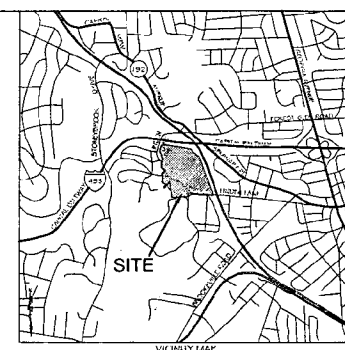
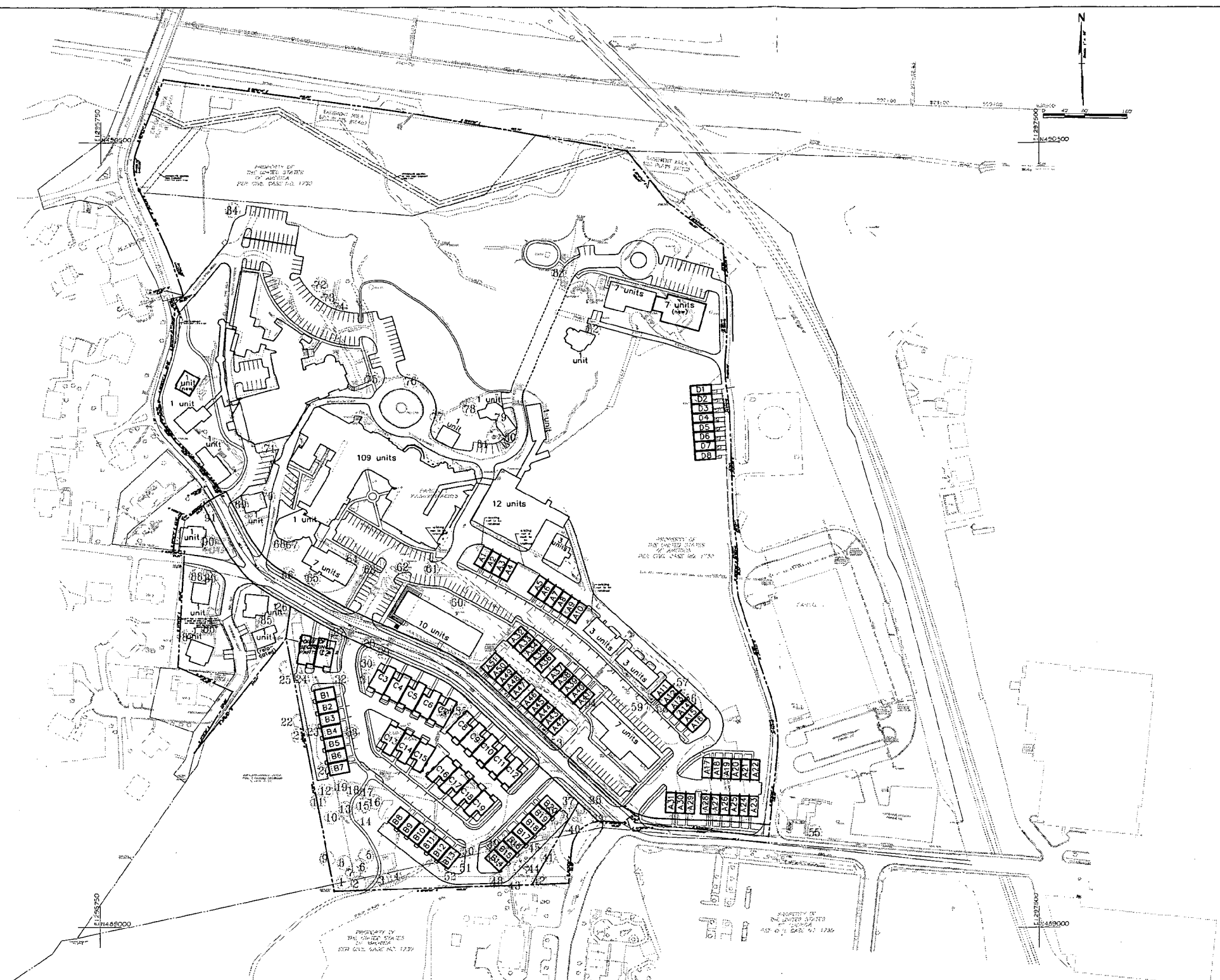


NAT'L PK SEMINARLY DEVEL OFMT 2004

Tama -
Please add to
Nat'l Park
Seminary file
G.



