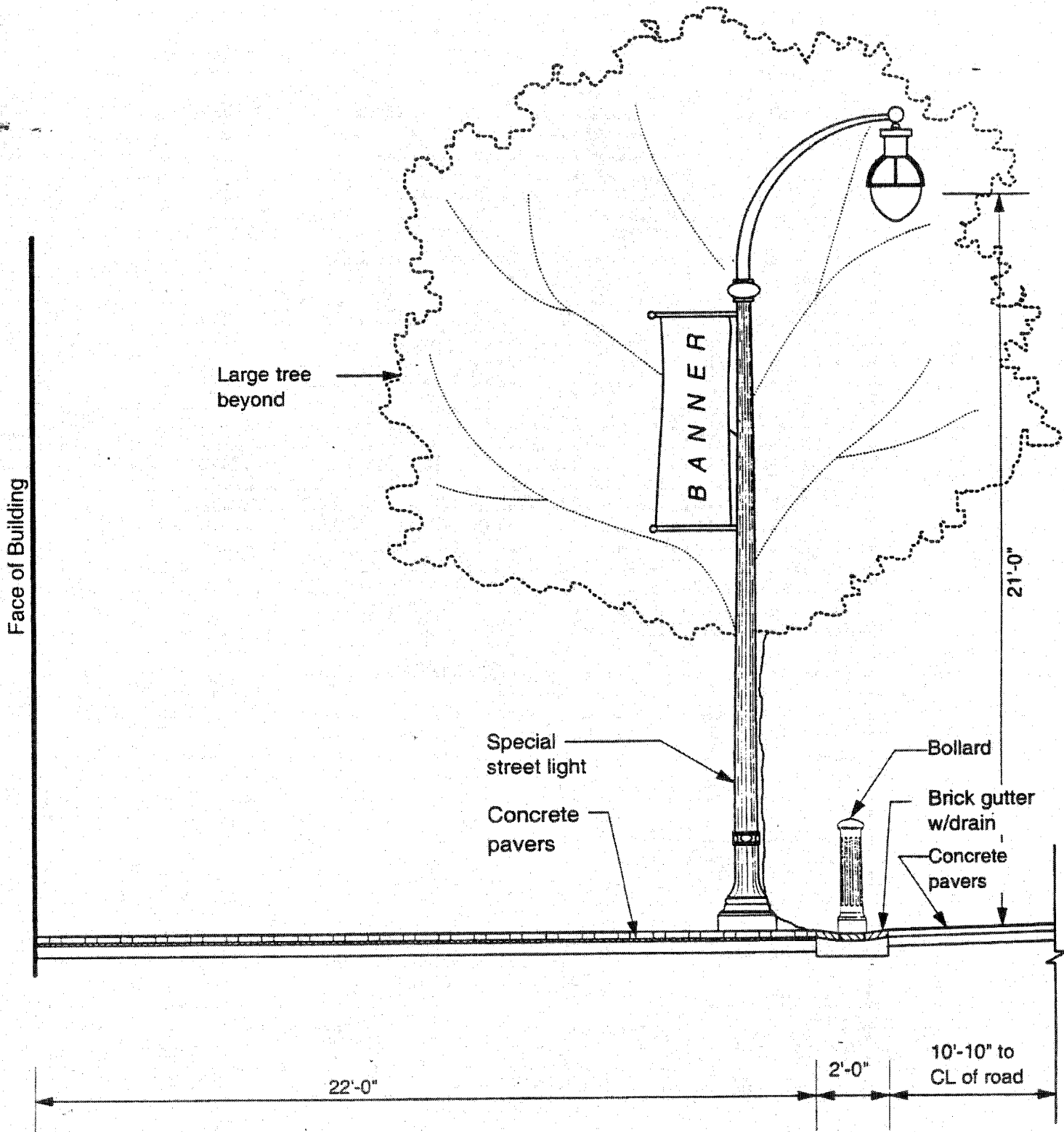


Illustrative Georgia Avenue Elevation (AMENDED)



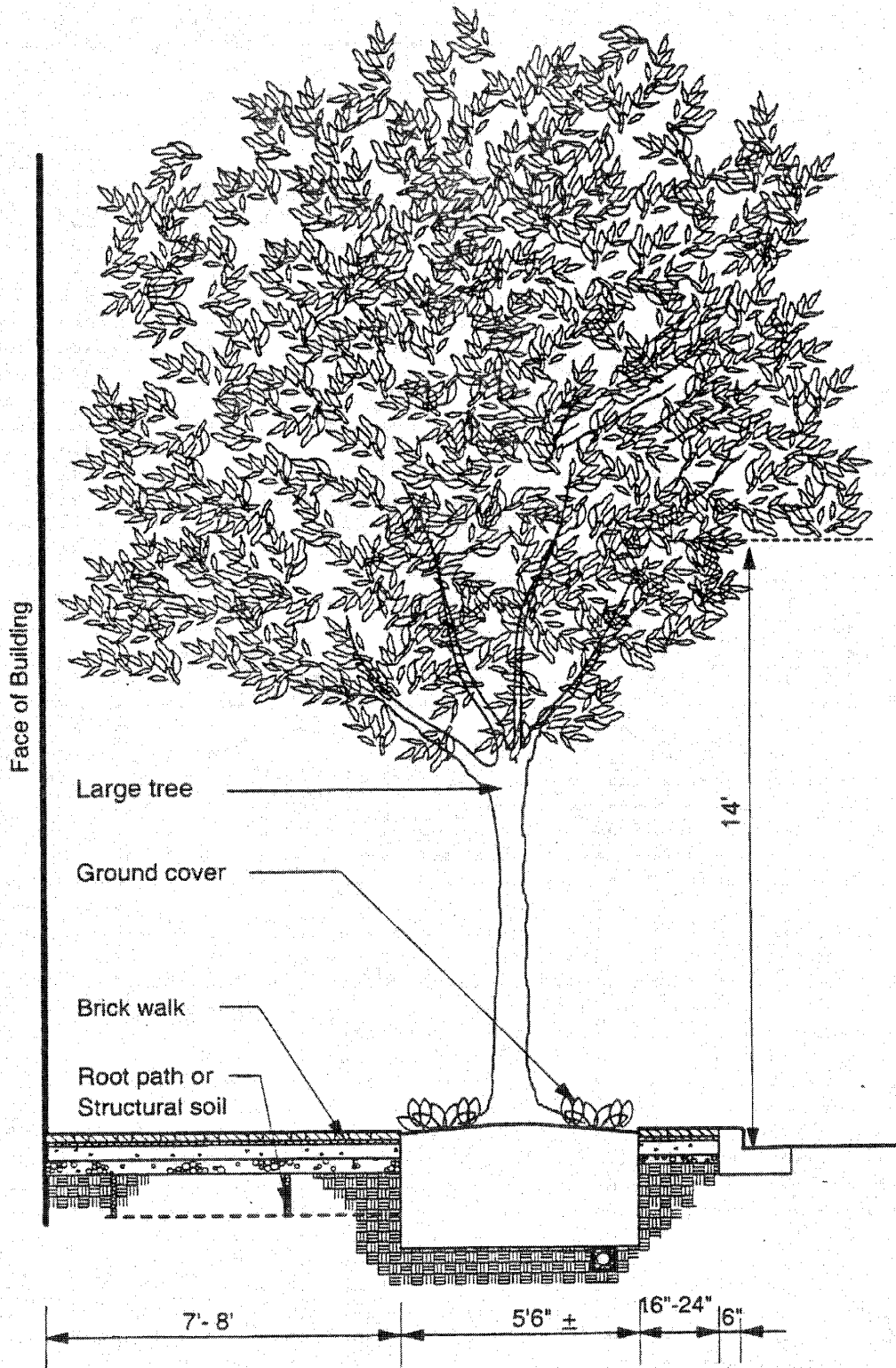
Section: Streetscape Type A
 Ellsworth Dr. and Fenton St.
 1/4"=1'-0"

