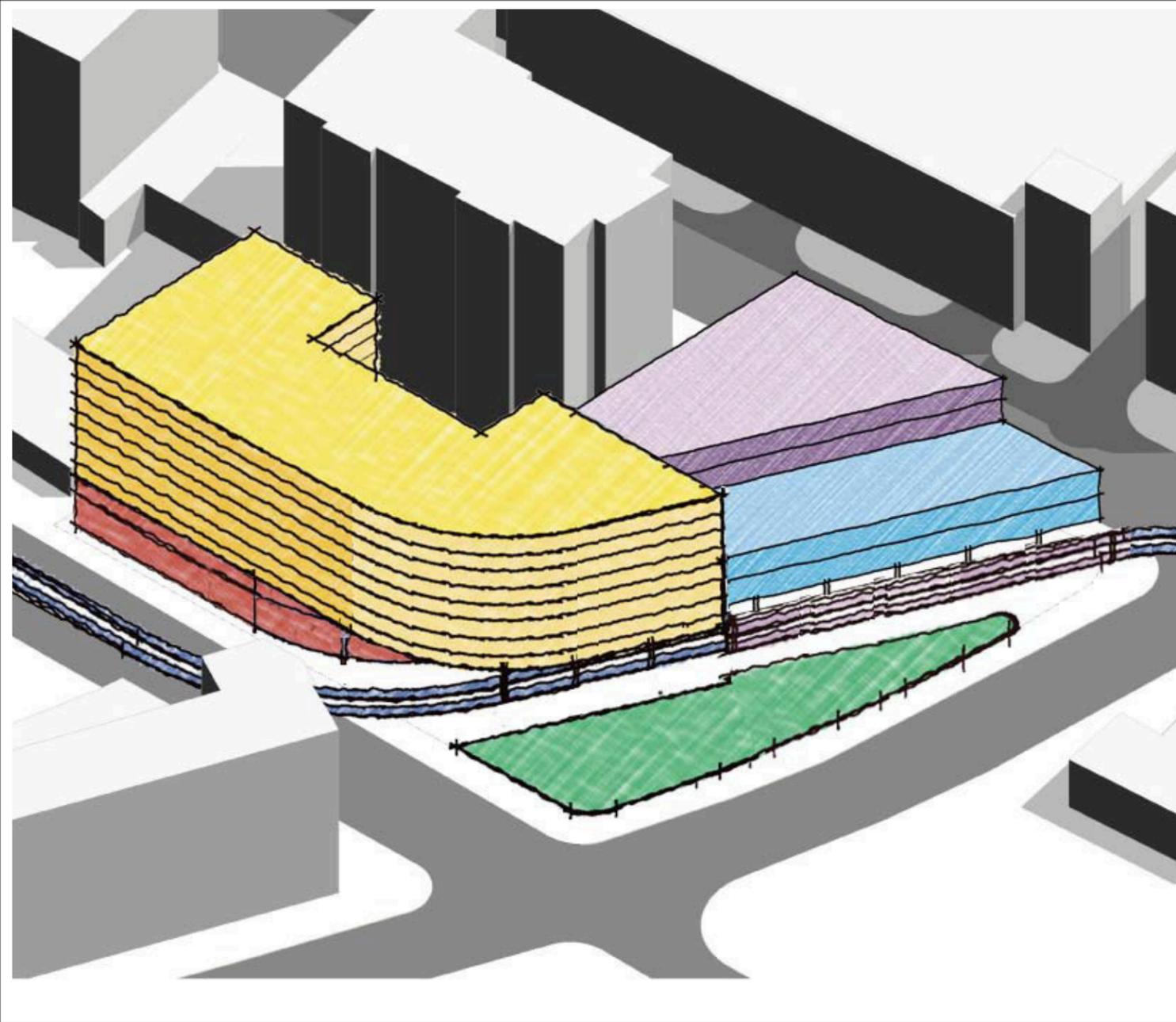
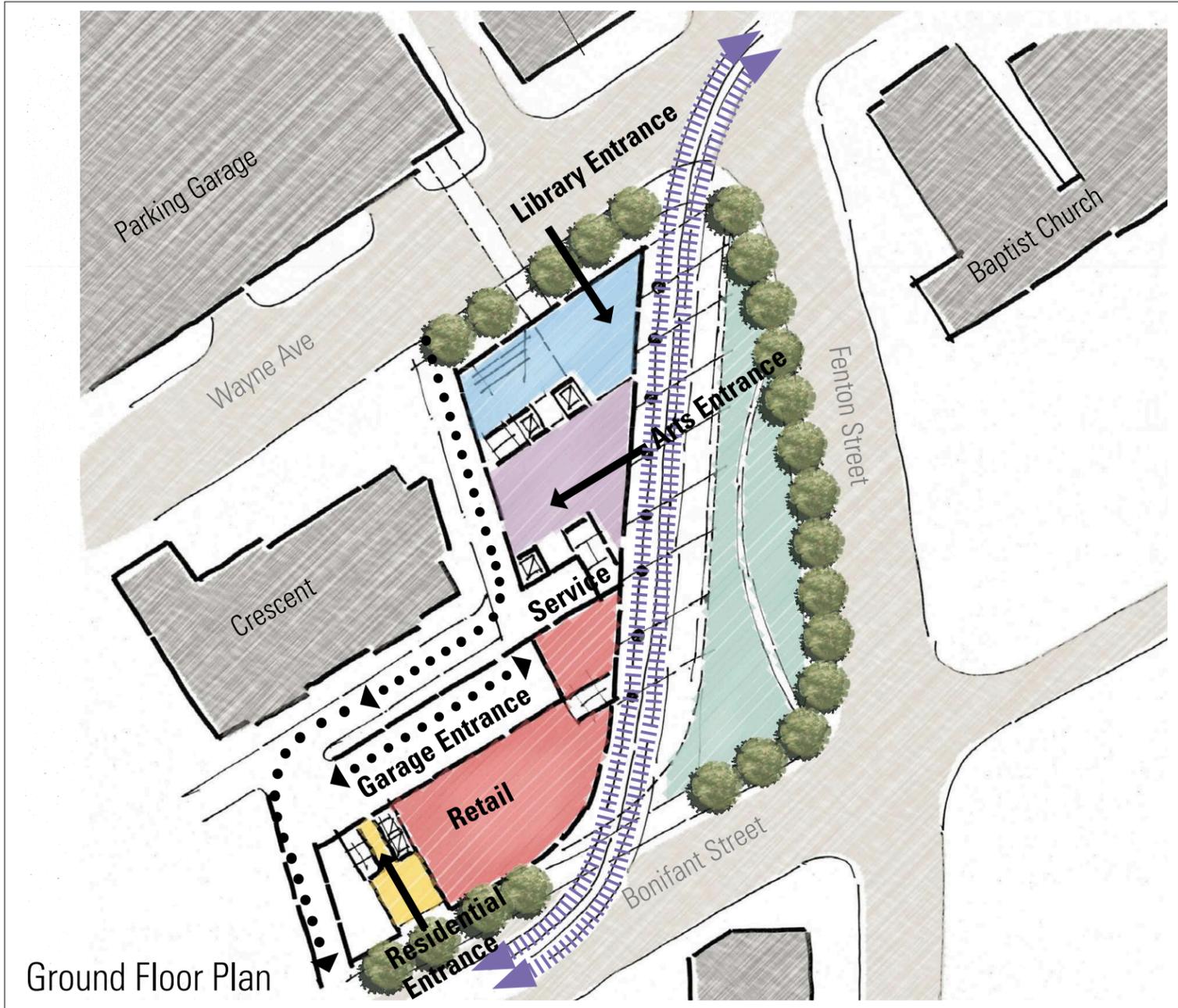


Design Options

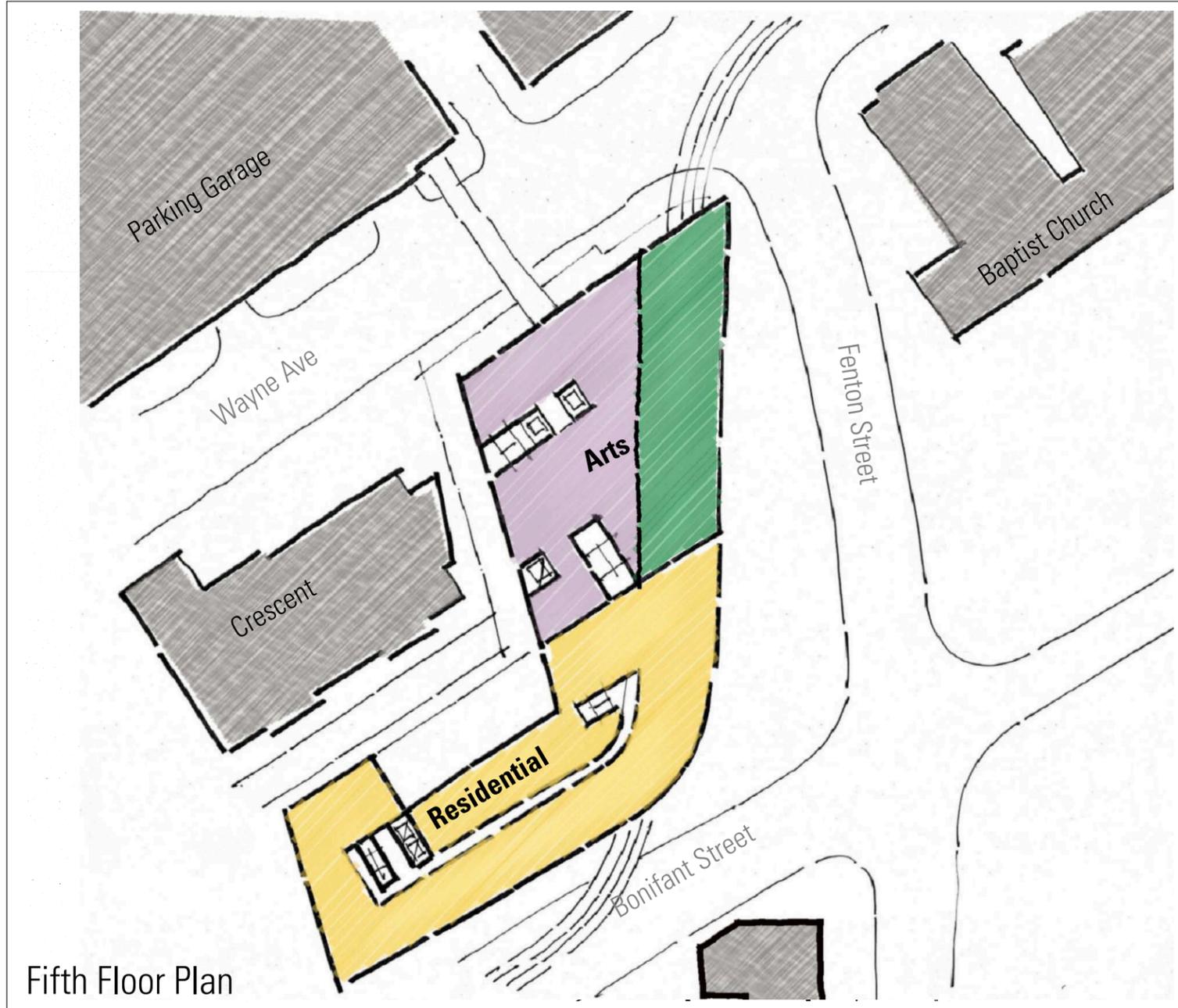
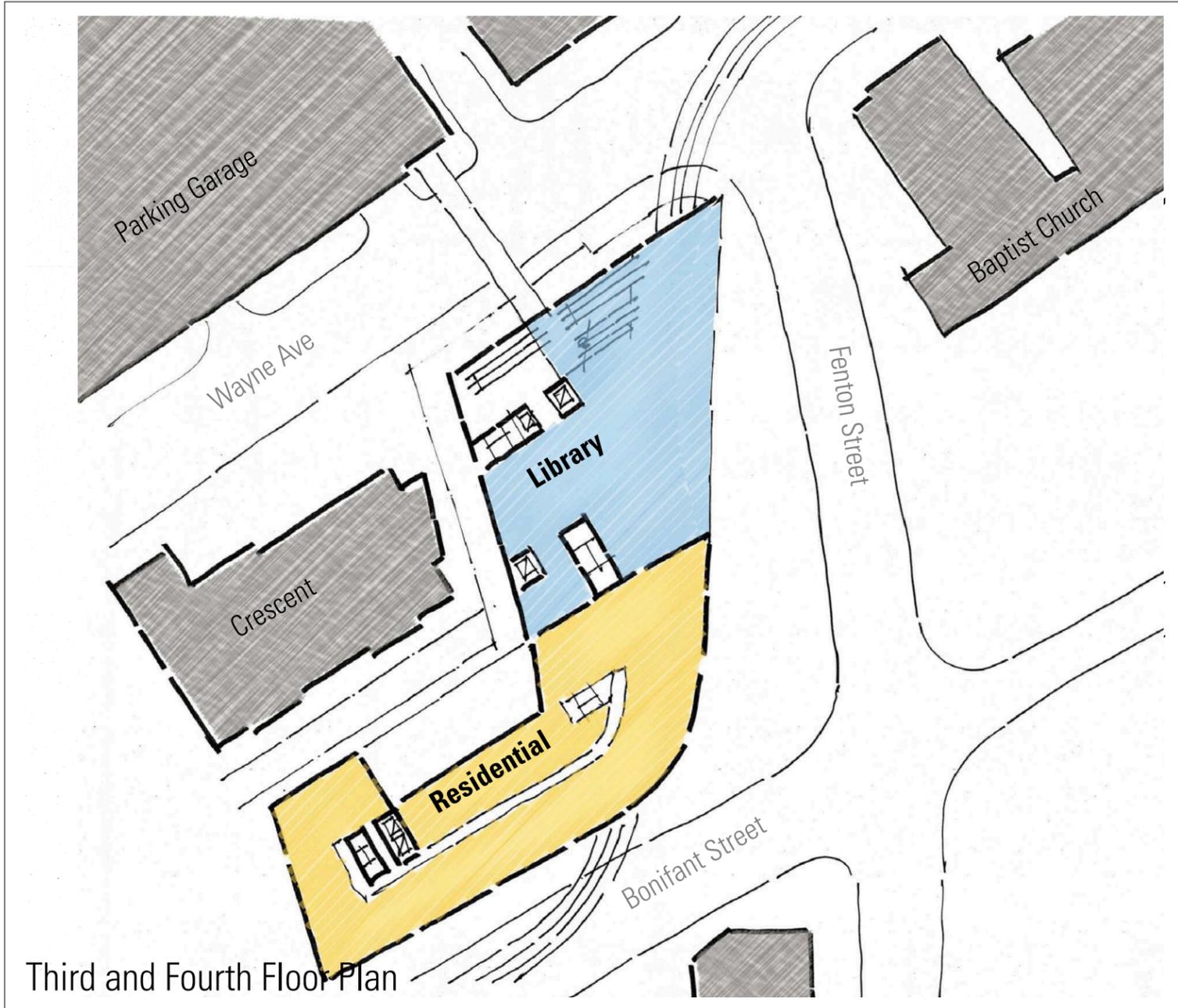


PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	5,000
LIBRARY	2	15,000
LIBRARY	3	18,000
LIBRARY	4	18,000
TOTAL LIBRARY		56,000
ARTS CENTER	1	6,000
ARTS CENTER	5	11,000
ARTS CENTER	6	11,000
TOTAL ARTS CENTER		28,000
RESIDENTIAL	1	2,000
RESIDENTIAL	2	17,000
RESIDENTIAL	3	19,000
RESIDENTIAL	4	19,000
RESIDENTIAL	5	19,000
RESIDENTIAL	6	19,000
RESIDENTIAL	7	19,000
RESIDENTIAL	8	19,000
RESIDENTIAL	9	19,000
RESIDENTIAL	10	19,000
TOTAL RESIDENTIAL	171 UNITS	171,000
RETAIL	1	13,000
TOTAL GROSS AREA		268,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		9,000
PURPLE LINE AREA		15,000
TOTAL 'OPEN SPACE'		23,000
GREEN ROOF		AREA (SF)
RESIDENTIAL	3	2,000
LIBRARY/ARTS CENTER	5	7,000

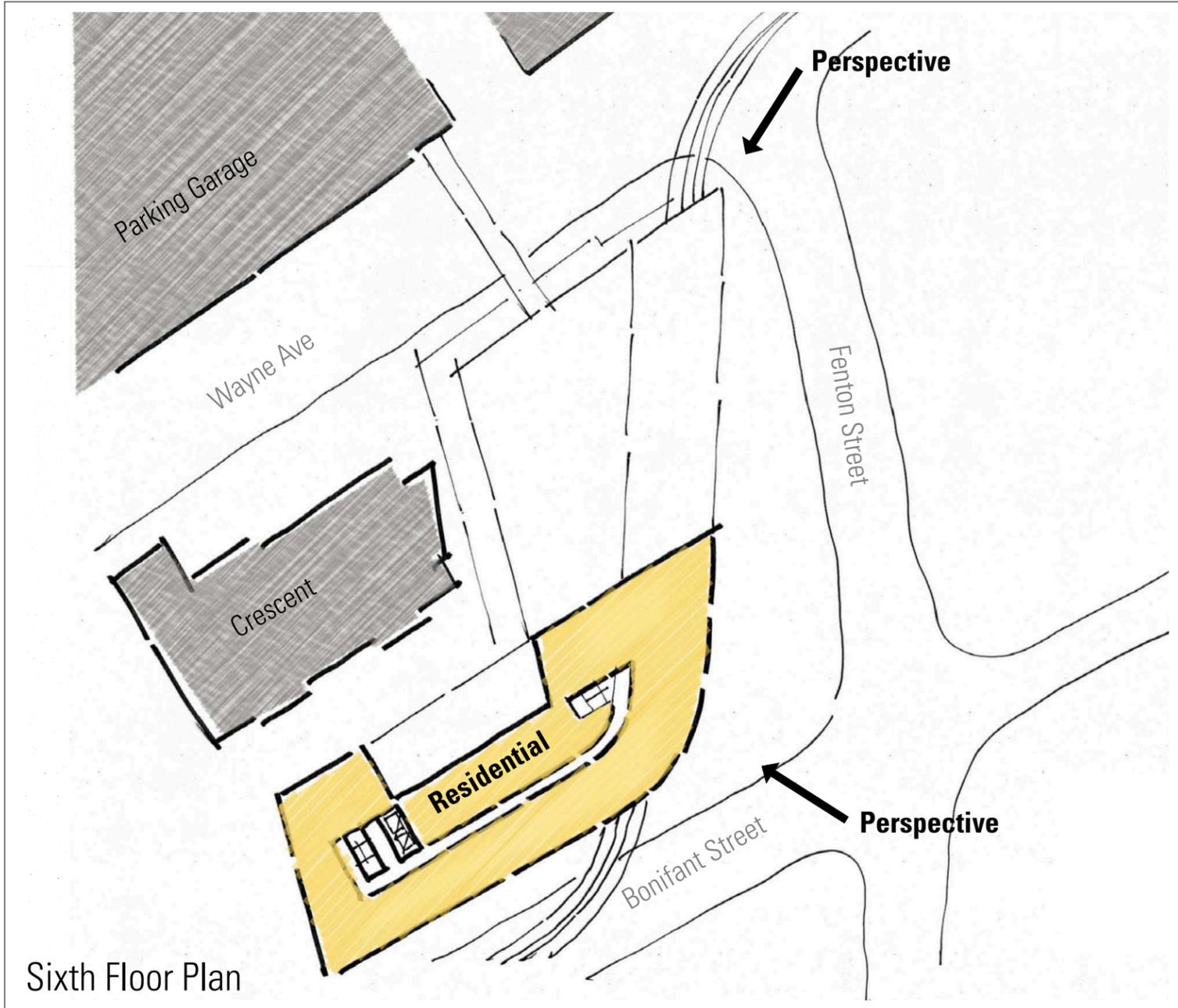
Option 1a



Option 1a

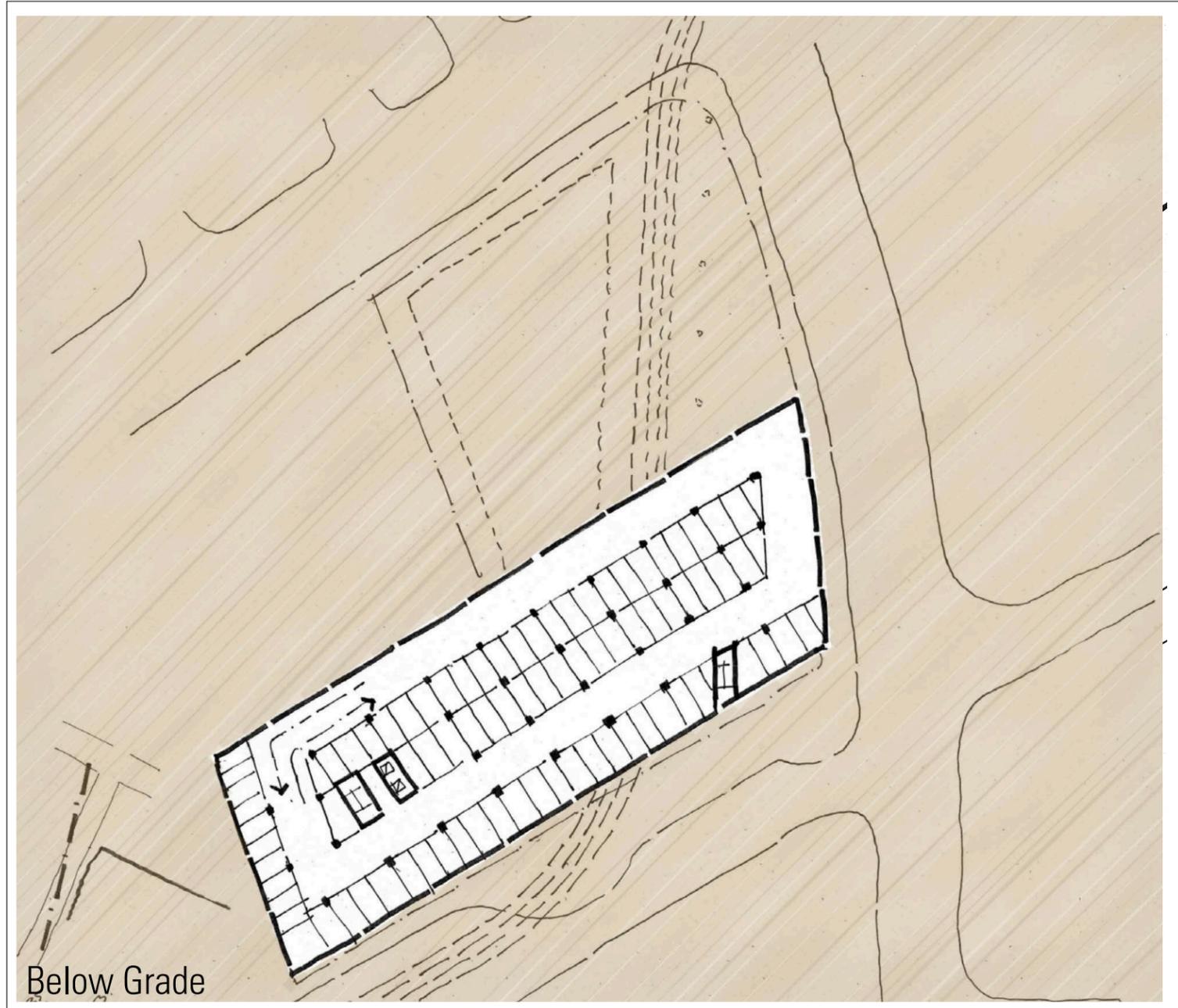
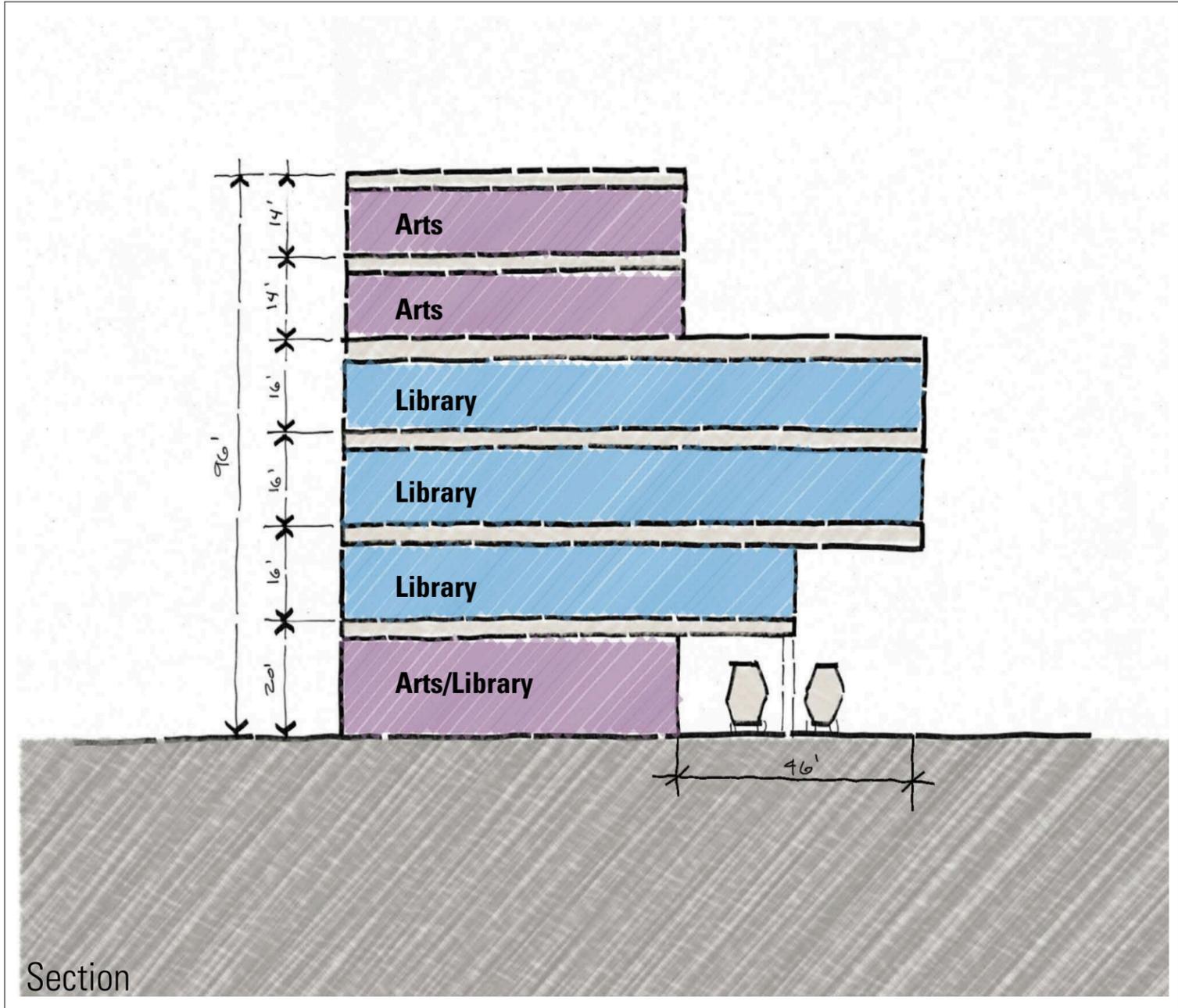