DEVELOPMENT PLAN
FOREST GLEN SEMINARY
WALTER REED ANNEX

PROJECT TEAM

DEVELOPER/SUBMITTERS:
Alexander Company
 145 EAST BRADDOCK ROAD
 SUITE 200
 MADISON WISCONSIN 53713
 CONTACT: MATTHEW BOCK
 608-258-5500

ARCHITECT:
Fakin/Vougenotob
 600 WILSON BOULEVARD
 SUITE 2700
 ARLINGTON, VIRGINIA 22209
 CONTACT: MATTHEW BOCK
 703-525-1565 / 1149

ARCHITECT PLANNER:
 LEASER
 ARCHITECTURAL GROUP, INC.
 6600 WESTWOOD CENTER DR.
 SUITE 400
 VIENNA, VIRGINIA 22182
 CONTACT: JACK MULLIN
 703-770-3577

TRAFFIC ENGINEER:
 THE TRAFFIC GROUP
 9900 FRANKLIN RD DRIVE
 SUITE 11
 BALTIMORE, MD 21236
 CONTACT: WES GUOQRT
 600-963-6411

CIVIL ENGINEER:
 2025 1 CENTURY BOULEVARD
 SUITE 400
 CERMANTOWN, MARYLAND
 20874
 CONTACTS: CHUCK IRISH &
 BILL ANGFAR
 301-216-4100

FOREST GLEN SEMINARY
WALTER REED ANNEX
 13TH ELECTION DISTRICT, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND

VIA REVISIONS

NO.	DATE	BY	DESCRIPTION

- LEGEND:**
- ADAPTIVE REUSE BUILDING
 - LARGE REAR-LOAD TOWNHOME UNIT
 - MEDIUM REAR-LOAD TOWNHOME UNIT
 - SMALL REAR-LOAD TOWNHOME UNIT
 - SMALL FRONT-LOAD TOWNHOME UNIT

DATE: July 2004
 DES: CN
 OWN: IPD
 SCALE: 1"=80'
 PROJECT/PIE NO. 1208
 SHEET NO. 1 OF 1

PROJECT TEAM

DEVELOPERS/APPLICANTS:
Alexander Company
 145 EAST BADGER ROAD
 SUITE 200
 MADISON, WISCONSIN, 53713
 CONTACT: NATALIE BOCK
 608-236-5580

Eakin/Youngentob
 1000 WILSON BOULEVARD
 SUITE 2720
 ARLINGTON, VIRGINIA 22209
 CONTACT: MATT BIRENDAUM
 703-525-5565 x149

ATTORNEY:
 LERCH, FARLEY & BREWER
 3 BETHESDA METRO CENTER
 SUITE 460
 BETHESDA, MARYLAND 20814
 CONTACT: STEVE ROBBINS
 301-657-0747

ARCHITECT/PLANNER:
 LEISSARD
 ARCHITECTURAL GROUP, INC.
 8603 WESTWOOD CENTER DR.
 SUITE 400
 VIENNA, VIRGINIA 22182
 CONTACT: JACK MAZURIN
 703-770-3577

TRAFFIC:
 THE TRAFFIC GROUP
 9900 FRANKLIN SQ DRIVE
 SUITE 11
 BALTIMORE, MD 21236
 CONTACT: WES GUCKERT
 800-583-8411

CIVIL ENGINEER:
 VIKI
 20251 CENTURY BOULEVARD
 SUITE 400
 GERMANTOWN, MARYLAND
 20874
 CONTACTS: CHUCK IRISH &
 BILL LANDFAIR
 301-916-4100

