



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAR 17 2016

MCPB No. 15-161
Preliminary Plan Amendment No. 12002095B
Century
Date of Hearing: February 18, 2016

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review preliminary plan applications; and

WHEREAS, the Planning Board, by Opinion dated August 14, 2002, approved Preliminary Plan No. 120020950, to create four recorded parcels on 55.81 acres of land for a total of 498,934 square feet of office space, which included 156,516 square feet of new general office space and 342,418 square feet of existing office space in the I-3 zone, located on Century Blvd opposite Cloverleaf Center Drive ("Subject Property"), in the Germantown West Policy Area and 1989 Germantown Master Plan area; and

WHEREAS, on January 25, 2010, the Planning Board approved an amendment to Preliminary Plan No. 12002095A (MCPB No. 09-156) to create one recorded parcel on 51.8 acres of land for 510,702 square feet of general office and 21,000 square feet of accessory storage uses on the Subject Property; and

WHEREAS, following the approval of Site Plan No. 12002095A, the Subject Property was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0: C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone;

WHEREAS, on July 16, 2015, Trammell Crow Company ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan(s) to create 160 townhouse lots, 3 lots for 28 two-over-two dwelling units, one lot for 300 multi-family units, four lots for a combined 437,420 SF of commercial uses, one outlot for a forest conservation/natural area, and one outlot for stormwater management in the CR zone on the Subject Property, in the Germantown West Policy Area and 2009 Germantown Employment Area Sector Plan ("Sector Plan") area; and
and

Approved as to
Legal Sufficiency

Christina J. Jernst 3/2/16
MNCPPC Legal Department

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WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan No. 12002095B, Century ("Preliminary Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 2, 2016, setting forth its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on February 18, 2016, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on February 18, 2016 the Planning Board voted to approve the Application subject to certain conditions, on motion of Commissioner Presley, seconded by Commissioner Wells-Harley, with a vote of 5-0; Commissioners Anderson, Dreyfuss, Fani-Gonzalez, Presley, and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 12002095B to create 160 townhouse lots, 3 lots for 28 two-over-two dwelling units, one lot for 300 multi-family units, four lots for a combined 437,420 SF of commercial uses, one outlot for a forest conservation/natural area, and one outlot for stormwater management with the following conditions:¹

1. All conditions imposed by the approval of Preliminary Plan Amendment No. 12002095A in Planning Board Resolution MCPB No. 09-156 dated January 10, 2010, are superseded by the conditions contained herein.
2. Approval is limited to one hundred and sixty (160) lots for townhouses, three (3) lots for 28 2-over-2 dwelling units, and one (1) lot for up to 300 multi-family dwelling units including 12.5% moderately priced dwelling units ("MPDUs") with a maximum density of 902,530 square feet of residential uses, and up to 437,420 square feet of nonresidential (office and hotel) uses, one outlot for forest conservation and one outlot for stormwater management.
3. The Applicant must comply with the binding elements and conditions of approval for Sketch Plan No. 320160020 as listed in the MCPB Resolution No. 15-160.
4. The Planning Board accepts the recommendations of MCDPS – Water Resources Section in its stormwater management concept letter dated January 5, 2016, and hereby incorporates them as conditions of the Preliminary Plan

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

Amendment approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section provided that the amendments do not conflict with other conditions of the Preliminary Plan Amendment approval.

5. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Services (“MCFRS”) approval dated February 2, 2016 and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations as set forth in the approval. These recommendations may be amended by MCFRS provided that the amendments do not conflict with other conditions of the Preliminary Plan Amendment approval.
6. The Applicant must show on the record plat a parcel for the following private streets as well as construct the roads to the design standards specified below:
 - a. Private Street A (Sherman Boulevard) with a minimum parcel width of 50 feet from Century Boulevard to Private Street C (Stol Run Way). Private Street A must be constructed to Montgomery County Department of Transportation (“MCDOT”) Road Code Standard MC-2001.02: Tertiary Residential Street Modified as shown on the Certified Preliminary Plan.
 - b. Private Street B (Fairchild Boulevard) with a minimum parcel width of 76 feet from Century Boulevard to Private Street C (Stol Run Way). Private Street B must be constructed to MCDOT Road Code Standard MC-2005.04: Business District Street Modified as shown on the Certified Preliminary Plan.
 - c. Private Street C (Stol Run Way) with a minimum parcel width of 50 feet from Private Street A to Private Alley A. Private Street C must be constructed to MCDOT Road Code Standard MC-2001.02: Tertiary Residential Street Modified as shown on the Certified Preliminary Plan.
 - d. Private Street D (Mills Drive) with a minimum parcel width of 50 feet from Century Boulevard to Private Street E. Private Street D must be constructed to MCDOT Road Code Standard MC-2001.02: Tertiary Residential Street Modified as shown on the Certified Preliminary Plan.
 - e. Private Street E (Provider Lane) with a minimum parcel width of 50 feet from Private Street B to Private Street C. Private Street E must be constructed to MCDOT Road Code Standard MC-2001.02: Tertiary Residential Street Modified as shown on the Certified Preliminary Plan.
7. A public access easement must be shown on the record plat for Private Street A, Private Street B, Private Street C, Private Street D, and Private Street E.
8. The Applicant must show on the record plat a 50-foot wide access easement for a future inter-parcel street connection, as show on the Preliminary Plan Amendment, from the southern terminus of Private Street C (Stol Run Way) to

the southern property boundary to provide future access to Parcel J on Plat No. 13751.

9. The Applicant must show a note on the record plat for an easement for a 2,000 square foot bicycle parking facility adjacent to the Century Boulevard right-of-way and outside of the Public Utility Easement between Private Street B and Private Street A that will be provided to the County when the Corridor Cities Transitway – Phase II is funded for design and construction in the Capital Improvement Program (CIP).
10. The Applicant must install a traffic signal at the intersection of Century Boulevard and Cloverleaf Center Drive/Private Street B prior to the issuance of the third nonresidential building permit (either Building C or Building D only, as shown on the Preliminary Plan). This allows the issuance of building permits for all approved residential dwelling units (488 units) and up to 284,399 square feet of nonresidential uses on the Subject Property.
11. The Applicant must install a traffic signal at Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Drive prior to the issuance of the second nonresidential building permit. This allows the issuance of building permits for all approved residential dwelling units (488 units) and up to 266,899 square feet of nonresidential uses on the Subject Property.
12. The Applicant must construct a second northbound right turn lane on Crystal Rock Drive at Father Hurley Boulevard prior to the issuance of the first nonresidential building permit of any Use and Occupancy Certificate for any floor in nonresidential Buildings C, D, and E as shown on the Preliminary Plan. This allows the issuance of building permits for all approved residential dwelling units (488 units) on the Subject Property.
13. The Applicant must satisfy the Adequate Public Facilities – Transportation Policy Area Review (TPAR) test by making a TPAR payment, equal to 25% of the applicable development impact tax, to the Montgomery County Department of Permitting Services (DPS) at the time of building permit.
14. The Planning Board has accepted the recommendations of the Montgomery County Department of Transportation (MCDOT) in its letter dated December 8, 2015, and does hereby incorporate them as conditions of the Preliminary Plan Amendment approval except for Comment #2 and Comment #11A, 11B, and 11E. Comment #2 is amended by the triggers in the Preliminary Plan conditions #10 and #11, for the construction of the traffic signals. For MCDOT Comment #11, the permit and bonding of the improvements is amended as follows:
 - a. 11A – prior to the issuance of any building permit for any residential building fronting Century Boulevard.

- b. 11B - prior to the issuance of the triggering building permit as noted in the Preliminary Plan conditions #10 and #11 for the construction of the traffic signals.
- c. 11E – prior to the issuance of any building permit for any residential building fronting Century Boulevard.