2.02
 9-02-96

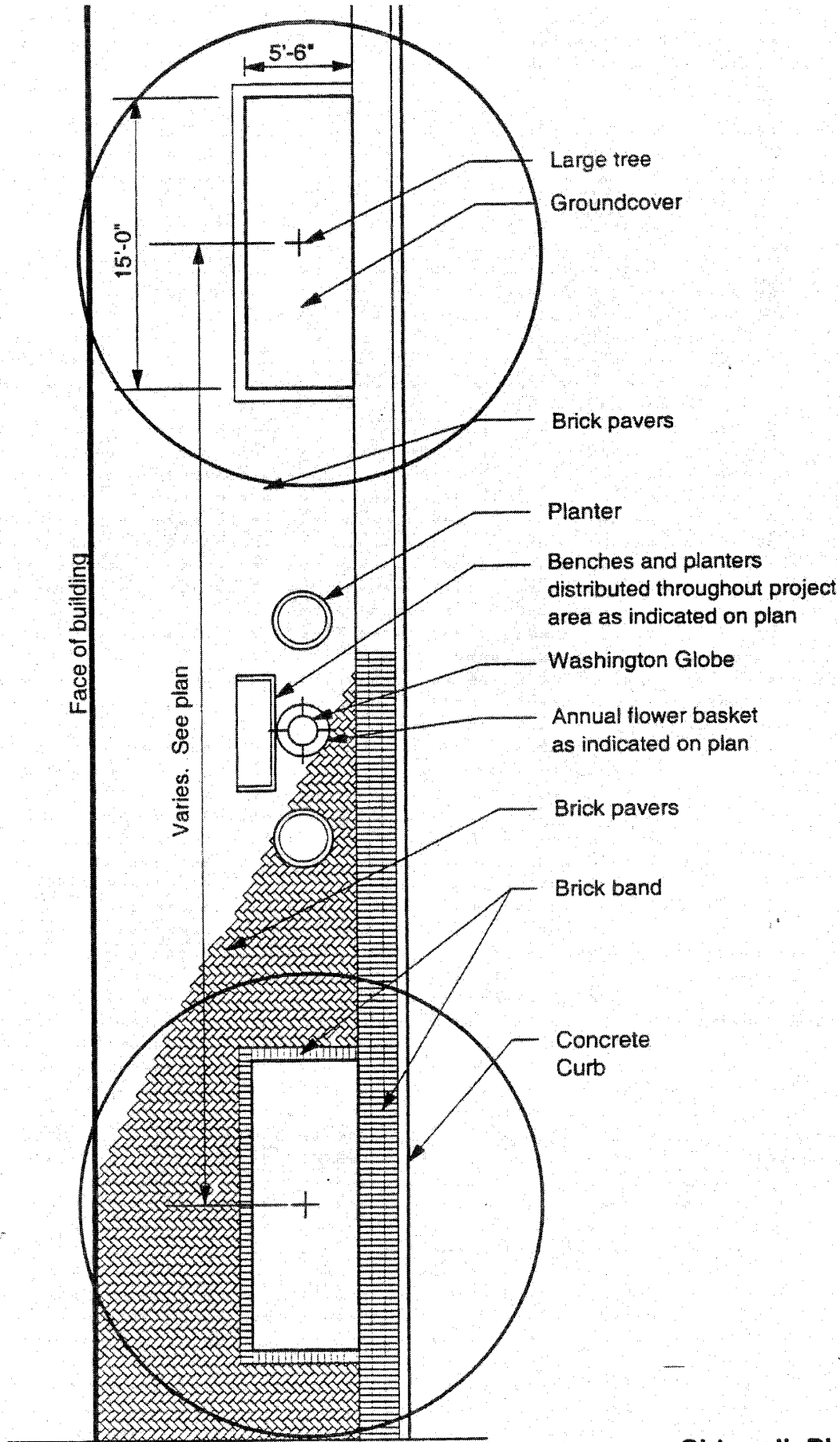


Section: Silver Circle
Ellsworth Drive
 1/4"=1'0"

2.03
 9-02-98



Section: Streetscape Type B
Perimeter Streets
 1/4"=1'-0"



Sidewalk Plan: Type B
Perimeter Streets
 1/8"=1'-0"

