

# 19209 Montgomery Village Avenue

December 7, 2021

# Attendee Sign In

<https://bit.ly/2YAQmw3>

Sign-Up for 19209 Montgomery Village Ave  
– Site Plan - Pre-Submission Community  
Mtg 12/7

Please use the form below to sign in for the community meeting:

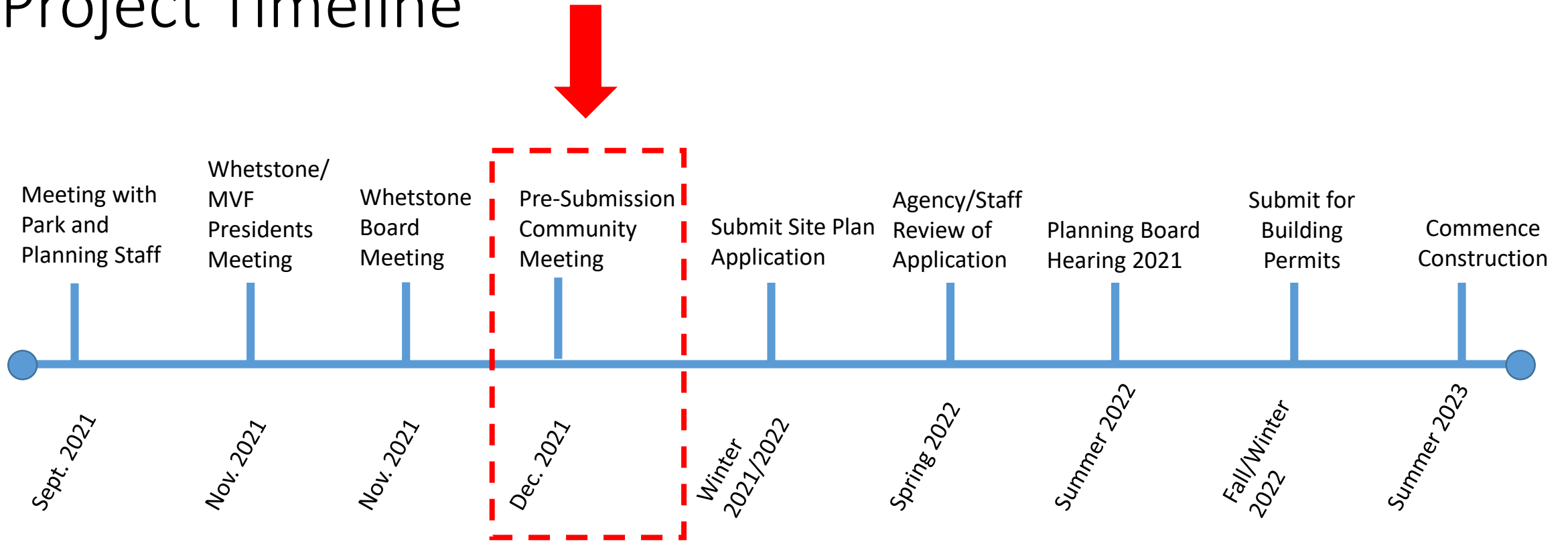


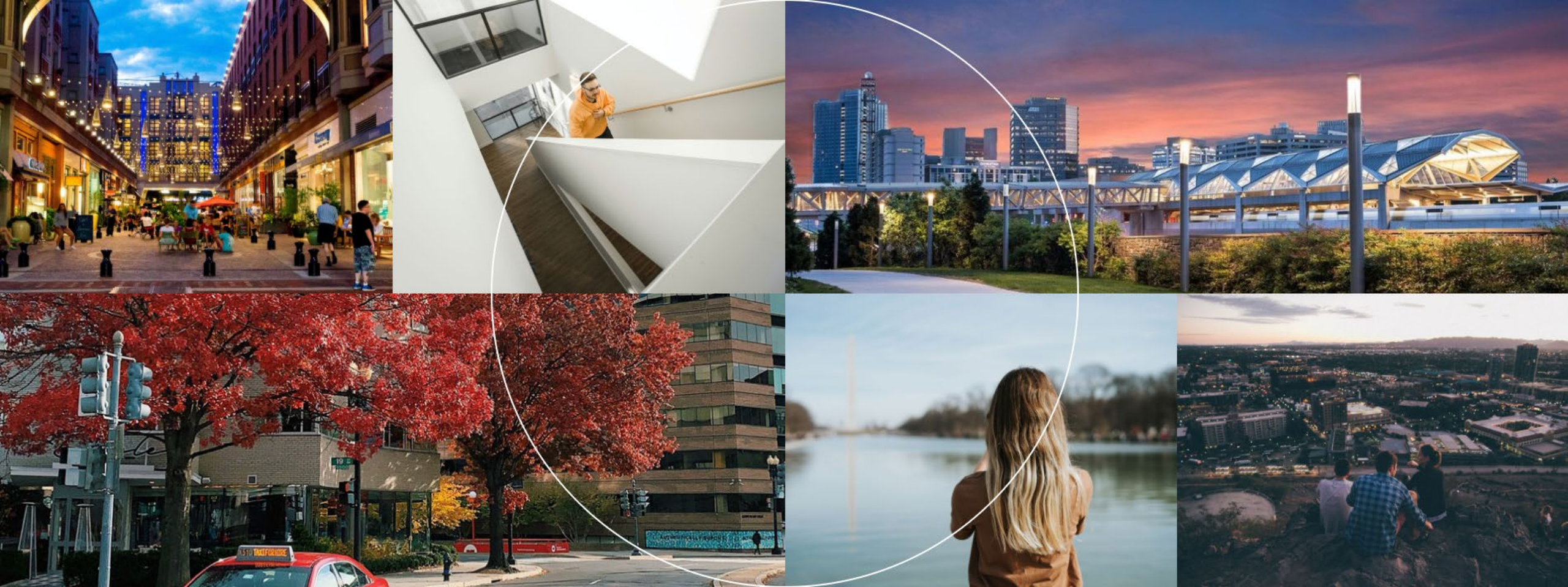
1. Please provide your full name:

# Project Team



# Project Timeline





# EVERGREEN INVESTMENT COMPANY

# Existing Portfolio & Future Projects



# Representative Project Types



Multifamily Podium



Multifamily Garden

# Executive Team

## Montgomery Villages Apartments



Bruce Galloway  
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Dexter Campbell  
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# Philanthropy

Evergreen Investment Company is rooted in the philosophy of giving back, both locally and globally. Our approach to giving includes supporting charitable organizations and non-profit ventures with the goal of sustainable problem-solving and eradicating global issues.

