**MEMORANDUM**

DATE: Janaury 23, 2004

TO: Montgomery County Planning Board

VIA: Joe R. Davis, Chief *JRS*
Michael Ma, Supervisor
Development Review Division

FROM: Wynn E. Witthans, RLA, AICP *WW*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Final Water Quality Plan and Site Plan Review

APPLYING FOR: Approval of 230 multifamily dwelling units with 319 structured parking spaces on .82 acres inclusive of 30 MPDUs with 15 located on site.

PROJECT NAME: Alexan Montrose Crossing

CASE #: 8-04013

REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan Section 19-64 for Final Water Quality Plan

ZONE: RMX - 3C

LOCATION: South East of the intersection of Bou Avenue and Chapman Avenue

MASTER PLAN: North Bethesda / Garrett Park

APPLICANT: Milestone Montrose LLC, Trammel Crowe, Inc

FILING DATE: November 13, 2003

HEARING DATE: January 29, 2004



SITE PLAN

STAFF RECOMMENDATION: Approval of 230 multifamily dwelling units with 319 structured parking spaces on .82 acres inclusive of 30 MPDUs with 15 located on site with the following conditions to be addressed with the signature set:

1. Lighting and Landscaping Plan
 - a. Recreation Facility – Drawings to reflect a minimum of 1,200 sf for the community room.

- b. Additional Street tree to be located at corner of Alley and Bou Avenue if feasible;
- c. Bike Parking – of the 18 provided, the Applicant shall provide 1/3 of the spaces on the sidewalk and 2/3 within the parking garage.
- d. Walking path adjacent to the Montrose School shall be constructed prior to occupancy of the apartments. The path shall include the recommendations of the Montgomery County Historic Preservation Commission and shall conform to the Amenity Layout Plan dated December 11, 2003 by Land Design, attached. The path shall be ADA compliant.
- e. The parking level façade needs to be re-designed to include appropriate screening and buffering of the parked cars and lights as viewed from adjacent roadways and sidewalk areas. The final site plan shall include the appropriate treatment for staff review.
- f. The parking lot lighting shall be reviewed for conformance to IESNA standards.

2. Environmental Planning

Noise

- a. Certification from an acoustical engineer that the building shell of impacted buildings has been designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b. The builder commits to construct the noise-impacted units in accordance with the acoustical engineer's recommendations specified in the December 26, 2003 noise analysis. Any changes that may affect acoustical performance must be approved by the acoustical engineer in advance of installation.
- c. Applicant to conduct an outdoor-to-indoor analysis, for impacted units as recommended in the December 26, 2003 noise analysis, prior to signature set.

3. Division of Permitting Services

SWM Memo – Affirmation of original approval per conditions of DPS Stormwater Management Concept approval letter dated December 18, 2003 and June 4, 2004.

4. Transportation

The final site plan shall reflect the ultimate dedication of Bou Avenue per DPWT comments.

5. Signature Set Documentation

- a. Submit a Site Plan Enforcement Agreement, Development Review Program and Homeowner Association Documents (if needed) for review and approval prior to release of the signature set as follows:

- b. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting and streetscape construction must be complete, prior to occupancy.
 - 2) Path and all site work adjacent to Montrose School to be complete prior to occupancy.
 - 3) Community-wide pedestrian and recreation facilities must be completed prior to occupancy.
 - 4) Pedestrian pathways and seating areas associated with the building must be completed prior to occupancy.
 - 5) Noise attenuation design to be completed and accepted by M-NCPPC technical staff prior to release of building permits.
 - c. Site Plan Enforcement Agreement to reference conformance to the traffic mitigation agreement that shall be approved by Transportation Planning Staff prior to signature set.
 - d. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for M-NCPPC technical staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - 1) Limits of disturbance.
 - 2) The development program inspection schedule and Site Plan Opinion.
 - 3) Conservation easement boundary.
 - 4) Streets trees as shown along all public streets.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

SITE PLAN REVIEW ISSUES

I. ISSUE – City of Rockville comments

The City of Rockville has concerns over the size of the building and its effectiveness as being pedestrian friendly. They have concerns about school overcrowding and traffic congestion.

