

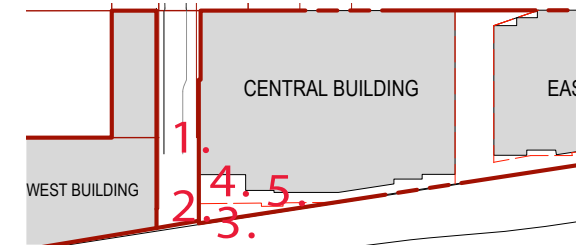
MONTGOMERY PEARL - BETHESDA - MD

Design Advisory Panel - Sketch Plan Submission

09/24/2025

***Follow-up Meeting**

EXISTING SITE PHOTOS (CAPITAL CRESCENT TRAIL)



1. MIDDLE OF PEARL STREET.



2. BOTTOM OF RAMP



3. TOWARDS CCT & PURPLE LINE FROM EXISTING OFFICE BUILDING



4. BOTTOM OF EXISTING OFFICE BUILDING

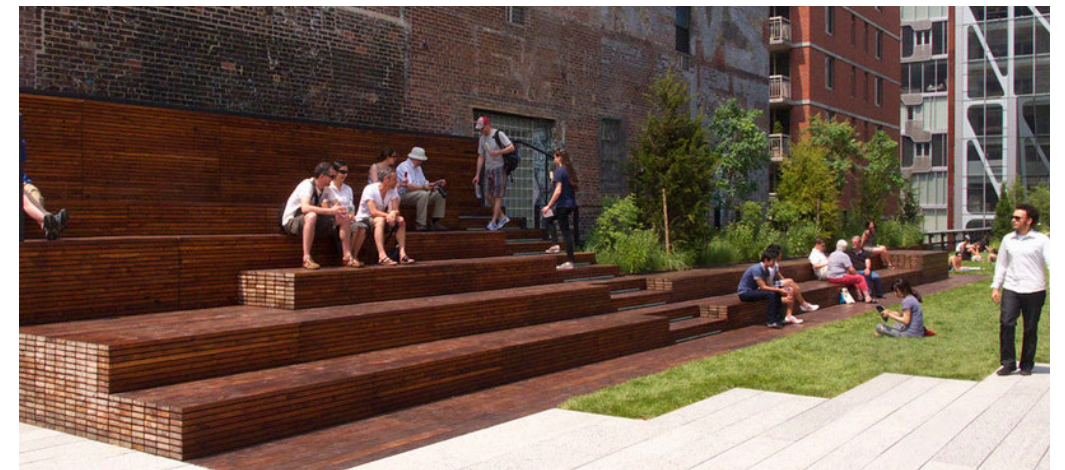
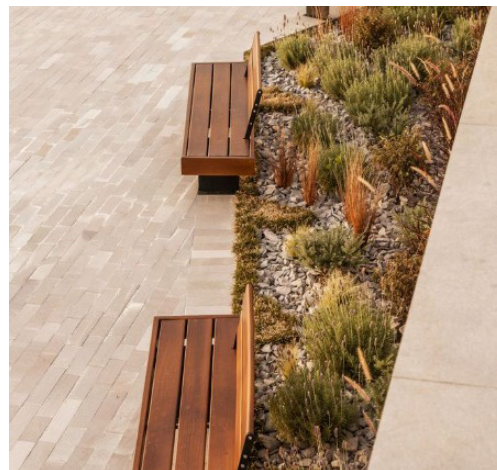
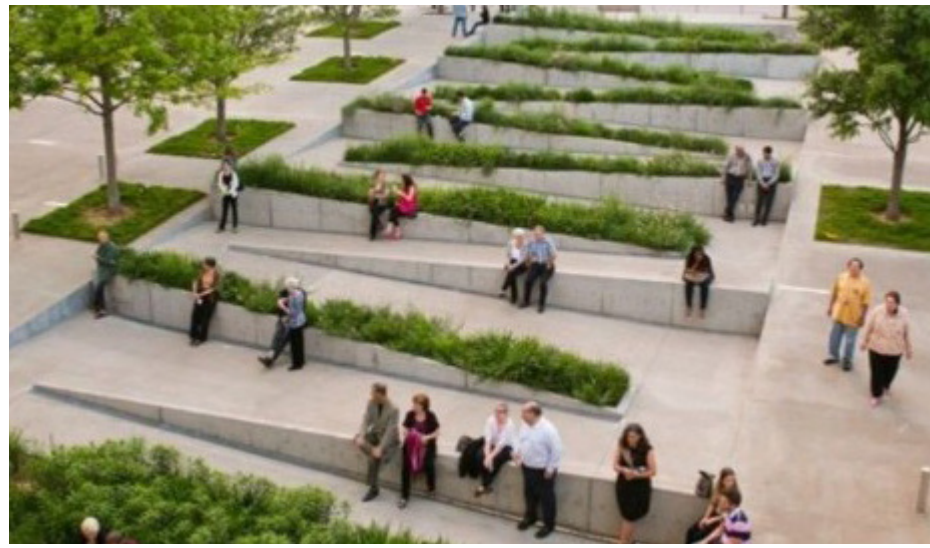