Through The Evergreen Global Foundation, we make donations domestically and globally, supporting a multitude of areas including environmental land conservation, micro-finance for the underprivileged in third world countries, and medical research.



# Property Location



# Street View



# Montgomery Village Master Plan

## Approved and Adopted 2016

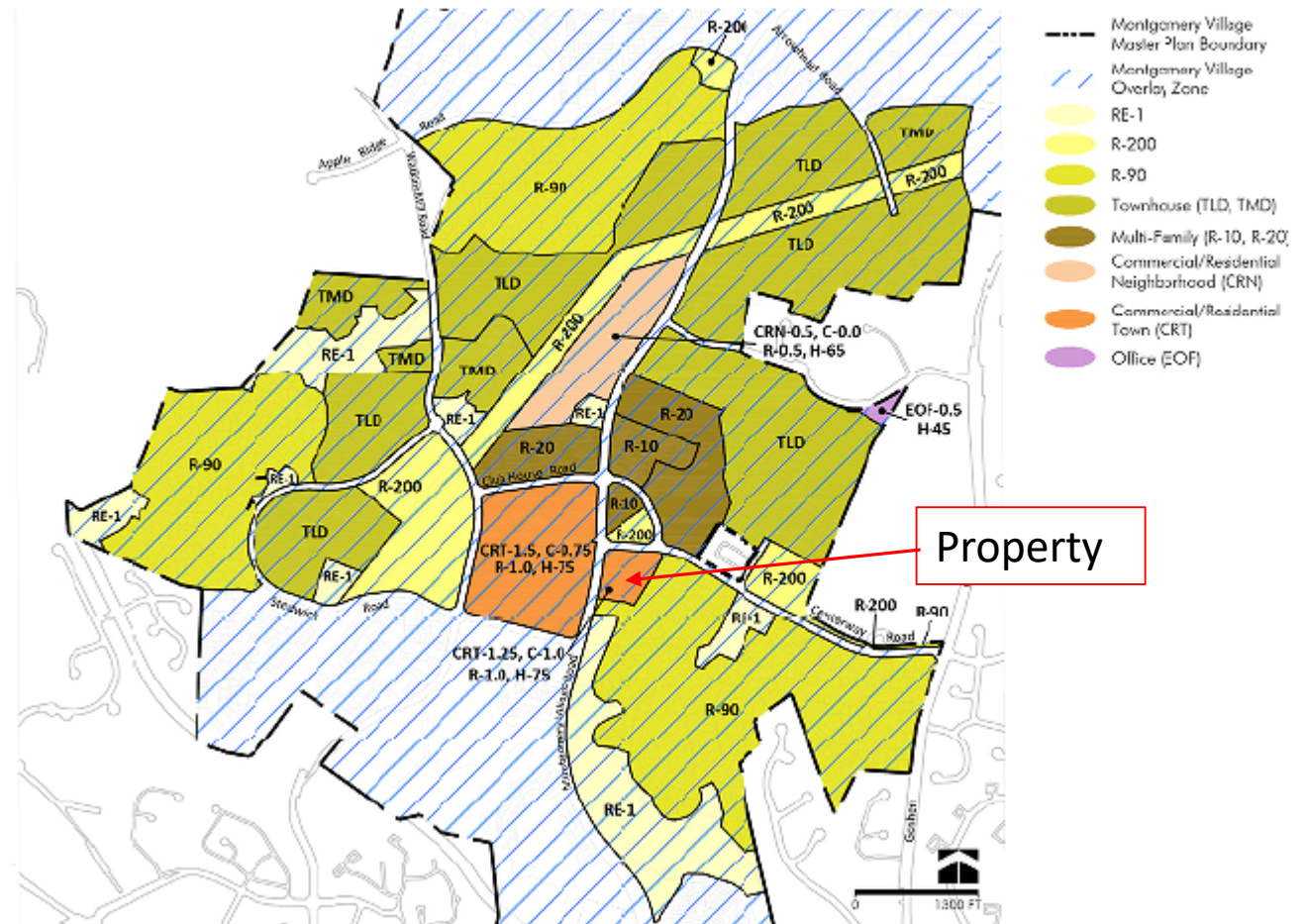
- Property zoned:  
CRT 1.5, C-0.75, R-1.0, H-75'



  
**Montgomery Village**  
Master Plan

Approved and Adopted • March 2016  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Figure 5B: Proposed Zoning - Middle Village



