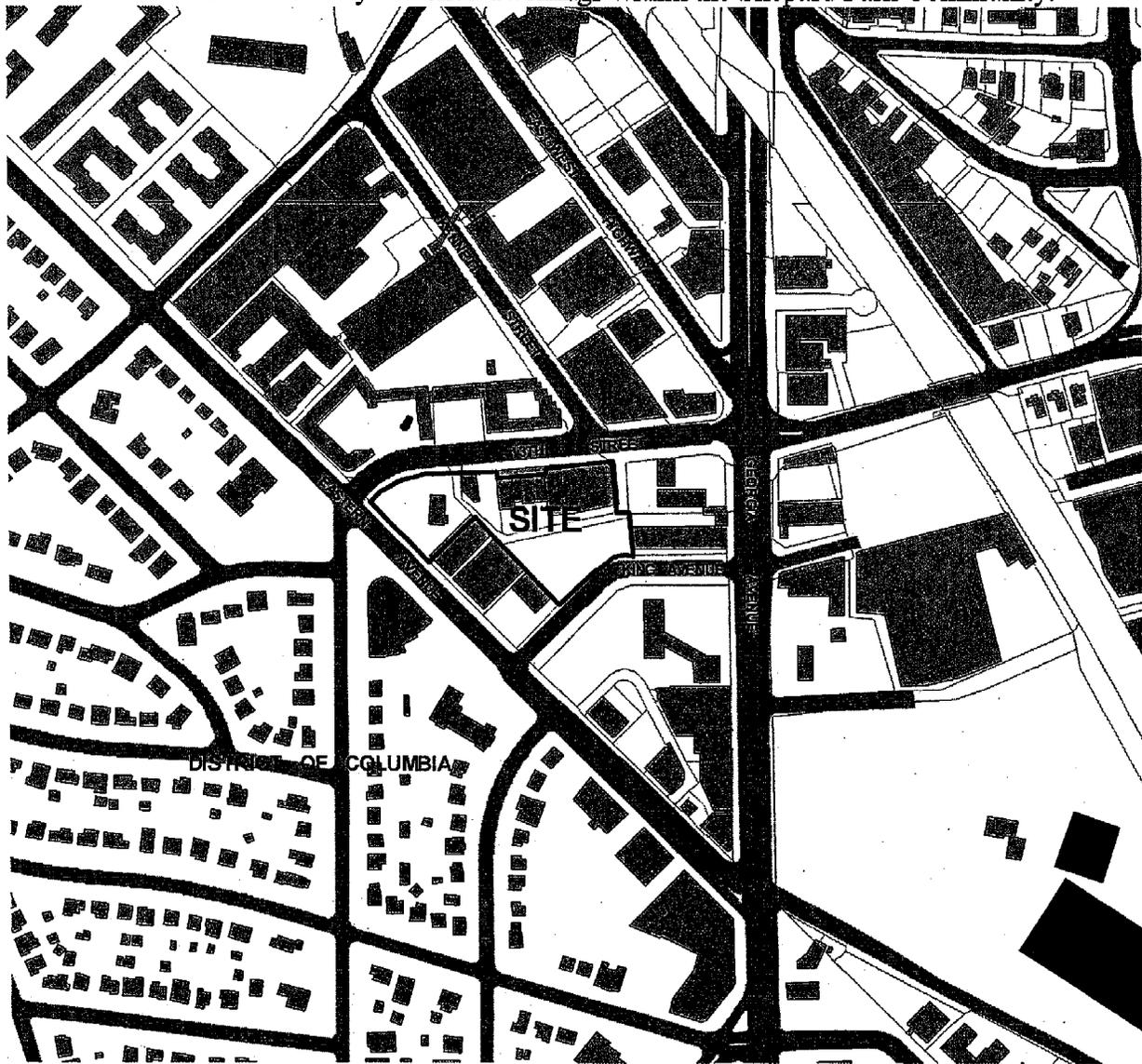


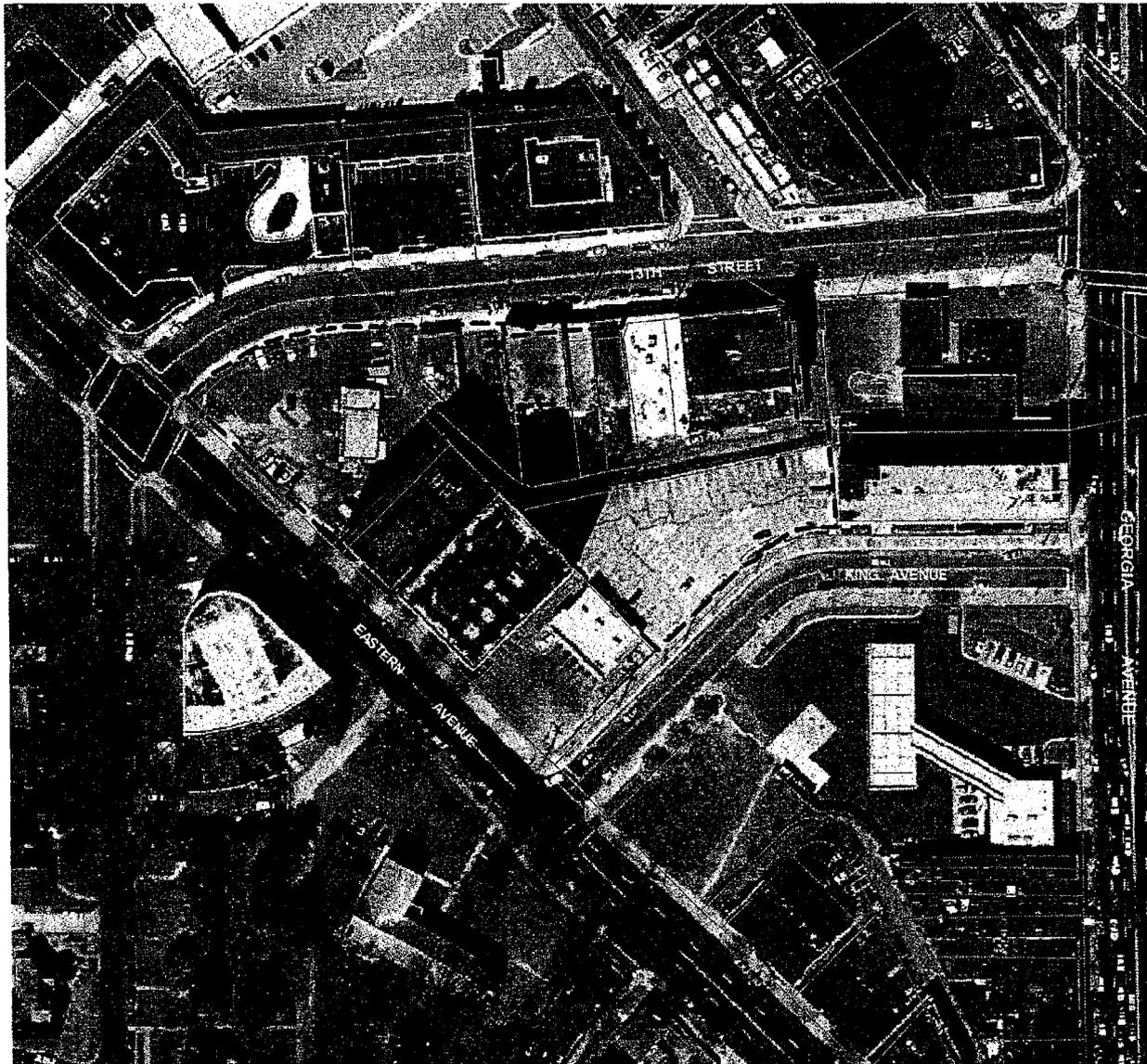
PROJECT DESCRIPTION: Surrounding Vicinity

