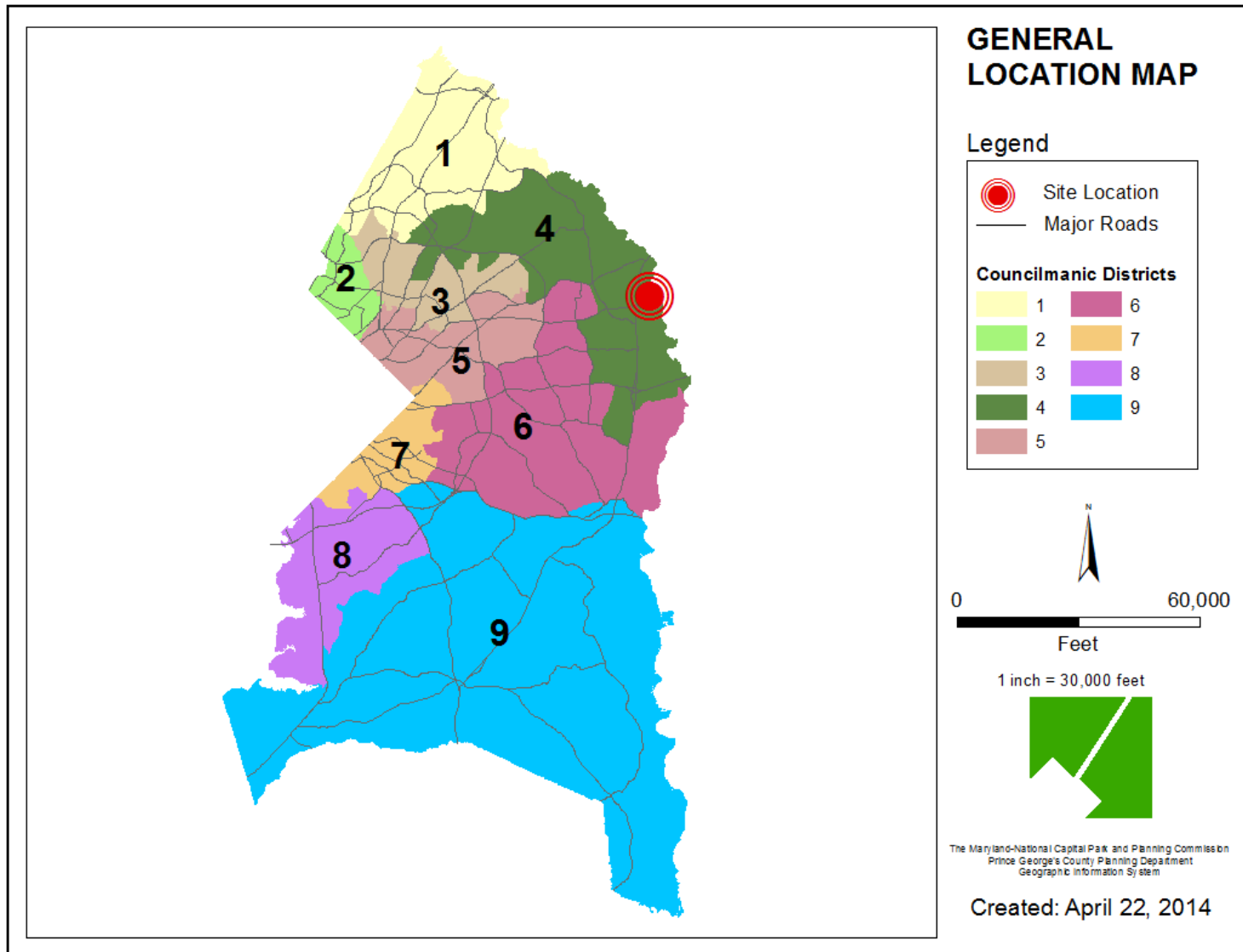


ITEM: 6

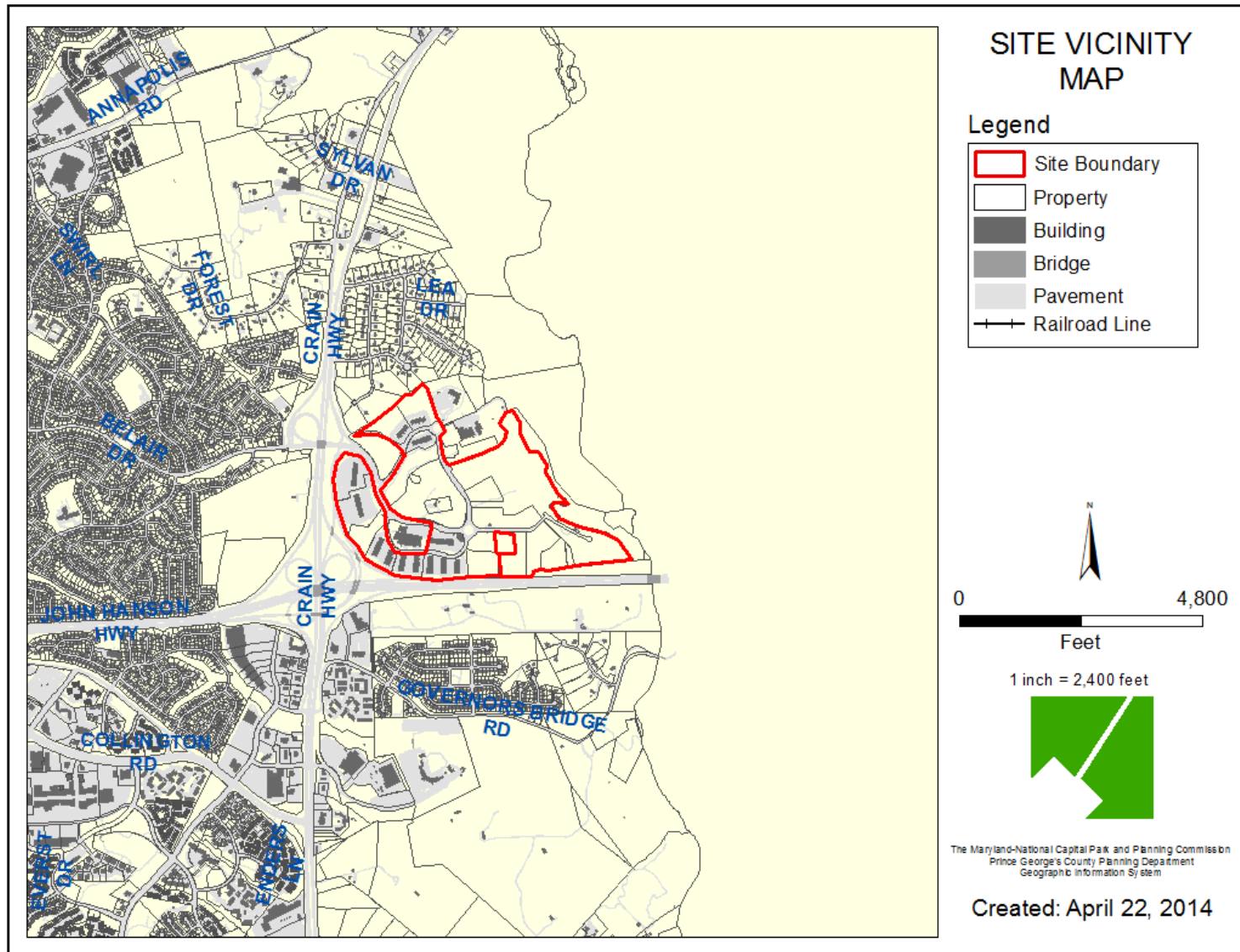
CASE: CSP-06002-01

MELFORD

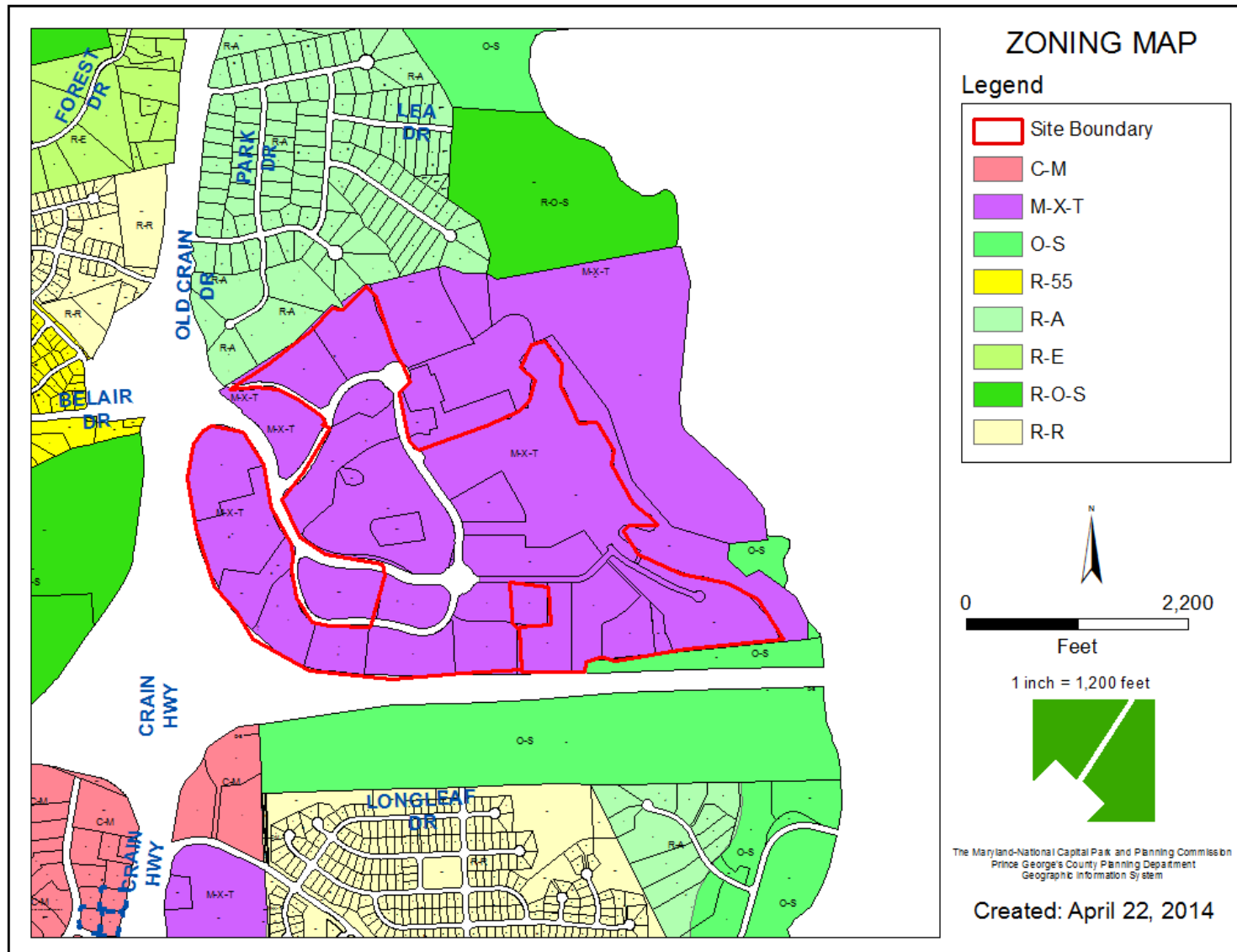
GENERAL LOCATION MAP



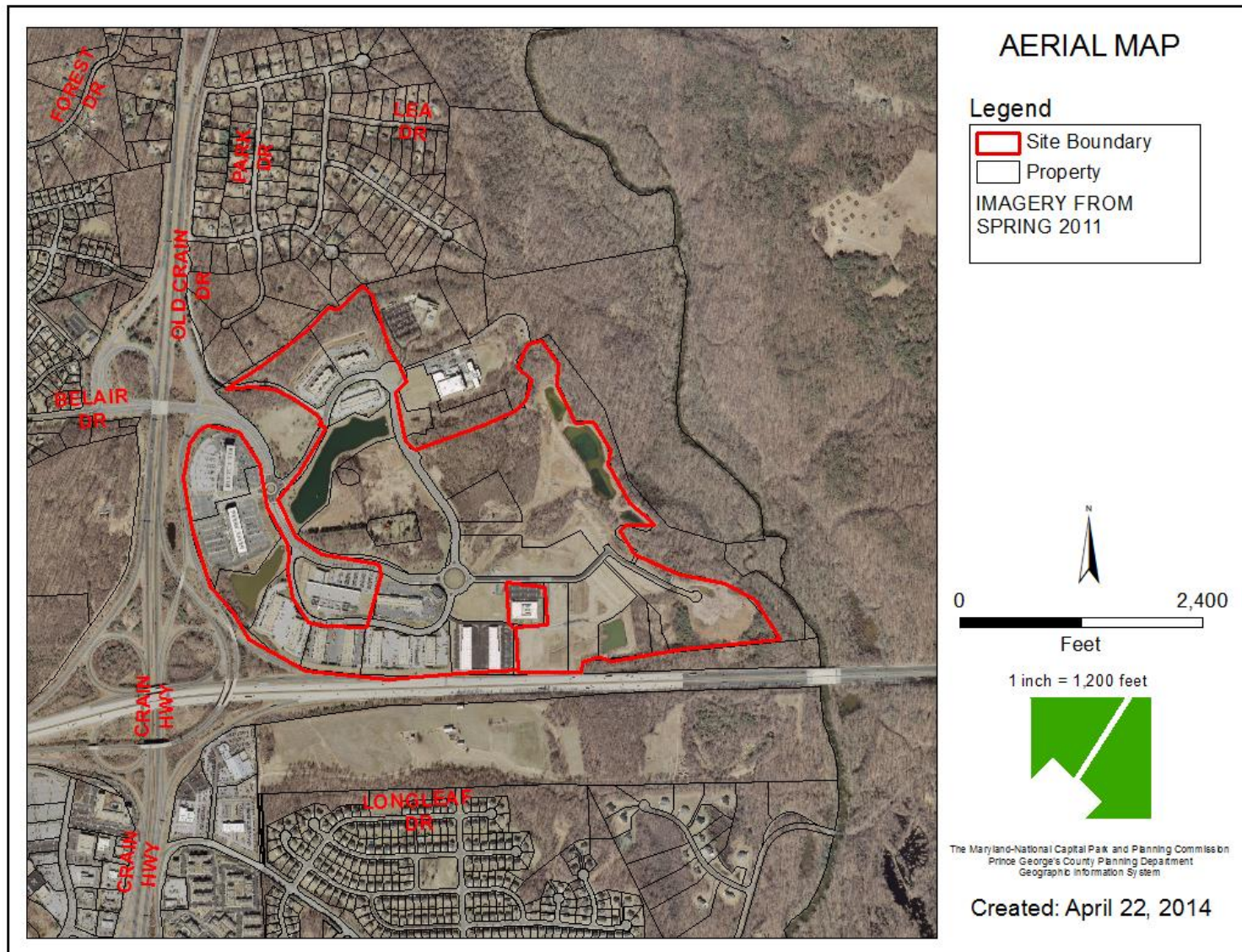
SITE VICINITY



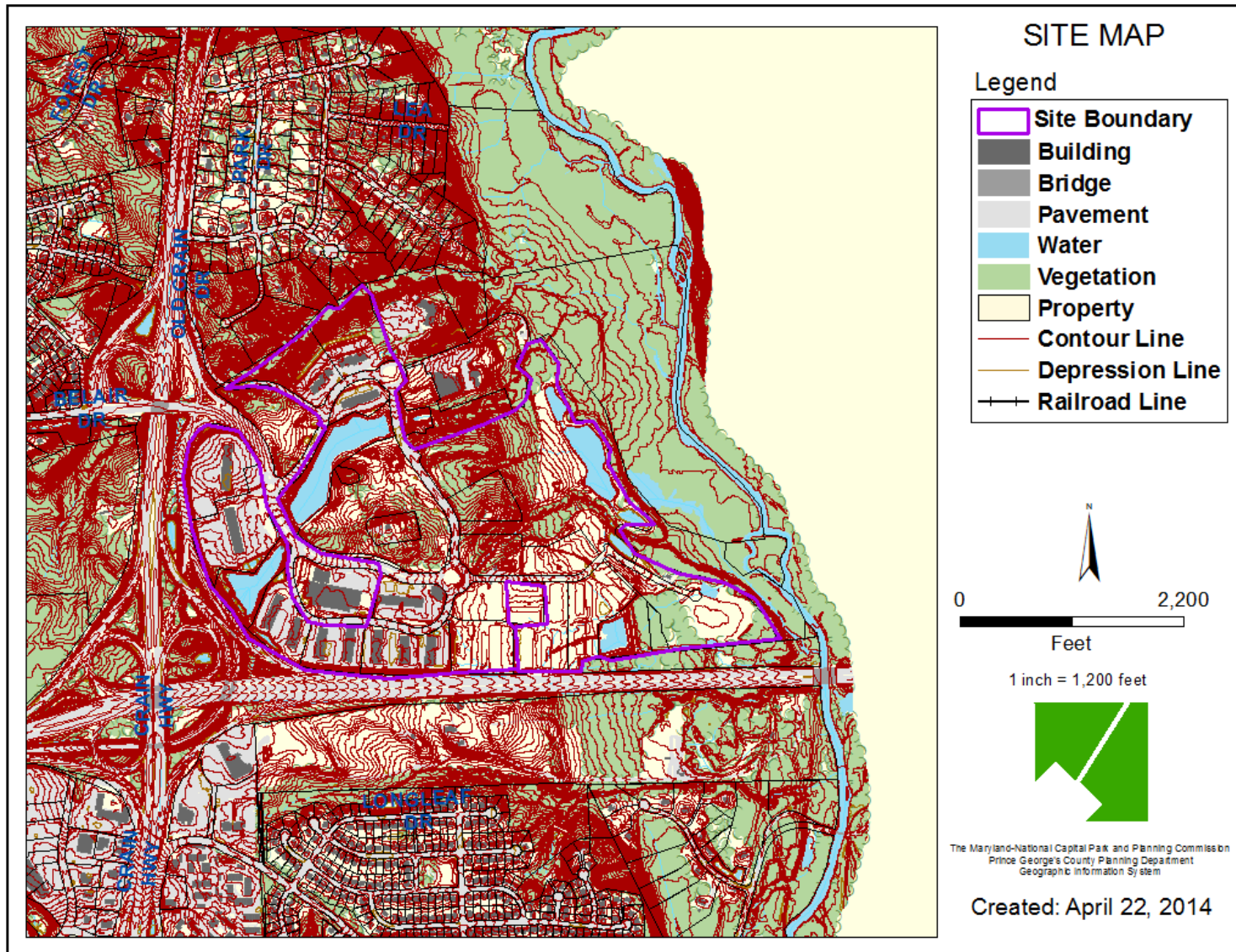
ZONING MAP



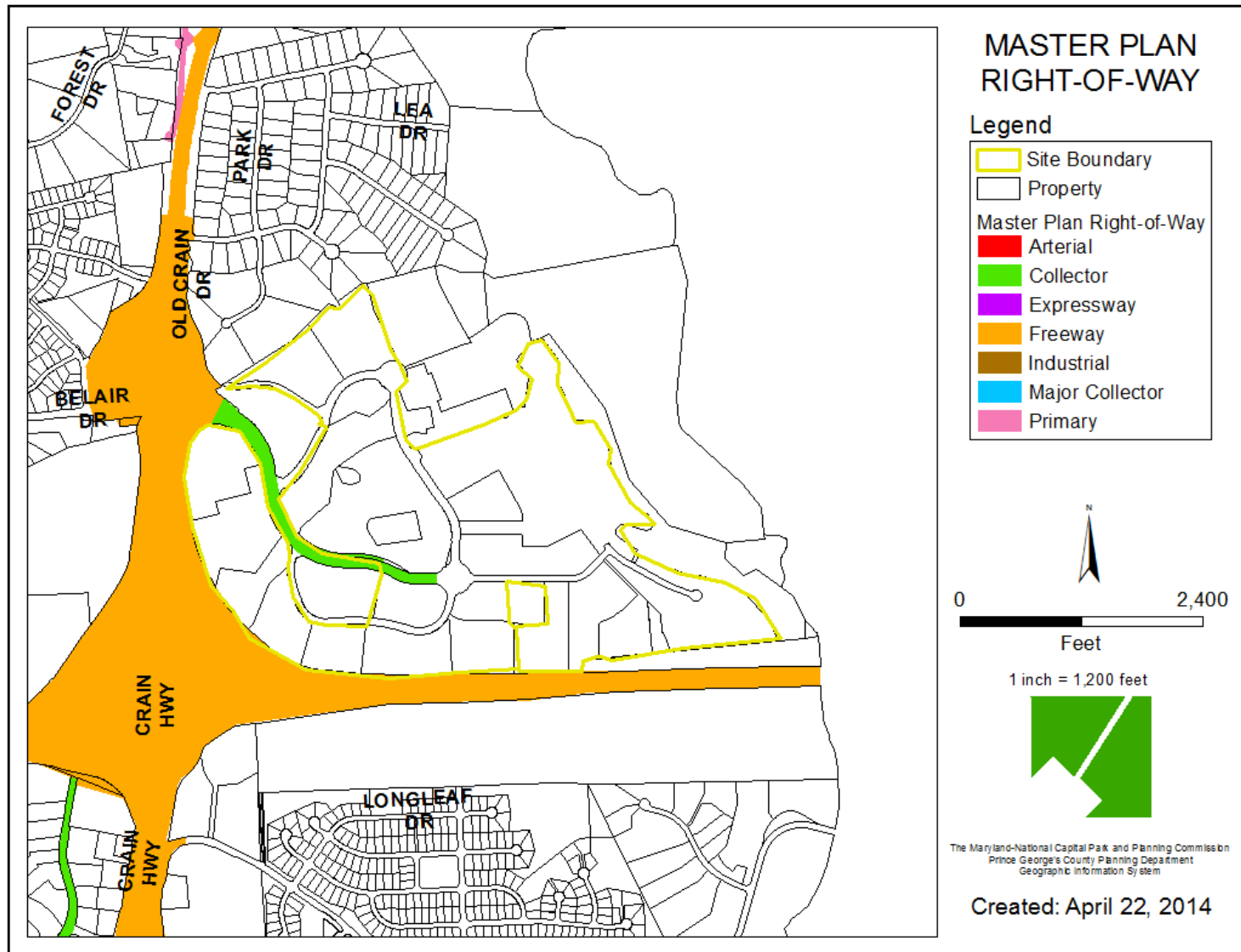
AERIAL MAP



SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP



AERIAL IMAGERY OF MELFORD



MELFORD AND CEMETERY HISTORIC SITE (71B-016)



MELFORD HOUSE



MELFORD HOUSE



MELFORD HOUSE



MELFORD CEMETERY



MELFORD CEMETERY



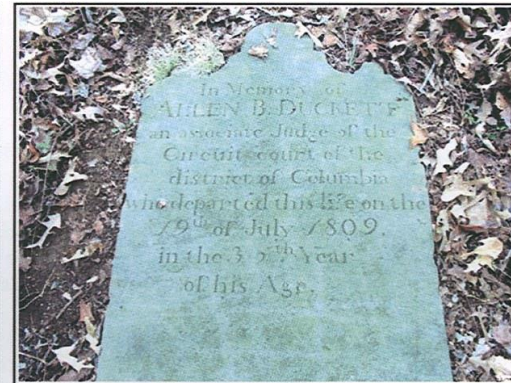
"DIED/Oct 19th 1834/only daughter
/OF THO. DUCKETT ESQ/AGED 6 YEARS"



"[...] Age/[formerly the widow/of Allen B. Duckett]"



"In Memory of/Margare[] Clarke/wif [/Daniel []/
who departed this life/on the 19th of September/
1813/ in the []9th year/ of her



"In Memory of ALLEN B. DUCKETT/an associate Judge of the
district of Columbia/who departed this life
on the 19th of July 1809/in the 35th Year/of his life"

