



City of Rockville
111 Maryland Avenue
Rockville, Maryland
20850-2364
www.rockvillemd.gov

Community Planning and
Development Services
240-314-8200
TTY 240-314-8137
FAX 240-314-8210

Historic Preservation Office
240-314-8230

Inspection Services Division
240-314-8240

Long Range Planning
Division
240-314-8200

Planning Division
240-314-8220

Revitalization/Housing
Division
240-314-8200

January 22, 2004

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Montrose Crossing Amendment, Alexan Residential project.

Dear Mr. Berlage:

Since the last correspondence, City of Rockville Staff has had the opportunity to review, evaluate, and discuss the project with the Applicants and M-NCPPC staff. We appreciate the attention that they have given to our concerns. As a result, I would like to offer follow-up comments on behalf of the City of Rockville.

The City is still concerned about the scale and massing of this building in this location. This will be a landmark building in a predominant location among other, significantly smaller structures; including all of the buildings that comprise this site. We feel that the streetscape of Chapman Avenue and Bou Avenue will be greatly affected by the sheer size and mass of this building in this location. And even though we "agreed to disagree" with the applicant as to the appropriateness of the scale, height, massing and design of the building, we did come to an agreement that the applicant will work with the city and M-NCPPC in order to amend the Bou Avenue façade to make it more street-level friendly. This is specifically applicable to the façade of the parking structure facing Bou Avenue.

Some of the alternatives discussed included amending some of the building materials and the addition of glass and other details to make the building more street-friendly on the predominant frontage. Although we still have concerns about the height and mass of this structure so close to the street, we feel that the applicant is making a progress towards mitigating some of our concerns.

The applicant informed us at our meeting that they still have not formalized some of the details associated with the project, and we would respectfully request that City of Rockville staff be included in continuing discussions about the design of the building, given its predominant presence on the streetscape. The applicant has expressed a desire to continue working with us on this project, and we welcome that opportunity.

Although multi-family residential development is a low generator (per residence) of school students and automobile traffic, this project will add to the over-congestion of the schools and roads. Neither of these impacts is addressed in the material we reviewed and we urge the Board to ensure the adequacy of these public facilities.

MAYOR
Larry Giammo

COUNCIL
Robert E. Dorsey
John F. Hall, Jr.
Susan R. Hoffmann
Anne M. Robbins

ACTING CITY MANAGER
Catherine Tuck Parrish

CITY CLERK
Claire F. Funkhouser

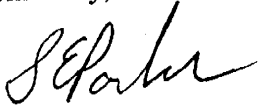
CITY ATTORNEY
Paul T. Glasgow



Mr. Derick Berlage
January 22, 2004
Page 2

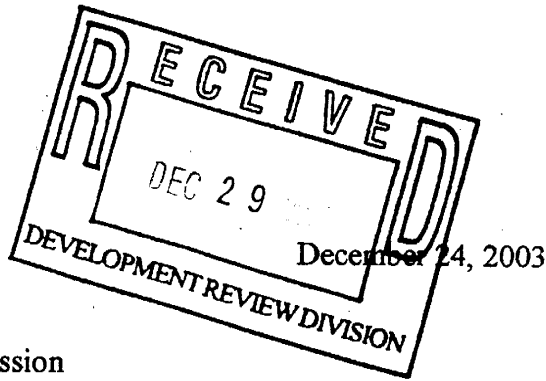
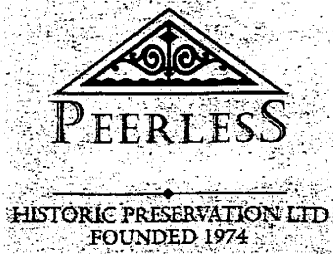
We appreciate the continued cooperation we share, and I look forward to working with you in the future. Thank you for your attention. I can be reached at 240.314.8225 at your convenience to discuss this matter.