Option 1a

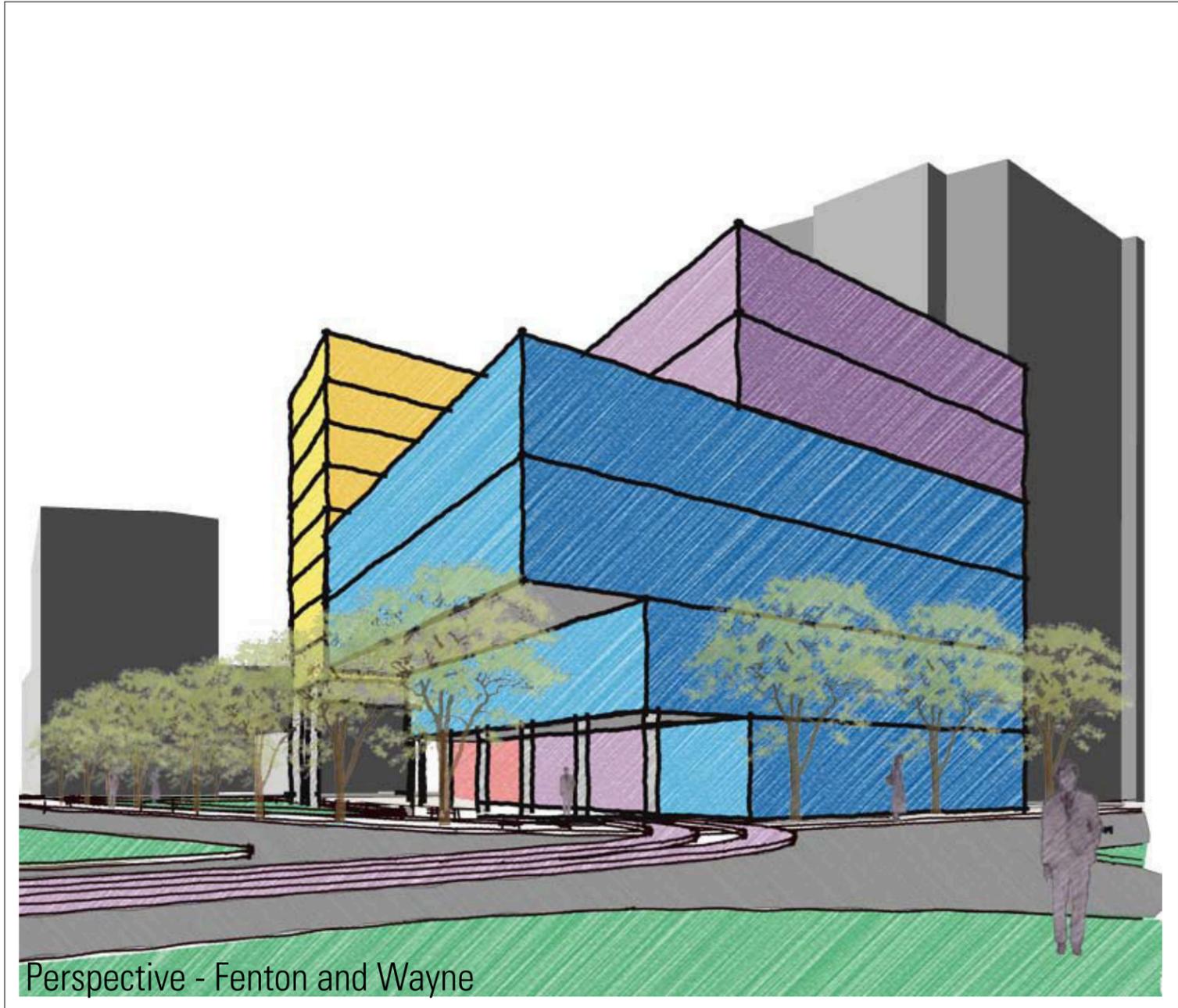


Sixth Floor Plan

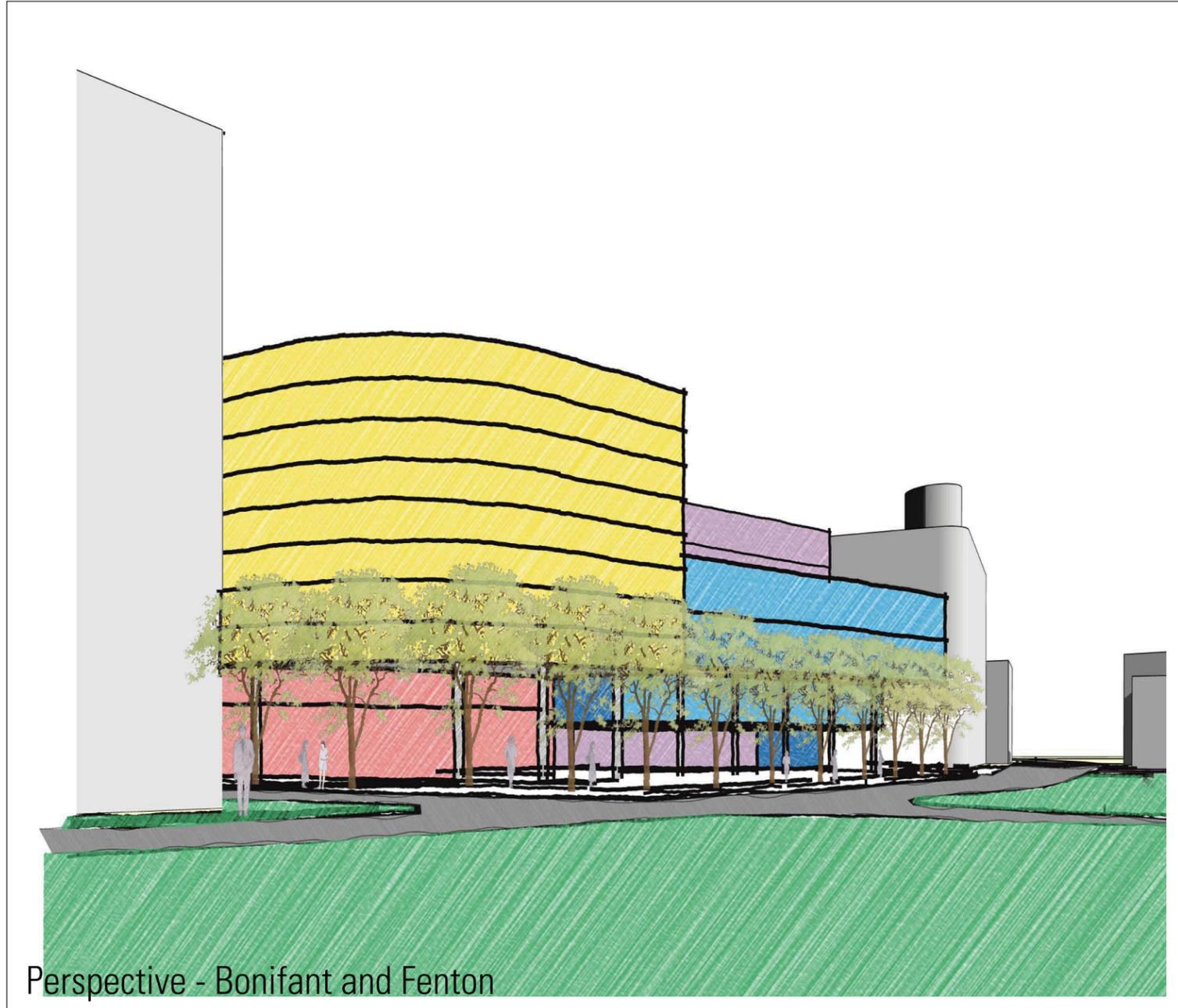
Option 1a



Option 1a



Perspective - Fenton and Wayne

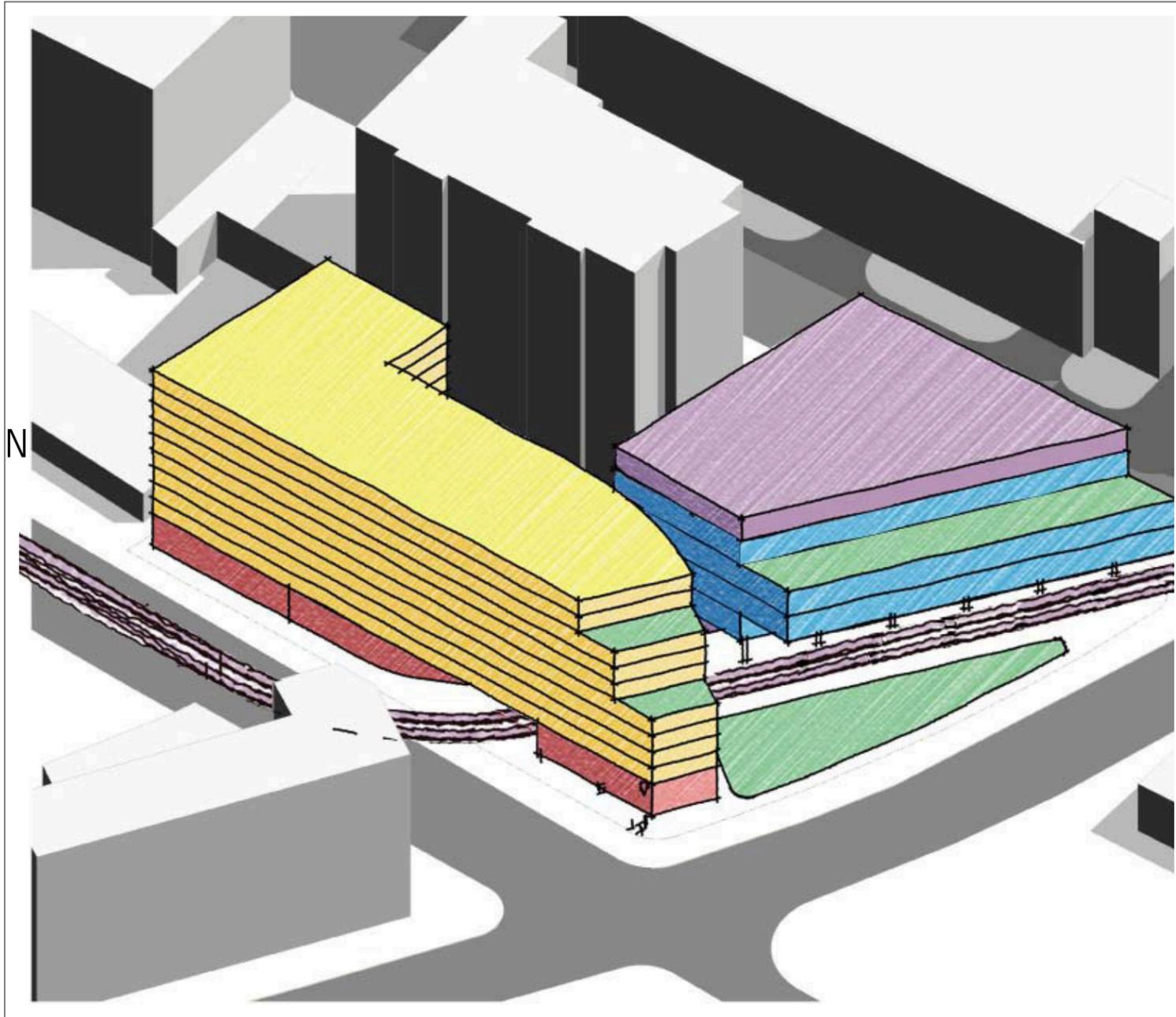


Perspective - Bonifant and Fenton

Option 1a

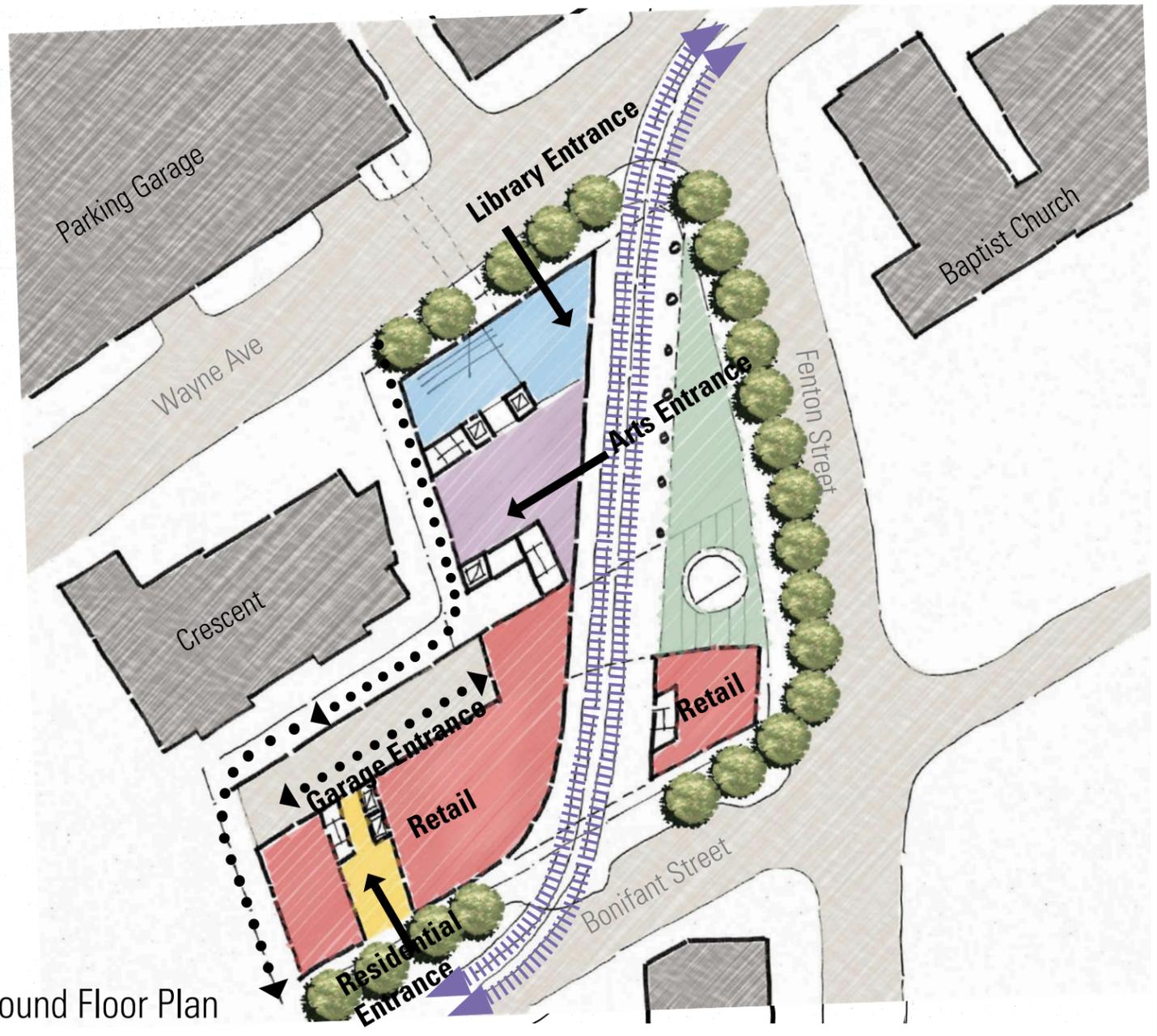
Design Option 1b

Revised

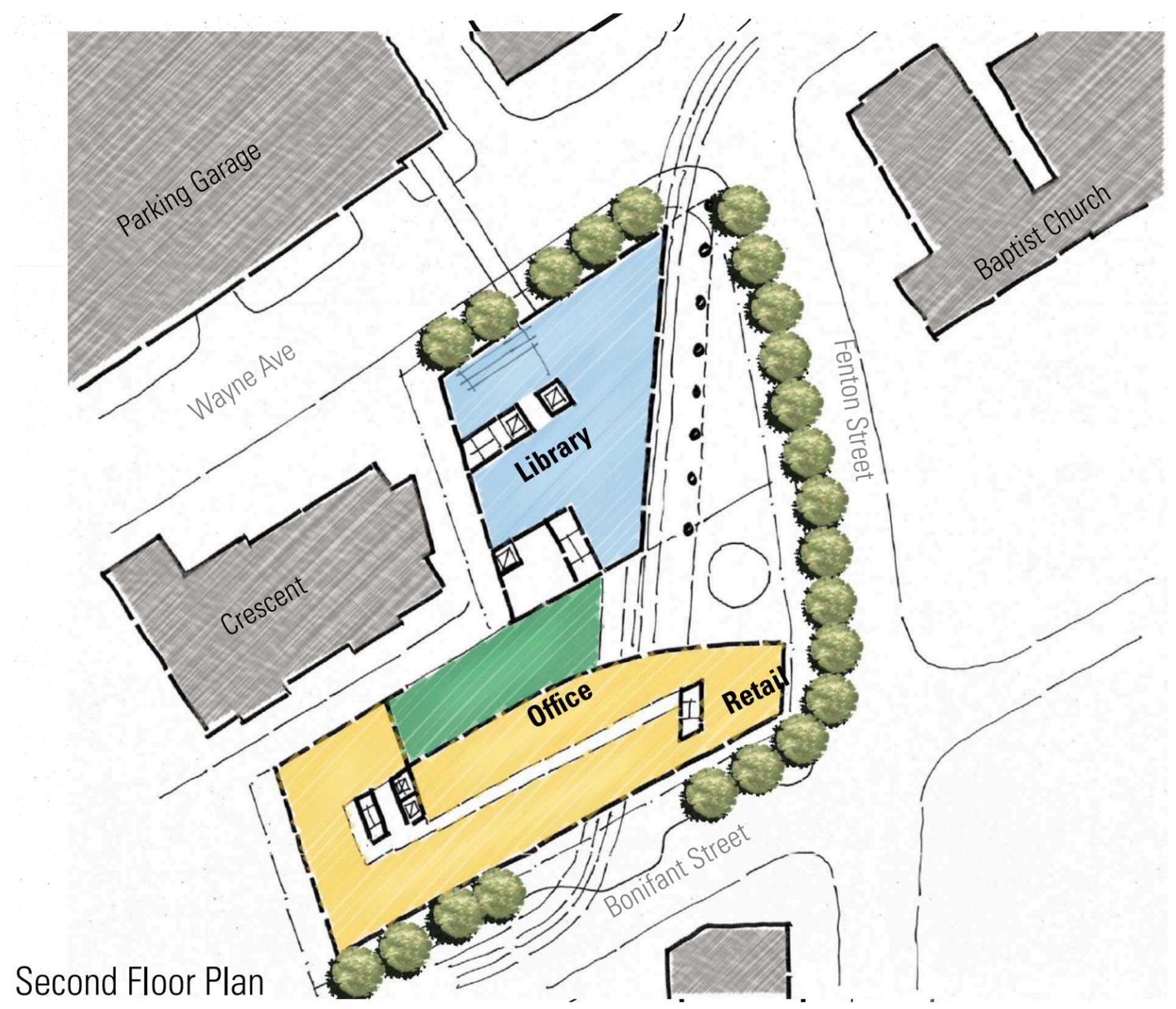


Option 1b

PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	2,000
LIBRARY	2	11,000
LIBRARY	3	18,000
LIBRARY	4	18,000
LIBRARY	5	14,000
TOTAL LIBRARY		63,000
ARTS CENTER	1	6,000
ARTS CENTER	6	14,000
TOTAL ARTS CENTER		23,000
RESIDENTIAL	1	2,000
RESIDENTIAL	2	19,000
RESIDENTIAL	3	19,000
RESIDENTIAL	4	19,000
RESIDENTIAL	5	19,000
RESIDENTIAL	6	18,500
RESIDENTIAL	7	18,500
RESIDENTIAL	8	18,500
RESIDENTIAL	9	17,500
RESIDENTIAL	10	17,500
TOTAL RESIDENTIAL	168 UNITS	168,000
RETAIL	1	15,000
TOTAL GROSS AREA		269,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		6,000
PURPLE LINE AREA		15,000
TOTAL 'OPEN SPACE'		21,000
GREEN ROOF		AREA (SF)
LIBRARY/RESIDENTIAL	3	4000
LIBRARY	5	7000

