

# Parkside Development

Anne Arundel County, Maryland

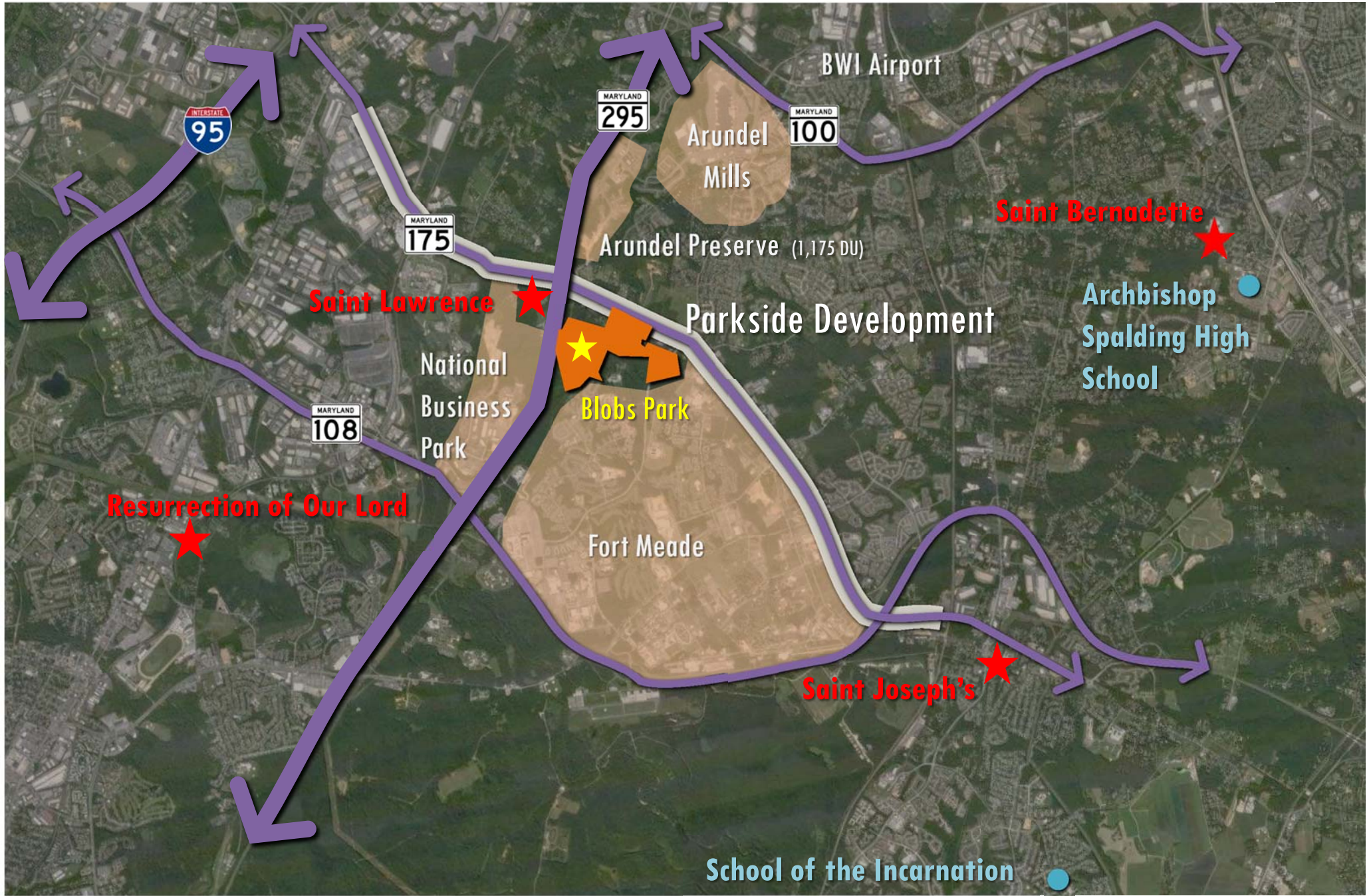
June 24, 2013



The Archdiocese *of* Baltimore

