

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
FINAL FOREST CONSERVATION PLAN RECOMMENDATIONS**

TO: Robert Kronenberg
Development Review Division

SUBJECT: Final Forest Conservation Plan # 1-05054 and 8-05024
Preliminary and Site Plan NATIONAL PARK SEMINARY
NRI/FSD # 4-04358 approved on 7/7/04

The subject Forest Conservation Plan has been reviewed by Environmental Planning to determine if it meets the requirements of Chapter 22A of the Montgomery County Code (Forest Conservation Law). The following determination has been made:

Staff recommends **APPROVAL** subject to compliance with all of the following conditions:

- 1) Category I forest conservation easements over all remaining environmental buffer and forest conservation areas, 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). Staff will support a category one forest conservation easement specifically crafted and amended to fit the unique historic circumstances and vegetation on this site.
- 2) Extraordinary measures shall be taken to save specific trees, including but not limited to the Three Sisters Oaks (# 72, 73, and 74) that frame the grassy knoll overlooking the Glen. In addition to the Arborist's recommendations dated March 17, 2005, other measures should be examined to maximize protection, including below-pavement root aeration, use of root stimulants and root fertilization, and all reasonable techniques for saving these trees.
- 3) Environmental Staff supports the minimum acceptable width of access path (5') consistent with maximum protection of high priority stand of oak/poplar forests and steep slopes at the southeast corner of the site.
- 4) Recommendations for removal of hazardous trees, and limbing of trees with standing deadwood shall be made within the preserved forest area, with details as to removal techniques using root sensitive equipment (if necessary), or to leave or mulch onsite.

STANDARD FCP CONDITIONS

XXX Required site inspections by M-NCPPC monitoring staff (as specified in "Trees Technical Manual")

XXX Approval of the following items by M-NCPPC staff prior to DPS issuance of the sediment and erosion control permit:

XXX Tree Protection Plan

- a) Extraordinary measures will be required for certain trees of historical significance.
- b) Plan for clearing and disposition of standing deadwood and structurally-hazardous limbs/trees shall be included.

XXX Supplemental Reforestation Planting Plan (to be done as part of invasives control plan.

XXX Submittal of financial security for areas of invasives management and supplemental planting to M-NCPPC prior to clearing or grading.

XXX Record plat to show appropriate category one forest conservation easements, and limited category two tree save easements for protection of individual trees outside the environmental buffer. Amendments to agreements (as previously discussed) must be approved by M-NCPPC staff prior to plat recordation.

XXX Maintenance agreement for invasives control and supplemental planting to be reviewed and approved by M-NCPPC staff prior to first inspection of planted areas.

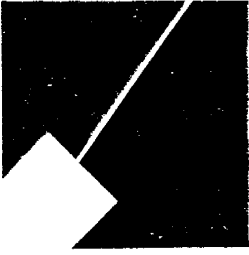
SIGNATURE:



301-495-4550 DATE: 3/25/05

Steve Federline, Environmental Planning
Countywide Planning Division

cc: (applicant)





MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760**MEMORANDUM**

DATE: March 29, 2005

TO: Maureen Decker, County Wide Planning Division, Transportation

VIA: Mary Dolan, County Wide Planning Division, Environmental 

FROM: Marion Clark, County Wide Planning Division, Environmental 

SUBJECT: Application No. AB-672
Road Abandonment of an unimproved portion of Highland Avenue within
the National Park Seminary

Environmental Planning staff recommends **approval** of this application with the following conditions:

- Revise Forest Conservation Plan to include right-of-way in net tract area.
- Revise Forest Conservation Plan to show right-of-way in Category I Forest Conservation Easement.

The Highland Avenue right-of-way is located on the northern portion of the National Park Seminary property in an environmentally sensitive area known as "The Glen". The Glen is a forested stream valley with steep slopes and erodible soils. The never improved right-of-way traverses the site alongside the Rock Creek tributary. Portions of the right-of-way are within the 100-year floodplain and some portions are on steep slopes. If the right-of-way is abandoned, this area should be included in the calculations for forest conservation and shown as permanently protected by a Category I Forest Conservation Easement.

MEMORANDUM

March 25, 2005

TO: Robert Kronenberg Development Review Division - MNCPPC

FROM: Sarah R. Navid
Right-of-Way Permitting and Plan Review Section

SUBJECT: Site Plan Review #8-05024

We have reviewed the site plan dated 3-18-05 and recommend approval based on the following comments which supplement those provided in the DPWT Preliminary Plan #1-05054 letter of 3-18-05.

