



# TRAMMELL CROW RESIDENTIAL

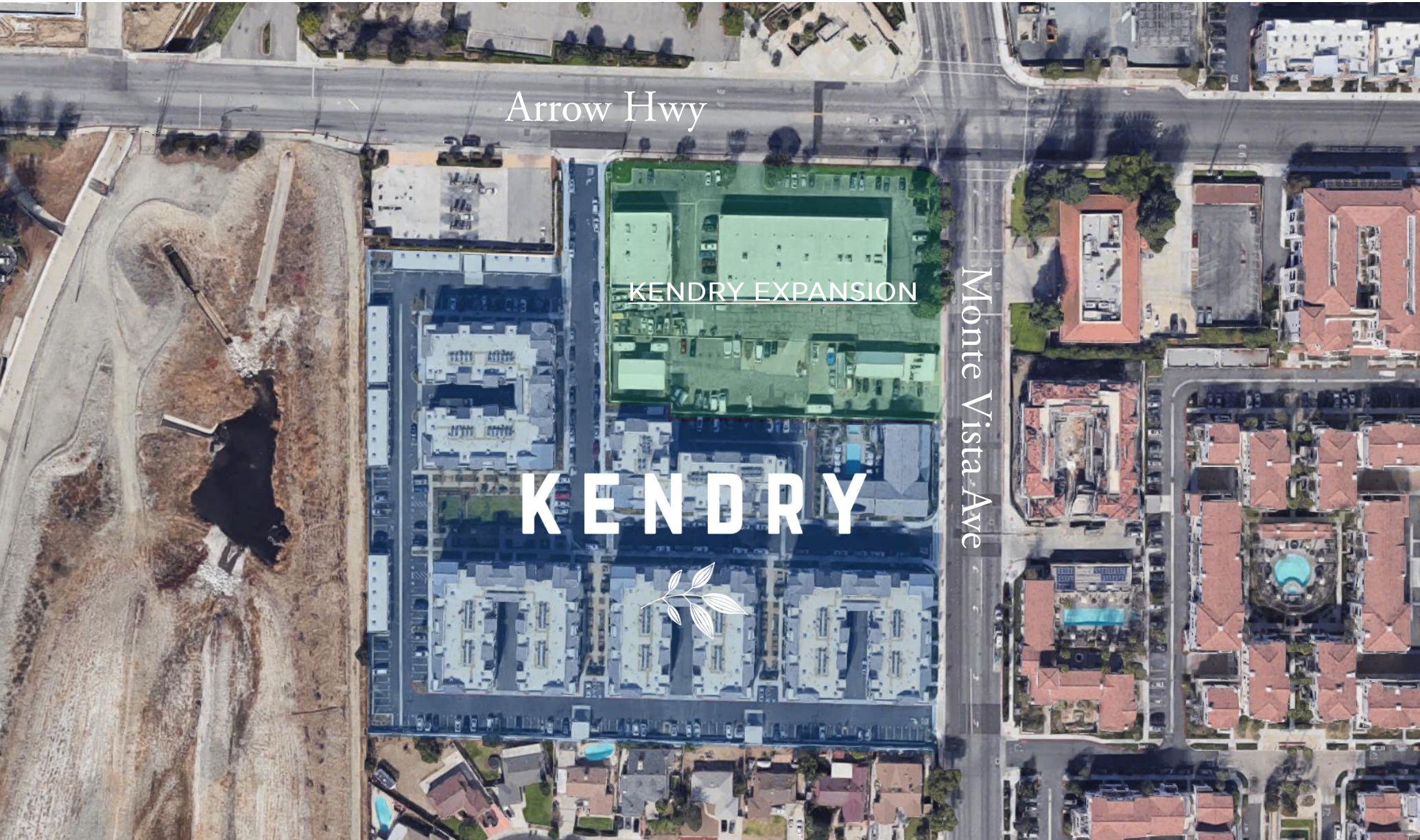
A CROW HOLDINGS COMPANY

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KENDRY EXPANSION  
PROPOSED 137-UNIT DEVELOPMENT

PROPOSED SITE AREA  
Kendry Expansion

CONFIDENTIAL



## Kendry Expansion

- In May 2006, the City of Montclair City Council certified the NMDSP Final EIR and adopted the NMDSP.
- The main objective of the NMDSP is to develop an urban style "downtown" environment with walkable neighborhoods and higher density residential use in close proximity to local retail and service businesses, and convenient access to rail transit.
- In 2016, the City amended the NMDSP to expand the area of the specific plan boundary to incorporate approximately 10 acres of land at the southwest corner of Arrow Highway and Monte Vista Avenue - where the project site is located.
- The development is consistent with the provisions and implements the vision of the North Montclair Downtown Specific Plan.