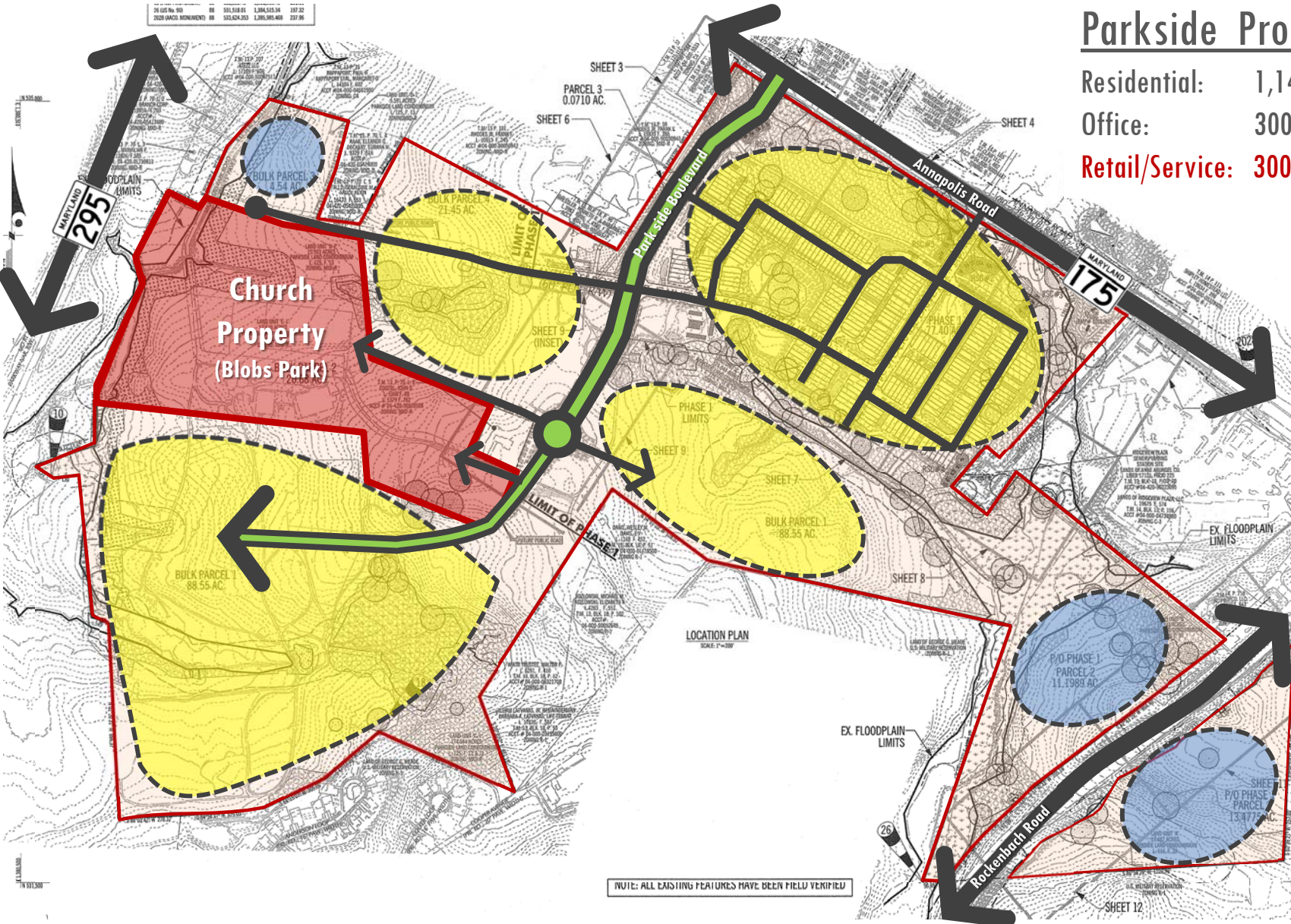
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# Regional Context



