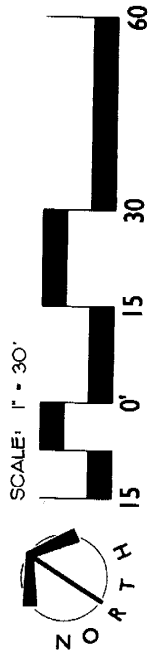
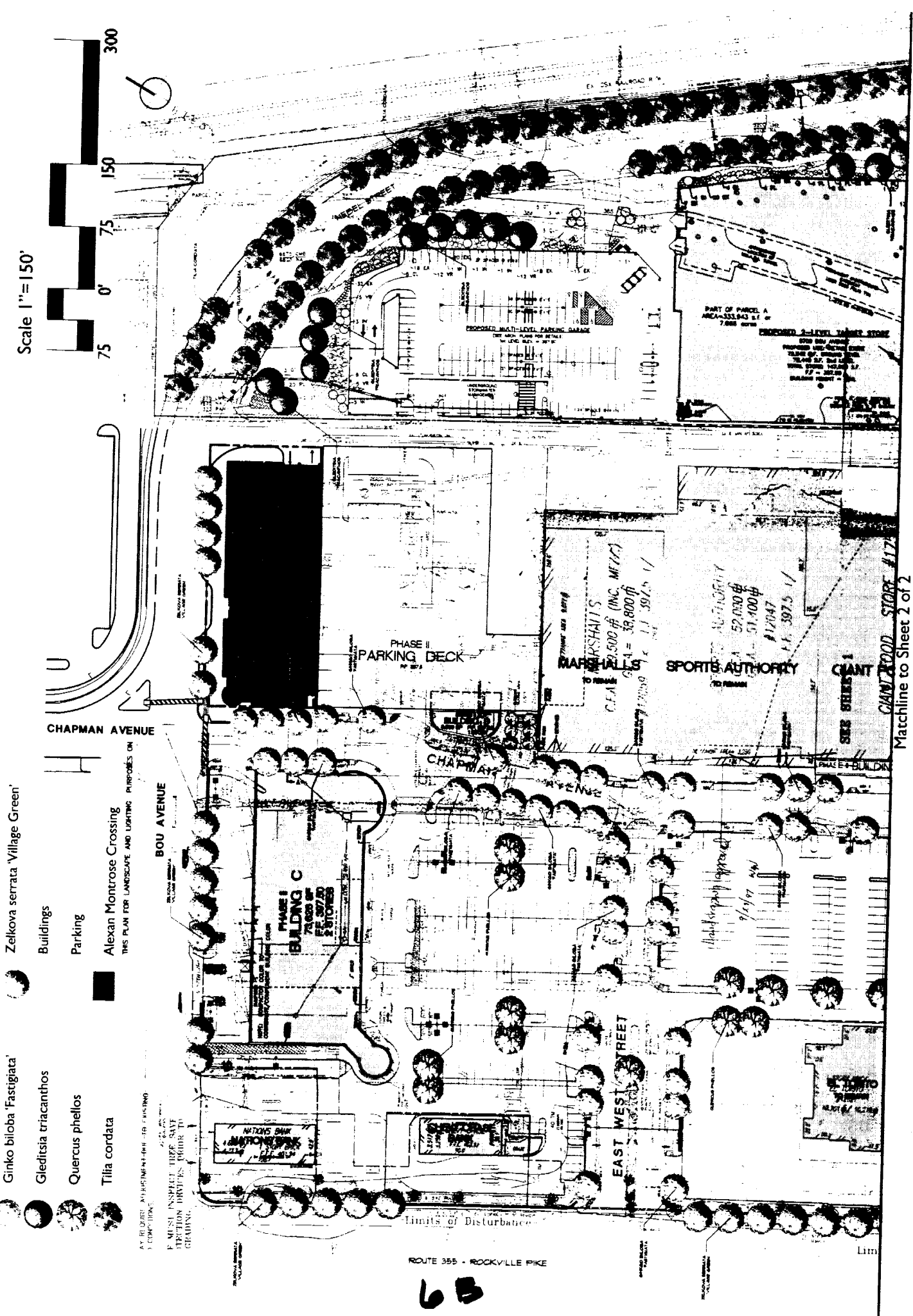


STREET TREES
AND LIGHTS TO
ALIGN AND
MATCH EXISTING
TREES AND
LIGHTS ACROSS
DRIVE



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY



Scale 1" = 150'

- Zelkova serrata 'Village Green'
- Buildings
- Parking
- Alexan Montrose Crossing

- Ginkgo biloba 'Fastigiata'
- Gleditsia triacanthos
- Quercus phellos
- Tilia cordata

THIS PLAN FOR LANDSCAPE AND LIGHTING PURPOSES ON 3/10/2006

F MUST INSPECT TREE SAYE SECTION DRIVES UNDER TO CHAIRING.

