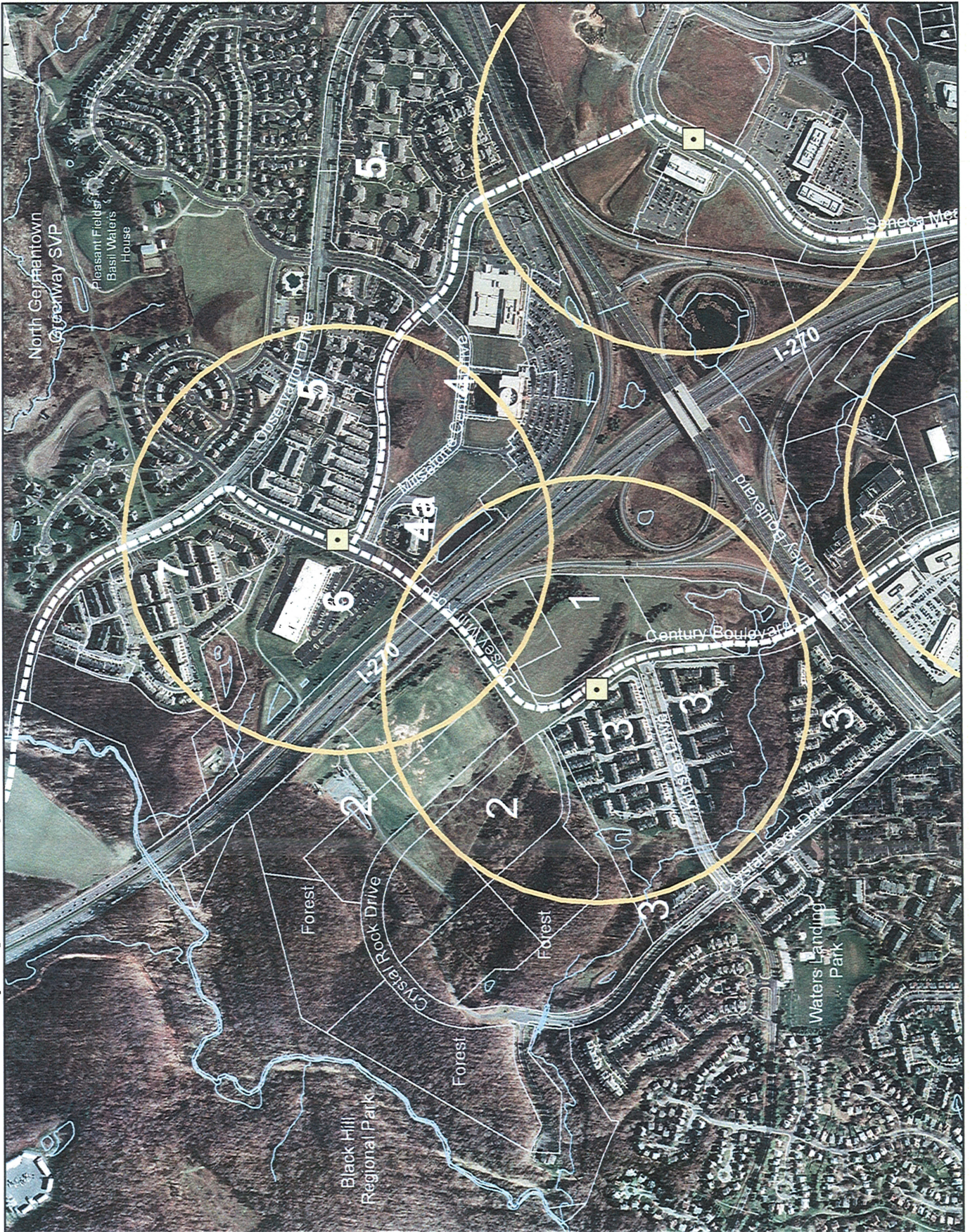


ATTACHMENT 5

North End District (Properties 1-7)