5. TOWARDS CCT FROM EXISTING OFFICE BUILDING

FOR ILLUSTRATIVE PURPOSES ONLY

ProMark-Montgomery Pearl - Bethesda - MD

CAPITAL CRESCENT TRAIL - INSPIRATION IMAGERY



PROJECT EXAMPLE (BKV GROUP)

DESCRIPTION

12 Storys- 363 Units, Student Housing in Madison Wisconsin along the adjacent Southwest Commuter Hike/ Bike Pathway. Completed construction Fall 2024.

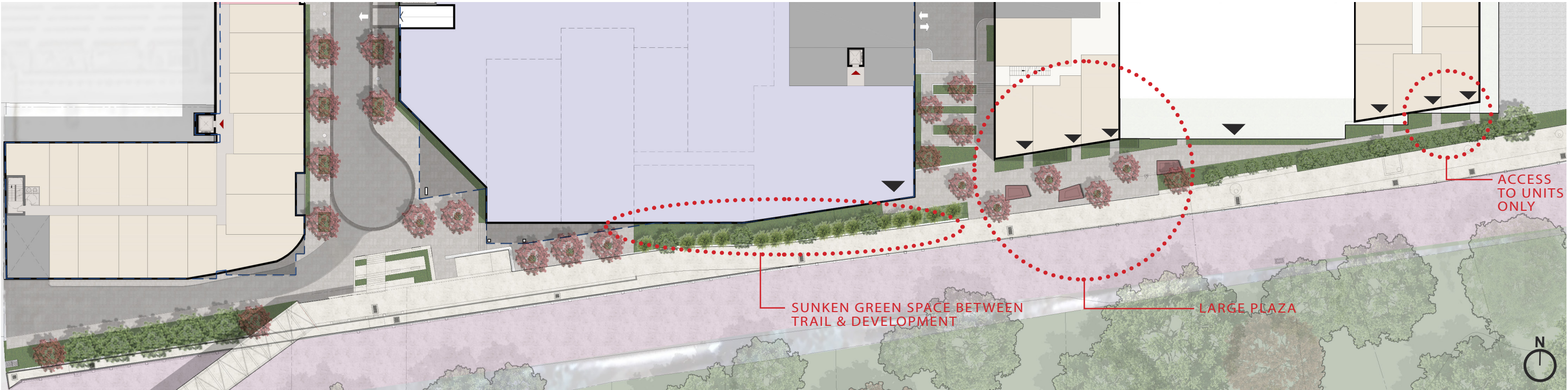
Designed with Multiple Public input sessions, Neighborhood meetings and the Downtown Urban Design Commission (UDC)

Public Commuter Path Plaza designed with CPTED design principles, and considers safe and visible pedestrian and cycling connection points to the trail.

