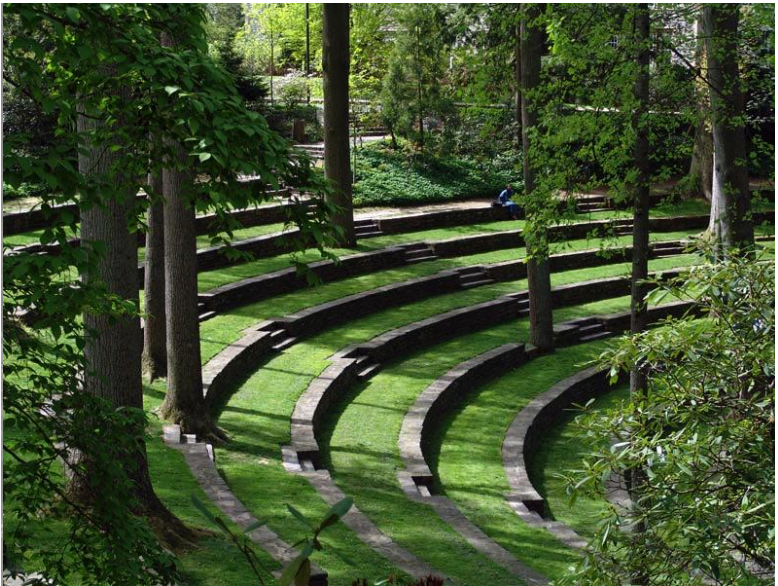




opportunities

- Incorporate a campus arboretum into the campus landscape plan
- Enhance woodland perimeter screening at east edge of campus
- Enhance screening along Wilson Lane, with new fencing, to enhance the entrance appearance. Update the amphitheater
- New development on the Landon campus will likely require construction of environmental management facilities, such as bio-retention areas
- Coordinate ecological plans with the School's academic science programs



Analysis & Findings CAMPUS LANDSCAPE

observations

The Landon School campus was developed on the site of a former country estate. **The original white clapboard farmhouse, stables and barn, as well as a series of outbuildings create an iconic image along Wilson Lane.** Historic timber, stucco and fieldstone buildings in the middle of campus include the Andrews House (originally a residence) and Torrey Hall (originally a garage and servants' quarter). As academic buildings were added to campus, starting c. 1940, the style turned toward red brick which has remained the dominate material for new buildings.

The existing academic buildings are based on a traditional educational model and need to be evaluated for how they can accommodate 21st century learning. The Lower School, Wilson Building, is one of the few buildings on campus that has not had a renovation since it was built. It is clearly not adequate for the current Lower School program and requires a renovation and expansion at minimum, and preferably a newly imagined facility. **Is the Lower School, across the campus from the Middle and Upper School, in the right location?**

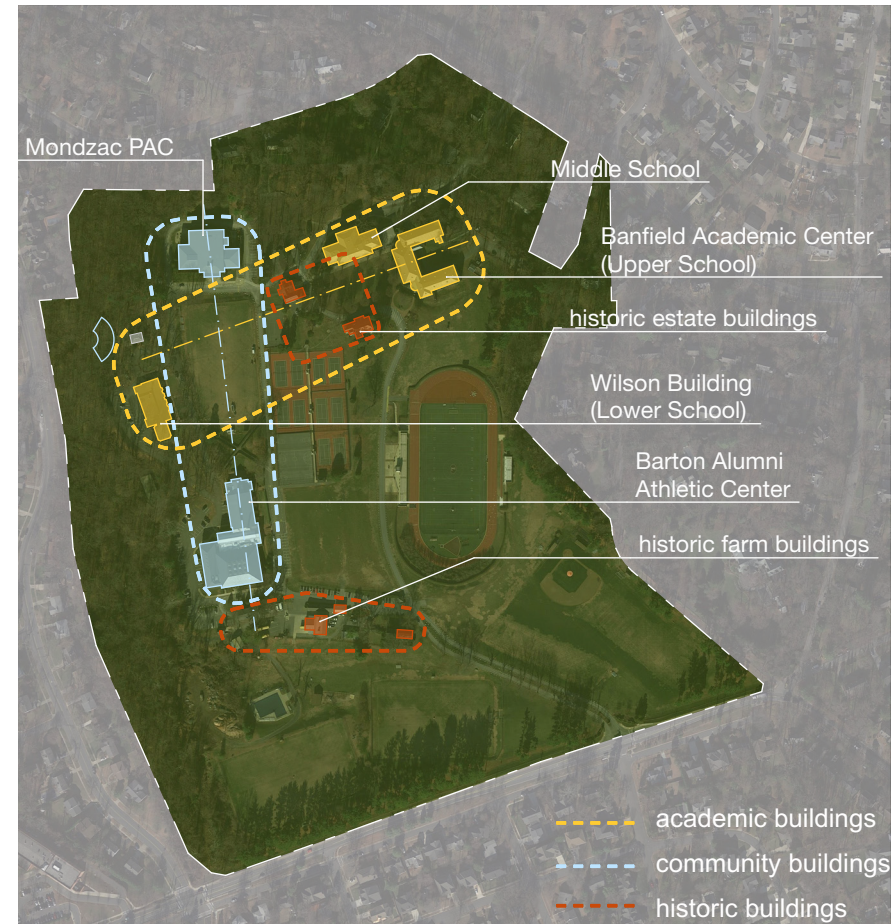
The Middle School's library is a space built for quiet study and volumes of books. Could the role and character of the Middle School library change to become an open Learning Commons where students work in collaborative groups and study in comfortable nooks?

Like the other divisions, the Upper School, Banfield Academic Center, was built for an earlier era where classrooms were closed and rows of desks faced the front of the room. A renovation of the Upper School could be transformative. The traditional double loaded corridors could become flexible learning spaces that support the engaging, fun and dynamic learning that the boys experience each day. A student hub, located in the open center of the 'U' shaped building, could be enclosed with a skylight to become the heart of that building.

In addition to the academic buildings cox graae + spack architects recognizes needs at the Mondzac Performing Arts Center and the Barton Alumni Athletic Center. The capacity of the Coates Auditorium should increase from 420 seats to 750 seats to accommodate the student body and faculty.

Lindner Dining Hall should be renovated or relocated to allow for a new, light filled, dining room. An addition to the Barton Center could house a competition-size pool.

As buildings are renovated, added to or built, a more energy and maintenance efficient campus should be implemented. The existing buildings on the current campus all operate independently. A campus-wide building management system would ultimately save time and money.



- The campus is comprised of there distinct architectural characters: historic white farm buildings; historic timber, stucco & field stone buildings; more recent brick buildings
- The existing academic buildings are based on a traditional educational model
- The Lower School, Wilson Building, is one of the few buildings on campus that has not had a renovation since it was built
- Coates Auditorium seats 420. The student body is 670
- Lindner Dining Hall is located at the lower level of Mondzac
- The buildings on campus operate independently

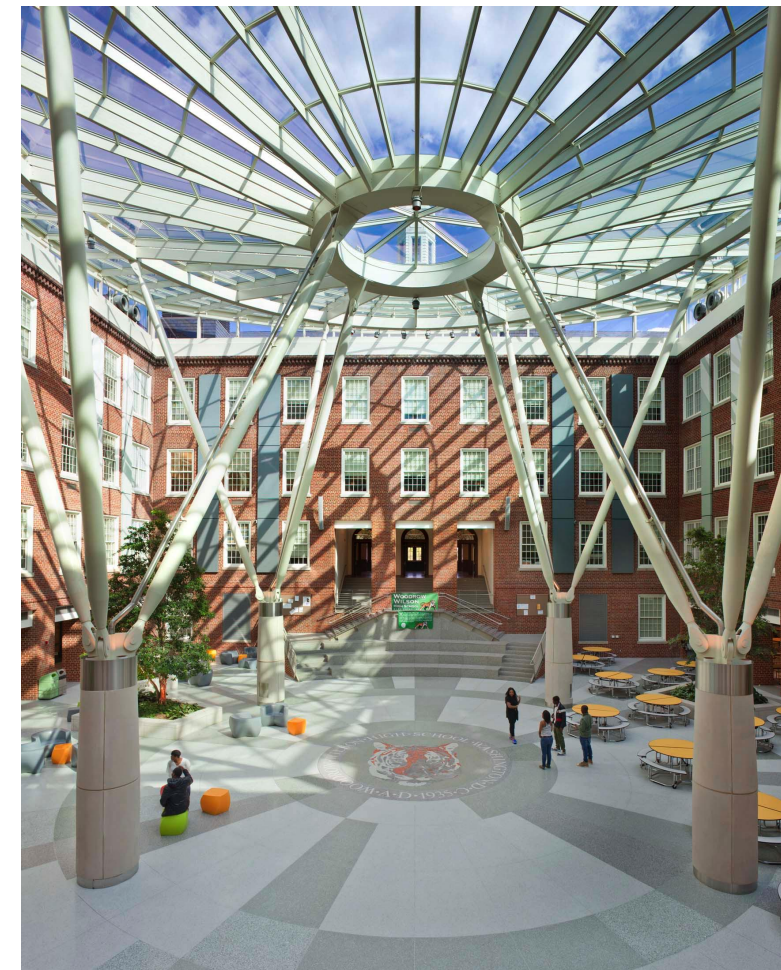


Landon School



opportunities

- Renovate and repurpose Wilson Building. Consider if a new Lower School should be built near the Middle School on the Minner Quadrangle
- Re-imagine the 2nd floor Middle School library as an open Learning Commons
- Renovate Banfield Academic Building to provide a 21st century learning environment. Enclose the open 'U' to create an Upper School hub
- Renovate and add to the Mondzac PAC to increase the auditorium from 420 seats to 750 seats
- Consider ways to introduce light in the Lindner Dining Hall



