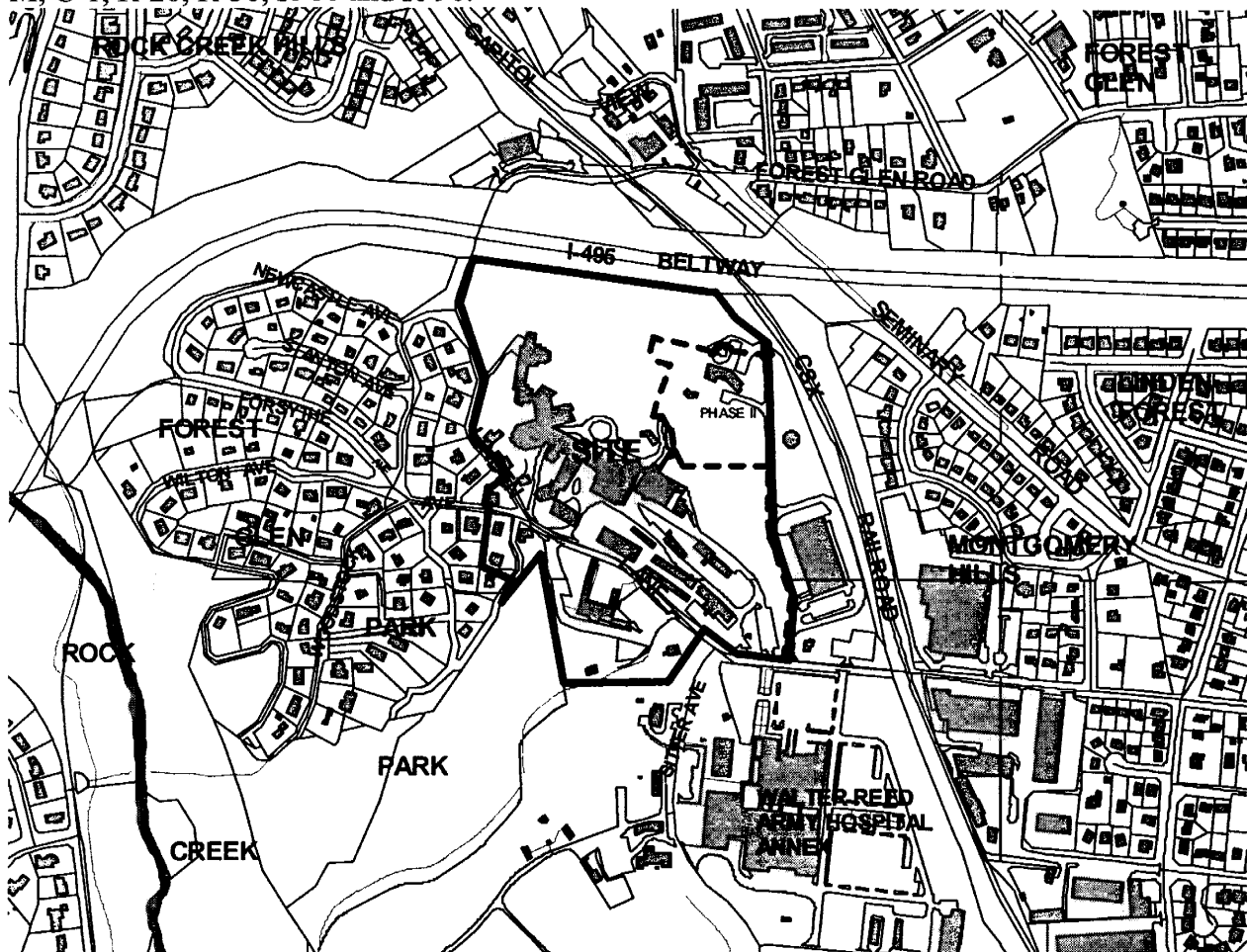


**PROJECT DESCRIPTION:** Site Vicinity

The subject property is located in the northeast quadrant at the intersection of Linden Lane and Sitter Avenue in Silver Spring, Maryland. The site is directly adjacent to and south of the I-495 Capital Beltway and southwest of the CSX railroad tracks. The surrounding community to the west is the Forest Glen Park subdivision (plat book L, page 71), established in 1921. A number of re-subdivisions of previously recorded lots have occurred along Linden Lane within this subdivision (Plat books 185, pages 60 and 79, and book 604, page 98). Directly to the south of the property is the Walter Reed Hospital Annex site, including associated research buildings, ancillary parking and recreation fields. All of the property to the south and west of the site is zoned R-90.