FOR FOREST GLEN SEMINARY
WALTER REED ANNEX
 13TH ELECTION DISTRICT, SILVER SPRING
 MONTGOMERY COUNTY, MARYLAND

DEVELOPMENT PLAN
LAND USE PLAN

VIKA REVISIONS

NO.	DESCRIPTION	DATE

DATE: July 2004
 DES: CAI
 SCALE: 1"=80'
 PROJECT/FILE NO: 1208
 SHEET NO: 1 OF 1

OFFICE OF ZONING & ADMINISTRATIVE HEARINGS CERTIFICATION

THIS IS A TRUE COPY OF THE DEVELOPMENT PLAN IN
 OF NUMBER _____, APPROVED BY THE DISTRICT COUNCIL
 ON _____, 20____, CONCERNING ORIGINAL LMA NUMBER _____

HEARING EXAMINER _____
 DATED _____, 20____

BINDING ELEMENTS:

- 1. DEVELOPMENT SHALL BE LIMITED TO A MAXIMUM OF 280 UNITS (NOT INCLUDING TRANSITIONAL HOUSING UNITS TO BE RELOCATED FOR CATHOLIC CHARITIES) THE DEVELOPMENT MAY PROCEED IN A MANNER THAT PERMITS THE APPLICANT TO ADJUST THE PLANNED SEQUENCE OF CONSTRUCTION. FURTHERMORE, AT SITE PLAN, THE NUMBER OF RESIDENTIAL UNITS IN EACH PHASE, PARCEL OR BUILDINGS MAY BE SHIFTED BETWEEN PHASES, PARCELS OR BUILDINGS AS LONG AS THE TOTAL NUMBER OF UNITS DOES NOT EXCEED 280 (NOT INCLUDING TRANSITIONAL HOUSING UNITS).
- 2. DURING THE DEVELOPMENT PROCESS, AND AS PART OF THE FINAL FOREST CONSERVATION PLAN, THE APPLICANT (OR ITS SUCCESSORS OR ASSIGNS) SHALL FINALIZE AND AGREE TO RECORD A CONSERVATION EASEMENT IN FAVOR OF THE MONTGOMERY COUNTY PLANNING BOARD OF THE MARYLAND-NATIONAL CAPITAL PLANNING AND PLANNING COMMISSION OVER ALL OF THOSE AREAS THAT ARE IDENTIFIED AS CONSERVATION EASEMENT AREAS AND THAT ARE THEREFORE TO REMAIN UNDISTURBED AS THEIR NATURAL WOODED STATE, IN PERPETUITY, EXCEPT FOR THE CONSTRUCTION AND/OR MAINTENANCE OF STABILIZED STORMWATER OUTFALL SYSTEM(S), SEWER LINES AND UTILITY CONNECTIONS, WHICH, AFTER CONSTRUCTION AND/OR MAINTENANCE ACTIVITIES ARE COMPLETED, SHALL BE ALLOWED TO REVERT NATURALLY TO THEIR WOODED CONDITION. THE APPLICANT SHALL BE PERMITTED TO CONSTRUCT TRAILS AND WALKWAYS IN THE CONSERVATION EASEMENT AREAS IF APPROVED AS PART OF THE SITE PLAN APPROVAL PROCESS.

DEVELOPMENT PROGRAM

FD-15 Development Standards

Site Area	31.99 acres
Maximum Density Permitted	15 Units/Acre plus 12.5% MPDU Option 479 Units plus 60 MPDU's
Maximum Density Proposed	11.42 Units/Acre 280 Units including MPDU's or Affordable Housing Units

Unit Type by Parcel

Parcel 1	
1 1/2' x 40' Townhouse	51
Front-load Townhouse	8
Total Townhouse	59
One-Family Detached	13
Multiple-Family, 4 Story or less	135
Multiple-Family, over 4 Story	31

Parcel 2

32' x 60' Townhouse	21
24' x 40' Townhouse	18
Total Townhouse	39

Minimum/Maximum Percentage of Units Allowed by Unit Type

One-Family Detached	Permitted (No Minimum/Maximum)
Townhouse	10% Minimum (No Maximum)
Multiple Family, 4 Story or less	25% of Minimum, 75% Maximum
Multiple Family, over 4 Story	Permitted, (No Minimum) 30% of Maximum