ALEXAN MONTROSE CROSSING

OVERALL LANDSCAPE EXHIBIT

TCR

Sheet 1 of 2

Land

Matchline to Sheet 2 of 2

ROUTE 355 - ROCKVILLE PIKE

6B

Matchline to Sheet 1 of 2

81,200 sq ft (INC. M77)
C.L.A. - 79,900 sq ft
EX. F.F. 397.5

STORE

MEZ. AREA

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

322.50

Limits of Disturbance

Ginkgo biloba 'Fastigiata'

Gleditsia triacanthos

Quercus phellos

Tilia cordata

Zelkova serrata 'Village Green'

Buildings

Parking

Alexan Montrose Crossing

ALL AREAS PREVIOUSLY APPROVED UNDER STATE PLAN SHALL BE PROTECTED FROM INTRODUCING ANY NEW PLANTING

Amenity Area

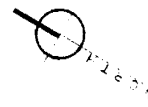
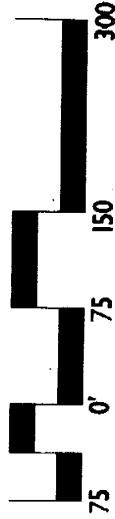
PHASE 3 CONSTRUCTION

NOTE: MUTUAL STAFF MUST INSPECT TREE SITES AREAS AND PROTECTION DEVICES PRIOR TO CLEARING AND GRADING

NOTE: TREE LOCATIONS MAY REQUIRE ADJUSTMENT DUE TO EXISTING

60

Scale 1" = 150'



ALEXAN MONTROSE CROSSING

OVERALL LANDSCAPE EXHIBIT

Land

TCR

Sheet 2 of 2

Future Bike Path

- 4 SITTING AREAS IN FRONT OF MULTI-FAMILY BUILDING
- ONE SITTING AREA AT 6TH FLOOR SUN DECK
- 19TH FLOOR OUTDOOR SWIMMING POOL
- 1ST FLOOR FITNESS FACILITY
- 1ST FLOOR COMMUNITY SPACE
- OFF-SITE SITTING AREAS 'C' IN FRONT OF MARSHALLS STORE

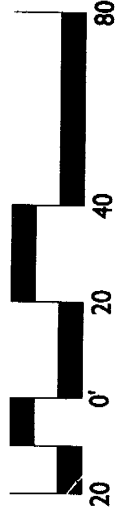
- OFF-SITE SITTING AREAS 'A' AND 'B' IN FRONT OF BORDERS BOOK STORE

on road bike path

BKE TRAIL AND PEDESTRIAN TRAIL ALONG RT. 345 AND MONTROSE ROAD



SCALE: 1" = 200'



NOTE: THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

LandDesign .