# Existing Zoning

- CRT 1.25, C-1.0, R-1.0, H-75'
- Montgomery Village Overlay



# Site Context



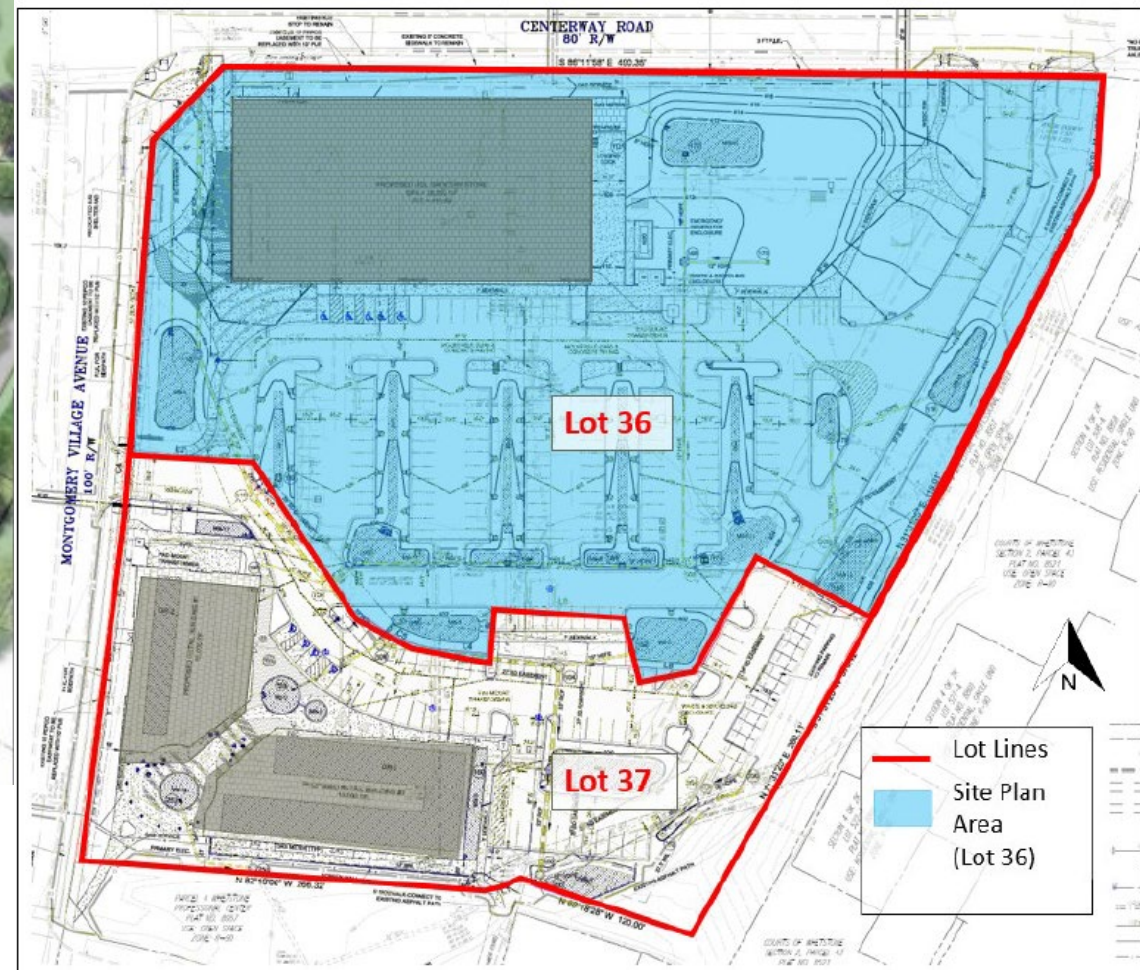
6-story Senior Living Building



Mixed Use Redevelopment of Shopping Center

Mixed Use Development of Lidl Grocery Store + Residential

# Site Plan for Lidl



# Lidl Site





# Original Illustrative Plan – Presented to MVF and Whetstone Presidents



Illustrative Purposes Only

# Revised Illustrative Plan

- Increased and enhanced buffer area.
- Provided additional landscaping.
- Changed landscape species to eliminate white pines.
- Added optional connectivity to trails.
- Changed recreational amenities.



# Proposed Development (Max. Height 7 stories)

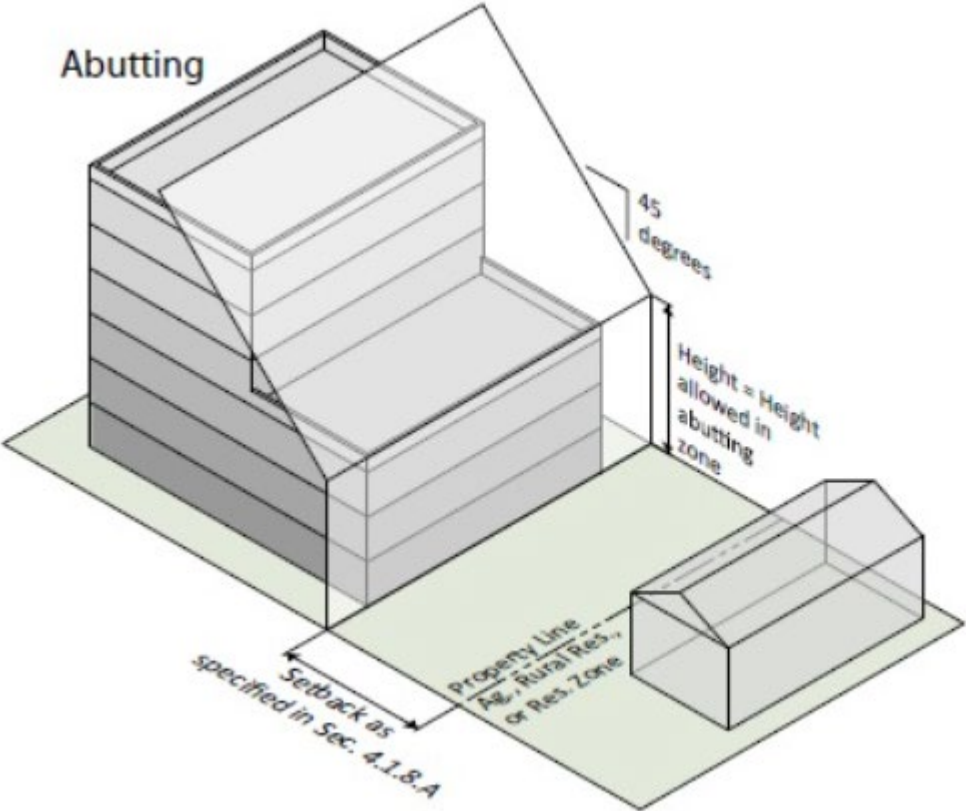
- CRT Zone allows maximum density of up to 1.25 FAR on overall property.
- Development proposes a cap of 0.75 FAR on overall property, which is less than the CRT zone allowance of 1.25 FAR.