2006 BOWIE AND VICINITY MELFORD ILLUSTRATIVE CONCEPT

Melford Illustrative Concept

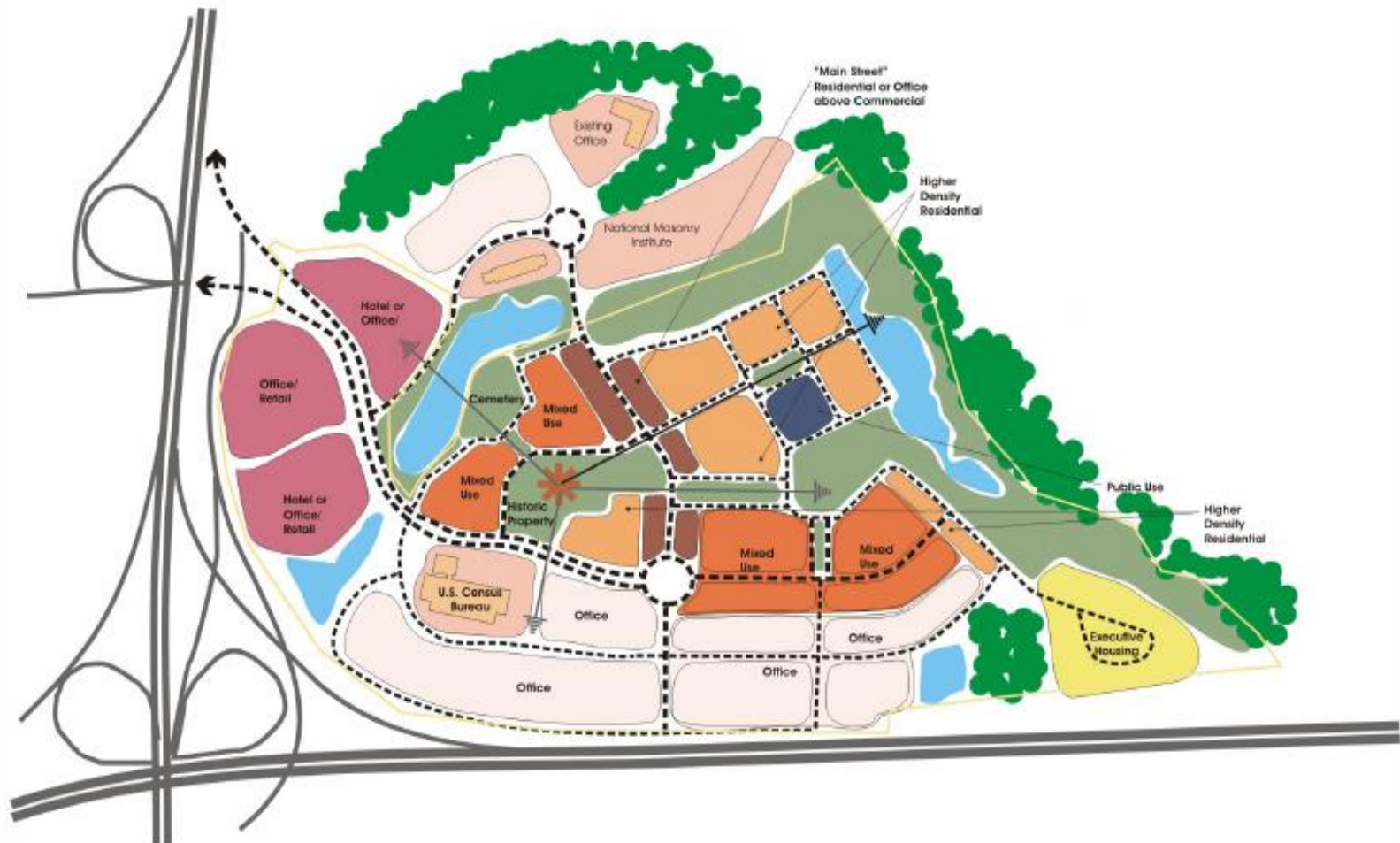


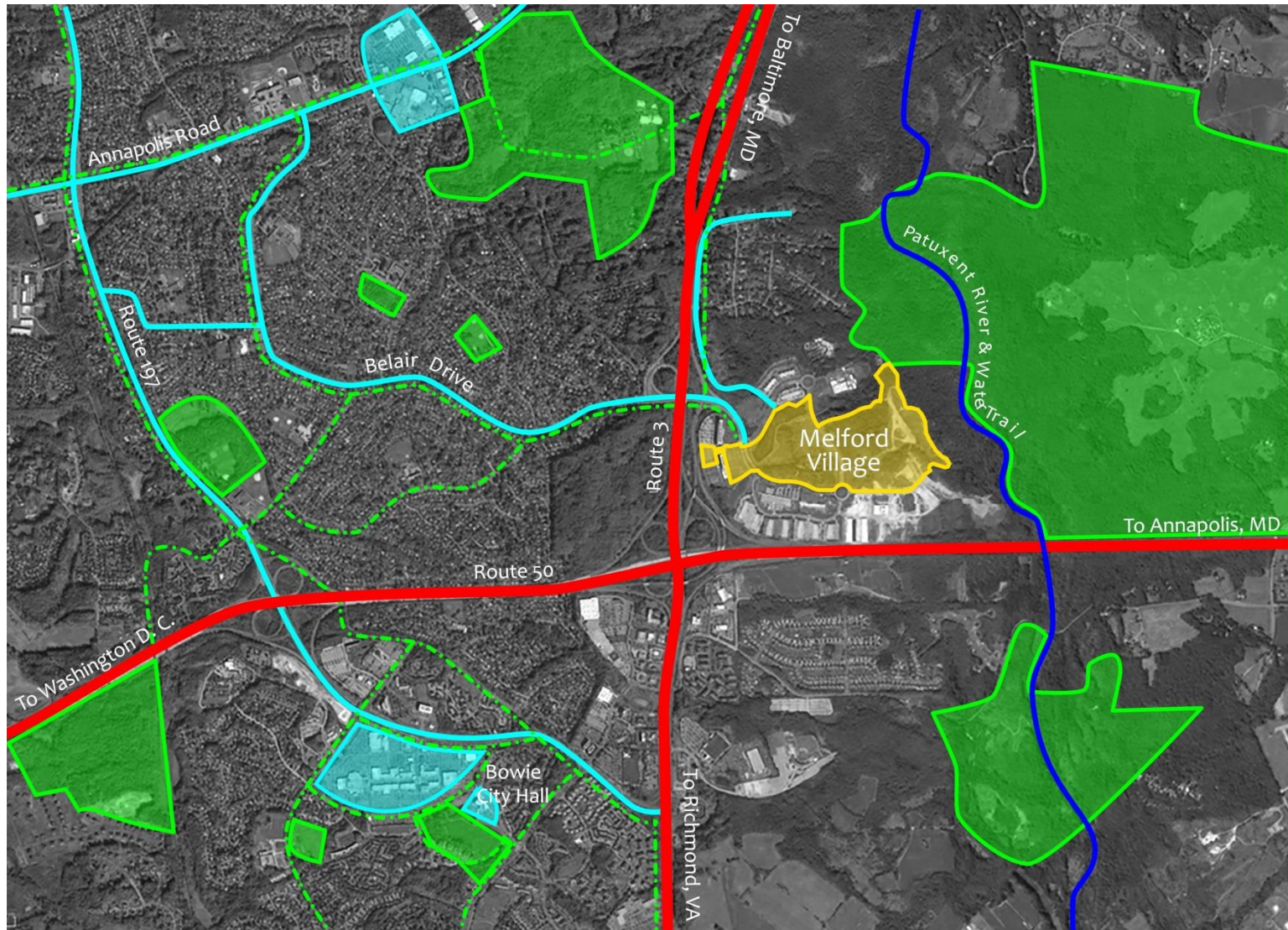
Figure 1, 2006 Bowie and Vicinity Plan (page 196)

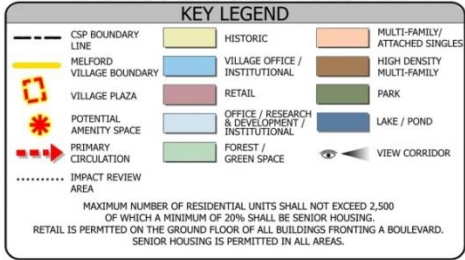
PREVIOUS CSP-06002 ILLUSTRATIVE PLAN



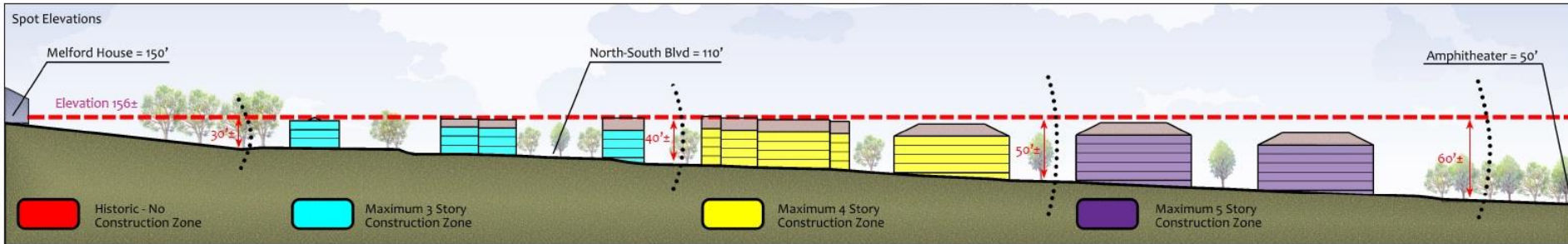
The residential portion of the development shown in the above plan was not approved by the District Council

MELFORD WITHIN THE REGION



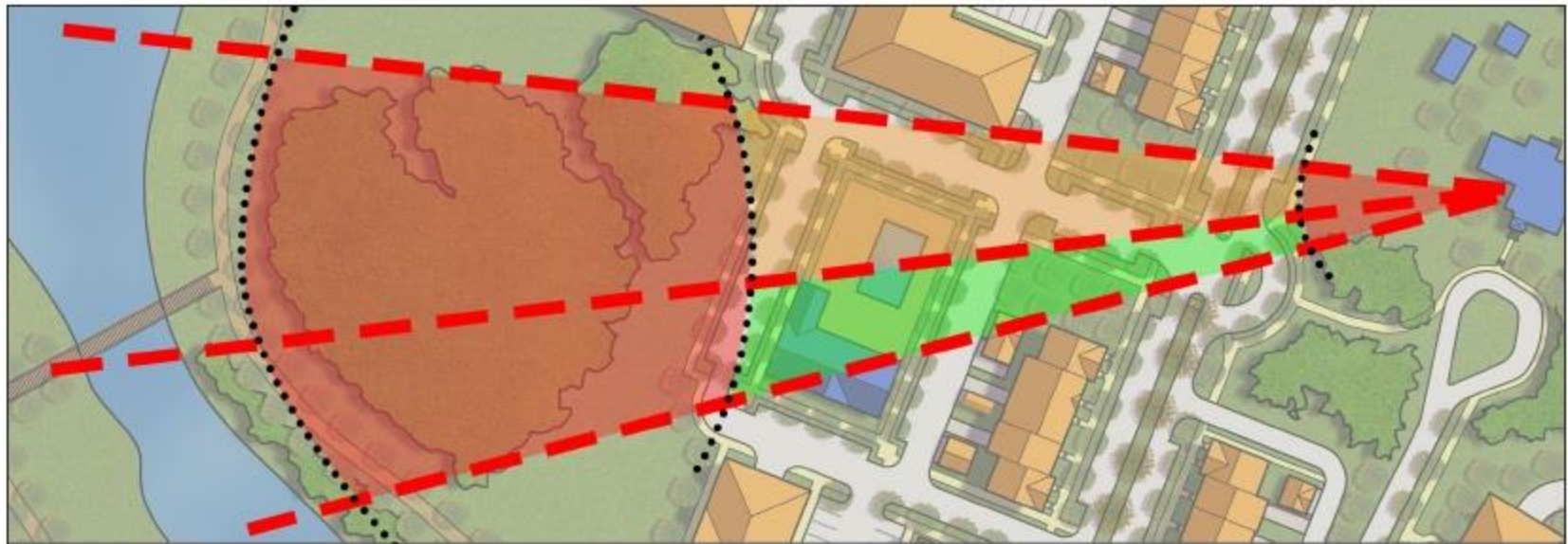
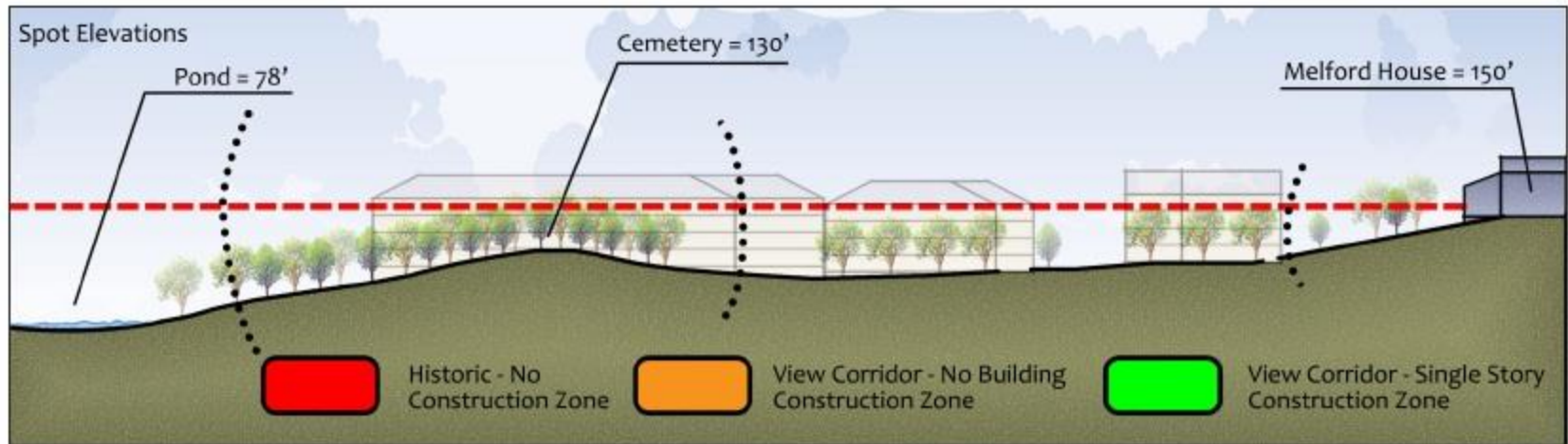