Applicant Position

The Applicant has with the representatives of the City prior to the Planning Board hearing.

Staff Recommendation

Staff believes the scale of the building to be appropriate for this industrial/retail setting. The adjacent lands uses within the City of Rockville are a car wash and retail stores. Within Montgomery County, adjacent uses are a retail center and a parking garage and rail and metro tracks. The nearby Twinbrook Metro area within Montgomery County is planned to take advantage of the Metro location by proposing higher densities and buildings comparable in height to this building. The building improves its immediate setting and is in keeping with Montgomery County policies of placing higher residential densities near metro stations.

The building is sited to face Bou/Nebel Street and creates a pedestrian presence on the sidewalk by an articulated first floor and wrap-around streetscape amenities. The project conforms to APF guidelines for the area – there is adequate school and traffic capacity (see project plan and preliminary plan reports).

2. ISSUE: Other Comments - Citizens

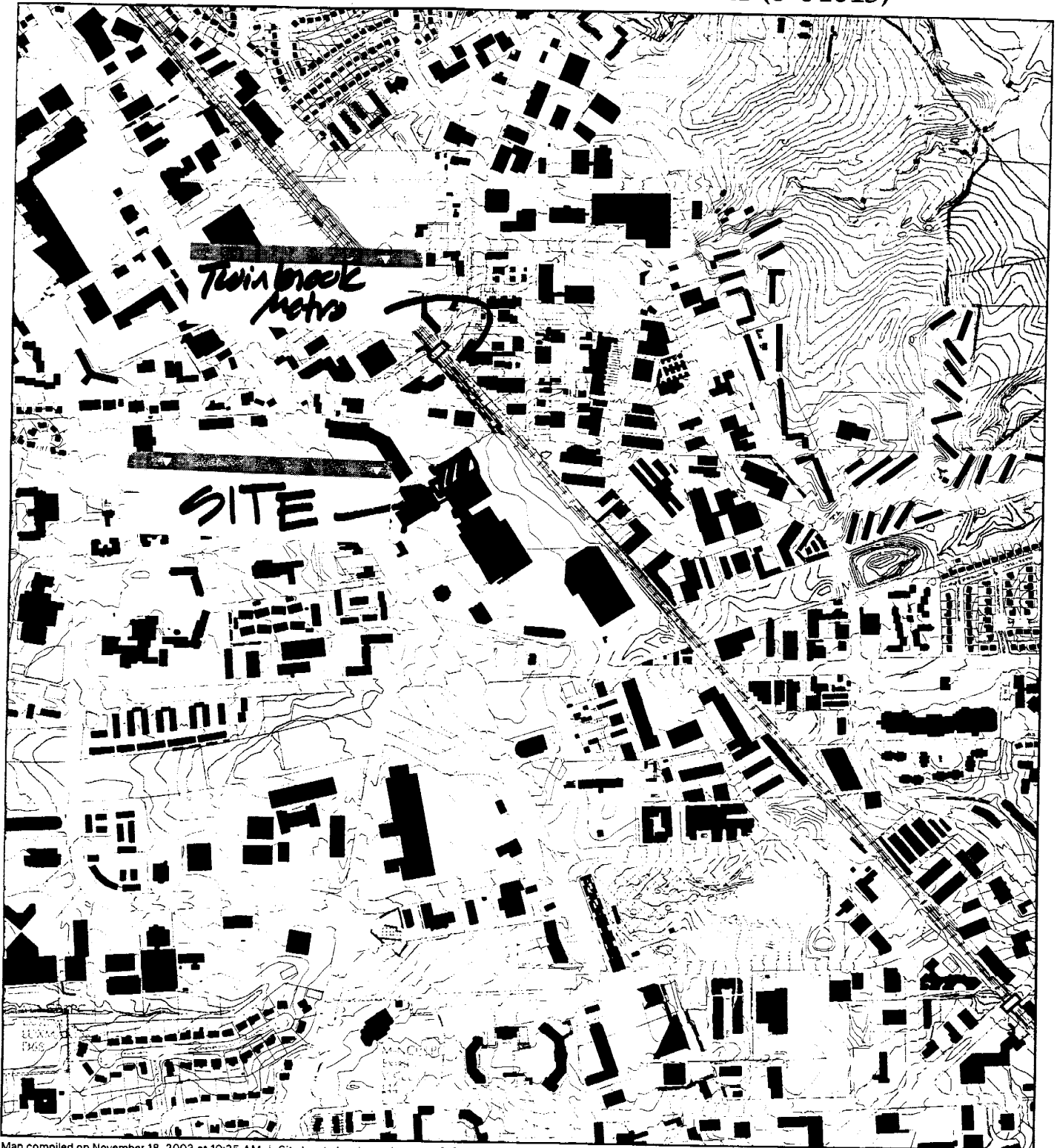
Staff received calls from citizen representative of The Forum and a neighboring HOA (east of Rockville Pike on Montrose Road). They had questions about the exact location of the project and traffic concerns in general. After a phone call, they had no further comments or specific concerns. The Applicant has provided additional information to them as well.

