Germantown Community Slated
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DULLES BUILDING—United National Corp., a New York developer, will construct an office building at Dulles International Airport between the terminal and a lake, across from the Marriott. The four-story structure will contain 113,000 square feet. Walker & Dunlop, a Washington realty firm, will be the exclusive leasing agent.

4,800 Units for Rent, Sale

Germantown Community Slated

Stanley Martin Communities, Inc., has announced plans to develop and construct a community for 12,500 persons on the 547-acre Nemazee tract in Germantown fronting Germantown road near 70S.

The new community will include 4,800 residential units—townhouses for rent and for sale in the mid—to upper $20,000 range, detached houses for sale in the mid-to-upper $30,000 range and apartments for rent.

Estimated cost of the 10-year project at today's prices is S175 million, according to a spokesman for the Washington-based builder and developer. Land development will begin within a year on now-idle farmland, and the first occupants will move in in two years.

The community is designed for middle- and low-income families of all sizes and ages, a spokesman for the developer said, with housing specifically for the elderly to be included.

While Stanley Martin is seeking what the firm calls "modifications" to current zoning, per capita density will not be altered, the developer added.

Seventy-one acres of the tract will be filled by two elementary schools, a junior high school and a senior high school. Ground is scheduled to be broken this summer for the senior high, the builder says.

Other features of the community include a shopping center, office building, 28-acre manmade lake, lakefront complex with restaurant, swimming pools, tennis courts, 15 playgrounds, a nature center and two early learning centers.

Stanley Martin spokesmen note that the community won't be on the same large scale as Columbia or Reston. The lakefront complex might remind a casual visitor of Reston, as might the planned pedestrian bridges and overpasses but Richard P. Browne Associates, the community planners who played a part in the development of Columbia, have been retained by the builder-developer.

A community mini bus service is planned, utilizing jitneys of the type found in Atlantic City, to carry residents to Germantown and other nearby areas of major employment. Stanley Martin will subsidize the buses at first and then turn the operation over to the homeowners' association. A Metro stop is schdeuled to be located in the tract.

Proposed names for the community are still under consideration.

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