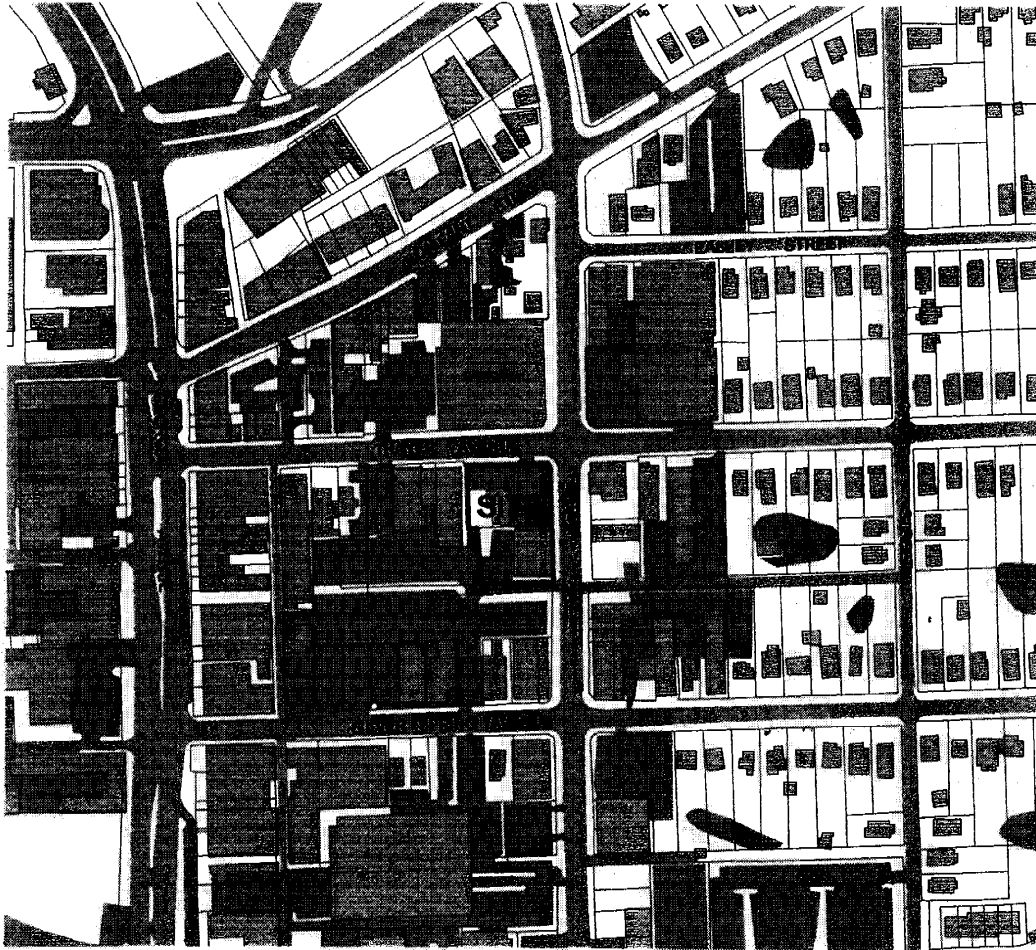


PROJECT DESCRIPTION: Surrounding Vicinity

The proposed development is within the CBD-1 Zone in downtown Silver Spring and is surrounded by CBD-1 properties. The zoning pattern transitions to CBD-0.5 approximately 100 feet east of Fenton Street and to R-60 within the existing neighborhood of Silver Spring Park (Plat Book B, Page 47). The existing site and surrounding properties are within the Fenton Village Overlay Zone.



The property is surrounded by unique commercial and retail establishments; including the Safeway grocery store (Plat Book 535, Page 53) to the north, directly across Thayer Avenue; and Weller's dry cleaning building and parking, and an Ethiopian restaurant directly opposite the site on Fenton

Street. An Exxon gas station is located at the northeast intersection of Fenton Street and Thayer Avenue. Silver Spring Towers, a 13-story apartment complex, creates a backdrop to the Exxon building. The Lofts development (Site Plan #8-03024), consisting of 24 condominiums, is currently under construction on the north side of Safeway. A mix of salons, tailors, professional office buildings and small restaurants accent the streetscape along Fenton Street. Directly adjacent to the site on Thayer is the one-story Thai Market and nail salon and the recently renovated 3-story Grand Design office and retail building.