ALEXAN MONTROSE CROSSING

OVERALL RECREATION AMENITIES PLAN

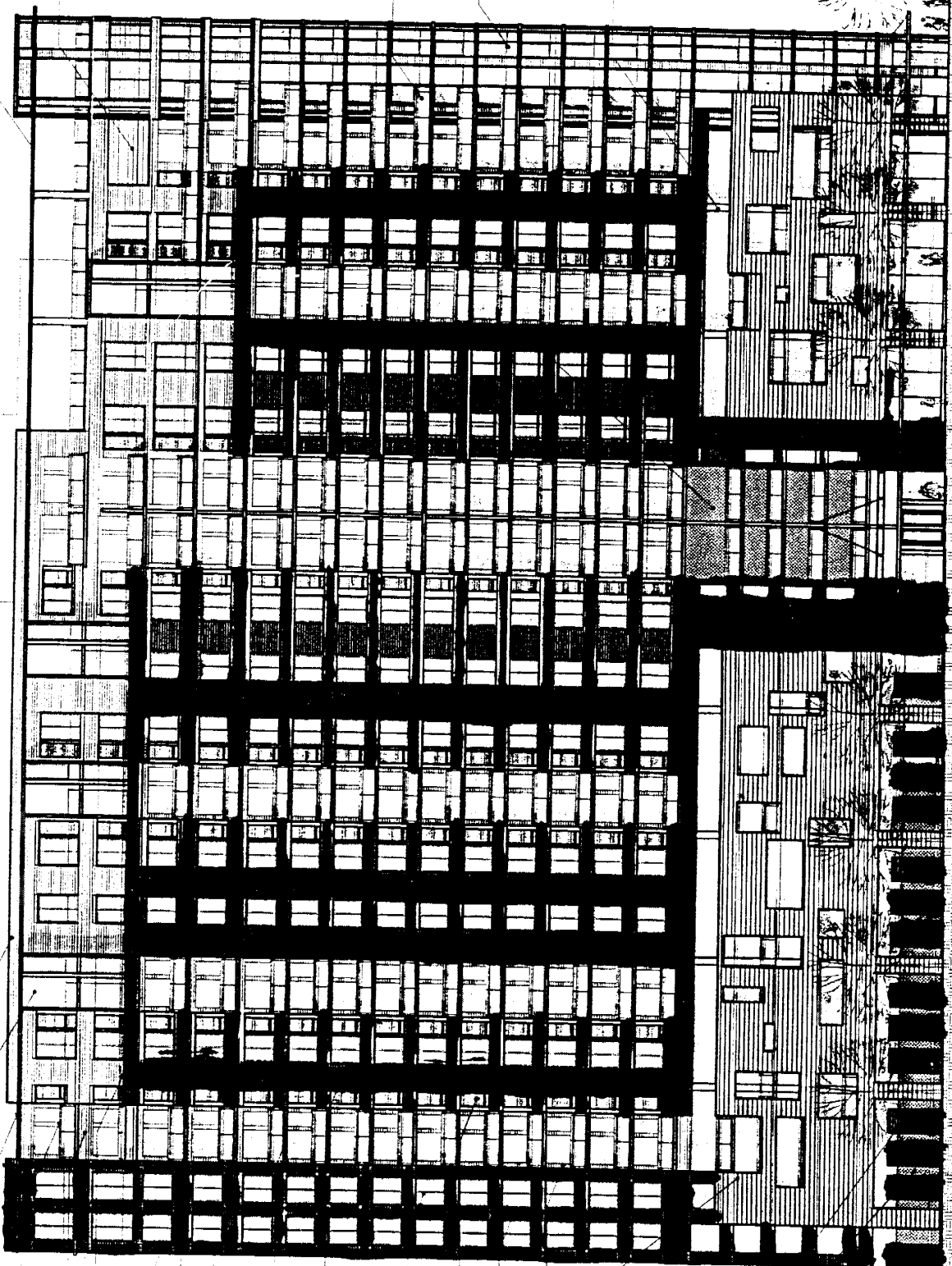
01-07-04 LD/# 2003137

TCR
TRAMMELL CROW RESIDENTIAL

SHEET 1 OF 3

TRAMMELL CROW RESIDENTIAL
1118 Executive Blvd., Suite 111
Montrose, VA 22071
(703) 401-5400 FAX (703) 401-5404

CORNICE
 EXPOSED CONCRETE SUNSCREEN
 MECHANICAL VENTILATION
 ALUMINUM WINDOW SYSTEM
 METAL MESH SCREEN
 EXPOSED CONCRETE COLUMNS
 MASONRY #1
 MASONRY #2
 MASONRY #3
 MASONRY #4
 MASONRY #5
 MASONRY #6
 MASONRY #7
 MASONRY #8
 MASONRY #9
 MASONRY #10
 MASONRY #11
 MASONRY #12
 MASONRY #13
 MASONRY #14
 MASONRY #15
 MASONRY #16
 MASONRY #17
 MASONRY #18
 MASONRY #19
 MASONRY #20
 MASONRY #21
 MASONRY #22
 MASONRY #23
 MASONRY #24
 MASONRY #25
 MASONRY #26
 MASONRY #27
 MASONRY #28
 MASONRY #29
 MASONRY #30
 MASONRY #31
 MASONRY #32
 MASONRY #33
 MASONRY #34
 MASONRY #35
 MASONRY #36
 MASONRY #37
 MASONRY #38
 MASONRY #39
 MASONRY #40
 MASONRY #41
 MASONRY #42
 MASONRY #43
 MASONRY #44
 MASONRY #45
 MASONRY #46
 MASONRY #47
 MASONRY #48
 MASONRY #49
 MASONRY #50
 MASONRY #51
 MASONRY #52
 MASONRY #53
 MASONRY #54
 MASONRY #55
 MASONRY #56
 MASONRY #57
 MASONRY #58
 MASONRY #59
 MASONRY #60
 MASONRY #61
 MASONRY #62
 MASONRY #63
 MASONRY #64
 MASONRY #65
 MASONRY #66
 MASONRY #67
 MASONRY #68
 MASONRY #69
 MASONRY #70
 MASONRY #71
 MASONRY #72
 MASONRY #73
 MASONRY #74
 MASONRY #75
 MASONRY #76
 MASONRY #77
 MASONRY #78
 MASONRY #79
 MASONRY #80
 MASONRY #81
 MASONRY #82
 MASONRY #83
 MASONRY #84
 MASONRY #85
 MASONRY #86
 MASONRY #87
 MASONRY #88
 MASONRY #89
 MASONRY #90
 MASONRY #91
 MASONRY #92
 MASONRY #93
 MASONRY #94
 MASONRY #95
 MASONRY #96
 MASONRY #97
 MASONRY #98
 MASONRY #99
 MASONRY #100