Analysis & Findings CAMPUS BUILDINGS

Facilities Utilization

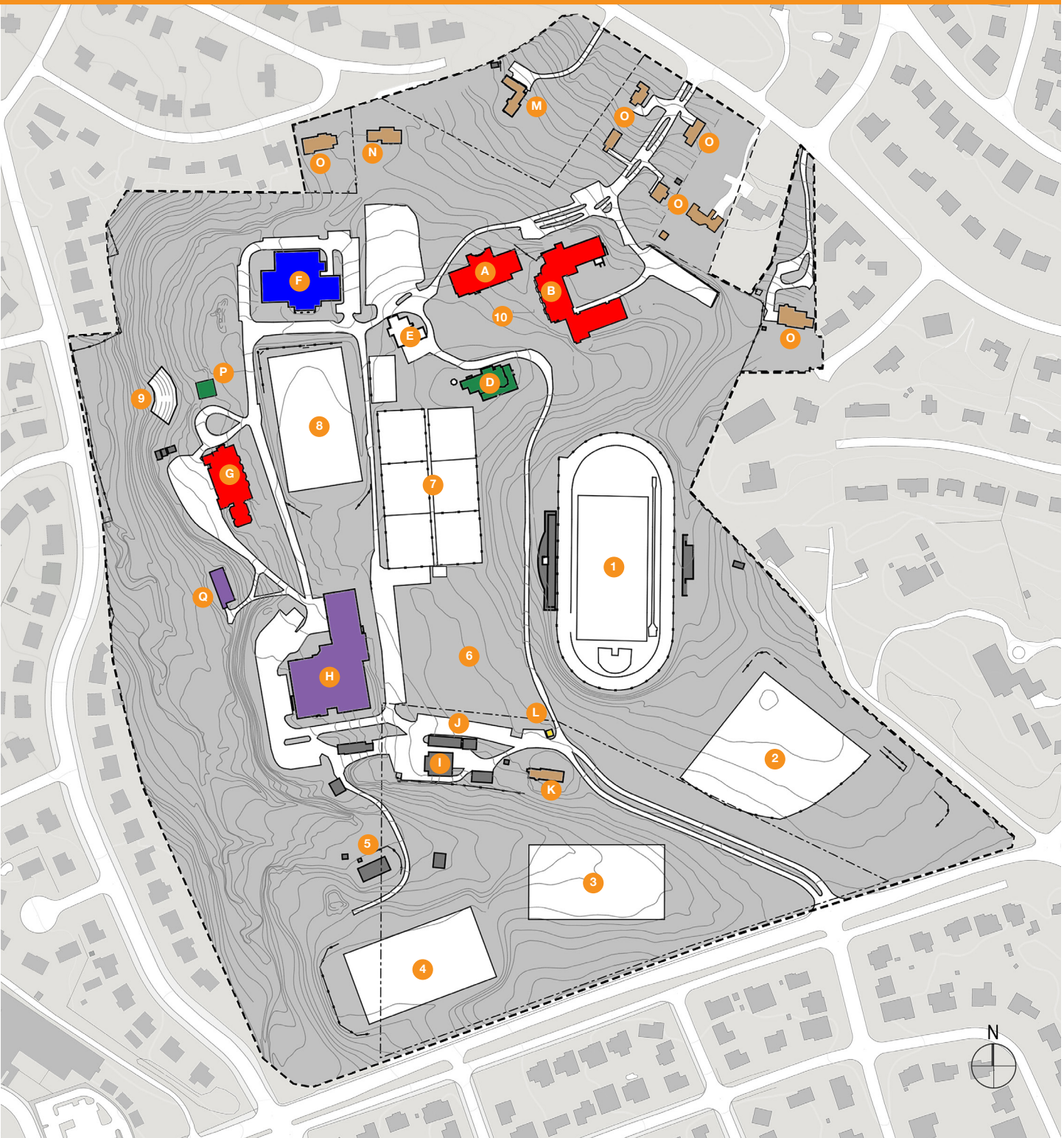
cox graae + spack architects began Part One of the Master Plan process by organizing plans of the existing buildings on campus. A visual survey of the buildings was performed to confirm interior plan layouts, and to establish the use of each buildings on campus, and the use of the spaces within each building. Plans were color coded to describe the Space Usage. The Utilization Rate of each academic space was also established using class schedules. Plans are coded, light yellow to dark red, to show intensity of use during the academic day.

BUILDINGS CAMPUS LEGEND

- A MIDDLE SCHOOL
- B BANFIELD ACADEMIC CENTER - Upper School
- C not used
- D ANDREWS HOUSE - Administration
- E TORREY HALL - Development
- F MONDZAC PERFORMING ARTS CENTER
- G WILSON BUILDING - Lower School
- H BARTON ALUMNI ATHLETIC CENTER
- I THE BARN
- J FOSTER BUILDING
- K FARMHOUSE
- L SECURITY KIOSK
- M PERKINS HOUSE - Alumni
- N KIPLINGER HOUSE - Head's Residence
- O AMDIN RESIDENCES
- P HENDRICKS HOUSE - Admissions / Finance
- Q PARSONS RANGE

OUTDOOR SPACE LEGEND

- 1 TRIPLETT FIELD
- 2 ARMSTRONG FIELD
- 3 GODDARD FIELD
- 4 PRINDLE FIELD
- 5 DIXON POOL
- 6 GYM FIELD
- 7 JACOBY TENNIS COURTS & RESTROOMS
- 8 FREED FIELD
- 9 PIELAGE AMPHITHEATER
- 10 CENTRAL / MINITER QUADRANGLE



academic performance athletics administration residential security



Wilson Building

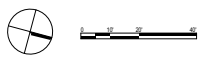
Existing Lower School

Grade Level 3rd - 5th Grade
Current LS Enrollment 103 students
Projected LS Enrollment 122 students

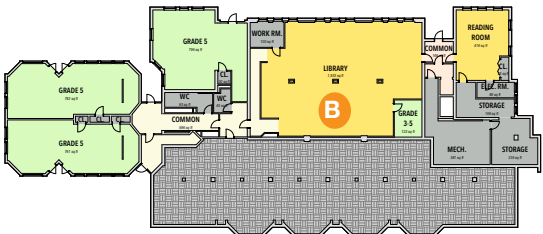
Total Gross Sq. Ft. 20,108 GSF

SPACE USAGE LEGEND

- ASSEMBLY
- ATHLETICS
- GENERAL CLASSROOM
- SCIENCE CLASSROOM
- ARTS / MUSIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT

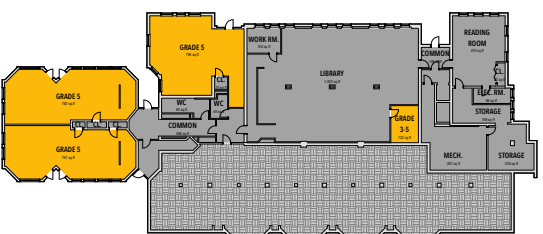


SPACE USAGE



1ST FLOOR
8,311 GSF

UTILIZATION RATE



2ND FLOOR
11,797 GSF



view of LS from the south



LS Library



LS Computer Lab

Middle School

Existing Middle School

Grade Level 6th - 8th Grade
Current MS Enrollment 218 students
Projected MS Enrollment 222 students

Total Gross Sq. Ft. 32,790

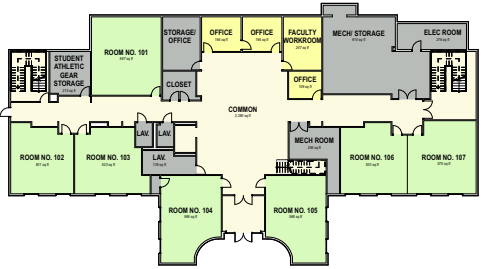
SPACE USAGE LEGEND

- ASSEMBLY
- ATHLETICS
- GENERAL CLASSROOM
- SCIENCE CLASSROOM
- ARTS / MUSIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT

UTILIZATION RATE

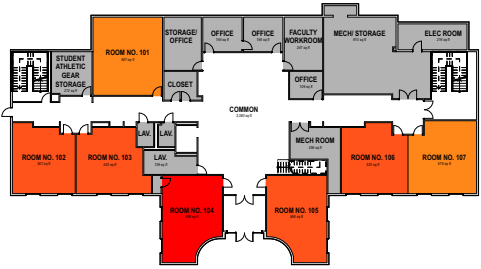


SPACE USAGE

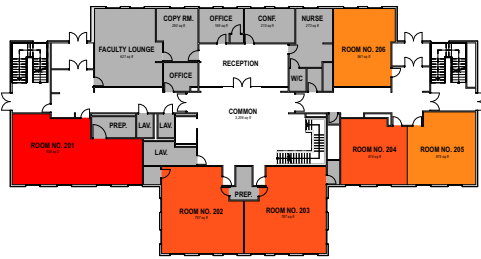


1ST FLOOR
10,930 GSF

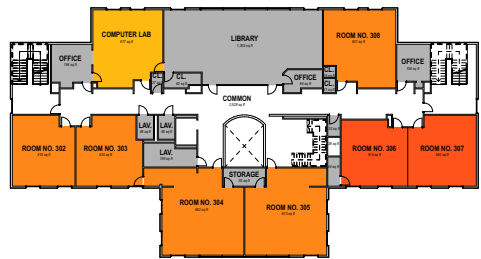
UTILIZATION RATE



2ND FLOOR
10,930 GSF



3RD FLOOR
10,930 GSF



view of MS from the US



MS Commons



MS Library



Landon School

Banfield Academic Center

Existing Upper School

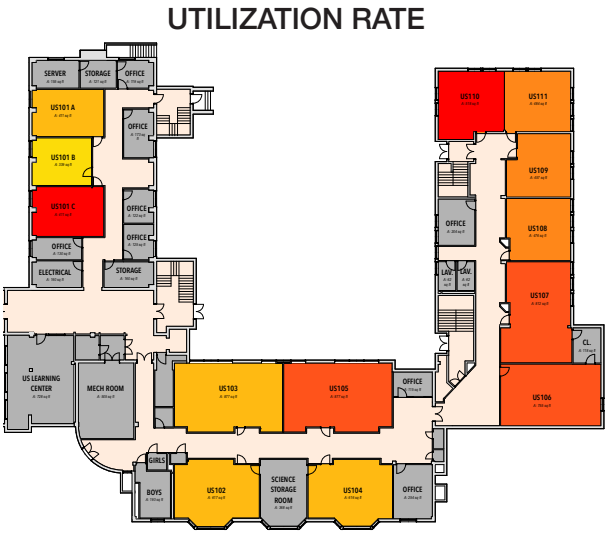
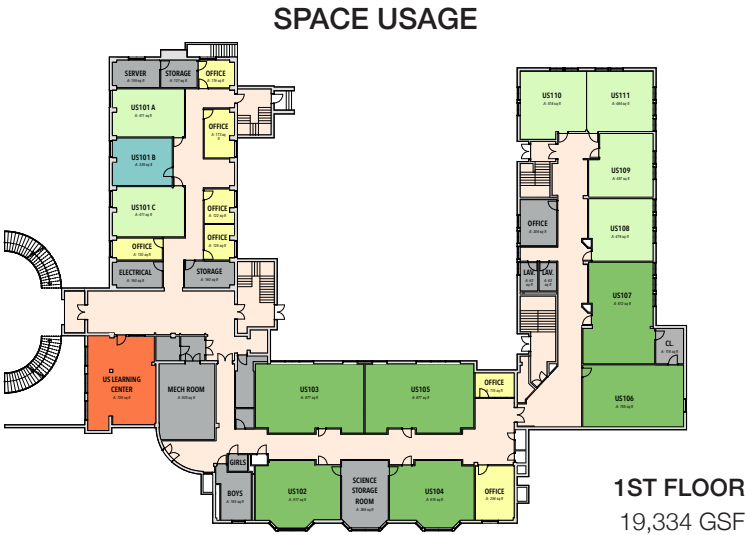
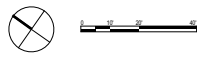
Grade Level 9th - 12th Grade
Current US Enrollment 339 students
Projected US Enrollment 363 students

Total Gross Sq. Ft. 56,494 GSF

SPACE USAGE LEGEND

- ASSEMBLY
- ATHLETICS
- GENERAL CLASSROOM
- SCIENCE CLASSROOM
- ARTS / MUSIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT

UTILIZATION RATE



view of US from Andrews House



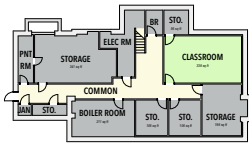
US Library



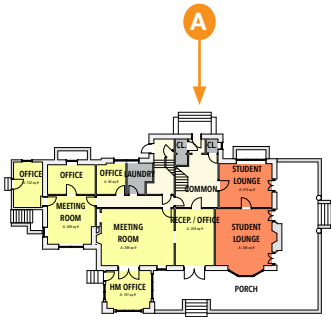
US tiered seating classroom

Andrews House

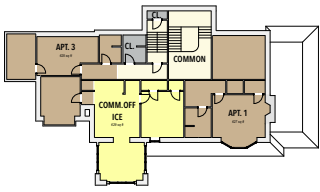
TOTAL Gross Sq. Ft.
11,780 GSF



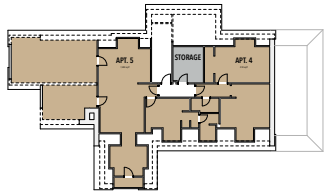
BASEMENT
2,535 GSF



1ST FLOOR
4,002 GSF



2ND FLOOR
2,849 GSF

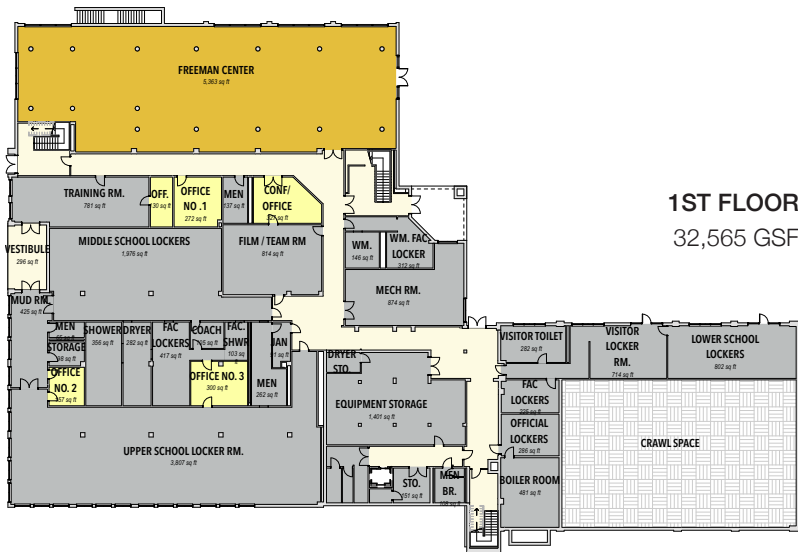


3RD FLOOR
2,394 GSF

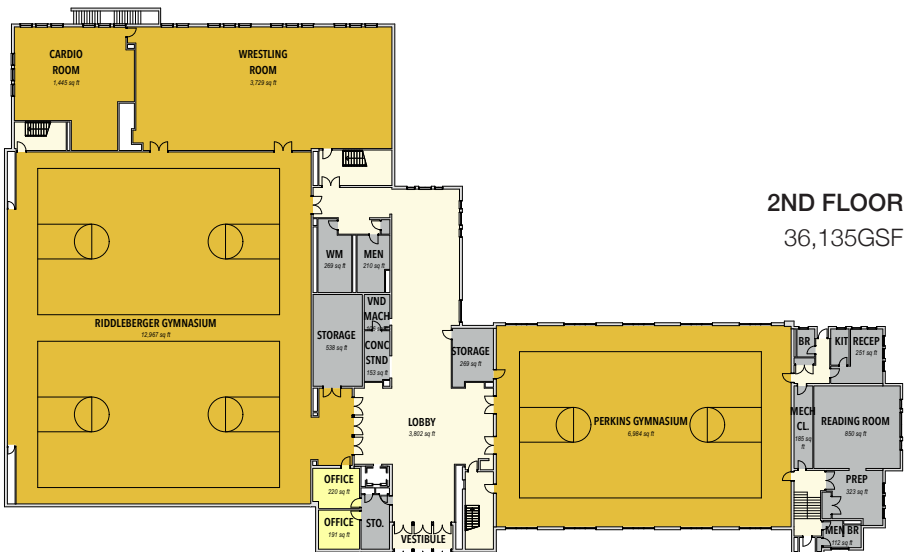


Barton Alumni Athletic

TOTAL Gross Sq. Ft.
68,700 GSF



1ST FLOOR
32,565 GSF

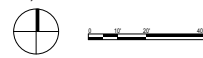


2ND FLOOR
36,135 GSF



Mondzac Performing Arts

TOTAL Gross Sq. Ft.
36,233 GSF

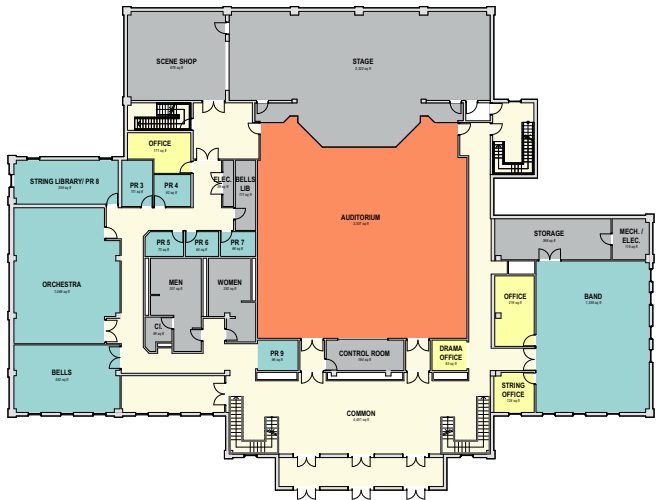


SPACE USAGE LEGEND

- ASSEMBLY
- ATHLETICS
- GENERAL CLASSROOM
- SCIENCE CLASSROOM
- ARTS / MUSIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT



1ST FLOOR
18,106 GSF



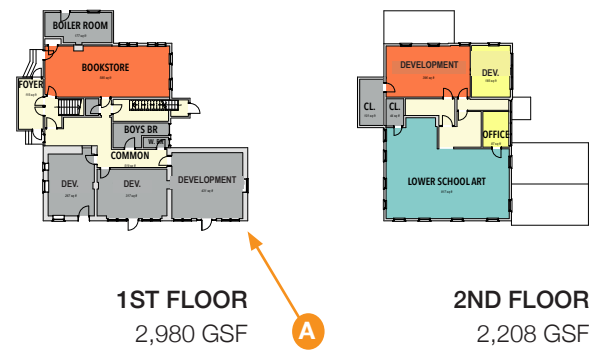
2ND FLOOR
18,127 GSF



Landon School

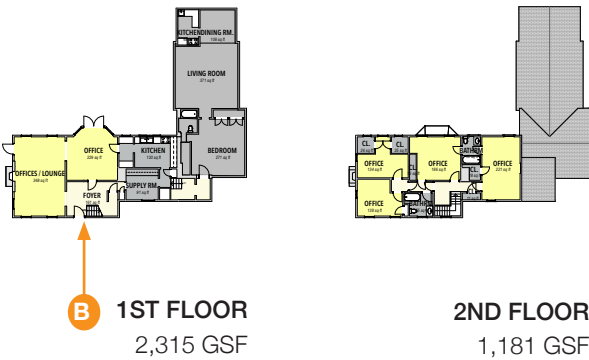
Torrey Hall

TOTAL Gross Sq. Ft.
5,188 GSF



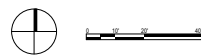
Perkins House

TOTAL Gross Sq. Ft.
3,496 GSF



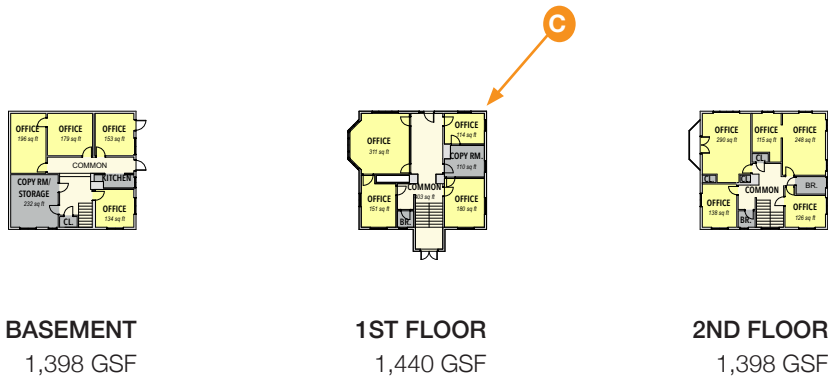
Hendricks Building

TOTAL Gross Sq. Ft.
4,236 GSF



SPACE USAGE LEGEND

- ASSEMBLY
- ATHLETICS
- GENERAL CLASSROOM
- SCIENCE CLASSROOM
- ARTS / MUSIC
- ADMINISTRATION
- CIRCULATION
- BUILDING SUPPORT



Program Basis

On 19 & 20 March and 18 April, 2018 **cox graae + spack** architects participated in discussions with Landon School Stakeholder groups in order to gather information for development of program needs related to their campus site and facilities. These stakeholder groups included representatives from the board of trustees, administration, admissions, development, each of the different school divisions & students.

Discussions ranged from broad planning issues and project goals to specific space requirements. Information from these sessions formed the basis for recommendations identified as program needs.

17 groups represented by
52 Stakeholder representatives



Program Needs

Site - General :

- Enhance general campus security : site + buildings
- Implement green building and site design strategies
- Improve the entrance view + arrival experience
- Develop an identifiable campus academic core
- Consider stadium amenity improvements
- Upgrade the quality and quantity of athletic fields
- Develop strategies for landscape replacement and maintenance

Site - Traffic + Parking :

- Remove vehicular traffic from the campus core
- Separate vehicular traffic and pedestrian circulation
- Increase parking capacity

Lower School :

- Significantly 'refresh' or replace the Lower School and associated outdoor spaces
- Consider Lower School location relative to other campus programs and functions

Middle School :

- Provide more meeting and large group gathering spaces
- Increase opportunities for natural light

Upper School :

- Improve the overall size and quality of academic spaces
- Provide a space for social / academic gathering

Other Campus Programs :

- Consolidate campus administrative functions
- Update library spaces and consolidate with academic technology functions
- Expand / Improve performing and visual arts related spaces
- Improve the Dining Hall and food service support facilities
- Consider the feasibility of an indoor pool / tennis facility upgrades / a field house

Facilities and Systems :

- Upgrade the quality and efficiency of campus mechanical systems
- Upgrade / increase campus storage and restroom facilities

The **Landon School** campus is :

"Open"
"Beautiful"
"Vast"
"Historic"
"Authentic"
"Hilly"
"Rural"

"Home"

*Landon Student
Stakeholder Interview*



Landon School

master plan vision

- proposed master plan
- site development
- arrival
- circulation
- athletic fields
- landscape
- infrastructure
- architecture



4

Major Moves

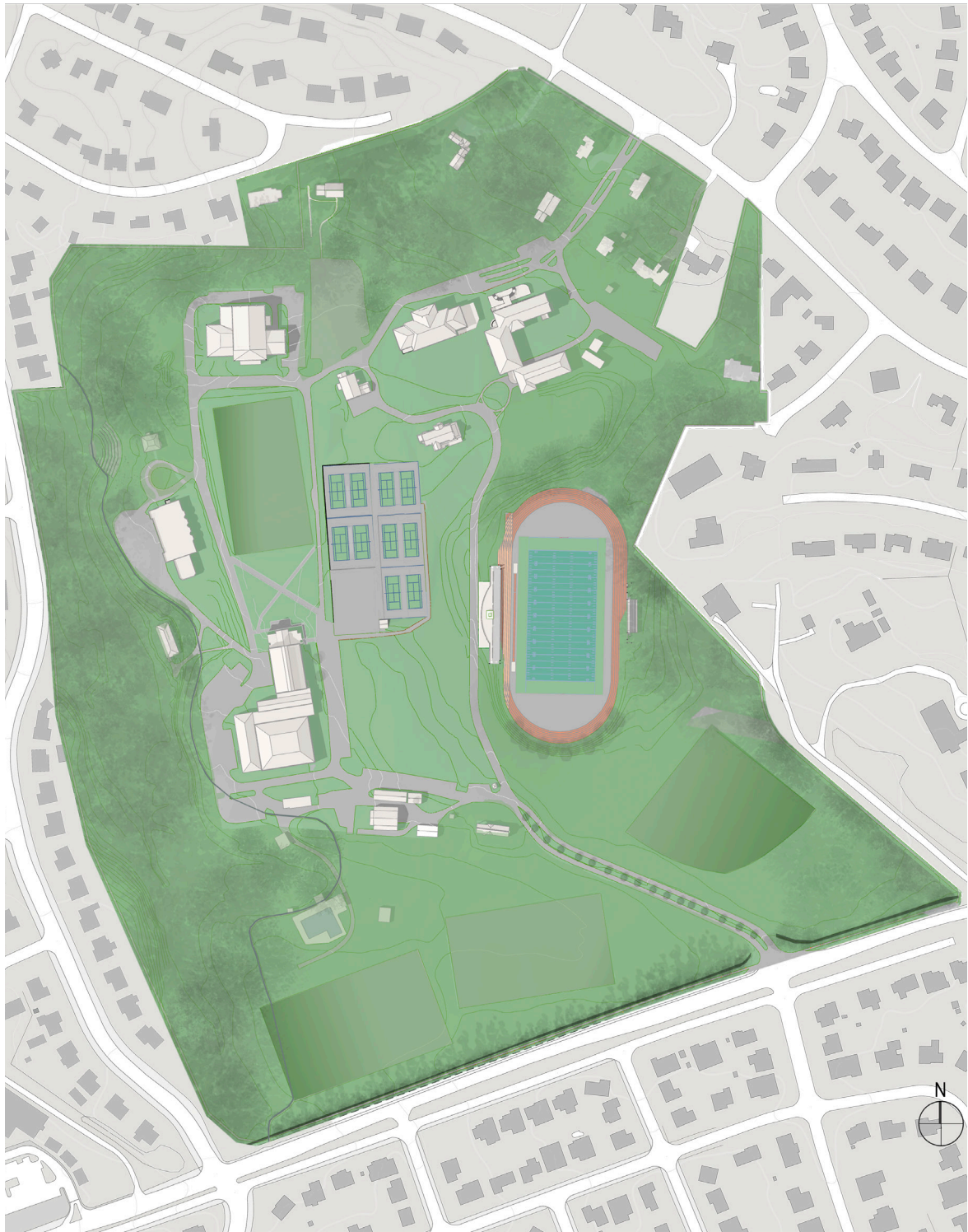
The proposed Master Plan consists of the following moves to accomplish the newly organized campus.

Arrival - The arrival experience is improved and security enhanced by replacing the perimeter fence and extending it onto campus to the newly positioned Welcome Gate House, along with new trees.

Circulation - Vehicular circulation is repositioned on campus to create an outer loop road. Pedestrian circulation is moved inside of the loop road and away from cars. All academic, arts, athletic and dining buildings have entrances from the pedestrian portion of campus.

Athletic fields & courts - Existing tennis courts are moved from the center of campus and relocated with a new swimming pool to create an outdoor swimming and tennis complex; addition of a new field.