The County parking lot (Lot No. 3) is located directly west of the site in the center of the block framed by Fenton Street, Thayer Avenue, Silver Spring Avenue and Mayor Lane. The parking lot can be accessed from all of these streets via public alleys.

PROJECT DESCRIPTION: Site Description

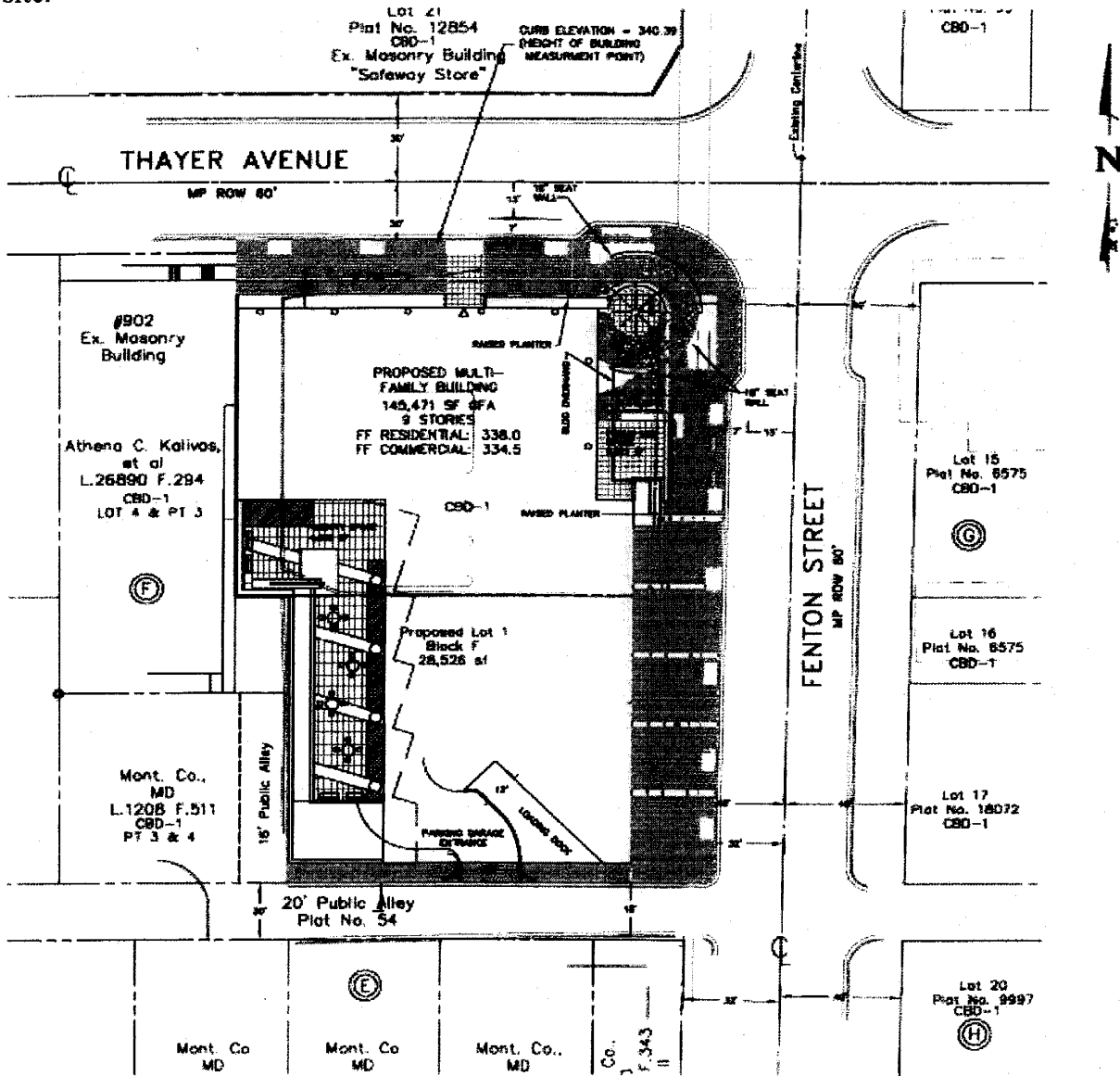
The site is located at 8222-8224 Fenton Street, in the southwest quadrant of the intersection of Fenton Street and Thayer Avenue in Downtown Silver Spring. The property consists of Lots 5-7 of the original Silver Spring Park subdivision (Plat Book B, Page 47) and the Easley's Silver Spring subdivision (Lot 10, Plat Book 191, Page 93) recorded in May 1912. The property is currently being used as an automobile service facility in a one-story building with ancillary parking.