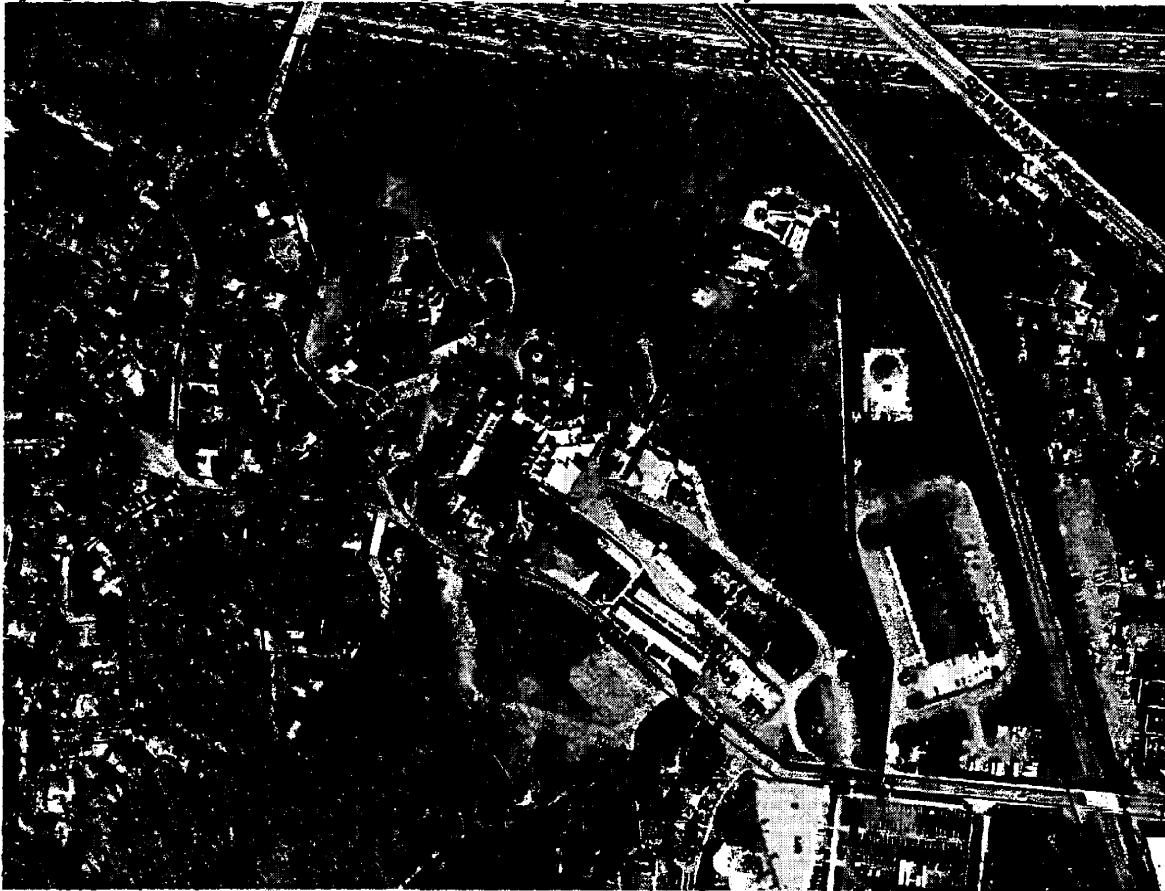
The property across the CSX railroad tracks to the east is zoned R-60 and consists of primarily residential properties, mixed with some office and industrial sites. The subdivisions associated with this area include Linden Forest (plat book 137, page 32) and Montgomery Hills Forest (plat book N, page 73). Linden Lane becomes Forest Glen Road, north of the beltway at the intersection of Seminary Road. This intersection contains a mix of office, retail and automobile service, surrounded by the residential communities of Forest Glen (plat book A, page 52) and Rock Creek Hills (plat book 528, page 48). The intersection is a mix of zones consisting of O-M, C-1, R-20, R-30, R-60 and R-90.



**PROJECT DESCRIPTION:** Site Description

The overall site is comprised of 32.18 acres, however the Phase I tract area consists of 27.95 acres. The property consists of a collection of buildings that are architecturally eclectic to emphasize structures reminiscent of different eras and regions. Many of the well-known buildings include the Japanese Pagoda, the Swiss Chalet, Ye Forest Inn and the Ballroom; however, smaller buildings, parking areas, sculptures and various housing types exist on the site. The National Park Seminary site was recently purchased from Montgomery County via the U.S. Army. Since 1943, the Army has used the site as a rehabilitation hospital for returning veterans. Prior to 1943, the site was originally constructed as a railroad era hotel, known as Ye Forest Inn and then as a private finishing school for women. The peaceful setting of the site includes not only the various architectural collections, but the accompanying grounds and paths within the site as well. The north side of Linden Lane contains the buildings is located within a historic setting under the purview of the Maryland Historic Trust, the National Park Service and the Montgomery County Historic Preservation Commission. Additionally, the existing one-family structures on the southwest side of Linden Lane and Woodstock Court are also part of the historic setting.

The forested stream valley that traverses the center of the site, from the southeast to the northwest, is known as "The Glen". The Glen contains a stream valley buffer, steep slopes and a number of large and specimen trees. The southwestern portion of the site also contains a grouping of specimen trees at the top of the slopes at the entry to Rock Creek Park.