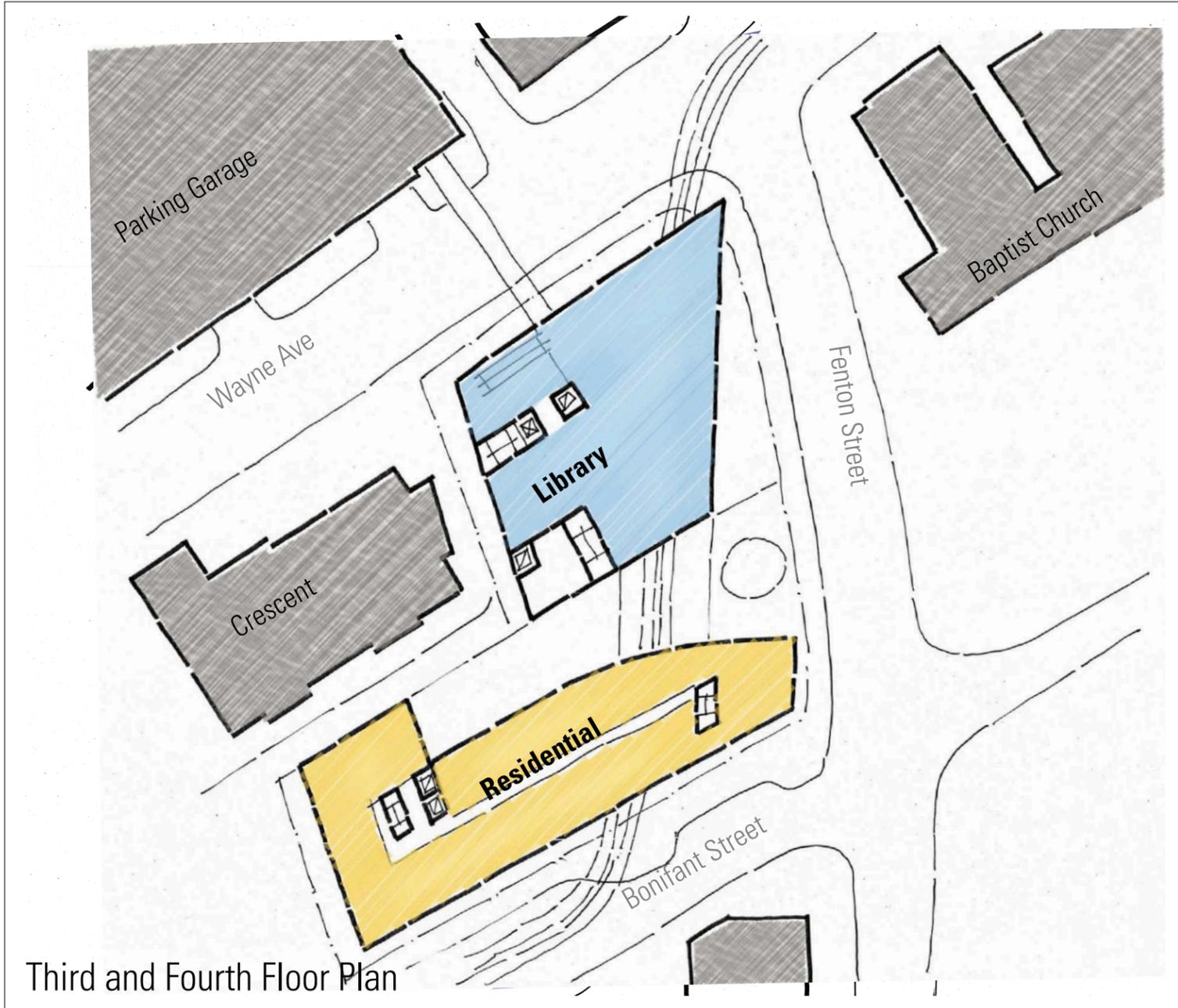


Ground Floor Plan

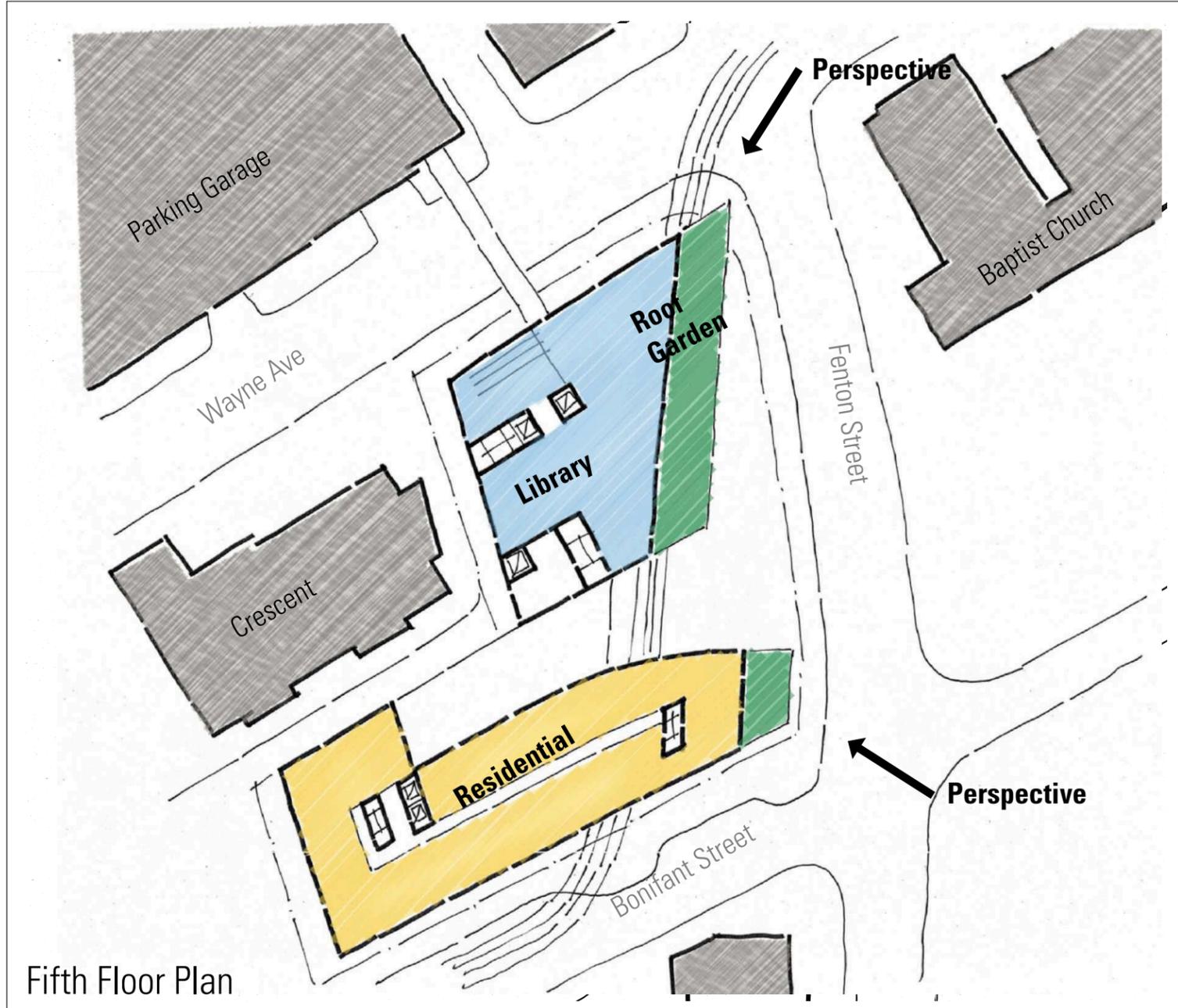


Second Floor Plan

Option 1b



Third and Fourth Floor Plan



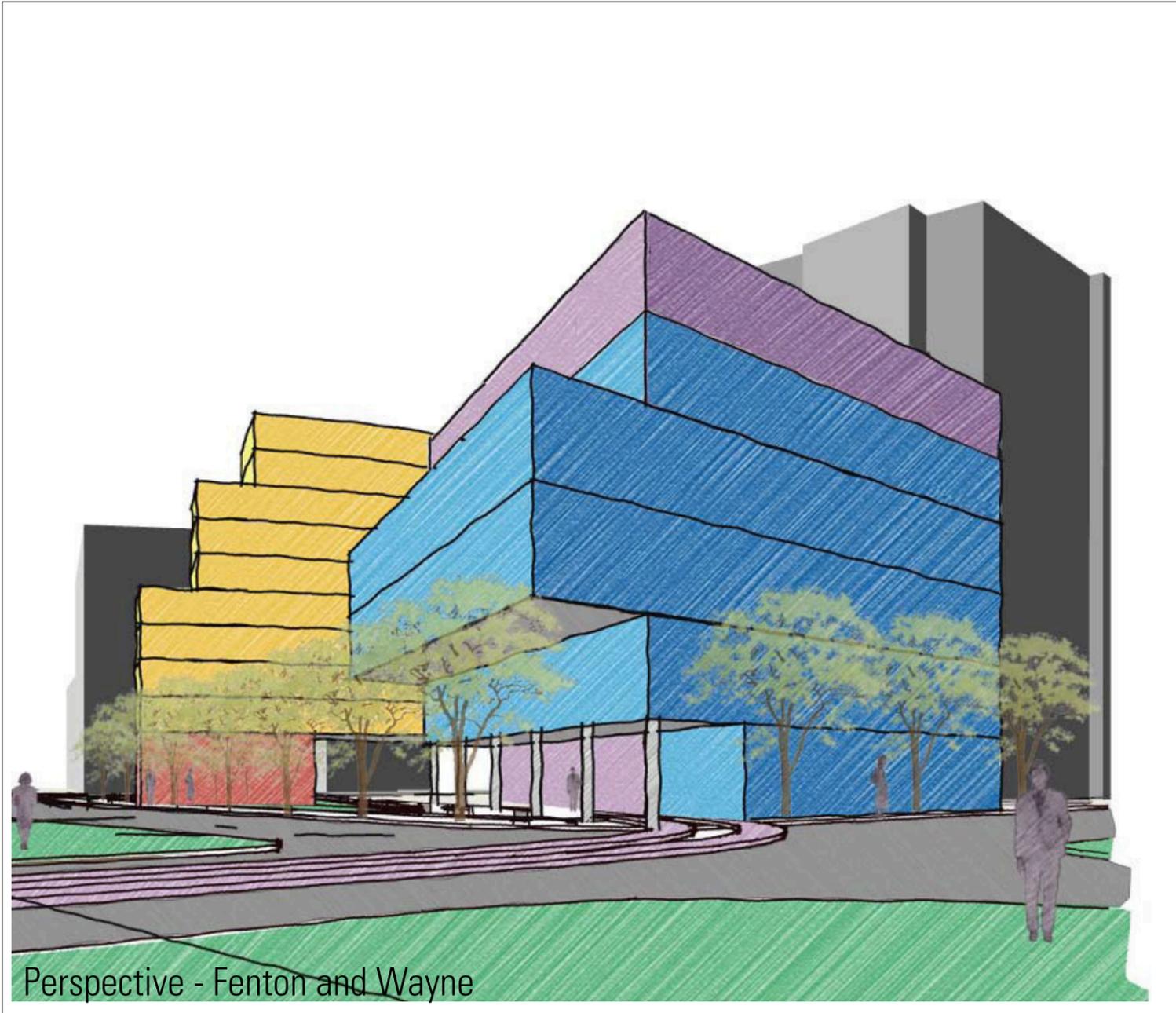
Fifth Floor Plan

Option 1b



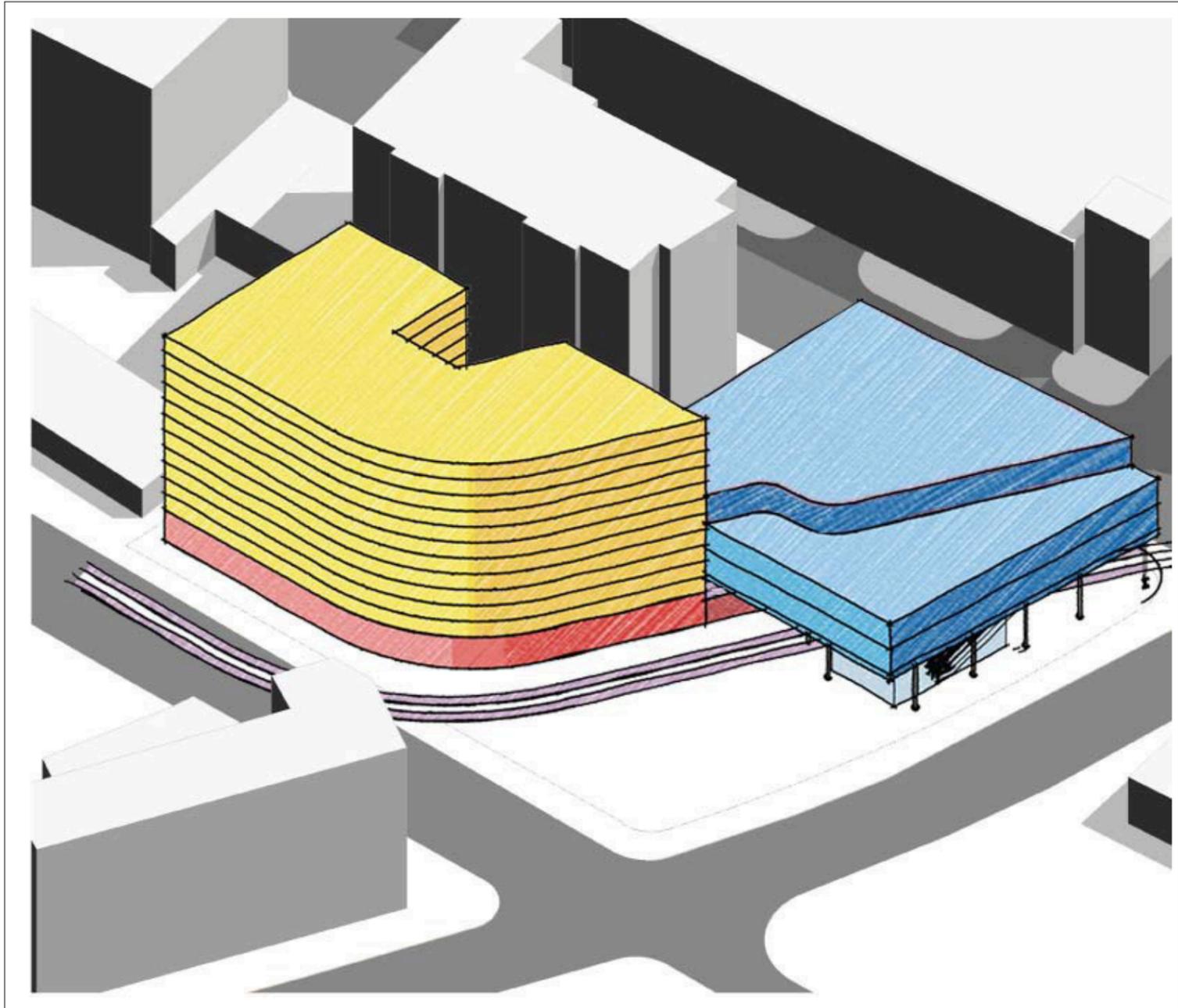
Sixth Floor Plan

Option 1b



Option 1b

Design Option 1c



PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	3,000
LIBRARY	3	22,000
LIBRARY	4	22,000
LIBRARY	5	16,000
TOTAL LIBRARY		63,000
ARTS CENTER	1	11,000
ARTS CENTER	2	11,000
TOTAL ARTS CENTER		21,000
RESIDENTIAL	1	2,000
RESIDENTIAL	2	16,000
RESIDENTIAL	3	16,000
RESIDENTIAL	4	16,000
RESIDENTIAL	5	16,000
RESIDENTIAL	6	16,000
RESIDENTIAL	7	16,000
RESIDENTIAL	8	16,000
RESIDENTIAL	9	16,000
RESIDENTIAL	10	16,000
RESIDENTIAL	11	16,000
RESIDENTIAL	12	16,000
TOTAL RESIDENTIAL	176 UNITS	176,000
RETAIL	1	17,000
TOTAL GROSS AREA		277,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		6,000
PURPLE LINE AREA		15,000
TOTAL 'OPEN SPACE'		21,000
GREEN ROOF		AREA (SF)
RESIDENTIAL	2	3000
LIBRARY	5	6000