NORTH ELEVATION

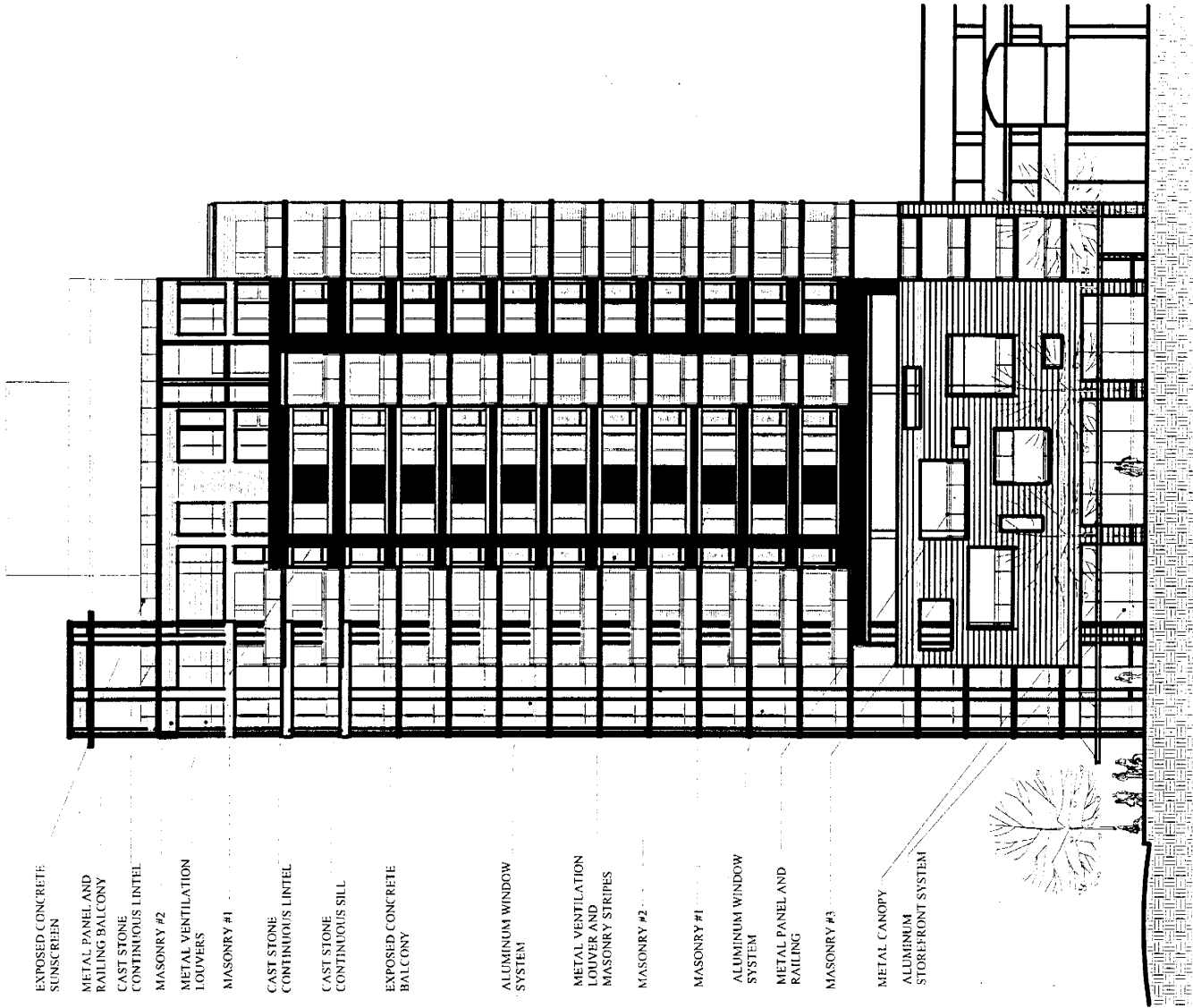
SHEET A

TRAMMELL CROW RESIDENTIAL

ALEXAN MONTROSE CROSSING
 MONTGOMERY COUNTY, MD
 January 7, 2004

DORSEY HODGSON + PARTNERS INC.
 architects / planners
 2000 K St. NW, Suite 400, Washington, DC 20004
 Tel: 202.462.1000 Fax: 202.462.1001

