



Fairchild Apartments: Sketch Plan No. 320180130

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Description

Fairchild Apartments: Sketch Plan No. 320180130: Request for a new multi-family residential building with up to 206,102 square feet of density, and to retain 29,915 square feet of existing commercial restaurant uses in three one-story buildings; located on the south side of Century Blvd, approximately 150 feet east of the intersection with Aircraft Drive; 5.49 acres, CR 2.0, C-1.5 R-1.5 H-145T and Germantown Transit Mixed Use Overlay Zone; 2009 Germantown Employment Area Master Plan.

Recommendation – Approval with conditions

Applicant: GTTCE Owner LLC, (Peter Henry)

Application Accepted: February 13, 2018

Review Basis: Chapter 59



Summary

- Staff recommends approval of the Sketch Plan with conditions.
- The 90-day Sketch Plan review period was extended for up to six additional weeks, through July 26th, by the Planning Board pursuant to Section 59.7.3.3.C of the Zoning Ordinance.
- The Application requests approval of incentive density categories for optional method of development in the CR Zone. The Germantown Transit Mixed Use Overlay Zone establishes a high priority on the use of Building Lot Termination as an incentive density, which is one of the six categories the Applicant is requesting.
- The proposal will redevelop a portion of the site from surface parking and an empty pad with a new building with up to 206,102 square feet of uses and structured parking. Any residential density will include 12.5% moderately priced dwelling units.
- The Sketch Plan also includes three existing buildings with a combined total of 29,915 square feet of commercial/restaurant uses in addition to the new multi-family building.
- To date, no community correspondence has been received.

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SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Sketch Plan No. 320180130, for a multi-family residential building and three commercial restaurant buildings on 5.49 acres of land, zoned CR 2.0, C-1.5 R-1.5 H-145T and Germantown Transit Mixed Use Overlay Zone.

The site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required for the following elements, except as modified by the conditions below:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements of the Sketch Plan drawings are illustrative and subject to refinement at the time of Site Plan.

Approval of the Sketch Plan is subject to the following conditions:

1. Density

The Sketch Plan is limited to a maximum of 236,017 square feet of total development including:

- up to 29,915 square feet of existing commercial/restaurant use in three buildings; and
- up to 206,102 square feet of new construction in one building

The final square footage of residential and commercial uses in the new building will be determined at Site Plan.

2. Height

The development is limited to a maximum height of 80 feet, as shown on the Sketch Plan.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The requirements of Division 59.4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points will be established at Site Plan approval. If the Sketch Plan is amended to increase density, the incentive density points and categories must be re-evaluated. No points received during the current phase for Major Public Facilities may be considered for the new density, and the new density will need to prove it can reach the same 100 points from at least four categories. The categories approved for refinement at site plan are the following:

- a. Major Public Facility, achieved through the previous reconstruction of Century Boulevard;
- b. Transit Proximity, achieved from the future Germantown Town Center Corridor Cities Transitway ("CCT") station;
- c. Connectivity and Mobility, achieved through wayfinding;
- d. Diversity of Uses and Activities, achieved through adaptive buildings and enhanced accessibility for the disabled;
- e. Quality Building and Site Design, achieved with structured parking; and
- f. Protection of the Natural Environment, achieved through building lot termination, and cool roof.

4. Building and Site Design
 - a. At the time of Site Plan approval, the ground floor on the Century Boulevard façade must be designed to have a commercial appearance through a combination of elements such as increased transparency (large windows), awnings, special detailing, and façade finishes different from the upper floors.
 - b. Floor to floor elevations on the ground floor along the Century Boulevard frontage must be a minimum of 15 feet high.
 - c. The garage entrances and loading dock must be screened from view with retractable doors. The doors shall either feature a high level of transparency (glass) or be covered with artwork. The final details are to be determined at Site Plan.

5. Public Open Space

The Applicant must provide a minimum of 23,955 square feet (10 percent of the net tract area) of public open space on-site per section 59.6.3.6.C of the Zoning Ordinance. The final location, design and sizes of the open spaces will be finalized at Site Plan.

6. Streetscape

The drive aisle adjacent to the east side of the multi-family building must have a brick, paver, or decorative concrete finish sidewalk, and include a tree panel for street trees along the Subject Property frontage, and be a minimum five-foot wide free and clear walkway at all points.

7. Master Plan Transportation

Prior to certification of the future Site Plan, the Applicant must coordinate with the Montgomery County Department of Transportation or the Montgomery County Department of Permitting Services to secure a minimum of one additional foot of right-of-way or public improvement easement along the Century Boulevard frontage.

