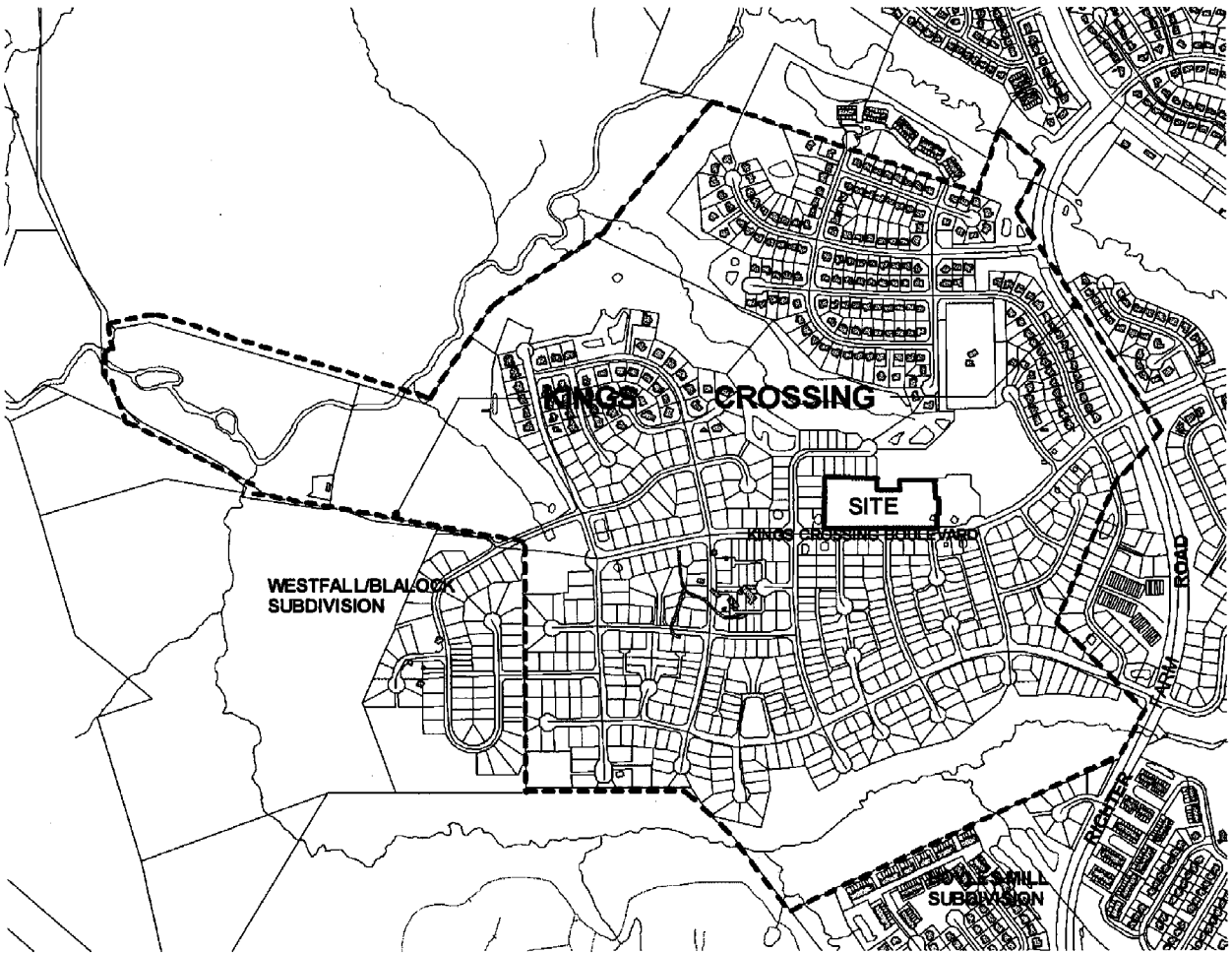


PROJECT DESCRIPTION: Site Vicinity

The subject property is located on Kings Crossing Boulevard, directly north of the intersection with Clear Smoke Road in Boyds, Maryland. The site is internally located within the Kings Crossing (Woodcliffe) subdivision, consisting of 714 one-family detached houses. The subdivision was developed in two phases with two major access points off of Richter Farm Road. The Hoyles Mill Community community, comprised of approximately 850 one-family detached and townhouse units, is located south and east of