The subject site is located at the northeast intersection with 13th Street and Eastern Avenue in South Silver Spring. The site falls within the Ripley/South Silver Spring Overlay Zone. The surrounding vicinity consists of a Travel Lodge hotel and a Days Inn hotel directly across 13th Street and a Ramada Inn hotel directly east of the site on King Street. The newly renovated 129-foot Gramax Tower apartment building is located across 13th Street at the intersection with Kennett Street. The Aurora building (Site Plan 82004028A), a 90-110-foot condominium building, abuts the southeastern boundary of the property and fronts onto Eastern Avenue. The Kennett Street public parking garage is located approximately 100 feet north of the subject site along Kennett Street. A mix of commercial and retail uses, including a car wash, bank and auto-related service buildings, are situated between Georgia Avenue and the subject property. The properties across Eastern Avenue, located within the District of Columbia, are comprised of three churches and one-family detached dwellings within the Shepard Park Community.



PROJECT DESCRIPTION: Site Description

The subject 2.62-acre site is comprised of 8 lots and parcels and a public alley that are bounded by 13th Street to the north, Eastern Avenue to the west and King Street to the south. The right-of-way for Eastern Avenue is within the District of Columbia. The properties bounded by the public alley that was recently abandoned and King Street are controlled by Montgomery County (King Street Parking Lot) and includes a surface parking facility containing 57 parking spaces. The properties within the site are currently improved with individual two-story commercial buildings that contain a variety of uses from a dog grooming and plumbing business to a carryout restaurant. Elevations on the site vary by 10-15 feet from the highest point on King Street to lower elevations on Eastern Avenue. The King Street Parking Lot is approximately five feet above the uses that are bounded by the internal alley. Overhead utilities exist along the property frontage on 13th Street, Eastern Avenue and King Street. Additional above and belowground utilities serve the existing buildings.

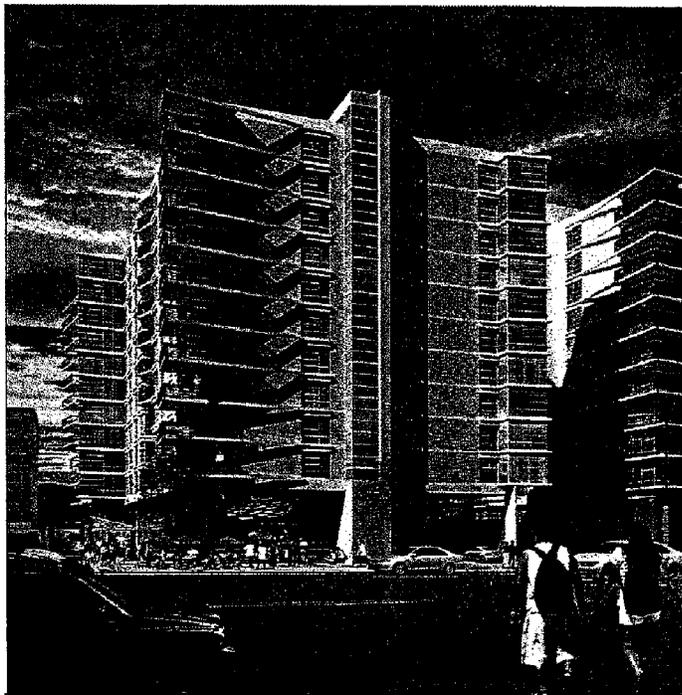


PROJECT DESCRIPTION: Proposal

The Applicant proposes to develop the underutilized non-residential site into three separate buildings and providing 321 dwelling units, including 41 MPDUs, on 2.62 acres. The three buildings will be sited on top of a 3-level below-grade parking structure that spans the majority of the lot. The garage will accommodate public and private parking spaces. The original project plan was approved for 328 dwelling units and 41 MPDUS. The building locations, design and overall context of the site have not changed from the project plan approval.