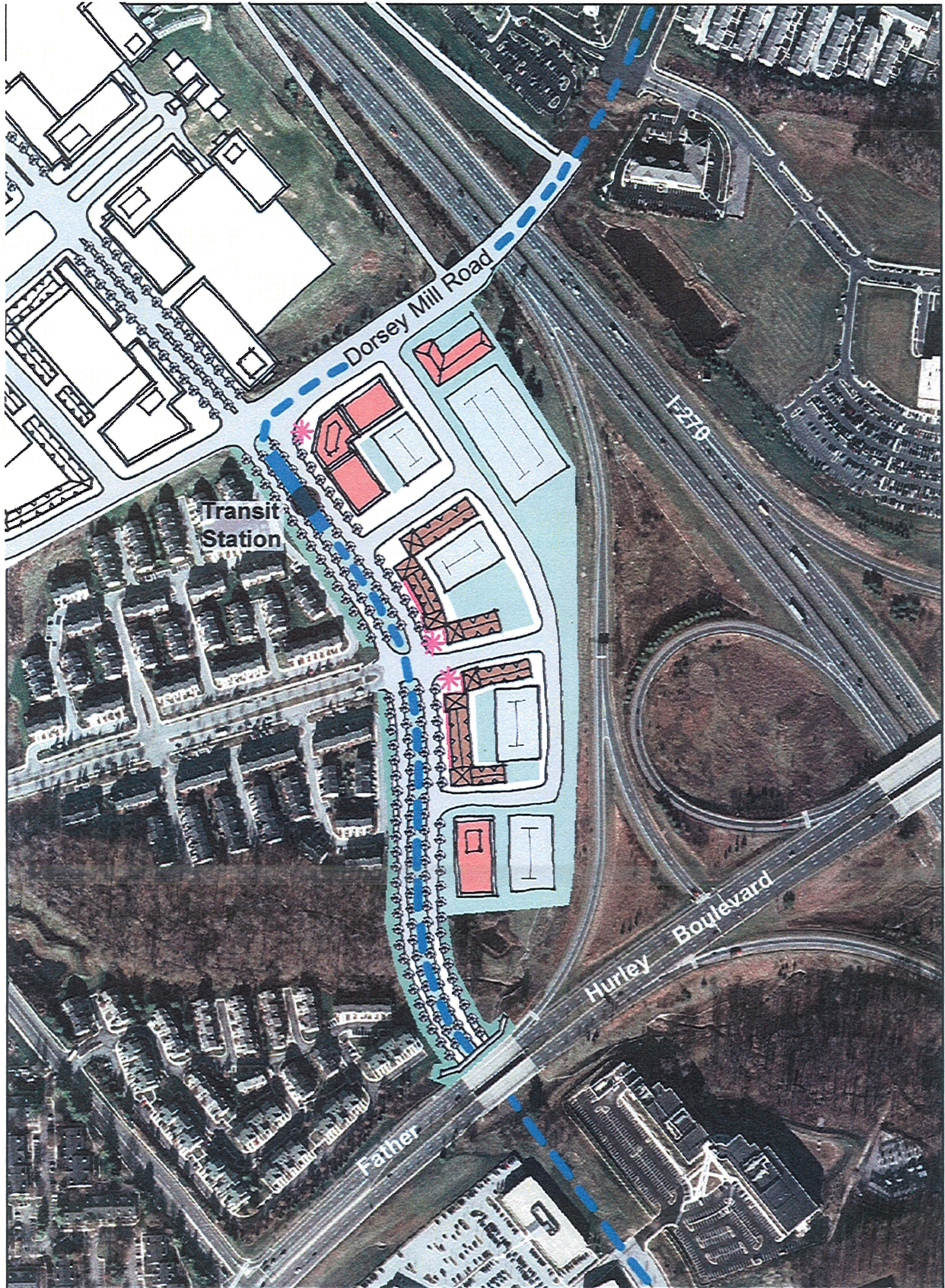


ATTACHMENT 6

NORTH END DISTRICT

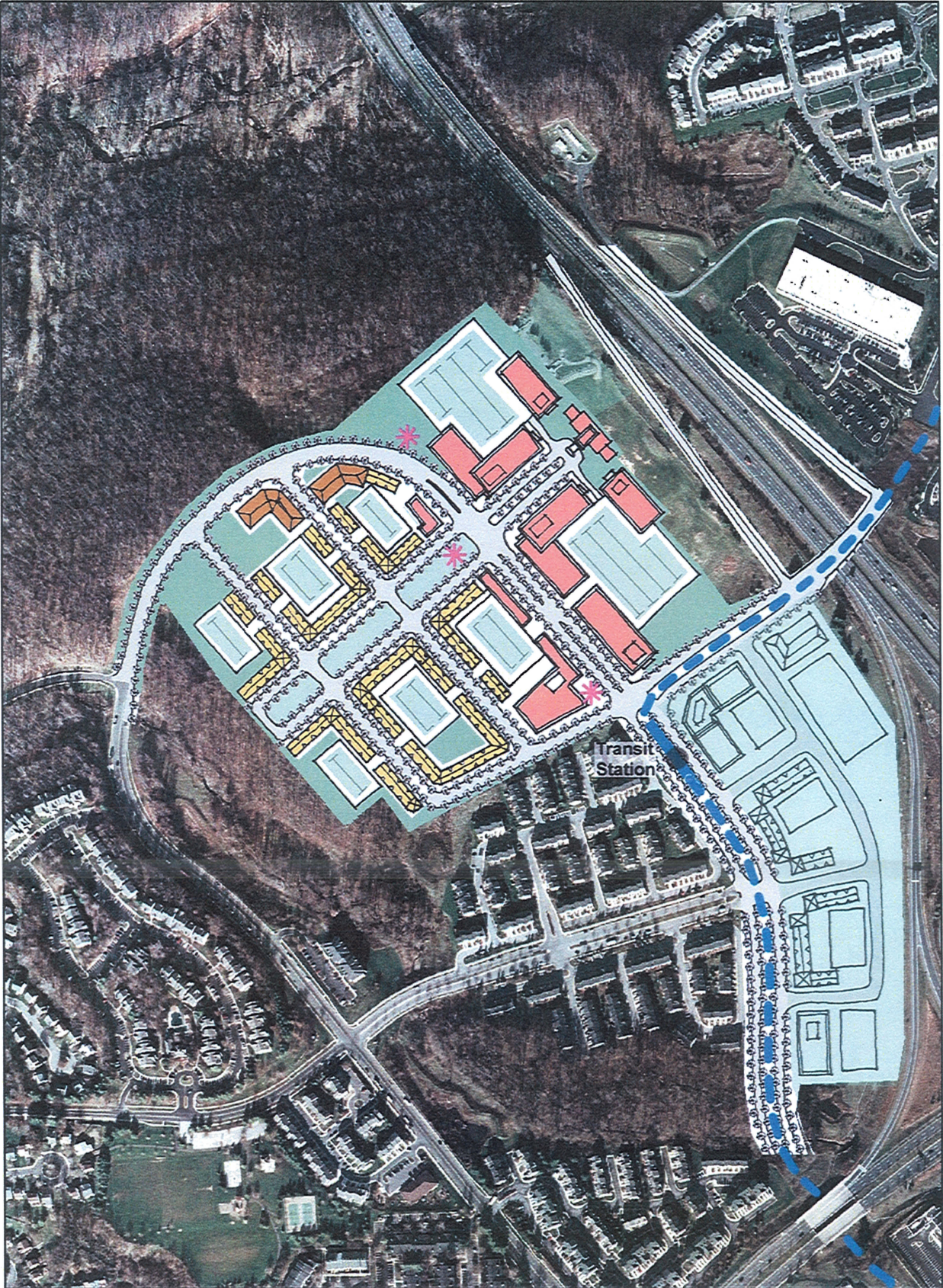
I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
1	29	Total/Symmetry property	24.5	I-3	TMX with 0.75 FAR (653,400 sf; 285 du)	TMX with 1.0 or higher FAR; additional ramps on I-270; interim uses to bring jobs; flexibility to exchange density within blocks; no height limits along I-270; no exactions until over 1.0 FAR; favors urban service district and distribution of infrastructure costs.	Response: Retain height limits along I-270; new guidelines for interim development.
2	30, 31, 32, 33	Lerner property	110	T-S	T-S (1.5 m commercial with hotel, retail; 570 du multi-family. Retain 25 acre forest	1.5 m commercial incl. hotel, retail. Continuing care, active adult 1,200 units and non-age restricted 300 units. Use of forest as privately owned, publicly accessible park	Response: Retain T-S zone. Protect forest. Staging plan recommends base level of development plus two additional stages. Modify zone in 2018 to allow additional residential tied to parallel development in Town Center. Partner to provide workforce housing in Town Center.
3	34, 35	Cloverleaf Center II	0.65	PD-22	No change	Kinster Dr. as dead-end street	Response: Kinster Dr classified as 2 lane divided roadway with parking
