



TRAMMELL CROW RESIDENTIAL

A CROW HOLDINGS COMPANY

MONTCLAIR STATION
PROPOSED 302-UNIT CLASS A MULTIFAMILY DEVELOPMENT





- ✓ 302 NEW RESIDENTIAL UNITS
- ✓ 0.43-ACRE PUBLIC PARK
- ✓ ACCOMMODATES FUTURE GOLD LINE RAIL
- ✓ 207 NEW TREES
- ✓ 53K SQ. FT. OF SHRUB/GROUNDCOVER PLANTING
- ✓ DEDICATED AREA FOR FUTURE BIKE PATH



HUNTINGTON DRIVE STREET SCENE 2



PRIVATE DRIVE STREET SCENE 1



LEFT ELEVATION 6

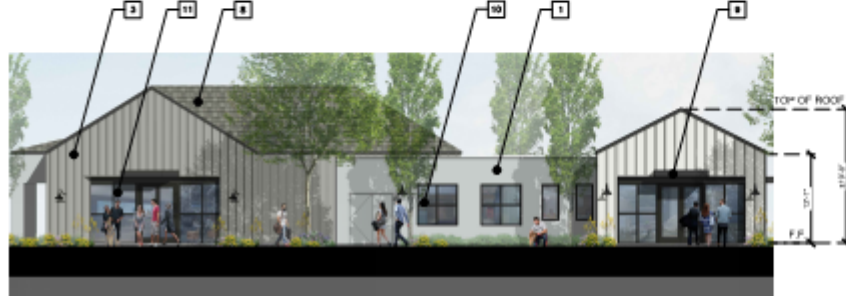


RIGHT ELEVATION 3

KEY PLAN



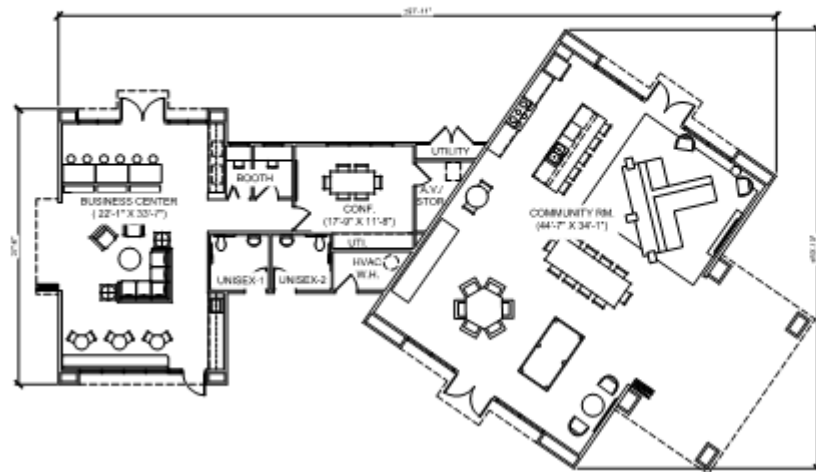
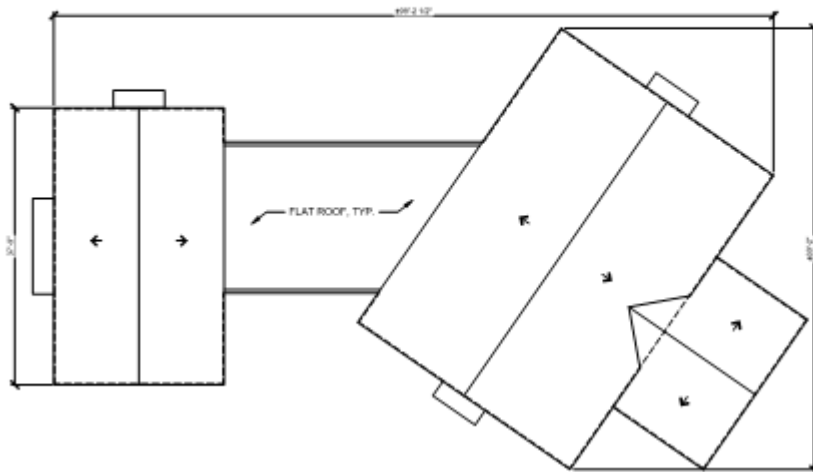
REAR ELEVATION 5



FRONT ELEVATION 2

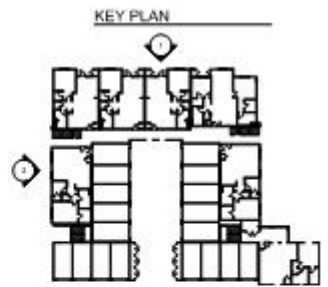
MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREEDS
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 FAUX WOOD SIDING
- 6 PAINTED METAL GUARDRAIL
- 7 FIBER CEMENTITIOUS TRIM
- 8 MNFR CONCRETE ROOF TILE
- 9 PAINTED METAL CANTOPY
- 10 DARK BRONZE VINYL WINDOWS
- 11 STOREFRONT SYSTEM





RIGHT ELEVATION 2



MATERIAL LEGEND:

- 1 EXTERIOR PLASTER
- 2 PLASTER SCREENS
- 3 BOARD AND BATTEN SIDING
- 4 HORIZONTAL LAP SIDING
- 5 FAUX WOOD SIDING
- 6 PAINTED METAL GUARDRAIL
- 7 FIBER CEMENT/ITRIM TRIM
- 8 MFR CONCRETE ROOF TILE
- 9 PAINTED METAL CANOPY
- 10 DARK BRONZE VINYL WINDOWS
- 11 STOREFRONT SYSTEM



FRONT ELEVATION 1





College Park Business Center

Landsculpture

Pacific Electric Bike Trail, Upland

Pacific Electric Trail

Monte Vista Ave

Pacific Electric Trail

Blanchard Pl

Huntington Dr

Richton St

Claremont Blvd

Monte Vista Ave

Monte Vista Ave

1st St

Coda Flooring
Flooring store

Kutsch Motorsports
Car dealer

Swedlows Distributors
Office furniture store

Montclair Business Center

San Antonio Creek Channel

Wilcox Supply

Sandbox Brewing Company

The Ontario Rescue

Omnitrans West Valley Facility

Montclair Police Department

Arrow Hwy

Arrow Hwy

Arrow Hwy

Arrow Hwy

Carrizo Ave

Orr Automotive
Auto repair shop

SC Fuels

Lilly's Draperies
Furniture store

SoCal Upholstery
Upholstery shop

Montclair Fire Station 151

channel

Magnolia



- ✓ Future Bike Trail
- ✓ Neighborhood Park
- ✓ Affordable Housing In Lieu Fees
- ✓ Landscaping and Beautification Benefits
- ✓ Accessibility/Walkability
- ✓ Gold Line

Conclusion

- ✓ Same consultant team as 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
- ✓ 302 new market rate rental units to help with the California Housing Accountability Act
- ✓ Revitalizes a former gravel quarry with active uses by an award-winning design team and developer