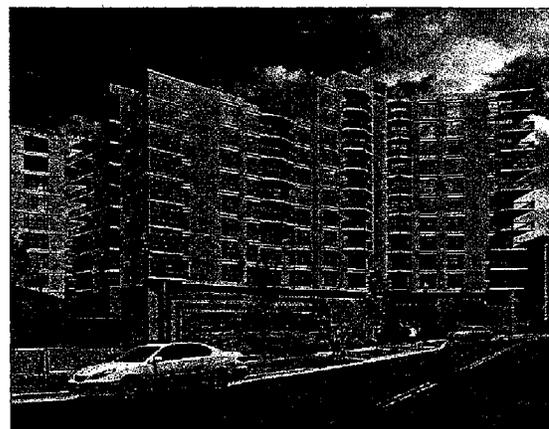
Easterly view of Building 'B' and the public park from 13th Street

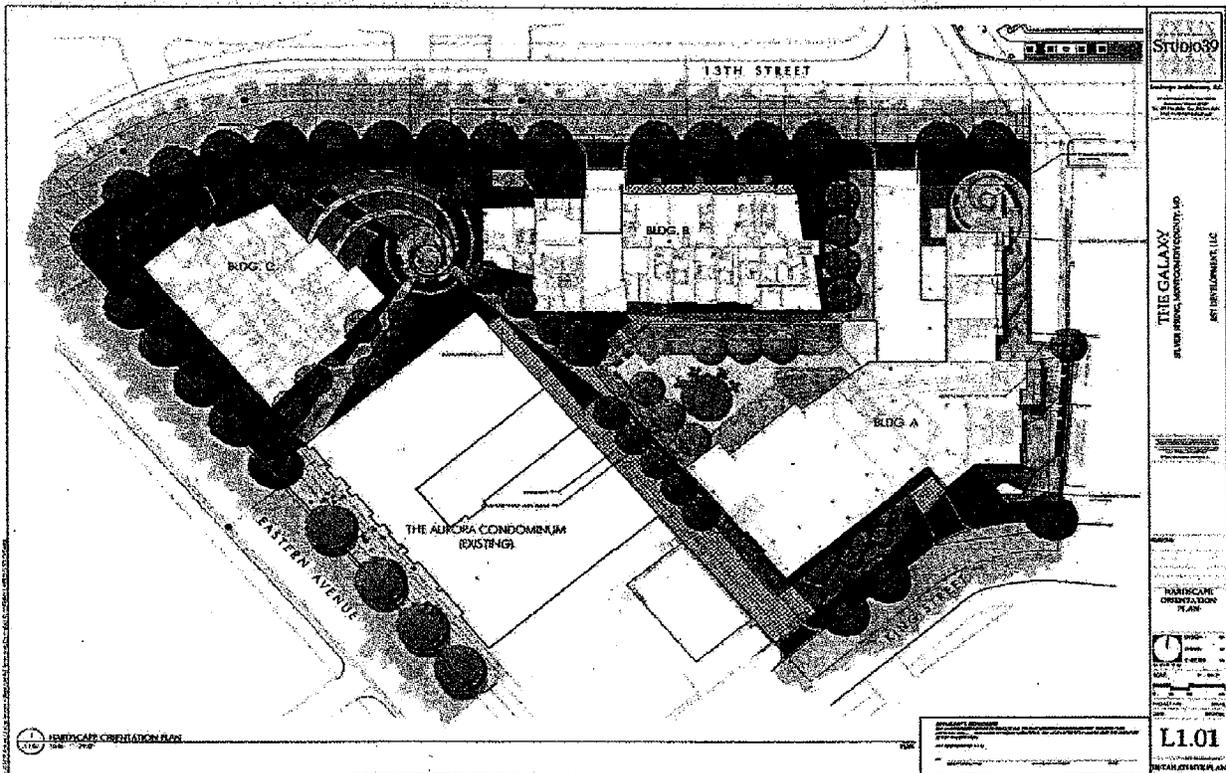


Southern view of Building 'A' and entrance to the "Art Walk"

The building has been designed to blend curvilinear forms, highlighting features from the surrounding buildings, to accent prominent architectural elements and activate the public use spaces. The building program is intended to provide the massing of the proposed structures closer to the northeastern portion of the site to complement the proportion, height and 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.