MELFORD HOUSE VIEW CORRIDOR - EAST



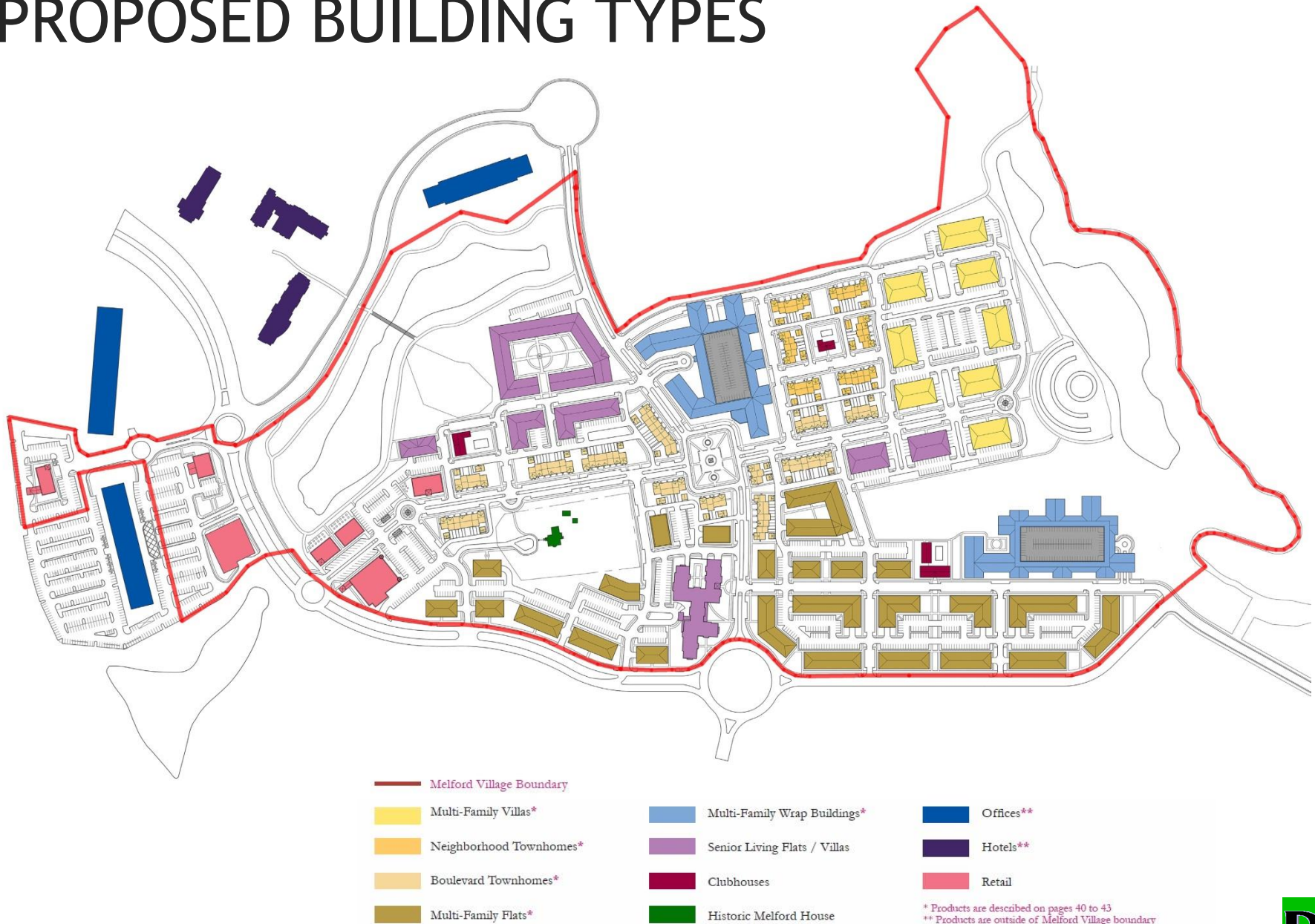
View Corridor Site Section from Melford House to Amphitheater and Lower Pond

MELFORD HOUSE VIEW CORRIDOR TO CEMETERY



View Corridor Site Section from Melford House to Cemetery and Pond

PROPOSED BUILDING TYPES



This diagram is presented for illustrative purposes only and will be refined by subsequent development applications.

PROPOSED PEDESTRIAN NETWORK



This diagram is presented for illustrative purposes only and will be refined by subsequent development applications.