Except for the above amendments, the Applicant must comply with each of the recommendations as forth in the MCDOT letter, which may be subsequently amended by MCDOT provided that the amendments do conflict with other conditions of the Preliminary Plan Amendment approval.

15. The Certified Preliminary Plan must contain the following note:

“Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the Preliminary Plan are illustrative. The final locations of buildings, structures and hardscape will be determined at the time of Site Plan approval. Please refer to the zoning data table for development standards such as setbacks, building restriction lines, building height, and lot coverage for each lot. Other limitations for site development may also be included in the conditions of the Planning Board’s approval.”

- 16. The record plat must show necessary easements.
- 17. The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels.
- 18. The final number of Building Lot Termination (BLT) will be determined at the time of Site Plan(s) approval.
- 19. The final number of MPDUs and other affordable housing units as per condition #2 above will be determined at the time of Site Plan(s) approval.
- 20. The record plat must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). The Applicant must provide verification to Staff prior to release of the final building permit that the Applicant’s recorded HOA Documents incorporate the Covenant by reference.
- 21. Except for the demolition of existing structures that does not require a sediment control permit, no clearing, grading or recording of plats prior to Certified Site Plan approval.

22. Final approval of the number and location of buildings, dwelling units, on-site parking, and internal sidewalks will be determined at Site Plan.
23. Include the stormwater management concept approval letter, other agency letters referenced in the conditions, and Preliminary Plan Amendment Resolution on the approval or cover sheet(s) of the Certified Preliminary Plan.
24. In the event that a subsequent Site Plan approval substantially modifies the subdivision shown on the approved Preliminary Plan with respect to lot configuration or location or right-of-way width, or alignment, the Applicant must obtain approval of a Preliminary Plan amendment prior to certification of the Site Plan.
25. The Adequate Public Facility ("APF") review for the Preliminary Plan Amendment will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan Amendment substantially conforms to the Master Plan.*

The 2009 Germantown Employment Area Sector Plan offers broad land use and urban form recommendations for the Cloverleaf District, which includes the Subject Property. The Sector Plan's overall recommendation is for mixed-use development to be concentrated at a future CCT station that will be located on Century Boulevard adjacent to the Property. The Sector Plan recommends a ratio of 40 percent to 50 percent residential uses and 50 percent to 60 percent commercial uses. Furthermore, the Sector Plan recommends that employment uses be located closer to I-270 to maximize their visibility. A privately developed "green common" and some retail development along Century Boulevard that would help to activate the street is also strongly suggested in the Sector Plan.

Consistent with Sector Plan's recommendations, the Preliminary Plan Amendment and Site Plan Amendment provide a mixed-use development with residential, office, and hotel uses along the future CCT station and within a short walking distance from each other. The Sector Plan recommends that maximum building heights be located nearest the station, with reduced heights along I-270. Phase I does not preclude future phases with taller buildings from occurring across from the station or other building included in Sketch Plan No. 320160020. The first phase provides a multi-family building and 2-over-2 units framing the entrances to the site. Residential 2-over-2 unit types, which are taller and denser

than townhouse units, have been added to the townhouse cluster to better meet the density and massing recommendations of the Sector Plan at the transit stop. The Application includes office buildings along I-270 to maximize their visibility. Also, it includes a green common area of approximately 0.7 acres, which incorporates a transit plaza, along Century Boulevard and across from the future CCT stop.

Street activation is achieved by placing the front door of the buildings on the street with minimal building setbacks and providing parking in the rear. The multi-family buildings along Century Boulevard and Street A include access from some ground-floor units directly onto the sidewalk in addition to the main building entrances. These additional access points promote activation of the adjacent streets. The townhouse units and 2-over-2 units along Century also have the front doors on Century Boulevard and are rear-loaded from the alley.