Percentage of Units Proposed by Unit Type

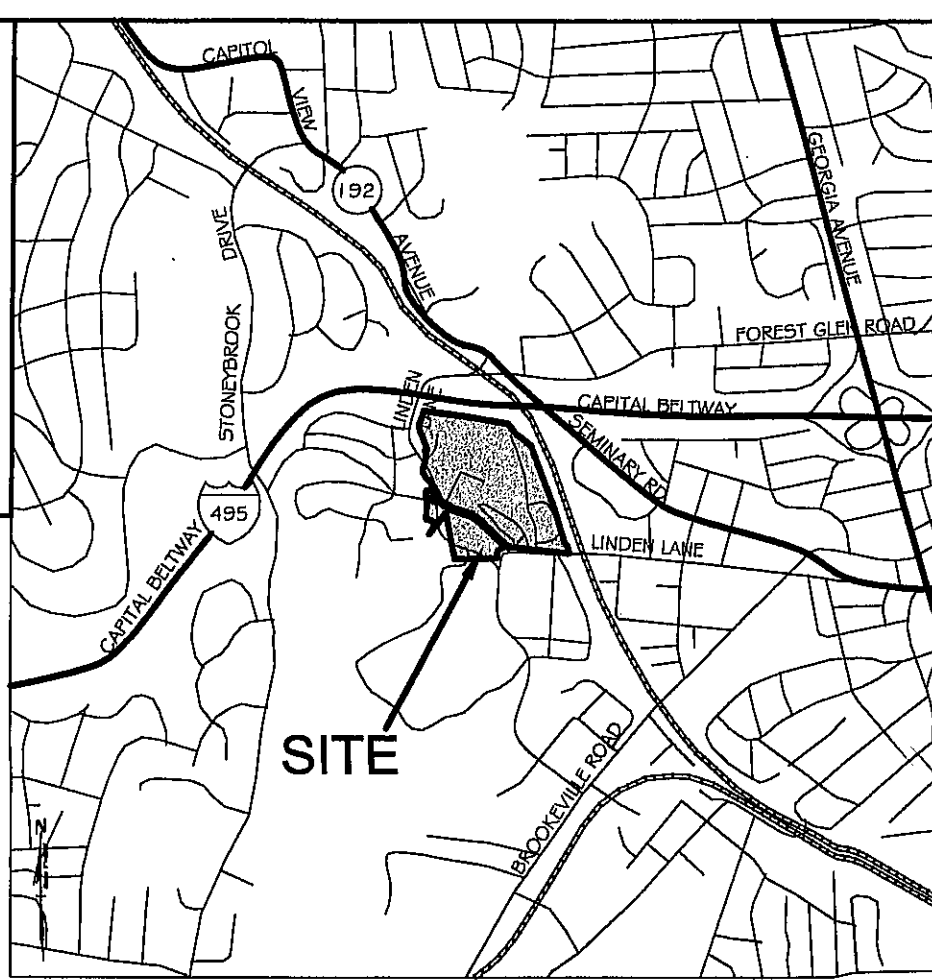
One-Family Detached	5%
Townhouse	35%
Multiple Family, 4 Story or less	49%
Multiple Family, over 4 Story	11%

Green Area Required

Green Area Required	50% of Gross Area
Green Area Proposed	59.1%

Parking

	Required/Permitted	Proposed
One Family Detached/Townhouse		
111 Units x 2.00 spaces per unit	222	248
Multiple Family		
Minimum Parking		
1 BR: 43 Units x 1.25 spaces per unit	54	
2 BR: 68 Units x 1.50 spaces per unit	132	
3 BR: 35 Units x 2.00 spaces per unit	70	
	257	274
Catholic Charities		
Transitional Housing for 15-20 individuals	15	15
Minimum Parking	494	537