3		Cloverleaf Center	0.96	PD-22	No change	No comment	
3		Cloverleaf multi-family property	3.3	PD-22	No change	No comment	
4	27	Milestone	46.2	I-3	TMX zone at 0.75	1.0 FAR (1.31 m s.f.)	Response: Current entitlements of

I.D.	Ltr#	Property Name	Size (acres)	Current Zone	Staff Recommendation	Property Owner Request	Comments
		Business Park			FAR (1.07 m s.f. office/flex; 150,000 s.f. hotel; 13,000 s.f.retail) 225 multifamily du	office; 156,000 s.f. hotel; 72,000 s.f. retail) 400 du	property are 907,000 s.f office with 470,000 s.f. complete in three of five approved buildings. The TMX zone allows for broader uses and additional 0.25 FAR. Staff opposes extensive retail.
4a		Extended Stay Hotel	8	I-3	No change		
5		Milestone Housing	70.86	R-30	No change		
6		Wabtec Industrial	20.40	R & D	No change		
7		Brookfield at Milestone Community		R-30	No change		



ATTACHMENT 8

Lerner Property
Illustrative Concept



ATTACHMENT 9



Legend

	Office
	Retail
	Hotel
	Residential
	Active Adult
	Assistant Living
	Active Adult
	Townhouse
	Parking

PROJECT# 090307016 | REVISION# 001 | DATE 09 30 2008

Area ILLUSTRATIVE PLAN



1" = 100'

CRYSTAL ROCK
Germantown, Maryland

The Evans Group
Architecture Planning Landscape Architecture Interiors

COOPER CARRY

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