The Preliminary Plan Amendment propose 67.4% residential and 32.6% commercial land use mix. While this mix is outside the recommended range in the Sector Plan, it represents only Phase I of the ultimate buildout, which was approved with Sketch Plan No. 320160020 with the ratio of 50.6% residential and 49.4% commercial uses. The ultimate buildout is in substantial conformance with the Sector Plan ranges. The Site Plan Amendment and Preliminary Plan Amendment are an interim step towards achieving the ultimate land use mix recommended in the Sector Plan. Lastly, the Phase I development is a significant improvement towards achieving the Sector Plan's goals and recommendations as compared to the existing development, or even the previously approved Site Plan Amendment No. 82003007A and Preliminary Plan Amendment No. 12002095A, which had no residential component.

Therefore, the Planning Board finds that Application (Phase I) continues to meet the Sector Plan's objectives for the Cloverleaf District by providing a mixed use development centered on a future transitway stop, with employment uses along I-270, and street-oriented development along Century Boulevard while laying the groundwork to ultimately achieve the land use mix desired in the Sector Plan. The Planning Board finds the Preliminary Plan Amendment substantially conforms to the Sector Plan.

2. *Public facilities will be adequate to support and service the area of the approved subdivision.*

Roads and Transportation Facilities

Current improvements on Century Boulevard include four lanes of travel along the full length of the Subject Property's frontage and a median along the northern half of the Property's frontage. The ultimate right-of-way for Century Boulevard of

134 feet, as recommended in the Sector Plan, to accommodate the future CCT has already been dedicated. Additional right-of-way has also been dedicated at the location of the future CCT station. While sufficient right-of-way has been dedicated, the roadway travel lanes are not in their ultimate location and will need to be reconstructed when the CCT phase II is constructed and open to the public.

Vehicular access to the Property is provided directly from Century Boulevard. Currently, there are two full movement vehicular access points, one to the north and one to the south of the Cloverleaf Center Drive and Century Boulevard intersection. Both of these accesses are proposed to remain full movement until the CCT Phase II is constructed, at which time they will become right-in/right-out only to minimize the number of median openings and potential conflicts with the CCT operations. A note will be placed on the record plat to this effect. An additional access point is proposed as an extension of Cloverleaf Center Drive across Century Boulevard into the Property. As the main access point to the Property, this will remain a full movement access when the CCT Phase II is constructed. Additionally, the intersection of Cloverleaf Center Drive and Century Boulevard warrants a traffic signal to be installed when all the residential development is constructed and 266,900 square feet of non-residential development is constructed.

The Subject Property has no access to any other roads or inter-parcel access with properties to the north or south. However, the Applicant is granting an access easement for a future inter-parcel street connection from the terminus of Private Street D to the southern property boundary. To the east of the Property is I-270 and the Applicant is not proposing any development in the 200-foot setback from the Interstate.

Frontage improvements include the construction of a 12-foot shared use path in addition to rough grading the road so that Century Boulevard can be constructed to its ultimate cross section when the CCT Phase II is funded. The shared-use path provided will also function as a fire access lane. The shared-use path is an interim improvement, which will ultimately be changed to separated bicycle lanes, when the CCT is constructed. The separated bike lanes on the northbound side of Century Boulevard (the Applicant's side) will be accompanied by separated bike lanes on the southbound side. Additionally, wide sidewalks will also be provided with the ultimate construction of Century Boulevard. The current Functional Master Plan of Bikeways calls for a shared-use path on the southbound side of Century Boulevard. The interim and ultimate recommendations for bicycle facilities on Century Boulevard are considered to be an upgraded facility and can be accommodated within the 134-foot right-of-way recommended in the Sector Plan.

All of the internal roads being constructed on the Subject Property are proposed to be private roads. The Planning Board supports private roads for several reasons. As designed, and given the Property's location, all internal roads only serve the proposed uses within the Subject Property, and all of the Property's access points only connect to Century Boulevard. Private roads will be constructed to Montgomery County Department of Transportation (MCDOT) standards, as specified in the Preliminary Plan Amendment conditions, which will ensure safety and adequacy. Even though the roads will be privately owned and maintained, public access easements will be placed on all private streets and an access easement to extend Private Street D to the south will be placed on the record plat. Lastly, private roads allow for more flexibility in design and choice of materials, such as, along Street C where brick pavers are provided.