3. **ISSUE:** Path construction and development of pedestrian area "B" (Per Project Plan)

As part of the Project Plan improvements were required to Open Space "B," a wooded area next to the Montrose School within the SHA property. The applicant has provided a design that addresses the earlier design criteria and conforms to the wishes of the Montrose School, a historic structure adjacent to the path and open space area. The plans will develop a path from the shopping center, connect to the internal sidewalks via a newly relocated island and crosswalk, will clear out understory and provide a sitting area, small play field and path to the intersection of MD Route 355 and Randolph Road. The HPC has approved the concept. The project will be located within the SHA right-of-way and the applicant has received a letter from the SHA stating their concurrence with the proposal.

There are no outstanding issues regarding this issue.

ALEXAN MONTROSE CROSSING-PHASE III (8-04013)



Map compiled on November 18, 2003 at 10:35 AM | Site located on base sheet no - 216NW06

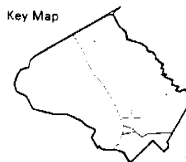
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Key Map



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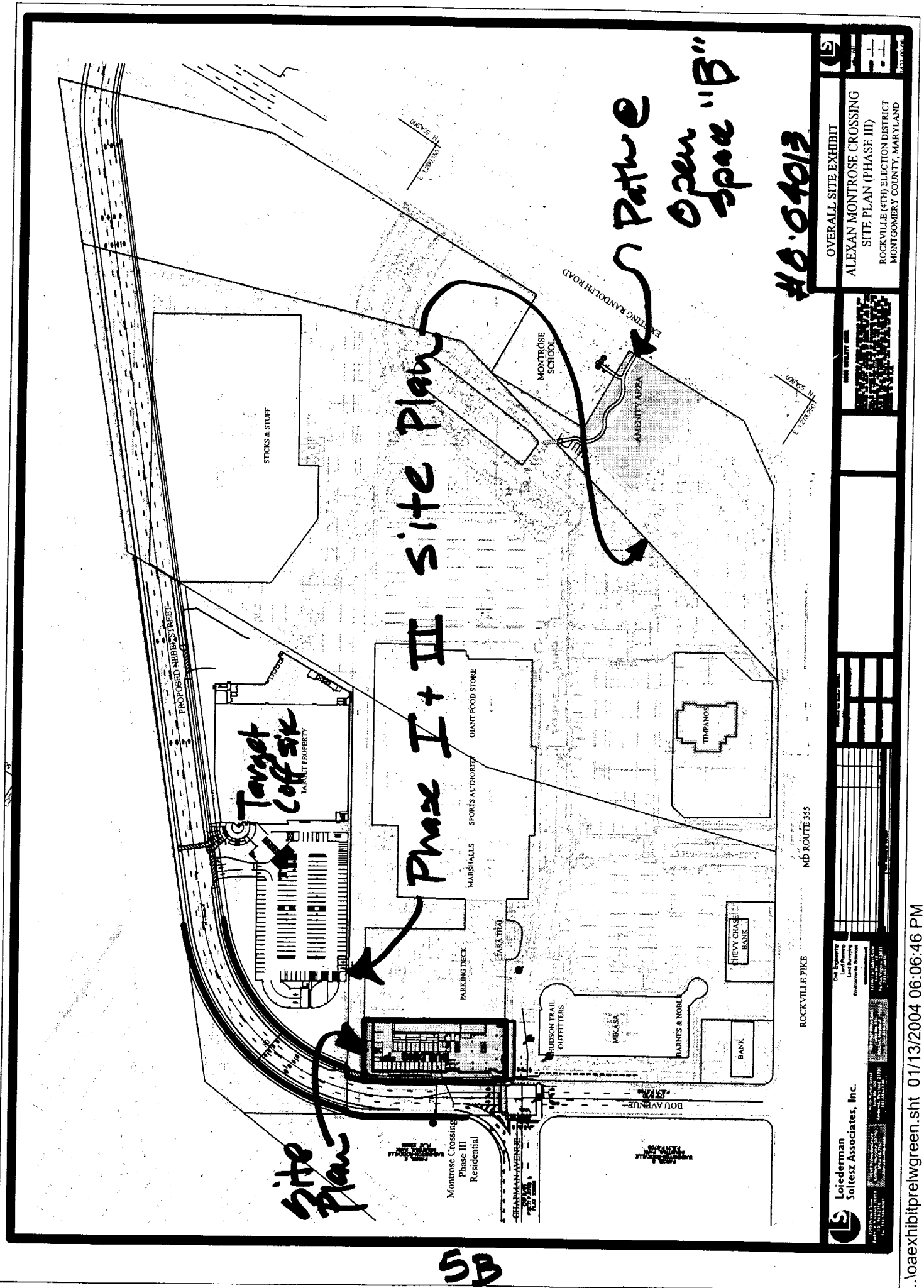



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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760


5A




 OVERALL SITE EXHIBIT
 ALEXAN MONTROSE CROSSING
 SITE PLAN (PHASE III)
 ROCKVILLE (4TH) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

#0.04013

					
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PROJECT DESCRIPTION: Site Description