Sincerely,



Scott E. Parker, AICP
Planner III
City of Rockville
Community Planning and Development Services

cc: Mayor and Council, City of Rockville
Art Chambers, Director of Community Planning and Development Services
Bob Spalding, Chief of Planning
Charlie Loehr, M-NCPPC
Wynn Withans, M-NCPPC



Ms. Susan Velasquez, Chair
Historic Preservation Commission
M-NCPPC
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Development near Montrose School

Dear Sue:

On behalf of Peerless Rockville, I write to endorse the attached plan for a sidewalk proposed to connect the west end of the Montrose Crossing shopping center with the Montrose School property. Peerless Rockville has owned this 1909 schoolhouse for 24 years, although for the foreseeable future the State Highway Administration retains ownership of the land under the building.

I met with Peter Melmed this fall to review his client's plan for the sidewalk, after which he revised it to reflect my suggestions. The attached plan now identifies the outhouse foundations and the three red cedars planted by students on Arbor Day 1924 to the west of the school. Mr. Melmed relocated the path to respect and include those features and added a bench facing toward the school building. With the clearing and grubbing of trash and invasive plants and perhaps the addition of a small interpretive marker, this will make an attractive and informative addition to our Master Plan site.

It is my understanding from Mr. Melmed that should the location of the future road into the school property (also shown on the map attached) change as those plans develop, that Peerless Rockville and the HPC would again be consulted if the subject sidewalk might also require reconfiguration.

Thank you and the HPC staff for your interest in this matter. As my mother always said, "The devil is in the details."

Sincerely,

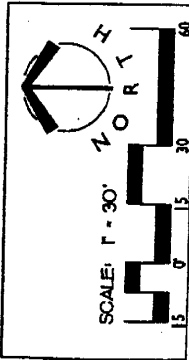
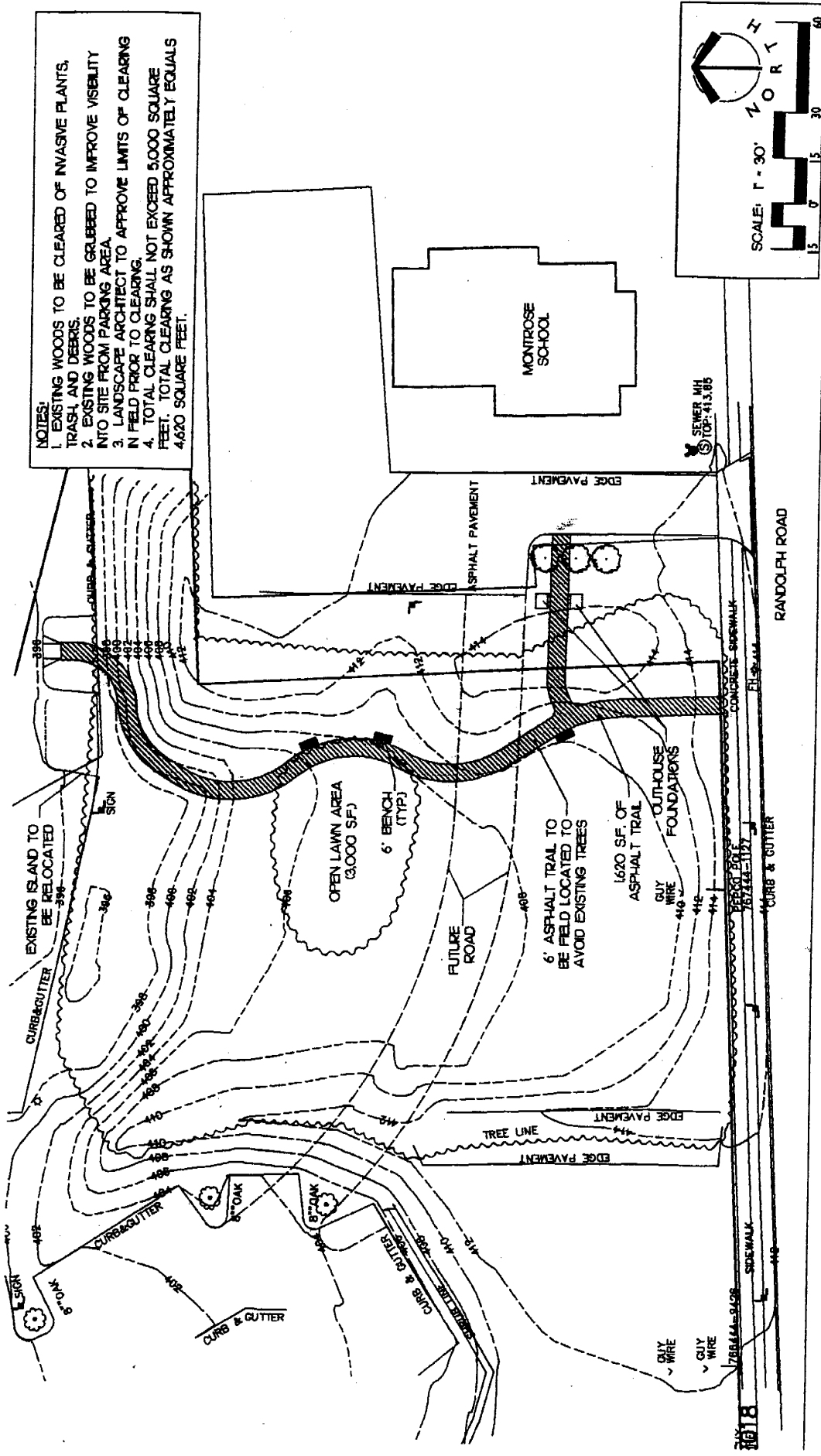
Eileen McGuckian
Eileen McGuckian
Executive Director