8. Building Lot Terminations (BLTs)

Prior to release of any building permit, the Applicant must provide proof of purchase and/or payment for the required BLTs.

9. Moderately Priced Dwelling Units (MPDUs)

The Applicant must provide on the Subject Property a minimum of 12.5% of the total units as Moderately Priced Dwelling Units. The development must provide MPDUs in accordance with Chapter 25A.

10. Future Coordination for Site Plan

In addition to any other requirements for Site Plans under Chapter 59, the following must be addressed when filing a Site Plan, as appropriate:

 - a. Fire and Rescue access and facility details, including complying with all of the comments provided in the Fire Marshal Comment memo dated June 8, 2018;
 - b. Public Open Space details;
 - c. Pedestrian access through the site from the sidewalk on Century Boulevard to the sidewalk on MD 118 connecting the two areas of Public Open Space;
 - d. Coordination with MDSHA regarding removing the existing chain link fence along the southern property boundary on MD 118;
 - e. Demonstration of how each public benefit satisfies the Zoning Ordinance and Incentive Density Implementation Guideline requirements;
 - f. Noise analysis from transportation noise;

- g. Transportation Impact Statement or Study;
- h. SWM concept approval (and subsequent plan);
- i. Coordination with MCDOT in accordance with that agency's letter, dated March 22, 2018;
- j. An amendment to Site Plan No. 81999001H will be needed prior to a new site plan application being approved in order to remove Parcel V's area and density from Site Plan No. 81999001H.

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

Subject Property

The subject site is located on the south side of Century Boulevard and the north side of Germantown Road (MD 118), approximately 150 feet east of the intersection with Aircraft Drive. The site is 5.49 acres in size and is identified as Parcel V on Plat No. 22590 (“Property” or “Subject Property”). The Property is located on the eastern edge of the Germantown Town Center, and is within the 2009 Germantown Employment Area Sector Plan (“Sector Plan”). The current zoning of the Property is CR 2.0, C-1.5 R-1.5 H-145T, and is also located within the Germantown Transit Mixed Use Overlay Zone.



Figure 1 – Vicinity Map

Vicinity

The surrounding uses of the Subject Property are a mix of mostly commercial office, retail, hotel and entertainment venues. Within the same block of the Subject Property is a hotel and other restaurant uses that are not part of this Sketch Plan Application, and three restaurant uses that are part of the Sketch Plan Application. Directly opposite Century Boulevard is the Regal Cinemas, to the northeast is the site approved for Top Golf, to the south across MD 118 is the US Department of Energy campus, and to the west is the core of the Germantown Town Center. The Town Center is a mixed-use district with retail, limited office, numerous cultural uses including

the Germantown Library and the Black Rock Center for the Performing Arts, the Germantown Town Center Urban Park, and areas of residential multi-family development.

Site Analysis

Currently, the Property is mostly developed with one-story pad-site restaurant uses (IHOP, Red Robin, Señor Tequilas), with associated surface parking, and one graded grass 'pad' that has yet to be developed. Parcel V shares the block with two other lots, one for the Fairfield Marriot Hotel, and one for another stand-alone restaurant use. The entire block is developed as one interconnected network of pedestrian and vehicle circulation and parking, including shared use and access agreements. There is currently one direct point of access to Century Boulevard centered on the block, and there is a second shared access location on the Top Golf site located east of the hotel. Other than trees and grass in parking lot islands, there is little existing vegetation and no identifiable environmental resources on the Subject Property.



Figure 2 – Aerial Map

SECTION 3: PROJECT DESCRIPTION

History

Preliminary Plan No. 119783190

Preliminary Plan No. 119783190, 270 Executive Park, was approved on January 11, 1979, to create 11 lots and the right-of-way for what was at the time ‘future’ Century Boulevard. The total size was approximately 40 acres, and allowed for up to 538,000 square feet of office space. This Preliminary Plan led to subsequent plats, including Plat No. 13750, which first recorded Parcels E and F. Together, these are approximately the same boundary as Parcel V, plus the neighboring hotel and restaurant use in the same block.

Local Map Amendment G-742 – Germantown Town Center East

Local Map Amendment (“LMA”) No. G-742 rezoned approximately 24 acres of land to the Town Sector Zone including the Subject Property. This was the last section of Germantown to come into the Town Sector Zone, and was approved as 100% commercial retail development in phase one, with the option to add residential uses to a portion of the project area in phase two.