- 1) The curb extensions along Linden Lane should be designed per MCDPS guidelines—a 6 foot extension width will be provided to allow 22' of roadway width at the intersections.
- 2) The tree spacing, species and method of planting along Linden Lane will be coordinated with Guy Turenne in DPWT Highway Maintenance Section.
- 3) The proposed intersection geometrics at Linden Lane and Woodstock Ave./Ct. are acceptable as shown; the curb ramps/crosswalk on the east leg of Linden Lane should be moved closer to the intersection and the sidewalk on the south east corner should be “wrapped” around the corner to locate it outside of Lot 41.
- 4) The 36' wide cross section on Linden Lane between Stephen Sitter Ave. and Smith Dr. required by DPWT will accommodate the existing westbound left turn lane for Steven Sitter Ave., but will require that the County prohibit some parking on the north side of the street. Show the left turn lane on the site plan. The entire block should be 36 feet, with taper to existing east of Smith Drive.
- 5) Crosswalk markings and parking space lines along Linden Lane should be removed from the final site plan and will not be provided by the applicant.
- 6) We will need details of the proposed raised crosswalk on Linden Lane at Street B. Its basic design will follow the MCDPS criteria. The applicant will provide the signing and crosswalk markings associated with this crosswalk. The County will not permit pavers or bricks in the crosswalk but has allowed special synthetic asphalt paving (stamped and colored to resemble pavers). A Maintenance and Liability Agreement will be required for any special paving feature. The applicant

should consider installing a similar raised crosswalk on Street B at the mid-block crossing point.

- 7) In addition to the improvements to Linden Lane required by DPWT, the applicant will be required to mill and overlay Linden Lane between Woodstock Avenue and the Capital Beltway Bridge and will need to remove and reconstruct the existing speed hump in this section of road, including signing and marking.
- 8) The plans should clearly show the one way operation of the applicable driveways. The applicant will be responsible for and should show the one-way signing needed on the plans.
- 9) The curb return radii on the north leg of Street B at Linden Lane should be 25 feet consistent with the other two-way private streets.
- 10) A double yellow centerline should be provided on Hume Drive from Street A north thru the curve to encourage vehicles to stay on their respective sides of the street and allow for a safer backing maneuver for the Lot 16 garage.
- 11) The intersection of Hume Drive and Dewitt Drive is an awkward design. The handicapped space should be relocated to allow Dewitt Drive to be curved slightly to intersect Hume Drive as the stem of a "T" intersection.
- 12) Wheel stops are acceptable for perpendicular parking spaces adjacent to 5 foot wide sidewalks although 7 foot wide sidewalks are preferable.
- 13) The applicant will be responsible for all new traffic signs and pavement markings needed on public roads necessitated by and adjacent to this site.

Please let me know if you have any questions regarding these comments.

nationalparkseminary.doc

cc: Matt Birenbaum, EYA
William Landfair, VIKA
Steve Robins, Lerch, Early, Brewer
Greg Leck, DPWT
Lisa Rother, Office of the County Executive



March 31, 2005

MEMORANDUM

TO: Robert Kronenberg, Development Review Division

VIA: Glenn Kreger, Community-Based Planning, Team Leader *GK*

FROM: Margaret K. Rifkin, Community-Based Planning, Planner *MR*
Coordinator/Urban Designer

SUBJECT: National Park Seminary Phase I - Site Plan # 8-05024

Recommendation: approval.

Background

Previous memoranda from Community-Based Planning concerning the rezoning application for this proposal are attached and address general conformance with the master plan as well as urban design issues for consideration at the time of preliminary plan and site plan review.

The site plan and preliminary plan are consistent with the master plan recommendations for this property, which are attached. (Master plan pages 40-42).

Staff supports the abandonment of the Highland Avenue right of way, which runs through the Glen on the site. (Memorandum attached.)

with community participation. Additional issues that the Army should address with the surrounding community include the disposition of the National Park Seminary District, the Army Base Master Plan update, future development plans, and hazardous material incident notification procedures.

- **Use Brookville Road as the main entry to the WRAMC.**

Brookville Road is classified as an arterial highway, while Linden Lane is a secondary residential road. Brookville Road is an appropriate main entrance to the base.