**Proximity** to St. Lawrence Parish (Relocation opportunity)

**Central Location** among Parishes such as St. Josephs - Odenton, Resurrection of Our Lord- Laurel (Merger opportunity)



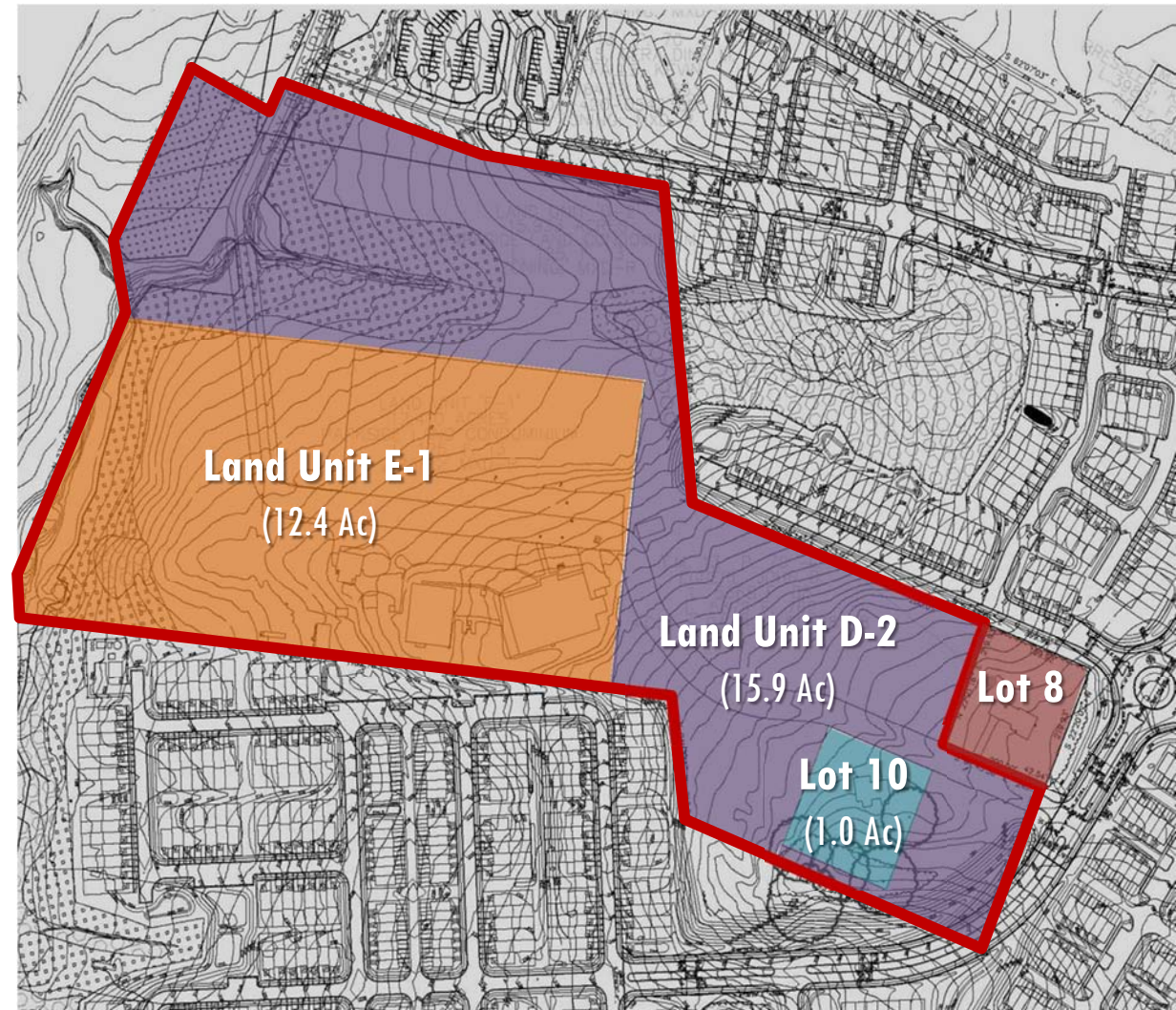
## Parkside Program

- Residential: 1,144 Townhouses
- Office: 300,000 SF
- Retail/Service: 300,000 SF