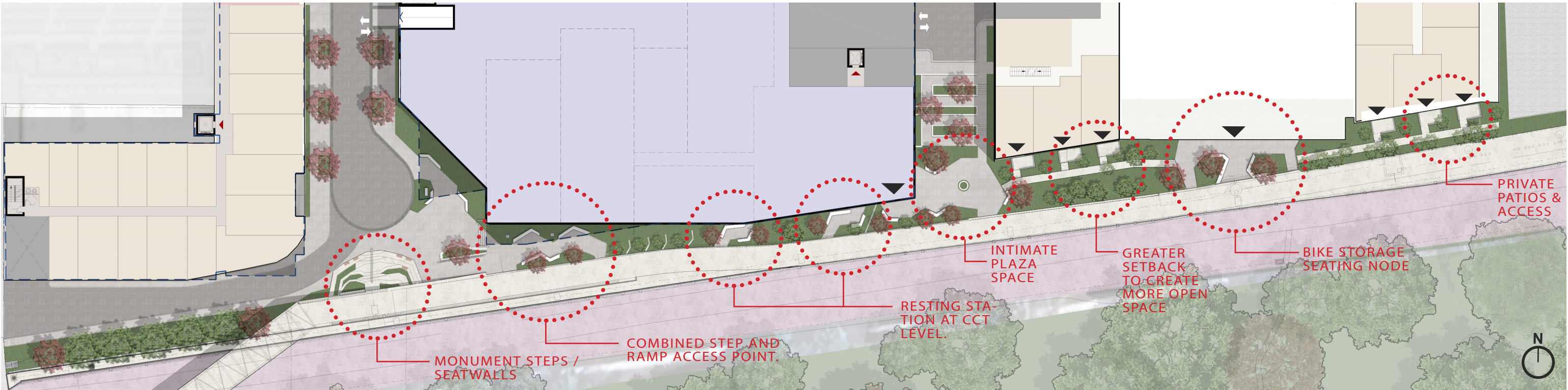


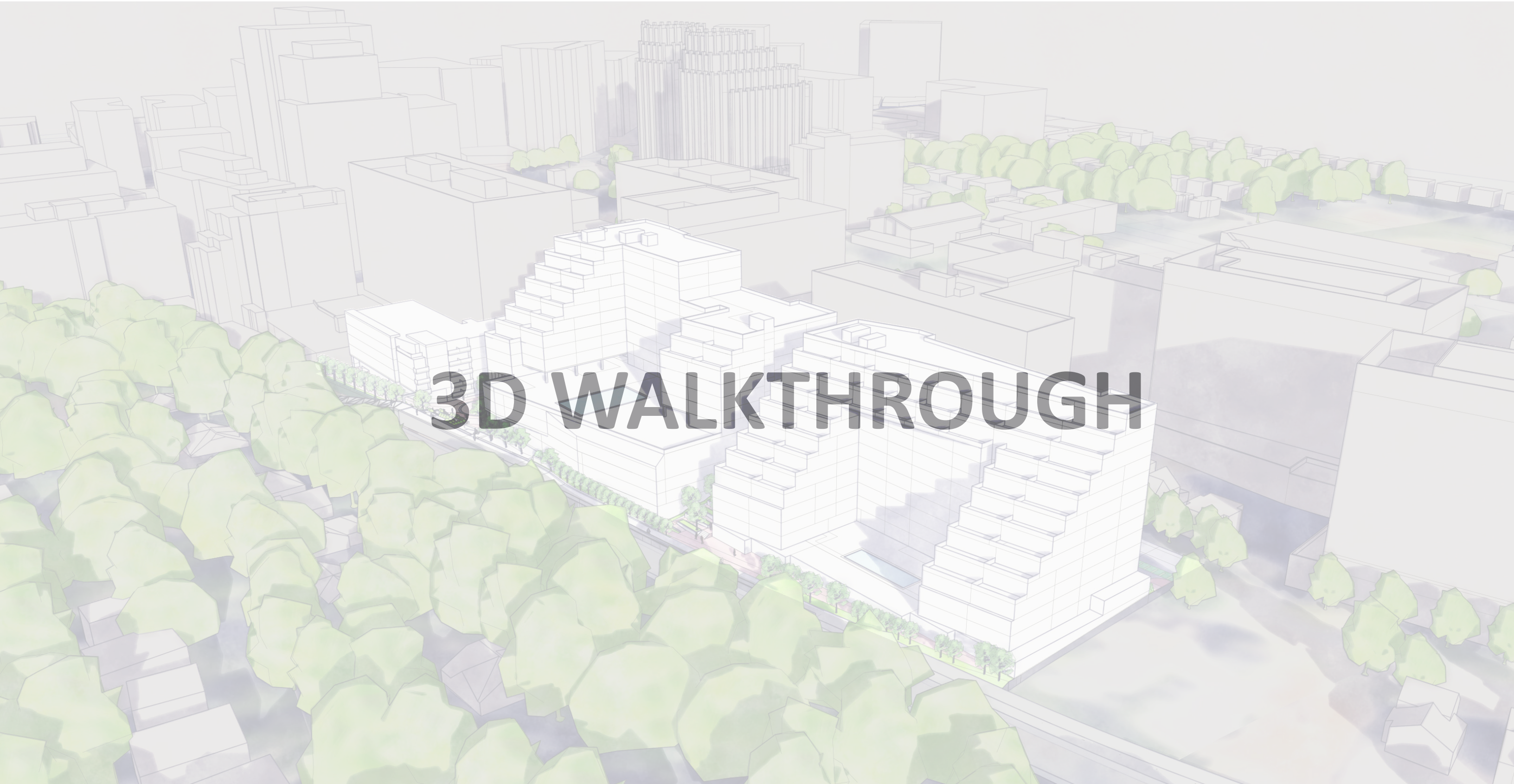
CAPITAL CRESCENT TRAIL PLAN COMPARSION

BEFORE



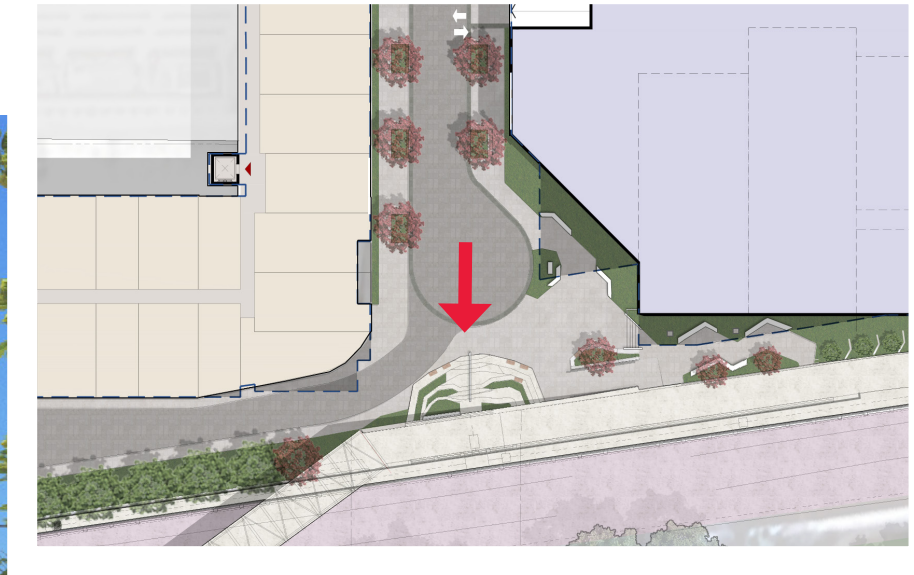
AFTER





3D WALKTHROUGH