Option 1c



Ground Floor Plan

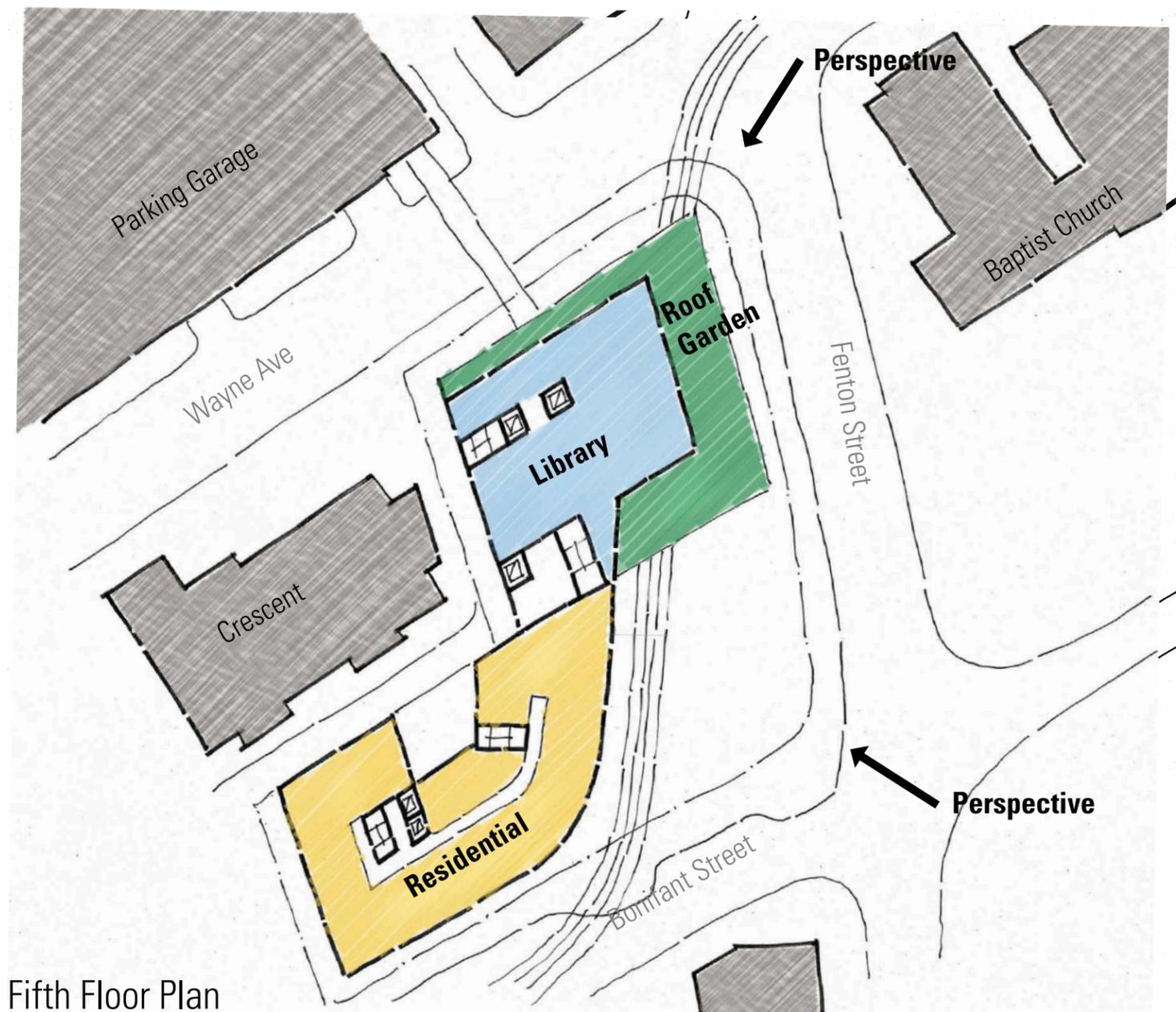


Second Floor Plan

Option 1C

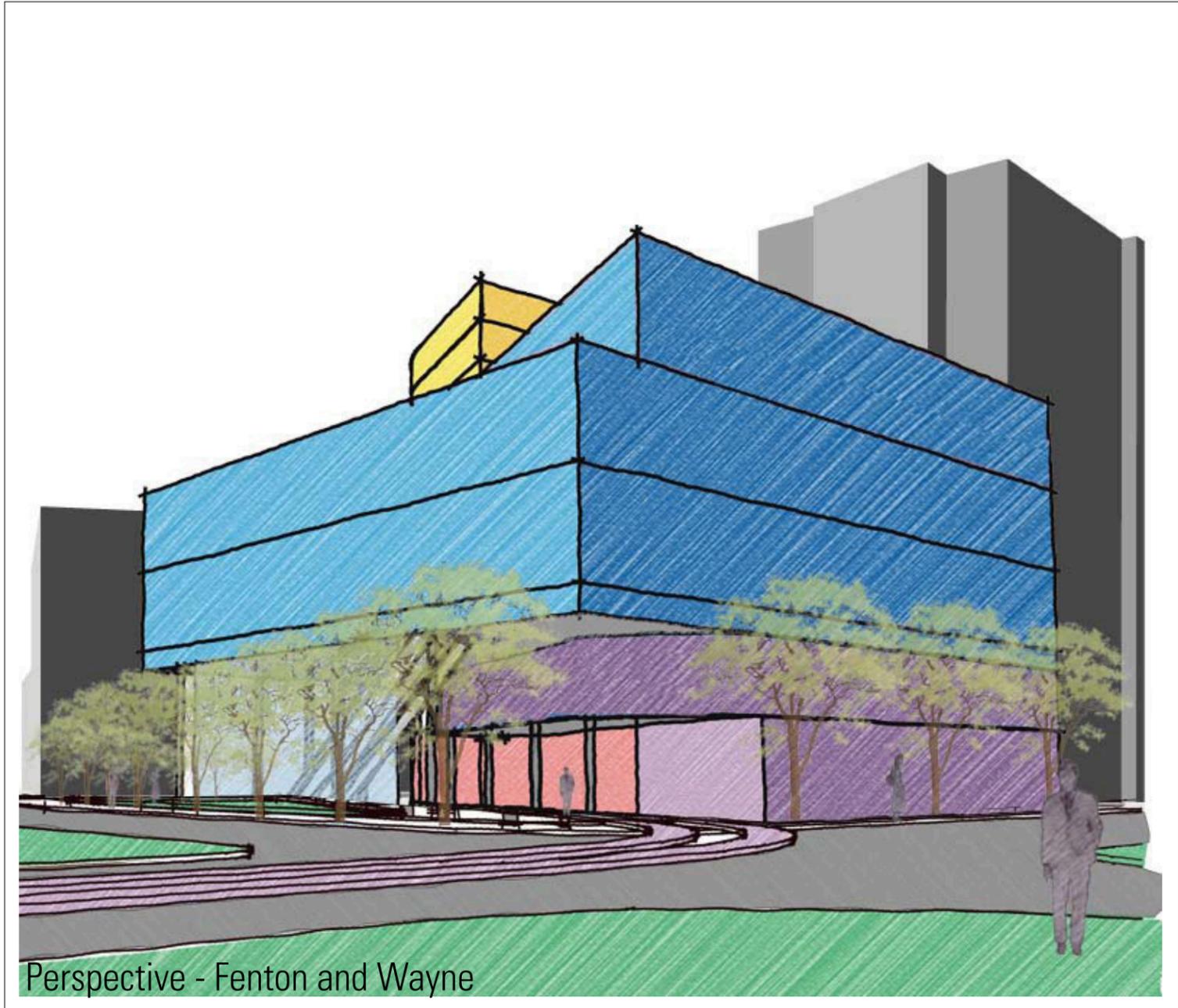


Third and Fourth Floor Plan

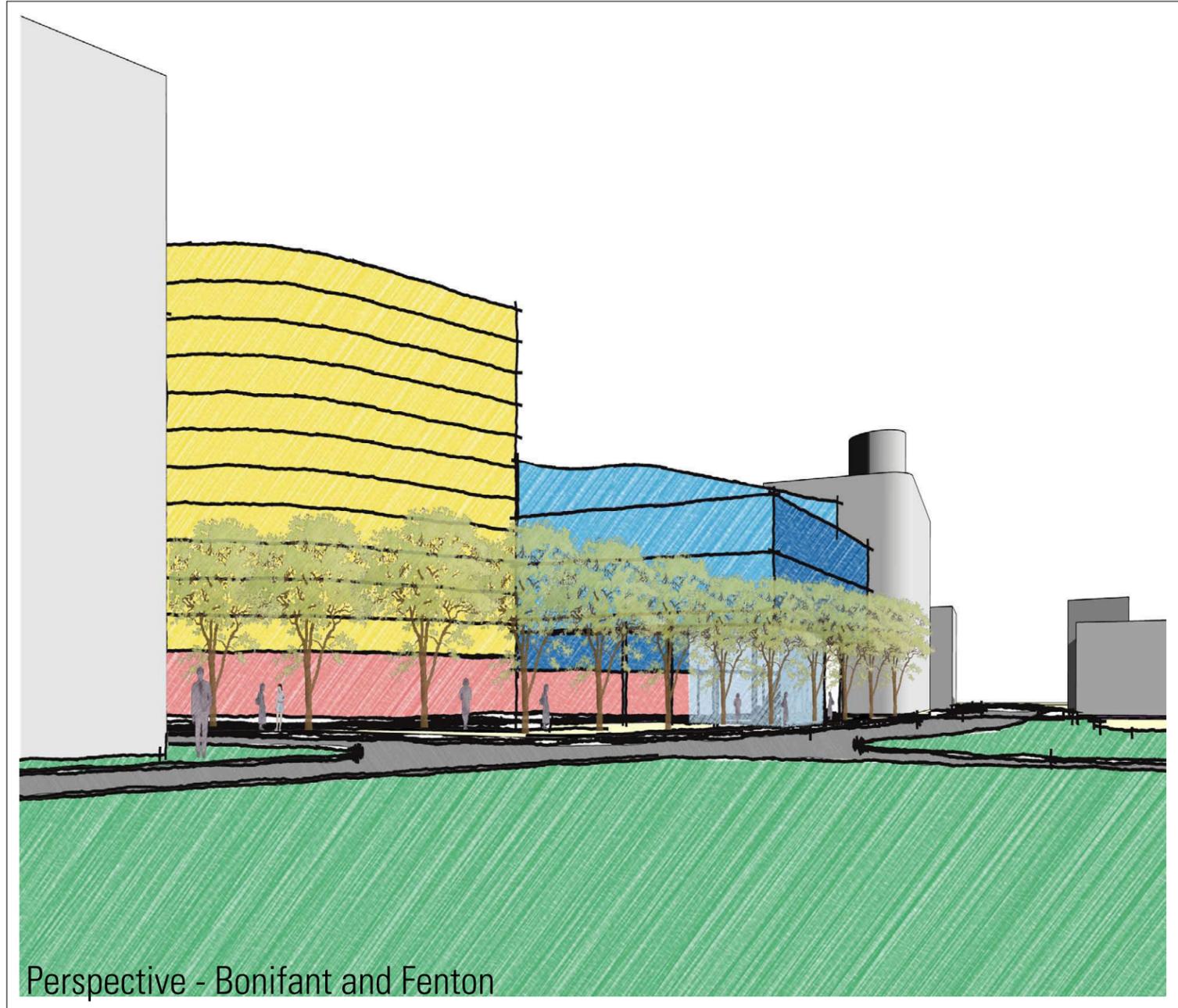


Fifth Floor Plan

Option 1c



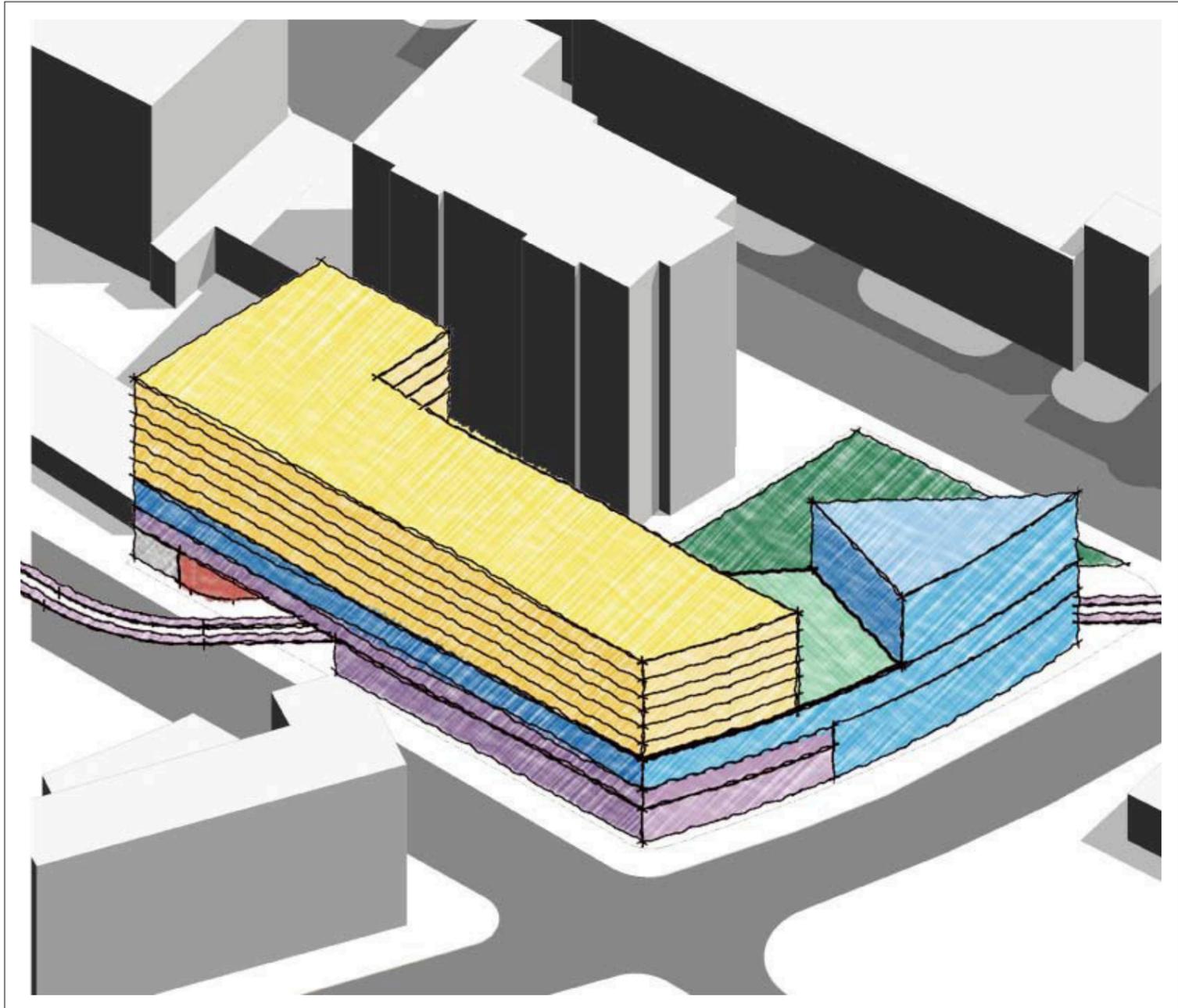
Perspective - Fenton and Wayne



Perspective - Bonifant and Fenton

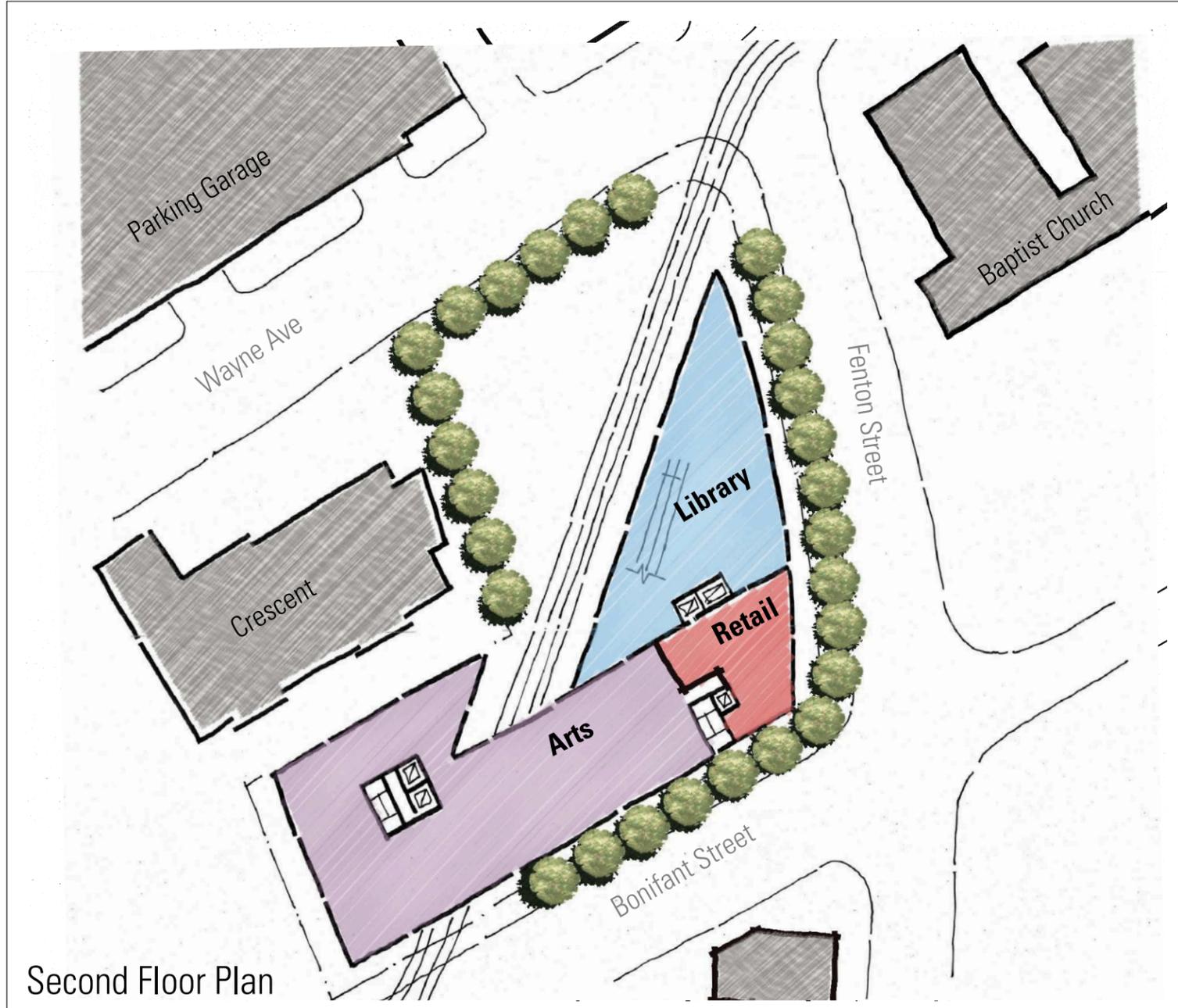
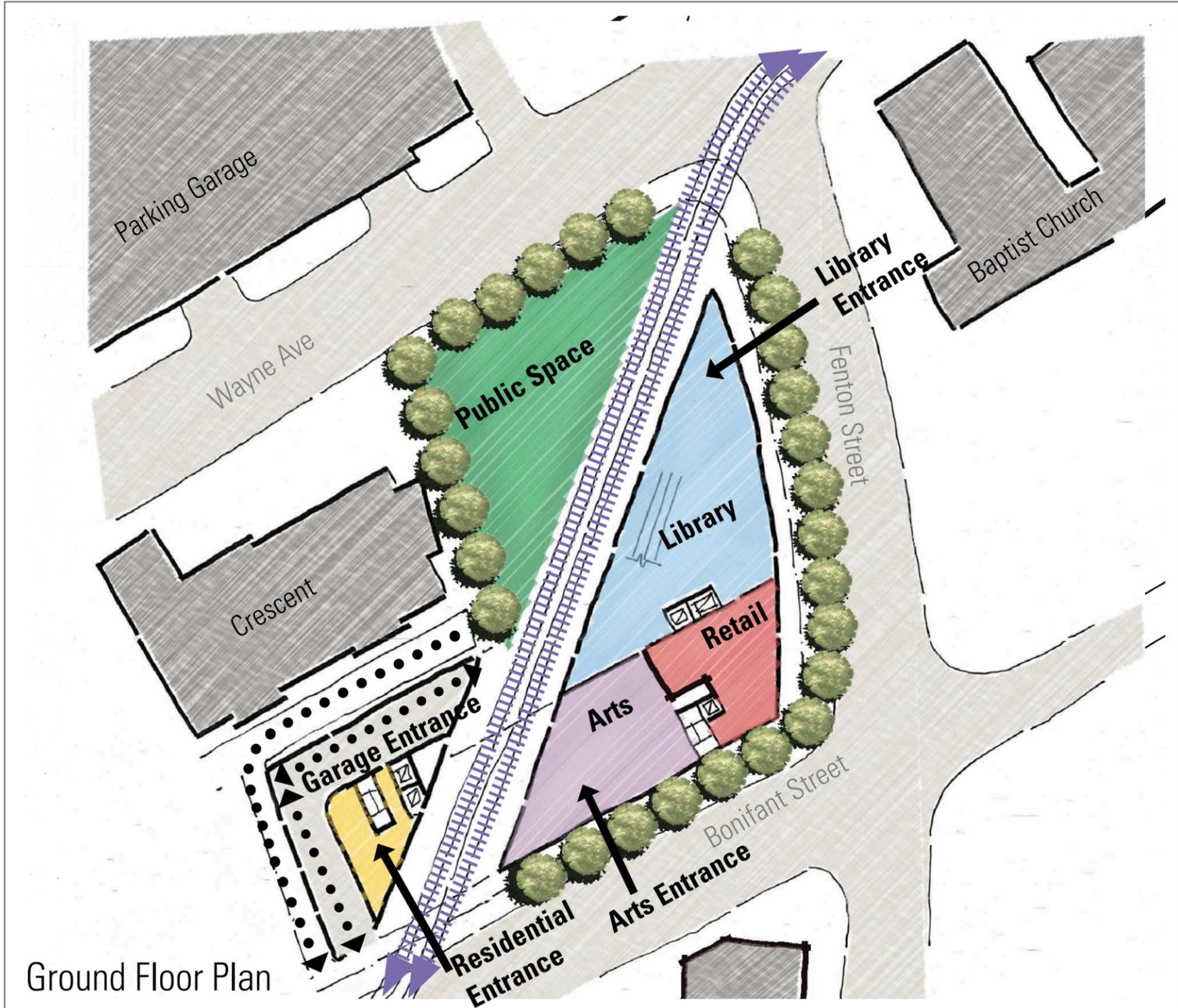
Option 1C

Design Option 3

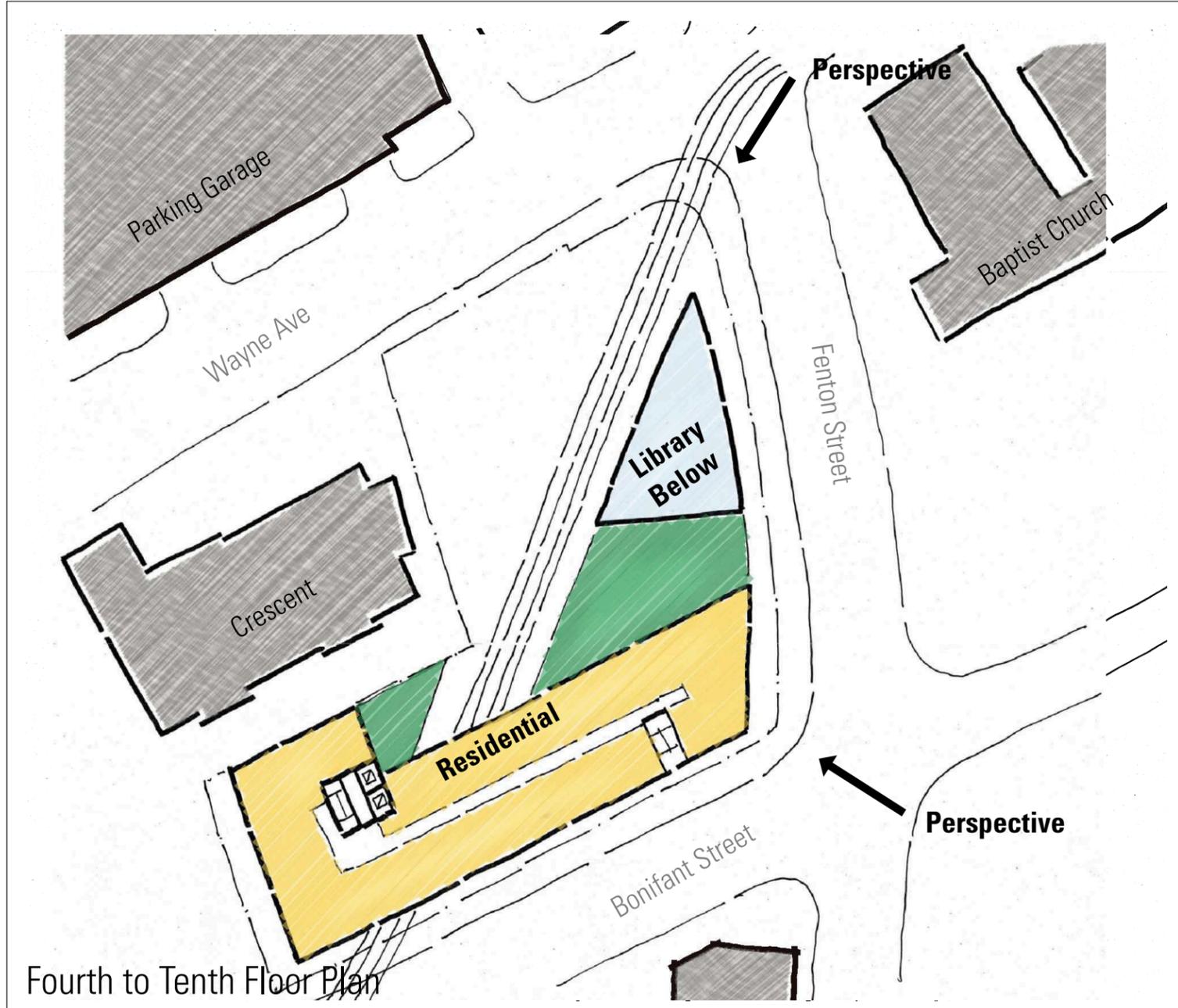
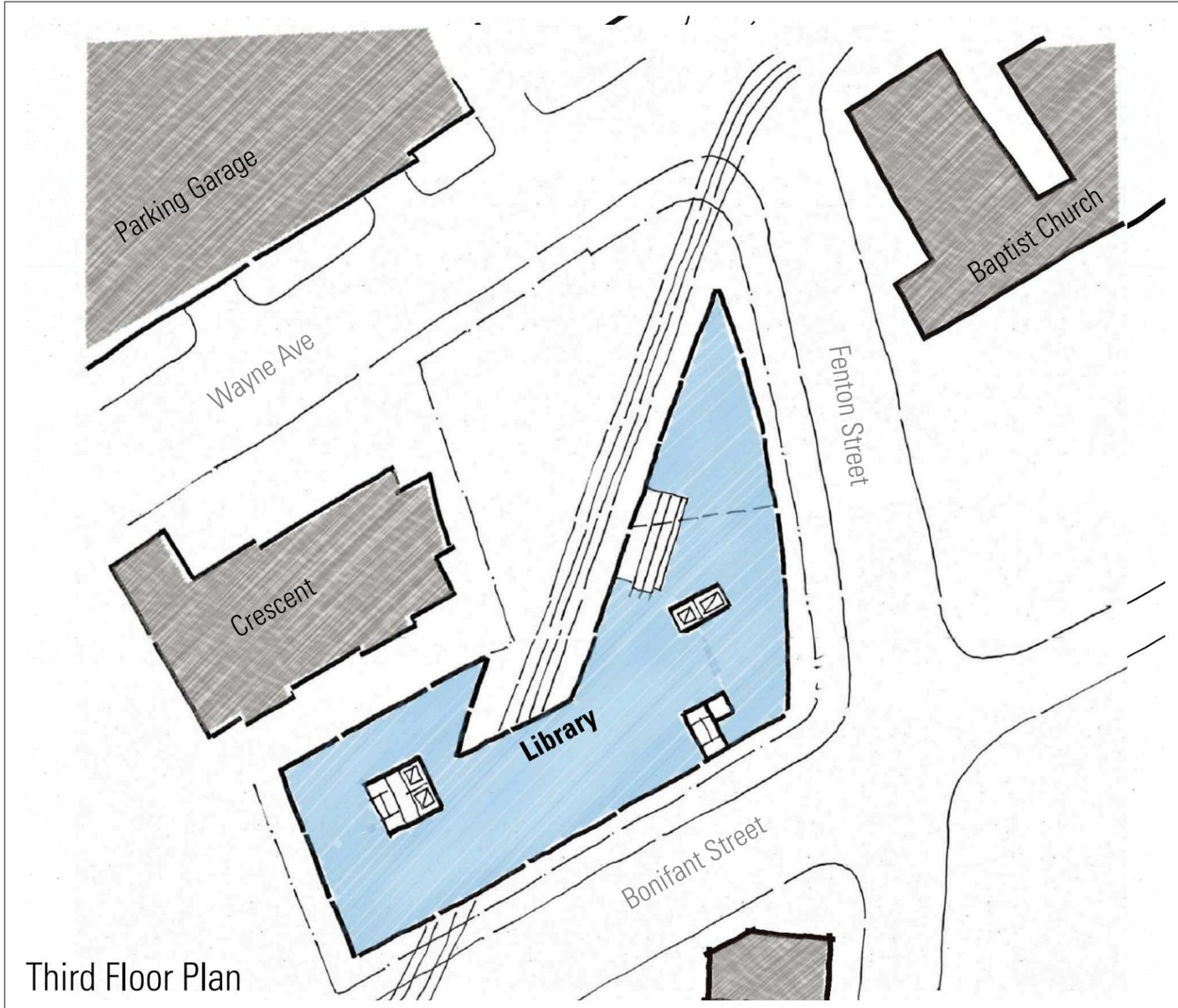


PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	8,000
LIBRARY	2	8,000
LIBRARY	3	34,000
TOTAL LIBRARY		50,000
ARTS CENTER	1	5,000
ARTS CENTER	2	21,000
TOTAL ARTS CENTER		26,000
RESIDENTIAL	1	2,000
RESIDENTIAL	4	21,000
RESIDENTIAL	5	21,000
RESIDENTIAL	6	21,000
RESIDENTIAL	7	21,000
RESIDENTIAL	8	21,000
RESIDENTIAL	9	21,000
RESIDENTIAL	10	21,000
TOTAL RESIDENTIAL		149,000
RETAIL	1	6,000
RETAIL	2	5,000
TOTAL RETAIL	149 UNITS	11,000
TOTAL GROSS AREA		236,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		9,000
PURPLE LINE AREA		18,000
GREEN ROOF (S)		9,000
TOTAL 'OPEN SPACE'		36,000