Enclosure

Cc: Michele Naru, Wynn Witthans, Peter Melmed, SHA



- NOTES:**
1. EXISTING WOODS TO BE CLEARED OF INVASIVE PLANTS, TRASH, AND DEBRIS.
 2. EXISTING WOODS TO BE GRUBBED TO IMPROVE VISIBILITY INTO SITE FROM PARKING AREA.
 3. LANDSCAPE ARCHITECT TO APPROVE LIMITS OF CLEARING IN FIELD PRIOR TO CLEARING.
 4. TOTAL CLEARING SHALL NOT EXCEED 5,000 SQUARE FEET. TOTAL CLEARING AS SHOWN APPROXIMATELY EQUALS 4,620 SQUARE FEET.



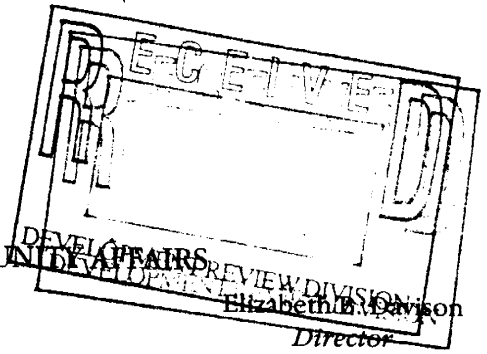
DECEMBER 11, 2003 LD# 2003137

MONTROSE CROSSING

AMENITY LAYOUT PLAN, ROCKVILLE, MD

LandDesign





DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Douglas M. Duncan
County Executive

January 13, 2004

Mr. Derick Berlage, Chairman
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910

Re: Montrose Crossing Project – Site Plan
No. 8-04013; Preliminary Plan No. 1-60252;
Project Plan No 9-94003A

Derick
Dear Mr. Berlage:

I recently met with representatives of Trammell Crow Residential, Inc., the contract purchaser (“Applicant”) of a proposed high-rise residential building with structured parking to be located on approximately 0.75 acres at the Montrose Crossing Shopping Center in the northeast quadrant of Bou Avenue and Chapman Avenue (the “Project”). The property is zoned RMX-3C and the Project will consist of 230 high-rise residential units. As part of this Project, 12.5 percent of the 230 residential units or 29 units are required to be moderately priced dwelling units (MPDUs).

After a careful review and analysis of the financial projections for the Project, it has been determined that providing the required MPDUs on-site would result in rental rates or condominium sale prices that would exceed affordability levels for MPDU certificate holders. In this regard, the Project has a number of high operating costs, development expenses and extensive structured parking that increases the total project development costs to an amount in excess of \$44,000,000. The estimated cost for the larger MPDUs would range from \$160,000 to \$175,000. Therefore, pursuant to Section 25A-(e)(1)(c) of the Montgomery County Code, I have approved an alternative agreement that will provide for 15 MPDUs on-site and allow the contribution to the Housing Initiative Fund (HIF) of a fee in-lieu-of payment for the 14 MPDUs that will not be provided on-site. The fee paid to the Housing Initiative Fund will provide for significantly more MPDUs in the same or in an adjoining planning area. It is expected that the fee will exceed \$30,000 per unit for apartments and \$55,000 per unit if the development is a condominium.