Kings Crossing. The two subdivisions are known as the Woodcliffe community. Both subdivisions are approximately 95 percent complete. The Westfall-Blalock subdivision, consisting of 714 one-family detached homes, is located west of the termination of Kings Crossing Boulevard. This community is nearly 90 percent complete.

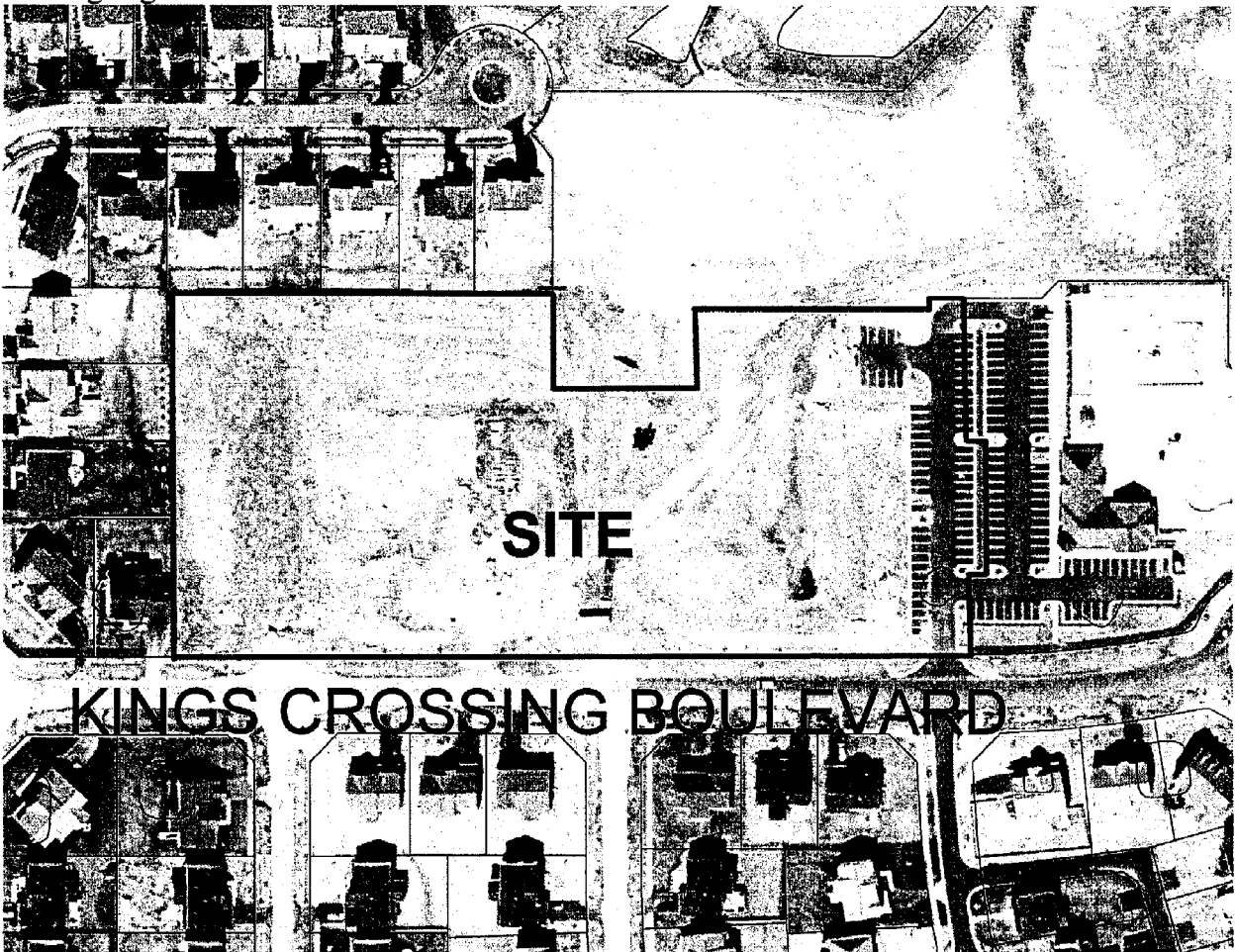
All of the subdivisions are within the KI-2 analysis area identified in the Germantown Master Plan. This section of Little Seneca Creek and its tributaries are classified as Use III-p waters (natural trout waters).