Architecture - A new academic quadrangle will be created west of Banfield Academic Center and south of the existing Middle School Building. The south edge of the quad will be formed by a new Upper School Building which will be positioned prominently on the rise where Andrew's currently sits. The historic Andrews House will be repositioned just west and south of the new Upper School Building. The two buildings will create a framed entrance to the new quad.



existing site



site in transition

-  demolish
-  relocate
-  renovate



Master Plan Key



new construction

Landon School Master Plan

BUILDINGS CAMPUS LEGEND

- A LOWER SCHOOL
- B BANFIELD ACADEMIC CENTER - Middle School
- C UPPER SCHOOL
- D ANDREWS HOUSE - Administration
- E not used
- F MONDZAC PERFORMING ARTS CENTER
- G WILSON BUILDING - Facilities
- H BARTON ALUMNI ATHLETIC CENTER
- I THE BARN - Activities Building
- J not used
- K FARMHOUSE - Alumni Center / Admissions
- L WELCOME GATE & RESTROOMS
- M PERKINS HOUSE - Day Care / Faculty Residence
- N KIPLINGER HOUSE - Head's Residence
- O ADMIN RESIDENCES
- P HENDRICKS HOUSE
- Q PARSONS RANGE

OUTDOOR SPACE LEGEND

- 1 TRIPLETT FIELD
- 2 ARMSTRONG FIELD
- 3 GODDARD FIELD
- 4 PRINDLE FIELD
- 5 DIXON POOL
- 6 GYM FIELD
- 7 JACOBY TENNIS COURTS
- 8 FREED FIELD
- 9 PIELAGE AMPHITHEATER
- 10 CENTRAL / MINITER QUADRANGLE
- 11 HARDSCAPE PLAY AREA (FUTURE STUDENT CENTER)

Arrival

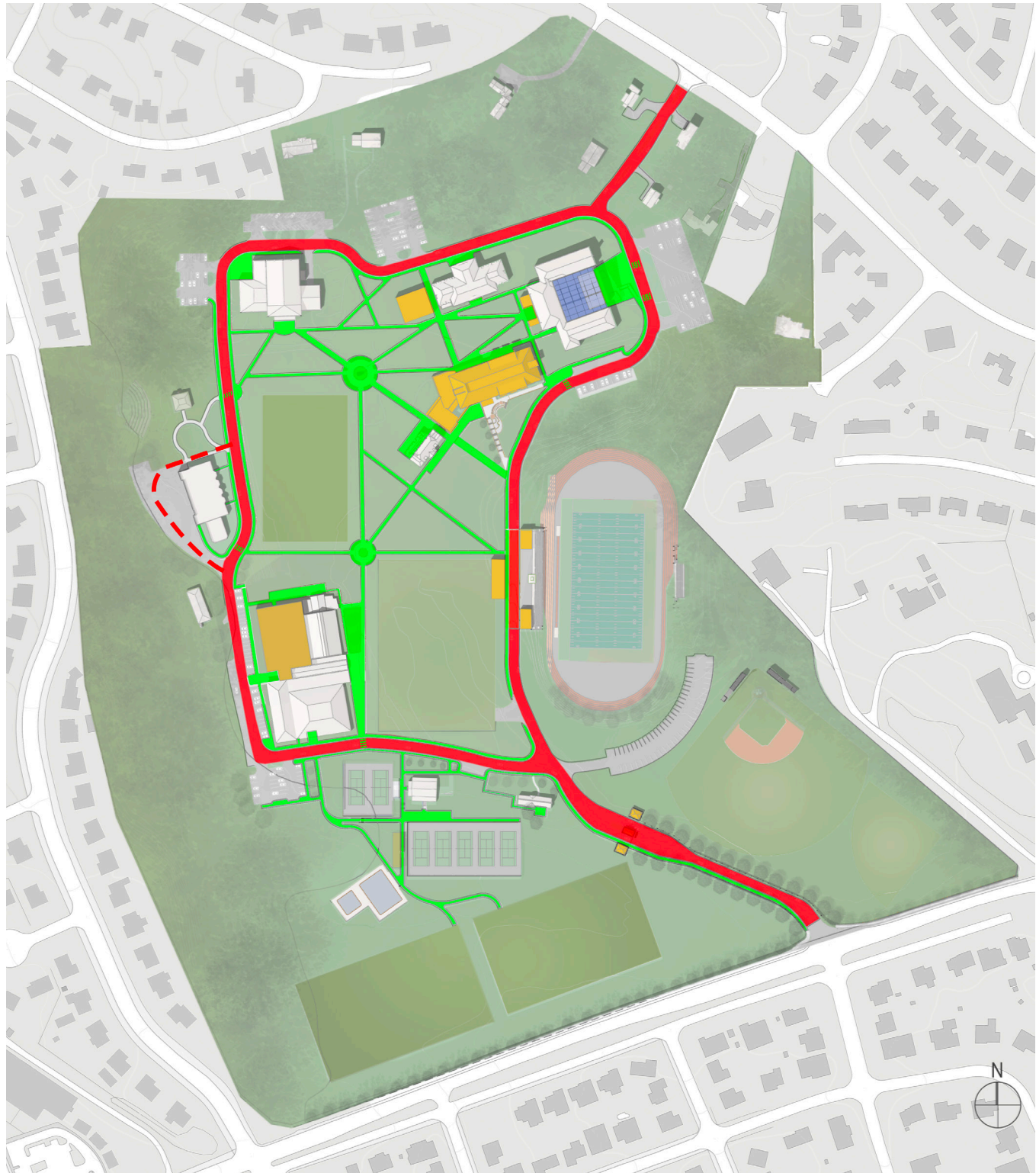
Arrival - The arrival experience is improved and security enhanced by replacing the perimeter fence and extending it onto campus to the newly positioned Welcome Gate House. The median between entry and exit roads is removed, a new allee of trees planted, new curbs and a sidewalk added.

- Replace chain link fence and add new landscaping to provide context consistent with an established, historic school
- Install a more elegant curb / edge of road
- Move the Gate House near the entrance to the campus to welcome visitors and improve security
- Provide screening to block views of material and vehicle storage
- Maintain view of the iconic Barn and Farmhouse. Any development of this area should be consistent with the agricultural appearance of the buildings



Landon School

Circulation



vehicle traffic



pedestrian traffic

Vehicular circulation is repositioned on campus to create an outer loop road. The morning drop-off entrance to the academic buildings is from the loop road. Pedestrian circulation is moved inside of the loop road and away from cars. All academic, arts, athletic and dining buildings have entrances from the pedestrian portion of campus.

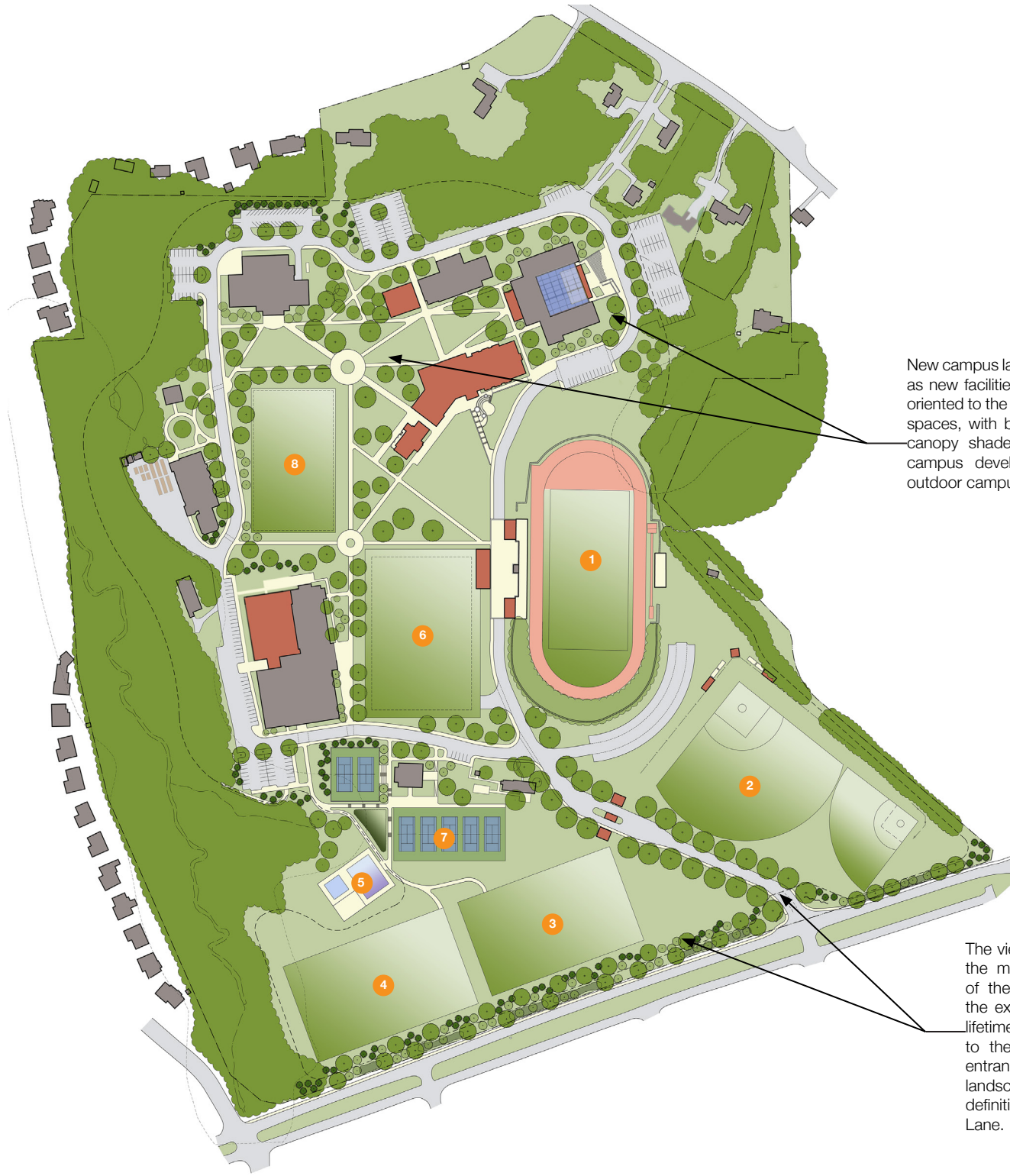
- Separate pedestrian and vehicular circulation.
- Relocate campus roads behind the buildings.
- Where pedestrian and vehicular paths cross, provide raised walkways to emphasize that the car is entering a pedestrian zone, (instead of a pedestrian entering a car zone)
- Consider building structured below-grade parking with a turf play field above.
- Strategically add small parking lots located near buildings and play fields.