CAPITAL CRESCENT TRAIL VIEW - PEARL STREET



CENTRAL BUILDING

WEST BUILDING

CCT.
↓

MONUMENT STEPS

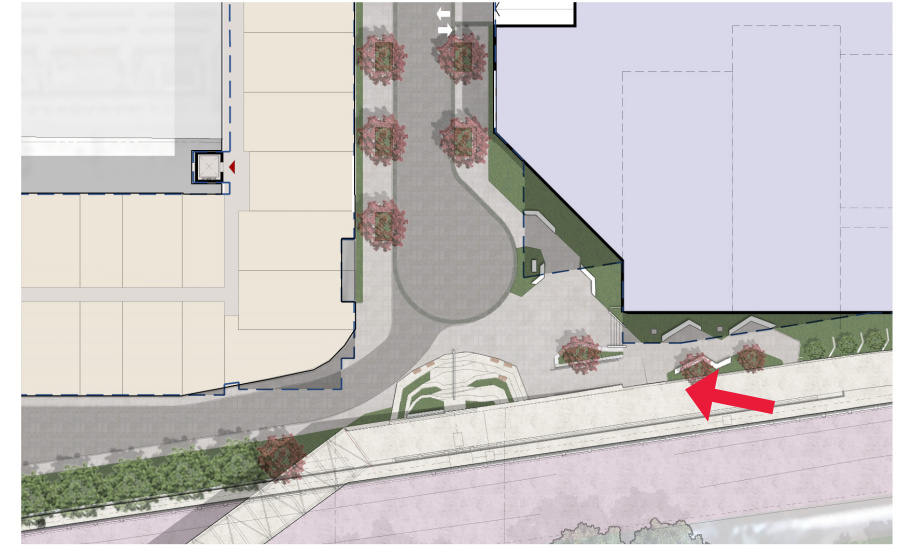
TURNING RADIUS

PEARL STREET

CAPITAL CRESCENT TRAIL VIEW