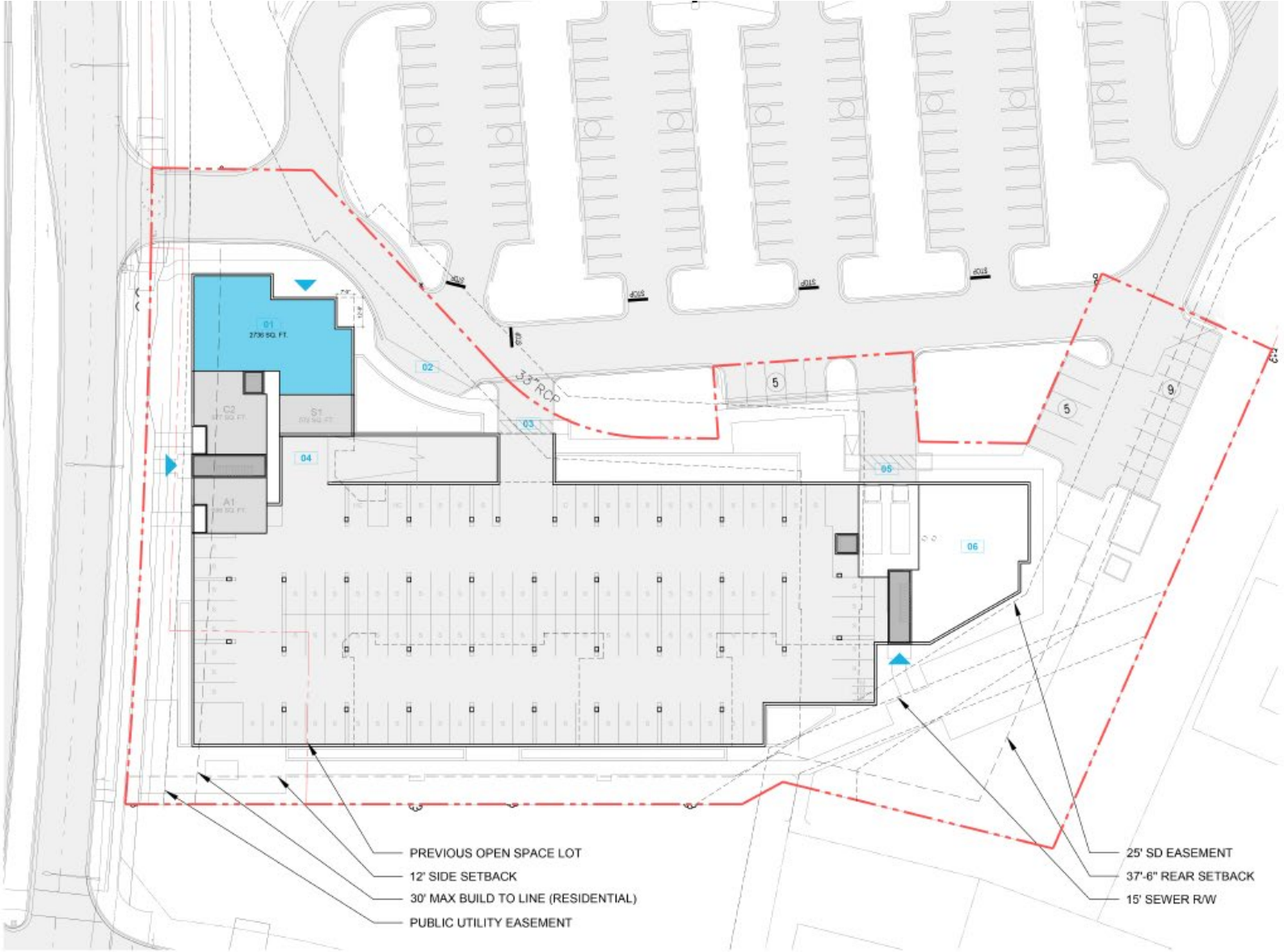
# Proposed Development



# Height & Setback Compatibility Code Requirements



# Proposed Development

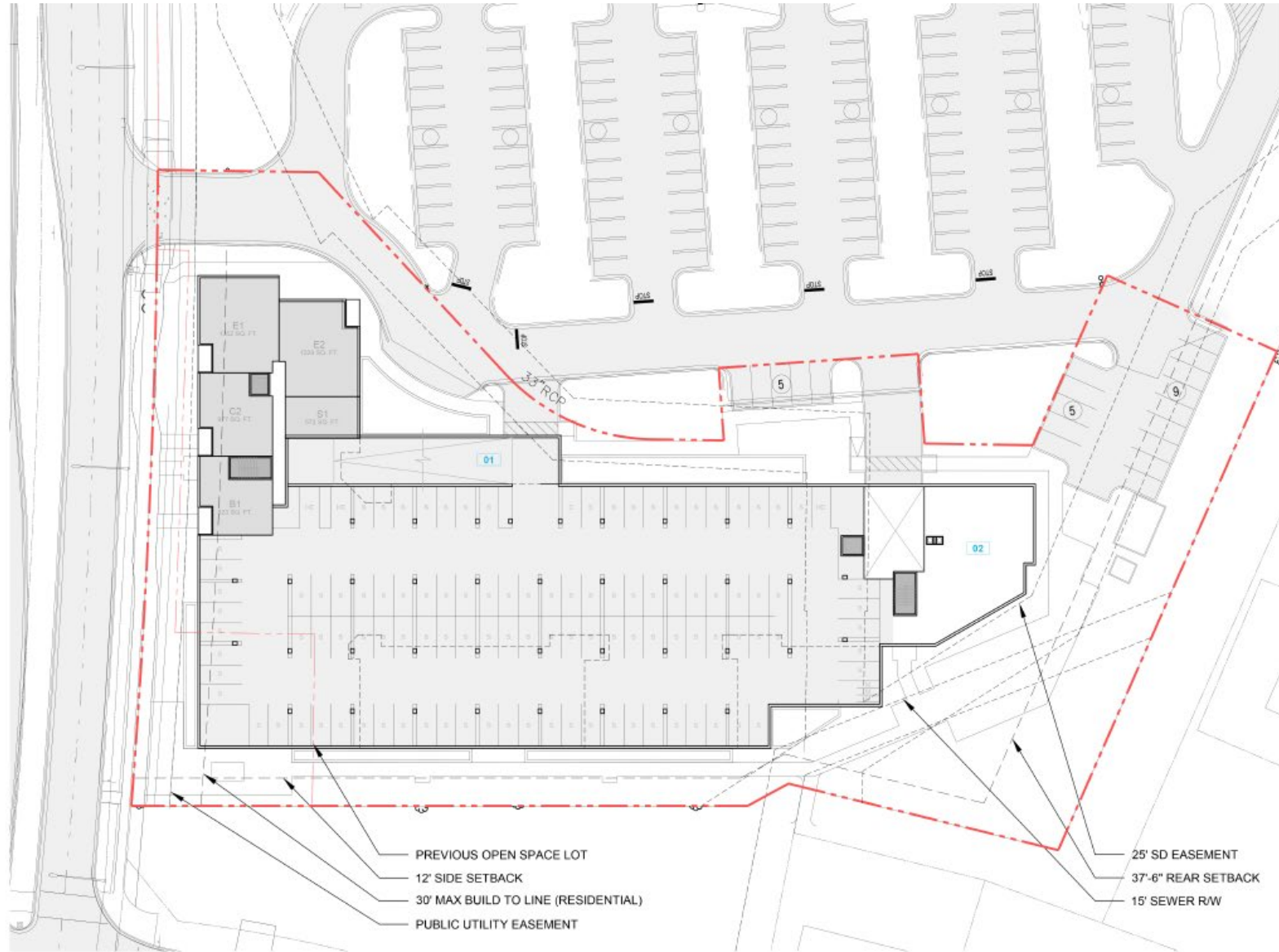


PREVIOUS OPEN SPACE LOT  
 12' SIDE SETBACK  
 30' MAX BUILD TO LINE (RESIDENTIAL)  