- **Minimize traffic impact on surrounding neighborhoods and roadways through on-site measures to control the number of vehicles, direction of vehicles, and timing of arrival/departure.**
- **Comply with the reduced parking levels (one space per two employees) recommended for federal installations in the National Capital Planning Commission's (NCPC) *Comprehensive Plan for the National Capital*.**
- **Maximize the use of public transportation, interoffice shuttles, shuttles to the Metrorail system, and high-occupancy vehicles as recommended in the NCPC *Comprehensive Plan for the National Capital*.**

National Park Seminary Historic District

National Park Seminary, located in the vicinity of Linden Lane and Woodstock Avenue, was the first historic district in the County to be designated on the *Master Plan for Historic Preservation* in 1979. (See Map 17.) A former resort known as The

Forest Inn (1887) became the centerpiece for the National Park Seminary (1894), a successful finishing school for young women. Some 20 fanciful buildings constructed during the school's heyday continue to delight and amaze passersby.

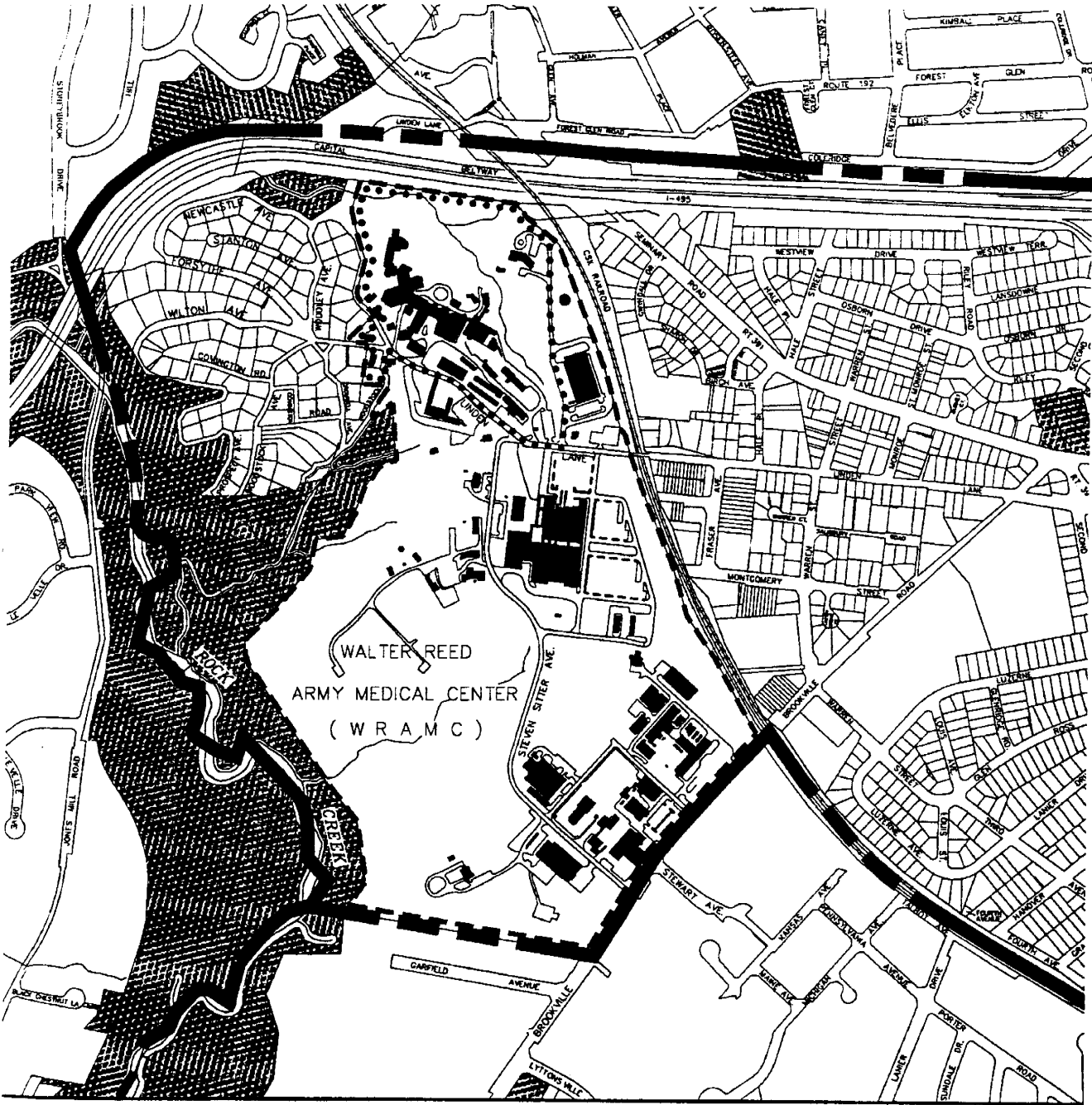
The property was purchased by the War Department in 1942 and was used as convalescent facilities for the WRAMC. The National Park Seminary is discussed in this chapter since it is part of the WRAMC. Additional historical information on the site is on page 28.