PROPOSED OPPORTUNITY AREAS

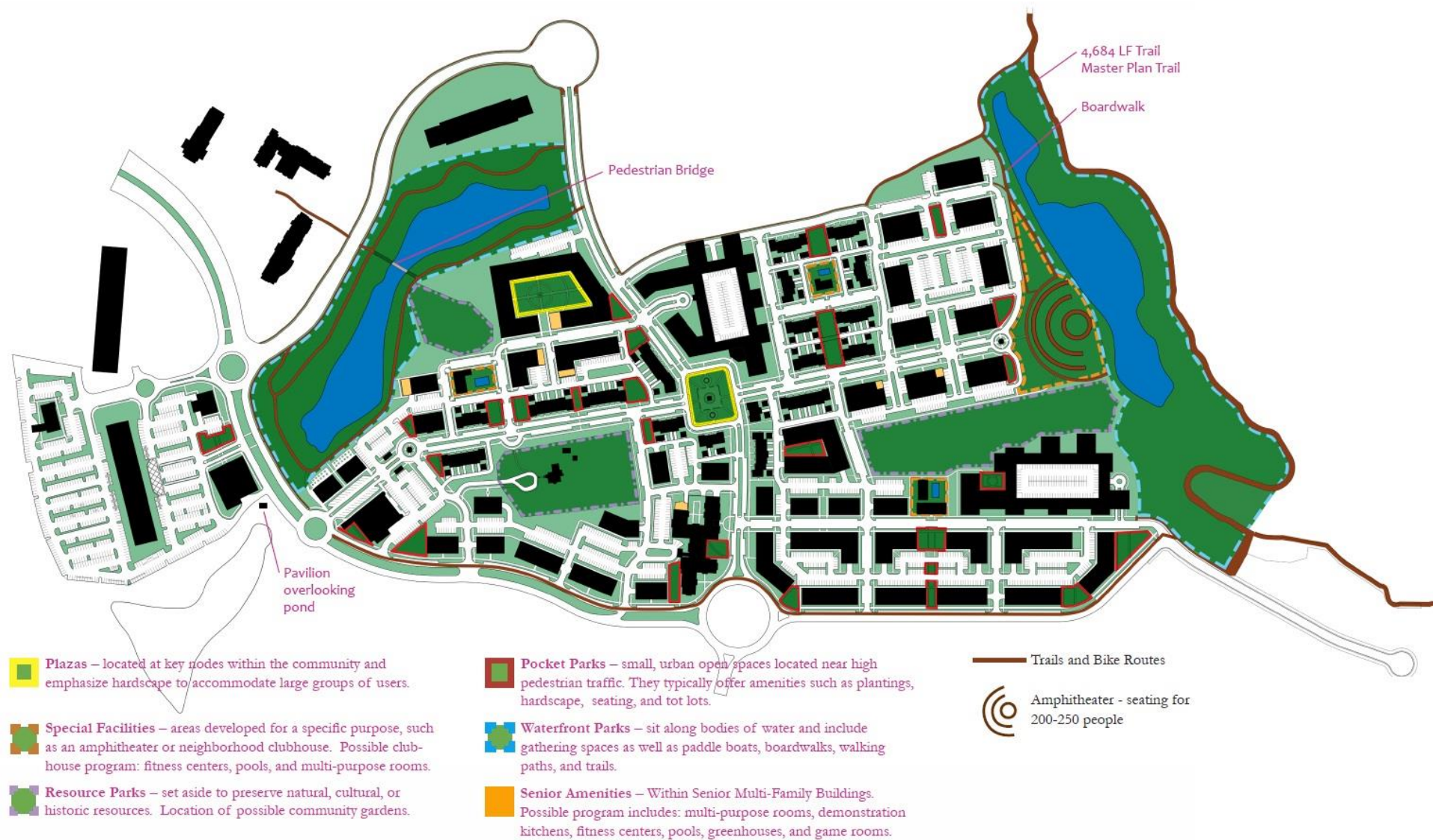


Historic/Natural Preservation Areas

Key Opportunity Areas

Long Vista / View Shed

PROPOSED GREEN NETWORK

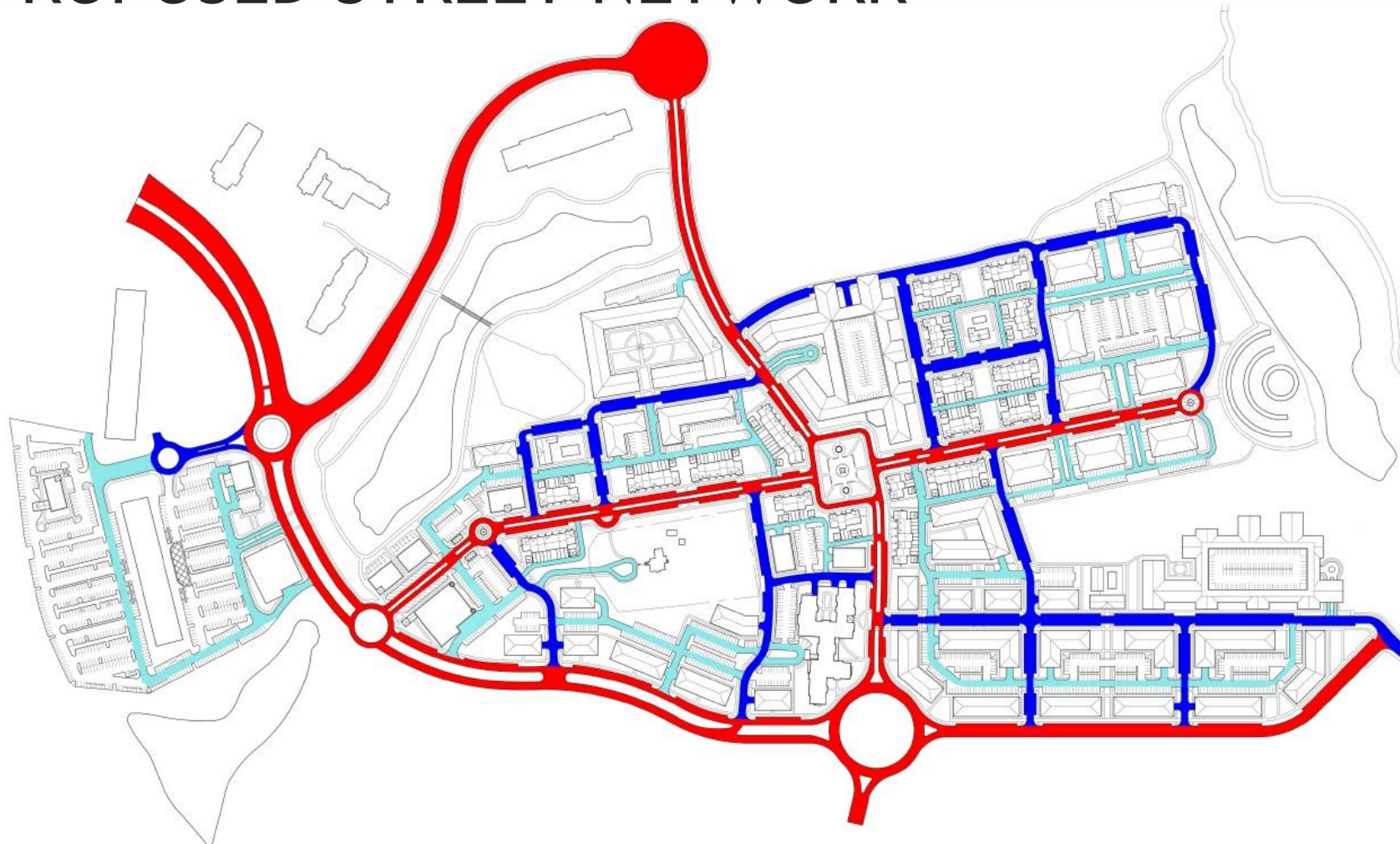


ARTIST'S RENDERING OF VILLAGE PLAZA



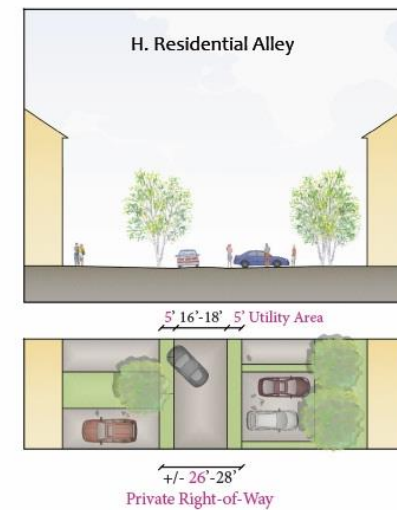
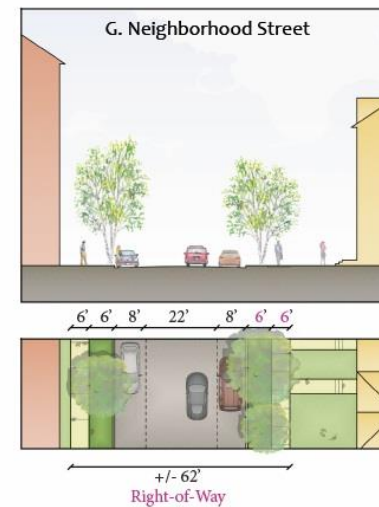
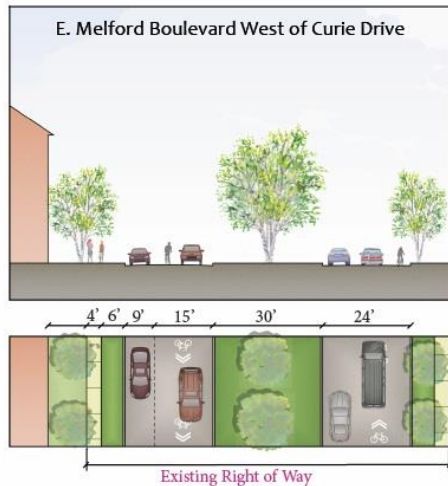
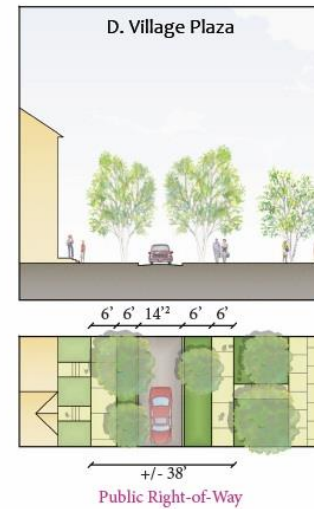
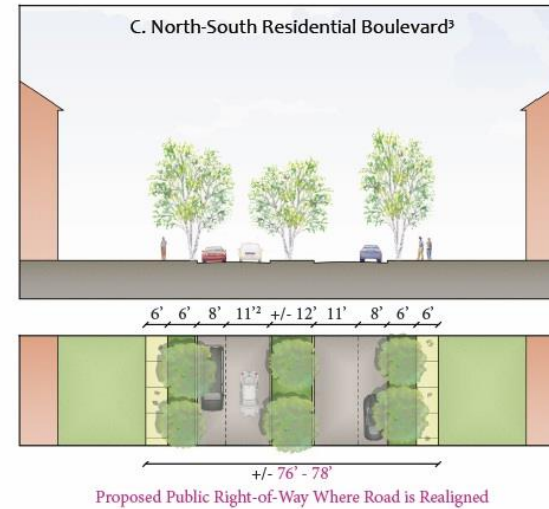
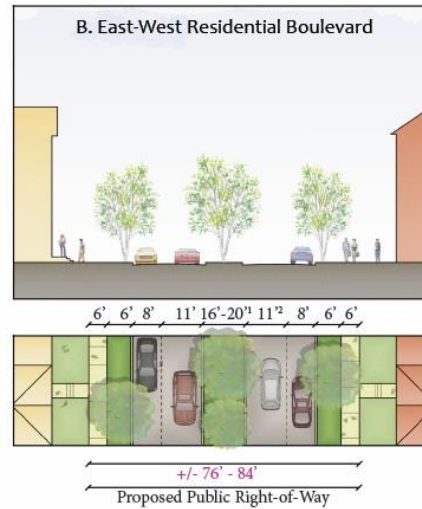
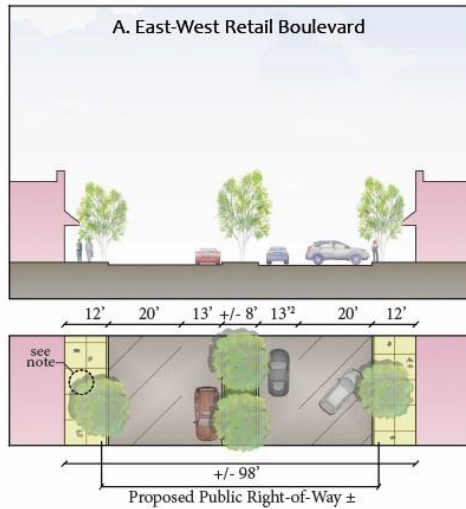
An artistic illustration depicting the look and feel of the Melford Village Plaza

PROPOSED STREET NETWORK



- Primary Routes (Boulevards)
- Secondary Routes (Streets)
- Tertiary Routes (Alleys/Access Drives)

PROPOSED STREET SECTIONS



