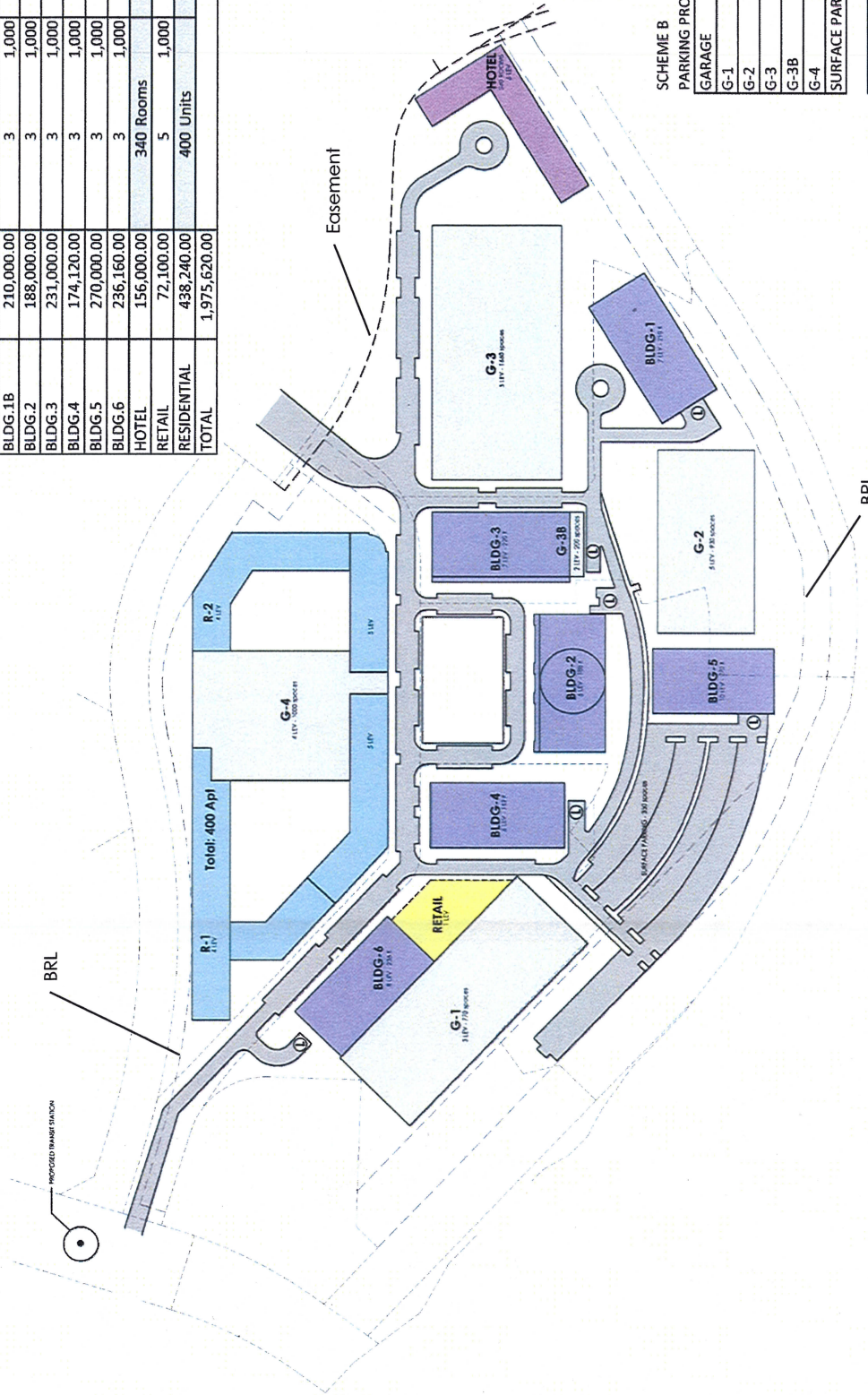


ATTACHMENT 11

SPACES REQUIRED

	GSF	RATIO/THOUSAND	# OF SPACES
BLDG.1B	210,000.00	3	1,000
BLDG.2	188,000.00	3	1,000
BLDG.3	231,000.00	3	1,000
BLDG.4	174,120.00	3	1,000
BLDG.5	270,000.00	3	1,000
BLDG.6	236,160.00	3	1,000
HOTEL	156,000.00	340 Rooms	0.625
RETAIL	72,100.00	5	1,000
RESIDENTIAL	438,240.00	400 Units	1.25
TOTAL	1,975,620.00		5,001



