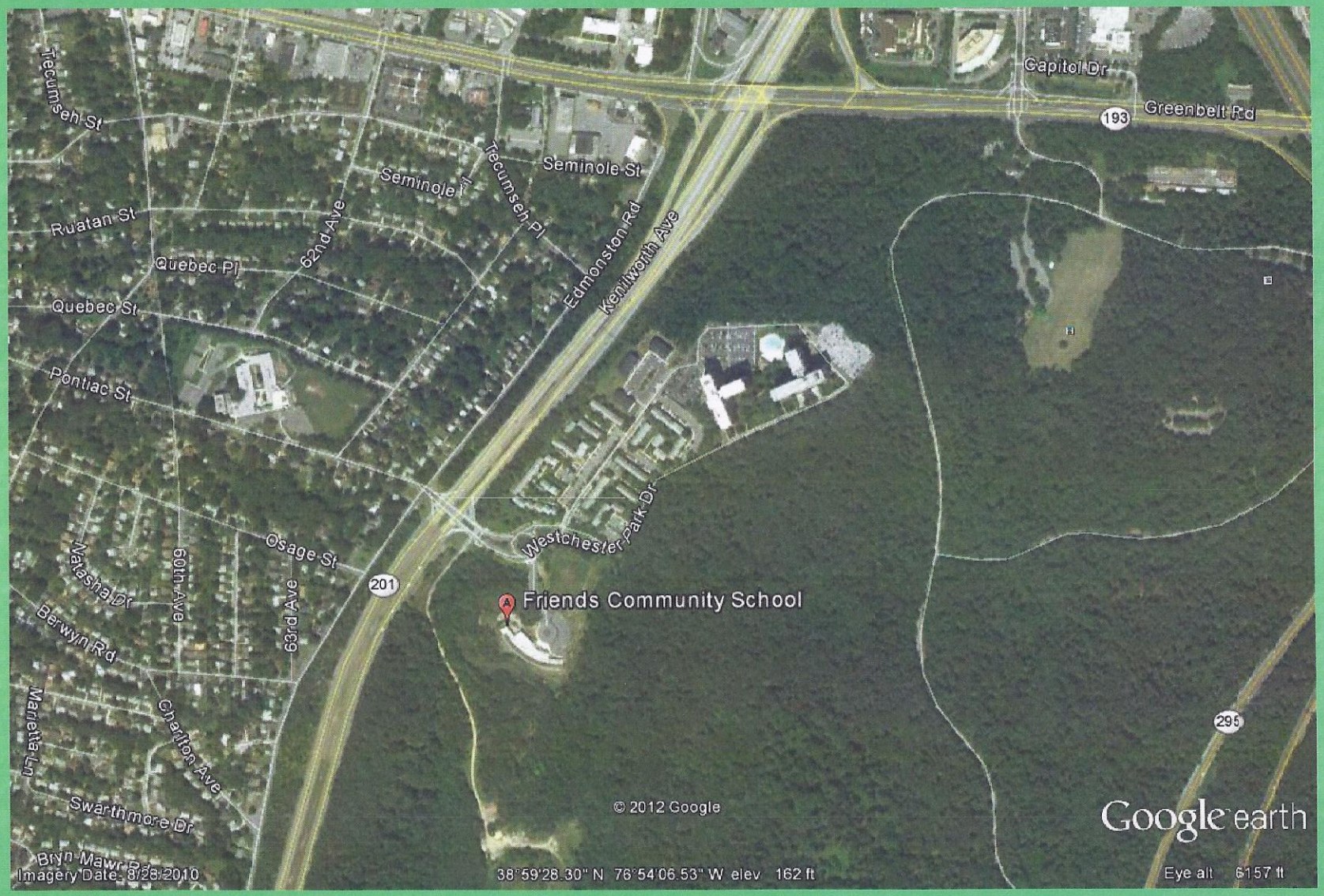
Friends Community School

Revision to Detailed Site Plan DSP-04070/03

Staff Presentation to Advisory Planning Board
March 28, 2012: Terri Hruby, Assistant Planning Director

Project Location

The southerly quadrant of Westchester Park Drive and Kenilworth Avenue. Located just outside of the City.