 PUBLIC UTILITY EASEMENT

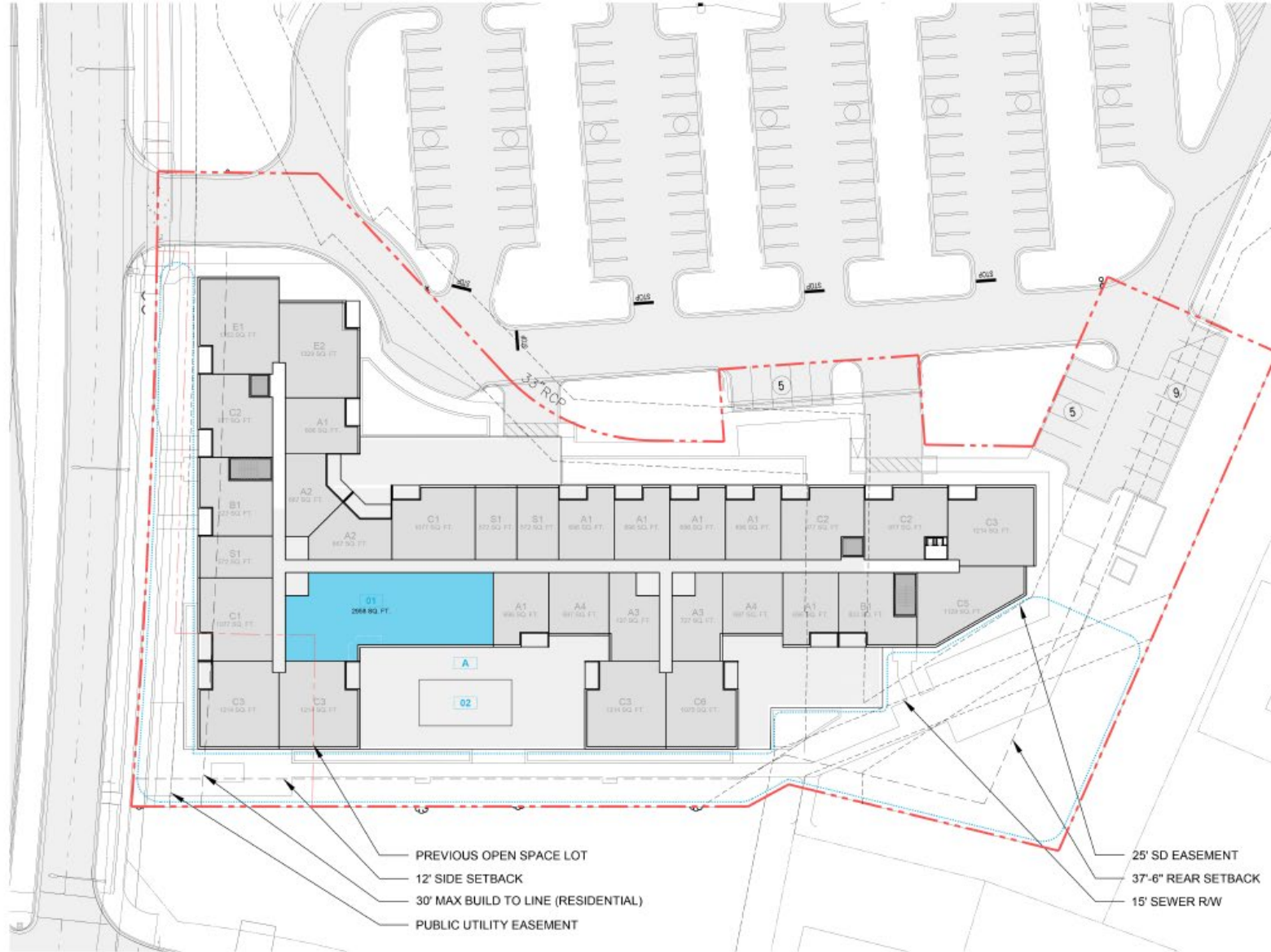
25' SD EASEMENT  
 37'-6" REAR SETBACK  
 15' SEWER R/W

- FLOOR 1**
- 01 LOBBY AND AMENITY SPACE
  - 02 DROP OFF
  - 03 GARAGE ENTRANCE
  - 04 RAMP UP TO F2
  - 05 LOADING DOCK
  - 06 TRASH AND UTILITIES