SCHEME B

PARKING PROVIDED	LEVELS	SPACES
GARAGE		
G-1	3	770
G-2	5	930
G-3	5	1660
G-3B	2	200
G-4	4	1000
SURFACE PARKING		490
TOTAL		5050

SITE PLAN AND TABULATIONS

November 06, 2006

MILESTONE SITE
Germantown, MD.

Trammell Crow Company

KISHIMOTO | GORDON | DALAYA PC

ATTACHMENT 12



BIRD'S EYE VIEW OVER I-270

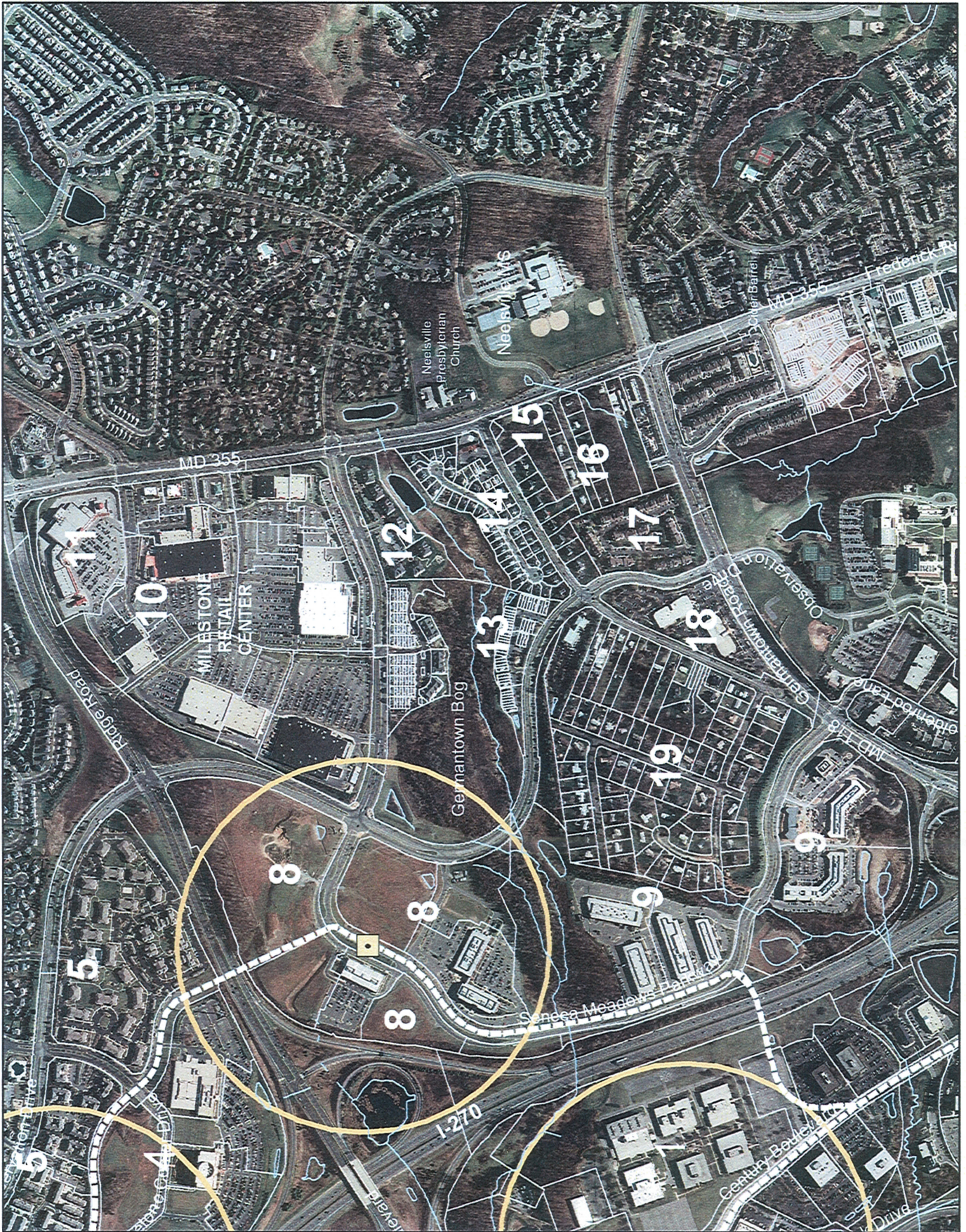
November 04, 2018

MILESTONE SITE
Germantown, MD.

Trammell Crow Company

KISHIMOTO | GORDON | DALAYA PC

Seneca Meadows District (Properties 8-19)