Deterioration of the district under the Army's ownership has been an ongoing concern. The Department of the Army and the General Services Administration are actively working to transfer ownership from the Army to another government agency or into private ownership. Because this process is ongoing, and the potential reuse of the district will have many issues to balance, this Plan recommends the following guidance for evaluating a reuse proposal.

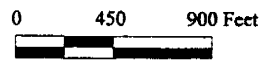
Recommendations

- **Prepare a minor master plan amendment if the proposed reuse cannot be accommodated by the existing R-90 (residential, one-family) zoning.**

The minor master plan amendment process allows for a limited modification to a previously adopted plan in order to respond to changing community conditions or for occasional clarification of recommendations. A minor master plan amendment should be initiated for this Master Plan if the proposed reuse of the National Park Seminary property cannot be accommodated by the existing R-90 zoning. The following guidelines should serve as the basis for the minor master plan amendment or for development, should it proceed without an amendment.



- ■ ■ ■ ■ Master Plan Boundary
- - - - - WRAMC Boundary
- National Park Seminary Historic District
- ▨ Parkland



- **Maintain and restore the district's historic integrity, including the buildings, relationships between the buildings, and the character of the open space.**

If the property is subdivided into private lots, those lots should be situated to accommodate planned uses and supporting activities (parking, loading, and access) while meeting other development guidelines.

- **Limit impacts on environmentally sensitive areas and provide for private conservation easements or public ownership.**
- **Consider, where compatible with the proposed use(s), the ability to allow access (either public or for-fee) to buildings with public or quasi-public uses such as the Ballroom, the Chapel, and the Pagoda.**
- **Minimize traffic impact on surrounding neighborhoods and roadways primarily through low-traffic-generating land uses.**
- **Minimize noise, light, and other environmental impacts on the surrounding residential neighborhoods.**
- **Provide trail connections as recommended in this Plan.**

Special Exceptions

The Zoning Ordinance identifies certain land uses in each zone that require a special exception. These special exception uses must meet specific standards and requirements, as well as the general conditions contained in the Zoning Ordinance. The Board of Appeals has primary responsibility for reviewing and approving special exception petitions.

A special exception application must be approved unless the Board of Appeals finds the proposed use does not satisfy the special exception criteria or the Zoning Ordinance's general conditions. Approval requires a finding that there is not an

increase in the number, intensity, or scope of special exception uses sufficient to affect the area adversely or alter its predominantly residential nature and that the use is consistent with Master Plan recommendations. Master Plan recommendations for specific properties were developed based on existing conditions and proposed development plans.

This Plan identifies the following issues to be considered in the preparation and review of special exception applications.

Recommendations

- **Limit impacts of existing special exceptions in established residential neighborhoods.**

The Woodside Center Nursing Home is located within an established residential neighborhood and its potential expansion is a source of concern to the neighborhood in terms of compatibility. If any significant modification or expansion to the facility is requested, the Board of Appeals should take into account the impacts on the neighborhood, particularly with regard to noise, traffic, and the number and scheduling of deliveries. Given the possibility that a modification could change the effect of the special exception on the immediate neighborhood, the Board should hold a public hearing to adequately address these issues. The Board should also seek to ensure that any such modification or expansion is compatible with the surrounding neighborhood in terms of its scale and design.

- **Apply increased scrutiny to the review of special exception applications for highly visible sites, such as properties located at corners of residential streets with major arterial highways, and residentially zoned properties adjacent to non-residential zones.**

In addition, properties situated in other prominent locations, such as on hills, at the end of a road, or aligned with curves, also are highly visible. These highly visible sites have a

The 1978 *North Silver Spring Sector Plan* recommended an on-road bikeway along Linden Lane between the Beltway and the old carriage road at the Walter Reed Army Medical Center. This Plan recommends creating a continuous connection between the Beltway, Walter Reed, and Georgia Avenue via Linden Lane.

Recommendations

- Provide an off-road bikeway along the east side of Linden Lane between the Beltway and the entrance to the old carriage road at Ireland Drive.

This path should be generally parallel to Linden Lane and will require careful design to ensure its location is compatible with the National Park Seminary Historic District and its potential reuse.

- Provide an on-road bikeway along Linden Lane, between the entrance to the old carriage road at Ireland Drive and Georgia Avenue, via Seminary Place (for cyclists heading to the Sligo Creek Park bikeway) and Seminary Road (for cyclists heading to the northern part of the CBD).