**PROJECT DESCRIPTION:** Proposal

The applicant, Forest Glen Venture, LLC, is proposing to develop the 32.18-acre site in two phases for a total of 280 dwelling units. Phase I consists of 257 dwelling units, including 155 multi-family units, 90 one-family attached units, 12 one-family detached units, including 56 Moderately Priced Dwelling Units (MPDUs) on 27.95 acres. Phase II will be comprised of the remaining acreage and allotted dwelling units and will need to proceed through the site plan process at the appropriate time. The National Park Seminary site was rezoned from R-60 to PD-15 [G-828] on December 16, 2004.

Below is a catalogue of pictures of some of the existing structures that accent the site and provide the architectural collage of the architectural styles that are reminiscent of the particular era by which the buildings represent.



View of the Existing Gymnasium



View of the Existing American Bungalow

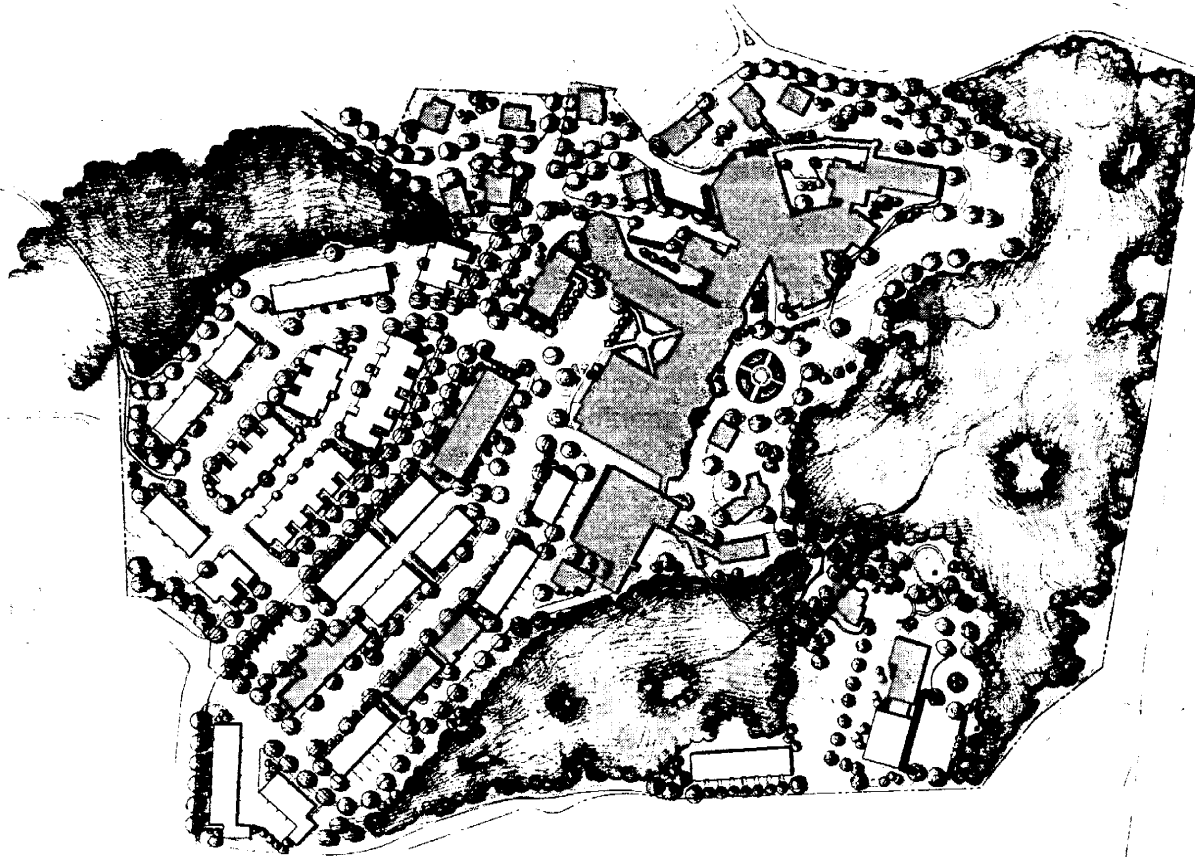


Southern View of the Ye Forest Inn



View of the Existing Pagoda

The site is physically separated by Linden Lane into two development areas. The southern portion of Linden Lane is comprised of 39 townhouses accessed by Private Street B and five one-family detached dwelling units, one of which has been relocated from its original location at the southeastern boundary. The north side of Linden Lane consists of the existing historic buildings, which will be converted to condominiums, 51 townhouses and a one-family detached house.



