

## **Ellsworth Place, Silver Spring, MD**

### **Sketch Plan Narrative – 320240060**

The Project is a massed and articulated residential tower on top of an existing commercial building designed to deliver quality architectural design and new housing choices. The Project proposes up to 425,593 square feet of residential space, encompassing up to 450 dwelling units including a minimum of 15% MPDUs, private amenities including a roof- top recreation area with indoor and outdoor amenity spaces and green roof area with pool. The building is proposed at a height of 300 feet in 20 stories above the existing building.

The Silver Spring Design Guidelines outline the basic building massing components and their impact of the public realm, both at the street level, in context of the broader area, significant view corridors and the building's relationship of the urban environment. The Project's existing street-frontage will be activated by incorporating a new pedestrian entrance on Colesville Rd with a new lobby to encourage pedestrian activity and engagement. The building design steps back and has a secondary step back at a higher level to articulate with the existing building and surroundings. The Project provides additional façade step backs at each leg of the tower, creating occupiable roof amenity space for resident use and further relief in the façade plane. The Project proposes the entirety of the top level serve as the building "top" – illustrated through changes in proportion, materials, transparency, texture, etc.