This connection will primarily serve experienced cyclists who are comfortable riding on streets. A continuous sidewalk connection provides a secondary option for bicyclists traveling through the area.

- Remove the bikeway on Woodland Drive between White Oak Drive and Columbia Boulevard.

Bicyclists wishing to continue north of Dale Drive should be directed either eastward via Columbia Boulevard toward the Sligo Creek trail or westward via Seminary Road toward the bikeway system west of Georgia Avenue.

Silver Spring Green Trail

Recommendation

- Construct the Silver Spring Green Trail to provide an important east-west linkage between Sligo Creek Park, the Silver Spring Transit Center, and the Capital Crescent Trail/Metropolitan Branch.

DPWT, in collaboration with M-NCPPC, is currently assessing the feasibility and design of a generously landscaped trail that includes separate paths for pedestrians and bicyclists. This trail would link the regional trails and provide access to the Silver Spring Transit Center and other destinations. If a bike path proves infeasible, alternate routes such as Ellsworth Drive should be used.

Capital Crescent Trail

The Capital Crescent Trail serves as part of an urban corridor of the bikeway and trail system in the District of Columbia and southern Montgomery County. When completed and connected to the Metropolitan Branch Trail, the multi-use trail will be a crescent-shaped loop that links Union Station in Washington, D.C. to Silver Spring, Bethesda, Chevy Chase in Maryland, and Georgetown in D.C. There are three components of the trail corridor. The first segment, completed in 1996, starts in Georgetown and follows an abandoned rail line to Bethesda. The Montgomery County portion of this initial segment is 3.4 miles and consists of a ten-foot-wide paved trail.

The second segment extends four miles, from Bethesda to downtown Silver Spring. Part of this second portion is on the abandoned rail line and has a temporary crushed stone surface. Another interim part is a designated, signed trail along local streets.

Master Plan Site



36/1

National Park Seminary District Vicinity of Linden Lane and Woodstock Avenue

Historic/Description: The National Park Seminary was the first historic district designated by Montgomery County; it was placed on the *Master Plan for Historic Preservation* in 1979. The original building, The Forest Inn resort (1887), was to be the centerpiece of a speculative real estate development intended to capitalize on proximity to the railroad. In 1894 the property became the National Park Seminary, a finishing school for young women. Over the next two decades more than 20 fanciful structures were built, including a Japanese pagoda, originally used as a sorority house; a Dutch windmill with a working blade; and a stone castle complete with a crenelated roof and round tower. Since 1942 the 20 buildings of the National Park Seminary have been owned by the U.S. Army, which operates the Walter Reed Army Medical Center.

Current Use: Military installation

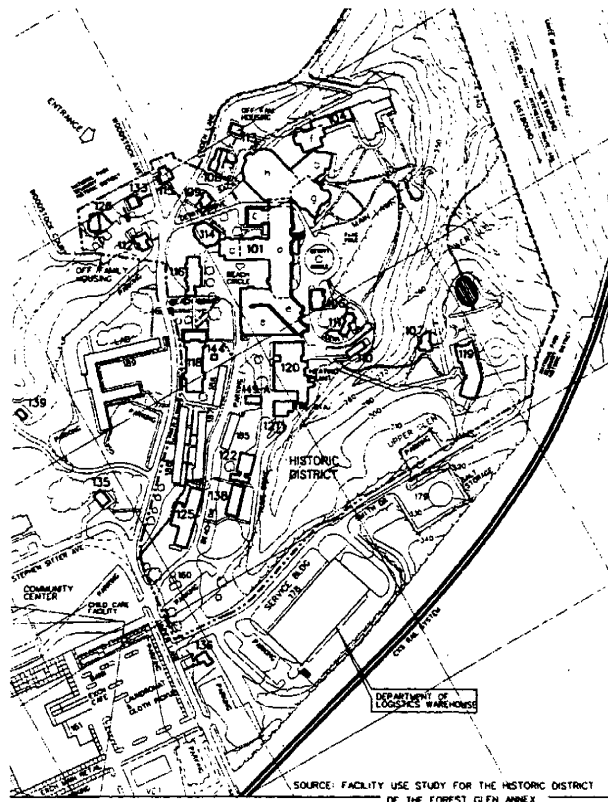
Planning Issues: Because the Army has relocated uses to other parts of the base and to the main Walter Reed campus in Washington, D.C., the buildings that comprise this historic district are now largely vacant. Many are deteriorating and others have been lost to fire and vandalism. Stabilizing efforts and compatible reuse options are a high priority for this outstanding and important resource. Currently the Army plans to sell the property through the General Services Administration.