<b>Alexan Expansion – Zoning and Density</b>		
Each Zone = 1.42 acre		
<i>Zoning</i>	<i>Density Range</i>	<i>Units at Minimum Density for each Zone</i>
Corridor Residential	30 – 50 DU/Acre	43 Dwelling Units
Town Center	50 – 60 DU/Acre	71 Dwelling Units
<b>Total</b>		<b>114 Dwelling Units Minimum 137-Units Proposed</b>

<b>Alexan Expansion – On-Site Parking Summary</b>		
<i>Use</i>	<i>Required Spaces</i>	<i>Provided Spaces</i>
<b>137 Dwelling Units</b> (@1.5 Spaces per Unit)	206 Spaces	184 Standard Spaces (including 8 disabled parking spaces)
		22 Tandem Spaces <sup>1</sup>
Guests <sup>2</sup> (@1 space per 4 Units)	34 Spaces	34 Spaces
<b>Totals</b>	<b>240 Spaces</b>	<b>240 Spaces</b>

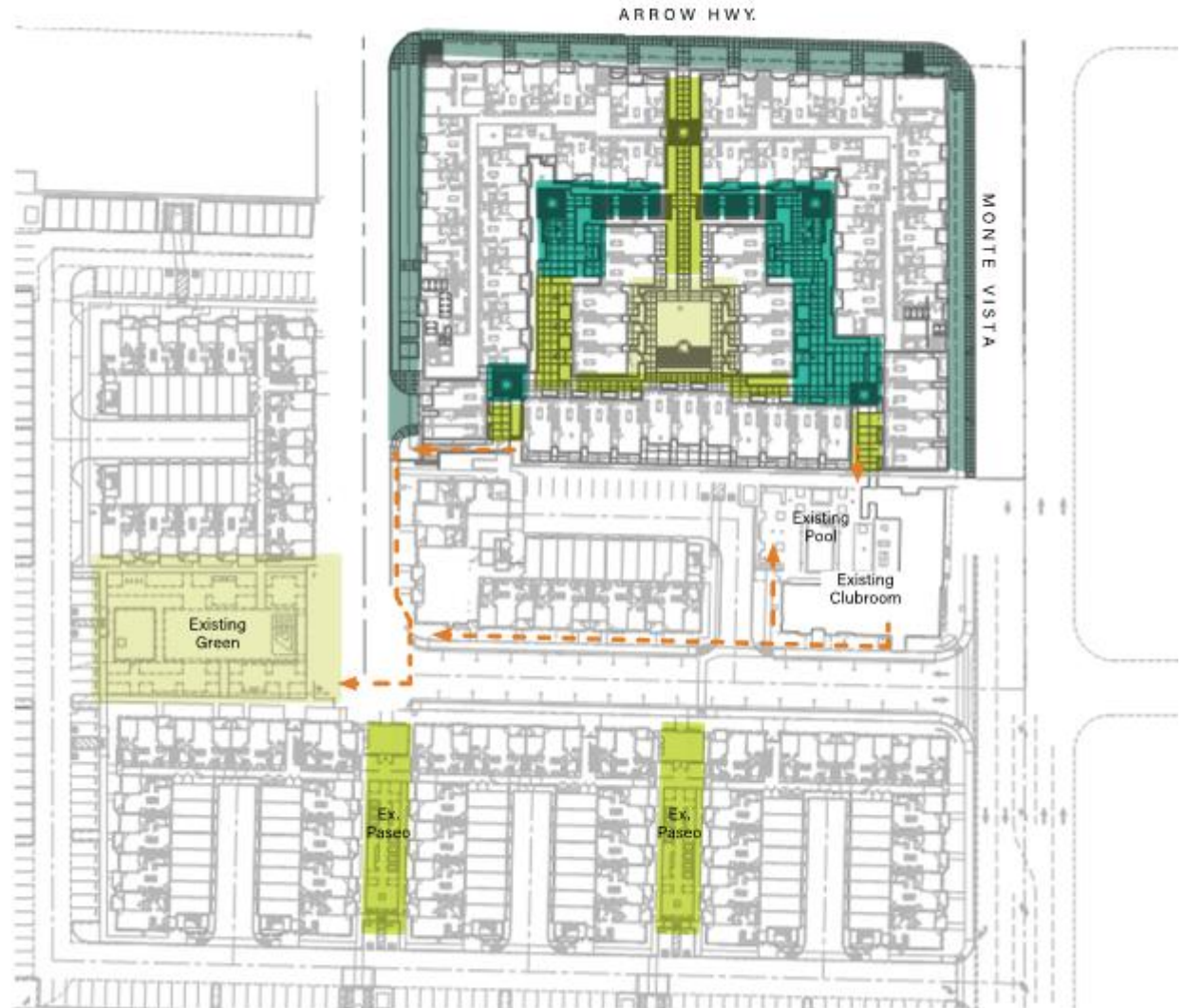
<sup>1</sup> Tandem spaces will only be assigned to the same dwelling unit.  
<sup>2</sup> Chapter 5.4.010.A.3.1 of the NMDSP allows on-street parking located along the frontage of a development to count towards short-term guest parking requirement