In general, the area is bound by Randolph Road to the south and Rockville Pike (MD Route 355) to the west. The site is located at the intersection of Bou and Chapman Avenues, at the point of intersection of two portions of a retail center – Montrose Crossing. The site is adjacent to a multilevel parking garage that serves the retail center and is adjacent to an alley – beyond which is a parking garage for the nearby Target department store. Beyond Bou Avenue and Nebel Street to the north is the city of Rockville where the immediate land use is a new car wash. Further north are commercial and retail uses. Beyond the site to the east are the CSX and Metro lines (above and under-ground) with a Metro stop just over ½ mile to the north at the Twinbrook Station.

PROJECT DESCRIPTION: Proposal

The proposal is for a 19 story- 230 unit multifamily building with four levels of parking garage integrated into the building at levels 2 through 5. The ground floor will include a lobby, exercise facilities, business center, great room, cyber café and community space. The building will include a rooftop pool and sundeck. The units will include one and two bedrooms and the façade will include masonry and glass detailing.

The pedestrian system is linked with the landscape system and they create an enhanced streetscape inclusive of multicolored and patterned pavers, street trees at 30 –35 feet on center, benches, planters, bike racks and light fixtures. The sidewalk ties into the enhanced streetscape of the adjacent retail center. Paved crosswalks will be added where crosswalks are out of the public right of way and painted crosswalks used within the public right –of-way. The project will connect to the adjacent Target department store and off-site destinations within Rockville and the retail center. The project is sited between two Metro Stations – Twinbrook and White Flint – each 1,000 and 3,000 feet from the project respectively.

Recreation facilities associated with the project are swimming pool, exercise rooms, community rooms, sitting areas, bike path systems and off site swimming centers.