Status: On *Master Plan for Historic Preservation*.

Environmental Setting: 26 acres.

National Park Seminary Historic District Boundaries

(District Does Not Include Ultimate Master Plan Road Rights-of-Way)



<i>Street</i>	<i>Bldg #</i>	<i>Historic Name</i>
Linden Lane	101	Ye Forest Inn
Linden Lane	104	Odeon Theater (Demolished)
Linden Lane	106	American Bungalow
Linden Lane	107	English Castle
2805 Linden Lane	108	Japanese Pagoda
2801 Linden Lane	109	Japanese Bungalow
Linden Lane	110	Colonial House/Gate House
Linden Lane	111	Dutch Windmill
Linden Lane	112	Indian Mission
2809 Linden Lane	113	Swiss Chalet
Linden Lane	114	Chapel
2802 Linden Lane	115	Miller Library (2801 Woodstock)
Linden Lane	116	Aloha House
Linden Lane	118	Gymnasium
Linden Lane	119	Villa
Linden Lane	120	Practice House/Power Plant
Linden Lane	122	Carpentry Shop
2699 Linden Lane	125	Stables/Carroll House
Linden Lane	138	Servants Quarters
2681 Linden Lane		20th Century Military Building
2808 Linden Lane		Braemar/Home Economics Building
Linden Lane		Ament Hall Ballroom
Linden Lane		Italian Fountain/Dewitt Circle Fountain

NORTH AND WEST SILVER SPRING HISTORIC RESOURCES

Master Plan Sites

Survey #	Name	Statement of Significance	Status
36/1	National Park Seminary Historic District <i>Vicinity of Linden Lane and Dewitt Drive</i>	A successful finishing school for young women established in 1894. The district includes some 20 fanciful buildings constructed during the school's heyday. The district includes the resort hotel known as The Forest Inn (1887). In 1942, the property was acquired by the U.S. Army and has been operated as the Annex to the Walter Reed Army Medical Facility.	Master Plan
36/2	Linden Historic District <i>Vicinity of Linden Lane and Warren Street</i>	The earliest railroad suburb in Montgomery County, platted in 1873. Linden includes stylish late 19 th and early 20 th century residences clustered on a knoll to afford open views of Washington DC.	Master Plan
36/2-1	Center and Annie Lawrence House <i>2312 Warren Court</i>	This Italian Villa style house featuring cupola and three story tower was the architectural centerpiece of the Linden community. Major Center and Annie Lawrence built the spacious frame residence about 1874 on a two-acre parcel of land.	Master Plan
36/3	Meadowbrook Stables <i>Meadowbrook Lane Rock Creek Park</i>	When it opened in 1930, Meadowbrook Stables was one of the most modern horse facilities in the Washington area. A regional center for horse shows and festivities, Meadowbrook Stables were built in response to the popularity of these events in an era when Montgomery County was fostering a country-club image. The large Colonial Revival horse barn is notable for the quality of its design and construction. The facility also includes a blacksmith shop and outdoor riding ring.	Master Plan



November 19, 2004

MEMORANDUM

TO: Joel Gallihue, Zoning Analyst
Development Review Division

FROM: Glenn Kreger, Silver Spring/Takoma Park Team Leader *GK*
Community-Based Planning Division

SUBJECT: National Park Seminary Rezoning

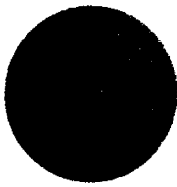
The Community-Based Planning Division has reviewed the proposed rezoning of the National Park Seminary (NPS) property in North Silver Spring. We believe that the proposed redevelopment is generally consistent with the goals and objectives in the August 2000 *North and West Silver Spring Master Plan*, including:

- Preserving historic resources (e.g. the National Park Seminary Historic District)
- Maintaining the residential character of the neighborhoods
- Protecting residential neighborhoods from commercial cut-through traffic
- Encouraging the maintenance and preservation of housing
- Creating a pedestrian-friendly environment (e.g., by constructing new sidewalks)
- Preventing the encroachment of incompatible land uses adjacent to residential neighborhoods
- Improving trail connections

Although the Master Plan states that a "minor master plan amendment" should be prepared if the proposed reuse of the NPS cannot be accommodated by the existing R-90 zoning, we believe that this recommendation should be viewed as guidance rather than a requirement that a Master Plan amendment precede rezoning. The pending rezoning application requests rezoning to the PD-15 zone. The PD zones are floating zones that can be requested by property owners whether or not the relevant master plan specifically recommends PD zoning. The pertinent requirements are that 1) the master plan recommends residential densities of at least 2 dwelling units per acre; and 2) the site meets certain minimum area requirements. (One of these requirements is that the PD zoning would help to preserve historic structures.) The NPS site satisfies these criteria.