# Land Acquisition Details

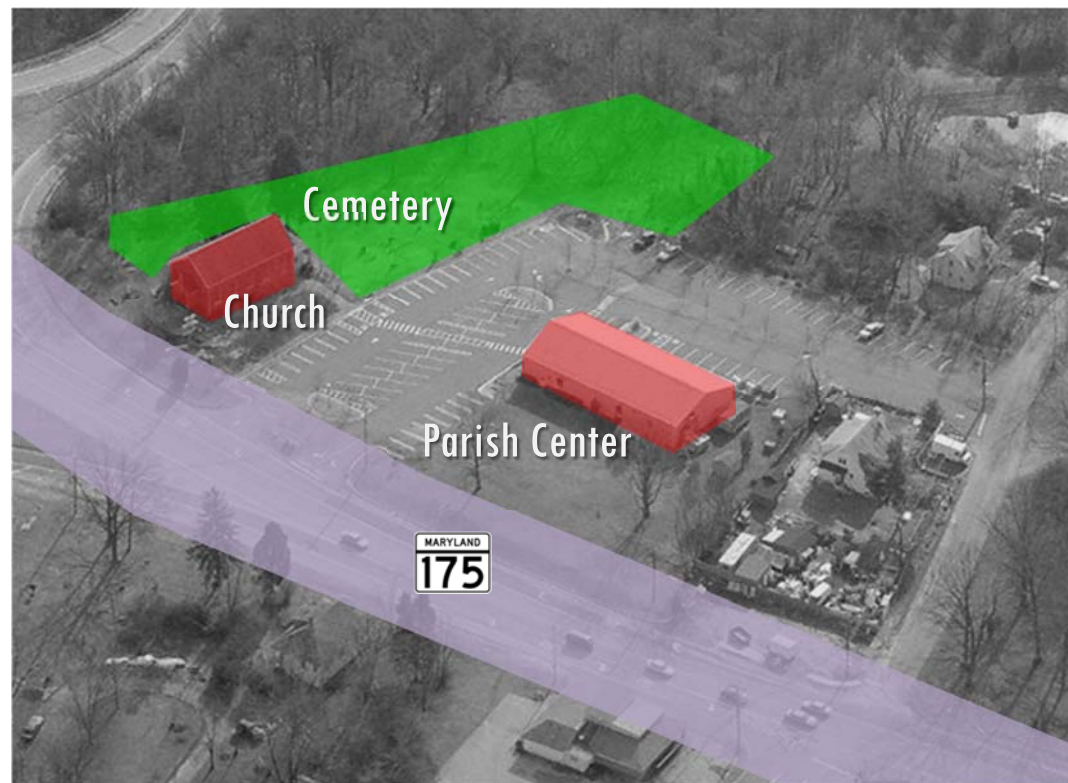
- **Land Unit E-1**
  - Purchased in December 2012 for \$2,500,000
- **Land Unit D-2 & Lot 10**
  - May be purchased on or before January 15, 2014 for \$3,500,000
- **Lot 8**
  - Strategic location but is not part of current agreement
  - Property is being appraised \$420,000
  - Estimate to acquire lot for \$500,000