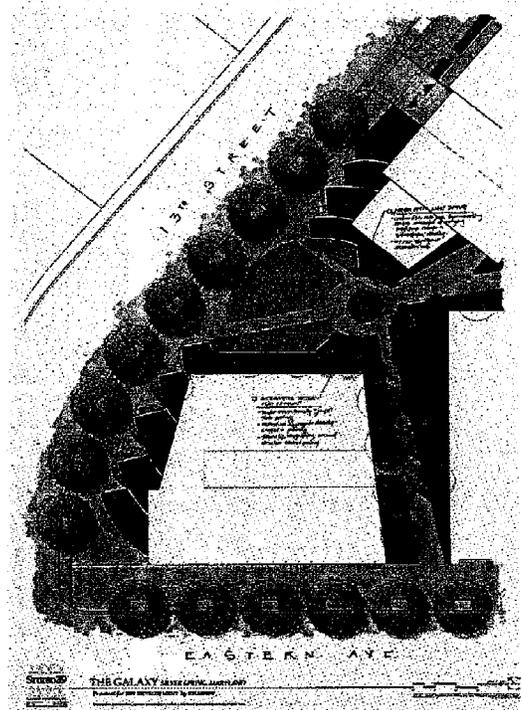
The building mass steps down from the northeast boundary of the site at 125 feet to 45 feet along Eastern Avenue. Building 'B' will step down in height from the 125 feet to approximately 90 feet before transitioning to the 45-foot height in Building 'C'. The 125-foot height corresponds to the existing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





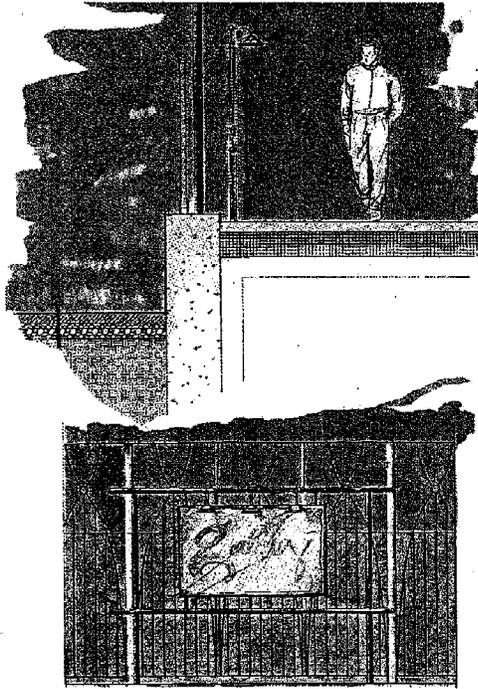
The on-site public use space consist of three separate and distinct outdoor areas on the site, including the “Public Park”, the “Art Walk” and the covered glass walkway connecting 13th Street and the public parking garage. The latter outdoor space is located between Buildings ‘A’ and ‘B’ and is intended to provide an art component and a pedestrian link from 13th Street to the public parking garage.

The project plan is proposing 27,000 square feet of public use space and amenities provided on-site which equals 31.09% of the net lot. The 27,000 square feet is an increase of 80 square feet from the project plan. 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 38,470 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 credited toward this development, the overall public



use space and amenity package would equal 48 percent of the net lot area.

The “Art Walk” is an area designated on the Silver Spring Pathways Plan, a conceptual pedestrian pathways plan prepared by the Department of Housing and Community Affairs (DHCA), to provide mid-block connector alleys between King Street and 13th Street. This outdoor space and the covered glass walkway will feature commissioned artwork by local artists, including Martha Jackson-Jarvis and Judy Sutton Moore. The entry to the walk will consist of an outdoor plaza, also serving as the entry to Building ‘A’ from 13th Street, and a trellis and seating area marking the entry from King Street. The ground plane will consist of specialty pavers, ornamental landscaping in terraced planters and lighting to reinforce the theme in the public park. The eastern boundary of the Art Walk will contain a metallic fence, artistic in nature to provide a physical and visual buffer from the adjacent property.



Parking consists of 200 spaces included within a new public parking garage accessed at the northern end of the property, under

Building ‘A’ directly from 13th Street. The public garage replaces the existing 57 surface parking spaces in the King Street Lot. The private parking garage will accommodate parking for the residents of the Aurora (Site Plan #82004028A) and the Galaxy (subject site). Three separate access points are provided to the private garage from 13th Street and King Street.