Pedestrian and bicycle access to the Property will be provided along the Subject Property's entire frontage on Century Boulevard, in the interim, with the shared use path, and ultimately, with separated bike lanes and wide sidewalks as noted above. Bicycles will be able to travel in the same lanes as vehicles within the Subject Property as vehicle speeds are not expected to be higher than a residential street and will likely be slower due to the mixed-use nature of the development. Pedestrians, bicycles, and vehicles will be accommodated on every street within the development on sidewalks and travel lanes, respectively.

Bicycle parking is provided throughout the Property with short-term bicycle parking outside and long-term parking inside each of the multifamily and non-residential buildings. Long-term parking is on the first floor of each multifamily and non-residential building in bike rooms. Additionally, a 2,000 square foot public improvement easement is being placed next to the Century Boulevard right-of-way, where the CCT station is planned, to accommodate a 100-space bicycle parking facility. Since this facility is meant to support the CCT Phase II, which is not in the County's Capital Improvement Program, the Applicant is not being requested to construct it or provide funds for its construction.

Vehicle parking for the residential multifamily buildings will be provided with a combination of predominately surface lots and some one-car garages for a portion of the multifamily units. Surface parking is being provided for the non-residential uses. The townhomes and 2 over 2 units will have parking in garages, driveways, and on-street.

Montgomery County Ride-on route 83 provides service in front of the Subject Property. The route connects the Holy Cross Germantown Hospital to the Germantown Transit Center and to the Germantown MARC Station (during the AM and PM peak periods) Monday through Saturday. Service is provided approximately every 30 minutes. Ride-on route 98 also provides service within close proximity of the site from the Kingsview Park and Ride to the Germantown

Transit Center Monday through Saturday. Service is provided approximately every 30 minutes. Future transit in the area includes the CCT operating within the median of Century Boulevard and a planned station in front of the Subject Property at Cloverleaf Center Drive and Century Boulevard.

Master Plan Transportation Facilities

As discussed above, the Application substantially conforms to the 2009 Germantown Employment Sector Plan with respect to the following recommendations for roadway, transit, and bikeway facilities on Century Boulevard:

- A business district street (B-10) with four divided lanes (two in each direction) and a right-of-way of 134 feet.
- A shared use path (LB-2 and SP-66) from the proposed Dorsey Mill Bridge to Aircraft Drive. The SP-66 designation refers to the same shared use path as part of the planned CCT. However, as noted above, the shared use path facility is being upgraded to a shared use path on both sides of Century Boulevard and then ultimately to separated bike lanes.
- Corridor Cities Transitway (CCT) with a 50-foot width inside the 134-foot right-of-way for Century Boulevard.

Adequate Public Facilities Review (APF)

Local Area Transportation Review (LATR)

A traffic study dated July 2015 (with a minor revision on October 6, 2015), was submitted to determine the impact of the development on the area transportation system. Seven local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard, including four access points for the driveway. The intersections are located in the Germantown West Policy Area with a Critical Lane Volume (CLV) standard of 1,425 and in the Germantown Town Center Policy Area with a CLV of 1,600. The development trips were added to the existing and the background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was assigned to the critical intersections to evaluate the total future CLVs. One of the intersections will not operate at acceptable conditions under the background development condition and the CLV is made worse under the total future condition with the proposed use on the Subject Property.