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Office of the Director

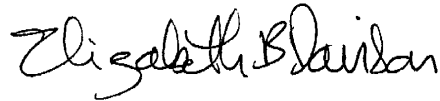
Mr. Derick Berlage

January 13, 2004

Page Two

We believe this alternative arrangement is fair and reasonable in light of the particular circumstances of this case, and meets all of the criteria outlined in Section 25A-5(e) of the Code. If you have any questions or require any additional information, please do not hesitate to contact me at 240-777-3600.

Sincerely,



Elizabeth B. Davison
Director

EBD:tl

cc: Ms. Wynn Witthans
Mr. Sean Caldwell
Mr. Peter Melmed
Mr. Cary Adams
Stephen Z. Kaufman, Esq.
Yum Yu Cheng, Esq.

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Loiederman Soltész Associates, Inc.

December 18, 2003

Richard R. Brush
Water Resources Section
Department of Permitting Services
255 Rockville Pike
Rockville, MD 20850

Re: Montrose Crossing
LSA No: 142-00-00

Dear Richard:

Thank you for meeting with us on December 11, 2003 regarding the Stormwater Management Concept and Design for the above referenced project. As was discussed in our meeting, for the subject property will be controlled by an existing stormceptor located at the front of the site. The original design of this facility included the control of all impervious area from the property.

LSA plans propose to route the existing 48-inch storm drainpipe, 12-inch and 10-inch fire line. In addition, the design proposes minor modifications to an existing stormwater management easement, for the subject property. These modifications include abandonment of approximate five feet of existing stormwater management easement. In addition, DPS will require a proposed 15-foot high building overhang. The remaining Stormwater Management easement. The modification being proposed also included the rerouting of existing 18-inch IIDPE pipe from that existing stormceptor.

As we agreed in our meeting, the proposed modifications as described above will be allowed by your office as part of the approved Stormwater Management Concept.

As confirmation of our agreement, we would appreciate your signature in the space below. Please return the signed original document to our office. Should you have any questions or discuss the above in more detail, please contact our office.

Sincerely,

LOIEDERMAN SOLTÉS Z ASSOCIATES, INC.

Carmen Crigostomo
Carmen Crigostomo
Project Manager

Richard R. Brush
Richard R. Brush
Department of Permitting Services

12/22/03
Date

- cc: Sean Caldwell - Frammel Crow Residential
- Peter Melmed - Milestone Co
- Mike Gier - DPS
- Dave Kuykendall - DPS
- Stephen Tawes - LSA
- Silvia Silverman - LSA

DEC 22 2003

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2004 - 6 2003



DEPARTMENT OF PUBLIC WORKS

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

June 4, 2003

Mr. Frank G. Bosson, I.E.
Sr. Vice President
Director of Operations
Rodgers Consulting
9260 Gaither Road
Gaithersburg, MD 20878

Dear Mr. Bosson:

In response to your letter, dated May 2, 2003, regarding Project Plan No. 9-94003, management concept plan for stormwater management is required at the intersection of Ball Lane and Chapel Avenue. The approved project plan, dated February 28, 1995, instructs that the proposed roadway crossing, in accordance with the approved project plan, shall be located at the intersection of Ball Lane and Chapel Avenue. This is to be located at the intersection of Ball Lane and Chapel Avenue with the approved project plan.

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to be located at the
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If you have questions or comments, please contact me at (301) 221-1100.

Richard F. ...
Director of ...
Development Services

Richard F. ...
Director of ...
Development Services

RRB:dm

cc: SM File # 03950



255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850-4100

240/777-6256 TTY

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RODGERS
CONSULTING

Enhancing the value of land use

Mr. Richard Brush
Department of Planning Services
Sediment and Stormwater Plan Review
255 Rockville Pike
Rockville, MD 20854

Dear Mr. Brush:

As a follow-up to the original approval of the stormwater management plan for the intersection of Belmont Road and Chapin Road, we request that the stormwater management facilities be located at the intersection of Belmont Road and Chapin Road.