6-6



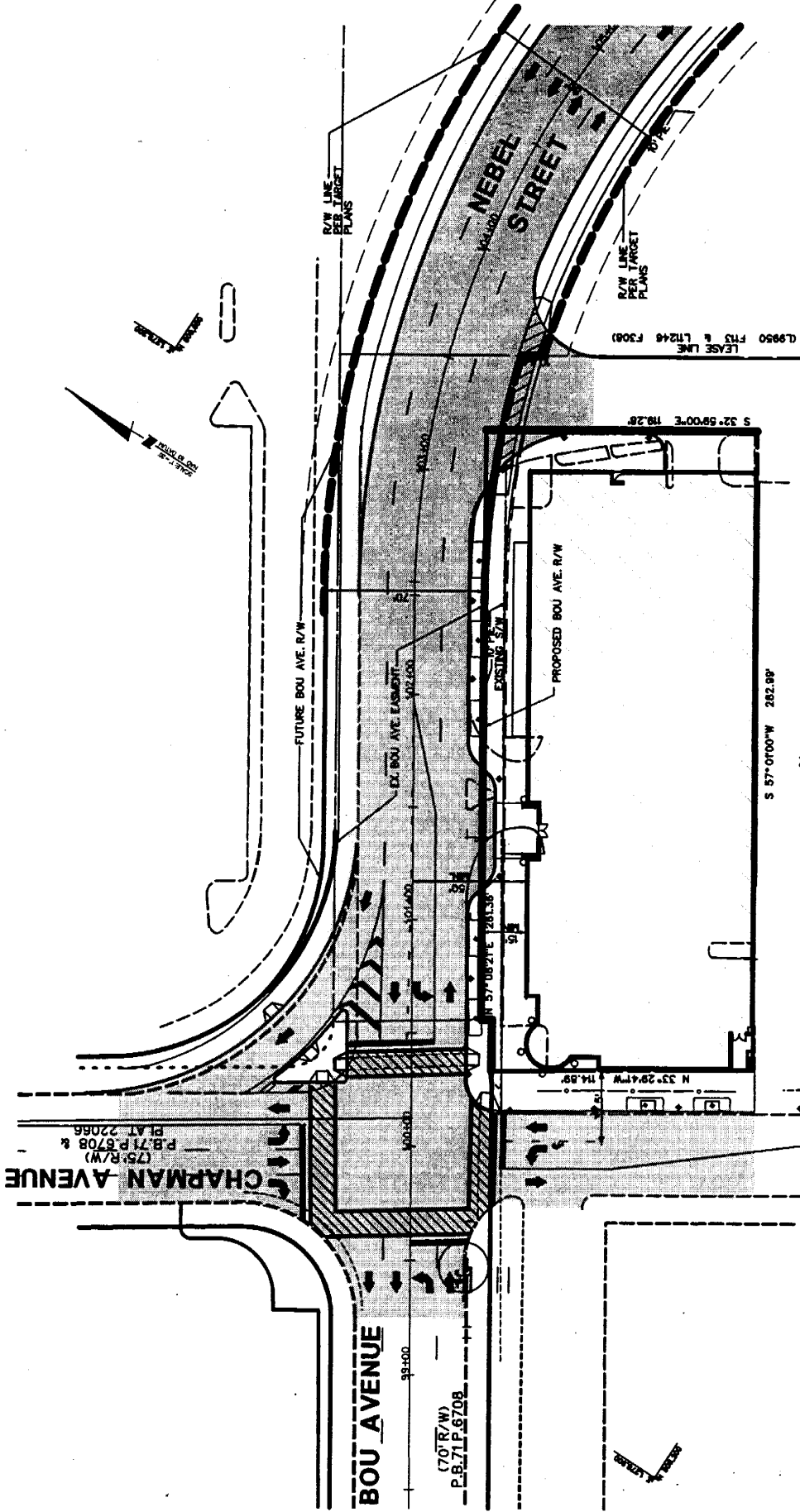
- EXPOSED CONCRETE SUNSCREEN
- METAL PANEL AND RAILING BALCONY
- CAST STONE CONTINUOUS LINTEL
- MASONRY #2
- METAL VENTILATION LOUVERS
- MASONRY #1
- CAST STONE CONTINUOUS LINTEL
- CAST STONE CONTINUOUS SILL
- EXPOSED CONCRETE BALCONY
- ALUMINUM WINDOW SYSTEM
- METAL VENTILATION LOUVER AND MASONRY STRIPES
- MASONRY #2
- MASONRY #1
- ALUMINUM WINDOW SYSTEM
- METAL PANEL AND RAILING
- MASONRY #3
- METAL CANOPY
- ALUMINUM STOREFRONT SYSTEM