Notes: In non-residential areas sidewalks must maintain an 8'-0" clear path.

1. A 12' minimum median is allowable west of the Village Plaza.

2. These dimensions may be increased to 13'-15' if necessary to accommodate future bus traffic.

3. Existing portions of the North-South Boulevard (Curie Drive) and Melford Boulevard will maintain existing right-of-way, planter and sidewalk widths.

4. Street sections are subject to final coordination with utility companies. Utilities will be placed under sidewalk (deleted word) in the right-of-way, subject to concurrence of utility companies.

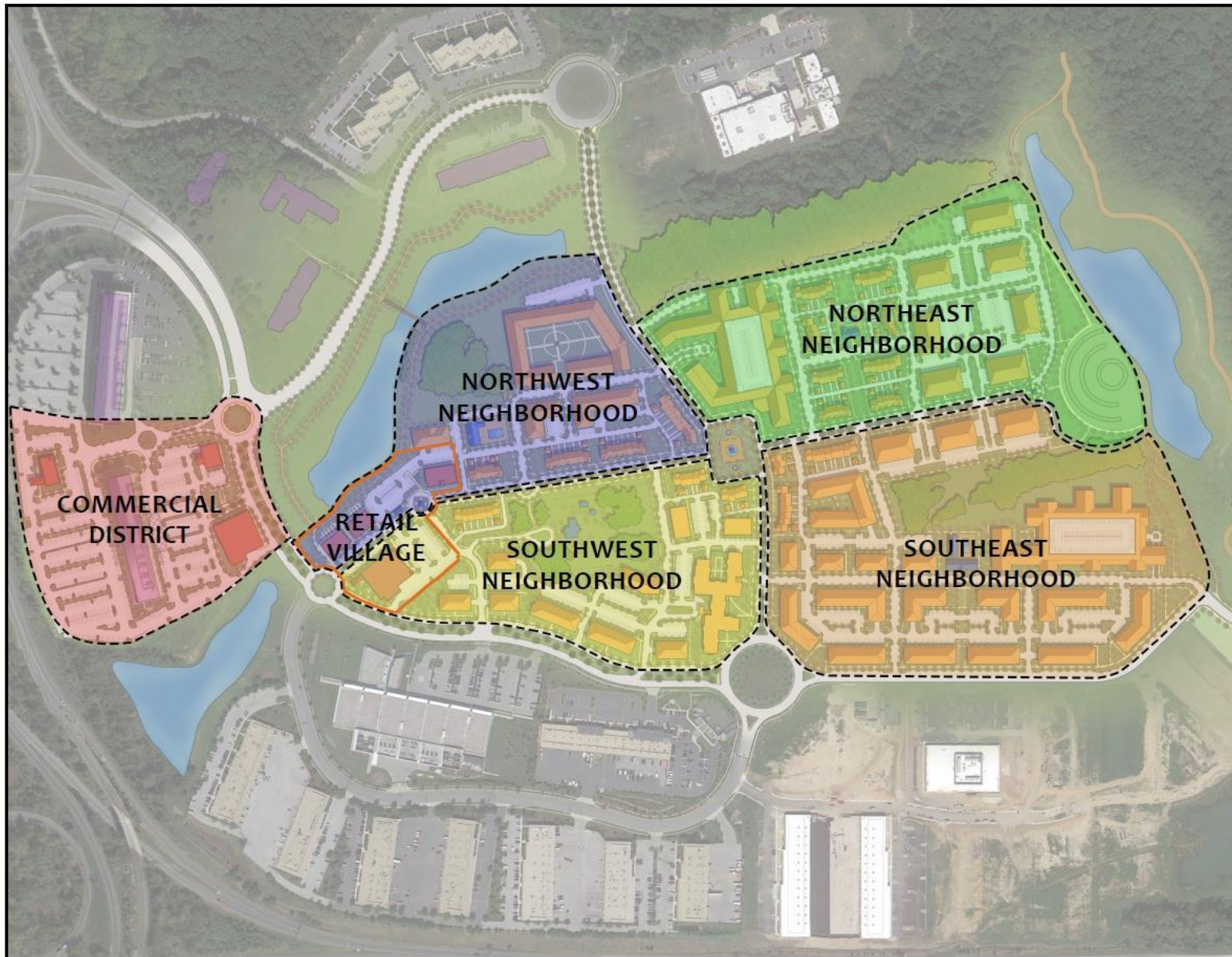
PROPOSED ILLUSTRATIVE PLAN



ARTIST'S RENDERING OF ILLUSTRATIVE PLAN



PROPOSED NEIGHBORHOODS



This diagram is presented for illustrative purposes only and will be refined by subsequent development applications.