Landscape

The Landon campus provides a traditional landscaped country setting for the school set quite apart from its busy suburban surroundings. Developed on the site of a former country estate, the school grounds retain the gentle landscape feel of the former estate. The campus master plan initiatives for landscape include maintenance of the existing landscape character; rehabilitation of the campus tree canopy; creation of landscape spaces that will connect the various campus uses; and restoration of the campus entrance and exterior appearance from Wilson Lane.

The landscape master plan retains the existing character of canopy, woodland trees and broad lawns, and expands this character into new landscape spaces that will connect and define the new facilities program.

The large, existing shade trees on the main areas of the campus, and the dense woodlands on the north, east, and west slopes of the campus are an integral part of the Landon campus character. Yet many of these trees are reaching maturity with little new understory growth present that would replace the existing canopy. The landscape master plan prioritizes maintenance of the existing trees and suggests an on-going program of tree replacement to rehabilitate the campus tree canopy.



Existing tennis courts are moved from the center of campus and relocated with a new swimming pool (near the location of the existing swimming pool) to create an outdoor swimming and tennis complex.

- Consider converting Freed Field to synthetic turf to where it could be used as a recess/break time recreation space during the school day, and be used throughout the winter months when the other natural grass fields are closed for the season
- Gym Field surface should be replaced with turf and sub-drainage added. This would improve the condition of the field for sports play but still allow parking on it
- Create berm at edge of Meadows play fields for spectator seating
- Playgrounds should be re-imagined to provide innovative play opportunities
- Align Prindle Field and Goddard Field

- 1 TRIPLETT FIELD
- 2 ARMSTRONG FIELD
- 3 GODDARD FIELD
- 4 PRINDLE FIELD
- 5 DIXON POOL
- 6 GYM FIELD
- 7 JACOBY TENNIS COURTS
- 8 FREED FIELD



Landon School

Infrastructure

Phase	Utility Coordination Requirements
Front Fence & Welcome Station	
	<ul style="list-style-type: none">Relocate 30' of existing 8" water line.
Upper School	<ul style="list-style-type: none">Relocation 70' of existing underground telecom and fiber lines adjacent to Andrews House.Demolish and remove 200' of existing CTV, 90' of gas, and 50' of sewer connections to Andrews House and connect to proposed upper school.
Middle School Renovation	<ul style="list-style-type: none">Potential impact to 95' existing sanitary connection in quad.
Middle School Expansion	<ul style="list-style-type: none">Relocate 95' of existing sanitary connection in quad.
Lower School Renovation	
Student Center/Dining	<ul style="list-style-type: none">Relocate 35' of existing 4" water line.
Amphitheater	
Tennis Courts	<ul style="list-style-type: none">Relocation of existing overhead electric lines and pole.Relocation and reconnection of 950' of field drain.
Activities Center	
Admin & Facilities	
Arts Center	
	<ul style="list-style-type: none">Demolish and remove 200' of existing gas, 110' of electric, and 210' of sanitary connections to athletic center and reconnect.Relocate 190' of Sanitary line.
Athletic Expansion	
Central Field & Parking Garage	<ul style="list-style-type: none">Relocate 260' of existing underground telecom, 260' of fiber, 100'sanitary, and 260' of 8" water lines.

utilities scope of work



proposed storm water management sites

The campus is served by public utilities from both Wilson Lane and Bradley Boulevard including water, sewer, gas, electric, and telecom. Relocations of existing utilities on campus will be required to accommodate the proposed improvements in each phase of construction. Particular thought will need to be given to the sequence of construction associated with the relocation of existing utilities during each phase of construction to ensure that critical services remain uninterrupted and do not impact the day-to-day function of the school.

Stormwater management will be required to address both water quality and water quantity associated with the proposed improvements under each phase. As required by current regulations, stormwater management will be primarily addressed by the construction of small, natural landscape features such as raingardens and swales. Green roof and pervious pavement should also be considered on a case-by-case basis and underground facilities may be required depending on the amount of treatment required and viability of more natural treatment options. These stormwater management elements should be constructed adjacent to paved areas.

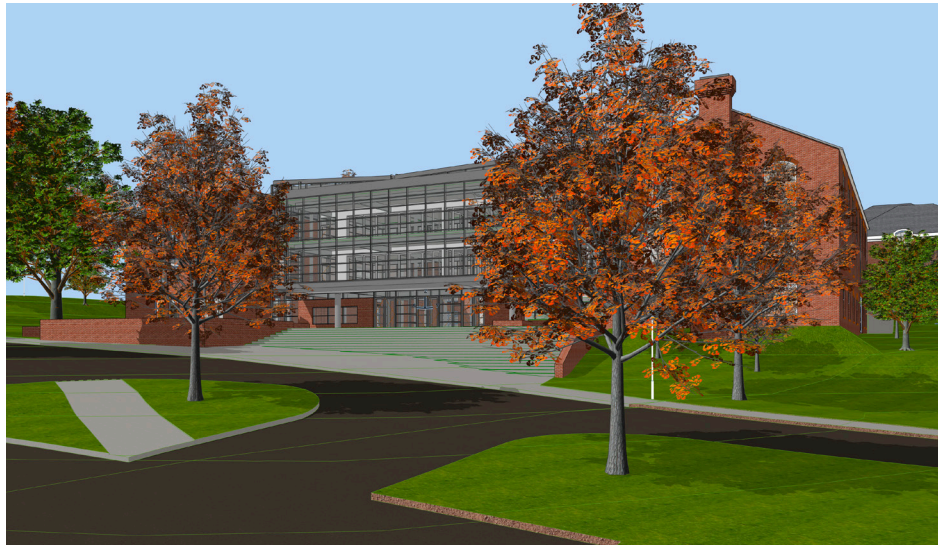
Additional consideration should be given to opportunities to make the treatment of stormwater a more visual and learning experience for students and visitors.

Placement of stormwater management elements next to adjacent paved areas allows the stormwater management features to capture and treat stormwater runoff close to the source of potential pollutants and also helps to maintain the open academic quad being created in the center of campus under the proposed masterplan layout.



AERIAL VIEW OF QUAD
F-46

Architecture



A new academic quadrangle will be created west of Banfield Academic Center and south of the existing Middle School Building. The south edge of the quad will be formed by a new Upper School Building which will be positioned prominently on the rise where Andrews currently sits. The historic Andrews House will be repositioned just west and south of the new Upper School Building. The two buildings will create a framed entrance to the new quad.

Upon completion of the new Upper School the Banfield Academic Center will be fully renovated as a new Middle School. The existing Middle School Building will be renovated to house the Lower School. This series of academic building moves will bring all students together on the new academic quad.