**Kendry Expansion**

- Supplement to the certified EIR was prepared for the NMDSP Amendment (SCH No. 2009091021) and certified by the Montclair City Council on March 20, 2017 (Resolution No. 17-3147).
- The City engaged Dudek to prepare a CEQA consistency memorandum. The consistency memo concluded that the Alexan-Kendry Expansion project is within the scope of the prior supplemental EIR.
- All potential impacts of the Alexan-Kendry Expansion project were analyzed by the supplemental EIR and no additional supplemental or subsequent analysis is required (CEQA Guidelines § 15162).

### Legend

- The Green**  
 Open Space  
 Outdoor Dining  
 Flexible Lawn
- East & West Garden Court**  
 Fire Features  
 Lounge Seating  
 Outdoor Dining and BBQs
- Paseos**  
 Passive  
 Place of Respite  
 Lush Planting
- Private Terrace and Planting Edge**  
 Indoor-Outdoor Connection  
 Mountain Views  
 Shade Elements  
 Climate Appropriate Planting
- Connect**  
 Pedestrian Connection to Existing Amenities  
 Steps  
 Bridge

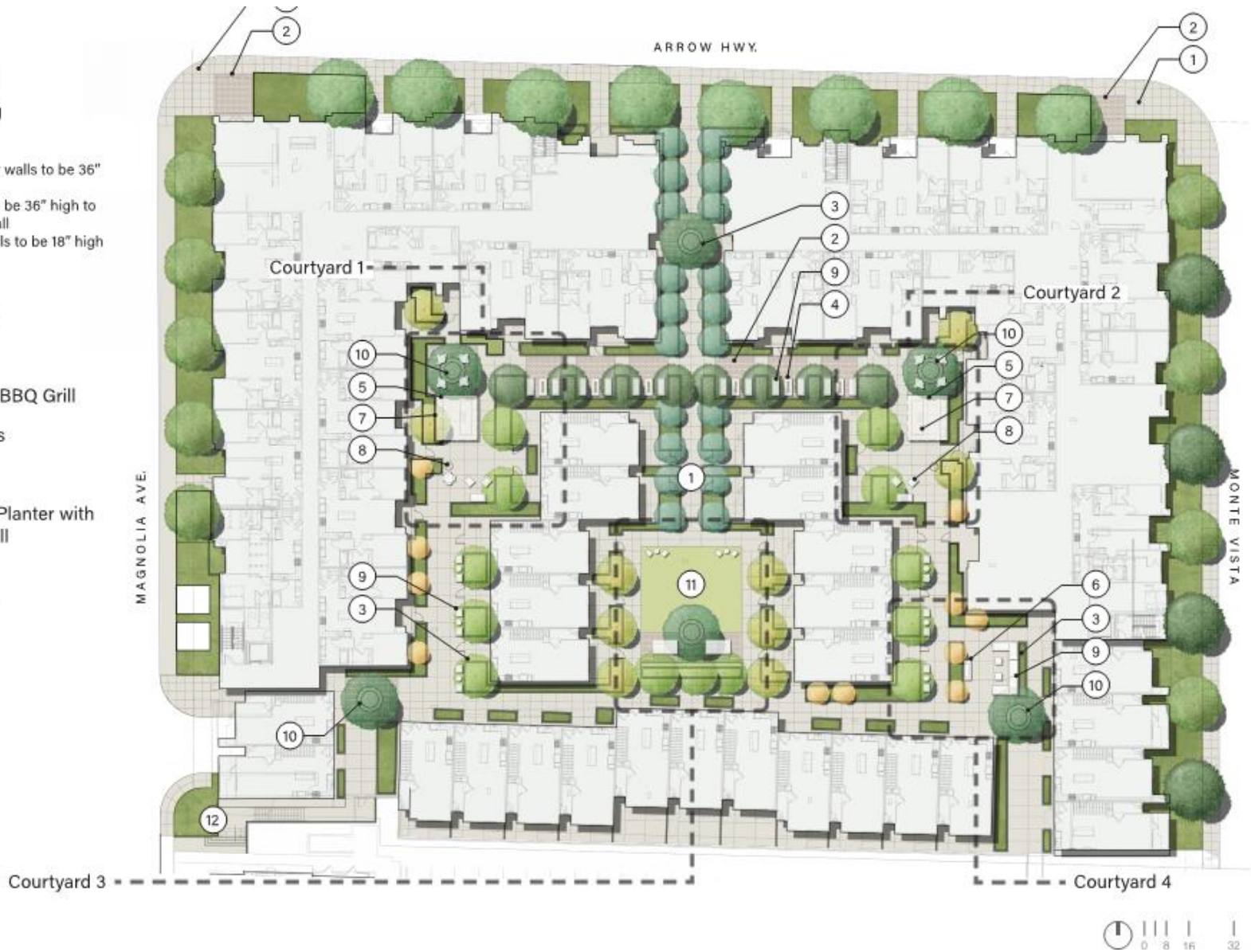


# PRIVATE OPEN SPACE

## Kendry Expansion

### Legend

- ① Concrete Paving
- ② Enhanced Paving
- ③ Planter Walls
  - Private patio planter walls to be 36" high
  - Tree planter walls to be 36" high to accomodate root ball
  - All other planter walls to be 18" high
- ④ Fire Table
- ⑤ Shade Structure
- ⑥ Fireplace
- ⑦ Bar Counter and BBQ Grill