# Proposed Development



# Proposed Development



**FLOOR 3**

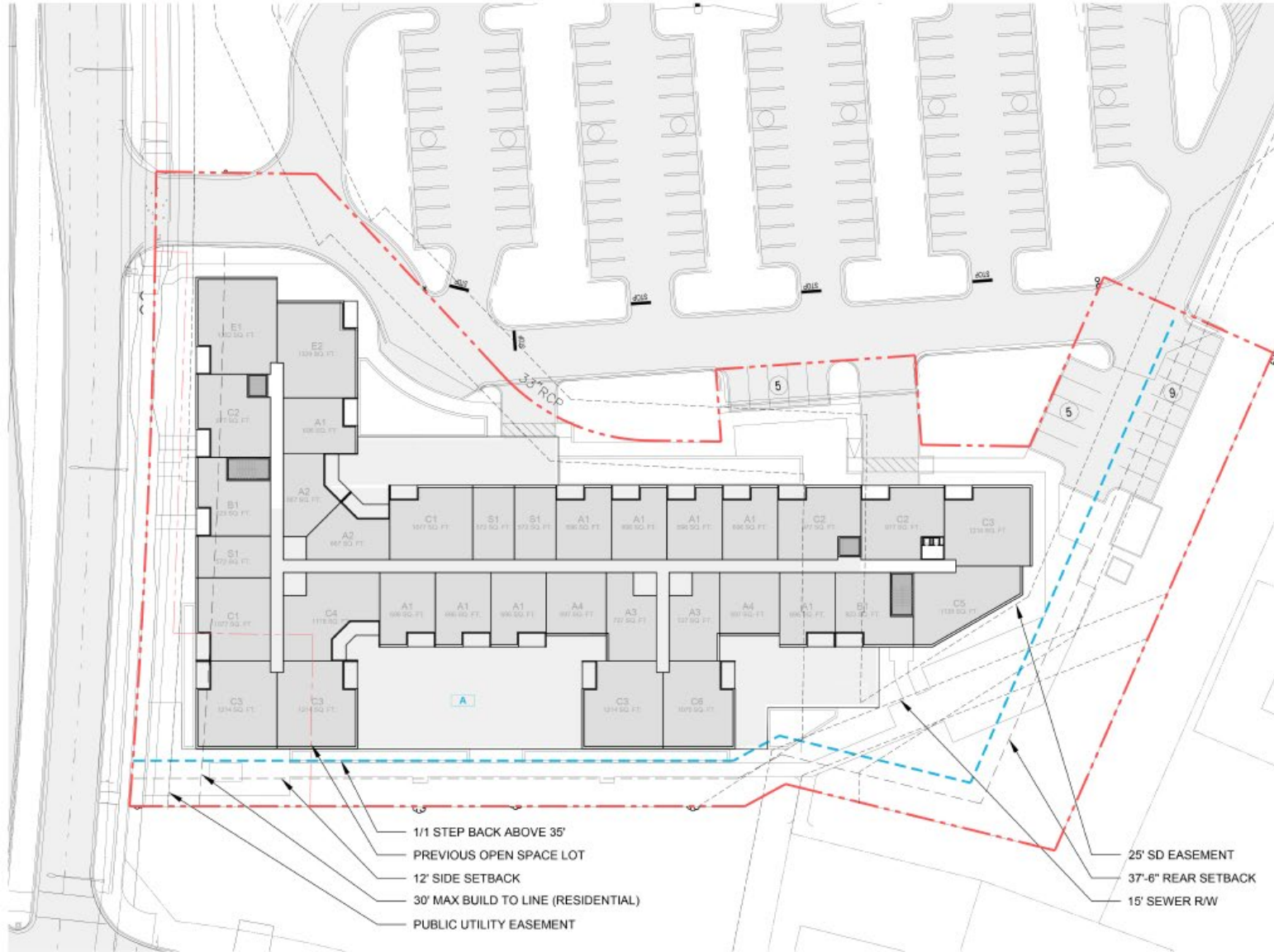
A COURTYARD A (FLOOR 3)