3.01
 9-02-98

Shrubs and lawn

Large tree

Planter

Teak Bench

Limit of arcade

Face of building

Asphalt path

Brick pavers

Shrubs and groundcover

Building column

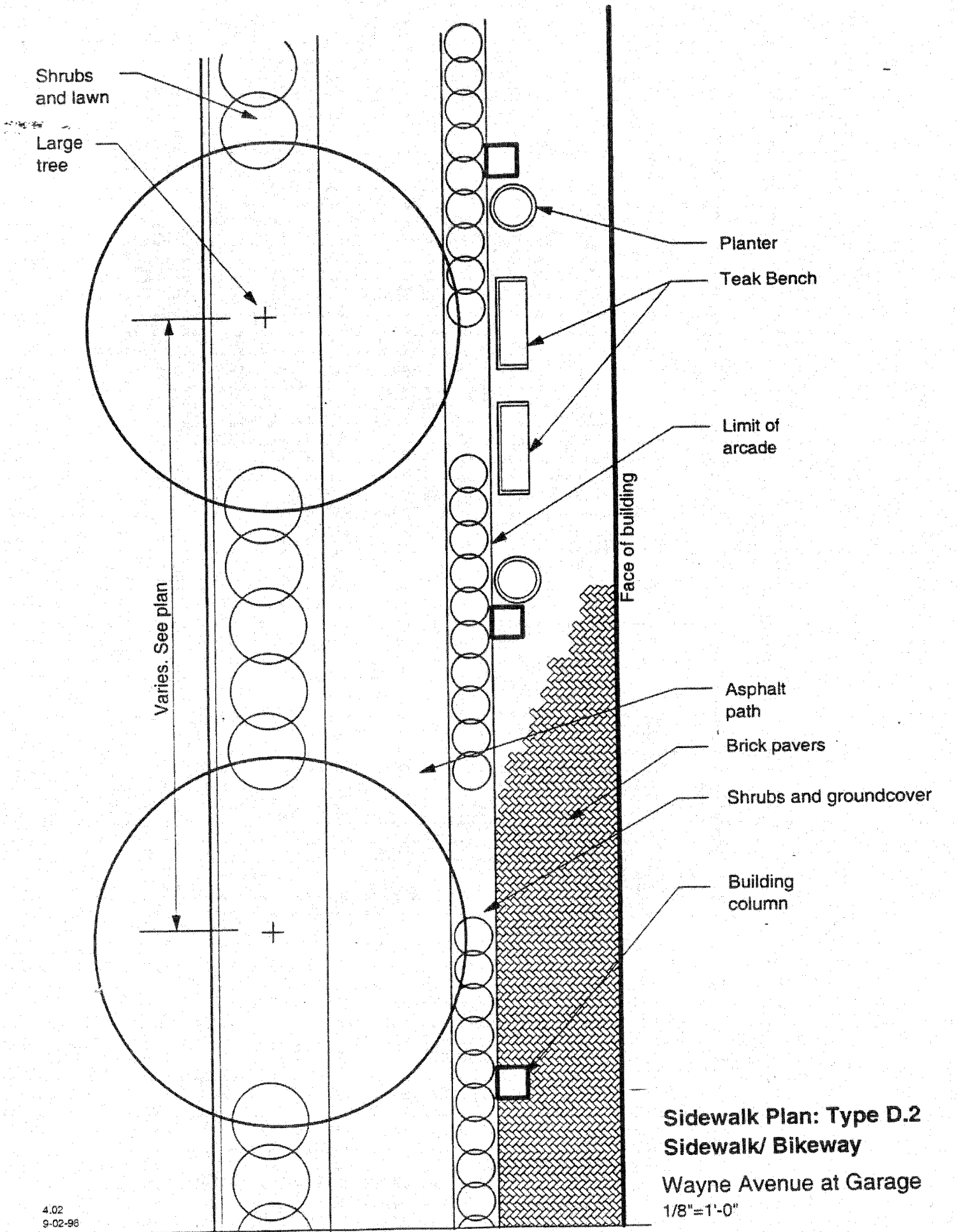
Varies. See plan

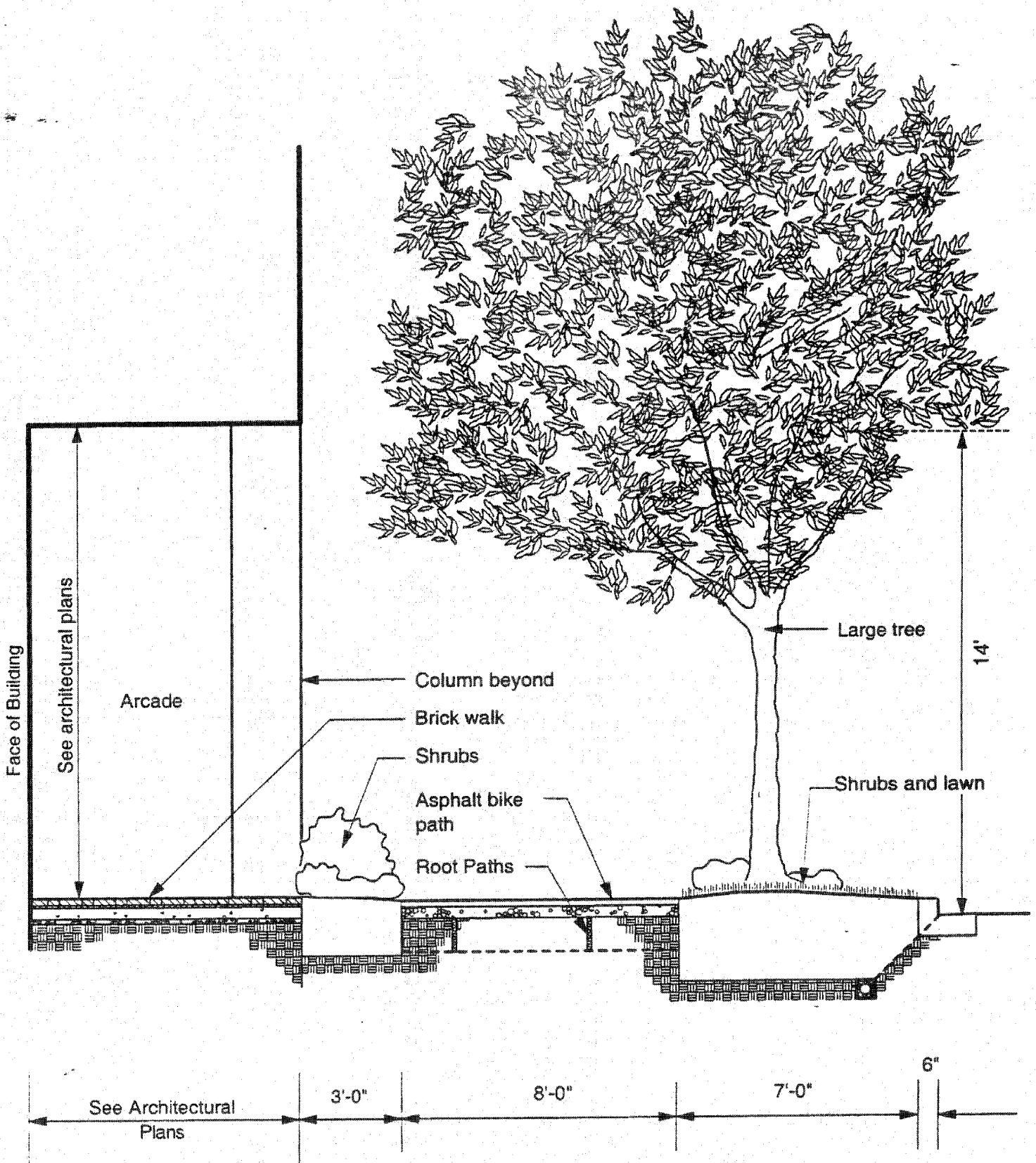
**Sidewalk Plan: Type D.2
Sidewalk/ Bikeway**

Wayne Avenue at Garage

1/8"=1'-0"

