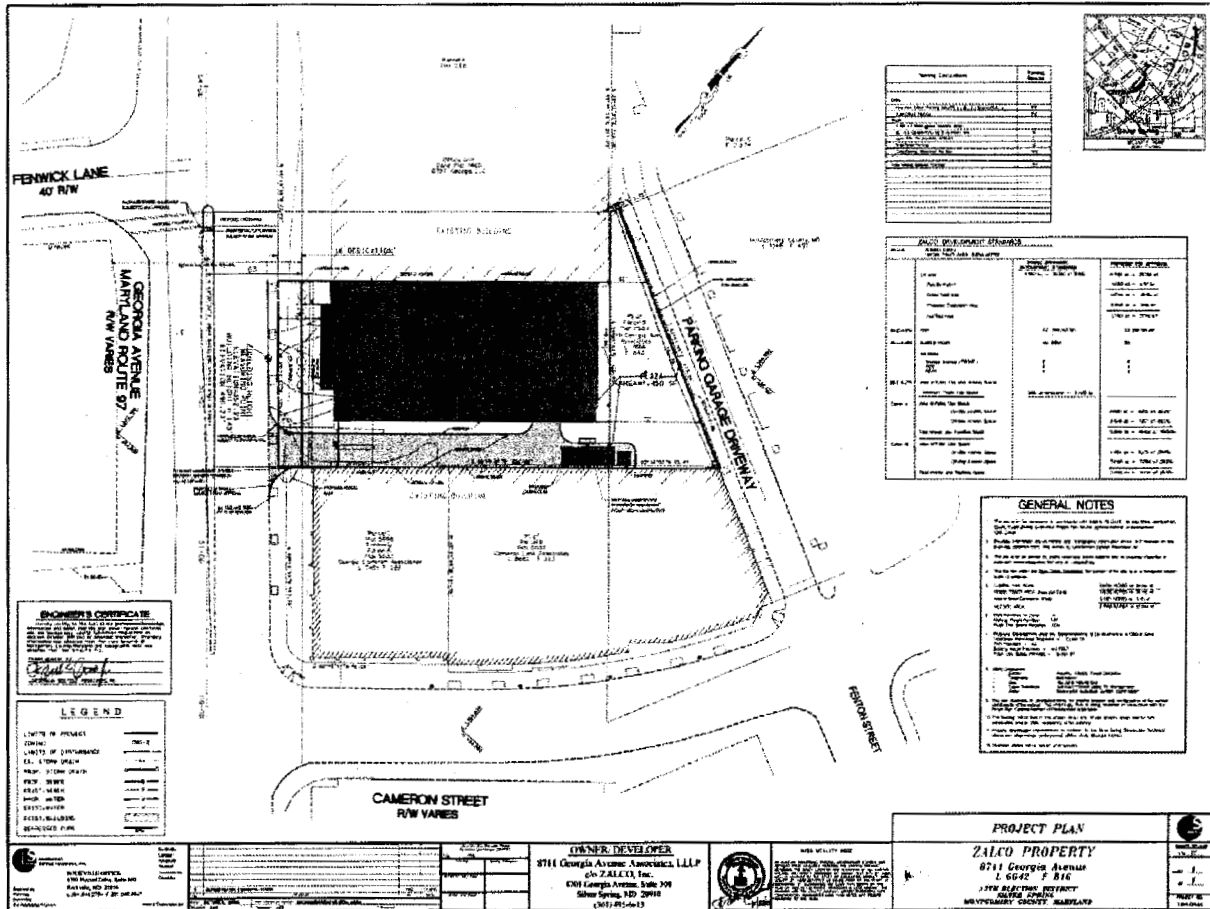


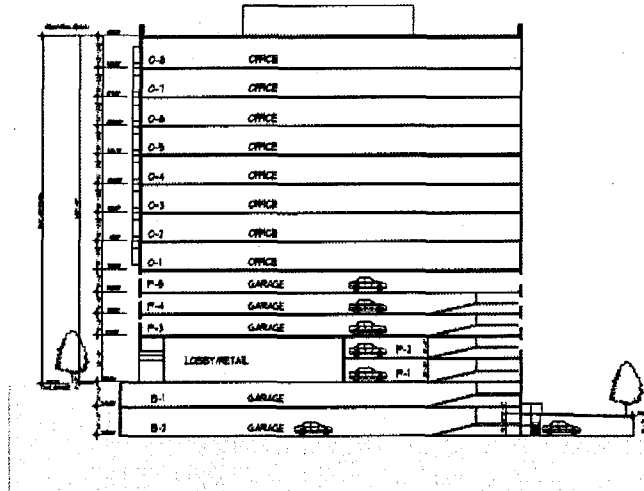
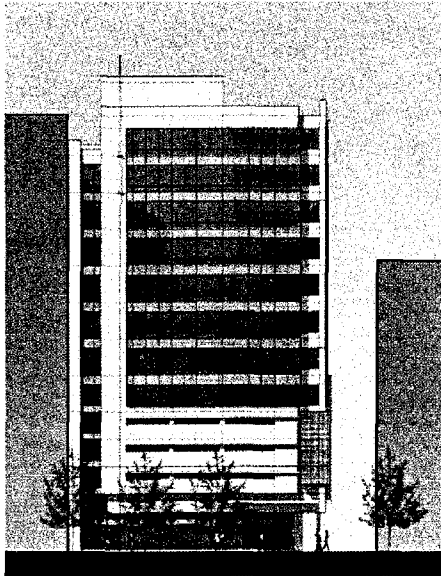
**PROJECT DESCRIPTION: Proposal**

The Applicant proposes 152,740 gross square of mixed-use, non-residential development, including 148,278 gross square feet of office space and 4,462 square feet of retail space on the ground floor. The application is in the CBD-2 Zone and proposes to take advantage of the full development potential available for the optional method of development.



**Building Design**

The proposed building directly abuts the Crowne Plaza Building to the north and is approximately 90 feet wide by 185 feet deep. The structure is proposed for a maximum of 143 feet as measured from the centerpoint of the building from the curb on Georgia Avenue. The front of the building facing Georgia Avenue contains ground floor retail, service area and a lobby, both of which extend for two floors. The building contains 7 levels of parking, including 2 levels below grade and 5 above, with a portion of the parking at ground level. Floors 6-13 will contain the office space. The building was placed as close to Georgia Avenue as possible in order to create an urban edge and provide visibility and accessibility to the ground floor retail space.



BUILDING SECTION

**Public Use Space and Amenities**

The Applicant is providing a total of 19,539 square feet or 62.8 percent of on and off-site public use space. The total public use space provided is based on the net lot area of the site. The on-site public use space consists of two separate areas linked by a covered pedestrian walkway, located on the south side of the proposed building. Area 1 is an at-grade urban pocket park located on the eastern end of the property between the driveway to the public parking garage and the proposed building. The park is comprised of specialty paving, accent planting and lighting, seating and the public art component. The public art will incorporate a sculptural element located in the center of the urban park as a focal point for residents, pedestrians and nearby tenants. Area 2 is an extension of the Georgia Avenue streetscape to the building edge.

Off-site improvements include streetscape improvements along the Georgia Avenue frontage to the intersection with Cameron Street; and from Cameron Street to the entrance of the parking garage driveway. Off-site improvements are comprised of pavers, street lights and street trees in conformance with the Silver Spring Streetscape Standards. The total off-site improvements equate to 11,264 square feet or 36.2 percent of the net lot area.

The Applicant has also proposed an optional off-site improvement to the sidewalk associated with the driveway to the public parking garage, but only if granted permission by the Montgomery County Department of Public Works and Transportation and the Silver Spring Parking Lot District. The improvement to the sidewalk associated with the alley is a critical link for future pedestrian connection from Georgia Avenue through the site, from the public parking garage and for a north south connection from the M-NCPPC property to Cameron Street.