

**MEMORANDUM**

DATE: July 17, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Development Review Division
 FROM: Michael Ma *Ma*
 Planning Department Staff
 (301) 495-4523



REVIEW TYPE: **Site Plan Amendment Review**
 PROJECT NAME: **Alexan Montrose Crossing**
 CASE #: **8-2004013B** (formerly 8-04013B)
 APPLYING FOR: Approval site plan amendment to
 modified amenity trail layout, streetscape details, building footprint and front
 elevation, to revise roof-top community space and pool design, and to reverse
 ingress/egress to the parking and loading
 REVIEW BASIS: Div. 59-D-3, Montgomery County Zoning Ordinance for Site Plan
 ZONE: RMX - 3C
 LOCATION: Southeast of the intersection of Bou Avenue and Chapman Avenue
 MASTER PLAN: North Bethesda/Garrett Park
 APPLICANT: Midtown Montrose, LLC/KSI
 FILING DATE: September 22, 2005
 HEARING DATE: July 27, 2006

STAFF RECOMMENDATION: Approval of the proposed amendments to Site Plan 82004013B (formerly 8-04013B).

BACKGROUNDOriginal Site Plan Approval

Site Plan 8-04013 for Alexan Montrose was approved with conditions by the Planning Board on January 29, 2004. The approved plan proposes a 230-units, 19-story multi-family building with 319 structured parking spaces on 0.82 acres inclusive of 29 MPDUs with 15 located on site. The total gross building area for the proposed building was 300,000 square feet. This residential project is the

third phase of Montrose Crossing development, which also includes 462,599 square feet of commercial/retail space and is governed by approved Project Plan 9-94003A and Preliminary Plan 1-60252A. The project is currently under construction.

Site Plan Amendment A

Subsequent to site plan approval, the applicant, Trammell Crow Residential, decided to develop the project as a residential condominium. Based on their research of the area, the dwelling units need to be larger to meet the target market. Therefore, the applicant requested to add an additional 30,000 square feet to the approved 300,000-square-foot building. The total area of the building would be 330,000 square feet. The approved number of units (230) remained the same. The swimming pool and a larger deck area were proposed at the roof level. A bathhouse, lifeguard station, pump room, and a small community room would also be located at this same level. The amendment was approved administratively by the Planning staff on December 17, 2004.

SUBJECT SITE PLAN AMENDMENT B

The current applicant, Midtown Montrose, LLC/KSI, filed the subject site plan amendment 82004013B on September 22, 2005. The amendment proposes several changes to the building, site and landscape design. The following is a detailed list of the proposed modifications:

1. Revised Landscape Plans:

- Sheet L1.0: Revised paving pattern and added two benches at NW corner
- Sheet L1.1: Rooftop Pool Landscape Design Plan
- Sheet L1.2: Modified amenity trail layout.
- Sheet L2.0: Modify Landscape Detail Sheet
- Sheet L3.0: Planting Detail Sheet for above plan
- Sheet L4.0: Rooftop Photometric Plan
- Sheet L5.0: Street level Photometric Plan

2. Revised architectural plans:

- Sheet 01: a: Entrance to garage for loading vehicle has been reoriented for more efficient ingress/egress
b: Revised building foot print to avoid utility conflict
- Sheet 02: Sheets for information of floors above
- Sheet 03: Floor Plan of Community Space and Pool on roof
- Sheet 04: Building elevation revisions including the façade of garage, roof top amenity area, mechanical room detail, and building height addition of 9' – 3 ½" decoration grill to top of mechanical room

3. Revised Site Plan:

- Sheet 1 of 2: New Owner Information
- Sheet 2 of 2: General Notes revisions as identified with revision note 8
 - Unit types revision mix of unit (parking also noted) types revised

- Residential building height to 200' top of residence; 218.5' top of Community Room
- Recreation Amenities Chart: picnic/sitting areas revised at the streetscape (4)
- Indoor Community Space located to 19th floor
- Residential parking spaces increased to 319 spaces from 322 spaces
- Updated lot areas to match actual Record Plat computed area
- Updated residential green area percentage

STAFF RECOMMENDATION

The proposed amendments were necessitated mainly by the final architectural design of the building by the current applicant and to avoid utility conflict on the ground floor. The number of dwelling units, access points, and the overall site layout remain the same. The proposed modifications do not alter the design character of the original approval and do not affect the compatibility of the proposed development with its surrounding neighborhood. Staff recommends approval of the proposed modifications.