The topography on the property slopes from west to east by approximately 5 feet, although, the grade difference is 5-10 feet higher at the western boundary adjacent to the Thai Market. The southern perimeter of the property is an open lawn area and lower in elevation by approximately 5 feet. This portion of the site is fenced. The perimeter of the site along Fenton Street up to the intersection with Thayer Avenue contains five-foot-tall brick piers with ornamental wrought-iron, along with the street trees, pavers, lighting and benches, consistent with the Silver Spring Streetscape standards. Overhead wires exist along the frontage of Fenton Street and Thayer Avenue and along the adjacent 20-foot-wide public alley. Both intersections are signalized. The western boundary contains a mix of mature white pines and locust with understory plant material.



PROJECT DESCRIPTION: Proposal

The Fenton Street Development, LLC proposes to redevelop the existing automobile service facility into approximately 145,471 gross square feet of development, including 96 residential condo units, of which 15 will be MPDUs and 33,220 square feet of retail, on approximately 0.96 acres. The applicant is receiving a 22% density bonus for providing additional MPDUs on the site.



Site Plan of the Proposed Development

Building Design

The modernistic building is comprised of varying heights from 6 stories to 13 stories including a retail and office on the first two floors and the 96 residential loft-style units on the floors above. The height of the building transitions from 60 feet along Fenton Street to 90 feet at least 20 feet

from the Fenton Street right-of-way. The building height along Thayer is 90 feet and conforms to the height limitations in the Fenton Village Overlay Zone and CBD-1 Zone. The residential lobby entrance into the building is located directly on Thayer Avenue, approximately 40 feet from the building edge corner. The office and retail entrance is located mid-block along the Fenton Street frontage. Each individual storefront will have a separate entrance along Fenton Street. The plaza is partially covered and protected, extending out five feet from the storefront to create a shopping arcade and define the retail frontage for pedestrians.