WEST ELEVATION

TRAMMELL CROW RESIDENTIAL

ALEXAN MONTROSE CROSSING
MONTGOMERY COUNTY, MD

January 7, 2004



CHAPMAN AVENUE
 (75' R/W)
 P.B. 71 P. 8708 &
 PL AT 22066

BOU AVENUE
 (70' R/W)
 P.B. 71 P. 6708

OWNER / DEVELOPER
 MILESTONE AT MONROSE, LLC
 TRAMMELL CROW RESIDENTIAL, INC.
 6110 EXECUTIVE BOULEVARD, SUITE 315
 ROCKVILLE, MD 20852
 CONTACT: SEAN CALDWELL
 DEVELOPMENT PARTNER

Loiederman
 Soltesz Associates, Inc.

Civil Engineering
 Land Planning
 Land Surveying
 Environmental Science



BOU AVENUE EXHIBIT

ALEXAN MONROSE CROSSING
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND



PROJECT DESCRIPTION: Prior Approvals

This site plan was the subject of an earlier Project Plan and Preliminary Plan approval that will be heard concurrently with this item to secure amendments. This is the first site plan for the residential portion of the site.

ANALYSIS: Conformance to Development Standards - RMX-3C Zone

PROJECT DATA TABLE

PROJECT DATA SUMMARY

14-Jan

	REQUIRED/ PERMITTED	PHASES I, II & III RETAIL	PHASE III PROP.RESID	BOU AVE Dedication	TOTAL PROJECT PROJ
LOT AREA		31.68 AC. (Entire Site)	0.82 AC. 35,712 SF	0.44 AC 19,305 SF	31.68 AC 1,380,027 SF
MAXIMUM DENSITY					
COMMERCIAL	0.5 FAR	0.34 FAR			0.34 FAR
RESIDENTIAL	1,267 DU		230 DU ¹		230 DU ¹
OVERALL FLOOR AREA					
COMMERCIAL		462,599 SF			462,599 SF
RESIDENTIAL (BLDG SF)			300,000 SF		300,000 SF
MAXIMUM GLA	1,300,000 S.F.				762,599 SF PROPOSED
MIN NUMBER OF DWELLING UNITS - 150			230MULTIFAMILY DU		230 DU
MIN. BLDG. SETBACK FROM STREET					
COMMERCIAL	25'/12.5' w/waiver	12.5'			Per approved project plan
RESIDENTIAL	30'/15' w/waiver		15'		Per approved project plan
PARKING SETBACK	10'	10'			10'
PARKING REQUIREMENTS					
COMMERCIAL	1,952 Spaces	2,082 Spaces	1,975 Spaces ²		1,975 Spac
		258 Spaces on SHA property ³	258 Spaces on SHA property ³		258 Spaces on SI property ³
RESIDENTIAL	318 Spaces ⁴		319 Spaces		319 Spa
TOTAL PARKING	2,270 Spaces	2,340 Spaces	2,552 Spaces		2,552 Spa

GREEN SPACE	Req'd Green Space SF/%	Prop. Green Space SF/%	Prop. Green Space SF/%	Prop. Green Space SF/%
COMMERCIAL 1,325,010 GROSS SF	132,501 SF/10%	161,829 SF/12%		161,829 SF/12%
RESIDENTIAL 35,712 GROSS SF	7,142 SF/20%		8,061 SF/23%	8,061 SF/23%
EXISTING CROSSWALKS				
OFF-SITE AMENITY				13,077 SF
TOTAL GREEN SPACE ³	139,643 SF			86,467 SF
RESIDENTIAL BUILDING HEIGHT	No Limit		200'	269,434 SF ³

¹ THE MPDU REQUIREMENT OF 12.5% OF 230 UNITS OR 29 UNITS IS BEING MET BY PROVIDING 15 UNITS ON SITE AND 14 UNITS OFF SITE PURSUANT TO AN AGREEMENT WITH DHCA.

² 107 SURFACE SPACES LOST WITH CONSTRUCTION OF PHASE III.

³ PARKING ON SHA PROPERTY IS NOT REQUIRED AND NOT PART OF THIS PROJECT PLAN.