PROJECT DESCRIPTION: Site Description

The subject 5.20-acre site is located in the middle of the Kings Crossing subdivision and is the last remaining vacant parcel to be developed. The property is listed as Parcel E and referenced in plat book 22173. The vacant site is surrounded by the community swimming pool and clubhouse to the east and one-family detached homes to the north, south, and west of the site. The development to the south is separated by Kings Crossing Boulevard. The site is cleared and was used as a stockpile and staging area for phase II of the development.

The site contains an existing storm drain and easement through the middle of the property connecting the phase I development to the north and Kings Crossing Boulevard to the south. There is also an existing 20-foot-wide public utility easement parallel to Kings Crossing Boulevard. The site drops in elevation from east to west by approximately 30 feet; however the western perimeter contains a 10-foot earth berm used for stockpile. The property contains no existing vegetation.



PROJECT DESCRIPTION: Proposal

The Applicant is proposing two L-shaped buildings near the southern portion of the property that front onto Kings Crossing Boulevard. The buildings are divided by a proposed private drive directly opposite Clear Smoke Road. The Applicant is proposing two 50-foot-tall garden apartment buildings with approximately 54 units in Building 1 (Eastern Building) and 48 in the Building 2 (Western Building). All of the units will be moderately priced dwelling units, consistent with the previous plans of approval.