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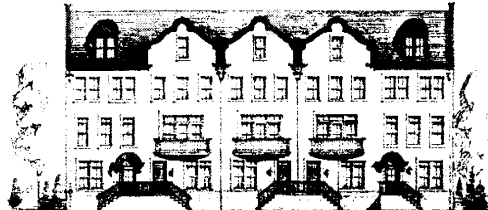
The important aspects of Linden Lane rely on a less intense road section with a minimal visual impact in order to retain the country road experience that has been maintained in the Forest Glen area. The Master Plan proposes a primary road section for Linden Lane from the eastern boundary to the section near the Pagoda. A primary road section consists of a 70-foot-wide right-of-way with 26 feet of paving; however, the Department of Public Works and Transportation (DPWT), with support from M-NCPPC-Transportation, has agreed to grant a reduction of the right-of-way to 52 feet with 21 feet of paving and 7-foot-wide parallel parking bays on one side of the road. The area from the Pagoda to the bridge at the intersection of Linden Lane and Newcastle Avenue is improved with curb and gutter on the north side of Linden Lane and a 5-foot-wide sidewalk from the existing historic bridge to Newcastle Avenue. The southwest side of Linden Lane will remain in the existing condition.

The site is accessed internally by 22 and 24-foot-wide private drives to serve the townhouses and condominium units. The alleys for the townhouses to the south of Linden Lane are 20-foot-wide while the alleys on the north side are 22-foot-wide. Many of the existing internal streets, such as Hume Drive and Dewitt Drive, will remain as part of the historic character of the site and provide access to the condominium units. Dewitt Drive is an internal one-way street circulating from the rear of the Ye Forest Inn building and between the Ballroom building, exiting out to Linden Lane. Sacks Road is an existing internal one-way street that provides access from the existing historic bridge to the optional parking garage. Sacks Road continues as a one-way street behind the Pagoda and Swiss Chalet, on the south side of the Ballroom building.



The proposed townhouses are grouped on the southern side of Linden Lane, which is not in the historic setting, and in the location of the army barracks and surface parking

View of the townhouses along Linden Lane areas directly north of Linden Lane. The townhouses consist of a variety of architectural styles to complement the existing historic structures and add architectural value to the surrounding neighborhood. The existing one-family houses will remain as dwelling units on separate building lots. The various buildings, such as the “Ye Forest Inn”, Music Hall and the Gymnasium will be converted to condominium units while retaining their exterior architectural identity. The ballroom will be used for community functions.



#### Proposed townhouses

Landscaping consists of a mix of deciduous and evergreen shrubs with flowering trees for the foundation planting in the front of the proposed townhouse units with larger shade trees spaced appropriately within the larger green areas between units. The alley treatment in the rear of the proposed townhouse units allows for small shrubs, groundcover and ornamental grasses between the parking pad areas. Foundation planting for the historic structures resembles the setting for each building and the architectural style indicative of the era. The applicant researched historic documentation to determine the appropriate plant palette, if any, associated with each building.

The streetscape for Linden Lane within the 52-foot-wide right-of-way consists of smaller shade trees within a 4-foot-wide lawn panel and five-foot-wide sidewalk beyond the lawn panel. Larger deciduous shade trees punctuate the private entrances into the development.

The entrance to the site from the east features stone entry walls to accent the historic nature of the existing buildings and provide identity to the proposed townhouse units. The stone walls will also screen the proposed surface parking facilities situated along Linden Lane. The stone being used for the walls near the entrance and internally will come from existing structural features and buildings removed from the site. The reuse of the material will complement the existing features on the site and provide continuity with the proposed building material.

Recreational facilities on the property consist of a variety of outdoor activities such as open lawn areas, nature trails and pathways, including the interpretive trail and picnic and seating areas. The interpretive trail provides access from the Glen at the northern boundary to the entrance of the Rock Creek trail. Interpretive signs will be placed along the hard surface trail to include history of the site and specific architectural and scenic amenities within the Seminary property. Indoor activity areas include a fitness facility and exercise room as well as a community room located within the existing ballroom. The community room is scheduled for use as a neighborhood community facility.

Forest conservation requirements have been met with the retention of 8.70 acres of the 11.7 acres of existing forest on the site. The entirety of the Glen will be placed in a forest conservation easement and protected for its historic value, visual contributions and environmental benefits. Protection of the large and specimen trees on the property is integral to the requirements of the Forest Conservation Plan. Mitigation for the existing and proposed encroachment within the stream valley buffer is being addressed through an enhancement package.

The plan proposes 15.77 acres of open space or green area, or 62 percent of the net property area, in compliance with the minimum 50 percent required by the PD-15 Zone. The green area requirements and stormwater management facilities satisfy the Phase I portion of the development only. The Montgomery County Department of Permitting Services approved the stormwater management concept on February 24, 2005.

**PROJECT DESCRIPTION:** Prior Approvals

Zoning/Development Plan

The subject property was rezoned from the R-90 Zone to the PD-15 Zone by Local Map Amendment G-828. The application was approved for a total of 280 dwelling units by the District Council on March 1, 2005. The resolution is attached in Appendix B of this report.