Tecumseh St
Ruatan St
Quebec Pl
Quebec St
Pontiac St
Osage St
Wateshe Dr
Berwyn Rd
Marietta Ln
Swarthmore Dr
Bryn Mawr Rd
62nd Ave
60th Ave
63rd Ave
Charlton Ave
Seminole Ct
Tecumseh Pl
Seminole St
Edmonston Rd
Kenilworth Ave
Westchester Park Dr
Capitol Dr
Greenbelt Rd
193
201
295
Friends Community School
© 2012 Google
Google earth
Imagery Date: 8/28/2010
38°59'28.30" N 76°54'06.53" W elev 162 ft
Eye alt 61.57 ft

Background

- Existing Zoning: R-R (Rural Residential)
- Acreage: 17.43 acres
- Detailed Site Plan approved February 2005
- Existing Land Use: Private School
  - 200 students (Grades K-8)
  - One-story, 24,300 square feet
- Phased development planned
- Green school (Sustainable building practices)
  - Straw bale construction
  - Green roof
  - Preservation of environmental resources (i.e., wetlands)

Site Plan of Existing School

Renderings of Existing School

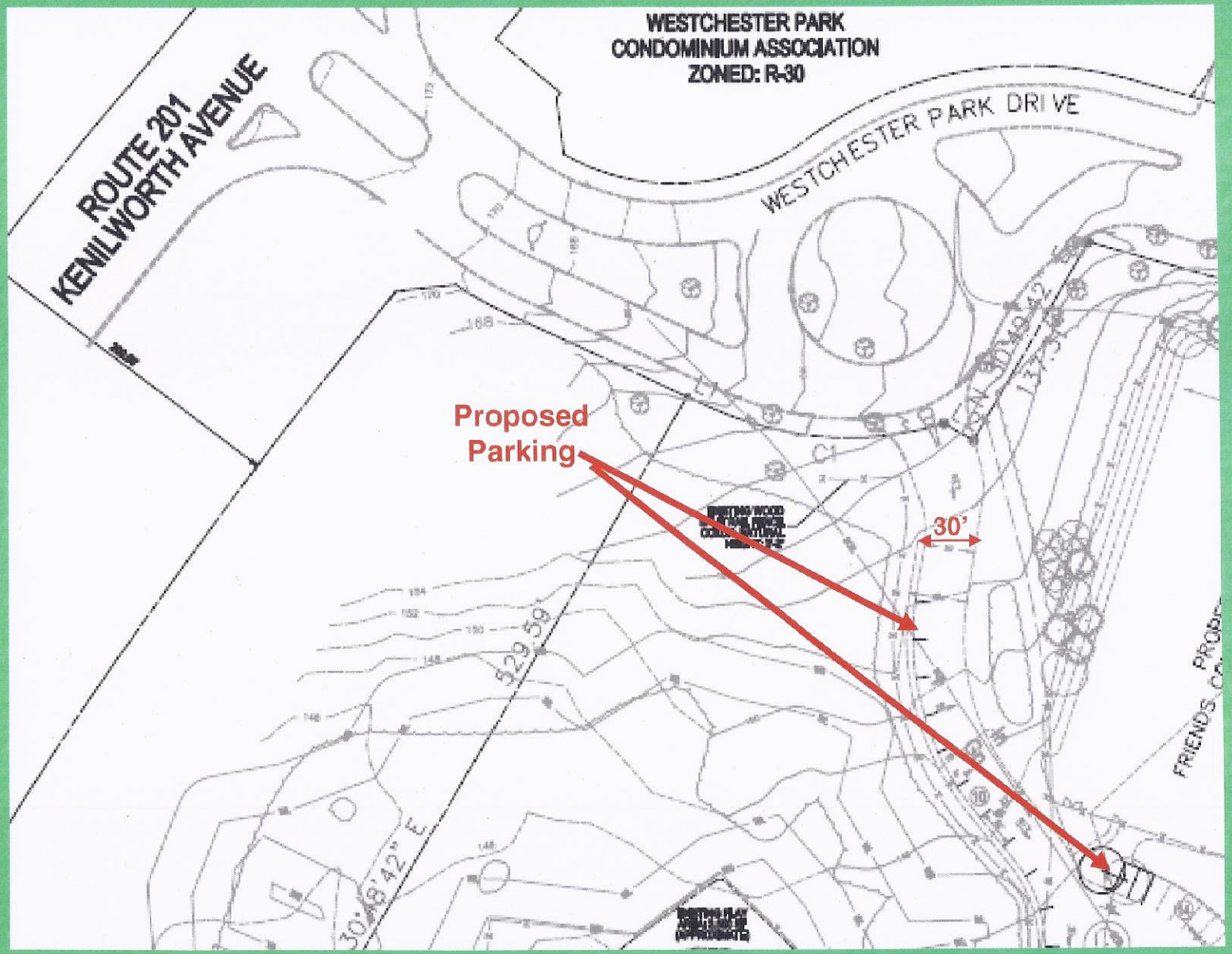
Rear Perspective

Proposed Revision to Approved Detailed Site Plan

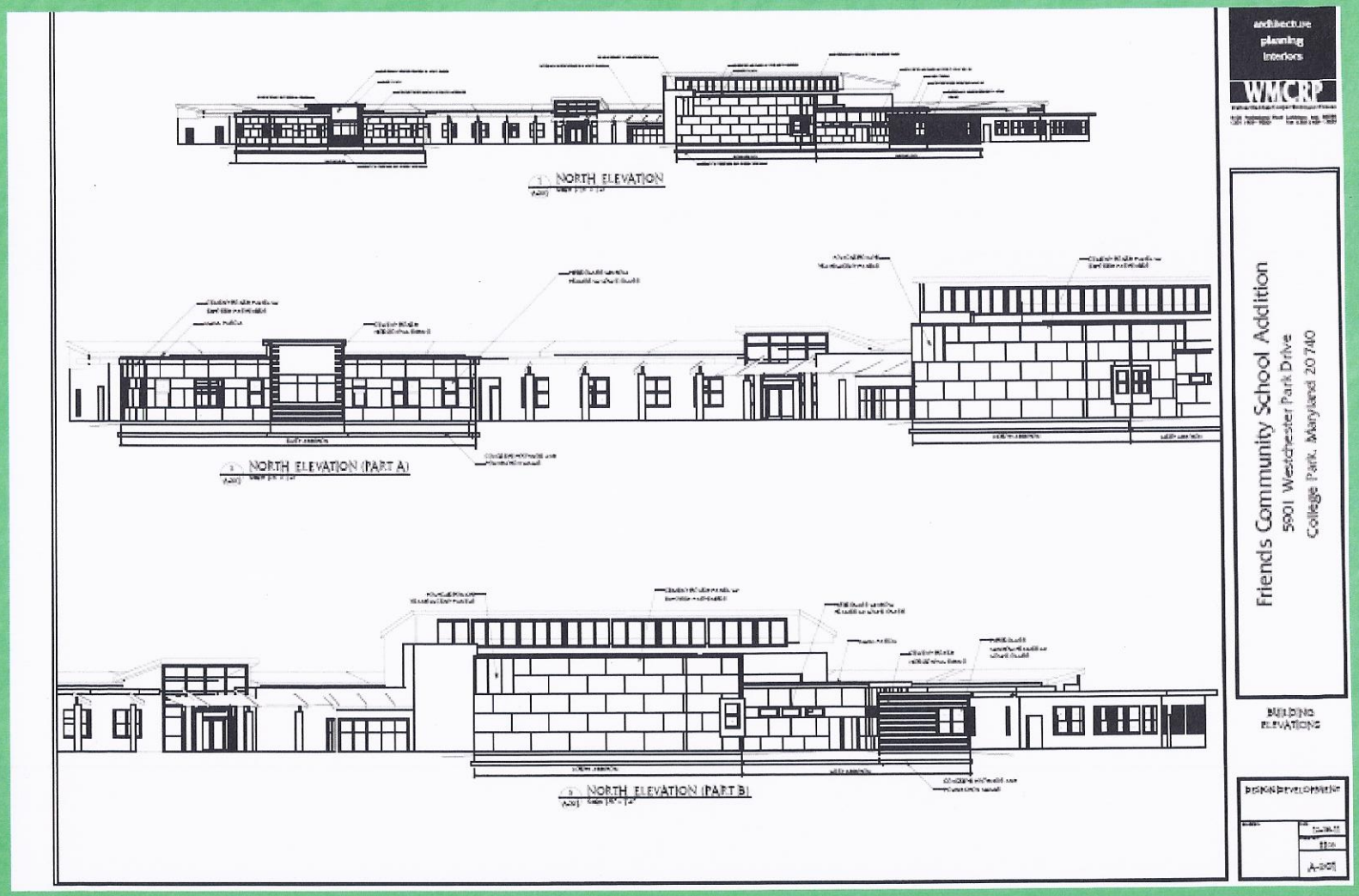
- 5,200 square foot, one-story addition
- Increase enrollment from 200 students to 240 students
- Requires revision to Preliminary Plan of Subdivision for determination of adequacy of transportation facilities
- Traffic impact findings: No finding of significant impact
- Parking
  - Required parking = 40
  - Proposed parking = 40 (34 existing)
- No impact to wetlands/wetland buffers
- Landscaping and tree conservation requirements: Meets or exceeds requirements

