

National Park Seminary
 Site Plan No. 8-05024
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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	45
Parking Spaces:		
One-family detached (2 sp./unit @ 12)	24	24
One-family attached units	180	180

(2 sp./unit @ 90)		
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		<u>534</u> (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 requested a waiver of the setbacks and height requirements, which the Planning Board granted in connection with the approval of Preliminary Plan No. 1-05054 for this project.

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

a. Buildings

The location of the buildings and structures are adequate safe and efficient. The Subject Property 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 MHT and the Historic Preservation Commission ("HPC"). A vernacular farmhouse, located at the southeastern property line near Stephen Sitter Lane 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 Main building, Music Hall and the Gymnasium will be converted to condominium or rental units while retaining their exterior architectural identity. The Ballroom will be used for community functions as a public amenity on a defined basis.

The proposed parking garage is located within the footprint of the Odeon in the northwest corner of the Property, 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 HPC and MHT. The eight townhouses along Smith Drive and the existing historic building known as the Villa (the northeast corner of the Property) will be addressed with the Phase II Site Plan application.

b. Open Spaces

The locations of the open spaces are adequate, safe and efficient. The Project 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 storm filters, 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.

c. Landscaping and Lighting

The landscaping and lighting for the Project are adequate, safe and efficient. The proposed landscaping on the Subject Property 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 MHT and HPC during the HAWP 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 five-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 Main building located off of Dewitt Circle and Dewitt 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 that is normally required by MCDPWT. The light standards on the optional parking deck is 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 Facilities

Recreation demand will be satisfied in accordance with the conditions of approval requiring a revised on-site supply calculation. The current total shown in the recreation calculations table for Phase I of the development are as follows:

**PHASE I
RECREATION CALCULATIONS**

	Tots	Children	Teens	Adults	Seniors
Demand Points					
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
One-family attached units (12)	1.68	2.28	2.76	15.24	1.56
Total Required Points	31.16	39.68	34.28	297.43	45.56
Supply Points					
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
Indoor Fitness Facility	0.00	4.42	3.81	65.22	6.66
Total Supply Points	27.03	47.93	71.08	564.16	98.04
% 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.

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 are adequate, safe and efficient.

The primary access through the Property 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 Property are being provided from Linden Lane and Woodstock Court.

The improved portion of Linden Lane between Stephen Sitter Lane and Woodstock Court will contain approximately 28 feet of paving, including 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 cannot be accommodated adjacent to the curb in this location due to the location of the existing buildings and grade differences along the road. A five-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.

A five to 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 Property 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 Property.

Internal sidewalks also will be provided to facilitate pedestrian circulation throughout the development to Linden Lane and to the interpretive trail that leads one 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 the Site Plan are compatible with the existing communities and adjacent development. The various existing architectural styles emphasize a campus-like setting for the Property 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 MHT and the HPC.

The existing one-family detached dwelling units on the south side of Linden Lane also are 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 Stephen Sitter Lane 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 also are 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. These are larger garden style units that offer a transition to the one-family units directly adjacent on Woodstock Court. The Army complex to the southeast is set back from the development providing a transition to a more institutional use. The dedication of the park property in the southern corner of the Property south of Linden Lane provides additional useable green area for the park and creates more identity for users of the Rock Creek Park.

The height of the proposed units is compatible to 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 up to 45 feet in height, which is compatible with the surrounding community. A waiver was approved by the Planning Board as part of the Preliminary Plan approval pursuant to Section 59-C-7.15(b) of the Zoning Ordinance for certain height and setback requirements for those units that adjoin residentially zoned land.

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 Property. The final forest conservation plan will

address the recommendations for forest enhancement, invasive 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 this nationally recognized historic landmark. Therefore, compensation for the encroachments is found by the Planning Board to be appropriate after minimization has been fully examined, and is the basis for the enhancements to the remaining environmental buffer as compensation for the supportable and minimized encroachments.

VIII. PLANNING BOARD ACTION AND CONDITIONS

The Montgomery County Planning Board APPROVES Site Plan No. 8-05024 for 257 dwelling units for Phase I, including 155 multi-family units, 90 one-family attached (townhouse) units, and 12 one-family detached units, including 56 MPDUs on 27.95 gross acres in the PD-15 Zone with the following conditions:

1. Development Plan Conformance
The proposed development shall comply with the binding elements listed in the Zoning Map Amendment G-828 and associated Development Plan.
2. Preliminary Plan Conformance
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-05054.
3. Site Design
 - a. Provide three dedicated parking spaces at the trailhead near lot 31 on Private Street B that will be available for use by the public, including trail users during daylight hours.
 - b. Provide the boundary of the historic setting on the site plan.