Church Property

# Developments Impacts to Saint Lawrence

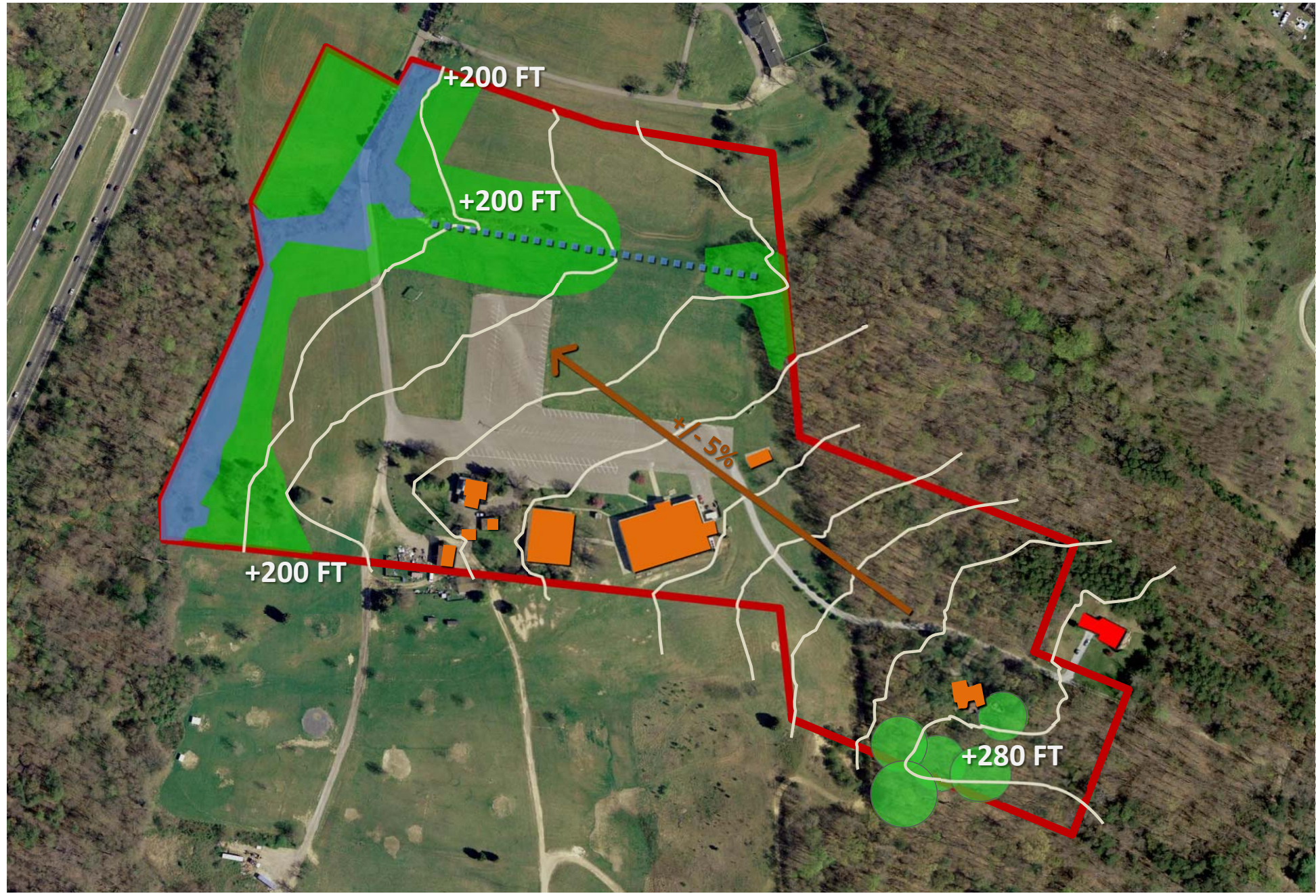
- **Unsolicited offer** to acquire real parcel of St. Lawrence for \$2.2 million
- MD Highway Administration is **widening Rt. 175** and will change egress to St. Lawrence
- **Cost to relocate** St. Lawrence Cemetery estimated at \$171,000



St Lawrence Property

# Environmental Features

(Phase 1 Plan Submission, 2012)



Church Property: 29.35 Acres

Buildable Land Area (less Forest Conservation, Floodplain): 22.29 Acres

# Views of Property



[1] View of existing catering hall



[2] View of former residence



[3] View of western edge of property



# Views of Property



[1] View looking north at intermittent stream and fields



[2] View looking east at access easement



[3] View of perennial stream



# Development Constraints

(Phase I Plan Submission, 2012)



Church Property: 29.35 Acres

Buildable Land Area (less Forest Conservation, Floodplain): 22.29 Acres

## CHURCH CAMPUS

Church  
Parish Center  
Education Building  
Rectory (Existing Home or Off Campus)  
Parking (1 space per 3 seats , per zoning)

### Phase 1

25,000 GSF (1,000 Seats)  
15,000 GSF  
10,000 GSF  
--  
334 spaces

### Expansion

30,000 GSF (1,500 Seats)  
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500 spaces

## SCHOOL

Pre K-8 Double Track School  
Play Fields:  
  
Parking (1 space per 20 seats , per zoning)