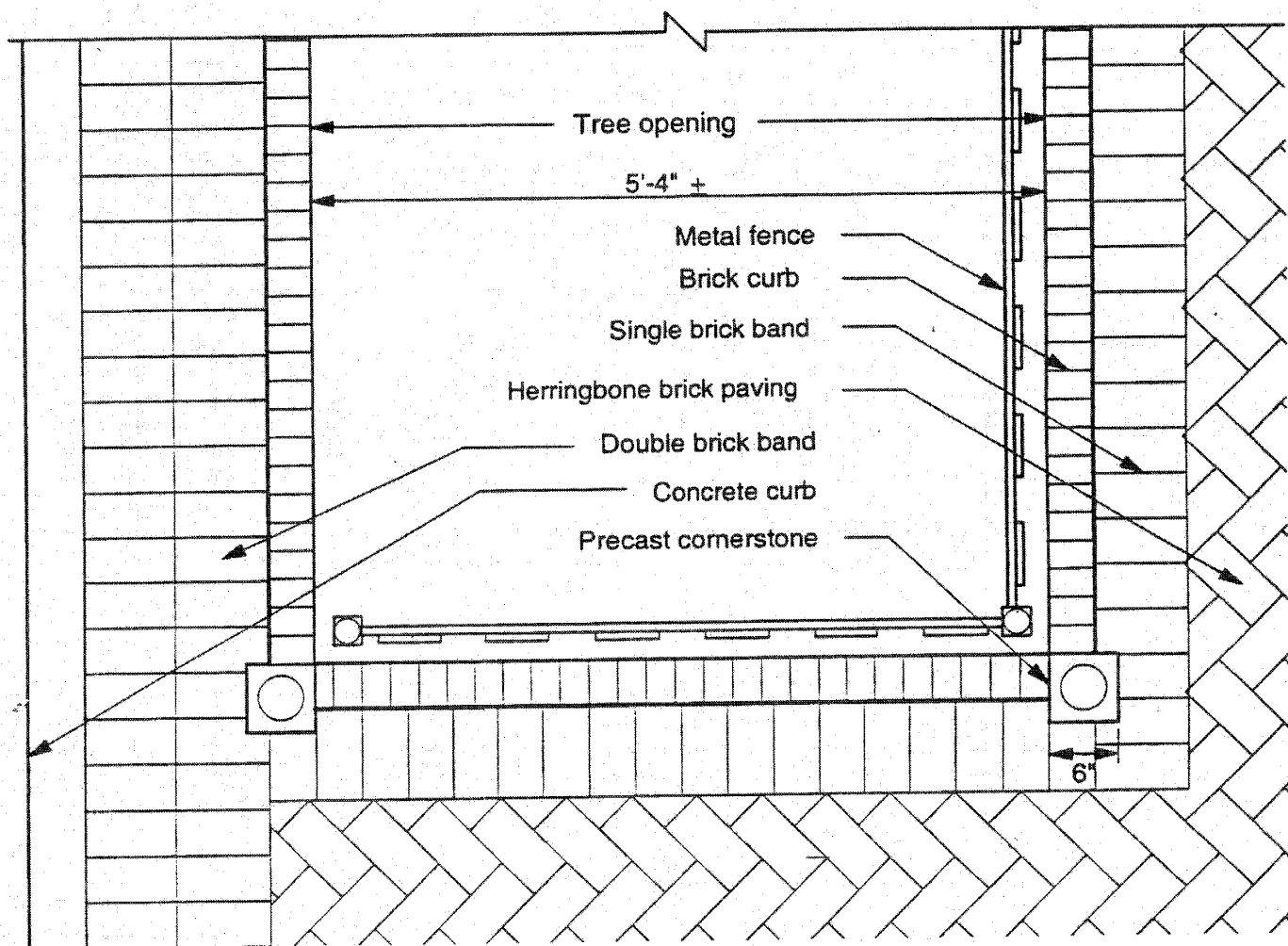
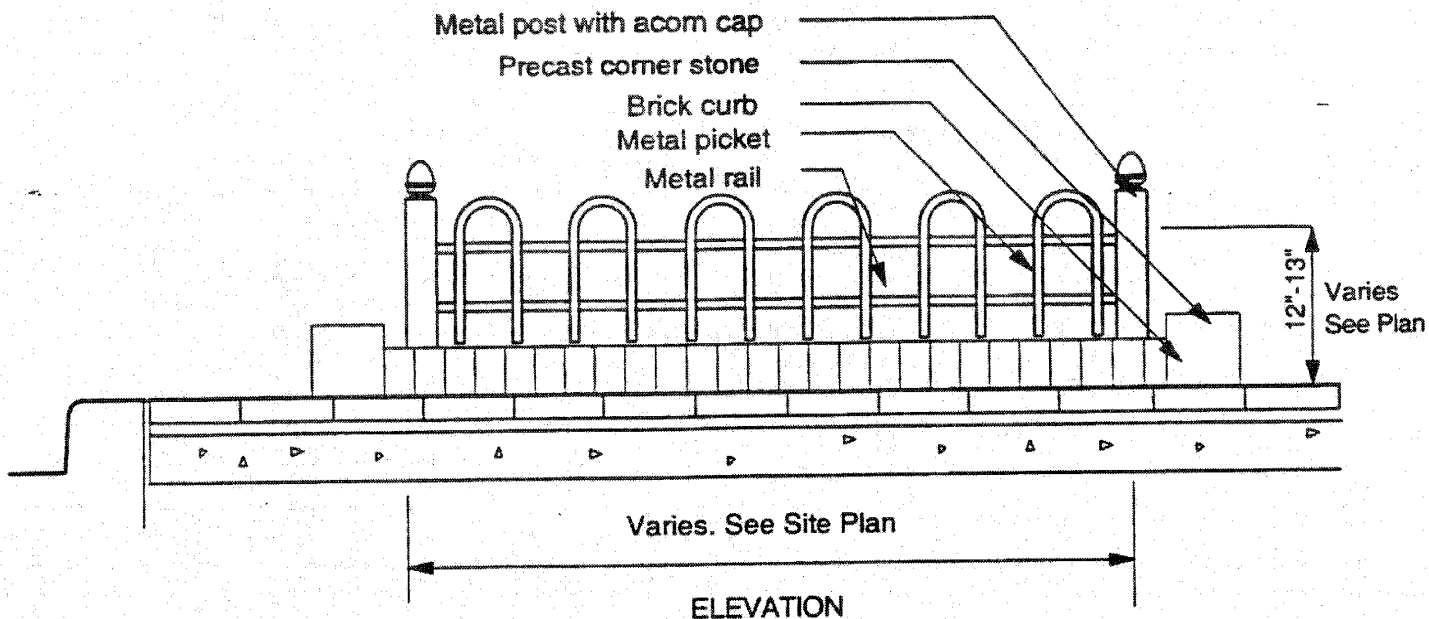
4.02
9-02-96