01 AMENITY SPACE

02 POOL



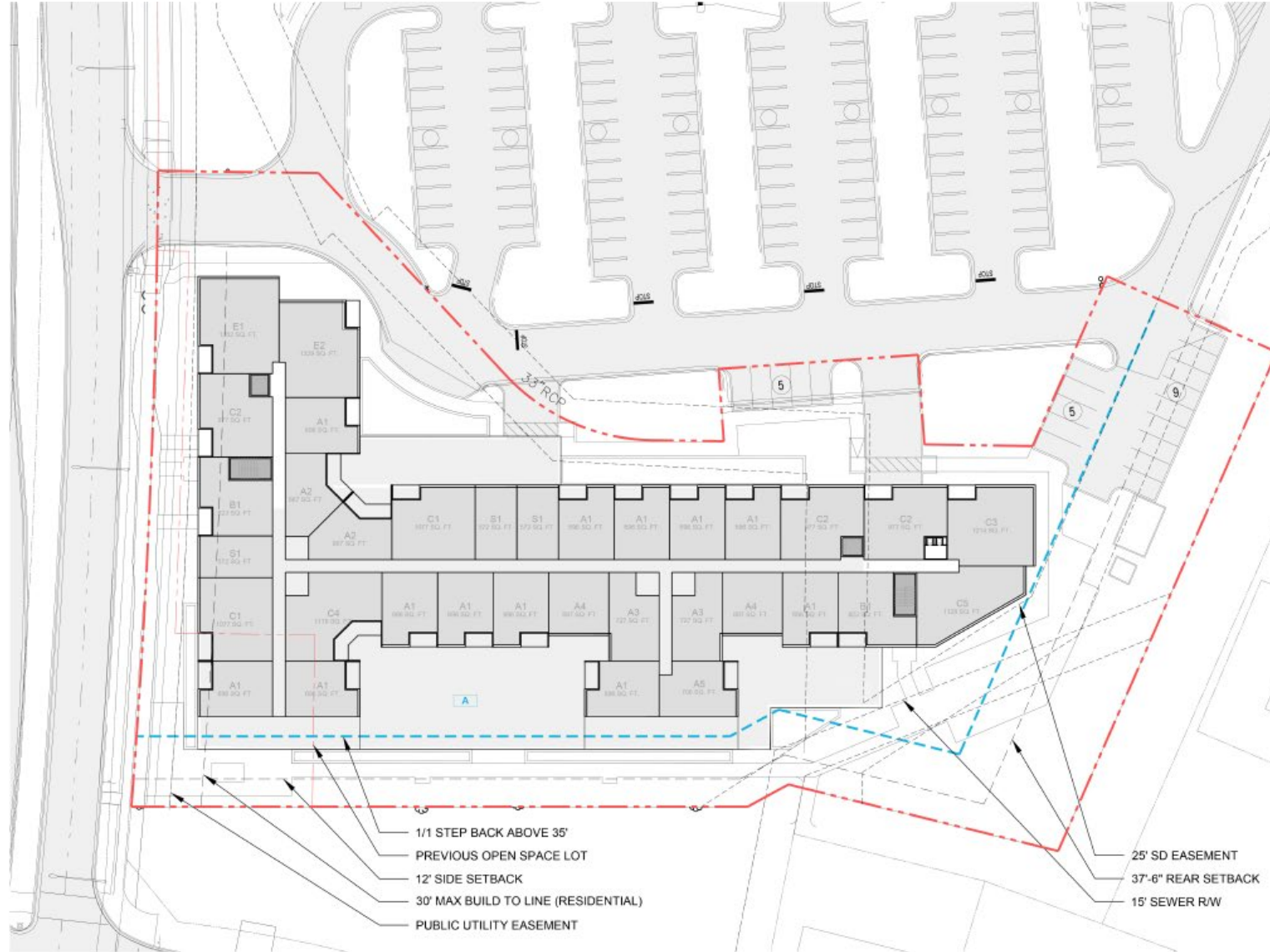
# Proposed Development



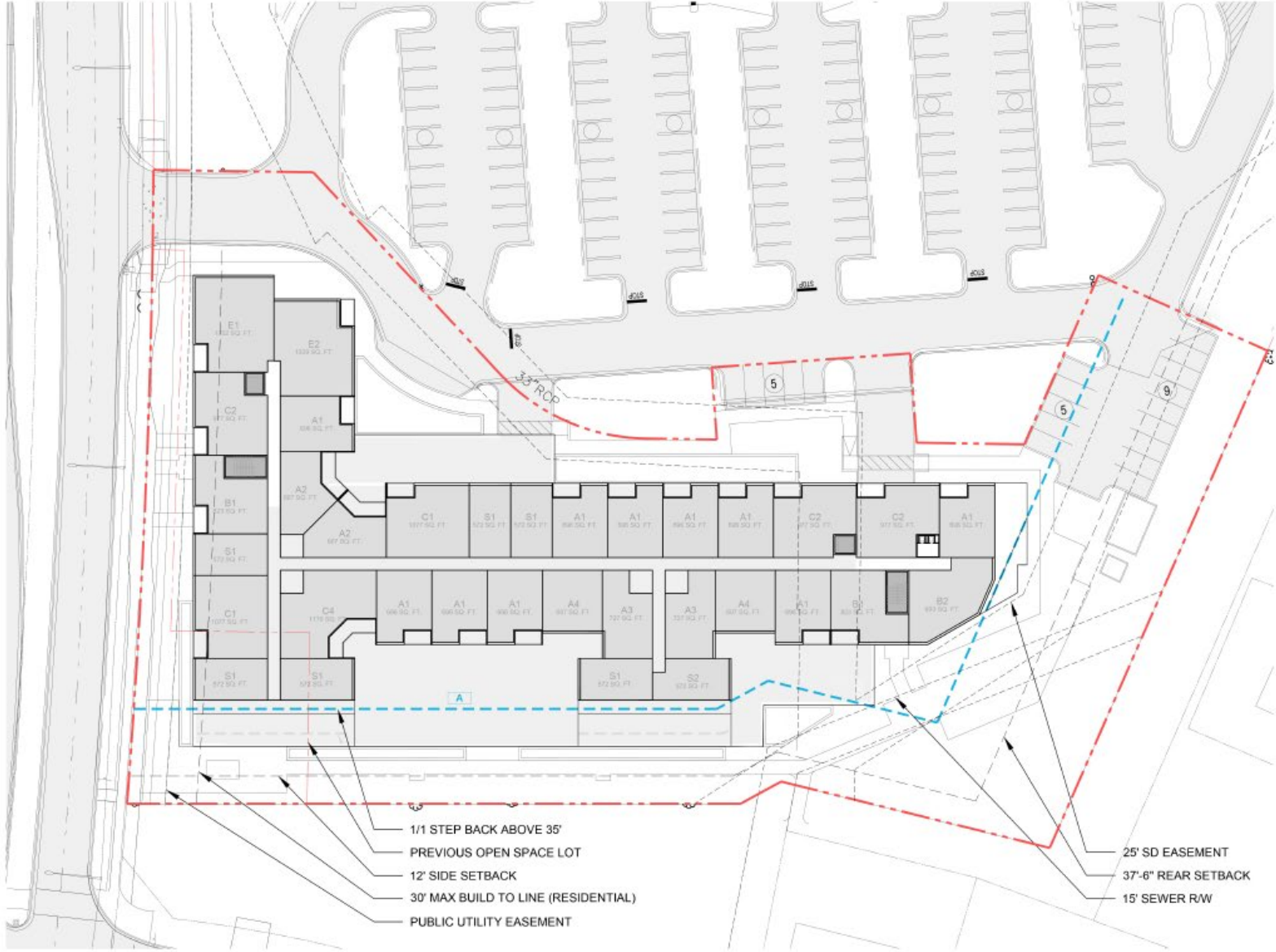
FLOOR 4

A COURTYARD A (FLOOR 3)