### Phase 1

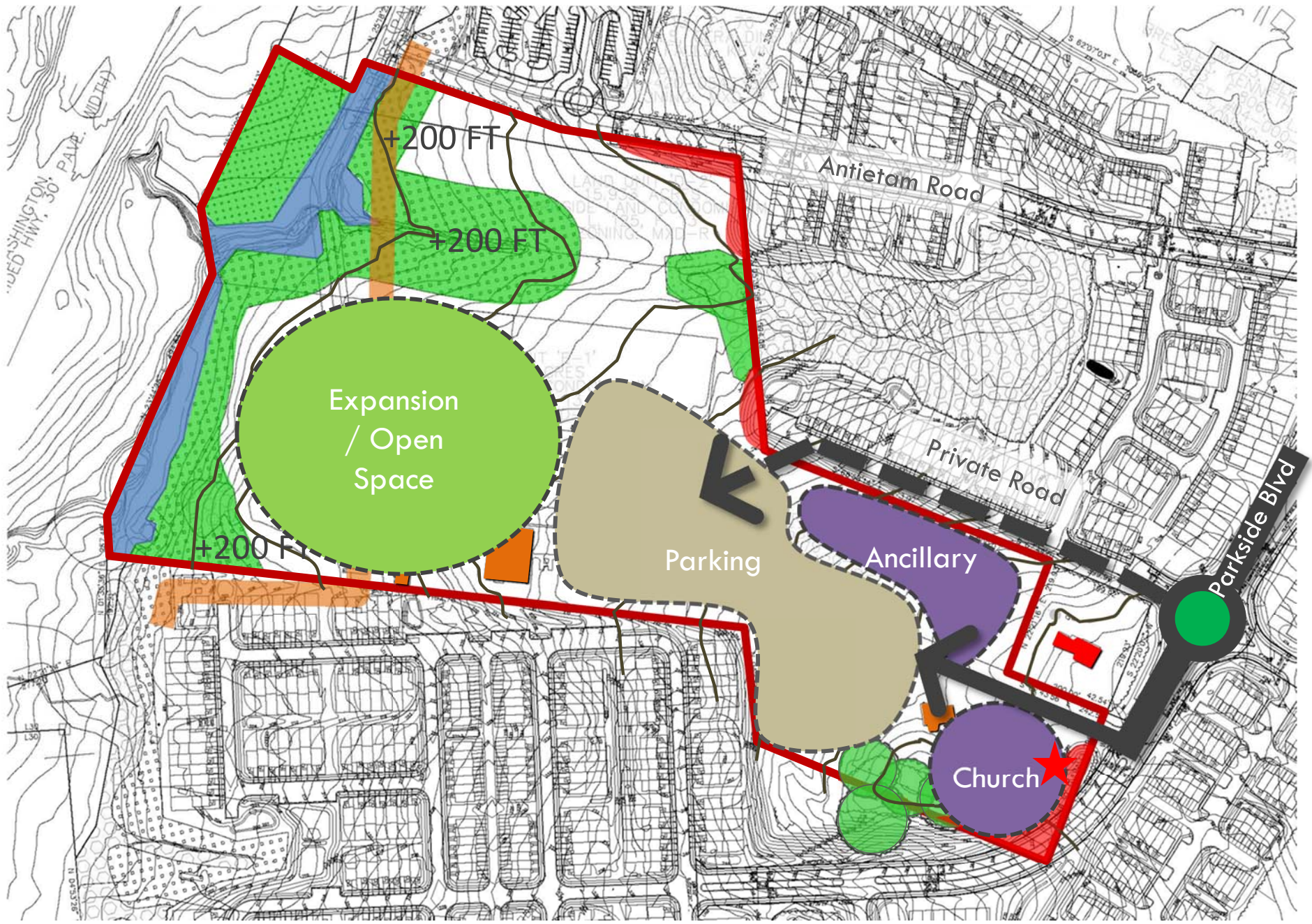
63,000 GSF (540 students)  
1 rectangular field  
2 softball  
27 spaces

### Expansion

72,600 GSF (840 students)  
  