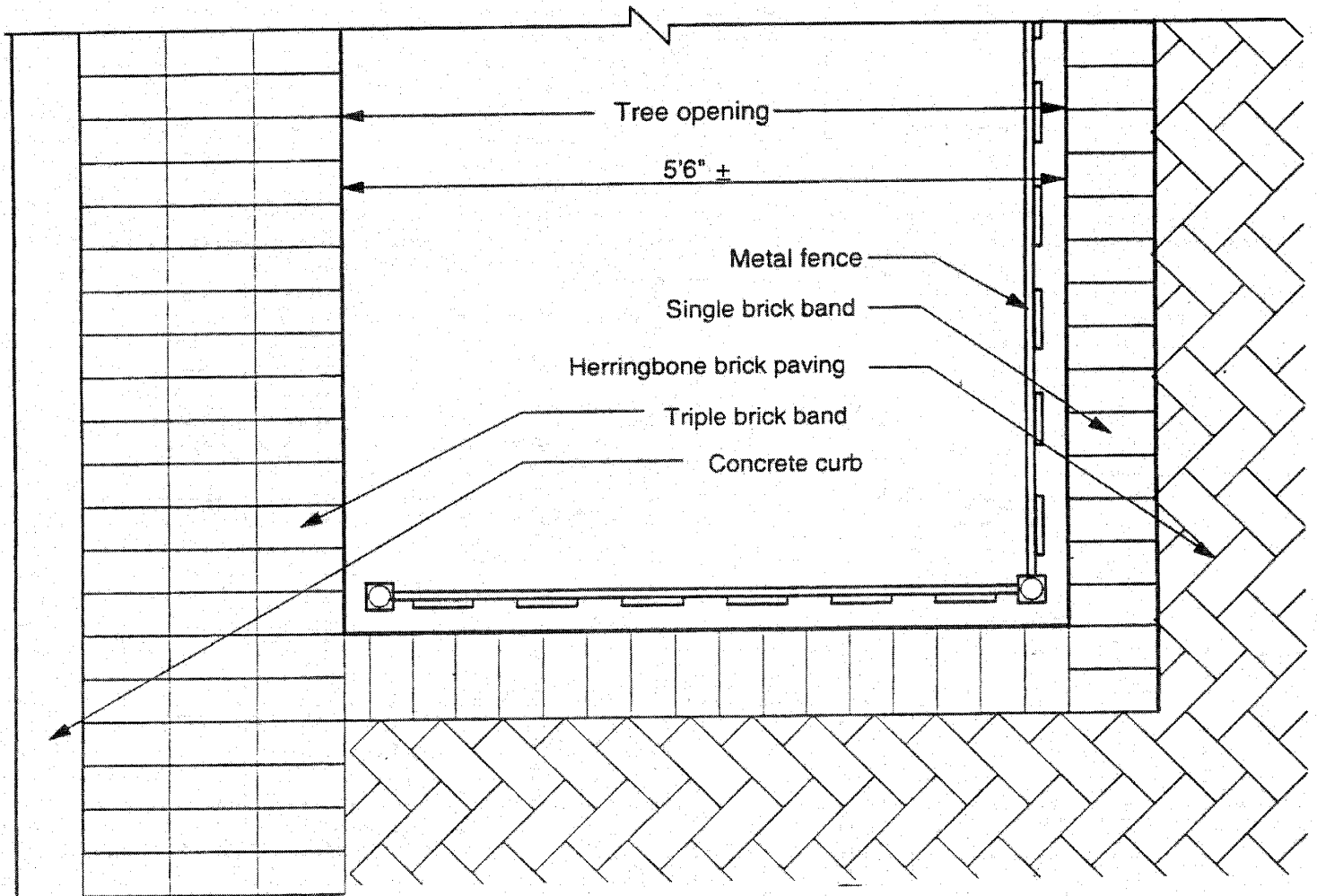
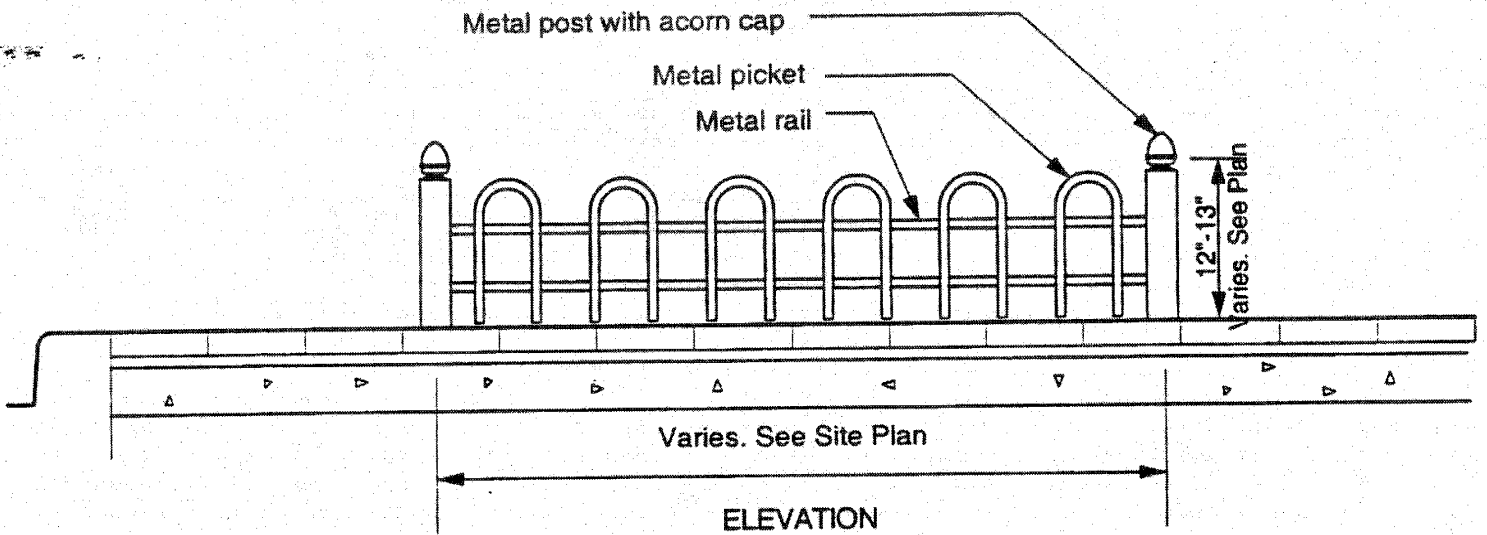
**Section: Sidewalk/ Bikeway
Streetscape Type D.2
Wayne Avenue at Garage
1/4"=1'-0"**

4.04
9-02-98



PLAN: Type A

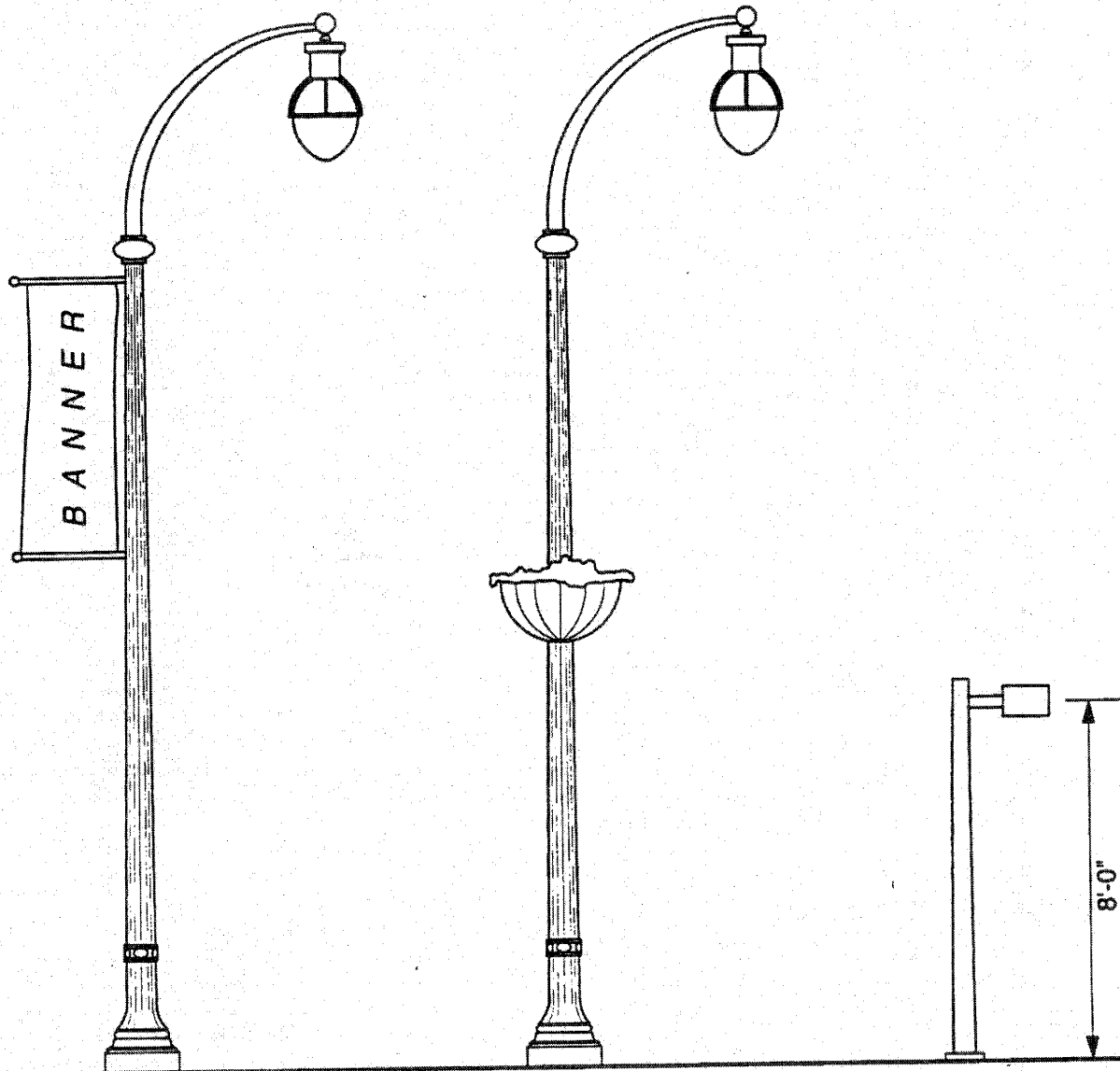
Tree Opening
 Ellsworth Drive
 3/4"=1'-0"