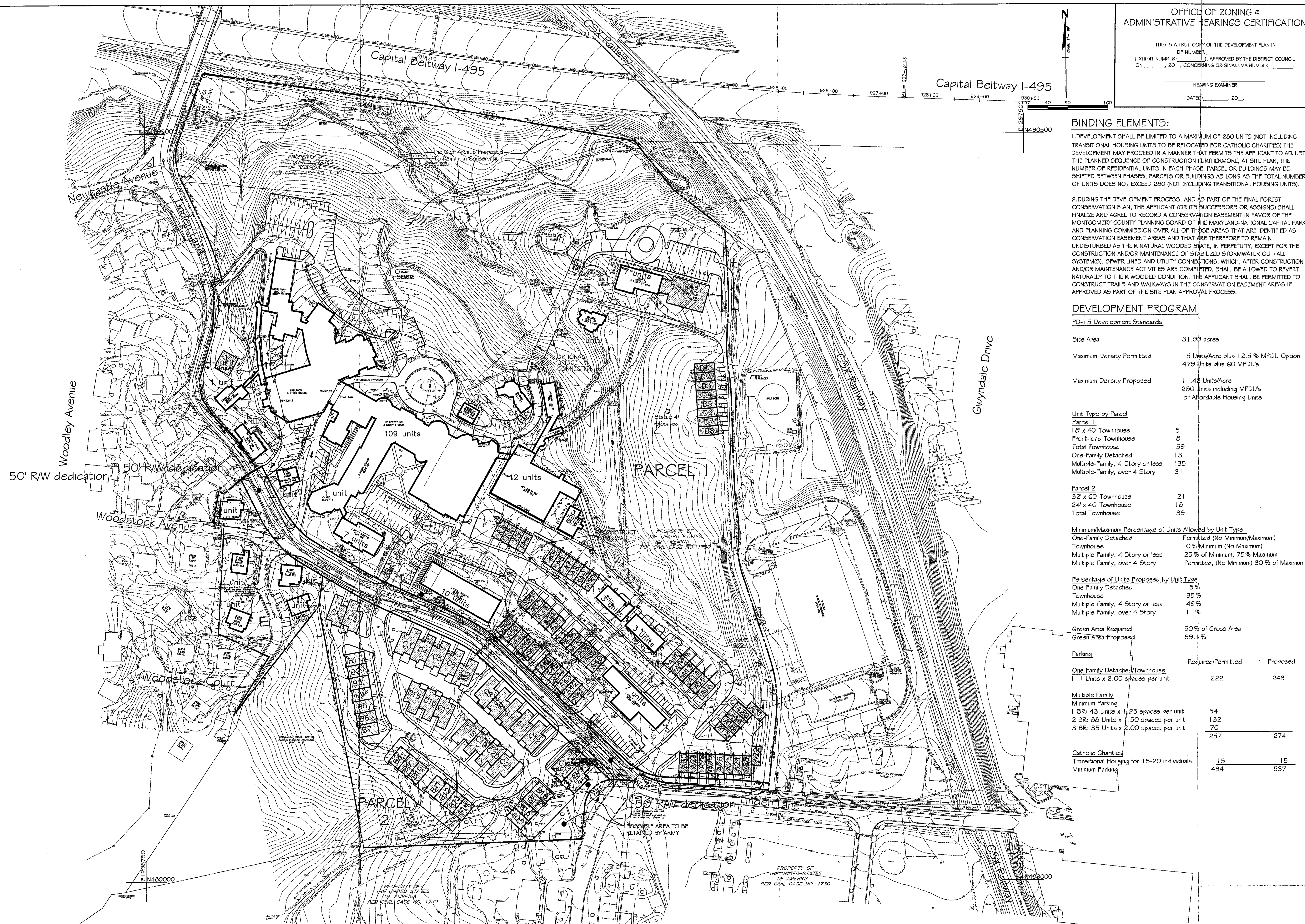
DEVELOPMENT PLAN
FOREST GLEN SEMINARY
WALTER REED ANNEX

GENERAL NOTES:

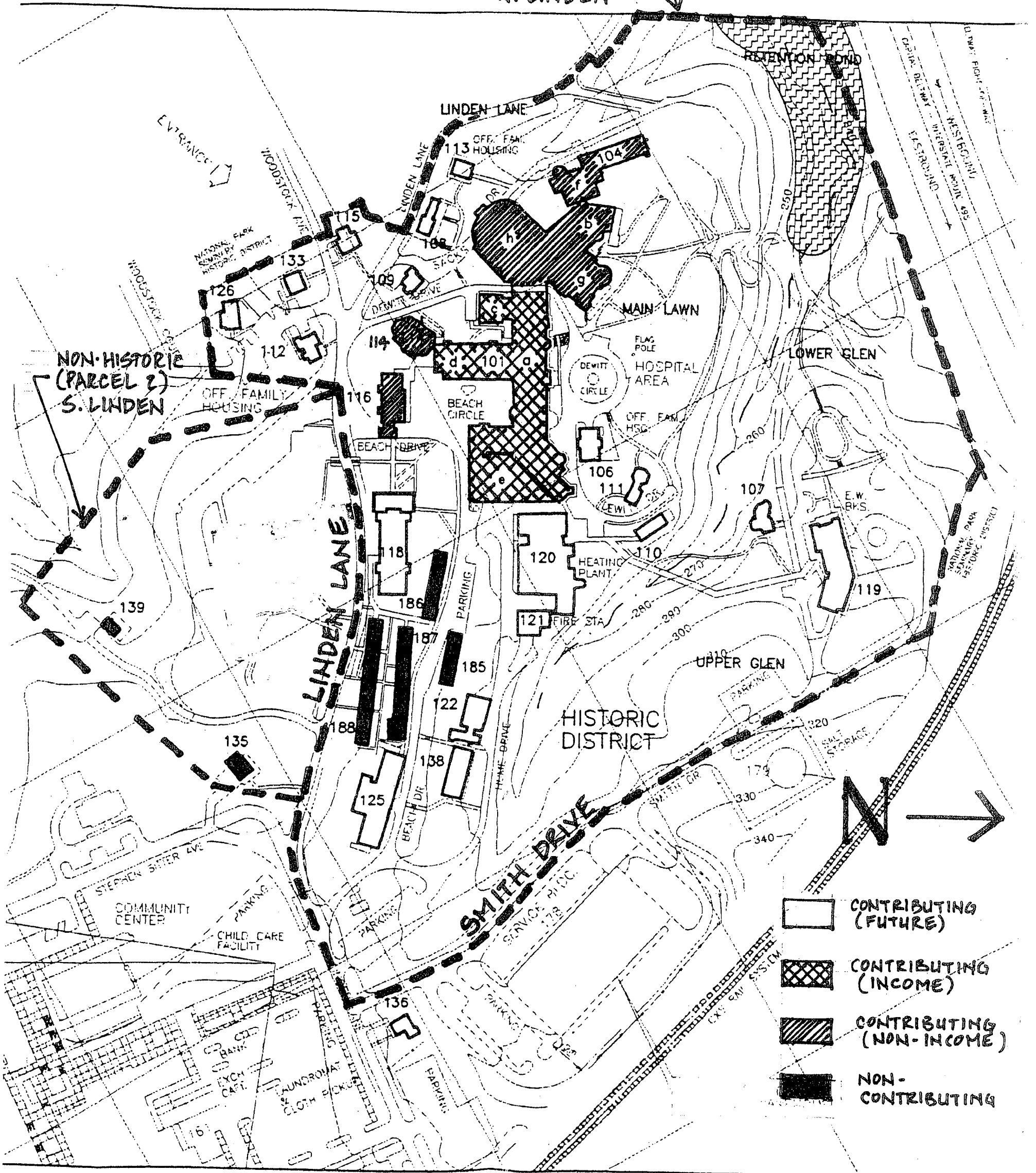
- 1. THE HORIZONTAL DATUM IS MARYLAND STATE PLANE (NAD83) & IS BASED ON WSSC CONTROL STATIONS 20341 (BM 5921), 20526 (BM 6020) AND BM 5085.
- 2. THE SUBJECT PROPERTY LIES WITHIN ZONE C (ARE OF MINIMAL FLOODING) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBERS 0175C & 0200C FOR MONTGOMERY COUNTY, MARYLAND, DATED AUGUST 5, 1991.
- 3. THE SUBJECT PROPERTY IS LOCATED ON TAX ASSESSMENT MAP NUMBERS HP5G1 & HP5G2.
- 4. BOUNDARY SURVEY WAS PREPARED BY VIKI, INC. DATED JULY 2004.
- 5. THIS SITE IS LOCATED IN THE ROCK CREEK WATERSHED AND IS CLASSIFIED AS USE 1P.
- 6. THE PROJECT IS PROPOSED TO BE SERVED BY PUBLIC WATER[®] AND SEWER SYSTEMS AND IS CURRENTLY IN WATER AND SEWER SERVICE CATEGORIES W-1 & S-1 RESPECTIVELY.
- 7. THE SUBJECT SITE IS LISTED AS NATIONAL PARK SEMINARY ON THE NATIONAL REGISTER OF HISTORIC PLACES (1972) AND IS ALSO DESIGNATED ON THE MONTGOMERY COUNTY MASTER PLAN FOR HISTORIC PRESERVATION (1979).
- 8. PUBLIC UTILITY EASEMENTS & RIGHTS OF WAY WILL BE PROVIDED ON SITE WHERE NEEDED TO ALLOW FOR WATER, SEWER, GAS, ELECTRIC, TELEPHONE & CABLE SERVICE TO THE PROPOSED BUILDINGS. EXACT LOCATIONS TO BE DETERMINED AT SITE PLAN.
- 9. THE PROPERTY, INCLUDING THE OPEN SPACE, WILL BE SUBJECT TO SITE PLAN REVIEW. THE APPLICANTS, ON BEHALF OF ITSELF OR ITS SUCCESSORS AND ASSIGNS, WILL PROVIDE FOR PERPETUAL MAINTENANCE OF OPEN SPACE AREAS AND OTHER AREAS USED FOR RECREATIONAL, COMMON OR QUASI-PUBLIC PURPOSES.