The intersection of Father Hurley Boulevard and Crystal Rock Drive exceeds the CLV standard in the background condition. The Subject Property, further compounds the issue increasing the unacceptable condition of the CLV standard. An improvement was identified in the original traffic study submitted for the Subject Property, which is to convert one of the northbound through lanes on Crystal Rock Drive to a right-turn lane. This would change the northbound

approach so that there would be one left turn lane, one through lane, and two right turn lanes. This improvement was identified in another that is within close proximity of the Subject Property, which is the Black Hill development (formerly Crystal Rock). However, MCDOT traffic engineering did not agree with the conversion of one of the two through lanes to a right turn lane. Therefore, based on the feedback from MCDOT, the improvement being put forth is to add a second northbound right turn lane. So the ultimate northbound approach on Crystal Rock Drive will have one left turn lane, two through lanes, and two right turn lanes. The two right turn lane scenario is not included in the CLV table; however, the CLV will either be the same or better based on the agreed upon improvement.

The Applicant identified that the unsignalized intersection of Cloverleaf Center Drive/ Crystal Rock/Waters Landing Drive met the signal warrants analysis based on a future condition. That signal will be needed when all of the residential development from the Subject Property plus 266,900 square feet of non-residential development has been built. The construction of the signal, based on the phasing of development at the Subject Property, is included in the conditions.

Transportation Policy Area Review (TPAR)

The Property is located in the Germantown West Policy Area. According to the 2012-2016 Subdivision Staging Policy (SSP), the Germantown West Policy Area is adequate for the roadway test but inadequate under the transit test; therefore, a TPAR payment of 25% of the General District Transportation Impact Tax is required. The timing and amount of the payment will be in accordance with that set in Chapter 52 of the Montgomery County Code.

Transportation Conclusion

The Application has been evaluated by the Planning Board, Staff, the Montgomery County Department of Transportation, and the Montgomery County Department of Fire and Rescue Services (MCFRS) all of which support the transportation elements of the Preliminary Plan Amendment. The Planning Board finds the proposed accesses to the site, as shown on the Preliminary Plan and Site Plan, to be adequate to serve the traffic generated by the development. The Planning Board also finds that the internal and external pedestrian and bicycle circulation and walkways as shown on the Preliminary Plan Amendment will provide adequate movement of pedestrian traffic and bicycle traffic.

Other Public Facilities and Services

Other public facilities and services are available and adequate to serve the proposed lots. The Property is located in the W-1/S-1 water and sewer service categories and, therefore will be utilizing existing water and sewer infrastructure. The Application received MCFRS approval on February 2, 2016. Other utilities, public facilities and services, such as electric, telecommunications, police

stations, firehouses and health services are currently operating within the standards set by the FY 2016 Growth Policy Resolution currently in effect. The Application is located in the Seneca Valley Cluster, which is not identified as a school moratorium area; and is not subject to a School Facilities Payment.

Adequate Public Facilities Conclusion

3. *The size, width, shape, and orientation of the approved lots are appropriate for the location of the subdivision, taking into account the recommendations included in the applicable master plan, and for the type of development or use contemplated.*

This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The Application meets all applicable sections. The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision taking into account the recommendations included in the Sector Plan, and for the type of development or use contemplated. As discussed, the Application substantially conforms to the Sector Plan. The Planning Board find that the Application complies with the land use recommendations for the site as well as the applicable urban design, roadway, and general recommendations outlined in the Sector Plan.

Under Section 4.5.4 of the Zoning Ordinance, the dimensional standards for the lots will be determined at Site Plan(s).

4. *All stormwater management requirements shall be met as provided in Chapter 19, article II, title "stormwater management", Section 19-20 through 19-35.*

The MCDPS Stormwater Management Section accepted a stormwater management concept for the Application on January 5, 2016. The stormwater management concept consists of a micro-bioretenion, planter boxes, bioswales, green roofs and two surface sand filters. Partial waivers to DA's #1 and #4 to Lake Churchill Regional pond.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is MAR 17 2016 (which is the date that this Resolution is mailed to all parties of record); and

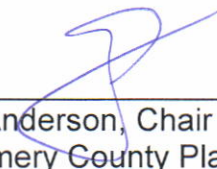
BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, March 10, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board