PLAN: Type B

Tree Opening
Fenton Street
 3/4"=1'-0"

6.08
 9-02-98

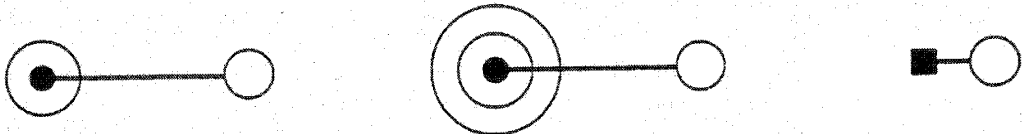


Special
Light

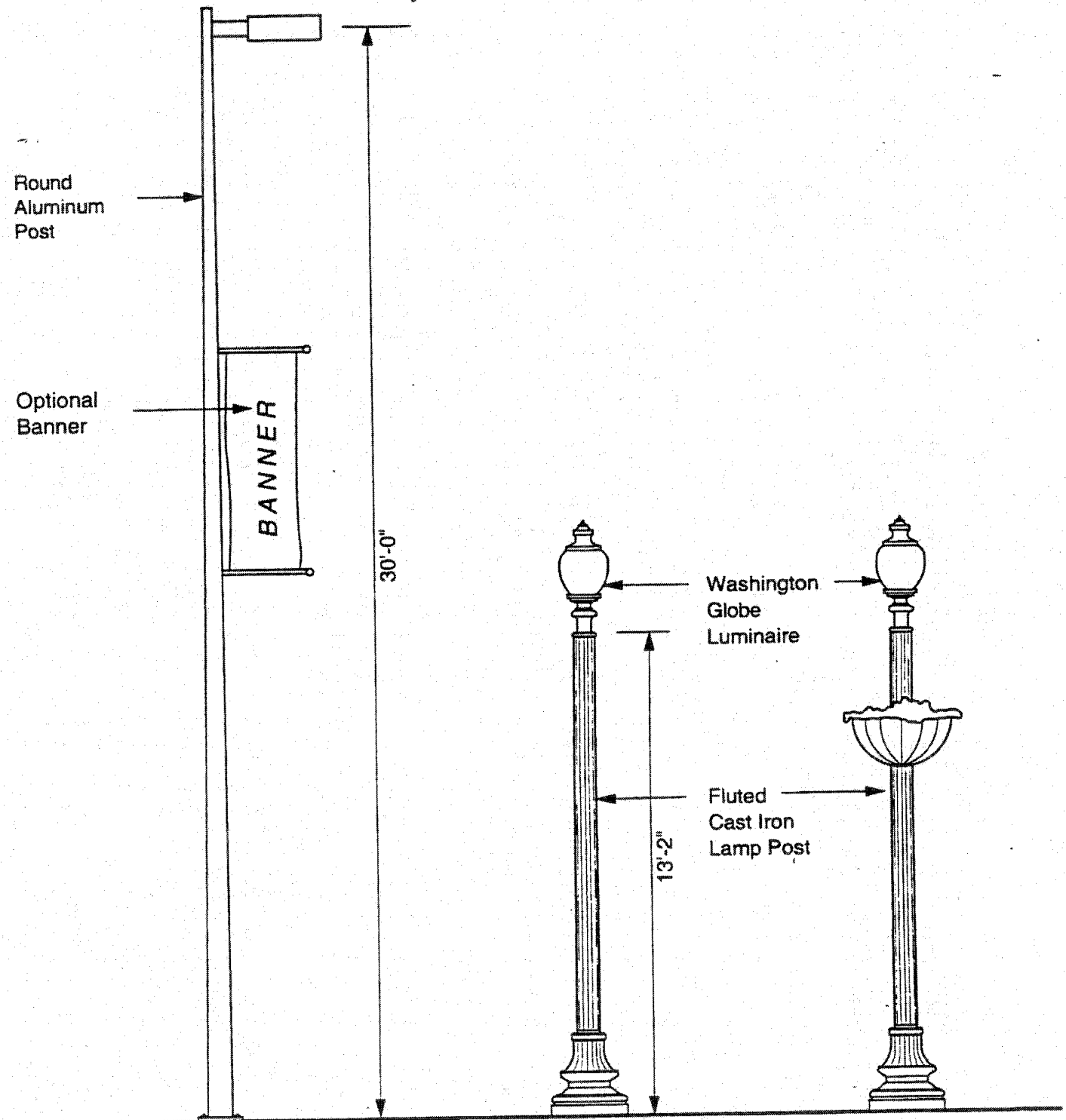
Special Light
w/ Annual Flower Basket

Tree
Uplight

Plan
Key



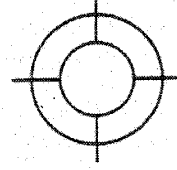
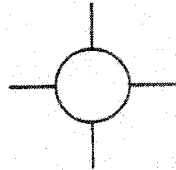
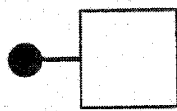
Street Light Fixtures
Ellsworth Dr. and Fenton St.
1/4" = 1'-0"