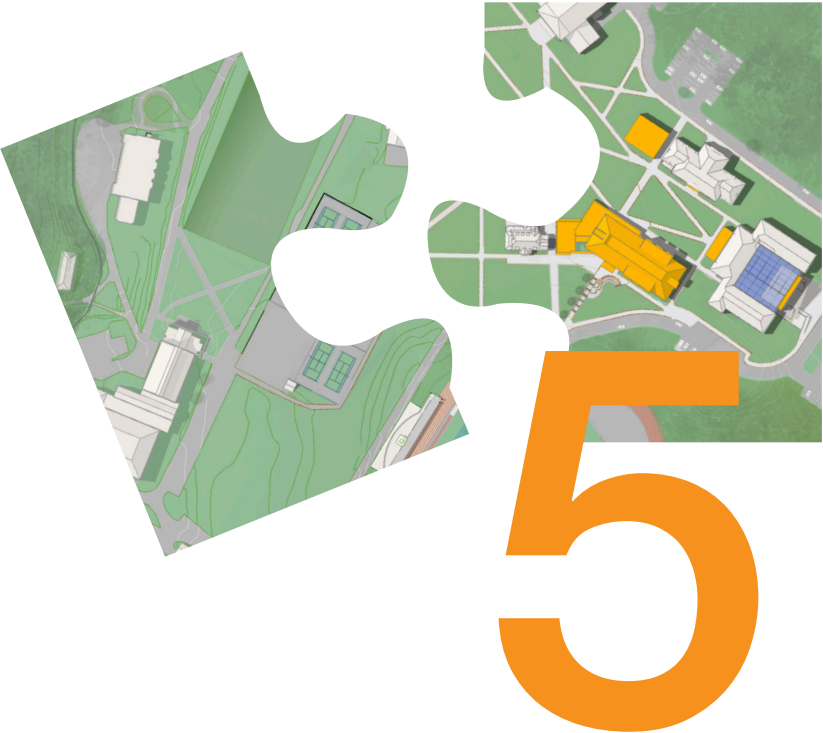
VIEW OF QUAD
F-48



UPPER SCHOOL APPROACH

implementation

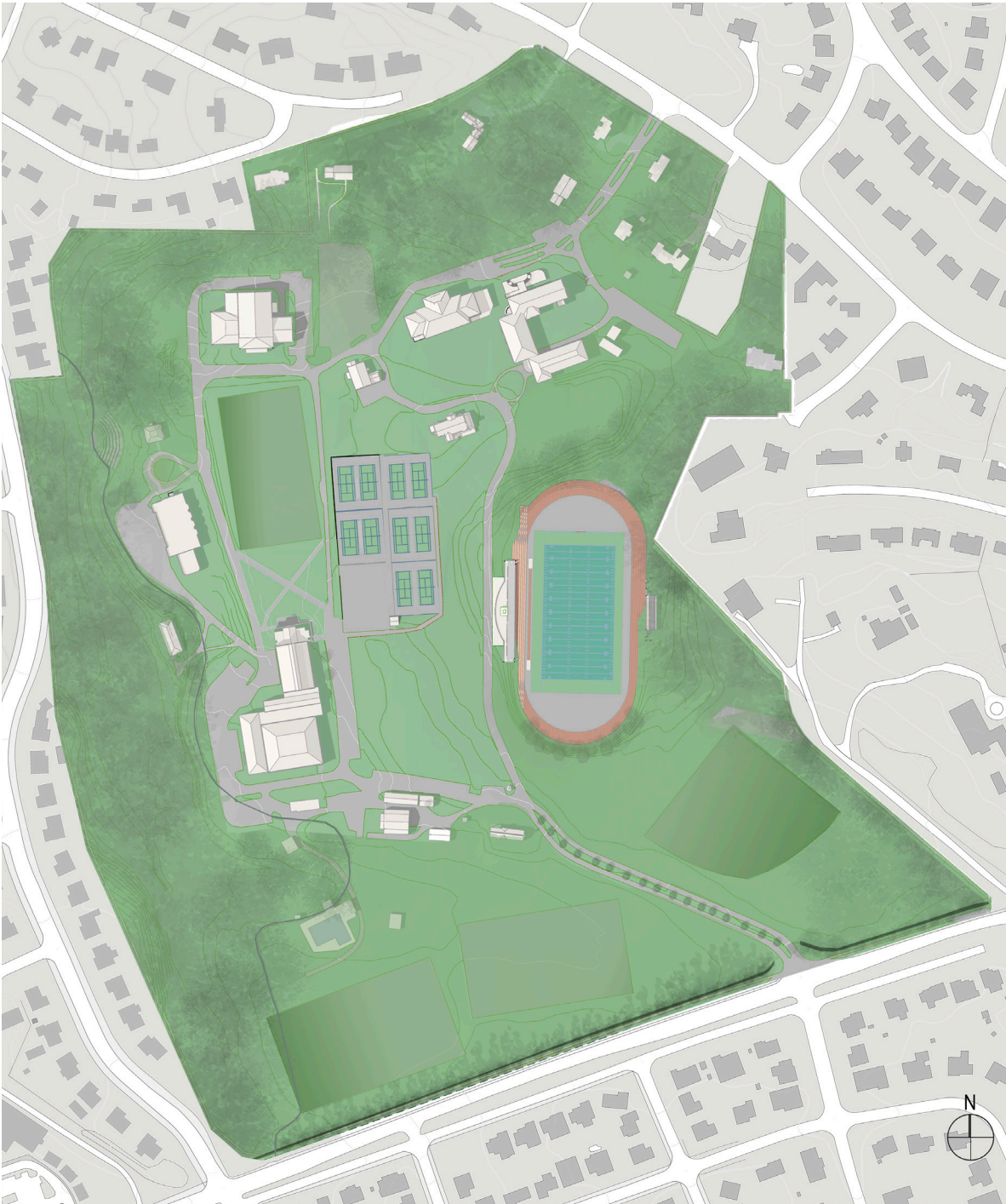
- components & scope of work
- approaches to phasing
- phase 0
- phase 1
- construction timeline



Incremental Approach

Formally, campus Master Planning involves the development of detailed guidance in the form of incremental steps to be carried-out, or goals to be accomplished. The comprehensive Master Plan is a tool with the power to excite, inspire and create substantial change within an academic environment.

At its core, a Master Plan is a map - a complete architectural and financial picture of immediate and long-range campus development. Through collaboration with the School and detailed evaluation of the existing context, **cox graae + spack** architects identified priorities for the Landon School campus development consistent with the school's needs. Building on identified goals and priorities, the master plan is a resource for evaluating priority needs for facility improvement and incremental campus growth, provides a vehicle for matching construction opportunities with available funding, and serves as a basis for creating a capital campaign in conjunction with specific plans for addressing identified mission goals. Above all, however, a Master Plan is a guiding vision for an academic community's future.



existing site



new master plan



A “Puzzle Pieces” approach



- A Activities Center** Conversion of Barn and Farmhouse into a new hub of activity with the former being the new Tennis Club House and the latter being an Alumni Center
- B Admin. & Facilities** Renovation of current lower school building into a new administrative and facilities building
- C Amphitheater** Renovation
- D Arts Center** Interior renovation to arts center
- E Athletic Expansion** Renovation of existing athletics building and expansion to include an indoor field house
- F Baseball Fields** Regrading of Near Meadows Field and addition of a berm for spectators
- G Fence & Welcome Center** Replacement of perimeter fence and trees off Wilson lane and a new Security/welcome station at the Wilson entrance to campus
- H Fields** Expansion and replacement of turf on Freed and Gym fields
- I Game Day Plaza** A new plaza to support athletic activities on Game day as well as a staging ground for other outdoor school events
- J Lower School** Renovation of the current Middle School Building into a new Lower School and addition of a hardscape play area
- K Middle School** Renovation of the current Upper School Building into a new Middle School Building with a student commons
- L Perkins Day Care** Renovation and conversion of Perkins House to day care facilities for staff
- M The Quad** New campus quad with pedestrian paths and play fields encompassed by the academic buildings
- N Tennis Courts** Relocation of the tennis courts and pool to create a new outdoor athletic complex/ tennis club. Realignment and replacement of turf on Prindle Field and Goddard Field
- O Triplett Parking** New parking to address the parking over flow that typically occurs on game days and other campus event days
- P Upper School** A new upper school to serve as the gate way to the academic campus. Will result in the relocation and renovation of Andrews House and the demolition of Torrey Hall

Phase 0 & 1

- Phase 0 - Fence & Welcome Center

Replacement of perimeter fence and trees off Wilson Lane and a new Security/welcome station with an allee of trees at the Wilson entrance to campus
- Phase 1A - Upper School

A new upper school to serve as the gate way to the academic campus. Will result in the relocation and renovation of Andrews House and the demolition of Torrey Hall
- Phase 1B - Middle School

Renovation of the current Upper School Building into a new Middle School building with a student commons
- Phase 1C - Lower School

Renovation of the current Middle School Building into a new Lower School

DEMO

- Phase 0

- guard station
 - old fence
 - existing road
 - tree removal
- Phase 1A

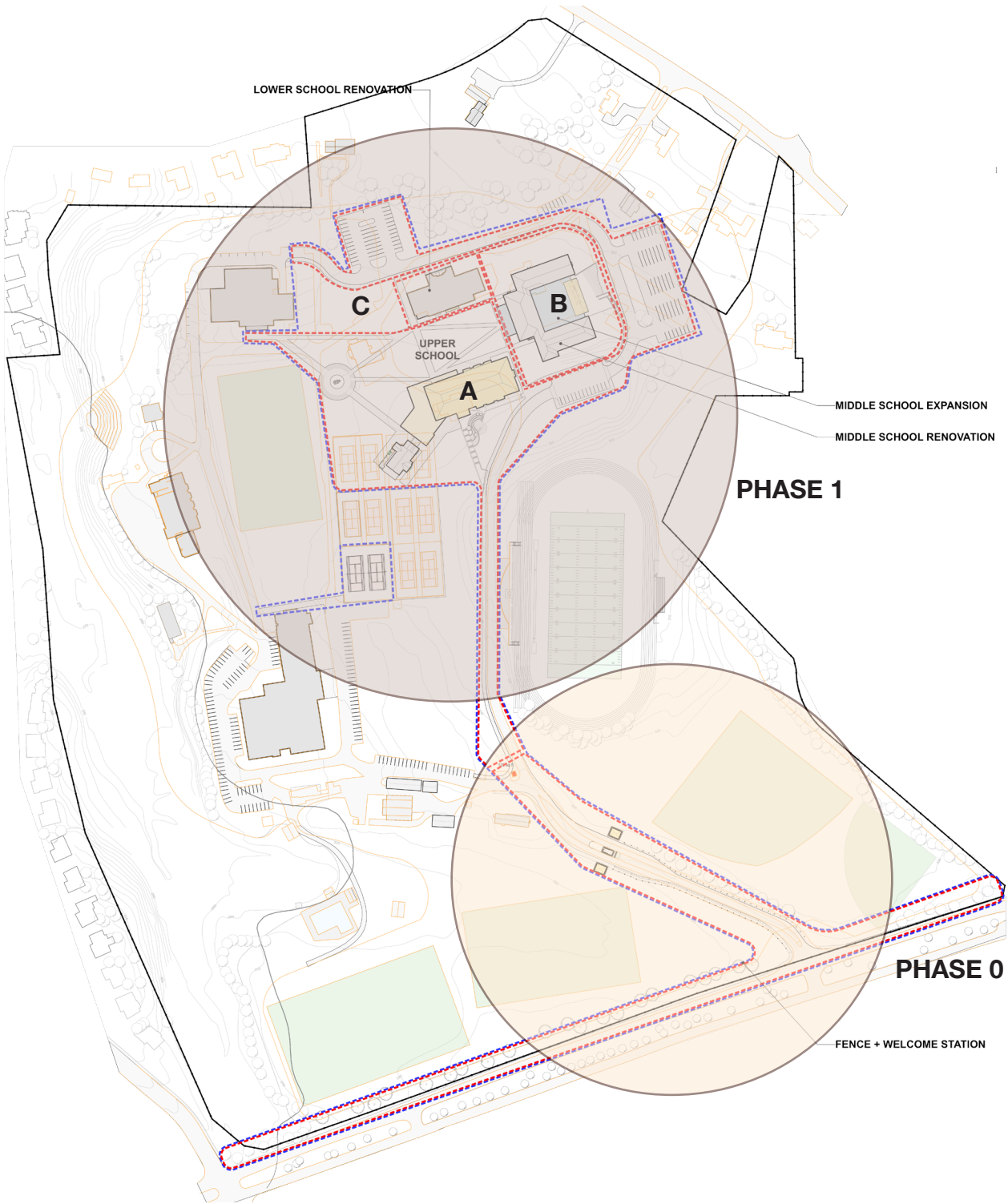
- 4 tennis courts
 - Torrey Hall
 - relocated Andrews House
 - portions of campus road
- Phase 1B