CAPITAL CRESCENT TRAIL VIEW

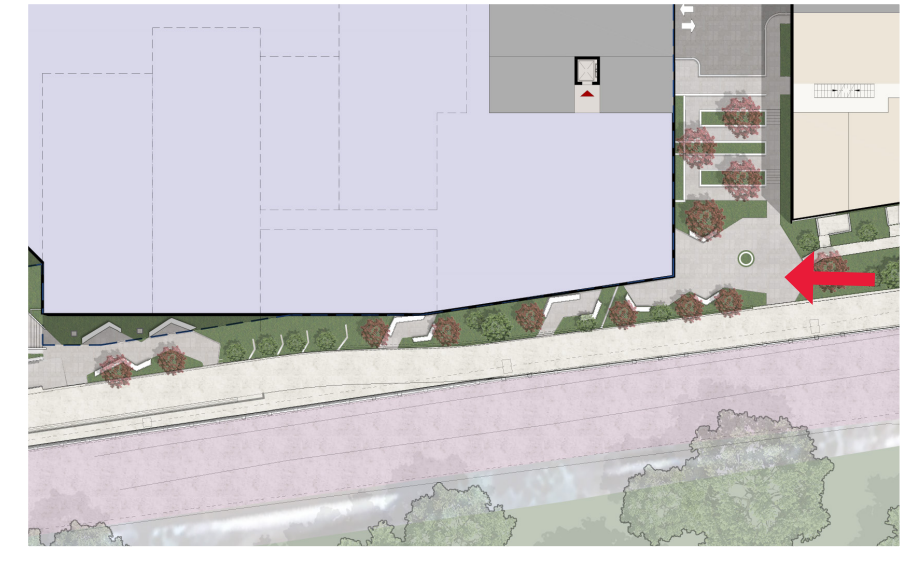


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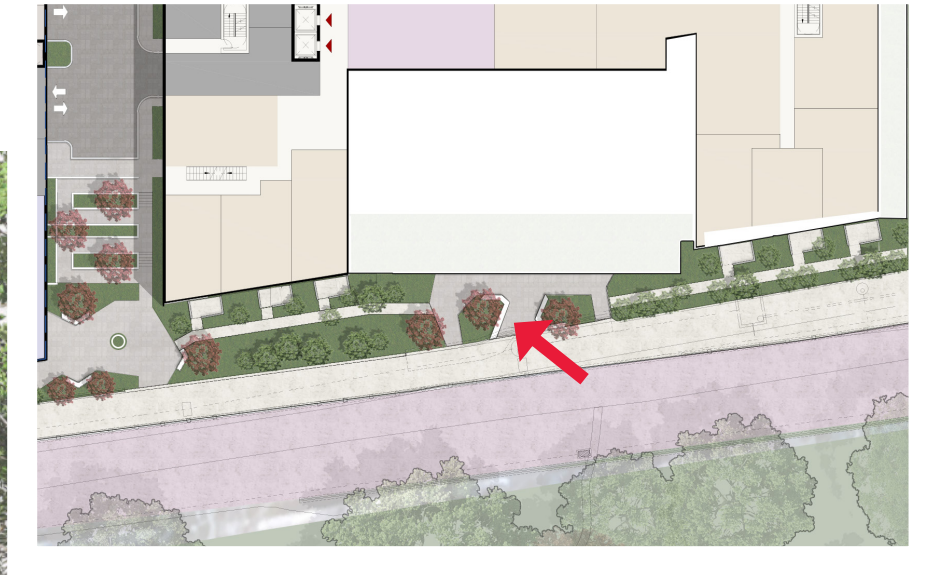
CAPITAL CRESCENT TRAIL VIEW - MID-BLOCK CONNECTION



