| Site  | Battery Lane  | Gross Tract Area | Zoned | Proposed Net Lot | Total Mapped Density (GFA / FAR) | Residential (GFA / FAR) | Commercial (GFA / FAR) | Proposed Residential Density (GFA / FAR) | Total Dwelling Units | MPDU’s | Exempt MPDU Density (FAR / GFA) | Commercial Density (FAR / GFA) | Total Proposed Density (FAR / GFA) | Bethesda Overlay Density (GFA / FAR) | Proposed Building Height | Public Open Space | Green Area |
|-------|---------------|------------------|-------|------------------|----------------------------------|------------------------|-----------------------|------------------------------------------|---------------------|-------|-----------------|---------------------------|-------------------------------|-------------------------|-----------------------------|------------------------|-----------------|----------|
| A     | 4657 Battery  | 71,420 sf        | CR-3.50 | 52,632 sf       | 249,970 sf (3.50)               | 162,936 sf (3.50)      | 162,936 sf (3.50) | 23,277 sf (0.50)                          | 110 du              | 15%   | 17 du           | 0 sf (0.00)                | 130,000 sf (2.79)          | 0 sf (0.00)              | 86’                         | 10%       | 4,247 sf | 35%       |
| B     | 4858 Battery  | 139,099 sf       | CR-1.50 | 127,767 sf      | 486,847 sf (1.50)              | 486,847 sf (1.50)      | 486,847 sf (1.50) | 69,550 sf (0.50)                          | 315 du              | 15%   | 48 du           | 5,000 sf (0.04)           | 355,000 sf (2.55)          | 220,903 sf (1.54)         | 120’                        | 10%       | 12,777 sf | 35%       |
| C     | 4900 Battery  | 143,565 sf       | CR-1.50 | 133,096 sf      | 215,348 sf (1.50)              | 215,348 sf (1.50)      | 215,348 sf (1.50) | 71,783 sf (0.50)                          | 520 du              | 25%   | 130 du          | 5,000 sf (0.04)           | 580,000 sf (4.04)          | 301,750 sf (2.17)         | 180’                        | 10%       | 13,310 sf | 35%       |
| D     | 4949 Battery  | 143,565 sf       | CR-1.50 | 133,096 sf      | 215,348 sf (1.50)              | 215,348 sf (1.50)      | 215,348 sf (1.50) | 71,783 sf (0.50)                          | 520 du              | 25%   | 130 du          | 5,000 sf (0.04)           | 580,000 sf (4.04)          | 301,750 sf (2.17)         | 180’                        | 10%       | 13,310 sf | 35%       |
| E     | 4998 Battery  | 135,099 sf       | CR-1.50 | 127,767 sf      | 486,847 sf (1.50)              | 486,847 sf (1.50)      | 486,847 sf (1.50) | 69,550 sf (0.50)                          | 315 du              | 15%   | 48 du           | 5,000 sf (0.04)           | 355,000 sf (2.55)          | 220,903 sf (1.54)         | 120’                        | 10%       | 12,777 sf | 35%       |

**BATTERY LANE DISTRICT**

**D.A.P. SUBMISSION PACKAGE**

**DEVELOPMENT SUMMARY**

March 27, 2019
BATTERY LANE DISTRICT

North - Battery Lane

South - Battery Lane
BATTERY LANE DISTRICT

D.A.P. SUBMISSION PACKAGE 4890 BATTERY SIDEWALK SETBACK PLAN 18.2

BROWN DEVELOPMENT LLC.

March 27, 2019

TYP. SIDEWALK ZONE GUIDELINES

TYP. STREEPSCAPES

LEGEND

SOFTSCAPE

HARDCAPE

GENERAL NOTES

- PROPOSED STREEPSCAPE IS PEDESTRIAN FOCUS VS INSTEAD OF VEHICLE.
- PROPOSED BUILDING PLACEMENT ADDRESSES STREET AND ENCOURAGES INTERACTION.
- EXISTING DROP-OFF AREAS ARE REMOVED AND REPLACED WITH GREEN FRONTAGE AREA.
- ENHANCED PEDESTRIAN ENVIRONMENTS.
- PLANTING AND SIDEWALK ZONES ARE TO PEDESTRIAN SCALE.
EXISTING BETHESDA TROLLEY TRAIL SECTION

PROPOSED BETHESDA TROLLEY TRAIL SECTION

EXISTING BETHESDA TROLLEY TRAIL CONDITIONS

PROPOSED BETHESDA TROLLEY TRAIL

LEGEND

SOFTSCAPE
HARDSCAPE

GENERAL NOTES
- Widen existing trolley trail to encourage higher traffic volume.
- Provide separated sections for bicyclist and pedestrians.
- Promote a more interactive surrounding environment.
- Create a seamless transition from Battery Park to connect to the rest of the Bethesda Trolley Trail.

BATTERY LANE DISTRICT
D.A.P. SUBMISSION PACKAGE
BETHELDA TROLLEY TRAIL PLAN 18.7

BROWN DEVELOPMENT LLC.
March 27, 2019
BATTERY LANE DISTRICT

D.A.P. SUBMISSION PACKAGE

PEDESTRIAN CIRCULATION

BROWN DEVELOPMENT LLC.

March 27, 2019

LEGEND

EXISTING:
- MAJOR/HIGH TRAFFIC SIDEWALK
- RESIDENTIAL SIDEWALK
- BUSINESS/MIX SIDEWALKS
- EXERCISE/PARK TRAIL PATH
- LANDSCAPE AMENITY PATH

PROPOSED:
- MAJOR/HIGH TRAFFIC SIDEWALK
- RESIDENTIAL SIDEWALK
- BUSINESS/MIX SIDEWALKS
- EXERCISE/PARK TRAIL PATH
- LANDSCAPE AMENITY PATH
- THROUGH BLOCK CONNECTION