  
42 spaces

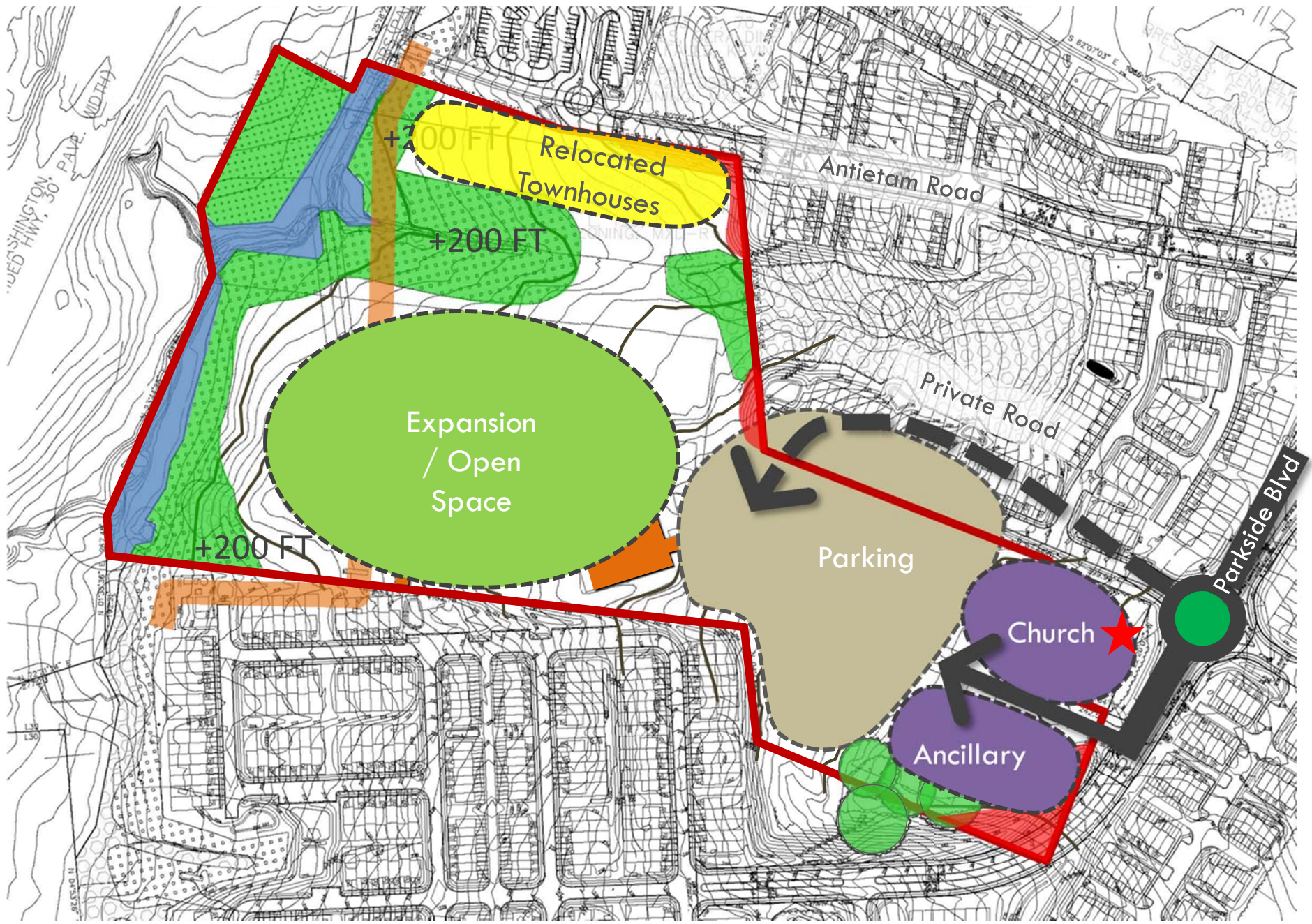
# Campus at Parkside Boulevard without Lot 8

(Concept A)



# Campus at Parkside Boulevard with Lot 8

(Concept B)



# Campus at Max Blobs Park

(Concept C)