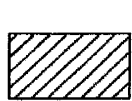
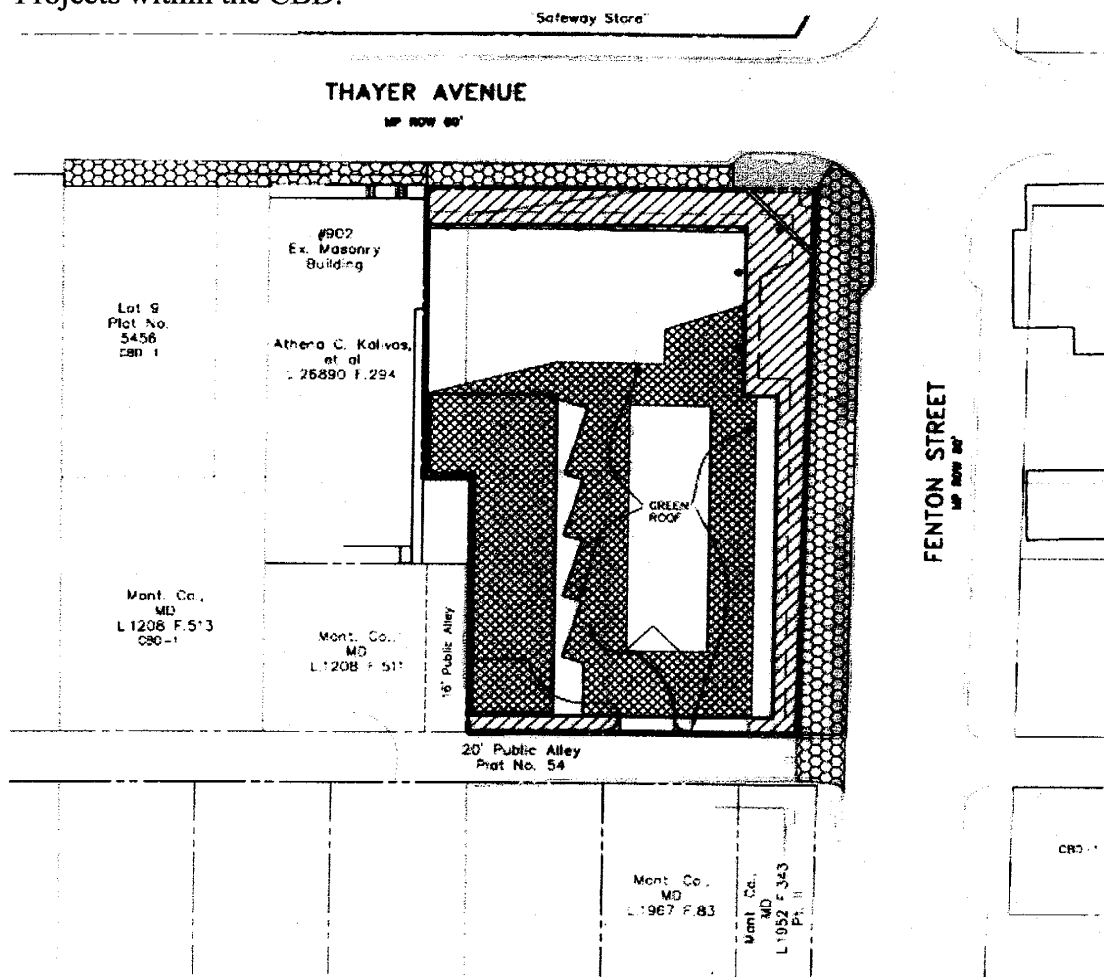
Vehicular Access/Parking

Vehicular access for the residents will be comprised of a two-level below-grade parking structure accommodating approximately 171 parking spaces, of which 122 spaces will serve the future residents. The remaining spaces will be dedicated to the retail and office components. The below-grade parking and loading is accessed from the public alley at the southern end of the site from Fenton Street. The alley is also one of the access points that serves the Lot 13 County Parking lot. The apron to the garage will contain the brick pavers and granite sets for a continuous treatment from the improved Fenton Street right-of-way to extend pedestrian connectivity to the existing facility. 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.

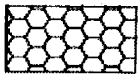
Public Use Space

The majority of the on-site public use space consists of a plaza located at the intersection of Fenton Street and Thayer Avenue and consisting of public art, benches, amenity landscaping and

lighting and ornamental paving to accentuate the building and amenities. The remainder of the on-site public use space is located directly in front of the building, expanding the streetscape of Fidler Lane 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, specifically those walking from the metro through the site to the restaurants and downtown area. The proposed plaza will consist of specialty paving and lighting, landscaping and other design elements such as sculpture to invite the public into the space and blend architectural features relating to the building design. 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 being provided is 5,705 square feet or 20% of the net lot area. Overhead utilities will be relocated underground, consistent with the procedures for Optional Method Projects within the CBD.