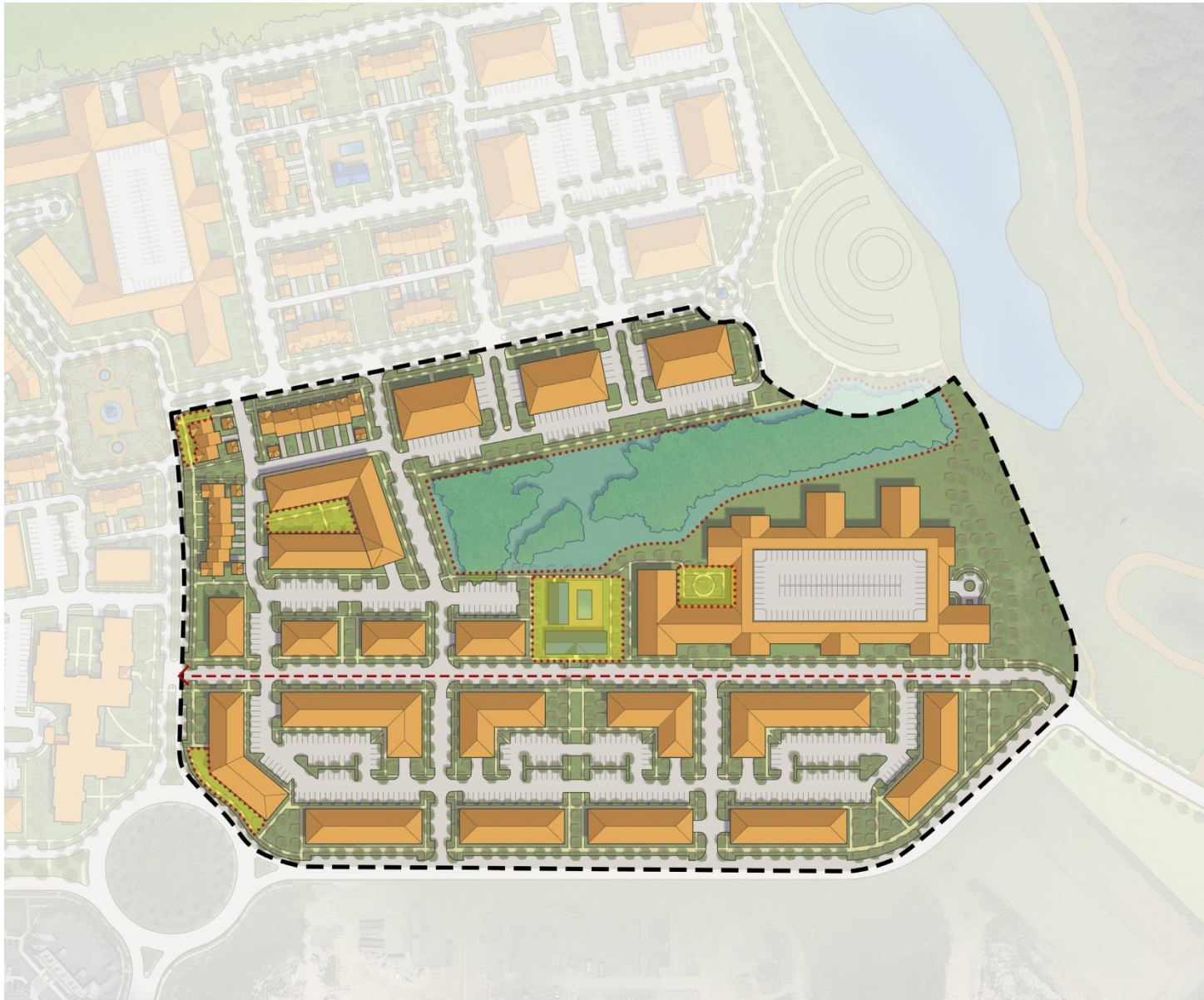
PROPOSED NORTHWEST NEIGHBORHOOD



PROPOSED SOUTHWEST NEIGHBORHOOD



PROPOSED SOUTHEAST NEIGHBORHOOD



PROPOSED NORTHEAST NEIGHBORHOOD



PROPOSED MULTIFAMILY FLATS

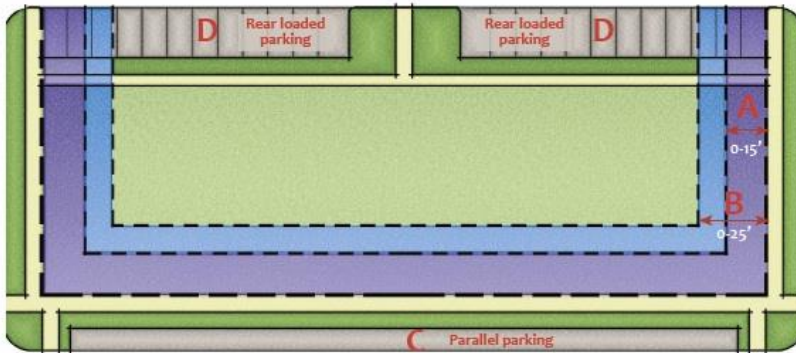
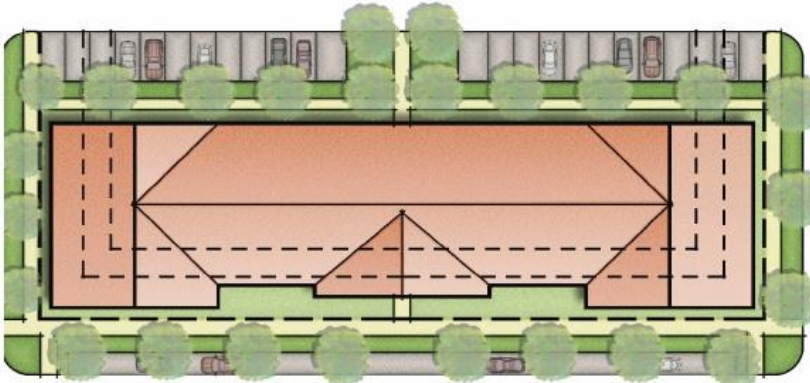


Diagram of Typical Multi-Family Flat Lot



Plan of Typical Preferred Multi-Family Flat Placement on Lot



An artistic illustration depicting the rear of a Multi-Family Flat at Melford Village



An artistic illustration depicting a Boulevard Multi-Family Flat of Melford Village

PROPOSED MULTIFAMILY VILLAS

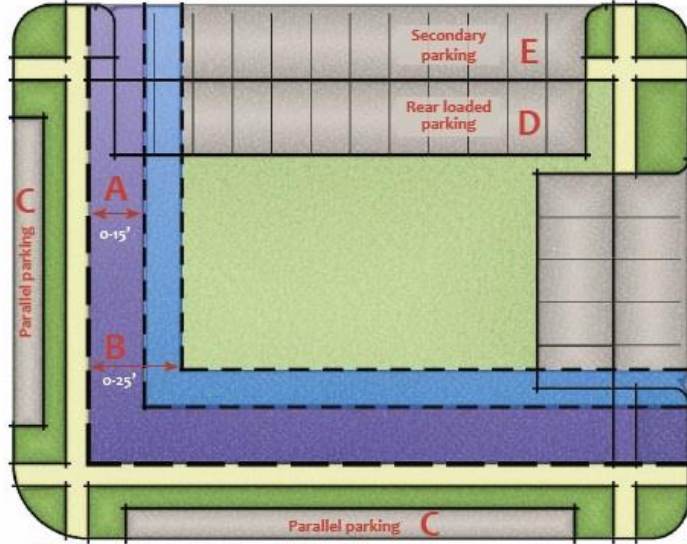
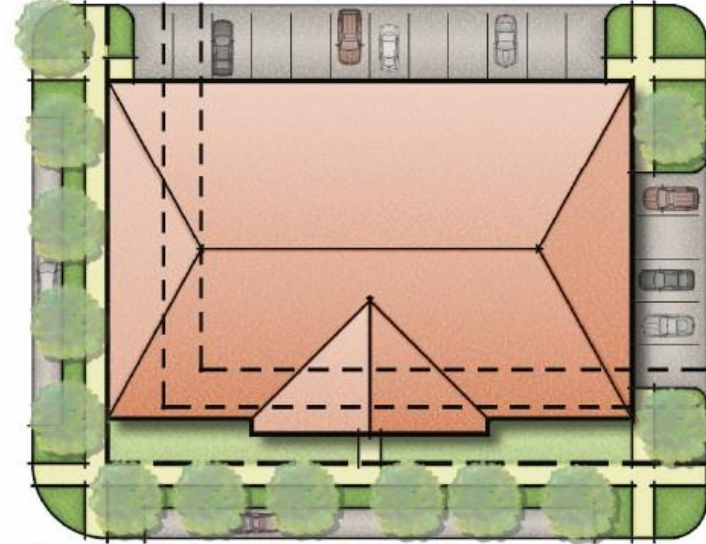