UNITED STATES
OF AMERICA -
GREENBELT PAR
ZONED:R-O-S
1-STORY
(31.75'±)
SCHOOL
24,300± SF
FFE 144.6
R-R
PROPERTY OF
FRIENDS COMMUNITY SCHOOL, INC.
L. 16442, F. 649
ZONED: R-R
17.43 ACRES
N 63°01'26" W
S 23°03'11" W
PROPOSED LOADING SPACE
APPROXIMATE LOCATION OF
EXISTING DUMPSTER AND PAD
APPROXIMATE LOCATION OF
EXISTING MECHANICAL PAD

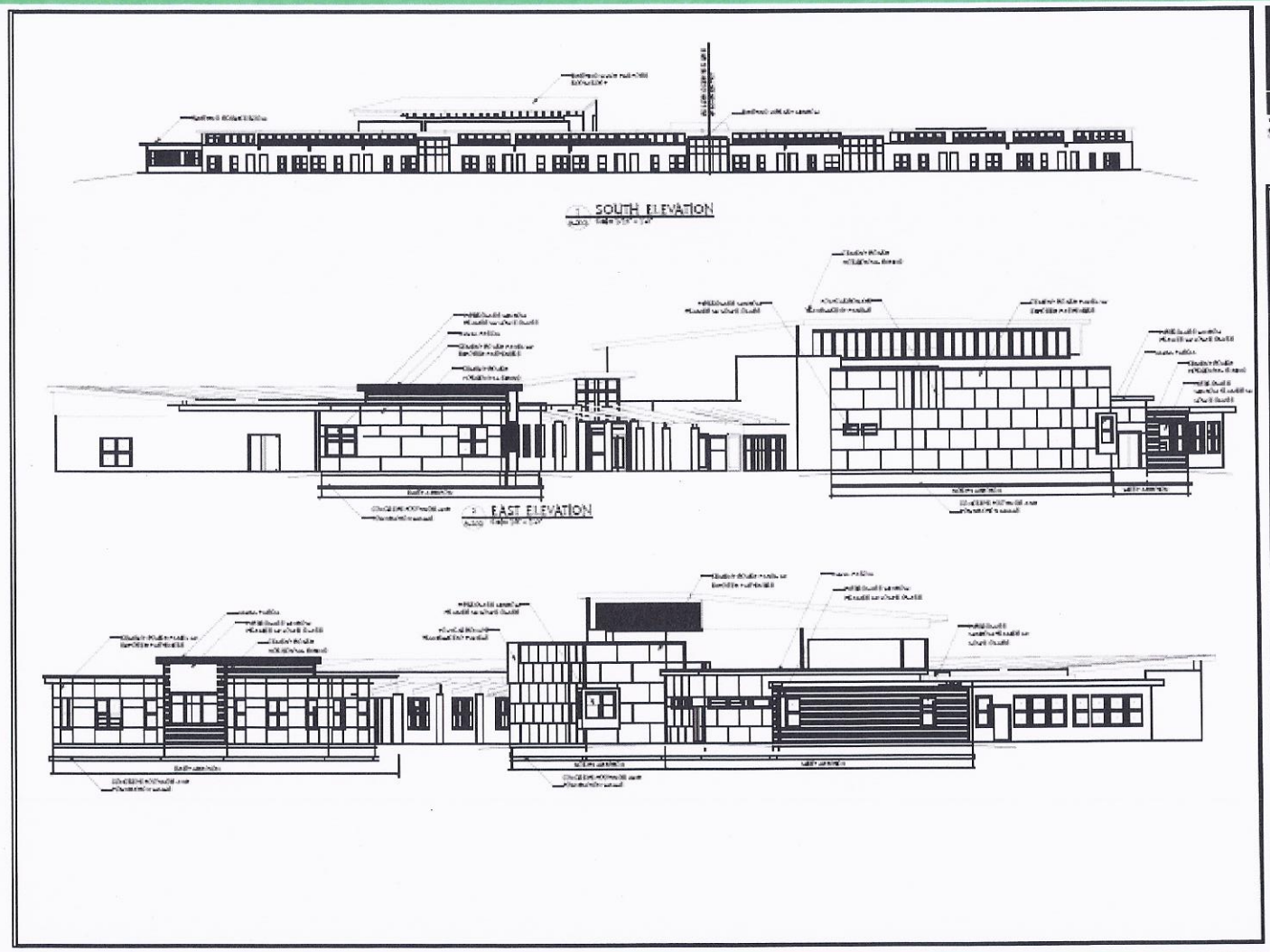
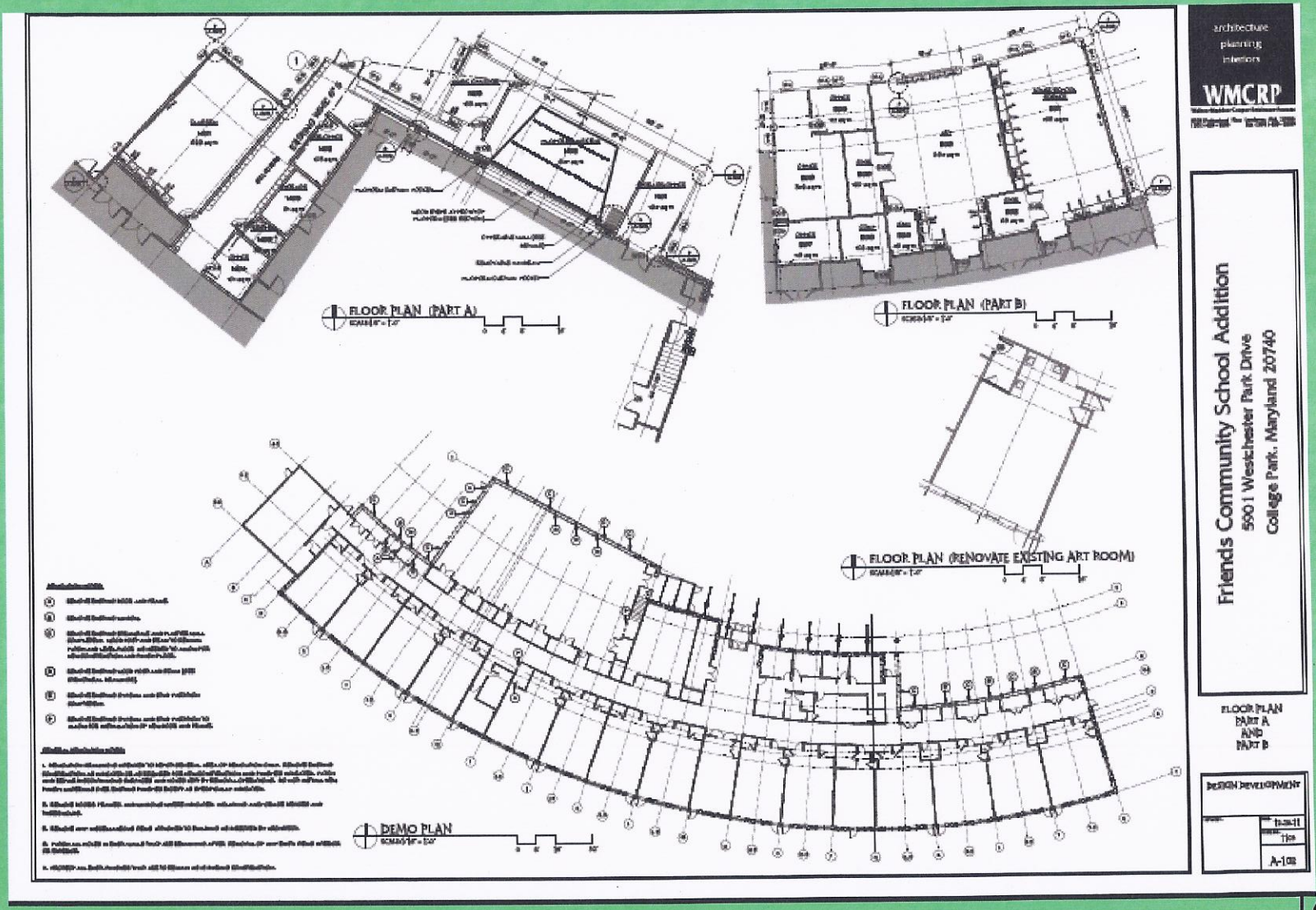
Proposed Parking



Proposed Architecture



Proposed Architecture



Proposed Floor Plan