- existing pedestrian paths
- Phase 1C

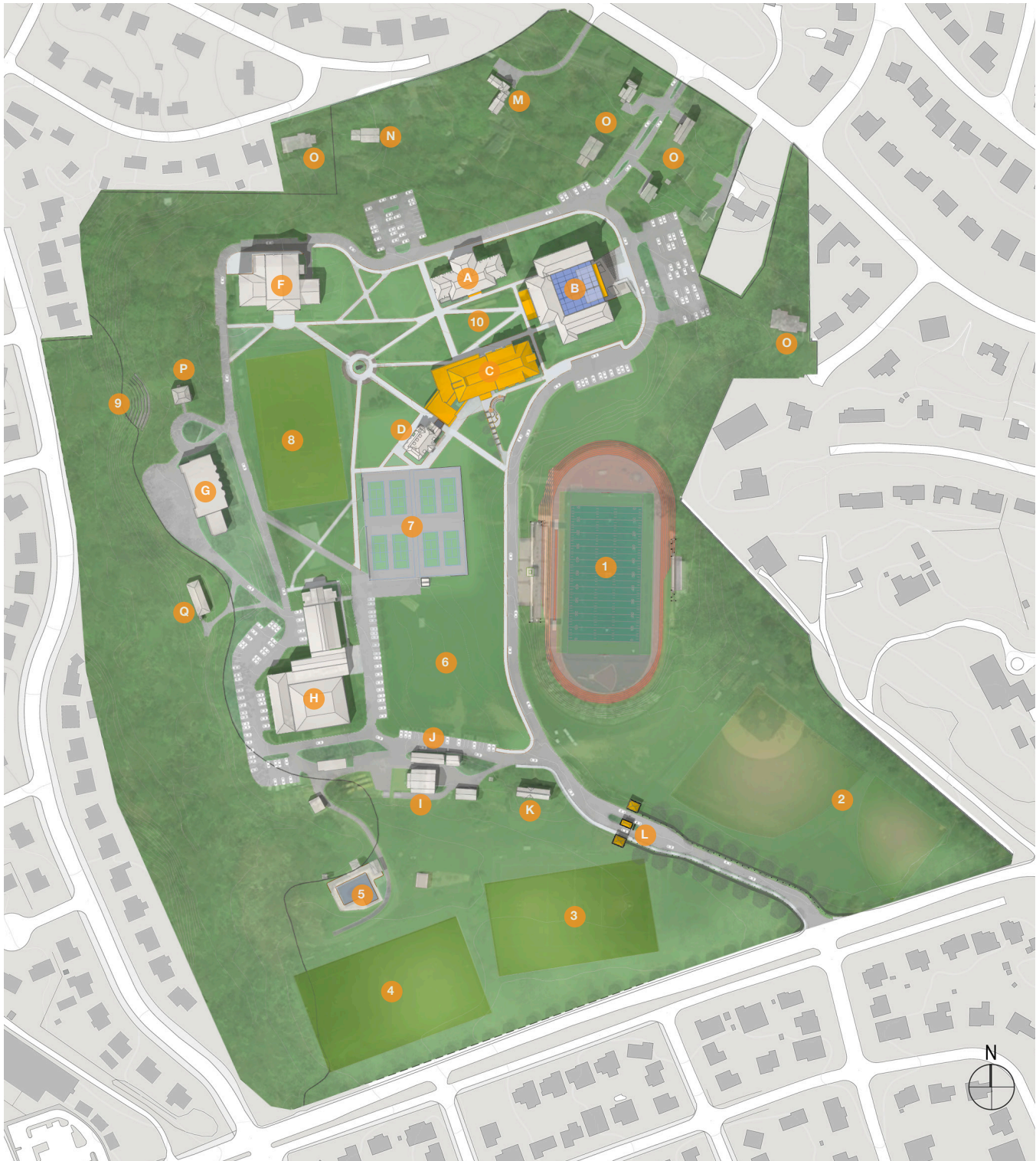
- portions of existing road

NEW

- security kiosk
 - field bathrooms
 - fence & entrance gate
 - new entrance road
 - site lighting
 - trees
- Upper School
 - relocated Andrews House
 - new campus loop road
 - new quad
 - resurfaced tennis courts
- renovation of existing Upper School
 - new entrance off quad
 - Student Commons
 - atrium
- renovation of existing Middle School
 - new entrance off quad



Phase 0 & 1 Master Plan Key



campus after phase 0 & 1

BUILDINGS CAMPUS

- A LOWER SCHOOL
- B BANFIELD ACADEMIC CENTER - Middle School
- C UPPER SCHOOL
- D ANDREWS HOUSE - Administration
- E not used
- F MONDZAC PERFORMING ARTS CENTER
- G WILSON BUILDING - Facilities
- H BARTON ALUMNI ATHLETIC CENTER
- I THE BARN
- J FOSTER BUILDING
- K FARMHOUSE
- L WELCOME GATE
- M PERKINS HOUSE
- N KIPLINGER HOUSE - Head's Residence
- O ADMIN RESIDENCES
- P HENDRICKS HOUSE
- Q PARSONS RANGE

OUTDOOR SPACE LEGEND

- 1 TRIPLETT FIELD
- 2 ARMSTRONG FIELD
- 3 GODDARD FIELD
- 4 PRINDLE FIELD
- 5 DIXON POOL
- 6 GYM FIELD
- 7 JACOBY TENNIS COURTS
- 8 FREED FIELD
- 9 PIELAGE AMPHITHEATER
- 10 CENTRAL / MINITER QUADRANGLE

Time Line

The Landon School is a private independent school located in a residential zone (R90) and is therefore subject to the Conditional Use review and approval process in Montgomery County. This process is administered by the Maryland-National Capital Parks and Planning Commission (M-NCPPC) and the County Hearing Examiner and involves review and approval by local utility providers and reviewing authorities including, but not limited to, the following:

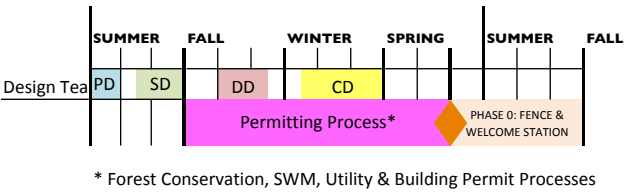
- M-NCPPC
 - Planning Department
 - Parks Department
 - Environmental Planning Department (Forest Conservation)
- Montgomery County Department of Permitting Services (DPS)
 - Stormwater Management
 - Fire Marshal's Office
 - Zoning
- Washington Suburban Sanitary Commission (WSSC)
- Montgomery County Department of Transportation (MCDOT)
- Pepco

According to available records, the Landon School received Special Exception Site Plan (#S686A0) approval in 1986 and went through a Preliminary Plan of Subdivision and Record Plat process in the mid-to late 1990s. More recent improvements include the synthetic turf field (2007), replaced track (2017), and interior renovations to existing buildings on campus. In each case, these improvements were consistent with the existing, approved Special Exception Site Plan. Based on the proposed masterplan, future campus improvements will vary enough from the existing, approved plan to require that the school go through the Conditional Use review process to obtain an approved modification to their existing plan.



Landon School

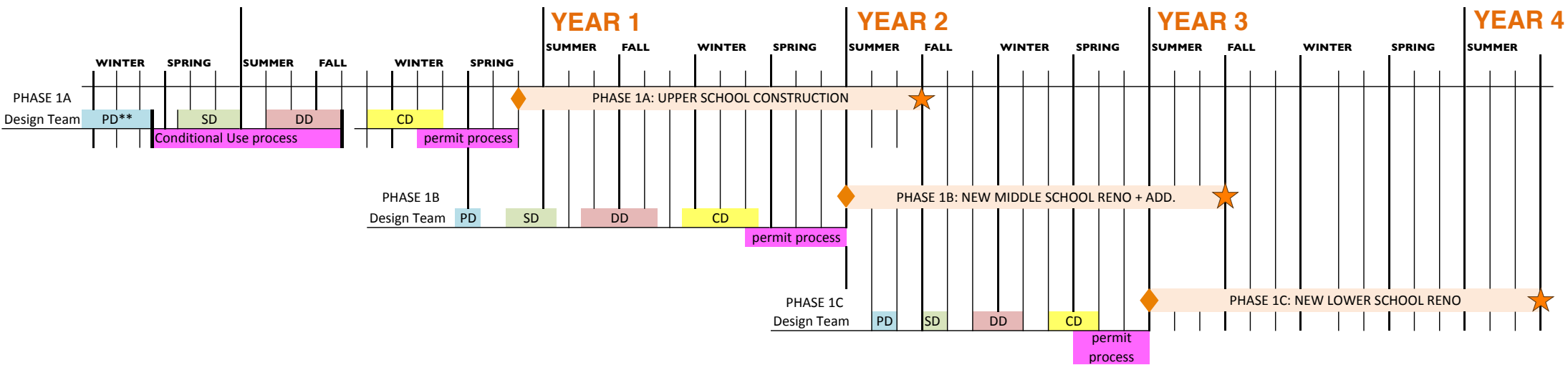
Landon School
Campus Master Plan - Proposed Construction Schedule
Preliminary Phase 0 Timeline - Fence & Welcome Station



PD : Preliminary Design / Programing
SD : Schematic Design
DD : Design Development
CD : Construction Documenation
Construction Phase
Permit Process

Construction Start
Construction End

Landon School
Campus Master Plan - Proposed Construction Schedule*
Preliminary Phase I Timeline



- * This proposed schedule is predicated on the Conditional Use approval process starting at least 6 months before the indicated construction start peroid for Phase 1A
- ** Preliminary Design process for entire master plan scope of work - required to start Conditinal Use process
- *** This timeline is dependent on and assumes adequate and timely fundraising