4. Landscaping

Provide the final foundation planting designs for the historic structures, in conjunction with the reviews from the Maryland Historic Trust (MHT) and Historic Preservation Commission (HPC).

5. Lighting

- a. All light fixtures shall be full cut-off fixtures or be able to equip the fixture with a refractor, reflector, deflector or shield.
- b. Deflectors or shields shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent residential properties.
- c. Illumination levels shall not exceed 0.5 foot-candles (fc) at any property line abutting adjacent residential properties.
- d. The height of the light poles shall not exceed 18 feet including the mounting base, except on Dewitt Drive and Dewitt Circle where the poles shall not exceed 24 feet.
- e. Construction methods for the lights on Dewitt Drive, between Dewitt Circle and the parking garage shall be shown on the Tree Protection Plan. Trenching is not permitted outside the limits of disturbance for the proposed surface parking facility in order to protect specimen trees 72-74.

6. Pedestrian Circulation

- a. Provide a PAE (Public Access Easement) over the portion of the 5-foot-wide and 8-foot-wide interpretive trail from the "Glen" to the dedicated park boundary in Parcel B.
- b. The Applicant shall engineer and construct the 8-foot-wide, hard surface trail from Private Street B, through Parcel B, to the existing Rock Creek Park trail. Exact location of trail alignment shall be determined during the preconstruction meeting with M-NCPPC and the Applicant to avoid potential impacts to the grove of specimen trees. Construction specifications of the trail shall be reviewed and approved by M-NCPPC-PPD and Development Review staff. Staff shall have the flexibility to reduce the width of the trail at certain locations to address environmental concerns.
- c. Provide a PAE over the portion of the 5-foot-wide sidewalk adjacent to the west side of Sacks Street and connecting to the existing bridge (one-way Sacks Street) at the intersection with Linden Lane.
- d. Provide a 5-foot-wide sidewalk connection from Sacks Street (bridge) on the east side of Linden Lane to the intersection with Newcastle Avenue.

7. Recreation Facilities

- a. Provide the revised calculations that correspond to the on-site supply and demand totals, as shown on the recreation calculations under the project data table.

- b. Provide on-site and community recreation facilities that include open play areas, pedestrian systems, and nature trails, seating areas and indoor community space, exercise room and fitness facility.

8. M-NCPPC Park Facility

The Applicant shall comply with the following conditions of approval from M-NCPPC-Park Planning and Research Analysis in the memorandum dated February 23, 2005:

- a. The Applicant shall dedicate to M-NCPPC the areas identified on the Site Plan as Parcel B. Dedication of parkland shall not include any stormwater management ponds or facilities. Land to be conveyed by time of record plat for the project areas that include the dedicated parkland and adjacent roads and lots. Dedicated property shall be conveyed free of trash and unnatural debris and the boundaries to be adequately staked and signed to delineate between private properties and parkland.

9. Moderately Priced Dwelling Units (MPDUs)

The proposed development shall provide 56 (or 20 percent) MPDUs/Affordable Units on-site in accordance with the letter from the Department of Housing and Community Affairs to Chairman Berlage dated December 20, 2004.

10. Forest Conservation

The Applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memoranda dated March 25, 2005 and March 29, 2005:

- a. The proposed development shall comply with the conditions of the final forest conservation plan. The Applicant shall satisfy all conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services (MCDPS) issuance of sediment and erosion control permits.
- b. Record plat of subdivision shall reflect a Category One conservation easement over all remaining areas of environmental buffer, and forest conservation, with a blanket category two tree preservation easement tied to a tree protection plan for specific trees which are to remain (e.g., the Three Sisters Oaks) outside the buffer. Amendments to allow preservation of historic elements of the site may be proposed, and must be resolved prior to record plat approval.

11. Noise Attenuation

Subject to the requirements of the Maryland Historic Trust (MHT) and the National Park Service (NPS), the Applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated March 25, 2005, to attenuate noise from the CSX Railroad:

- a. Certification from an acoustical engineer that the building shell for residential dwelling units to be constructed within the unmitigated 65 dBA Ldn noise contour,

is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn, with a goal of 40 DBA Ldn for all bedrooms, if possible.

- b. Applicant shall comply with all recommendations from the acoustical engineer to ensure that constructed units achieve acceptable interior noise level as specified above. Any changes in materials and construction that may affect acoustical performance of the structures shall be approved by an acoustical engineer prior to their implementation.