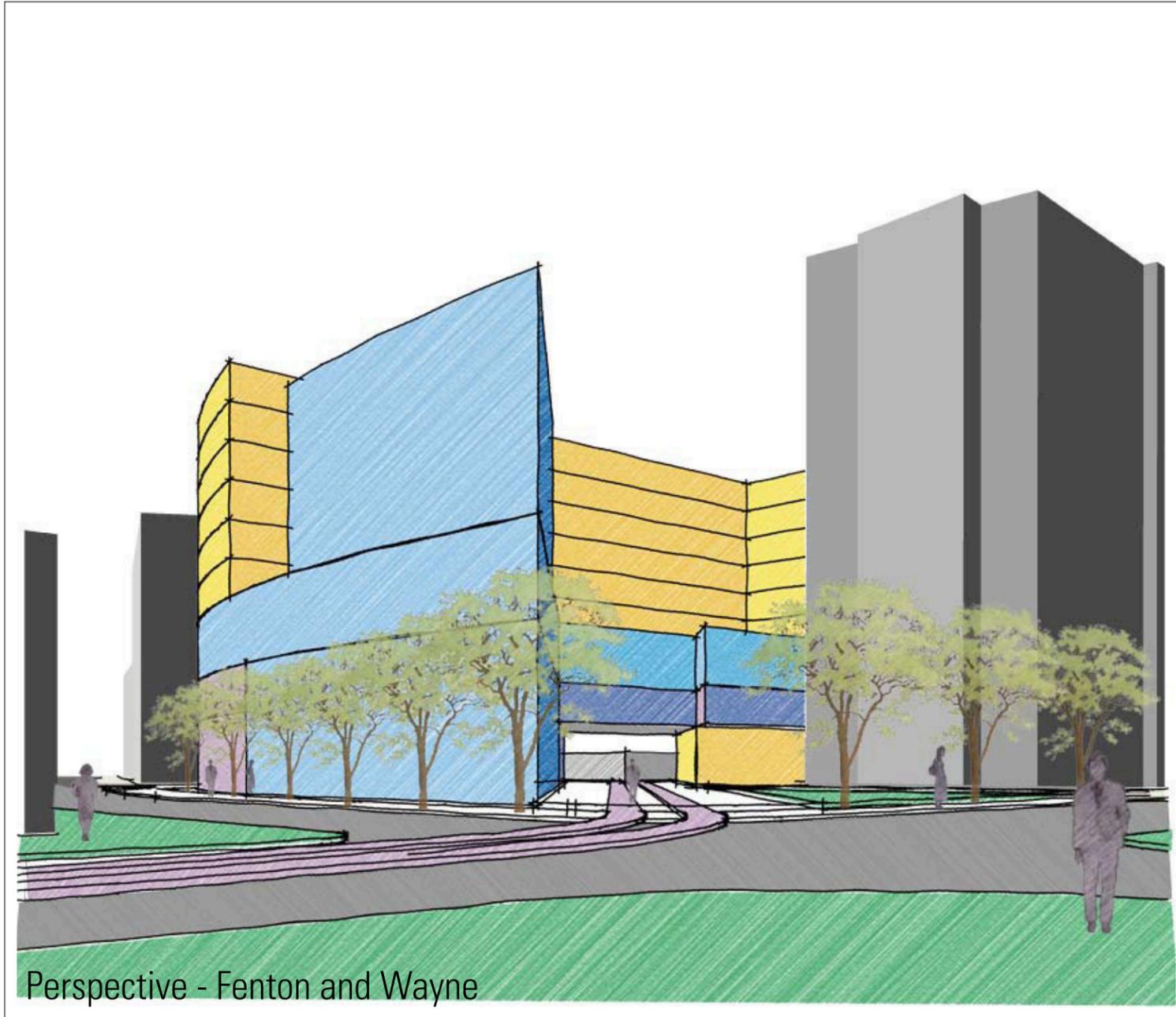
Option 3



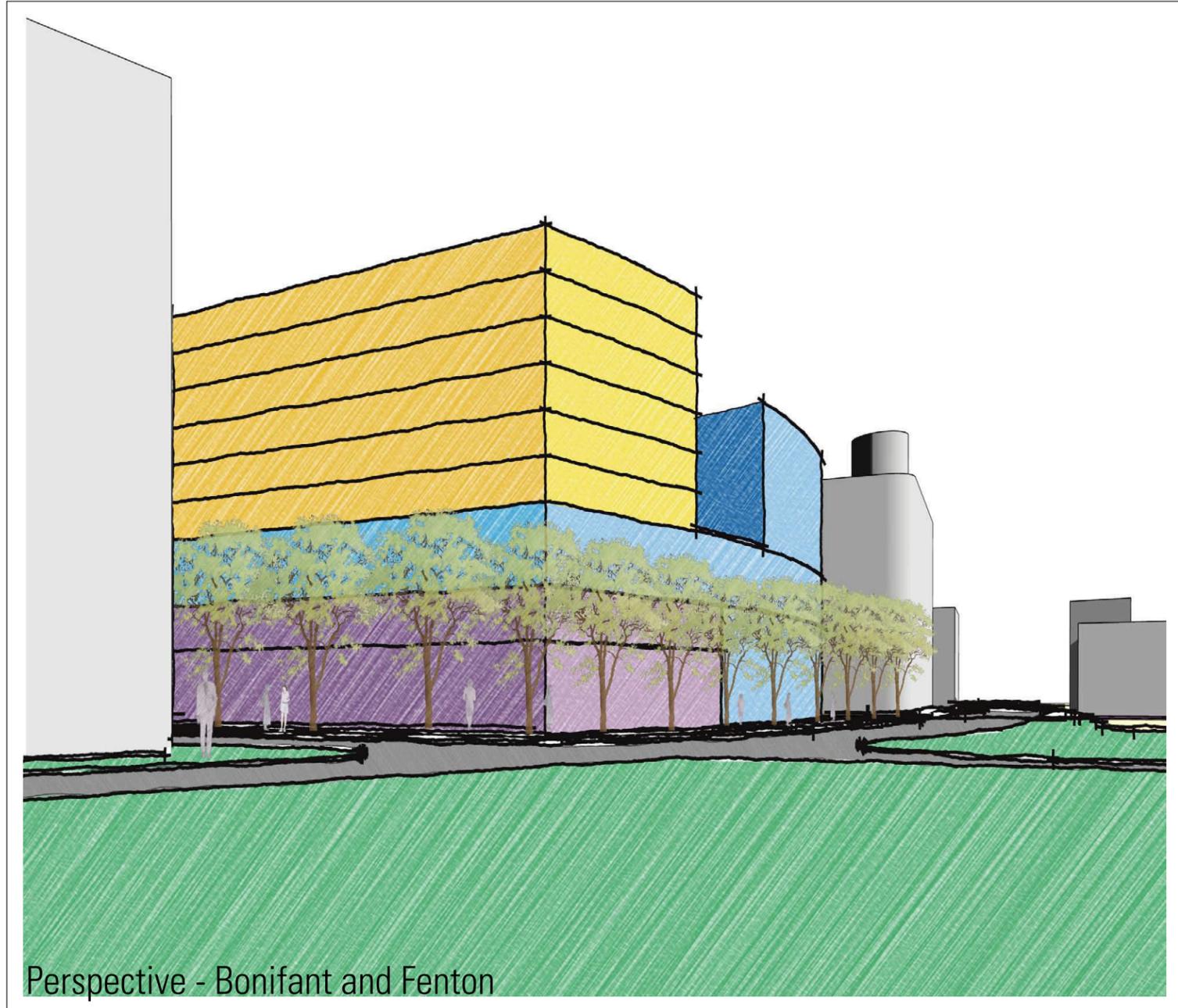
Option 3



Option 3



Perspective - Fenton and Wayne

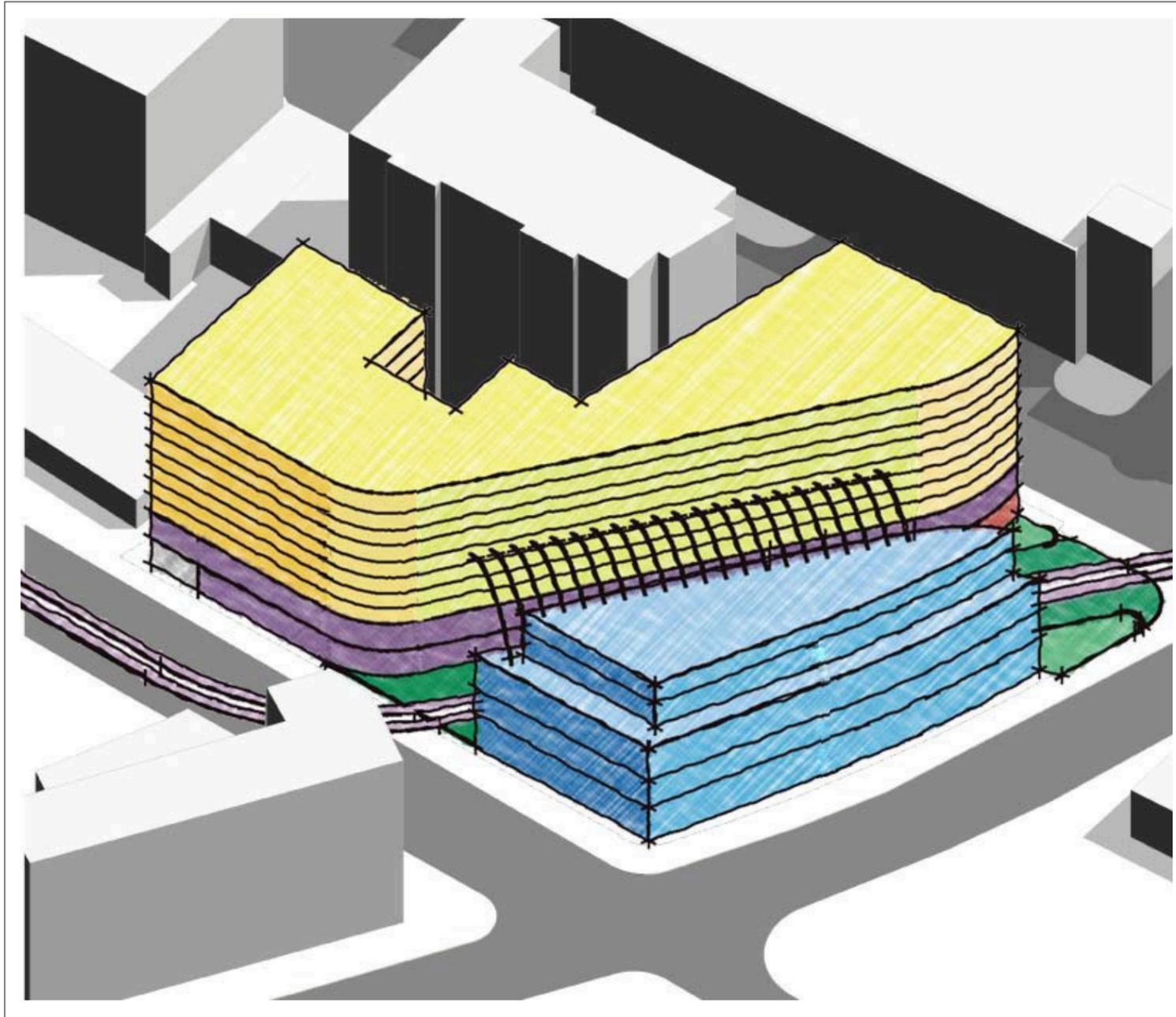


Perspective - Bonifant and Fenton

Option 3

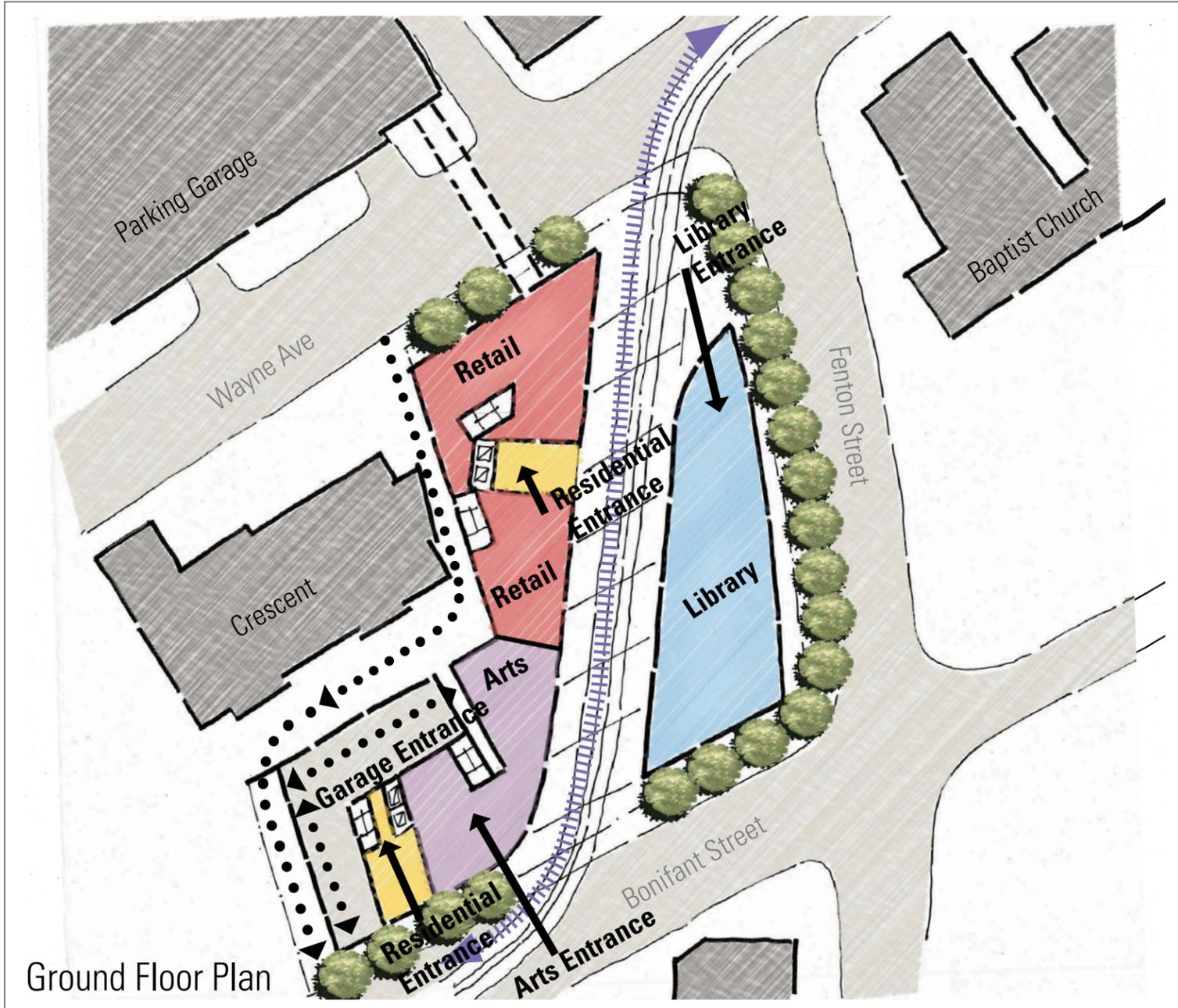
Design Option 4

See New Option 6

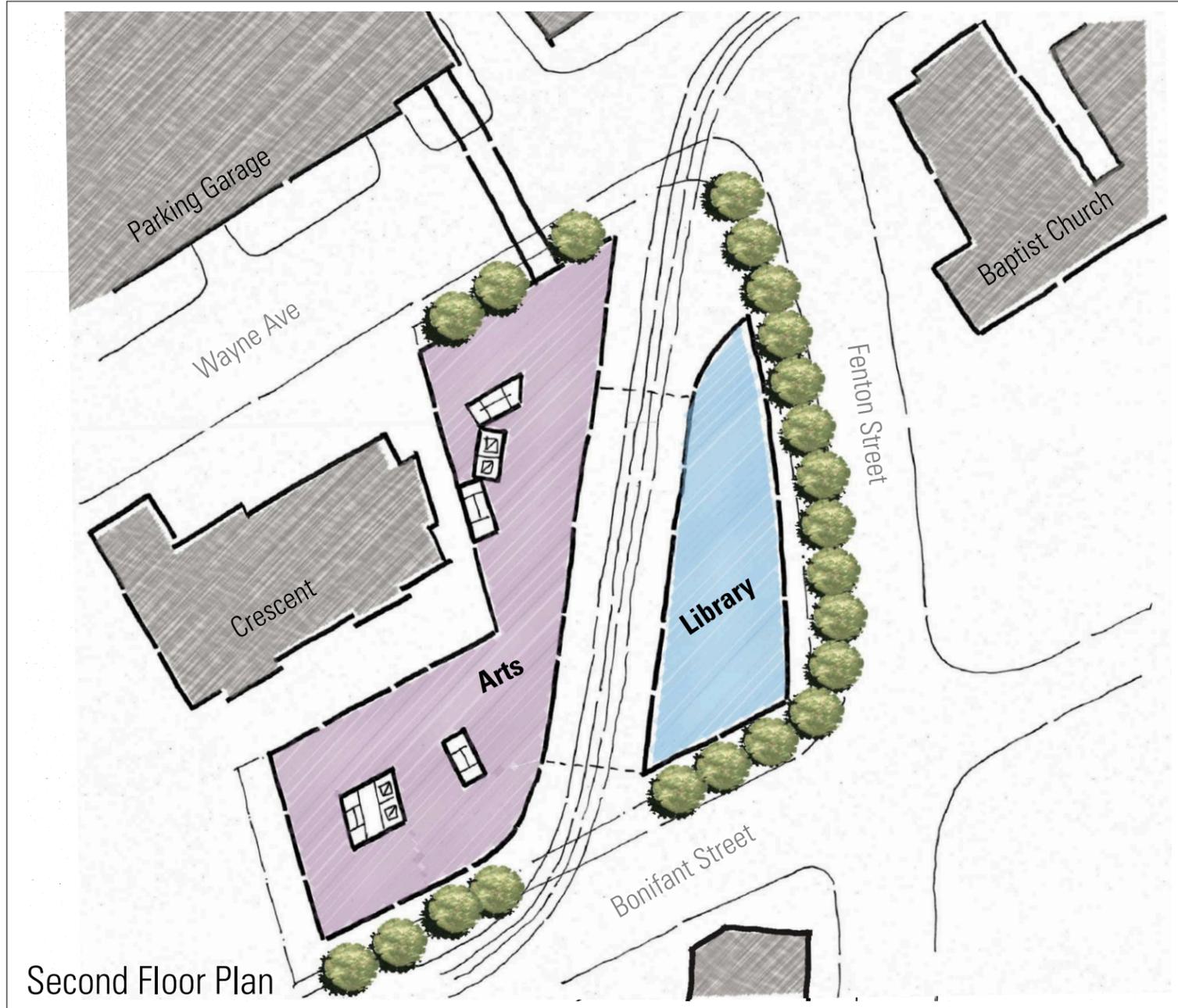


PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	11,000
LIBRARY	2	11,000
LIBRARY	3	11,000
LIBRARY	4	7,000
LIBRARY	5	7,000
TOTAL LIBRARY		47,000
ARTS CENTER	1	5,000
ARTS CENTER	2	23,000
TOTAL ARTS CENTER		28,000
RESIDENTIAL	1	4,000
RESIDENTIAL	3	23,000
RESIDENTIAL	4	23,000
RESIDENTIAL	5	23,000
RESIDENTIAL	6	23,000
RESIDENTIAL	7	23,000
RESIDENTIAL	8	23,000
RESIDENTIAL	9	23,000
RESIDENTIAL	10	23,000
TOTAL RESIDENTIAL		188,000
RETAIL	1	10,000
TOTAL GROSS AREA		273,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		2,000
PURPLE LINE AREA		15,000
GREEN ROOF (S)		4,000
TOTAL 'OPEN SPACE'		21,000

Option 4

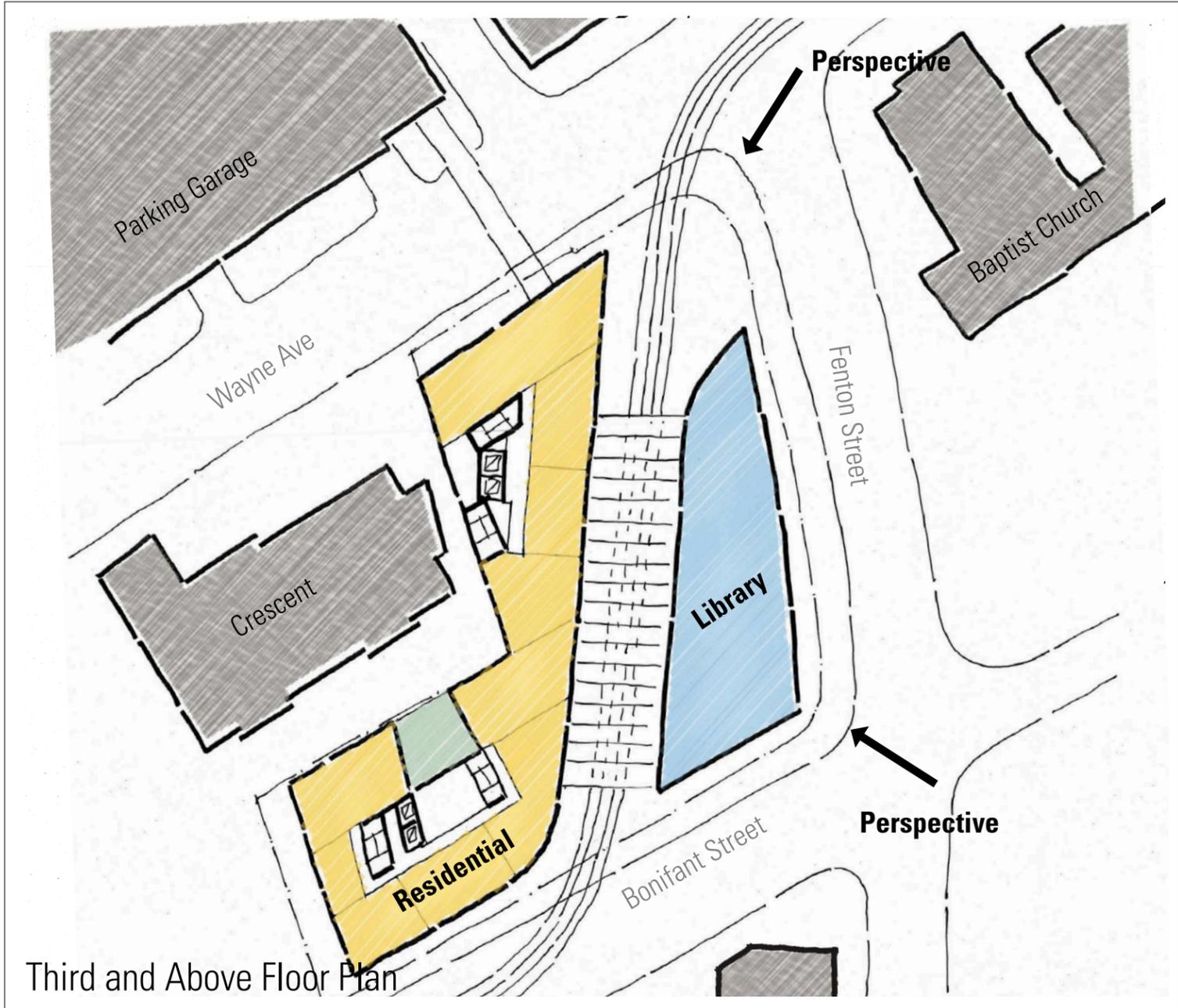


Ground Floor Plan



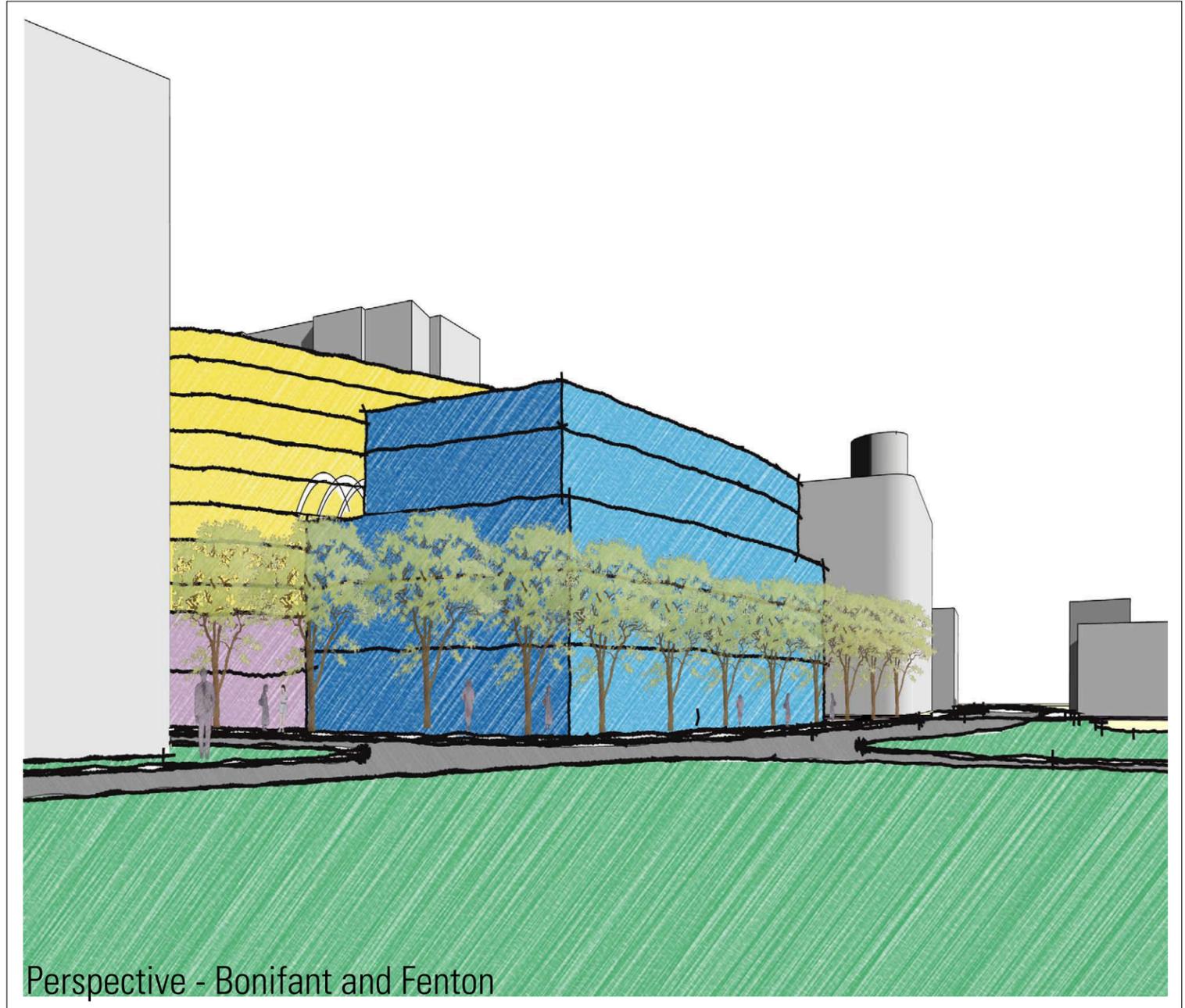
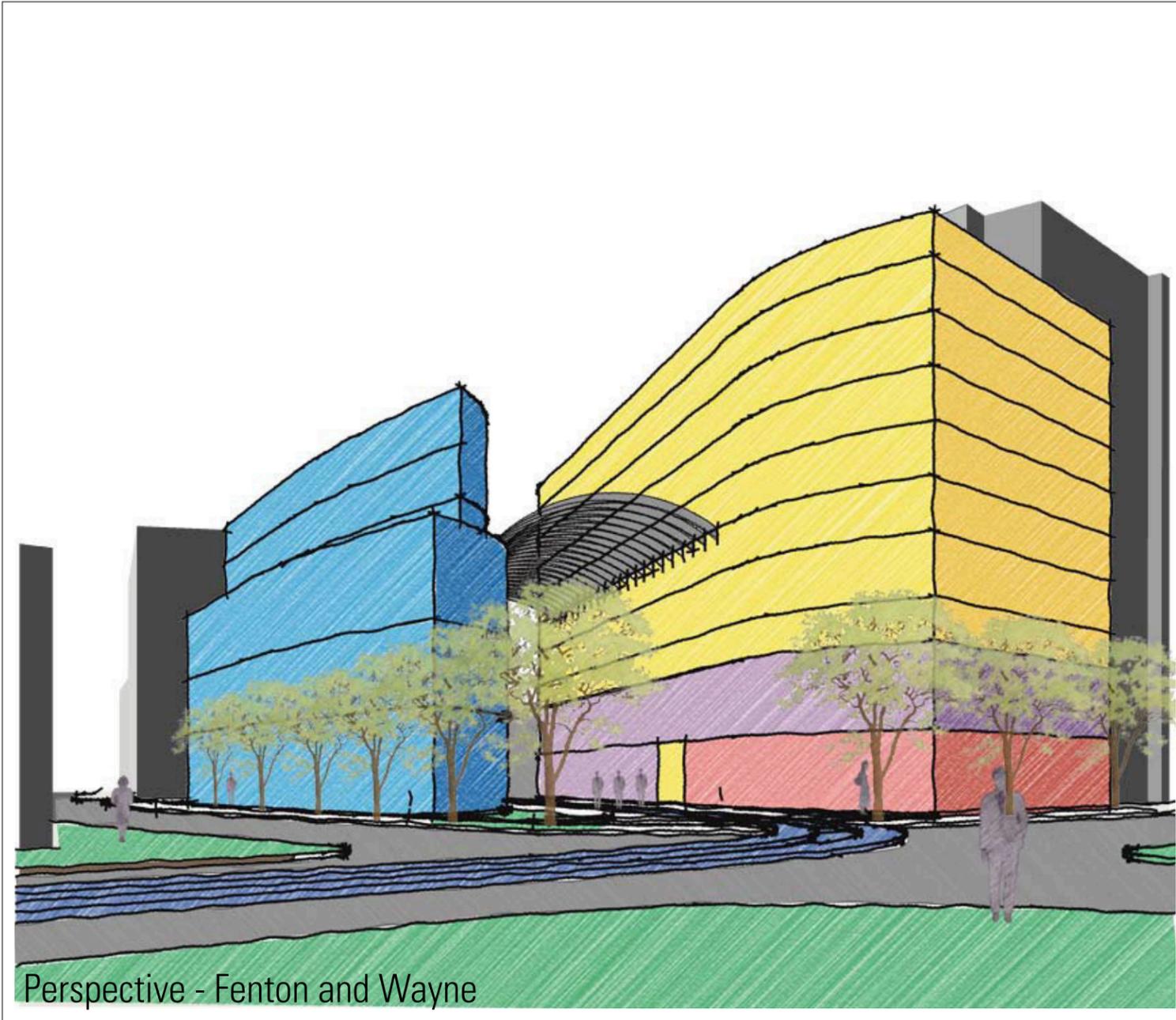
Second Floor Plan

Option 4



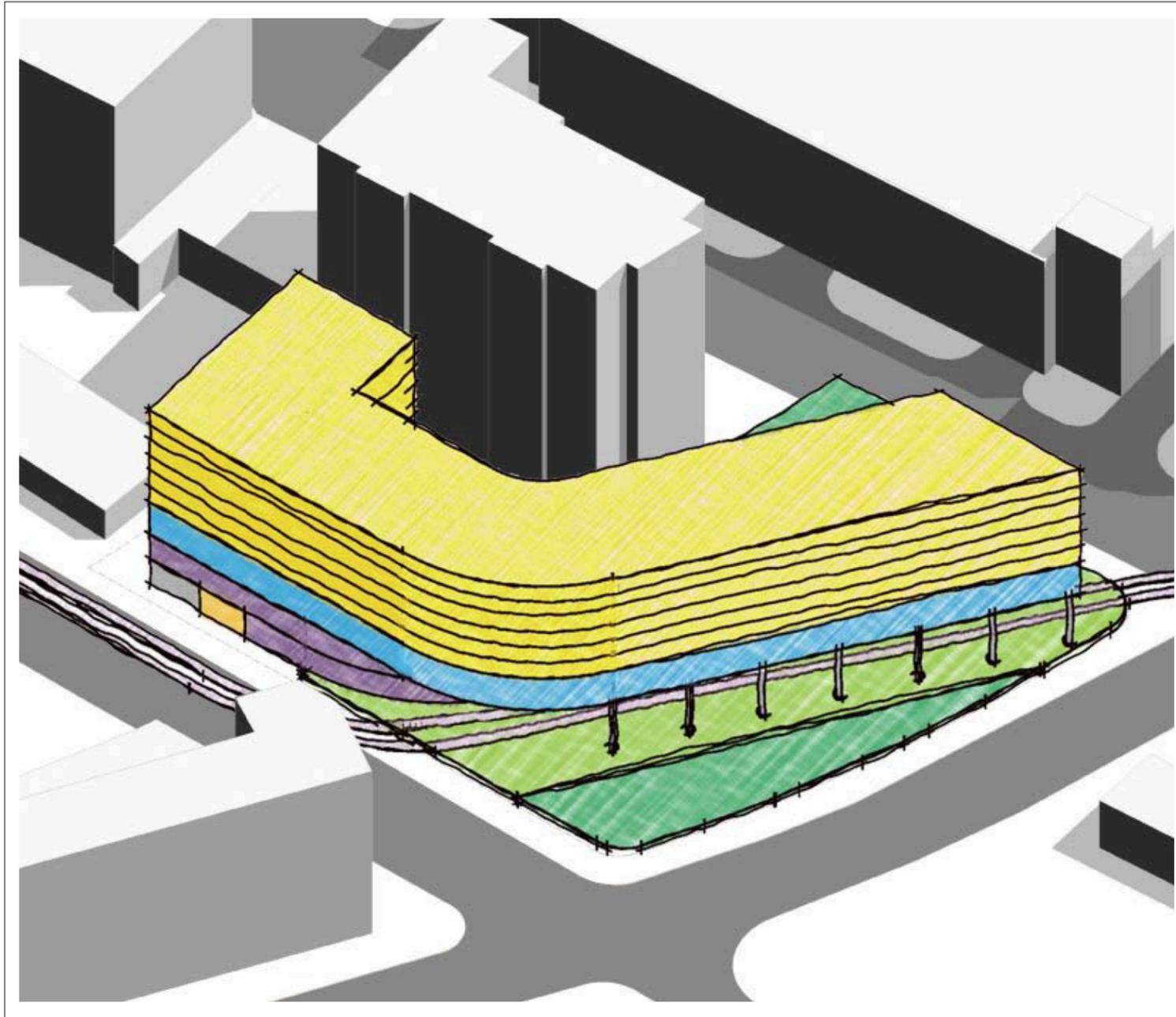
Third and Above Floor Plan

Option 4



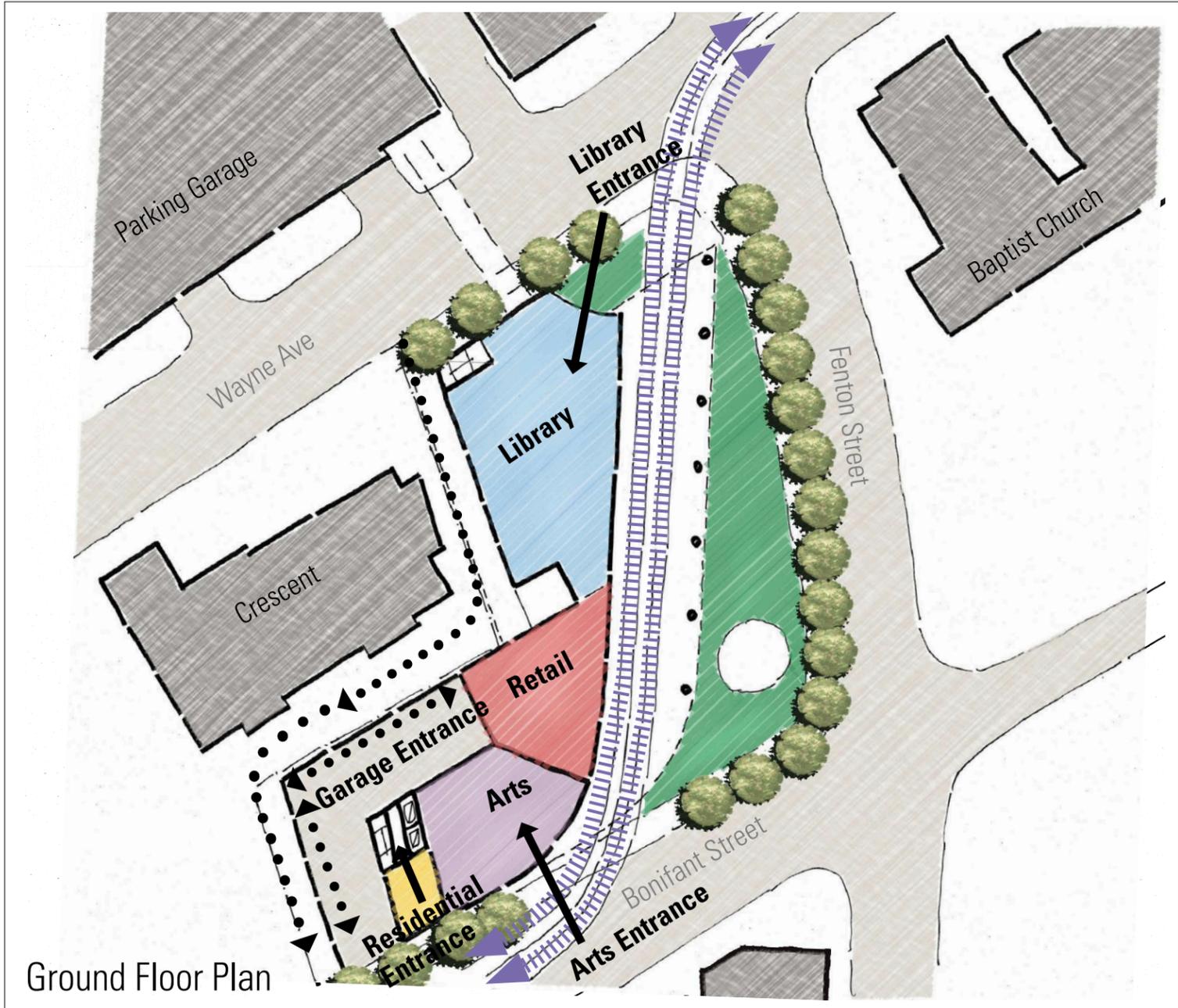
Option 4

Design Option 5



PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	11,000
LIBRARY	2	11,000
LIBRARY	3	41,000
TOTAL LIBRARY		63,000
ARTS CENTER	1	5,000
ARTS CENTER	2	18,000
TOTAL ARTS CENTER		23,000
RESIDENTIAL	1	2,000
RESIDENTIAL	5	28,000
RESIDENTIAL	6	28,000
RESIDENTIAL	7	28,000
RESIDENTIAL	8	28,000
RESIDENTIAL	9	28,000
RESIDENTIAL	10	28,000
TOTAL RESIDENTIAL	<i>170 units</i>	170,000
RETAIL	1	6,000
TOTAL GROSS AREA		262,000
OPEN SPACE		AREA (SF)
GROUND LEVEL PLAZA		9,000
PURPLE LINE AREA		15,000
TOTAL 'OPEN SPACE'		24,000
GREEN ROOF		AREA (SF)
LIBRARY		12,000