Since the proposed redevelopment recommends residential uses and it would achieve the major goals of the approved master plan, we see no benefit to the community of a lengthy master plan process. The rezoning process involves as much community participation and has the same decision-makers as would a master plan amendment. We therefore conclude that both the proposed development and the process are consistent with the intent of the master plan.

GK:tv: N:\dept\divcp\kreger\NPS rezoning



November 22, 2004

MEMORANDUM

TO: Joel Gallihue, Development Review Division

VIA: Glenn Kreger, Community-Based Planning, Team Leader

FROM: Margaret K. Rifkin, Community-Based Planning, Urban Designer *MKR*

SUBJECT: National Park Seminary PD-15 Rezoning

I have reviewed the submittal referenced above and recommend **approval**. This is an excellent proposal. The following recommendations focus on urban design aspects of the submittal. Page references refer to the bound submittal document.

The following features of the submittal should be among those considered for inclusion as binding elements:

1. The provision of a public trail system, connecting Rock Creek Park and the Glen with interpretive elements and historic statues included in the design. Ensure that the Glen continues to provide "*passive recreation activities to the existing neighbors.*" (Page 24).
2. "*Plant materials selected for the Property should have their foundation in replicating the existing native forest as well as providing unique ornamental species associated with the historical... campus.*" (Page 24)

The following comments concern design features that should be considered at appropriate stages of the review process, which also include preliminary plan and site plan review.

1. **Public access to the trailhead for Rock Creek Park:** (pages 22-23,25) the proposal describes a pocket park at the trailhead at the "*visual terminus of a public street.*" It states, "*The Park will include an interpretive plaque with seating and a layered shrub and tree-planting scheme.*"

The design should be inviting and provide high visibility to the public from

Linden Lane so users can find it easily. It should include clearly marked, visually legible landscape features (such as, planting design, hardscape design, lighting, signs) that direct people from the trailhead to the Glen and back. Consider a sign that directs trail users arriving by car to park on Linden Lane. Provide ramps at curbs for good bike/stroller access to the Park.

2. **Pedestrian system, access to the glen and entry design:** In keeping with the submittal proposal (page 20) to ensure permanent public access to the glen, a clear, legible link to the glen from Linden Lane should be provided. The experience of walking from the Rock Creek Park Trail to the glen and back should be a safe and pleasant experience, if not delightful. There should be a series of landscaped spaces, and focal points along the way with places to sit. Every effort should be made to enhance the walking experience and transform it from being a walk through parking areas to one with its own special attributes.

Organize the pedestrian connections and enhanced open spaces to create a system. Provide focal points and sight lines that lead trail users through the site. For example, consider relocating the parking spaces near the American bungalow so that trail users passing through the passage drive next to the heating plant, can see as their destination ahead, open space and focal landscape features or architectural features rather than parked cars. Consider designing the area at the front of the gym to announce the entry to the historic district for those arriving via the Rock Creek Park Trail, since this is the main pedestrian route to the glen. Consider expanding the designed landscape entry area by relocating some of the parking. If there is adequate parking then consider eliminating some of the spaces to enhance the design of the trail experience. Provide a good system of signs for trail users.

3. **Relationship of new structures on Linden Lane to historic buildings:** This and other features of the proposal related to historic preservation and character, will be reviewed by the National Park Service, the Maryland Historic Trust, the Montgomery County Historic Preservation Commission as well as the Planning Board's historic preservation staff. Therefore these comments are intended to acknowledge the importance of these elements and at the same time acknowledge the role of these other entities in the review. The historic character of the site is so critically important that this review would not be complete without the following comments.

Ensure that historic buildings are not overshadowed or dwarfed by new structures. Ensure that buildings that currently read as prominent or as focal points in the setting still read as such even with new buildings. Of particular interest is the gymnasium building and its setting. The building is prominently located on Linden Lane and currently serves as a landmark. It is also in the sight lines of motorists, bicyclists and pedestrians approaching the site from

both directions on Linden Lane.

The design and location of new structures should allow the gymnasium to continue to read as the major feature from the sight lines of those approaching the site.

As described in the submittal proposal, the following new structures will be along Linden Lane in the vicinity of the gym:

North of Linden Lane the proposal shows ^{rows of} four to eight 18 foot wide townhouse, three to four stories in height, with a private roof deck on each, and two-car garages with alley access. They are designed to be consistent with the architecture of the historic district reflecting the southwestern mission & Tudor styles.