Diagram of Typical Multi-Family Villa Lot



Plan of Typical Preferred Multi-Family Placement on Lot



PROPOSED TOWNHOUSES

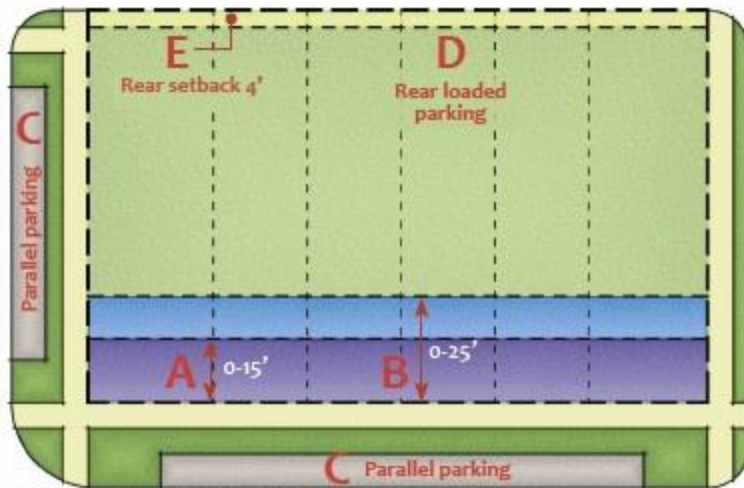
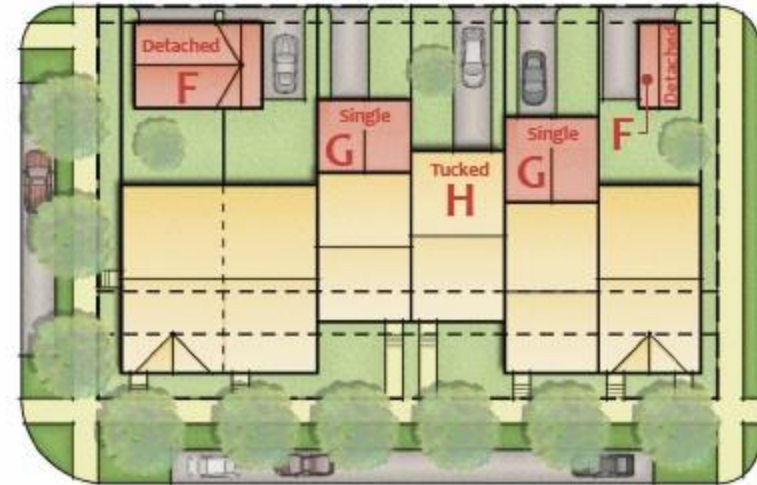


Diagram of Typical Townhome Lots



Plan of Typical Preferred Townhome Building Placement on Lots



An artistic illustration depicting townhomes of Melford Village

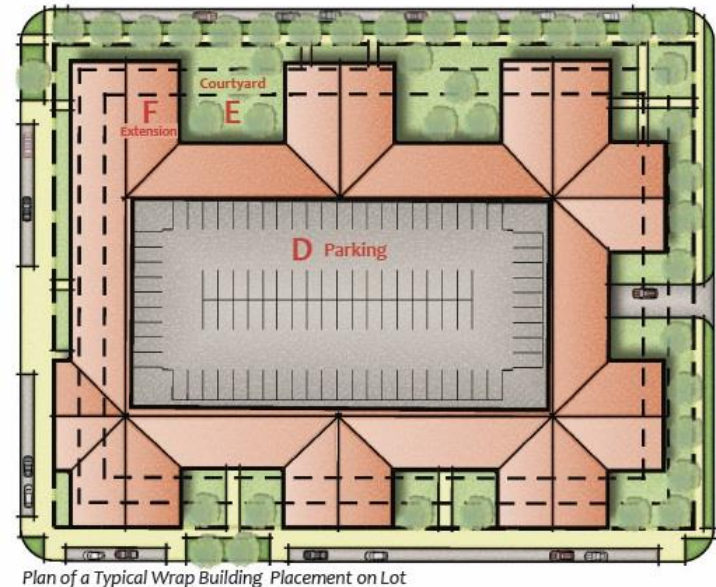
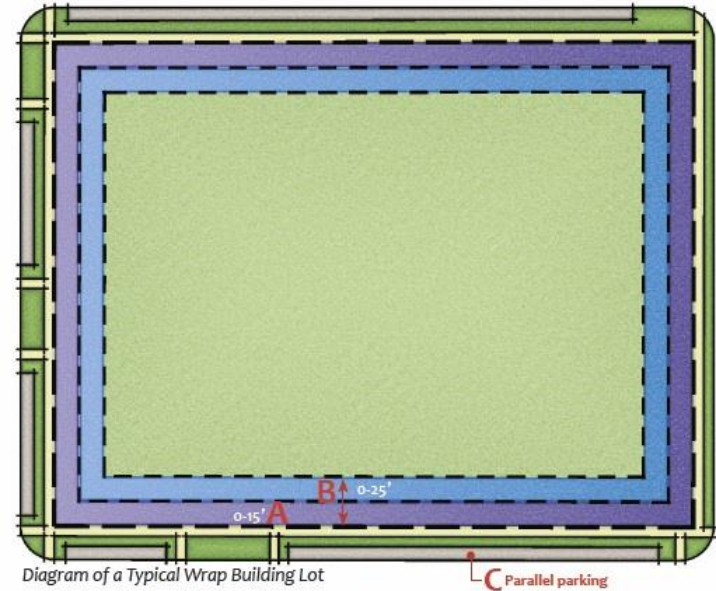
PROPOSED WRAP BUILDINGS



A precedent image showing the preferred scale and massing of wrap building elevations.



A precedent image showing the look and feel of a wrap building.



PROPOSED SPECIALTY BUILDINGS

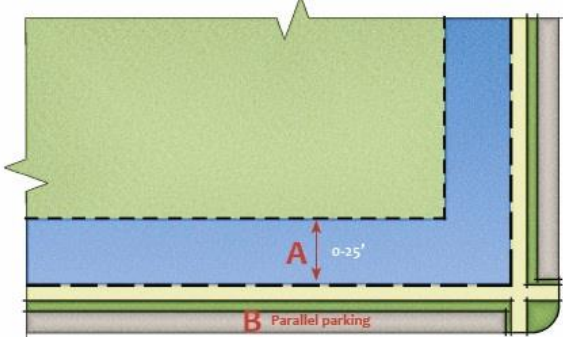


Diagram of Typical Specialty Lot

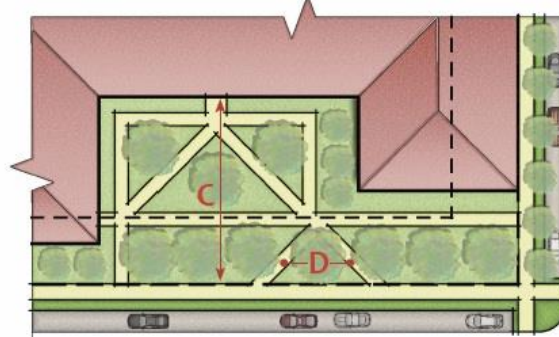


Diagram of Typical Specialty Building on Lot



An artistic illustration depicting a specialty building in Melford Village

PROPOSED RETAIL BUILDINGS

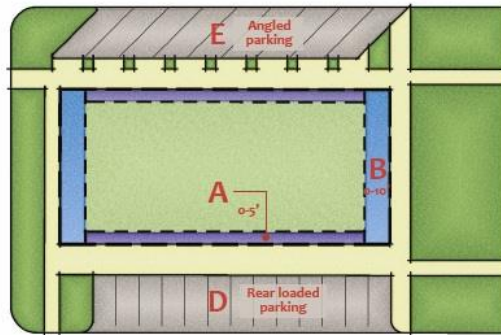
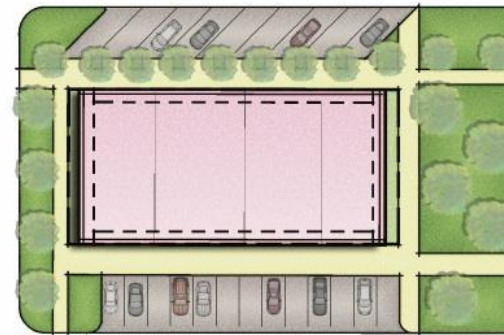


Diagram of Typical Retail Lot



Plan of Typical Retail Placement on Lot



An artistic illustration depicting the retail entrance to Melford Village

PROPOSED RECREATION BUILDINGS

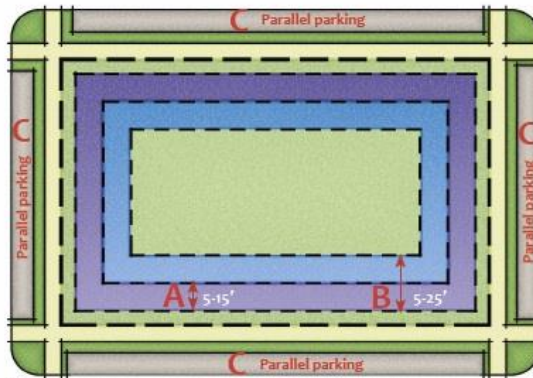
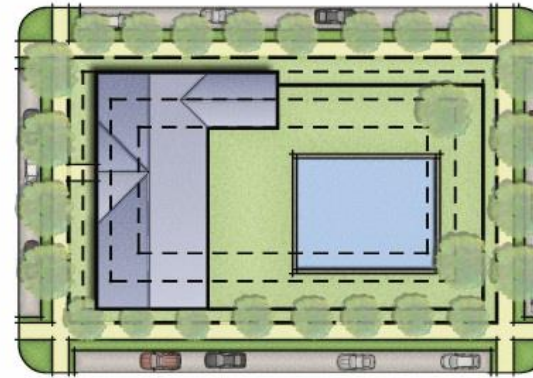


Diagram of Typical Clubhouse and Recreation Lot



Plan of Typical Clubhouse and Recreation Placement on Lot



A view depicting specialty buildings and clubhouses incorporated into the fabric of Melford Village. Note the placement of the buildings on the lot and their ability to define the street edge.