# Proposed Development



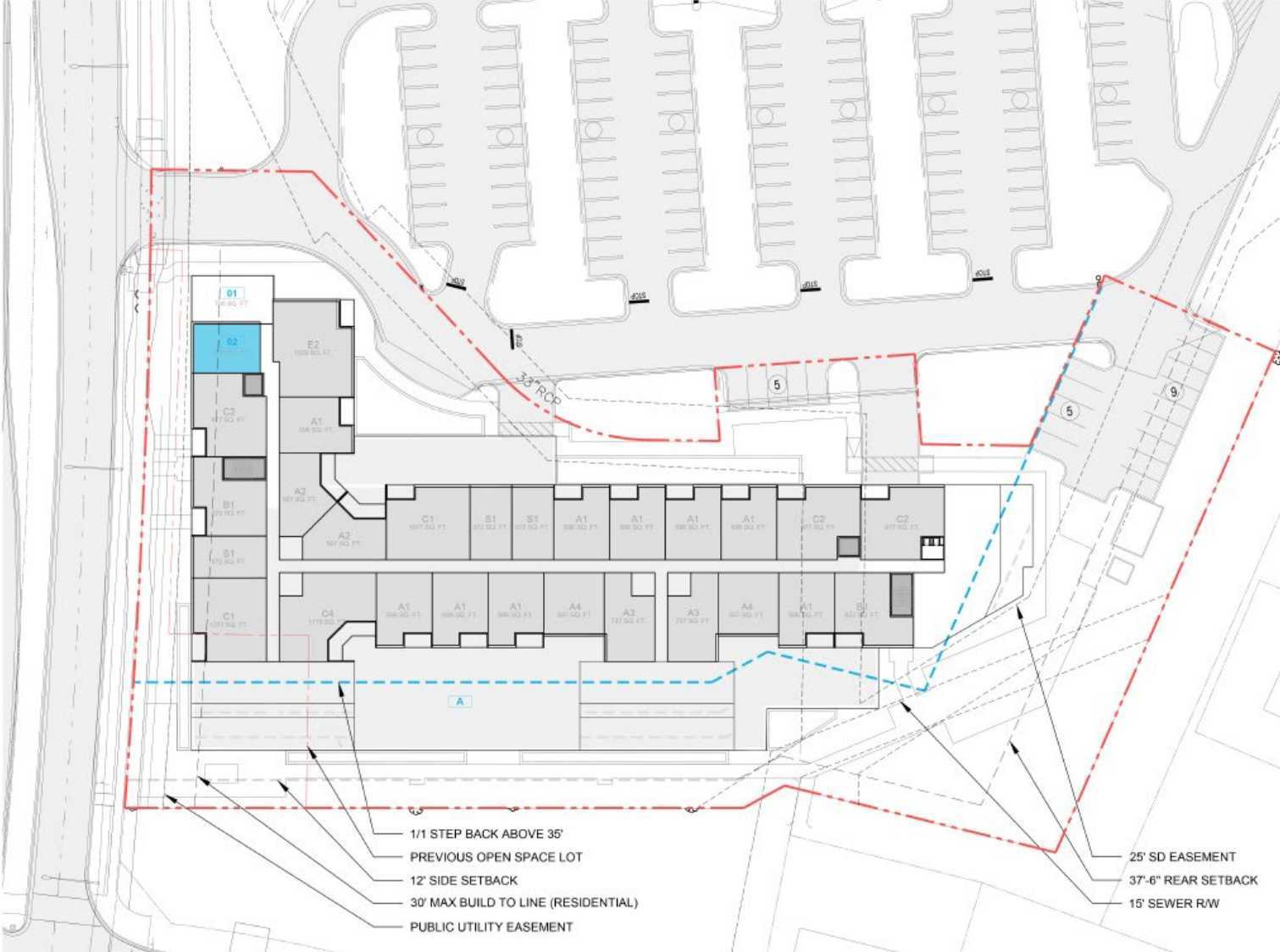
# Proposed Development



FLOOR 6

A COURTYARD A (FLOOR 2)

# Proposed Development

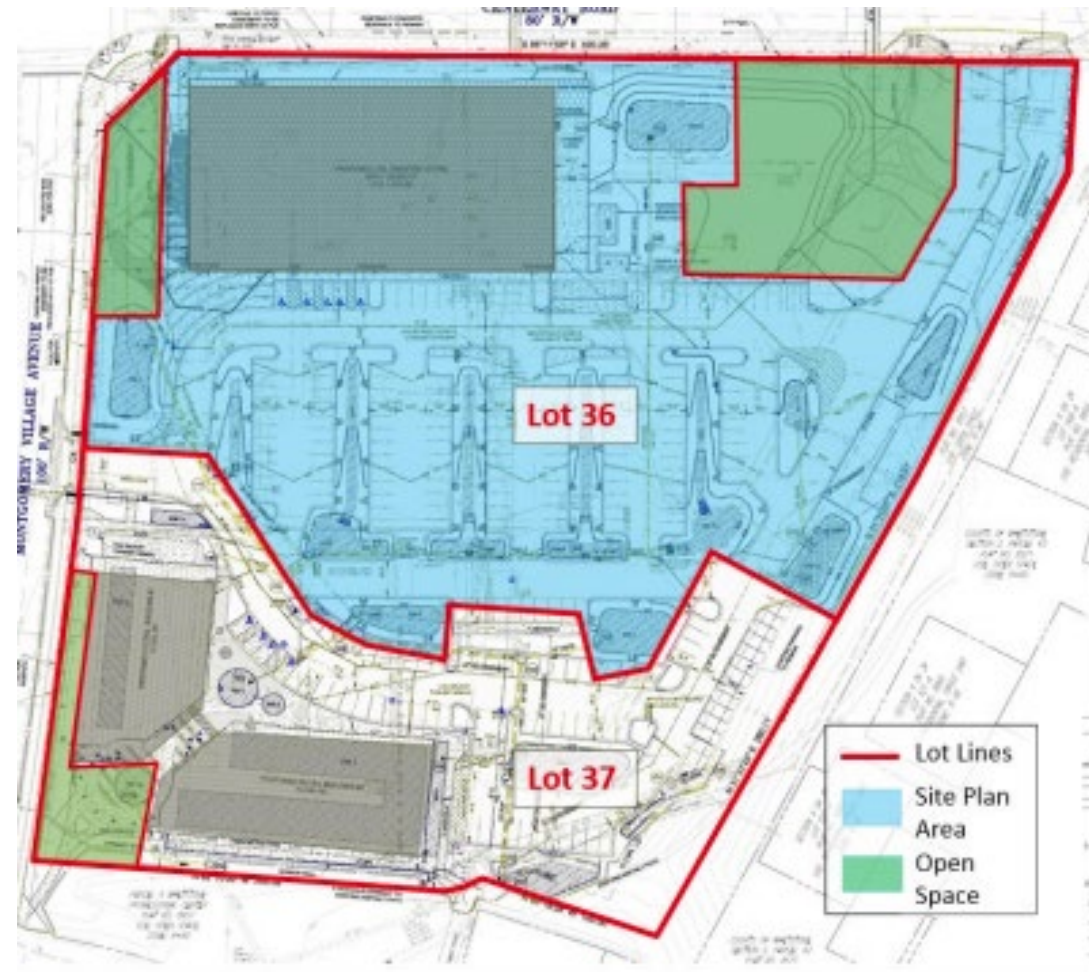


- 1/1 STEP BACK ABOVE 35'
- PREVIOUS OPEN SPACE LOT
- 12' SIDE SETBACK
- 30' MAX BUILD TO LINE (RESIDENTIAL)
- PUBLIC UTILITY EASEMENT
- 25' SD EASEMENT
- 37'-6" REAR SETBACK
- 15' SEWER R/W

**FLOOR 7**

A COURTYARD A (FLOOR 2)  
 01 ROOF DECK  
 02 ROOFTOP AMENITY

# Open Space Approved with Preliminary Plan



# Existing Walking Path



# Proposed Open Space Plan

LEGEND:

- PROPOSED BUILDING
- PUBLIC OPEN SPACE
- SUBJECT PROPERTY



# Proposed Amenity Plan



## AMENITIES:

1 WATER FEATURE



2 LINEAR OPEN SPACE



3 NATURAL BUFFER



4 CUTOUT / BOLLARD LIGHTS ALONG LINEAR OPEN SPACE



5 DOG STATION



6 AMENITY AREA







# Revised Illustrative Plan



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