Option 5

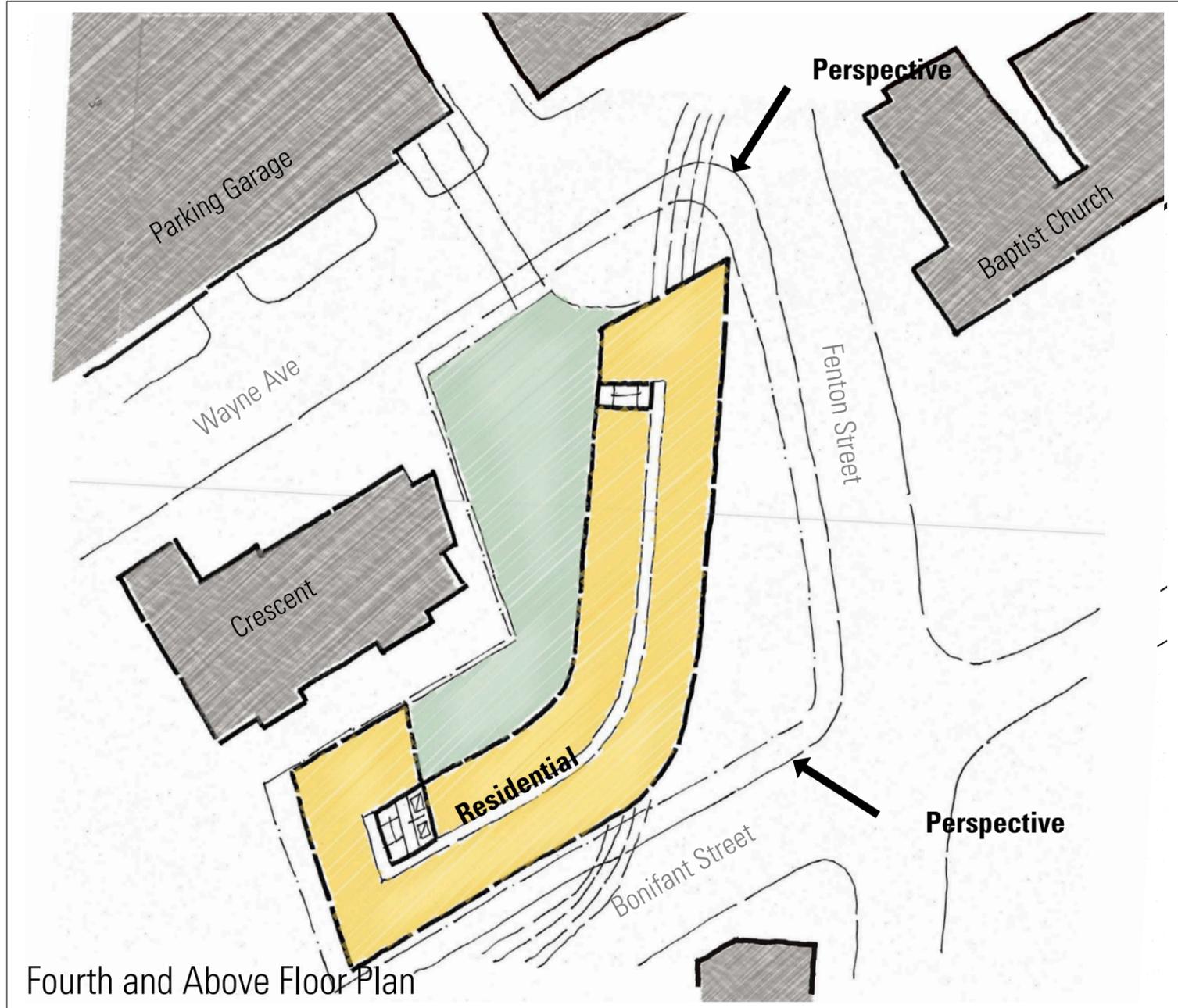
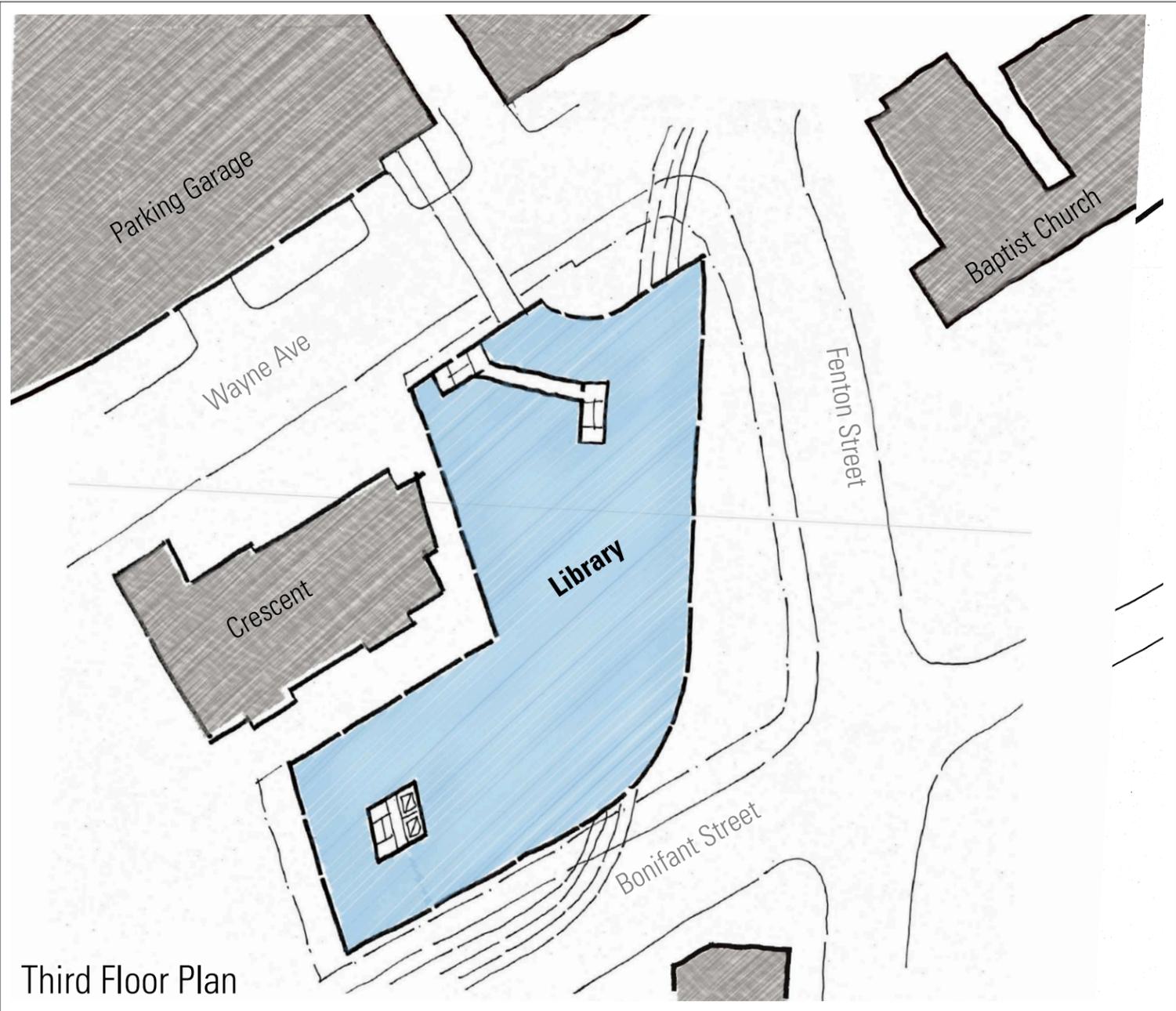


Ground Floor Plan

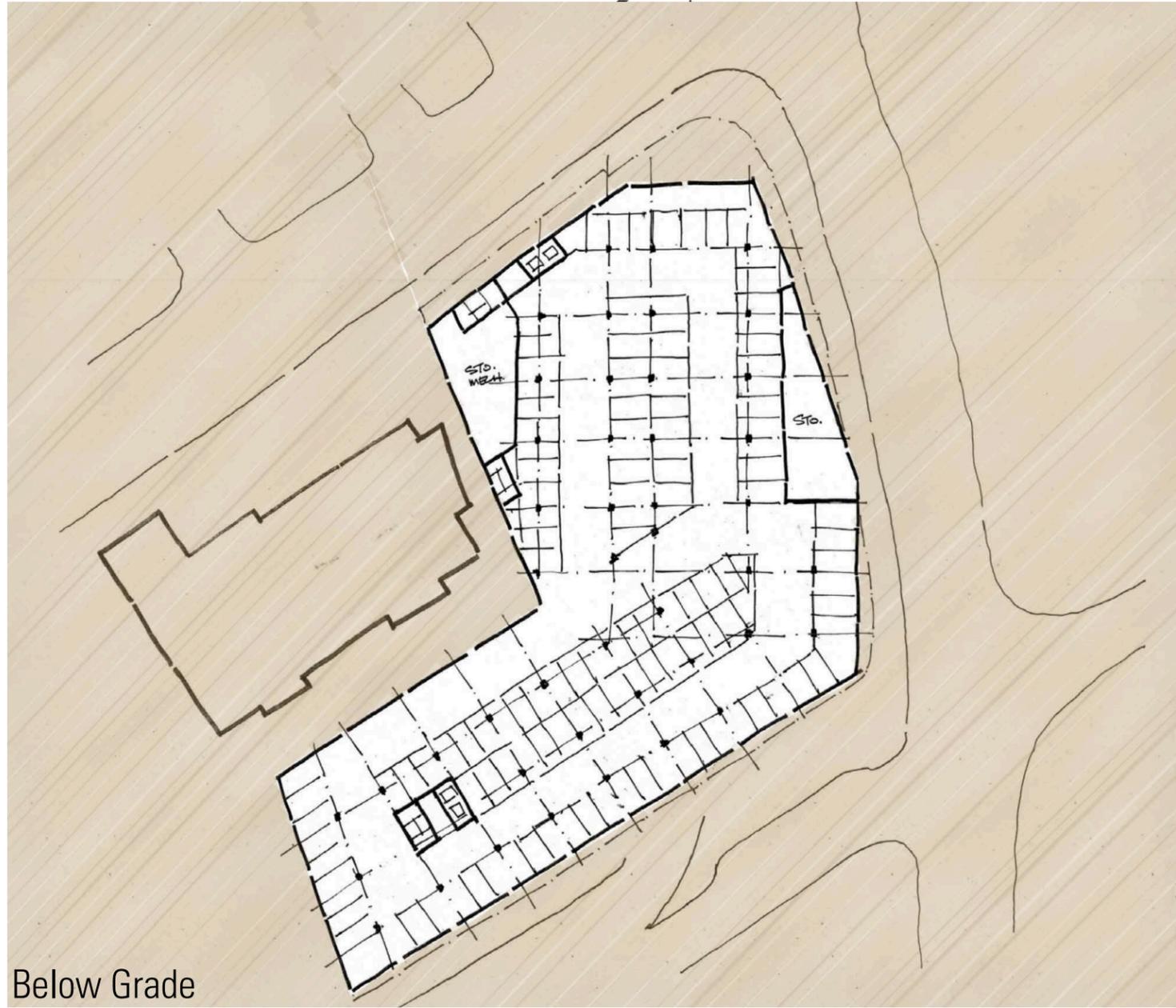


Second Floor Plan

Option 5

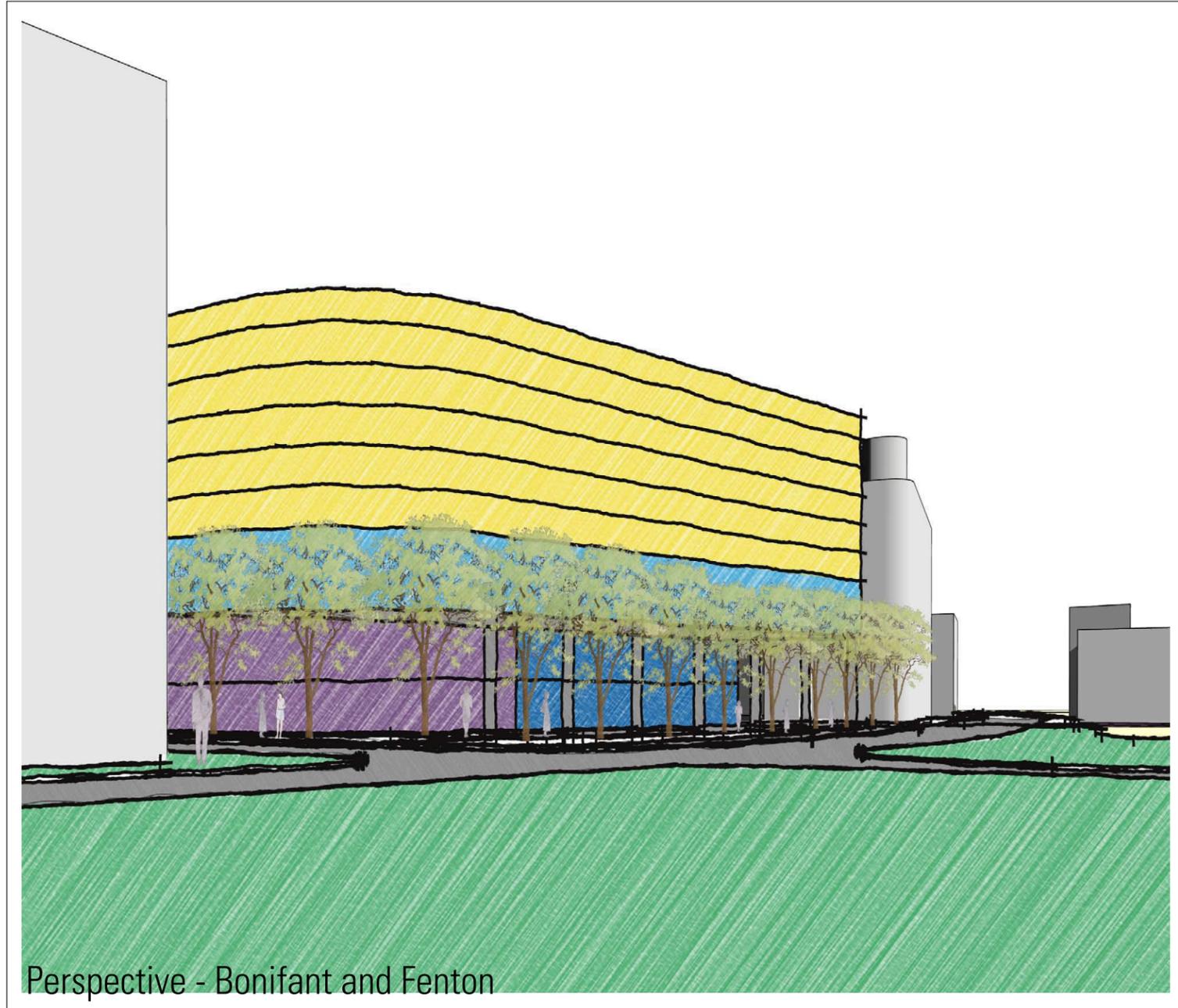
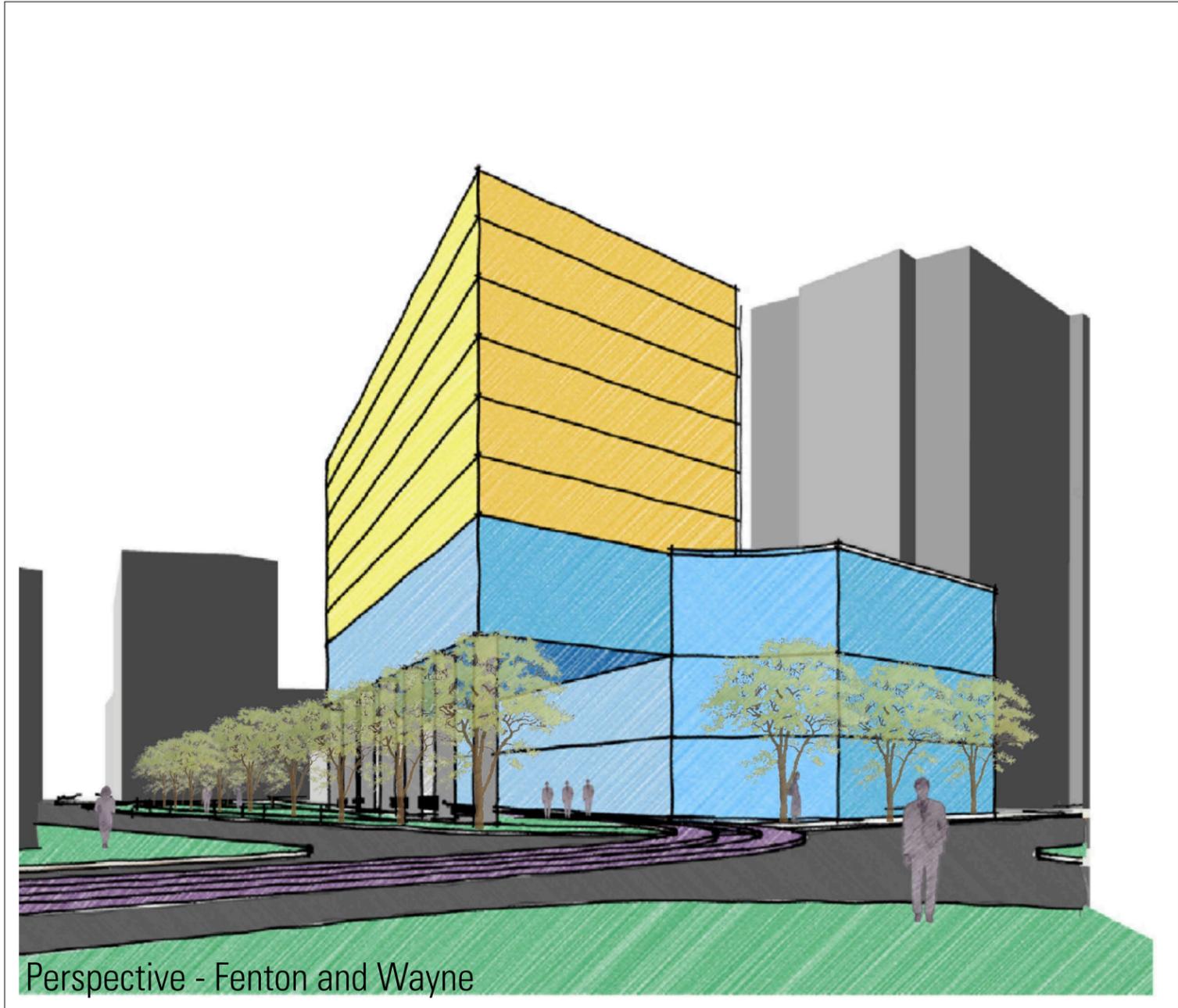