Preliminary Plan

The Preliminary Plan of subdivision #1-05054 is being reviewed and presented to the Planning Board concurrently with the site plan.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE (PD-15 Zone)**

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):		
Phase I	N/A*	27.95
Phase II (not included in this application)		<u>4.23</u>
Total		32.18
Max. Density of Development (d.u./ac.)		
Phase I	15	9.19
Phase II (not included in this application)	15	5.44
Number of Dwelling Units		
<u>Phase I</u>		
Detached unit (min.)		12 (9 existing)
Attached unit		90
Multi-family		<u>155</u>
Total	419	257**
Min. Building Setbacks (ft.)		
<u>Existing Historic Buildings</u>		
from property line	0	0
from adjoining R-90 Zone	100	20***
<u>Proposed One-family attached units (townhouses)</u>		
(Lots 1-21, 23-42, 44-53-north side of Linden Lane)		
Front	0	5
Side	0	0
Rear	0	2
(Lots 1-7, 25-37-south side of Linden Lane)		
Front	0	5
Side	0	0
Rear	0	4
(Lots 18 & 19-south side of Linden Lane)		
Front	0	2
Side	0	0
Rear	0	3
(Lots 8-17, 20-24, 38, 39-south side of Linden Lane)		

Front	0	5
Side	0	0
Rear	0	3
<u>Proposed One-family detached units</u>		
Lot 40 (relocated from lot 2&3, blk A)		
Front	0	17
Side	0	7
Rear	0	15
Lot 59		
Front	0	10
Side	0	5
Rear	0	5
Min. Green Area (%)	50	61
Max. Building Height (ft.):		
Existing Dwelling Units	no greater than 50	50***
Proposed Dwelling Units	no greater than 50	40
Parking Spaces:		
One-family detached (2 sp./unit @ 12)	24	24
One-family attached units (2 sp./unit @ 90)	180	180
Dedicated Rock Creek Park spaces	N/A	5
Visitor	N/A	18
<u>Multi-family</u>		
1-Bedroom (42 units @ 1.25 sp/unit)	53	53
2-Bedroom (85 units @ 1.5 sp/unit)	128	128
3-Bedroom (28 units @ 2 sp/unit)	56	56
Catholic Charities/Transitional Housing (19 rooms @ 1 sp./room)	19	19
Optional Parking Deck	N/A	<u>52</u>
Total Parking Spaces		534
		(incl. 11 HC spaces)

- \* The gross area of the site must be sufficient to construct 50 or more dwelling units under the density category.
- \*\* The zoning case and associated development plan (G-828) approved a total of 280 units for the 32.18-acre site. Phase I is proposing a total of 257 dwelling units. Phase II will include the remaining 23 dwelling units.
- \*\*\* The applicant is requesting a waiver of the setbacks and height requirements. The applicant is requesting a waiver to Section 59-C-7.15(b)(1), providing that “no building other than a one-family detached residence can be constructed within 100 feet of such adjoining land, and (2), “no building can be constructed to a height greater than its distance from such adjoining land. A waiver may be granted by the Planning Board, pursuant to subsection (d), if, “the site is within close proximity to a historic district and the Planning Board finds that reduced setbacks or increased building height will facilitate the preservation, reuse, or redevelopment of a designated historic district and the immediately adjoining property will not be adversely affected by the waiver.”



**PHASE I  
RECREATION CALCULATIONS**

	Tots	Children	Teens	Adults	Seniors
<b>Demand Points</b>					
High-rise units (31)	1.64	1.64	1.64	31.57	18.86
Garden Apartments (124)	12.54	15.96	13.68	134.52	18.84
One-family detached units (90)	15.30	19.80	16.20	116.10	6.30
<u>One-family attached units (12)</u>	<u>1.68</u>	<u>2.28</u>	<u>2.76</u>	<u>15.24</u>	<u>1.56</u>
<b>Total Required Points</b>	<b>31.16</b>	<b>39.68</b>	<b>34.28</b>	<b>297.43</b>	<b>45.56</b>
<b>Supply Points</b>					
Picnic/sitting (13)	13.0	13.0	19.5	65.0	26.0
Open Play Area II (1)	3.0	4.0	4.0	10.0	1.0
Pedestrian System	3.15	8.83	7.61	146.75	19.98
Nature Trails	1.58	4.42	7.61	48.92	6.66
Natural Areas	0.0	2.21	5.71	32.61	2.22
Indoor Community Space	3.15	6.63	11.42	97.83	17.76
Indoor Exercise Room	3.15	4.42	11.42	97.83	17.76
<u>Indoor Fitness Facility</u>	<u>0.00</u>	<u>4.42</u>	<u>3.81</u>	<u>65.22</u>	<u>6.66</u>
<b>Total Supply Points</b>	<b>27.03</b>	<b>47.93</b>	<b>71.08</b>	<b>564.16</b>	<b>98.04</b>
% of demand met on-site	87	121	207	190	215

Phase II will consist of 23 additional units in the northeast corner of the site. All of the recreation requirements will be satisfied within the boundaries of Phase II.