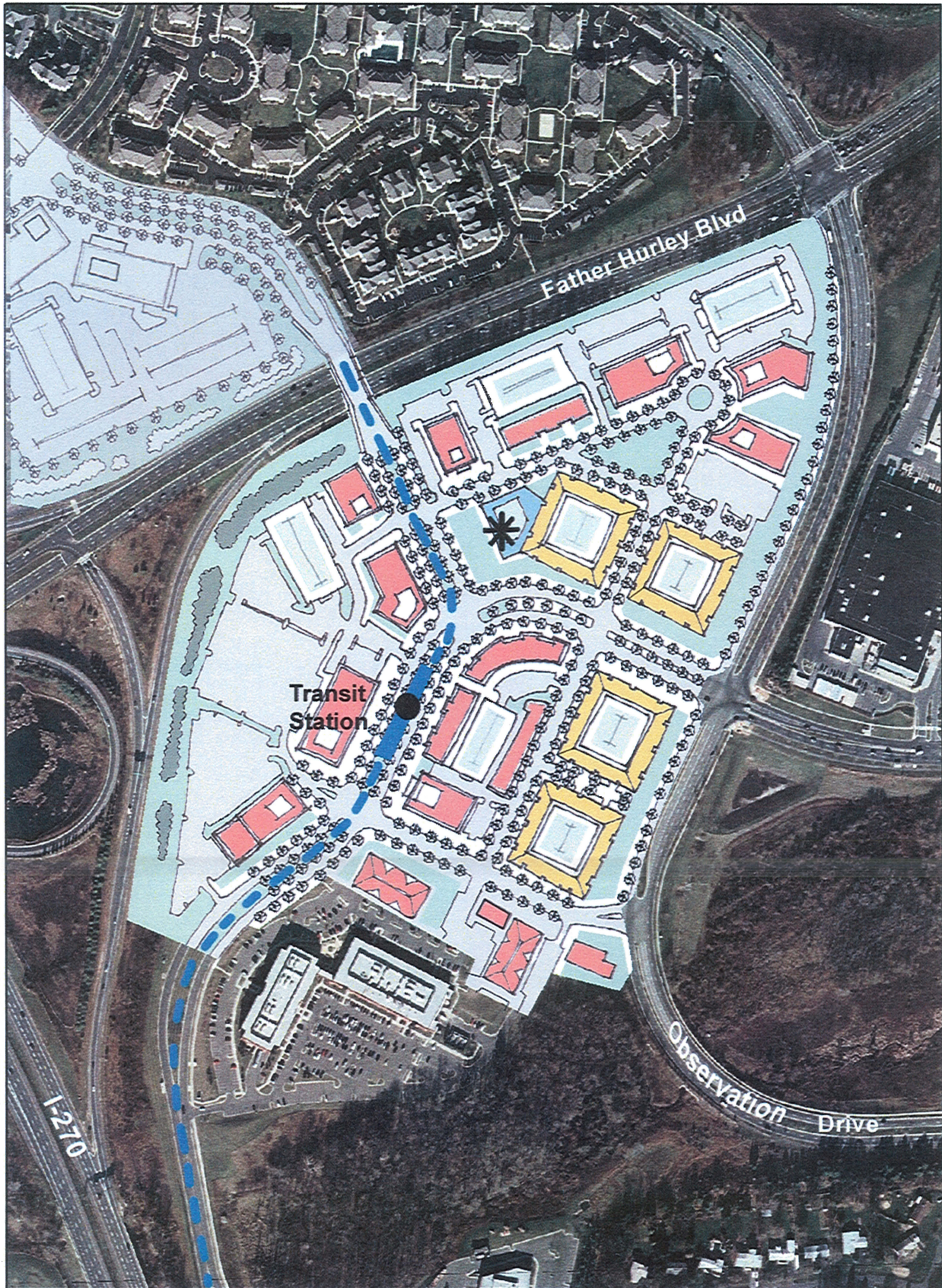
ATTACHMENT 14

SENECA MEADOWS DISTRICT

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
8	#26	Seneca Meadows	41.0 total	I-3	TMX with 1.0 FAR (1.2 office incl limited retail and a hotel) 800 du. Urban size recreation center with 2 ac public green.	TMX with 1.2 m s.f. including 250,000 s.f retail. No residential. No recreation center so no need for public green.	Response: Staff opposes large amount of retail..This location in Germantown would benefit from additional residential and recreation.
8	#26	Seneca Meadow	Part of 41 ac	I-3	TMX	All part of proposal	
8	#26	Seneca Meadows	Part of 41 ac	I-3	TMX	All part of proposal	
9	#26	Seneca Meadows		I-3	No change	Developed 700,000 s.f. flex and office	
10		Milestone Retail Center		RMX-3/TDR	No change		
11		Neelsville Village Center		RMX-1	No change		
12		Eton Manor		R-200	No change		
13		Germantown Bog		RMX-3/TDR	No change		
14		Boland farm Estates		R200/TDR	No change		
15		Fire Station		R-200	No change		
16		Collins Drive residences		R-200	No change		
17		Meadowbrook Estates		R-200	No change		
18		Germantown Technology Center		O-M	No change		