12. Environmental Buffer, Priority Forest and Tree Minimization

The Applicant shall comply with the following conditions of approval from M-NCPPC-Environmental Planning in the memorandum dated March 25, 2005:

- a. The optional parking garage design shall minimize disturbance to forested steep slopes in environmental buffer, consistent with March 18, 2005 letter from Alexander Company regarding the parking structure design. Minimization elements shall include drive aisle widths no greater than 22', and minimal size parking spaces as feasible. Arborist recommendations for nearby trees shall be prepared following redesign.
- b. Compensation for environmental buffer impacts shall be implemented in the form of several enhancements to the remaining buffer areas. These enhancements shall include, but are not limited to, the following measures:
 - 1) Enhancements to the forest structure, and a plan for invasive control management and supplemental plantings as necessary for the Glen
 - 2) Remedial measures for buffer and stream stabilization, including sensitive removal of man-made debris, stabilization of eroded slopes, and stream channel stabilization in selected location(s).
 - 3) Afforestation to the area within the buffer currently in lawn at the southeast corner of the site adjoining the phase II entrance drive.
 - 4) Existing and possible new/relocated pathways within the remaining environmental buffer area shall be located to both maintain historically-significant connections and maximize environmentally sensitive surfaces, wherever feasible.

13. Historic Preservation

The Applicant shall comply with the following conditions of approval from M-NCPPC-Historic Preservation Section in the memorandum dated March 30, 2005:

- a. Apply for a Historic Area Work Permit (HAWP) for the optional parking garage structure, the proposed one-family attached dwelling units on the north side of Linden Lane and for the proposed one-family detached dwelling unit on lot 59.

14. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated January 24, 2005.

- a. Provide separate parcels for the stormwater management facilities, if required by the Montgomery County Department of Permitting Services.
- b. Provide the stormwater management parcels and facilities on the overall site plan.

15. Common Open Space Covenant

Record plat of subdivision shall reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 ("Covenant"). Applicant shall provide verification to M-NCPPC staff prior to issuance of the 180th building permit that Applicant's recorded Homeowners Association Documents incorporate by reference the Covenant.

16. Development Program

Applicant shall construct the proposed development in accordance with a Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

- a. Street tree planting shall progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
- b. Community-wide pedestrian pathways and recreation facilities including the 5-foot-wide interpretive trail, signs and relocated sculptures, the 5-foot-wide public trail (between the Pagoda and the Sacks Street bridge) shall be completed prior to issuance of the 200th building permit.³
- c. The 8-foot-wide trail connection from Private Street B, adjacent to unit 31, to the Rock Creek trailhead shall be completed no later than 6 months after the completion of units 25-37. Provide a program for safe and continuous pedestrian circulation during construction, including signage.
- d. Landscaping, lighting and stone entry walls associated with each parking lot and building shall be completed as construction of the structure, building or road adjacent to each facility is completed.
- e. Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
- f. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
- g. Provide each section of the development with necessary roads.
- h. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths or other features.

17. Clearing and Grading

The Applicant may begin clearing and grading prior to M-NCPPC approval of signature set of plans only after the final Forest Conservation Plan, Sediment Control Plans and

³ While the Revised Conditions submitted on the date of the hearing referred to the 180th building permit, it is clear from the Staff Report and the entire record that the amenities described above in Condition 16 (b) are to be completed by the 200th building permit.

Historic Area Work Permits (HAWP) have been approved. Signature set of plans shall be approved by M-NCPPC prior to issuance of any building permit or recording of plat(s).

18. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Areas of mitigation for the stream buffer encroachment.
- c. Limits of disturbance.
- d. Methods and locations of tree protection.
- e. Forest Conservation easement areas.
- f. MPDU and recreation facility calculations.
- g. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- h. Centralized, screened trash areas for all multi-family units.
- i. Location of outfalls away from tree preservation areas.
- j. Environmental setting protecting the historic resource or site.
- k. Details of the interpretive signs to be reviewed and approved for context and material by the Historic Preservation Commission (HPC) staff and Maryland Historic Trust (MHT).
- l. Details of the signs for the dedicated parking spaces for the Rock Creek Trail on Private Street B to be reviewed and approved by M-NCPPC staff and HPC staff.
- m. Provide a letter from the US Army for off-site grading between the property line and Steven Sitter Avenue or comply with the note as described on the plan.
- n. Provide letters from MHT and HPC regarding the foundation planting and the proposed light fixtures within the historic district.
- o. Submit an interim pedestrian circulation plan for pedestrians and bicyclists that address the continuous operation of the Rock Creek Trail and connection to Linden Lane.

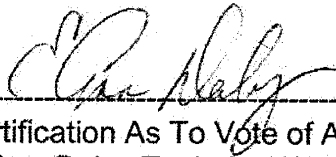
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[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY
DYD 8/3/25
M-NCPPC LEGAL DEPARTMENT

CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on **Thursday, August 4, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Site Plan No. 8-05024, National Park Seminary, Phase 1**. Commissioner Robinson was absent.

A handwritten signature in cursive script, appearing to read "Ann Daly", is written over a horizontal line.

Certification As To Vote of Adoption
E, Ann Daly, Technical Writer