**MPDU CALCULATION**

Total Number of Units Permitted: [32.18 ac. (Phases I and II) x 15 (du/ac)]	483 dwelling units
Total Number of Units Proposed:	280 dwelling units*
Total Number of MPDUs Required:	35 MPDUs
Total Number of MPDUs (Affordable Housing Units) Provided @ 20%:	56 MPDUs

\*Proposal was limited to 280 dwelling units pursuant to G-828

**ANALYSIS:**

**Conformance to Master Plan**

The North and West Silver Spring Master Plan specifically addresses the Forest Glen site in context with the historic status and the deterioration of existing buildings. In addition, when the Master Plan was prepared, the Army and General Services Administration were seeking to transfer the property to another government agency or private entity. The Master Plan could not anticipate this proposal but did foresee a need to balance complex issues for any reuse scenario. For this reason, the Master Plan laid out six guidelines for a redevelopment of this site including: Maintain and restore the district's historic integrity, including the buildings, relationship between

the buildings, and the character of open space; limit impacts on environmentally sensitive areas and provide for private conservation easements and public ownership; Consider, where compatible with the proposed use, the ability to allow access to buildings with public or quasi-public uses such as the Ballroom, Chapel and Pagoda; Minimize traffic impact; minimize noise, light and other environmental impacts and provide trail connections.

#### Local Area Transportation Review

A traffic study was submitted to determine the impacts of the proposed development on the surrounding road network, in accordance with the Local Area Transportation Review (LATR) Guidelines. As part of the traffic study scoping, staff requested a signal warrant analysis for existing, background, and total future conditions at the intersection of Linden Lane and Brookville Road since it was identified in the *North and West Silver Spring Master Plan* for future improvements. The results of the warrant analysis indicate that minimum requirements in the *Manual of Uniform Traffic Control Devices* for traffic signalization are met for existing volumes. The additional background and total traffic will not increase the number of hours that the warrant requirements will be met.

The Master Plan recommends improvements to the intersection of Brookville Road and Linden Lane. The improvement study of this intersection is high on the County's Priority List, and it is also part of the State's Number One Project Planning Priority List. A traffic signal could be an interim solution to a long-range improvement plan for this location. Transportation Planning staff recommends that the applicant participate in funding of installation of a traffic signal at this location. The applicant's contribution is justified due to the mitigation of their trips at this location. The modification could potentially enhance the safety and convenience for the residents of the development, and the surrounding communities.

#### Forest Conservation/Environmental Mitigation and Enhancement

Forest conservation requirements have been met with the retention of 8.70 acres of the 11.7 acres of existing forest on the site. The entirety of the Glen will be placed in a forest conservation easement and protected for its historic value, visual contributions and environmental benefits.

Several areas of the environmental buffer have existing encroachments caused by historic buildings to be preserved and new buildings where disturbance had already occurred. Full restoration of the buffer to natural conditions would be contrary to the historical restoration of these nationally recognized historic landmarks. Therefore, compensation for the encroachments is appropriate after minimization has been fully examined, to enhance the existing conditions of the remaining environmental buffer.

#### Noise

Staff has reviewed the noise analysis/monitoring results and recommended mitigation measures and believes that the preferred mitigation methods on this Phase I portion of the site is acoustical treatment to assure acceptable interior sound levels. While an extension of the existing Beltway barrier may provide some additional mitigation to exterior levels, staff believes that the benefit will be minimal for the reasons cited in the report

In this specific situation, noise impacts are amplified by the very high peaks and tonal quality associated with the train and its required warning whistle, together with the noise from the adjoining Beltway/I-495. Given the high pitched whistle noise, staff recommends that acoustical treatment be taken to the higher standard of 40 dBA for the bedroom areas only, with the standard 45 dBA Ldn applicable elsewhere.

This approach is consistent with the more restrictive standards (5 dBA lower) for noise having unique tonal characteristics included in the County Noise Ordinance (Chapter 31B), and has been approved by the Planning Board in the Traville site plan where residential units adjoined Shady Grove Road carrying large volumes of quarry trucks.

While mitigation of the rail noise by barrier may be feasible, staff suggests that any noise-tolerant uses on the site be located along the roadway.

#### Historic Preservation

The National Park Seminary Site (Master Plan Site #36/01) is a unique historic site comprised of 29 existing buildings, 23 of which contribute to the historic district, situated in a campus setting. Approximately 27 acres of the 32+-acre site are located within the historic district and are subject to a preservation easement held by the Maryland Historic Trust. Most of the existing buildings are proposed for rehabilitation and are to be converted to condominiums or one-family residences. The army barracks constructed after the main buildings on the campus, will be replaced with townhouses. The only remaining use on the property is a transitional housing facility for men operated by Catholic Charities, which will be relocated on site as part of the development proposal.

The Historic Preservation Commission (HPC) voiced their concerns with regard to improvements to Linden Lane, architectural design of the new construction, landscaping, lighting and the proposed parking garage. The direction of their comments focused on the intent to maintain the historic nature and integrity of the site.

**FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required.*

The proposed development is consistent with the approved Zoning Case and associated Development Plan (G-828) in terms of land use, density, location, building height and development guidelines.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan meets all of the requirements of the PD-15 Zone as demonstrated in the project Data Table above.