⁴PARKING CALCULATIONS BY UNIT TYPE

Unit Type	# Units	Ratio Spaces/ Unit	Req. Parking	
1 BEDROOM	85	1.25	106.25	
1 BEDROOM W/DEN	25	1.25	31.25	
2 BEDROOM	112	1.50	168.00	
2 BEDROOM W/DEN	8	1.50	12.00	
TOTAL PKG REQUIRED			317.50	ALL PKG W/IN RMX-3C ZONE

⁵ NUMBER IS ALL INCLUSIVE - PHASES I, II, III & OFF-SITE GREEN SPACE AND AMENITIES.

RECREATION ANALYSIS DATA TABLE

Total dwelling units **230**

DEMAND POINTS					
Population Requirements					
	D1	D2	D3	D4	D5
Housing Type	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
HIGH RISE	9.2	9.2	9.2	177.1	105.8

SUPPLY POINTS (ON-SITE)					
Values of Recreation Facilities					
	D1	D2	D3	D4	D5
Type	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
Picnic Sitting Area (5 total)	5.0	5.0	7.5	25.0	10.0
Front Entry (1)					
Streetscape (3)					
6th Floor Sun Deck (1)					
Swimming Pool (19th Floor)	0.5	1.8	1.8	44.3	15.9
Indoor Community Space (1st Floor)	0.9	1.4	2.7	53.1	42.4
Indoor Fitness Facility (1st Floor)	0.0	0.9	0.9	35.4	15.9
Total	6.4	9.1	12.9	157.8	84.2

SUPPLY POINTS (OFF-SITE)					
Values of Recreation Facilities					
	D1	D2	D3	D4	D5
Type	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
Sitting Area (3 total)*	1.1	1.1	1.6	5.3	2.1
Bike System*	0.2	0.3	0.5	9.3	3.7
Pedestrian System*	0.3	0.6	0.6	27.9	16.7
Indoor Swimming Pool*	0.3	0.6	0.6	18.6	14.8
Total	1.9	2.6	3.2	61.1	37.0
% of Total Supply Points (35% Max.)	22.9%	22.2%	19.9%	27.9%	30.5%
% of Demand Points (35% Max.)	20.7%	28.3%	34.8%	34.5%	35.0%

* For each facility type, only 35% of the supply points are shown in each population category.

SUPPLY AND DEMAND					
	D1	D2	D3	D4	D5
	TOTS	CHILDREN	TEENS	ADULTS	SENIORS
Total required	9.2	9.2	9.2	177.1	105.8
Total required(within 10%)	8.3	8.3	8.3	159.4	95.2
Total Supplied	8.3	11.7	16.1	218.9	121.2

ANALYSIS: Conformance to Master Plan

The proposed project is located in the *North Bethesda/Garrett Park Master Plan* (1992). The proposed residential project is located in the northeast quadrant of Montrose Crossing (gross tract area 31.68 acres) and is zoned RMX-3C. The residential project includes 230 multifamily units, inclusive of 29 MPDUs, on 0.75 acres. An objective in the *North Bethesda/Garrett Park Master Plan* for Montrose Crossing is to facilitate a mixed-use development, including residential (p. 75).

The project meets the Plan's objective to locate residential near the proposed rail station. The Master Plan details Montrose Crossing as a "retail based mixed-use district, with employment and housing focused near the proposed MARC station". (p. 126).

The project meets the pedestrian connectivity objectives from the Plan, specifically to "*provide the highest density and pedestrian quality in the northeast corner of Montrose Crossing for transit accessibility*" p. 126, in the following ways:

- 1) Provides for a 25' wide sidewalk along Nebel Street to allow for significant pedestrian activity, especially if a future MARC station should locate there.
- 2) Defines pedestrian crosswalks using special paving along Nebel Street and Chapman Avenue and at the driveway and alley crossing. Include handicap ramps at the alley and driveway crossing.
- 3) Provides large-scale shade trees along the sidewalks along Nebel Street and Chapman Avenue.
- 4) Constructs an ADA-compliant path through the wooded area to connect the Montrose School to the RMX-3C site.
- 5) Re-aligns the trail along the southern edge through the project so that pedestrians can safely access the commercial area from a relocated parking median. A crosswalk should be added to the parking area to allow for safe crossing from the new parking median to the commercial buildings.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved a project plan # 9-94003A for the optional method of development as required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The building's location with frontage to Bou Avenue creates a focal point at the end of a block as viewed from Rockville Pike and from the north. The building entry differentiates the residential entry function from the retail, parking lot entry, and alley entry of the other sides of the building. The development of the streetscape along this area improves the definition of this area as residential entry and amenity area. This enhances the residential experience.