South of Linden Lane the proposal shows 32-foot wide courtyard homes & 24-foot wide townhomes. They are wider and lower than the proposed townhouses across the street and they are designed to be consistent with the neighborhood outside the historic district through the use of porches & gabled roofs. These were originally characterized as being two stories in height however, the design has been revised so that they will sit on slab and be one half story higher than originally described in the proposal.

These new townhouses along Linden Lane should visually read as a second tier of structures relative to the gym and not as focal points or dominant features in the setting.

4. **Road design – Linden Lane:** The design should minimize the widening of Linden Lane to the greatest extent possible to be consistent with the character of the existing nearby neighborhoods and with the original campus design. The following should be considered for the streetscape design:
 - a. A sidewalk on each side preferably five feet in width. This will allow adequate space for neighboring, walking in company, accessing transit and also provides an option for bicyclists, such as the inexperienced and young, to ride off-road to the Rock Creek Park Trailhead.
 - b. A landscape panel with trees on each side preferably six feet in width. Ensure that the soil in the tree panel is amended to ensure longevity and health of the trees.
 - c. Street trees selected and placed to enhance the unique qualities of the site. For example, consideration should be given to selecting a type of Linden for the street tree since the street is named “Linden Lane”. If Lindens are not used then consideration should be given to using newer cultivars of American elms that are disease resistant, to provide

a grand canopy over the street. If overhead wires in front of the proposed townhouses on one side of the street (the south side) make the use of these trees inappropriate, then consider placing the trees only on the north side of the street and creating a future canopy over the street in that way.

On the south side of the street, where there are more overhead wires and no on-street parking, consider creating a full but lower, planted buffer in the tree panel, including shrubs and herbaceous plants with smaller trees interspersed. This will buffer the pedestrians from the travel lanes that are next to the curb, and create a more inviting public space between the buildings and the street. It will also provide variety in the planting design consistent with that of the historic district to the east, and the residential community to the west. Both these neighboring areas have many trees planted in irregular patterns that shade the street. Neither area has rows of streets trees evenly placed.

5. **Landscape Design:** (page 22) *The goals include connecting " new construction to the existing historic structures by preserving many of the existing landscape features, restoring important focal point elements of the plan and creating a landscape planting strategy that complements the native landscape with the planting improvements implemented over the life of the campus. The resulting National Park Seminary campus should be a park for the entire community, a campus that is welcoming and open, providing strolling opportunities, seating areas for relaxation and open areas for play. There are many hidden treasures within the Property and the Applicant's goals will be to link these elements to the existing community."*

The proposal describes a concept for the landscape including a plant palette that take into consideration the character of the historic landscape as well as the use of native plants (pages 22 & 24) for ecological reasons. In areas that are next to or connect to Rock Creek Park, native plants are particularly encouraged. The applicant should avoid planting non-native invasive species where they can travel into the park.

In addition, the submittal proposal is to reestablish walking trails and states that historic statuary may be reintroduced. The restoration of historic statuary is strongly encouraged. (Page 20).



March 31, 2005

MEMORANDUM

TO: Maureen Decker, Planner Coordinator
Countywide Planning Division
Transportation Planning Unit

FROM: Margaret K. Rifkin, RLA AICP Planner Coordinator *MRK*
Community-Based Planning Division

SUBJECT: Abandonment Case AB 672 – Abandonment of Highland Avenue
right of way within the National Park Seminary site

Recommendation: Approval**Background:**

The abandonment of Highland Avenue within the National Park Seminary site is consistent with the North and West Silver Spring Master Plan. Most relevant to this road abandonment proposal, is the master plan recommendation that states (page 42):

“Limit impacts on environmentally sensitive areas and provide for private conservation easements or public ownership”

Highland Avenue is located primarily within the environmentally sensitive area of the site known as the “Glen.” The proposal includes adding much of the abandoned right of way to the Conservation Easement area.

There is no specific mention of Highland Avenue in the master plan, since it is a local street and not an element of any concept portrayed in the master plan.

The abandonment will not adversely affect the surrounding area. Adequate and efficient circulation is proposed that will not require the use of the Highland Avenue right of way and that will serve both the existing neighborhood and the proposed new neighborhood.

The proposal for the National Park Seminary site has been submitted for Planning Board preliminary plan and site plan review. The abandonment of the Highland Avenue right of way is reflected in the proposals under review. Any refinements to the proposal needed to accommodate or reflect the abandonment of Highland Avenue can be addressed as part of the preliminary plan and site plan review.