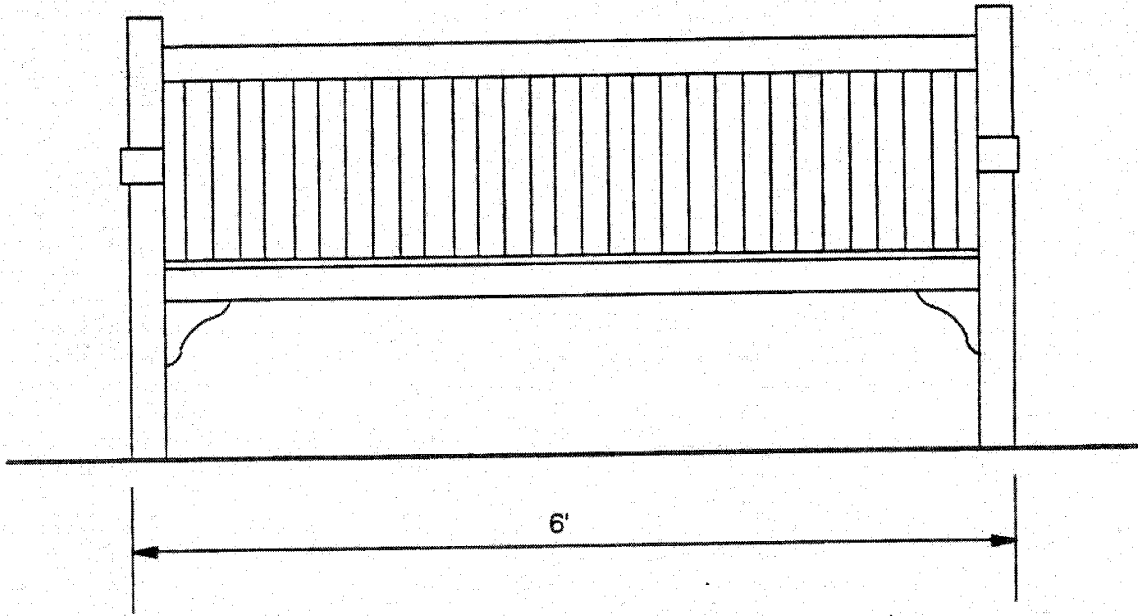
30' High Street Light

Washington Globe

Washington Globe w/ Annual Flower Basket

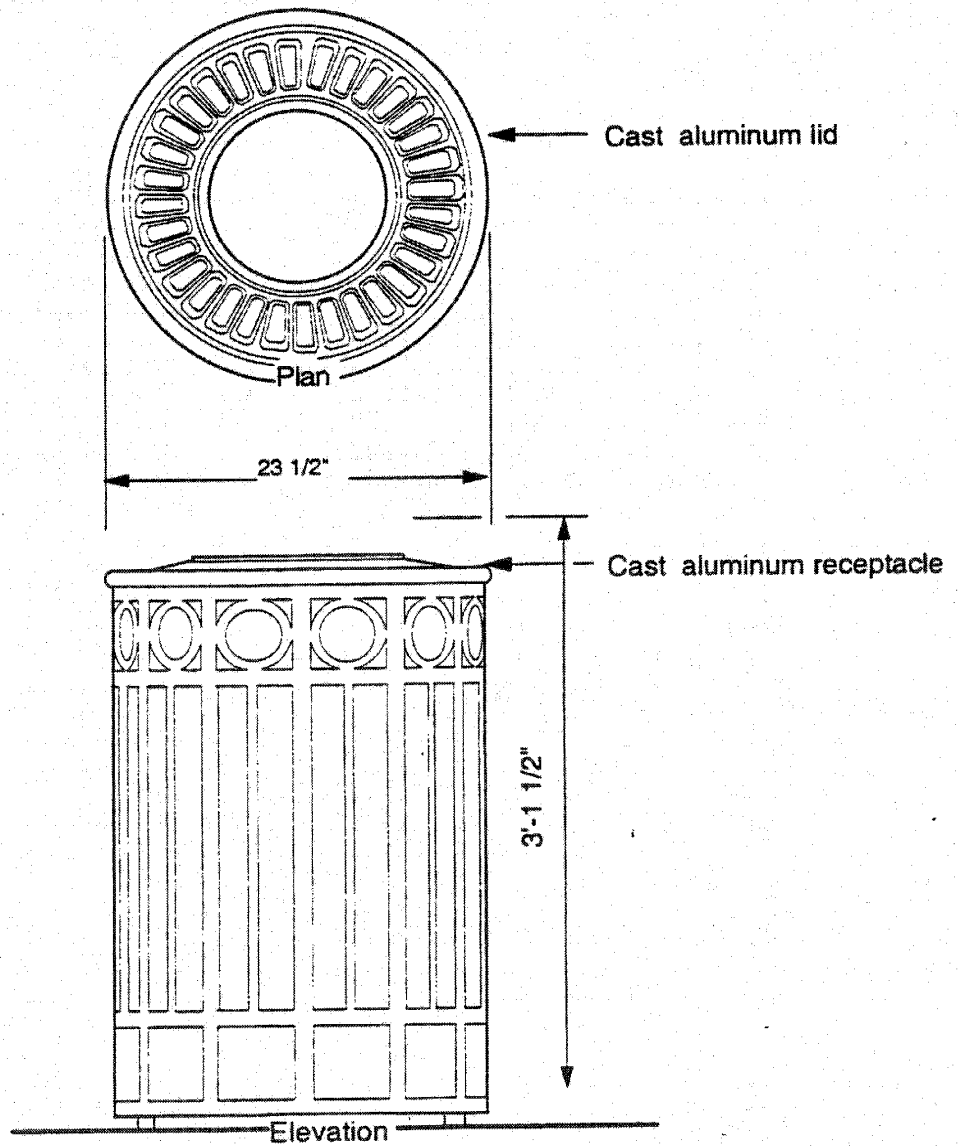


Street Light Fixtures
 Perimeter Streets
 1/4" = 1'-0"



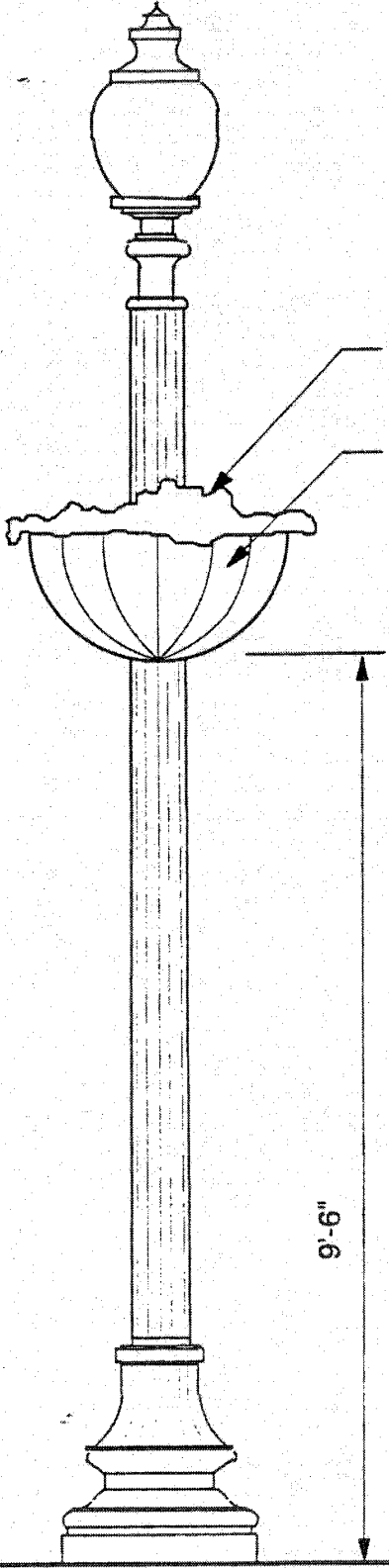
Teak Bench

Detail: Perimeter
Streets Bench
3/4"=1'-0"



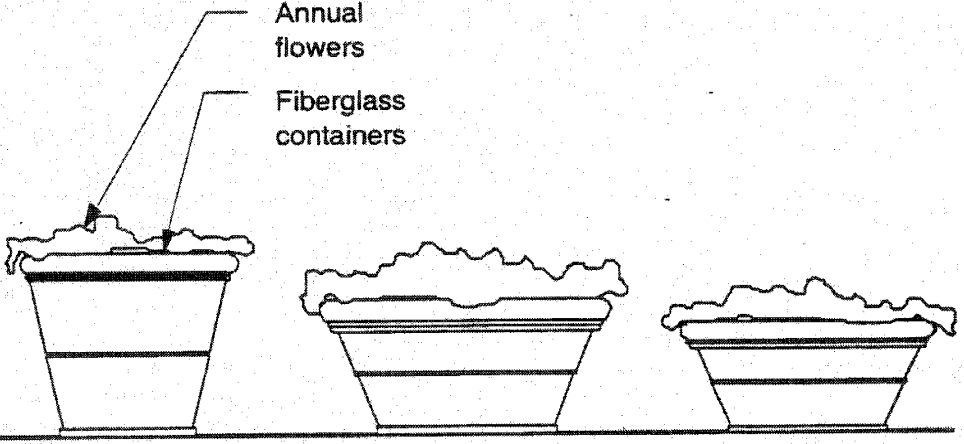
Trash Receptacle

Detail:
Perimeter Trash
Receptacle
 3/4"=1'-0"



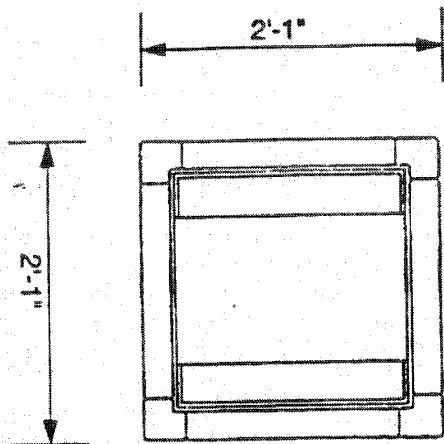
Annual flowers
Lamppost Hayrack
32" x 16" Deep
in locations
indicated on plan.