3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

- a. **Buildings**

The site is comprised of numerous historic buildings that are reminiscent of specific eras and architectural significance. The majority of the existing buildings are included in the historic setting for the National Park Seminary, which is on the National Register of Historic Places and the Montgomery County Master Plan for Historic Preservation. All of the buildings to remain will be maintained and rehabilitated in the historic context that exists, under the guidance and supervision of the Maryland Historic Trust (MHT) and the Historic Preservation Commission (HPC). A vernacular farmhouse, located at the southeastern property line near Steven Sitter Avenue will be relocated to a proposed lot on Woodstock Court with five other detached units. An additional unit is proposed on the northeast side of Linden Lane, adjacent to the existing Swiss Chalet building.

The army barracks and ancillary parking located in the southeast section of the property, on the north side of Linden Lane, will be removed with this application and are not considered historically significant to the original National Park Seminary site.

The proposed townhouses are grouped on the southern side of Linden Lane, which is not in the historic setting, and in the location of the army barracks and surface parking areas directly north of Linden Lane. The townhouses consist of a variety of architectural styles to complement the existing historic structures and add architectural value to the surrounding neighborhood. The existing one-family houses will remain as dwelling units on separate building lots. The various buildings, such as the "Ye Forest Inn", Music Hall and the Gymnasium will be converted to condominium units while retaining their exterior architectural identity. The ballroom will be used for community functions.

The proposed parking garage is located within the footprint of the Odeon in the northwest corner of the site, adjacent to the Music Hall building and open lawn area that backs to the Glen. The structure is depicted as optional on the site plan.

All of the proposed improvements within the historic setting, including the rehabilitation of the existing historic structures as well as the new units, will be subject to Historic Area Work Permits (HAWP) and review by the Historic Preservation Commission (HPC) and the Maryland Historic Trust (MHT).

Additional townhouses and existing historic buildings that will be converted to condominium units in the northeast corner of the site, will be addressed with the Phase II site plan application.

b. Open Spaces

The plan proposes 15.77 acres of open space or green area, or 62 percent of the net property area, in compliance with the minimum 50 percent required by the PD-15 Zone. The open space is located between units and along the perimeter of the property, and more specifically in two concentrated areas within the Glen and the area to be dedicated to M-NCPPC as part of the Rock Creek Park.

The proposed stormwater management concept consists of (1) on-site channel protection measures via underground storage and porous pavement; (2) on-site water quality control via stormfilters, separator sand filters, porous pavement, water quality unit/hydrodynamic structures, sheet flow to buffer and infiltration. On-site recharge is not required. Channel protection is required in specific areas where the one-year post-development discharge is less than 2.0 cfs.

The stormwater management facilities are provided as separate parcels, where applicable, to accommodate for future maintenance. The green area requirements and stormwater management facilities satisfy the Phase I portion of the development only. Phase II will need to satisfy the requirements for stormwater management at the time the future phase is developed.

c. Landscaping and Lighting

The proposed landscaping on the site consists of a mix of shade, evergreen and flowering trees throughout the entire site and especially in the green space areas adjacent to the structures and seating areas.

Internal courtyards accent the entrance to the condominium units, emphasizing the historic setting that previously existed to recreate an atmosphere associated with the individual historic buildings.

Foundation planting has been proposed around the existing historic structures, consistent with photographs and written documentation of plant material of the

region and plant material indicative of the time period and era of the structures. The proposed foundation planting will need to be approved by the Maryland Historic Trust and the Historic Preservation Commission during the Historic Area Work Permit process for the historic structures. Foundation planting around the proposed townhouses consists of a mix of evergreen and deciduous shrubs as a backdrop to the lawn area between the road and the building, as well as flowering trees to accentuate the vertical elements.

The streetscape for Linden Lane within the 52-foot-wide right-of-way consists of smaller shade trees within a 4-foot-wide lawn panel and five-foot-wide sidewalk beyond the lawn panel.

The lighting plan consists of a variety of light fixtures that are complementary to the streetscape and existing and proposed architectural features. Light poles have been limited to 18 feet, except where the lighting is potentially contained in the rear of the site, north of the "Ye Forest Inn" building located off of Dewitt Circle and Drive. The lighting on Linden Lane, which potentially has the greatest impact to the neighborhood, is limited to 12 feet and has been spaced a greater distance than is normally required by the Department of Public Works and Transportation. The light standards on the optional parking deck are limited to 12 feet and located internally to avoid spillover. All fixtures can be equipped with shields, reflectors, refractors or deflectors to negate glare on adjacent properties. The light fixtures on Dewitt Drive will be located in a manner to protect the three specimen trees on the north side of the proposed driveway and surface parking facility.

d. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above for Phase I of the development. The Phase II recreation facilities will need to be provided. The proposed Phase I recreation facilities, including the picnic/seating areas, natural areas and trails, open play areas and the indoor community areas are adequate, safe and efficient.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation and access is adequate, safe and efficient.