- 10. GENERAL BUILDING LOCATIONS PROVIDED; PRECISE LOCATIONS TO BE DETERMINED AT SITE PLAN.
- 11. THE APPLICANT WILL BE SEEKING A WAIVER OF THE COMPATIBILITY REQUIREMENT OF SECTION 59-C-7.15.
- 12. FINAL DETERMINATION OF THE REQUIRED AND PROVIDED PARKING SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- 13. FINAL UNIT AND BEDROOM COUNT WILL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- 14. THE APPLICANT WILL PROVIDE APPROXIMATELY 20% OF THE FINAL UNIT COUNT AS MPDU'S OR AFFORDABLE HOUSING UNITS.
- 15. THE CATHOLIC CHARITIES TRANSITIONAL HOUSING UNITS ARE IN ADDITION TO THE PROPOSED DENSITY.
- 16. FINAL AMOUNT OF GREEN SPACE PROVIDED SHALL BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.
- 17. THE ENTIRE COMPLETION OF A PHASE IS NOT NECESSARY FOR THE COMMENCEMENT OF ANY SUBSEQUENT PHASE(S). DUE TO THE IMPRACTICALITY OF JUDGING MARKET AND ECONOMIC CONDITIONS FOR THIS TYPE OF DEVELOPMENT AT ANY GIVEN TIME, FLEXIBILITY IS NEEDED SO THAT THE DEVELOPMENT MAY PROCEED IN A MANNER THAT ADJUSTS THE PLANNED SEQUENCE OF CONSTRUCTION. THE NUMBER OF RESIDENTIAL UNITS IN EACH PHASE, PARCEL OR BUILDING MAY BE SHIFTED BETWEEN PHASES, PARCELS OR BUILDINGS; HOWEVER, THE NUMBER OF TOTAL UNITS IN THE DEVELOPMENT WILL NOT EXCEED 280 UNITS.

LEGEND:

- ADAPTIVE REUSE BUILDING
- LARGE REAR-LOAD TOWNHOME UNIT
- MEDIUM REAR-LOAD TOWNHOME UNIT
- SMALL REAR-LOAD TOWNHOME UNIT
- SMALL FRONT-LOAD TOWNHOME UNIT



HISTORIC DISTRICT
(PARCEL 1)
N. LINDEN



SCENARIO 1 - Hist

HISTORIC DISTRICT PLAN