NET LOT AREA = 28,526 SF
ON-SITE PUBLIC USE SPACE
 5,705 S.F. OR 20.0%



OFF-SITE PUBLIC USE SPACE
 6,763 S.F. OR 23.7%

TOTAL PUBLIC USE SPACE = 12,468 SF OR 43.7%



PRIVATE AMENITY SPACE
 14,603 S.F. OR 51.2%

Off-site improvements will include streetscape improvements along the west side of Fenton Street and south side of Thayer Avenue, directly in front of the

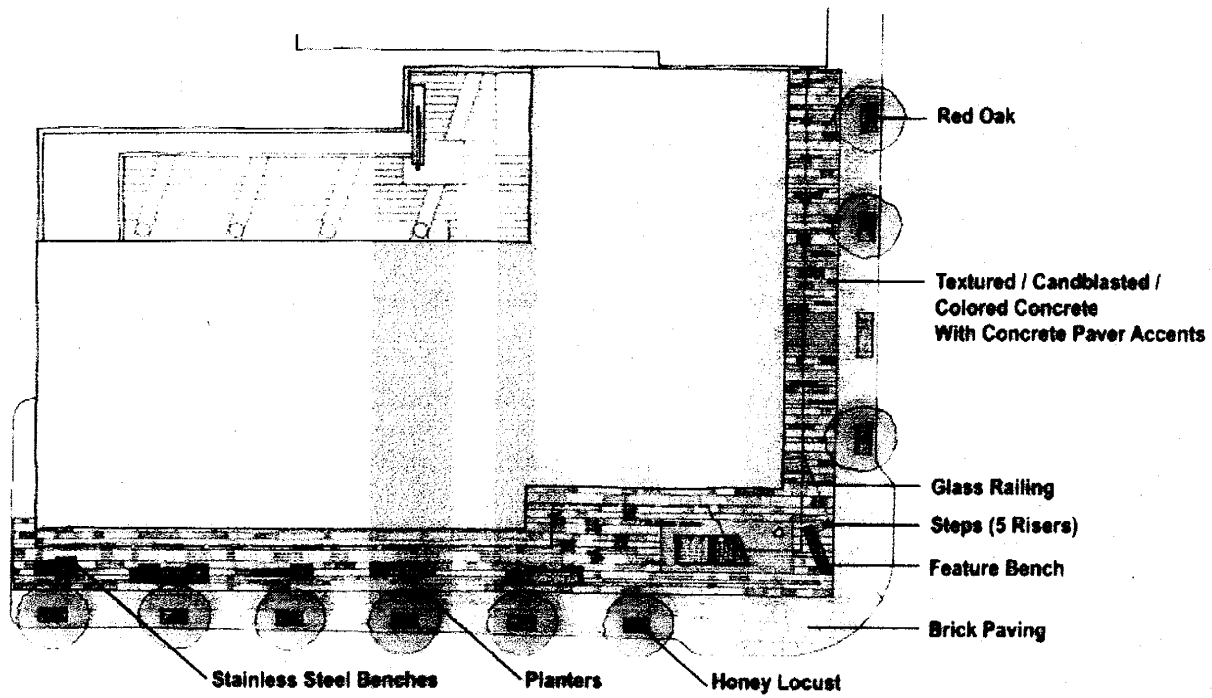
property. The applicant is also undergrounding the utilities within the Fenton Street and Thayer Avenue rights-of-way that correspond to the off-site improvements. The total off-site improvement being provided is 6,763 square feet or 23.7% of the net lot area. The combined totals for on and off-site improvements equal 43.7% 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 on the western perimeter of the building that will consist of a private courtyard and amenity landscaping.

Public Art/Plaza

The urban plaza programmed at the intersection of Thayer Avenue and Fenton Street will serve as a vital urban open space link in the community. The outdoor public plaza will be the part of an interconnected pedestrian system within Fenton Village that leads to the core area of development in downtown Silver Spring. The plaza will create a focal point at the corner that directly ties into the architecture of the building and serve as an outdoor seating area with landscaping, varying paver treatments, and artwork. A public art 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. The Applicant has identified three areas or elements that could be incorporated into the public art component: seating areas, paving within the streetscape, and the railings, which could incorporate glass or acrylic elements in the overall design.



PARKER RODRIGUEZ, INC.
URBAN DESIGN LANDSCAPE ARCHITECTURE



Plan view of the artistic streetscape improvements and public plaza at the intersection of Fenton Street and Thayer Avenue