Option 5



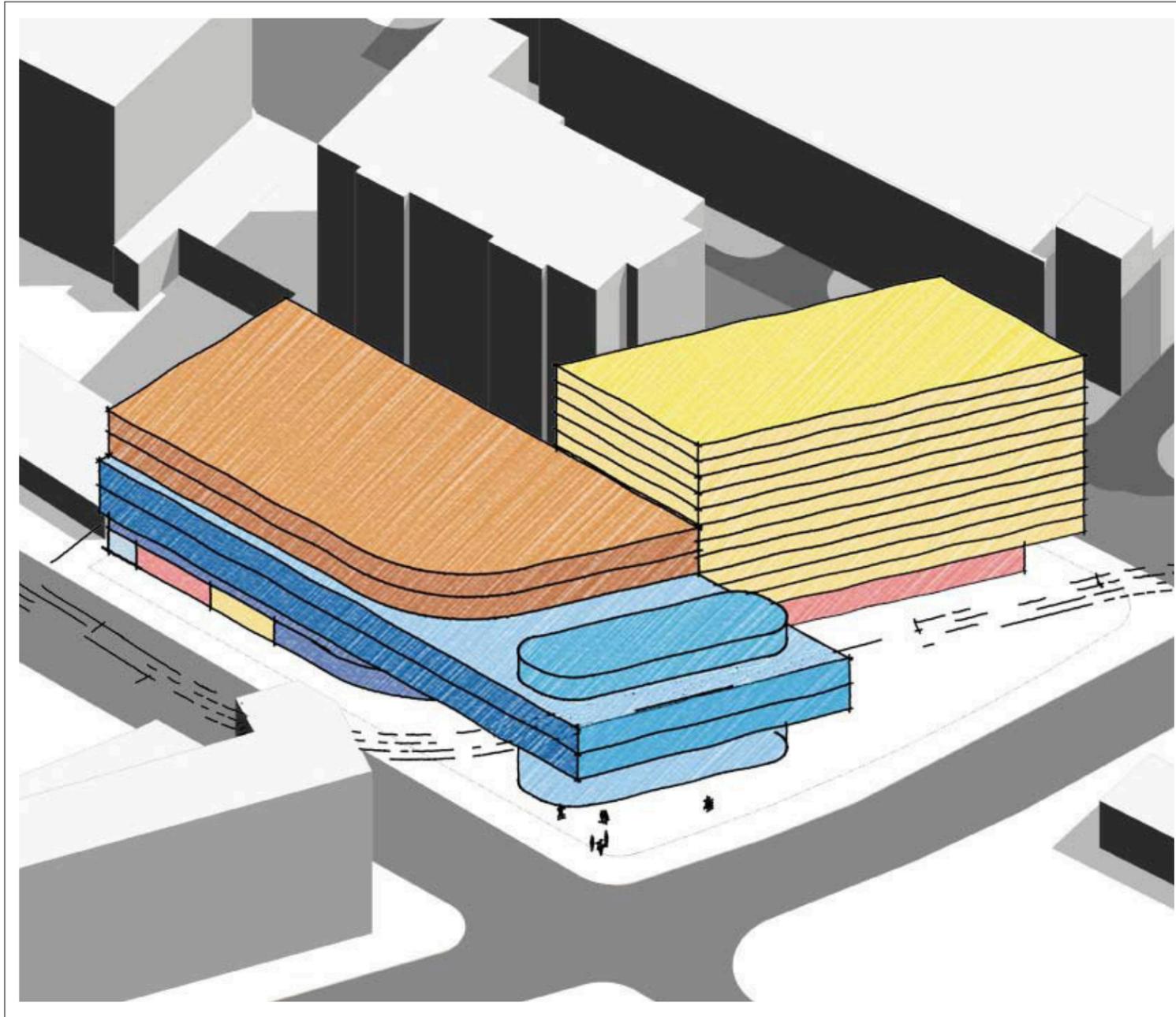
Below Grade

Option 5



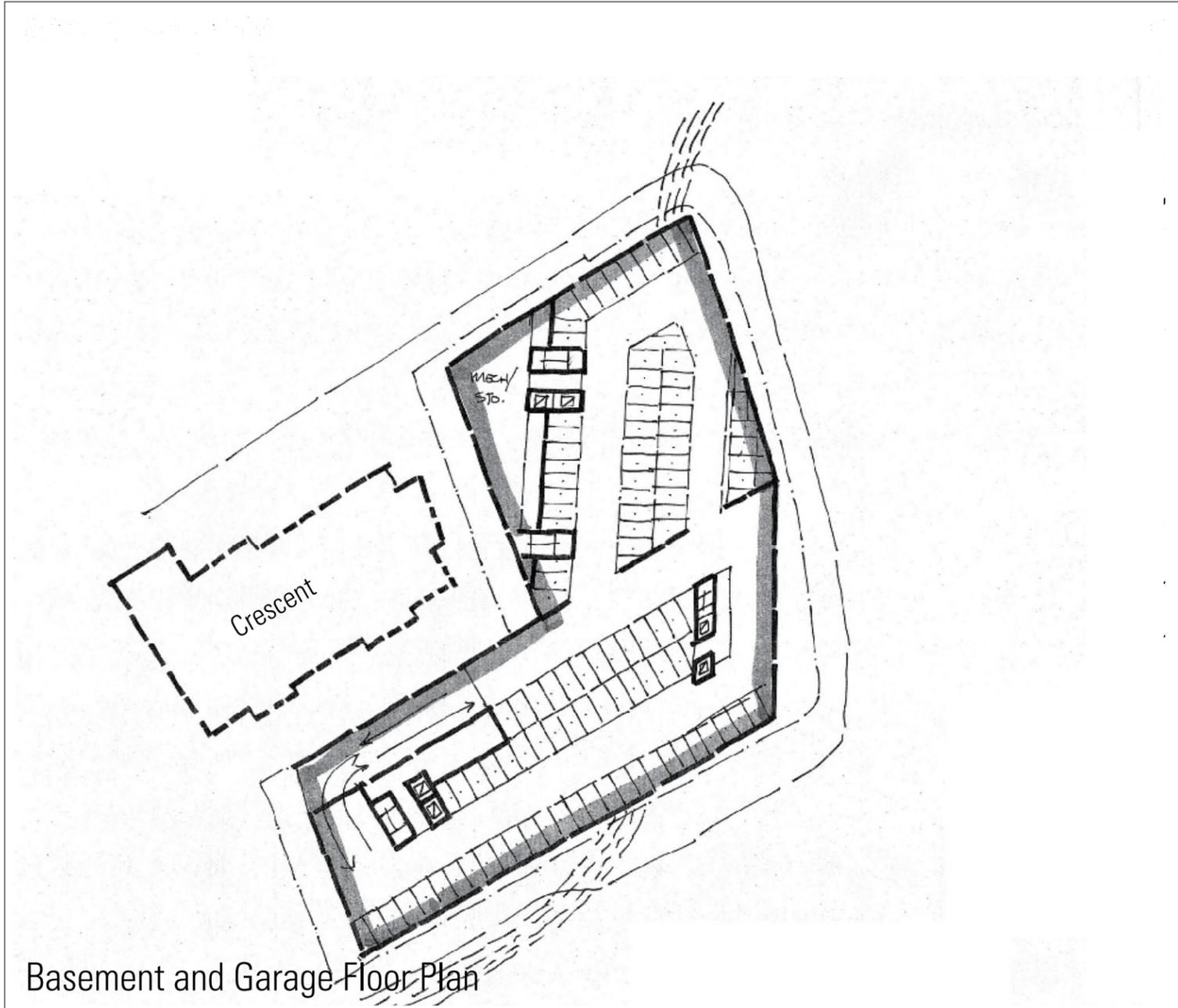
Option 5

Design Option 6a



Option 6a

PROGRAM	LEVEL	AREA (SF)	OPEN SPACE	AREA (SF)
LIBRARY	1	3,000	GROUND LEVEL PLAZA	7,000
LIBRARY	3	30,000	PURPLE LINE AREA	15,000
LIBRARY	4	30,000	TOTAL 'OPEN SPACE'	22,000
TOTAL LIBRARY		63,000		
ARTS CENTER	1	5,000	GREEN ROOF	LEVEL
ARTS CENTER	2	18,000	RESIDENTIAL	3
TOTAL ARTS CENTER		23,000	LIBRARY/OFFICE	5
RESIDENTIAL	1	2,000		
RESIDENTIAL	3	11,500		
RESIDENTIAL	4	11,500		
RESIDENTIAL	5	11,500		
RESIDENTIAL	6	11,500		
RESIDENTIAL	7	11,500		
RESIDENTIAL	8	11,500		
RESIDENTIAL	9	11,500		
RESIDENTIAL	10	11,500		
RESIDENTIAL	11	11,500		
RESIDENTIAL	12	11,500		
RESIDENTIAL	13	11,500		
RESIDENTIAL	14	11,500		
TOTAL RESIDENTIAL	<i>140 units</i>	140,000		
RETAIL	1	6,000		
COUNTY OFFICE	5	20,000		
COUNTY OFFICE	6	20,000		
TOTAL GROSS AREA		272,000		

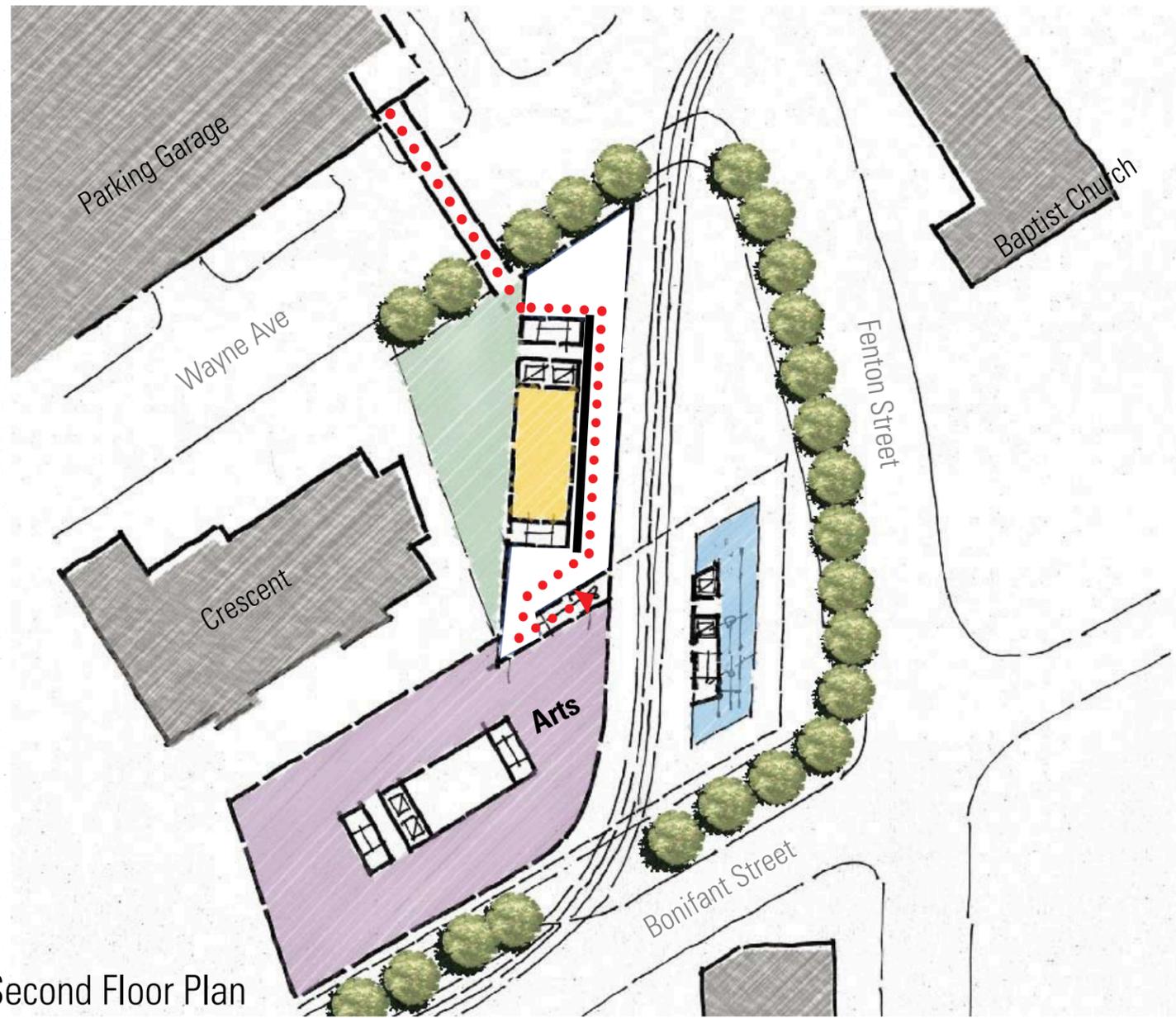


Basement and Garage Floor Plan

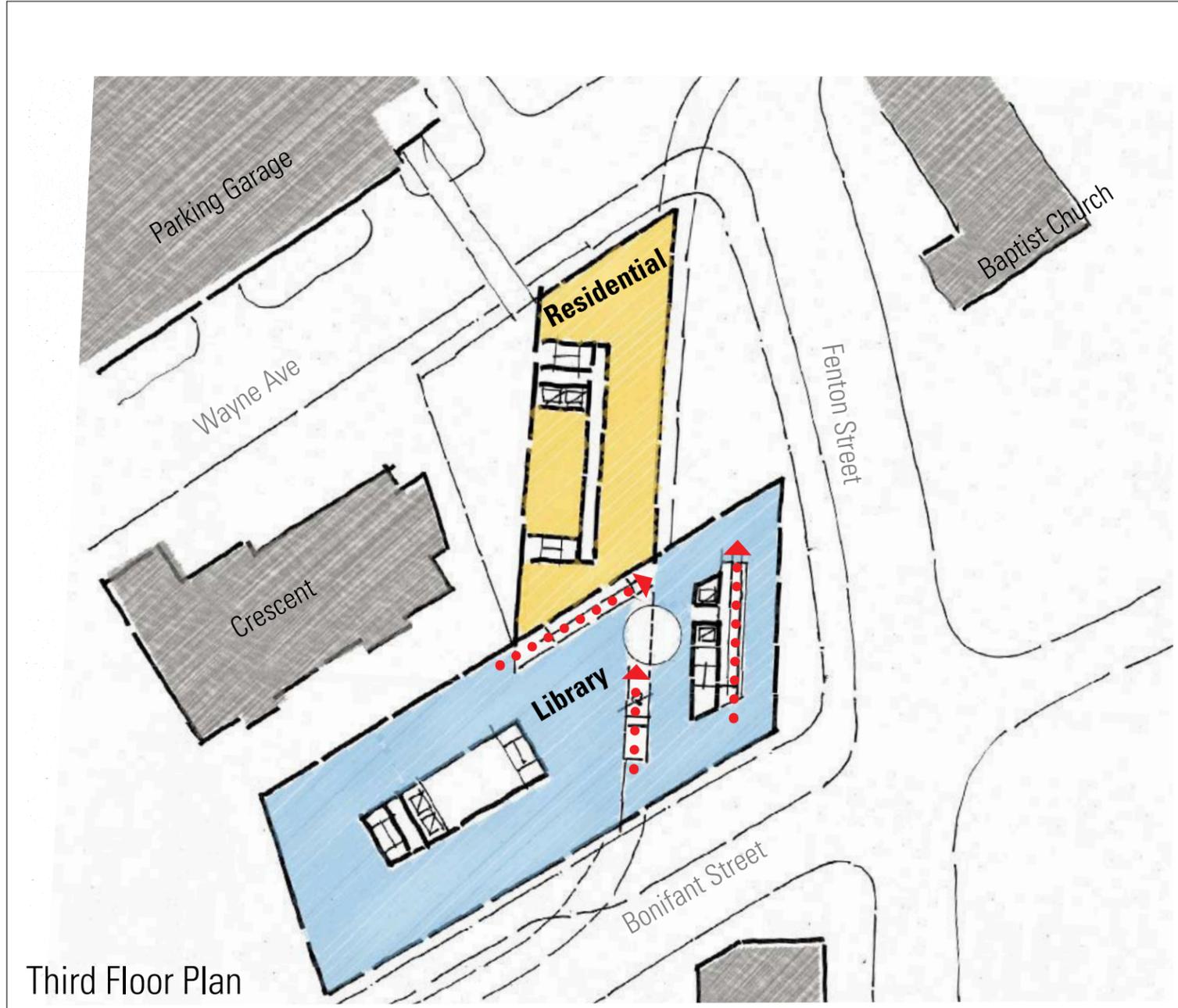


Ground Floor Plan

Option 6a

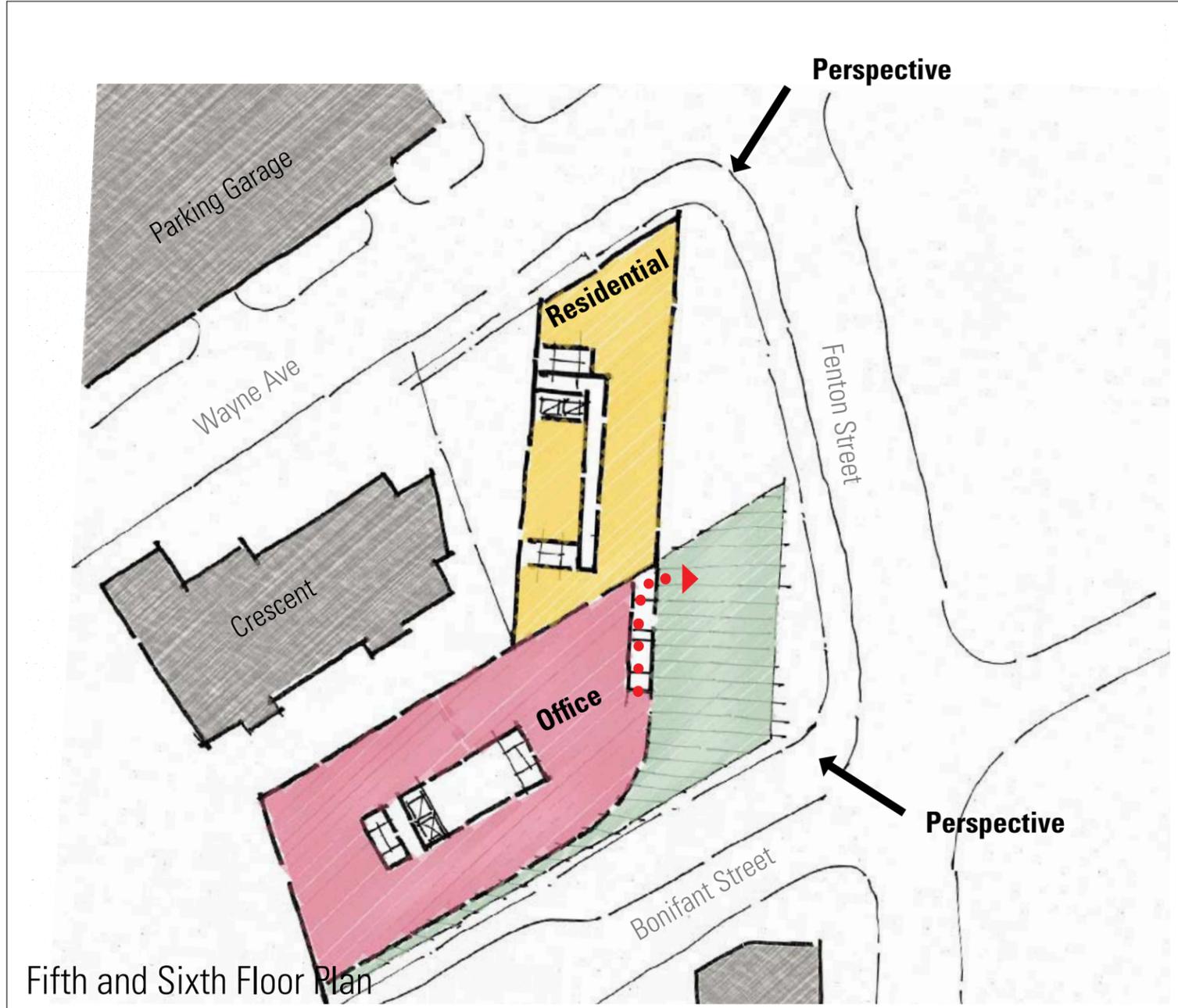
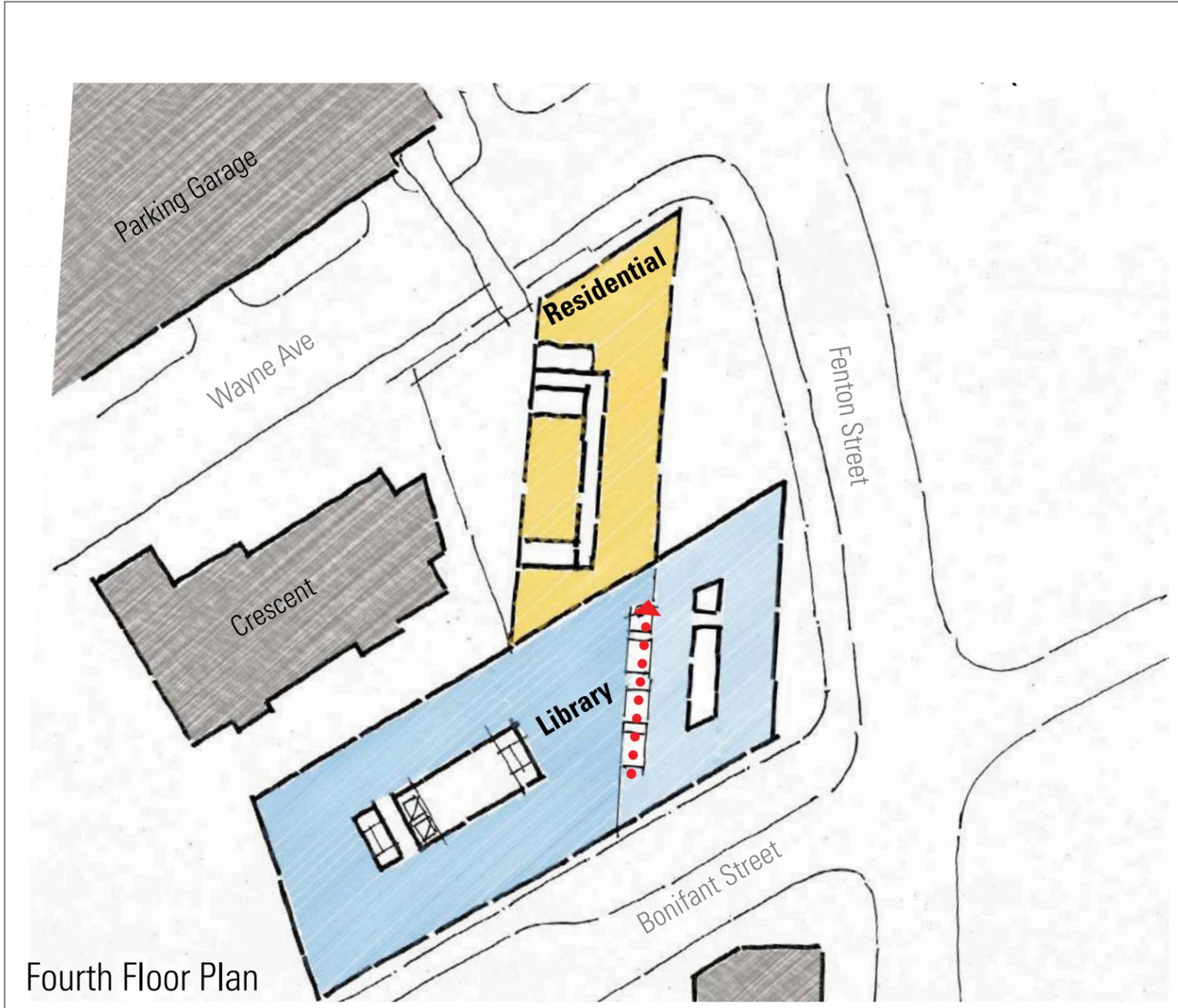