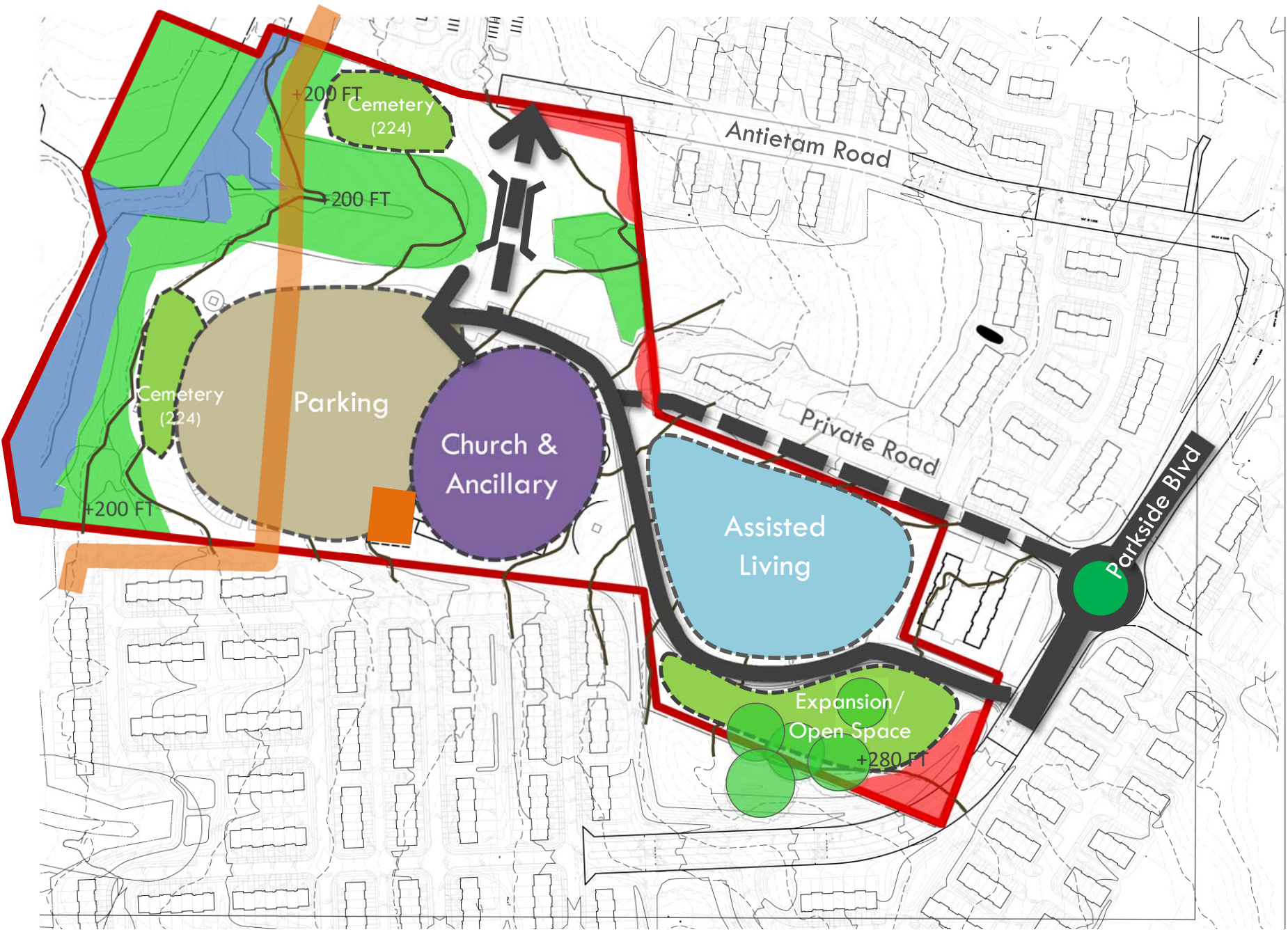
# Campus at Max Blobs Park

(Concept D)



# Campus at Max Blobs Park

(Concept E)



# Concept A (Campus at Parkside Boulevard)



Ex. Beer Hall

Ex. Pavilion

Education Center

Parish Center

Church

542 parking spaces

# Concept B (Campus at Parkside Boulevard- Lot 8 & Land Swap Option)



Ex. Beer Hall

Ex. Pavilion

Church

Education Center

Parish Center

509 parking spaces

# Parkside Boulevard Massing Study Views



# Concept C (Campus on Blobs Park Site)



Church

Education  
Center

Parish Center

(500 sp)

Ex. Beer Hall

Ex. House  
(Lot 10)  
Rectory

Private Road

Parkside Blvd

500 parking spaces