Site Plan No. 819990010 (as amended)

Site Plan No. 819990010 was first approved by Opinion Dated March 15, 1999 for up to 181,900 square feet of commercial uses and 98,559 square feet of hotel use on 24.74 acres (Attachment C). This site plan implemented LMA G-742’s Town Sector Zone and conditions. The Site Plan covers three mega-blocks centered around the intersection of Century Boulevard and Aircraft Drive. As part of this Site Plan, the applicant was required to substantially reconstruct Century Boulevard from a four-lane undivided roadway into a four-lane divided highway with a 50-foot wide median capable of accommodating the future Corridor Cities Transitway (“CCT”). Several plats have been recorded creating lots as a result of this site plan, including the Subject Property Parcel V.

The following table 1 summarizes the A – F amendments to Site Plan 819990010. Many of these amendments apply to other portions of the original site plan that is not part of the Subject Property geography, but are still relevant for understanding the full history of the Property.

Table 1 – Previous History

Amendment Number	Approval Type and Date	Description
81999001A – Fairfield Marriott	Admin approval, April 10, 2003	Design changes for Fairfield Marriott
81999001B – Baileys Pub	Admin approval, December 12, 2004	Design changes specific to the restaurant user
81999001C - IHOP	Admin approval, December 1, 2005	Modification for a 5,500 sq ft IHOP
81999001D – Commerce Bank	MCPB No. 06-012, November 13, 2006	Change building from 2 story – 10,100 sq ft to 1 story 4,100 sq ft bank building
81999001E – Commerce Bank	MCPB No. 07-28, April 5, 2007	Increase building from 4,100 sq ft to 5,100 sq ft.
81999001F – Panera	MCPB No. 11-67, August 9, 2011	Approve a 5,097 sq ft. Panera
81999001G – Chick Fil A	MCPB No. 16-045, April 26, 2016	Add 344 sq ft. of kitchen area and supplement landscaping along the drive-through aisle

APF at Building Permit

On April 27, 2000 the Planning Board held a hearing to transmit comments to the Department of Permitting Services recommending approval of an adequate public facility (“APF”) review at the time of building permit for the Germantown Town Center (Site Plan No. 819990010) (Attachment D). The APF was for 127,026 square feet of restaurant uses, 67,880 square feet of movie theater and an 89-room hotel. The approval of the APF was conditioned on making transportation improvements including finishing Century Boulevard between Aircraft Drive and Crystal Rock Drive, widening Aircraft Drive between Century Boulevard and Crystal Rock Drive, and participating in intersection reconstruction at Crystal Rock Drive and Father Hurley Boulevard (Attachment E). The APF approval was originally valid for 12 years, and has been extended as part of the County Council automatic APF extensions an additional eight years, extending validity to April of 2020.

Proposal

Sketch Plan No. 820180130 proposes up to 206,102 square feet of new construction in a new building, and to retain up to 29,915 square feet of existing commercial use, for a total density of 236,017 square feet of development on 5.49 acres of land, identified as Parcel V (“Application”) (Attachment A). The new building may be entirely residential, with the ability to accommodate up to 212 new multi-family dwellings, including 12.5% MPDUs, or the new building may contain ground level retail, which would reduce the allowed square footage for residential, keeping the new building’s size the same. The existing commercial/restaurant density is split between three existing restaurant uses.

Structures and massing

The new residential building proposed for the northwest portion of the Property adjacent to Century Boulevard will be five stories tall, with parking accommodated in a parking garage, partially above grade and partially below grade. The above grade parking will be wrapped by the residential uses. Private outdoor amenity space will be provided in an interior courtyard, located on the roof of the parking structure below. The building will be set back approximately 13 feet on average from the existing right-of-way for Century Boulevard, remaining outside of the existing 10-foot wide public utility easement, creating an opportunity for public open space.



Figure 3 – Western Elevation of the multi-family building

The ground floor of the residential building has two primary entrances, one on the building's northeast corner at the intersection of Century Boulevard and the Property's main access drive, and the other on the building's southeast corner, oriented toward the existing restaurants and surface parking. The indoor amenity areas will be located on the east side of the building, providing opportunities for building transparency and activation along the sidewalk adjacent to the drive aisle. Along the Century Boulevard frontage will initially be ground floor residential units with direct access to the outside. However, the building will be constructed with first floor building heights of 15 feet which is adequate for future conversion of these residential units into commercial space, once the surrounding properties redevelop and this part of the Germantown Town Center takes on a more urban form.