Second Floor Plan

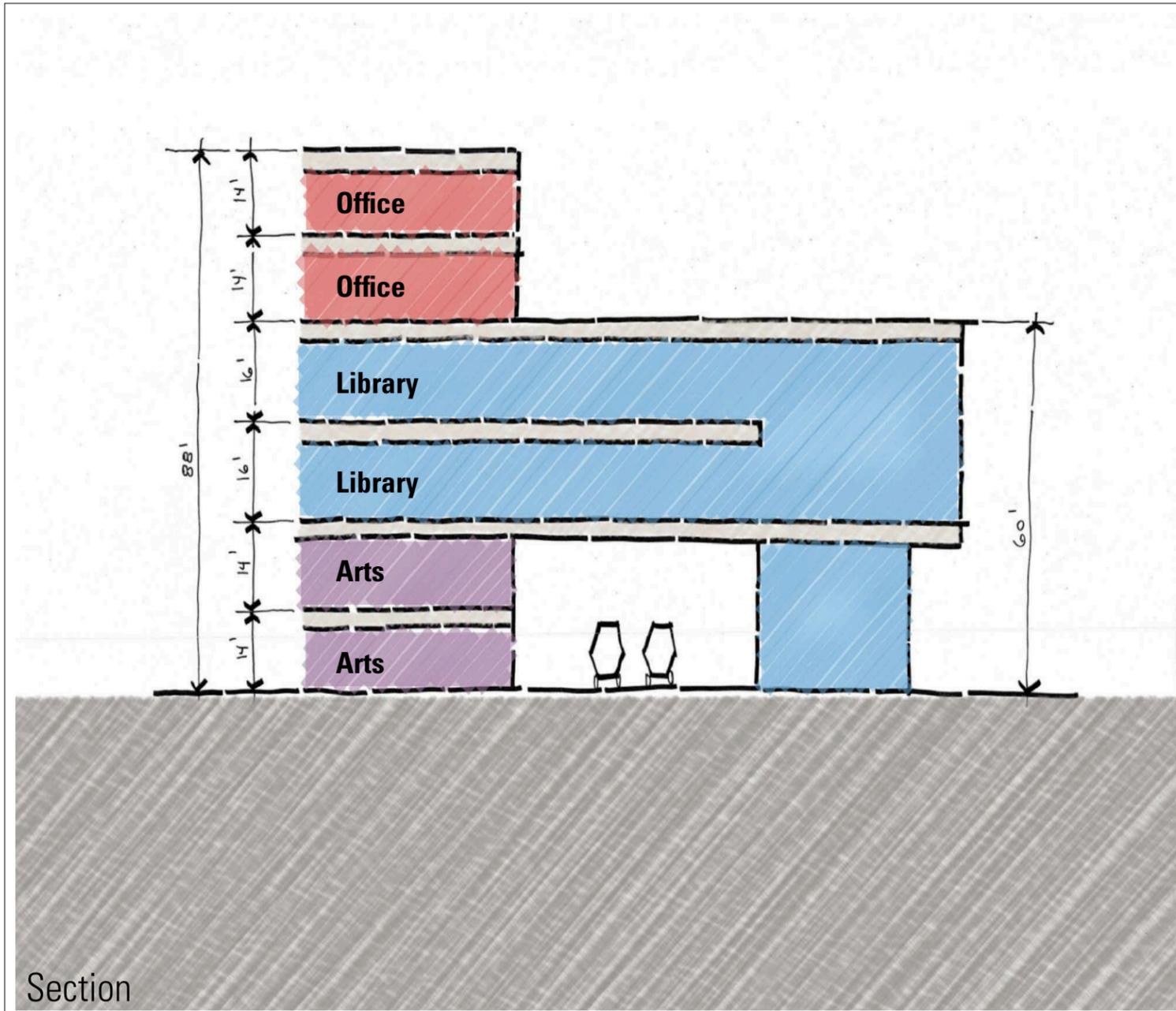


Third Floor Plan

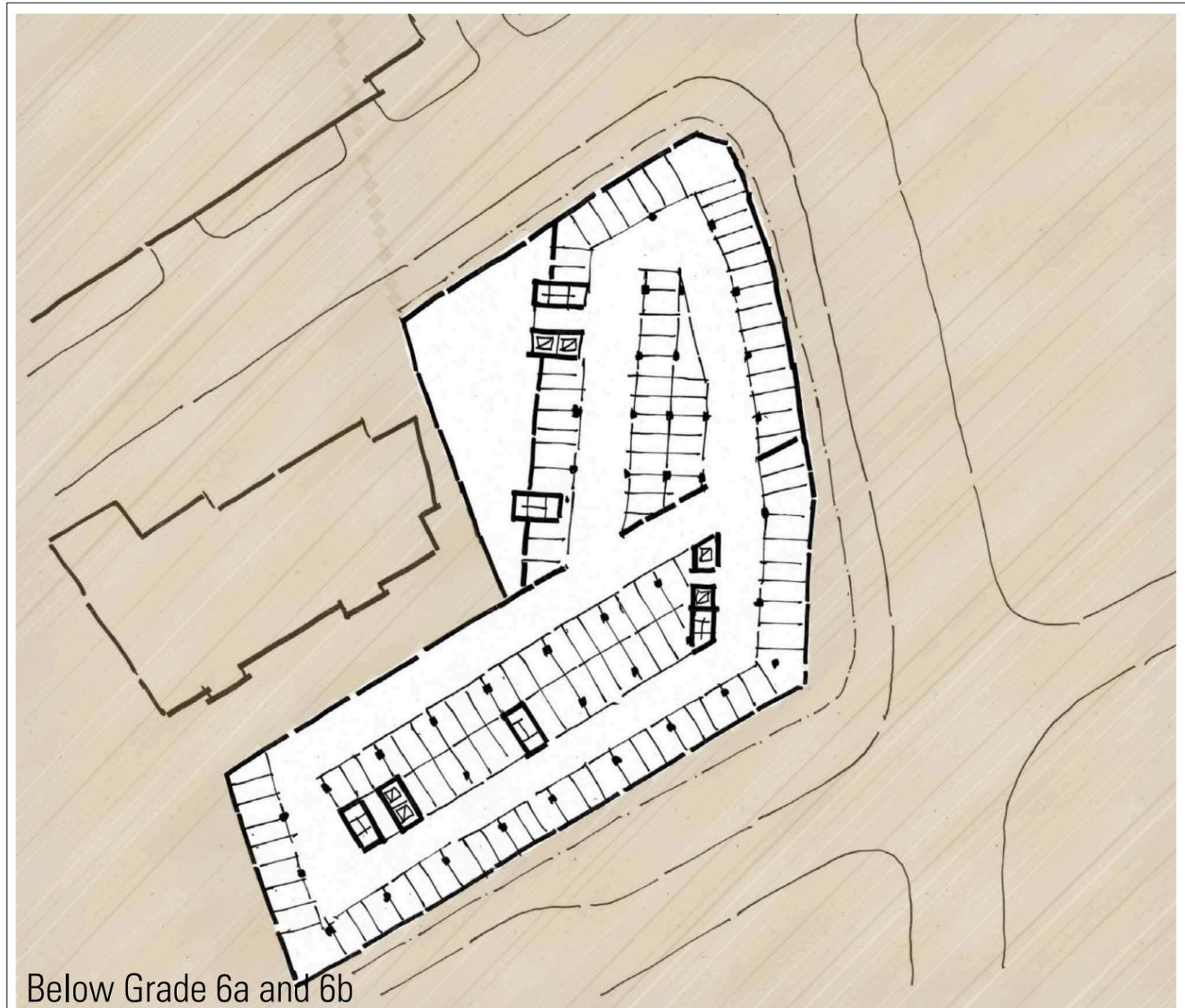
Option 6a



Option 6a



Section

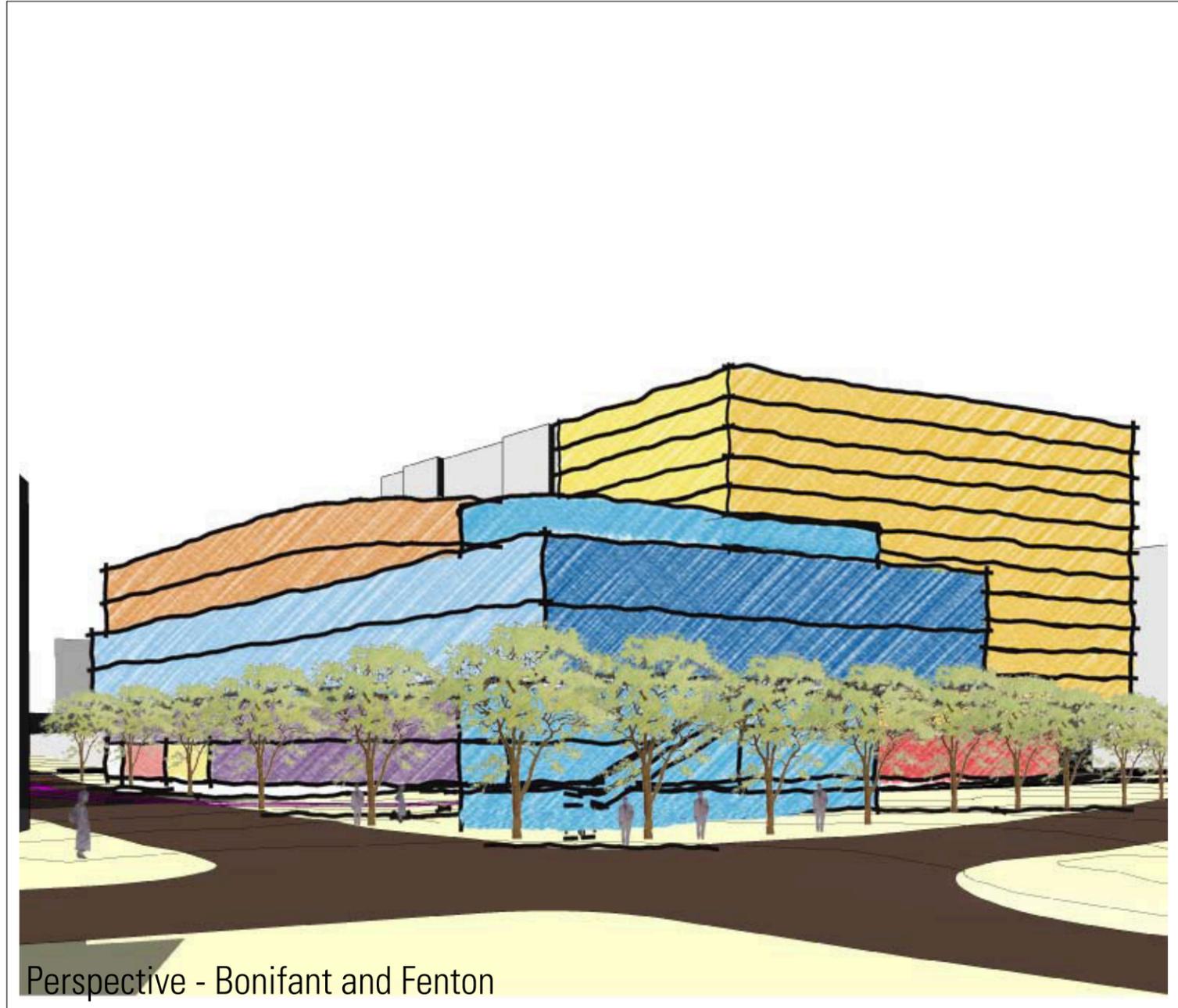


Below Grade 6a and 6b

Option 6a



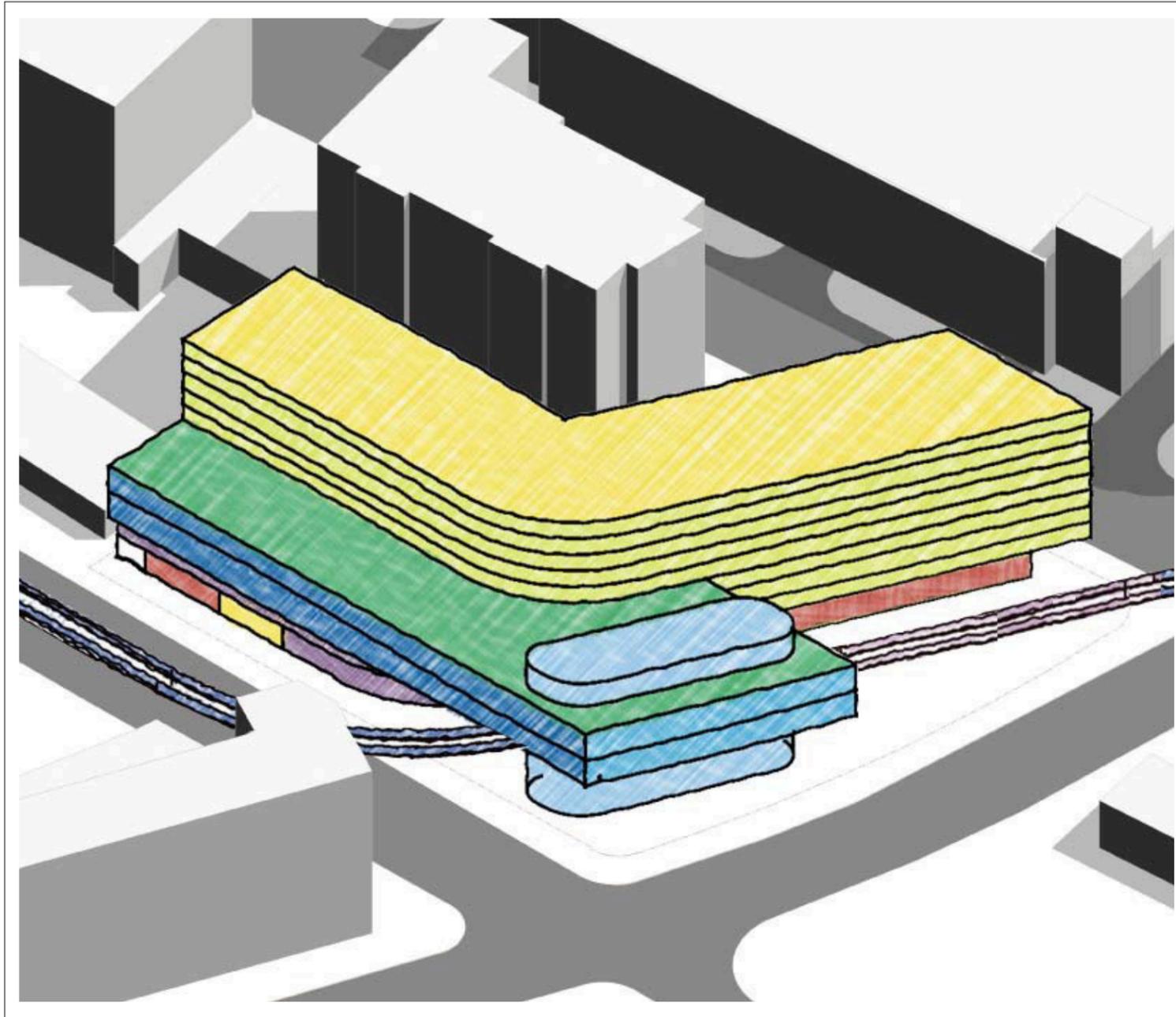
Perspective - Fenton and Wayne



Perspective - Bonifant and Fenton

Option 6a

Design Option 6b

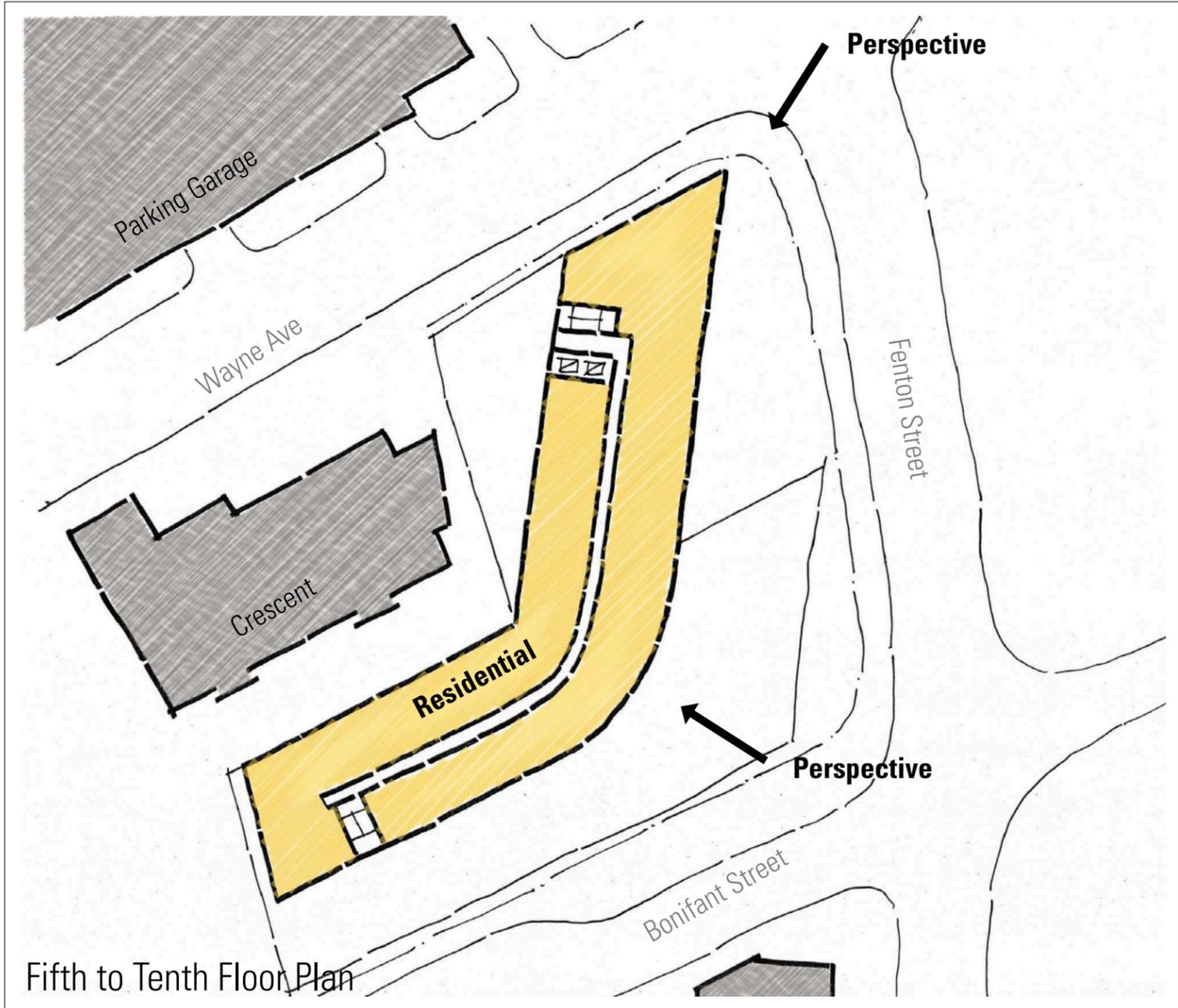


Option 6b

PROGRAM	LEVEL	AREA (SF)
LIBRARY	1	3,000
LIBRARY	3	30,000
LIBRARY	4	30,000
TOTAL LIBRARY		63,000
ARTS CENTER	1	5,000
ARTS CENTER	2	18,000
TOTAL ARTS CENTER		23,000
RESIDENTIAL	1	2,000
RESIDENTIAL	2	11,500
RESIDENTIAL	3	11,500
RESIDENTIAL	4	11,500
RESIDENTIAL	5	11,500
RESIDENTIAL	6	26,000
RESIDENTIAL	7	26,000
RESIDENTIAL	8	26,000
RESIDENTIAL	9	26,000
RESIDENTIAL	10	26,000
TOTAL RESIDENTIAL	<i>164 units</i>	164,000
RETAIL	1	10,000
TOTAL GROSS AREA		260,000

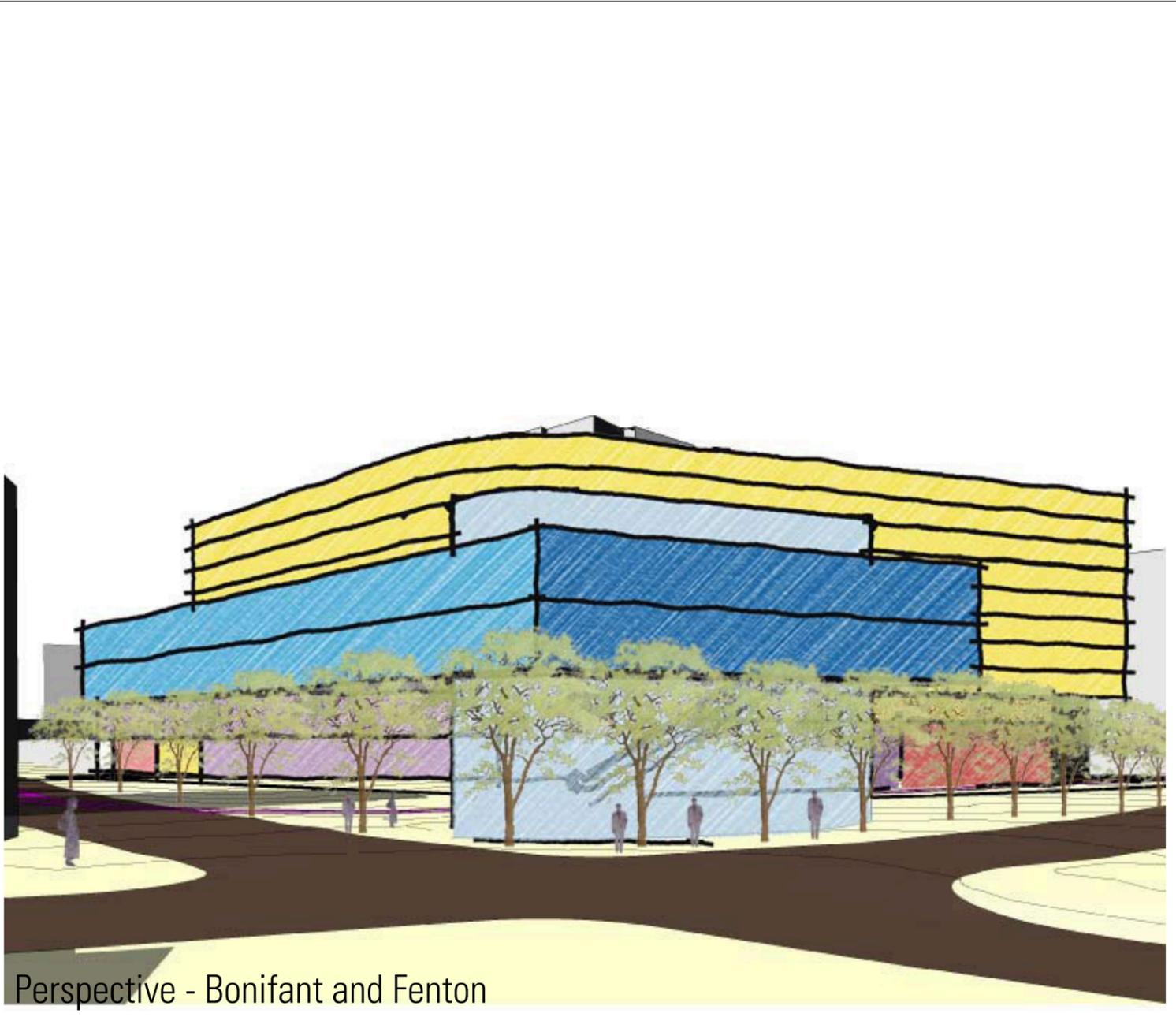
OPEN SPACE	AREA (SF)
GROUND LEVEL PLAZA	7,000
PURPLE LINE AREA	15,000
TOTAL 'OPEN SPACE'	22,000

GREEN ROOF	LEVEL	AREA (SF)
RESIDENTIAL	3	8,000
LIBRARY/OFFICE	5	15,000



Fifth to Tenth Floor Plan

Option 6b



Option 6b

Evaluation Criteria - Process

28% of weighted score

Schedule

- » Time of MNCPPC Review Process
 - Mandatory Referral - 2-3 months after submission is accepted
 - Optional Method - 12-14 months after submission is accepted
- » Additional Time of Public Private Deal
 - Time penalty associated with soliciting and negotiating with private development
- » Construction Duration
 - Reflecting the complexity of construction

Cost

- » Library Capital Cost
- » Arts Facility Capital Cost
- » County office Facility Capital Cost
- » Site Development Cost
- » Parking Structure and/or Bridge Cost
 - Lowest cost solution

- » Additional LEED Cost for Combined Project
 - Additional cost associated with bringing private development into LEED compliance

Evaluation Criteria - Program

44% of weighted score

Library Facility

- » Meets Program Size
 - Neither larger or smaller than 60,000 GSF
- » Operational Efficiencies & Adjacencies
 - The configuration supports efficient layout and use
- » Provides Functional Library Frontage
 - Convenient, Visible, and Accessible
- » 2 story through 4 story Library
 - 2 stories is optimal
- » Structure parking on Site
 - Recognizes benefits of one site parking

- » Parking within 500' of Entry
 - Recognizes benefits of utilizing existing parking facilities

Residential Building

- » Meets minimum # of units for economic viability
 - Minimum of 140 units
- » Entrance Identity
 - Visible and Accessible
- » Building Identity
 - Attractive and complimenting the Fenton Street District
- » Unit orientation and views
 - Minimize market negatives

Evaluation Criteria - Program (continued)

Arts Facility

- » Meets Program Size
 - Neither larger or smaller than 20,000 GSF
- » Operational Efficiencies & Adjacencies
 - The configuration supports efficient operations
- » Street level presence
 - A retail presence adjacent to civic space
- » Parking within 500' of Entry
 - Recognizes benefits of utilizing existing public parking facilities

County Office Facility

- » Provides adaptable space for office uses
 - Equivalent to Class A office
- » Operational Efficiencies & Adjacencies
 - The configuration supports efficient layout and use C

County Office Facility

- » Provides adaptable space for commercial uses
 - Minimize market negatives
- » Provides good visibility for retail tenants
 - Supporting a successful retail presence

Evaluation Criteria - Urban Design

28% of weighted score

Urban Design

- » Presence within Fenton Street District
 - Supporting the District Plan objectives
- » Library identity
 - Independent of adjacent mixed use program
- » Quantity of Public Use Space
 - Area above 12,500 SF requirements
- » Quality of Public Use Space
 - Energize the integrated civic spaces
- » Transit stop
 - Design works with or without planned Purple Line

Public Architecture

- » Distinct Public Architecture
 - Character appropriate for a public building
- » Prominent siting of the Library
 - Anchoring public space and contributing to Fenton Street District as well as downtown Silver Spring
- » LEED credit
 - Sustainability of solar orientation and reduction in parking
 - Energize the integrated civic spaces
- » Amenity Package
 - A number of amenity elements incorporated into project

Evaluation Criteria - Process

	Weight	1B		1C		3		4		5		6A		6B	
		Rating	Score												
Schedule	20		40		55		10		10		10		45		10
Time of regulatory process	5	3	15	3	15	1	5	1	5	1	5	3	15	1	5
Additional time of Public/Private deal	10	2	20	3	30	0	0	0	0	0	0	2	20	0	0
Construction duration	5	1	5	2	10	1	5	1	5	1	5	2	10	1	5
Cost	25		68		61		46		47		51		53		47
Library capital cost	12	3	36	2	24	2	24	2	24	2	24	2	24	2	24
Arts Facility capitol cost	6	2	12	3	18	2	12	1	6	3	18	3	18	3	18
County Office Facility capitol cost	2	3	6	3	6	3	6	3	6	3	6	2	4	2	4
Site Development Cost	1	2	2	1	1	0	0	3	3	1	1	1	1	1	1
Parking structure and/or bridge cost	2	3	6	3	6	2	4	1	2	1	2	0	0	0	0
Add. LEED cost for combined project	2	3	6	3	6	0	0	3	6	0	0	3	6	0	0

Rating Criteria:	
Does not meet min. criteria	0 pts.
Meets min. criteria	1 pts.
Exceeds min criteria	2 pts.
Greatly exceeds min. criteria	3 pts.

Cost - least cost	3 pts
Cost - next least cost	2 pts
Cost - next least cost	1 pts
Cost - next least cost	0 pts

* Amenity Package includes streetscape, pub. art, ped. spaces, transit, green roof

** LEED Silver is Mont. Co. requirement. This criteria measures several LEED criteria but is not inclusive of all LEED criteria.

Evaluation Criteria - Program

	Weight	1B		1C		3		4		5		6A		6B	
		Rating	Score												
Library Facility	25		22		37		7		5		16		46		46
Meets program size	6	1	6	2	12	0	0	0	0	1	6	2	12	2	12
Operational efficiencies & adjacencies	5	1	5	2	10	0	0	0	0	0	0	3	15	3	15
Provides functional "retail" lib. frontage	1	3	3	3	3	1	1	1	1	1	1	3	3	3	3
2-story + street-level retail	4	0	0	0	0	1	4	0	0	0	0	2	8	2	8
3-story + street-level retail	3	0	0	2	6	0	0	0	0	1	3	0	0	0	0
4-story + street-level retail	2	1	2	0	0	0	0	1	2	0	0	0	0	0	0
Structured parking on site	2	0	0	0	0	0	0	0	0	0	0	1	2	1	2
Parking w/in 500 ft of entry	2	3	6	3	6	1	2	1	2	3	6	3	6	3	6
Residential Building	25		43		70		50		66		71		58		53
Meets min # units for economical project	15	1	15	3	30	2	30	3	45	3	45	1	30	2	30
Good front door identification	2	2	4	3	6	1	2	1	2	1	2	2	4	2	4
Good building identity	3	3	9	3	9	1	3	3	9	3	9	3	9	3	9
Good unit orientation & views	5	3	15	2	10	3	15	2	10	3	15	3	15	2	10
Arts Facility	10		21		21		18		27		22		22		22
Meets program size	5	2	10	2	10	2	10	3	15	2	10	2	10	2	10
Operational efficiencies & adjacencies	3	2	6	2	6	2	6	2	6	2	6	2	6	2	6
Provides good "retail" frontage	1	2	2	2	2	1	1	3	3	3	3	3	3	3	3
Parking w/in 500 ft of entry	1	3	3	3	3	1	1	3	3	3	3	3	3	3	3
County Office Facility	5		10		0		0		0		0		13		0
Provides flexible space for office program	3	2	6	0	0	0	0	0	0	0	0	3	9	0	0
Operational efficiencies & adjacencies	2	2	4	0	0	0	0	0	0	0	0	2	4	0	0
Retail Space	5		15		10		7		15		10		12		12
Provides flexible space for retail	3	3	9	2	6	1	3	3	9	2	6	2	6	2	6
Provides good visibility for retail	2	3	6	2	4	2	4	3	6	2	4	3	6	3	6

Project Program

Evaluation Criteria - Urban Design

	Weight	1B		1C		3		4		5		6A		6B	
		Rating	Score												
Urban Design	25		60		68		27		62		38		60		67
Presence w/in Fenton Street District	7	3	21	3	21	1	7	2	14	2	14	3	21	3	21
Creates strong library identity	7	2	14	3	21	0	0	3	21	0	0	2	14	3	21
Size of Public Use Space	3	2	6	3	9	3	9	2	6	2	6	2	6	2	6
Quality of Public Use Space	3	3	9	3	9	1	3	3	9	2	6	3	9	3	9
Amenity Package *	3	2	6	2	6	2	6	2	6	2	6	2	6	2	6
Works without transit station on site	2	2	4	1	2	1	2	3	6	3	6	2	4	2	4
Public Architecture	20		40		50		8		38		26		54		54
Distinct public architecture	8	2	16	2	16	0	0	2	16	1	8	3	24	3	24
Prominent siting of library	8	2	16	3	24	0	0	2	16	1	8	3	24	3	24
LEED credits for solar orientation **	2	1	2	2	4	2	4	2	4	2	4	3	6	3	6
LEED credits for reduction in parking **	2	3	6	3	6	2	4	1	2	3	6	0	0	0	0

Urban Design & Architecture

Evaluation Criteria - Totals

			1B	1C	3	4	5	6A	6B
Weight									
Library Facility	Program	25	22	37	7	5	16	46	46
Residential Building		25	43	55	50	66	71	58	53
Arts Facility		10	21	21	18	27	22	22	22
County Office Facility		5	10	0	0	0	0	13	0
Retail Space		5	15	10	7	15	10	12	12
Urban Design	Urban Design	25	60	68	27	62	38	60	67
Public Architecture		20	40	50	8	38	26	54	54
Schedule	Process	20	40	55	10	10	10	45	10
Cost		25	68	61	46	47	51	53	47
Total Score			319	357	173	270	244	363	311
			1B	1C	3	4	5	6A	6B
Rank			3rd	2nd	7th	5th	6th	1st	4th