9'-6"



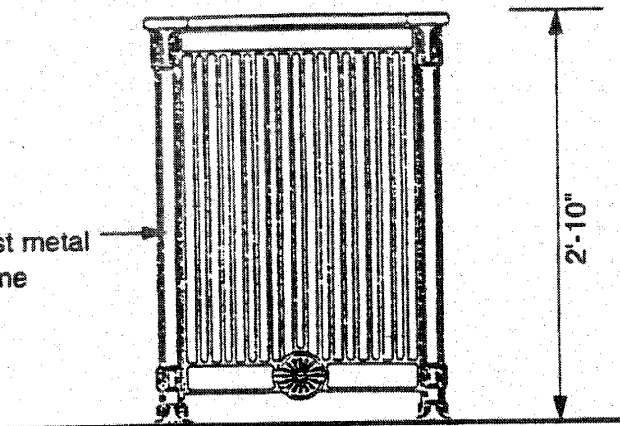
Annual flowers
Fiberglass containers

Annual Flower Containers
1/2"=1'-0"

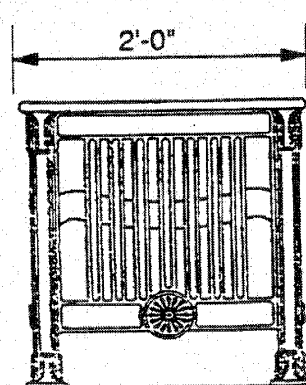


Plan

Cast Frame Trash Receptacle



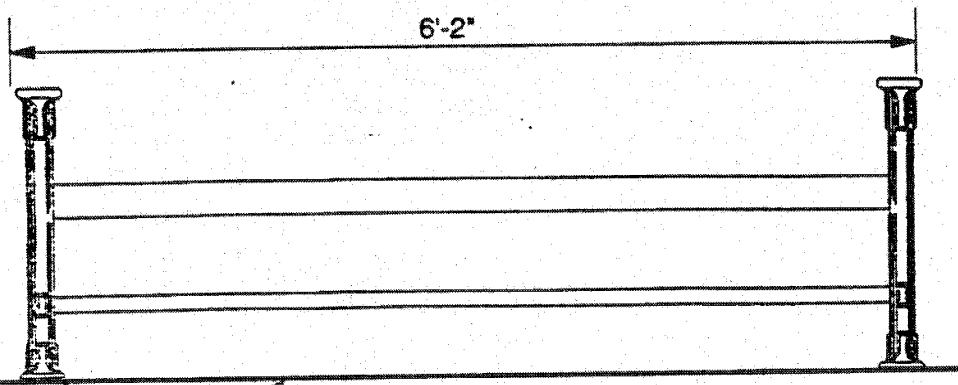
Elevation



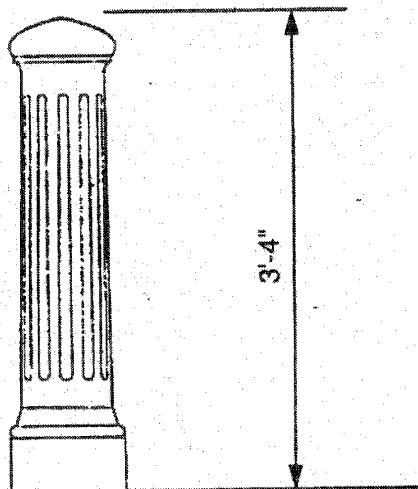
Elevation

Cast metal frame
Wooden slats

Cast Frame Bench



Elevation



Elevation

Cast Bollard

Detail:
Ellsworth and Fenton
Furnishings
3/4"=1'-0"

BASIS FOR CONSIDERATION OF ISSUES

Section 59-D-2.43. of the Zoning Ordinance provides that "in reaching its determination on an application for the optional method of development and 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.
- (b) Whether the open spaces, including developed open space, are of such size and location as to serve as convenient areas for recreation, relaxation and social activities for the residents and patrons of the development and are so planned, designed and situated as to function as necessary physical and aesthetic open areas among and between individual structures and groups of structures, and whether the setbacks, yards and related walkways are so 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 parking and loading, is so designed as to provide an efficient, safe and convenient transportation system.
- (d) Whether the pedestrian circulation system is so located, designed and of sufficient size as 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, with relation to the type of use and neighborhood.
- (f) The adequacy of the provisions for the construction of moderately priced dwelling units in accordance with chapter 25A of this Code if applicable.
- (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.

FINDINGS FOR PROJECT PLAN REVIEW:

Section 59-D-2.42 of the Zoning Ordinance establishes the findings which must be made by the Planning Board and forms the basis for the Board's consideration of approval. Staff recommends the following findings:

FINDING I: AS CONDITIONED, THE PLAN WOULD COMPLY WITH ALL OF THE INTENTS AND REQUIREMENTS OF THE ZONE

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Permitted/ Required</u>	<u>1998 Approval</u>	<u>AMENDED PROPOSAL</u>	<u>CHANGE</u>
LOT AREA (minimum sq. ft.):	20,000	980,100	980,100	
NET LOT AREA		932,591	932,659	+68
GROSS FLOOR AREA (sq. ft.):				
Office		210,800	297,408	+86,608
Retail-Mixed Use (Retail, Restaurants, Theaters)		578,635	507,340	-71,295
Hotel (242 Rooms)		123,135	151,130	+27,995
Civic Building		32,000	48,000	+16,000
<u>Residential</u>		<u>234,000</u>	<u>236,320</u>	<u>+2,320</u>
GFA Total		1,178,570	1,240,198	+61,628
FLOOR AREA RATIO (FAR):	2.29	1.20	1.27	+0.07
AMENITIES & FACILITIES:				
Public Use Space (1998 Approval)				
Net Lot Area (sq. ft.)	932,591			
Public Use Space Required/Provided	186,518	261,235		
Percent	20%	28%		
Public Use Space (Amended Proposal)				
Net Lot Area (sq. ft.)	932,659			
Public Use Space Required/Provided	186,532		284,048*	+22,813
Percent	20%		30.2%	
Off-Site Improvement Required/Provided (sq. ft.)		92,788	94,778	+2,000
Replacement of Armory	10,890			
Replacement of Kughn Park	69,696			
Total Off-Site Improvements	80,586	92,788	94,788	
Total Amenities & Facilities	267,118	354,023	378,836	+24,813

Note: This total includes the AFI/Roundhouse/Silver Theater square footage as Public Use Space. Technically, these facilities do not meet the zoning definition of public use space, even though they are acknowledged to be public use space. In any event, this square footage is above the minimum requirements.

RESIDENTIAL- MULTI-FAMILY (DU):

One-bedroom	87	87
Two-bedroom	73	73
<u>MPDU's (Exempted by MCDHCA)</u>	<u>N/A</u>	<u>N/A</u>
Total	160	160