The residential development was previously approved. Enclosed are copies of the original Project Plan and the approved stormwater management plan. The original Project Plan shows the potential building area and the proposed stormwater management facilities. Enclosed is a copy of the original Project Plan and the approved stormwater management plan.

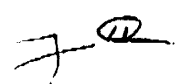
Please confirm that the proposed stormwater management facilities will be recorded on the property.

Should you have any questions, please contact me at 301.281.1000.

We request that the stormwater management facilities be located at the intersection of Belmont Road and Chapin Road.

The original Project Plan shows the potential building area and the proposed stormwater management facilities. Enclosed is a copy of the original Project Plan and the approved stormwater management plan.

revised Stormwater Management Plan


R.E.

FGB/ey
Enclosure
cc: Peter Melmer
Kristine H. ...
Kim McCarty

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crossing swm ltr.doc

www.rodgers.com

9260 Gaither Road, Gaithersburg, MD 20877



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

January 8, 2004

MEMORANDUM

TO: Wynn Witthans, Development Review

FROM: Kristin O'Connor, Planner, Bethesda-Chevy Chase, North Bethesda Team
Community-Based Planning Division (301-495-2172) ko

SUBJECT: Comments for Alexan Montrose Crossing, Phase III

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.

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**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Wynn Witthans, Development Review

FROM: Mark Pfefferle, Environmental Planning Division *MP*

DATE: January 12, 2004

SUBJECT: Site Plan 8-04013
Preliminary Plan 1-60232A
Project Plan 9-94003A
Alexan Montrose Crossing Phase III

The Environmental Planning staff has reviewed the site, preliminary and project plans referenced above. Staff recommends acceptance of the site, preliminary and project plans with the following conditions.

- **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.**
- **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.**
- **Applicant to conduct an outdoor-to-indoor analysis, for impacted units as recommended in the December 26, 2003 noise analysis, prior to signature set.**

Background

The 0.75-acre site is located near the intersection of Bou Avenue and Chapman Avenue. The site was previously impacted by adjoining development. The applicant is proposing to construct a multi-story residential complex, which includes 230 units. The property is zoned RMX-C3.

Forest Conservation

The property is exempt from forest conservation.

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Noise

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.



January 8, 2004

Mid/Atlantic/Northeast
6110 Executive Blvd.
Suite 315
Rockville, MD 20852
(301) 881-4092
FAX (301) 881-4093

Dr. Saul Rosen
President, Forum Condominiums HOA
11801 Rockville Pike
Apt 1204
Rockville, MD 20852
(301) 984-1047

Sent Via Fed Ex

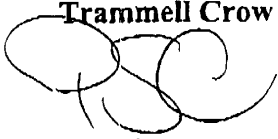
**RE: Alexan Montrose Crossing
M-NCPPC Project Plan # 9-94003
230 Unit Highrise in Rockville, MD**

Dear Dr. Rosen:

Thank you for your inquiry into Alexan Montrose Crossing. As a follow-up to our conversation, I wanted to provide a very simple summary of the proposed community. We have submitted our application to Park and Planning to develop a 19-story, 230 unit Class-A community at the intersection of Bou and Chapman Avenue. This project will include an approximate 4,500 square foot clubhouse with such amenities as exercise facilities, business center, great room, cyber café and Great room. We are also proposing a roof-top pool and sundeck. The majority of the community will have one and two-bedroom units, as we believe our demographic at this location will be predominantly young professional and couples without children. The units will have upscale finishes including 9' ceilings, ceramic tile, full size washer dryer and computer niches. The architecture will be a well appointed façade with special concentration on the masonry and glass detailing.

The Project Plan Amendment, Preliminary Plan and Site Plan hearings are all scheduled to be heard on January 22, 2004. I am sure there are many questions your HOA might have that I could answer in a presentation to either your board or the entire Forum Home Owners Association. Either way, I am available to meet with your group any night between now and the hearing on the 22nd of January. Feel free to contact me directly to schedule a time. I can be reached in the office at (301) 255-6023 or mobile phone # (703) 472-4882. I look forward to speaking to you soon.

Sincerely,
Trammell Crow Residential



Sean Caldwell
Managing Director

Cc: Wynn Witthans Fax (301) 495-1306
Peter Melmed Fax (703) 620-8889

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