Topic: Understanding and Implementing a Development Opportunity Paper details: You have been handed an ULI (Urban Land Institute) report (attached) on a historical jewel of a called the Warner Circle Mansion. It was built as a summer mansion for the Warner and Family in the late 1800’s and was later converted into a nursing home. After the nursing failed the Montgomery County government took ownership (later passing it on to MNCPPC—or Maryland Parks for short. They have sought you and your firm out mainly based on your prior experience in the County (e.g. Gymnasium Condo and Power Plant Condo projects—both adaptive re-use). With the “development kit” (SEE ALL ATTACHMENTS) in hand including a preliminary presentation (which was well received), please opine on the following: 1). Identify why residential condominiums would work as a development plan? Why would the government want to agree with this plan? What amount of time would you want to do due diligence on this project? 2). What previous characteristics does one need to establish/possess or demonstrate to be asked into a “public-private” partnership? 3). What Zoning guidelines and terms would be relevant? (e.g. FAR (Floor Area Ratio; Massing; Lot Occupancy) 4). Discuss briefly parking needs (review parking/unit tally example and create your own for this project) and amenities for residents. 5). We have an initial presentation ( 9/4/2018) and a new rendering of the East Elevation Concept ( 11/15/2020) that anticipates a massive addition. When combined with the carriage house it will provide for 17 units with 11 2-BR and 6 1-BR. We are expecting some push back from some of the neighbors. In anticipation to this push back, what issues could the community raise and what would be your response to those concerns?