The primary access through the site is Linden Lane, a 20-foot-wide asphalt road that connects to a point over the I-495 Beltway to the north and to Seminary Road to the east. Georgia Avenue can be accessed via Forest Glen Road from both the north and east in numerous directions. Further points east can be accessed in order to get to Bethesda, Chevy Chase, Kensington and Rockville. Private access points into the site are being provided from Linden Lane and Woodstock Court.

The improved portion of Linden Lane between Steven Sitter Avenue and Woodstock Court will contain 21 feet of paving with a 7-foot-wide parking space on one side of the road, as well as a four-to-five-foot-wide green panel and five-foot-wide sidewalk within a 52-foot-wide right-of-way. The section of Linden Lane northeast of Woodstock Court will be improved with curb and gutter on the north side of the Japanese Pagoda building. A sidewalk can't be accommodated adjacent to the curb in this location due to the location of the existing buildings and grade differences along the road. An eight-foot-wide sidewalk within a 10-foot-wide Public Access Easement (PAE) will be provided behind the existing structures for pedestrian connectivity from Woodstock Court to the existing bridge on Linden Lane.

An eight-foot-wide shared use path will connect from the Private Street B to the existing segment of the Rock Creek trailhead in the southernmost corner. The eight-foot-wide hard surface path transitions to a five-foot-wide path and will continue internally through the site as an interpretive trail from the Rock Creek trail to the Glen. The interpretive signs are proposed at key locations that plan to highlight and identify historically significant areas of the site.

Internal sidewalks will also be provided to facilitate pedestrian circulation throughout the development to Linden Lane and to the interpretive trail that leads you north to the Glen and south to the Rock Creek trail.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The structures and uses proposed with this site plan are compatible with the existing communities and adjacent development.

The various existing architectural styles emphasize a campus-like setting for the subject site on the north side of Linden Lane. The existing buildings are compatible within the setting, and the rehabilitation of the buildings will remain consistent with the original styles that exist today, under the purview of the Maryland Historic Trust (MHT) and the Historic Preservation Commission (HPC).

The existing one-family detached dwelling units on the south side of Linden Lane are also part of the historic setting and will remain as a natural transition to the proposed townhouses further east along Linden Lane. The existing houses are integral to the vernacular setting of the existing and surrounding neighborhood. The one-family dwelling near Steven Sitter Avenue will be relocated to the grouping of one-family houses on Woodstock Court. A separate lot will house the relocated structure and complete the portion of the Court that currently yields the five existing structures.

The proposed townhouses on the north side of Linden Lane are also under the purview of the historic review agencies and are consistent with the existing infrastructure to fill the void in the location of the buildings that will be removed. Twenty townhouse units

capture the space where the existing army barracks are located. An additional 16 proposed units follow the same pattern of the existing structures along Hume Drive, which serves as the northeastern perimeter road. The location and siting of these units allows for views and access to the open space that leads to the Glen. All of the proposed townhouse units adjacent to Linden Lane will front onto the public road with rear-loaded alleys to continue the character of the homes along Linden Lane.

The proposed townhouses on the south side of Linden Lane are not part of the historic setting; however, will be consistent with the architecture proposed for the units within the historic setting on the opposite side of the road. These are larger, garden style units that offer a transition to the one-family units directly adjacent on Woodstock Court. The U.S. Army complex to the southeast is set back from the development, providing a transition to a more industrial use. The dedication of the park property in the southern corner of the site provides additional useable green area for the park and creates more identity for users of Rock Creek Park.

The height of the proposed units is compatible with the existing historic buildings and with the existing one-family structures in the adjacent and surrounding communities. The proposed townhouses and one-family attached dwelling units are proposed for 40 feet in height, which is consistent to the R-60 zoning standards applicable to the surrounding community. A waiver is being sought for the height requirement for those structures constructed to a height greater than the distance from an adjoining residentially zoned property for the existing multi-family units that currently exceed the 50-foot height.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

Forest conservation requirements have been met with the retention of 8.70 acres of the 11.7 acres of existing forest on the site. The final forest conservation plan will address the recommendations for forest enhancement, invasives control, supplemental planting, and stabilization.

Several large and specimen trees will be protected during the construction process. Many of the trees are within the historic setting; however, a grove of specimen trees located in the dedicated park area will also be protected due to the level of construction around the perimeter of the trees. Forest conservation easements are proposed for the Glen and dedicated park area to ensure preservation of the natural features.

Several areas of the environmental buffer have existing encroachments that include buildings to be preserved, and new buildings where disturbance had already occurred. Full restoration of the buffer to natural conditions would be contrary to the historical restoration for these nationally recognized historic landmark. Therefore, compensation for the encroachments is appropriate after minimization has been fully examined, and is the basis for the conditions above that enhance the existing conditions of the remaining environmental buffer as compensation for the supportable and minimized encroachments.



## APPENDICES

- A. Affordable Housing Impact Statement/Letter from DHCA.
- B. Council Resolution for Zoning Map Amendment G-828.
- C. Memorandums from County and State agencies.
- D. Letter from the Mid-County Citizens Advisory Board and the Forest Glen Citizen's Assoc.