- ⑧ Tables and Chairs
- ⑨ Lounge Seating
- ⑩ 36" High Raised Planter with 18" High Seat Wall
- ⑪ Lawn
- ⑫ Grand Staircase



# NARRATIVE IMAGERY

## Kendry Expansion

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# Monte Vista Avenue Elevation



EAST ELEVATION (MONTE VISTA)

# Arrow Highway Elevation

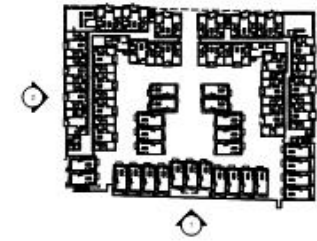




# Magnolia Avenue Elevation



WEST ELEVATION (MAGNOLIA AVE) 2



**MATERIAL LEGEND:**

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 FIBER CEMENTITIOUS BOARD AND BATTEN SIDING
- 4 FIBER CEMENTITIOUS HORIZONTAL SIDING
- 5 FAUX WOOD LAP SIDING
- 6 STONE VENEER
- 7 PAINTED METAL GUARDRAIL
- 8 FIBER CEMENTITIOUS TRIM
- 9 HIGH DENSITY FOAM TRIM
- 10 PAINTED METAL TRELIS
- 11 PAINTED METAL CANOPY
- 12 PAINTED METAL PATIO GATE
- 13 STANDING SEAM METAL ROOF
- 14 VINYL WINDOW
- 15 STOREFRONT WINDOW SYSTEM
- 16 GOOSENECK EXTERIOR LIGHT, BRONZE FINISH
- 17 MESH GREEN SCREEN

# South Elevation



SOUTH ELEVATION 1



# Monte Vista Avenue Elevation



- ✓ Expansion of award winning Alexan Kendry
- ✓ Consistent with and conforms to the provisions of the North Montclair Downtown Specific Plan
- ✓ Consistent with the North Montclair Downtown Specific Plan CEQA analysis
- ✓ 137 new market rate rental units to help with the California Housing Accountability Act
- ✓ Revitalizes a main intersection with active uses by an award-winning design team and developer