CENTRAL BUILDING

BIKE STORAGE

CAPITAL CRESCENT TRAIL VIEW



PURPLE
LINE



CENTRAL
BUILDING

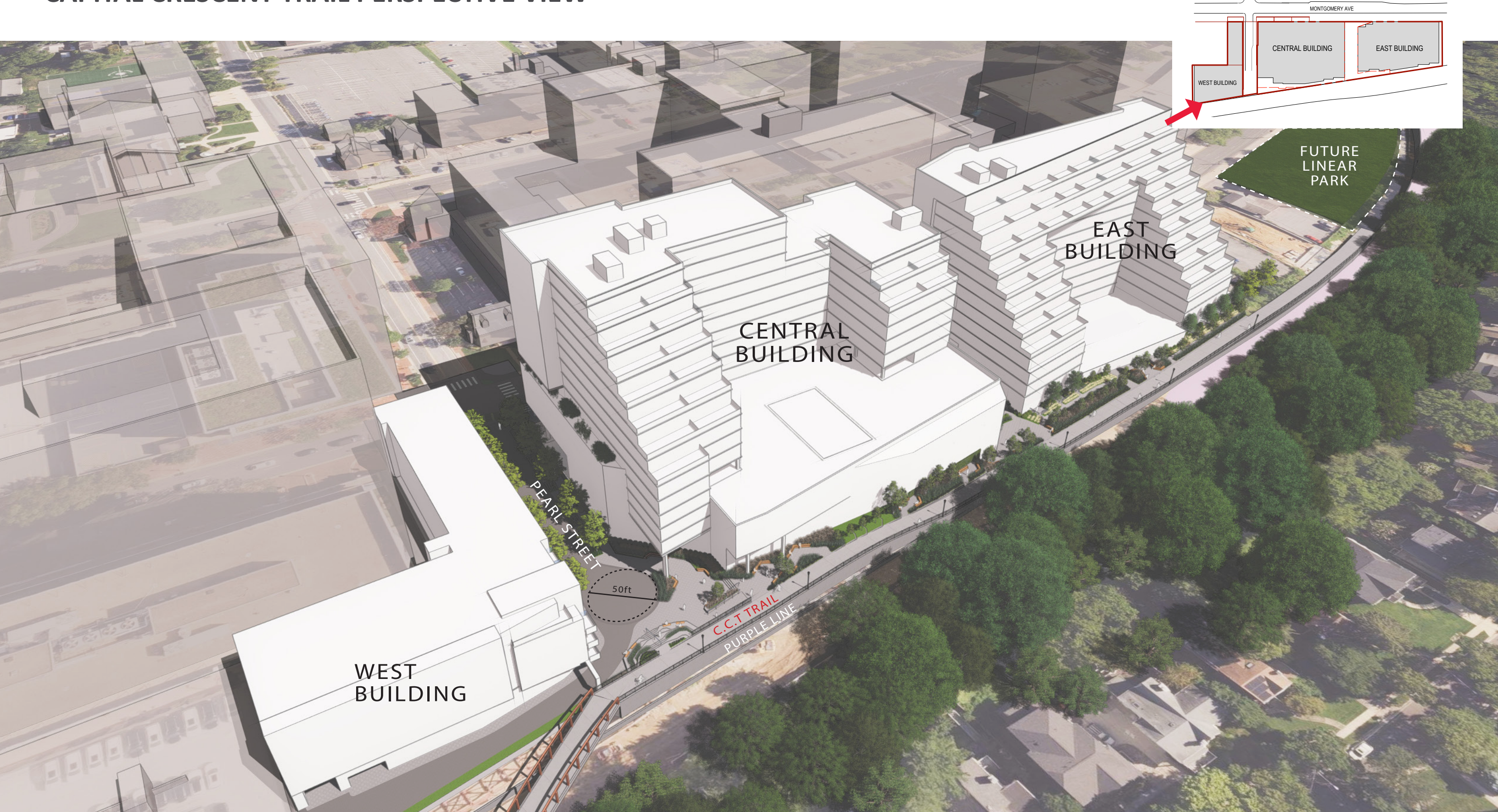
BIKE
STORAGE

EAST
BUILDING

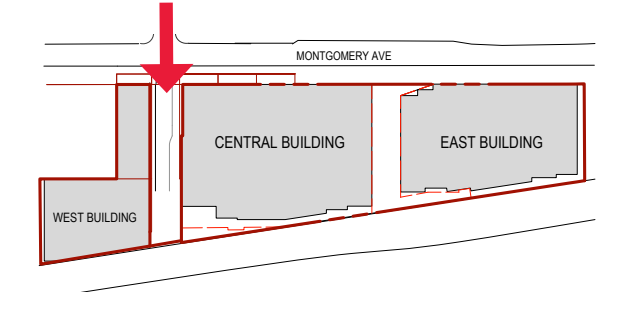


CCT.