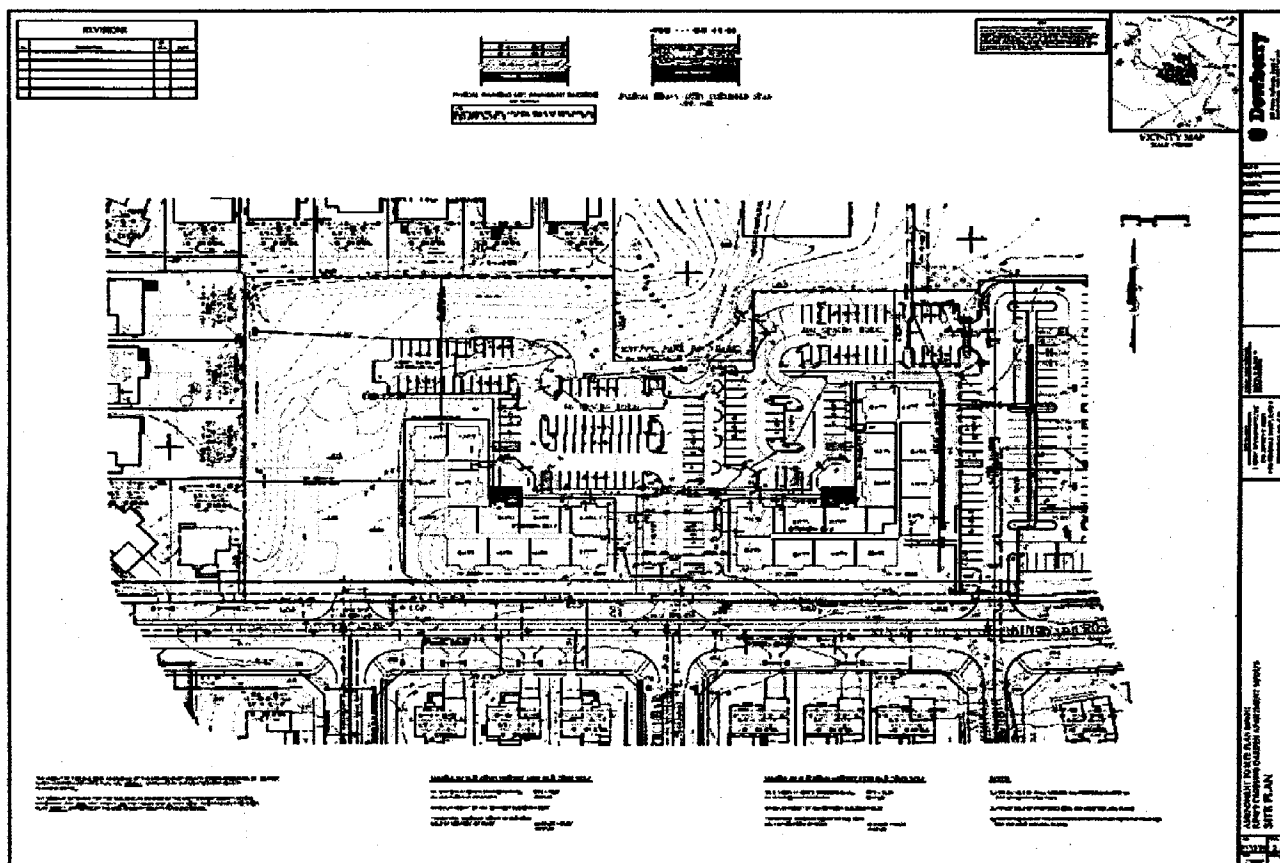


Image of Site Plan received November 28, 2005

Building Design

The building design for the two apartments will be similar to other projects constructed by the Applicant in the surrounding vicinity. Each building will include a mix of construction material similar to the residential structures and adjacent clubhouse within the Woodcliffe community, such as a masonry base, hip roofs and an entry at the middle of the building. The units are all proposed for two-bedroom multi-family dwellings. The height of the each building is measured from Kings Crossing Boulevard, in conformance with the Montgomery County Zoning Ordinance, and shown on the site plan. A building envelope has been placed around the perimeter of each building to allow flexibility for construction materials with setbacks established from the property boundaries to the envelope.



Image of similar product type at *Willow Manor at Cloppers Mill* in Germantown



Image of product type for 102 senior housing building on Mateny Road in Germantown

Impervious restrictions

The Applicant is requesting a waiver to the permitted impervious limitation by approximately 3,025 square feet in order to accommodate additional parking for the proposed units. The plan shows an optional parking area for 17 additional spaces, which is an extension of the proposed parking for Building No. 2 and includes the drive aisle and sidewalk. If the planning board does not approve the optional parking area it would be removed from the site plan and excluded from the signature set. Staff opposes the additional impervious area as noted in the discussion on page 5.

Vehicular and Pedestrian Access

The property is accessed from Kings Crossing Boulevard in two locations opposite Clear Smoke Road and Broken Timber Way. Each vehicular access point provides separate service to the respective buildings, in terms of parking, loading, dumpster pickup and a drop-off for future residents. Parking for Building No. 1 (Eastern Building) is through the existing parking lot for the clubhouse and pool and includes 42 existing spaces currently being used as overflow parking for the clubhouse. The remaining 58 spaces will be located in the rear of the building. Building No. 2 (Western Building) frames the remainder of the site with the ancillary parking located between the two buildings and to the rear of the building, similar in nature to the adjacent apartment. The dumpster location for Building No. 2 is located in the rear of the site and off-center from the entry to avoid a negative visual impact for residents. The dumpster and parking will be screened from the adjacent residential uses.