19		Seneca Vista		R-200	No change		

ATTACHMENT 15

Seneca Meadows
Illustrative Concept



ATTACHMENT 16

Fox Chapel District (Properties 20-29)



ATTACHMENT 17

FOX CHAPEL DISTRICT (EAST OF I-270)

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
20		Fox Chapel Shopping Center	12.0	C-1	RMX-2C with 0.3 FAR standard method	PD-22	
21	1	OM properties	2.7	O-M	No change		
22	22	Blunt Road Triangle properties	4.0	C-3	No change		
23	25	Middlebrook Mobile Home Park	24.5	R-90, R-200, R-30,C-1	RMX-1/TDR with 384 units	PD-22	
24		HOC Housing	8.6	RT 12.5	No change		
25		Plum Gar Recreation Center	8.5	R-90	No change		
26	56	MD 355 residential properties	7.4	R-200	R-200 with accessory apartments by right	O-M	
27		MD 355 commercial properties	4.4	R-90	C-1	C-1	
28		Multi-family housing	8.9	R-H	No change		
29		Middlebrook Village commercial properties	10.2	C-1	No change		



LEGEND
 RESIDENTIAL
 RETAIL
 LIVE/WORK
 RETAIL/RESIDENTIAL
 RETAIL/OFFICE



Middlebrook Road Mixed Use Center
 CENTREVILLE, MD
 Bozzuto Homes
 BUZ-045A.000 12-1-107

Conceptual Site Plan

December 07, 2007

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