The building height, which is unrestricted by the zone, is suitable for the retail and transit environment that it is set in. It will become a focal point for the area, appropriately placed at a corner within the retail area and next to the intersection of a retail center entry. The building's location is further enhanced by its proximity to mass transit – the adjacent development approvals requires the placement of two smart bus stops to enhance transit use and the site is in the proximity of two Metro stops.

The view of the parking levels needs to be buffered from views at the street to buffer views of cars and lights that are potentially on all night. The final site plan shall include the appropriate treatment for staff review.

b. Open Spaces

The storm water management concept for the site has been approved by DPS as an amendment to the original concept approved for the site on February 28, 1995.

Significant noise impact affecting the upper floors of the building are impacted by the adjacent above ground CSX tracks. Staff has reviewed the noise analysis and several conditions have been developed to provide the proper abatement levels:

A noise analysis was conducted for the subject property and revealed that the proposed residential units nearest the CSX railroad tracks will be impacted by the noise generated by freight and passenger trains. The site is separated from the CSX railway by approximately 350 feet. Because there is a nearby at-grade crossing at Randolph Road, whistles for both northbound and southbound trains are blown as the trains pass the site. In addition, noise is also generated by the engines and contact between the train wheels and the rails.

A noise analysis was prepared and resubmitted to staff on December 26, 2003. The noise analysis indicates that unmitigated noise levels will range from 65 and 77 dBA at the proposed face of the nearest building. The noise consultant indicates that interior noise levels can be reduced to 45 dBA Ldn by constructing walls with an sound transmission class (STC) rating of 56, windows with a 30-34 STC rating, and exterior doors (sliding doors) with a 30-34 STC rating. STC refers to the sound

insulating properties of a building feature. By complying with the recommendations provided by the applicant's noise consultant Environmental Planning believes the interior noise levels can be reduced to acceptable levels.

d. Landscaping and Lighting

Landscaping on the site will create street level interest, pedestrian scale to the sidewalk, the street trees will provide shade in the summer and the foundation and other streetscape planting will provide interest and pedestrian scale.

The proposed lighting plan (the lights are within the public right-of-way) will include streetscape lighting as allowed by MCDPWT and lighting that matches the adjacent retail center along Chapman Avenue. The parking lot lighting shall be reviewed for conformance to IESNA standards.

e. Recreation

Recreation demand is satisfied as shown in the recreation calculations table above. The recreation will provide for a variety of exercise and play opportunities by providing a pool and outdoor sitting areas, indoor exercise rooms and the site connects to a bike system planned/built adjacent to the site.

f. Vehicular and Pedestrian Circulation

The street connections to the site are in accordance with the approved Preliminary and Project Plans and the layout provides direct access to two streets and nearby access to Rockville Pike and direct access to the service alley, adjacent to the building. Service access to the adjacent retail stores is maintained with this proposal.

The sidewalk connections link to a nearby retail center, creating efficient access for future residents. Public sidewalks are provided along the frontage of site that connect directly to MD Route 355 further to the west. Pedestrian sidewalks and bridges may provide future connections to the CSX tracks.

Traffic Management/Trip Reduction Program has been presented to staff for review. The Site Plan Enforcement Agreement will reference and require the Applicant's participation.

4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development.*

The building is compatible to its surroundings by extending the development envelope of the adjacent Montrose Crossing subdivision and proposing a building of quality building materials and design. The building improves a setting that is dominated by one story retail and service businesses and transforms a surface parking lot to site that provides housing adjacent a metro site. The completion of the street frontage enhances the pedestrian system in the area and completes the sidewalk on the south side of Bou Avenue.

The alley is buffered from Bou Avenue by the building location and the possible addition of another street tree. The orientation of the service access and garage access is improved by having them adjacent the alley, out of view of the front entry and adjacent streets.

Noise issues for the future residents have been addressed by the preparation of noise studies and amelioration of noise impacts with specified construction materials.

The activity associated with the proposed residential use will not cause any negative effect on the adjacent car wash and retail uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is exempt from Forest Conservation Plan per NRI/FSD #4-04098E.

APPENDIX

1. January 22, 2004 – Letter from City of Rockville
2. December 24, 2003 – Letter from Peerless Rockville re the Montrose School
3. January 13, 2004, Letter from DHCA re MPDUs.
4. December 18, 2003 from DPS re SWM approval
5. January 8, 2004 Memo from CBP staff
6. January 12, 2004 Environmental Planning Memo – Noise analysis
7. January 8, 2004 Applicant letter to citizens at Forum.