CAPITAL CRESCENT TRAIL PERSPECTIVE VIEW



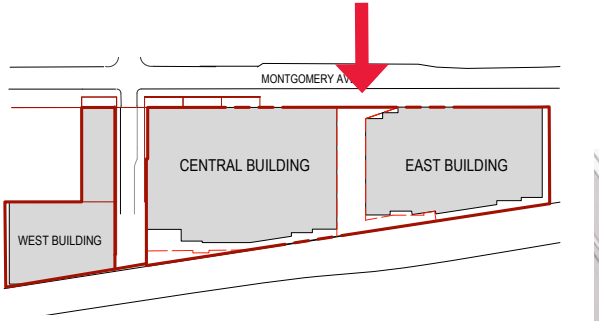
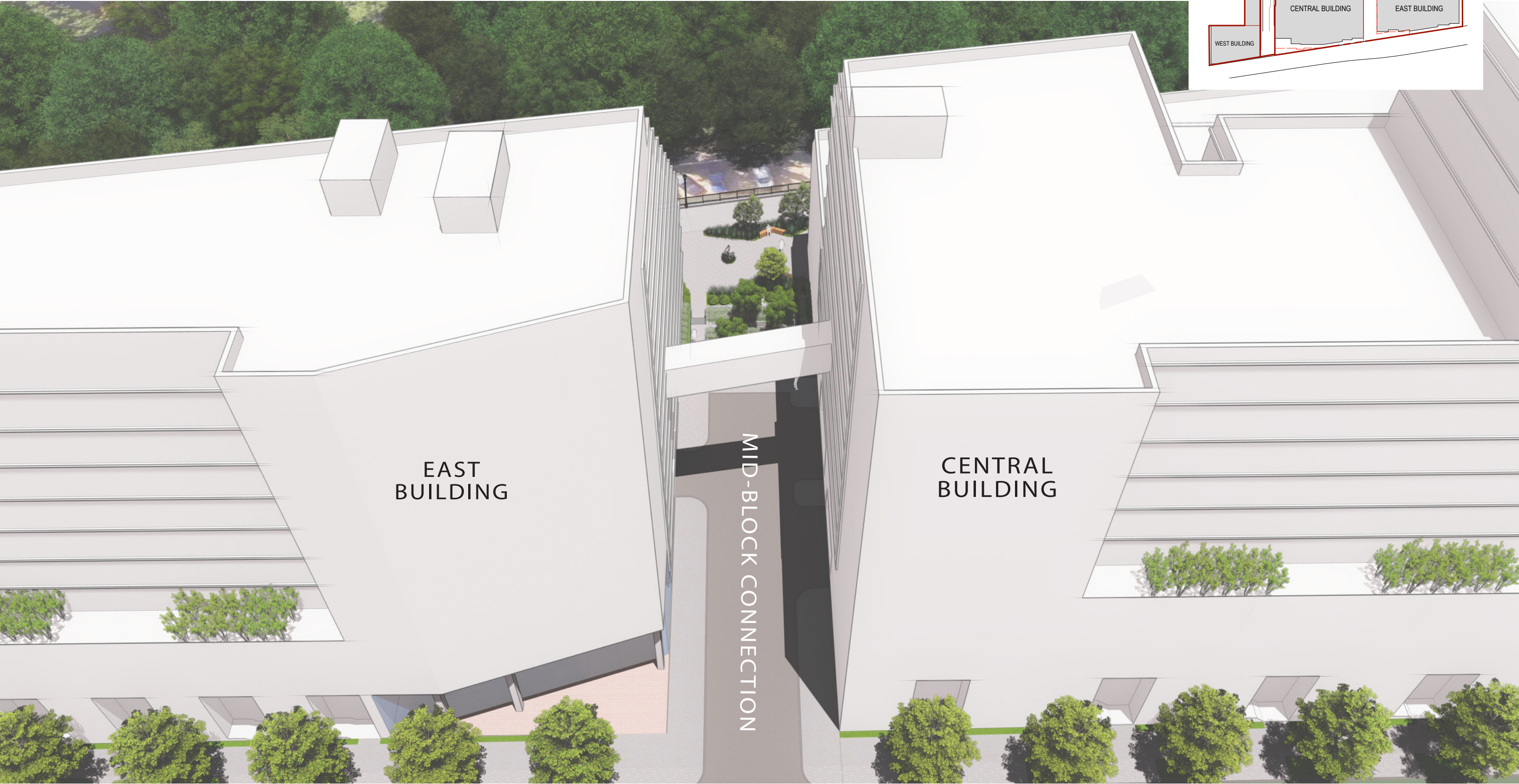
ARCHITECTURAL MASSING VIEW



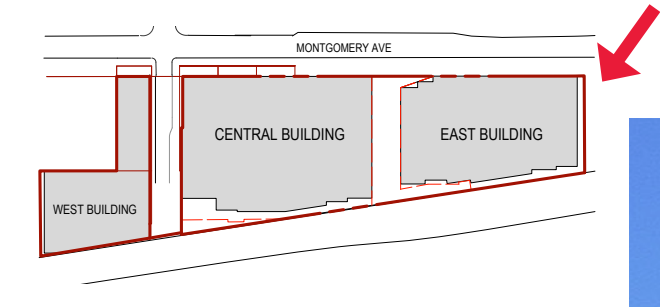
ARCHITECTURAL MASSING VIEW



ARCHITECTURAL MASSING VIEW



ARCHITECTURAL MASSING VIEW



ILLUSTRATIVE SITE PLAN