The three existing restaurant uses will remain unchanged through the development process. All three restaurants are single story commercial structures located on 'pad' sites surrounded by parking and loading areas. Two of the restaurants (currently an IHOP and a Red Robin) are located south of the proposed residential structure, and the third restaurant (Señior Tequilas) is east of the residential building. The orientation of these buildings is typical of existing suburban retail development, with the building fronts facing the parking lots.

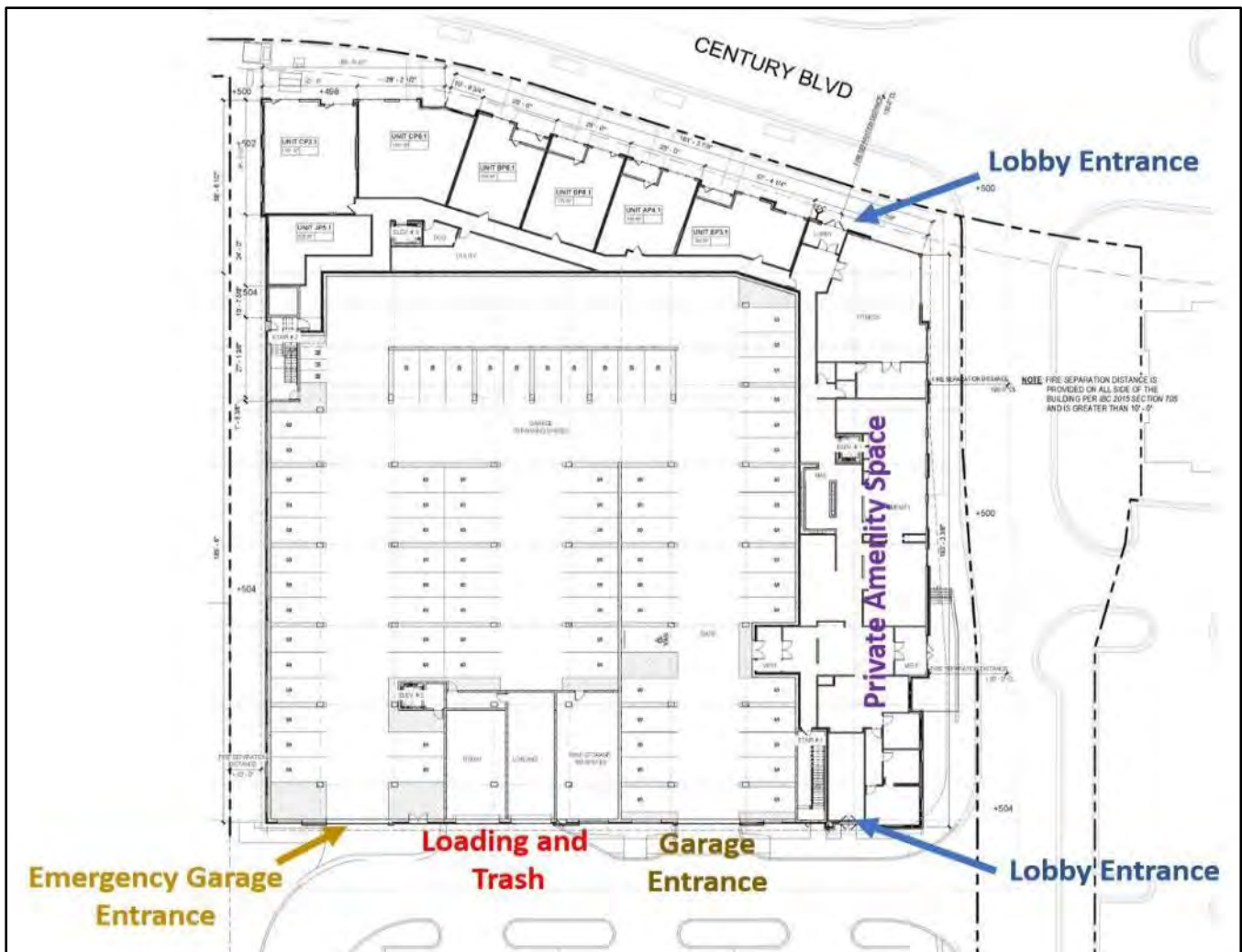


Figure 4 – Ground floor plan

Open Spaces

The Application is proposing two areas of Public Open Space on the Subject Property. The first area of Public Open Space is located between the new residential building and Century Boulevard. This space will be approximately 13 feet wide and will function as a linear plaza, augmenting the pedestrian and bicycle circulation existing in the Century Boulevard right-of-way. The final design of this space is unknown but will likely be adaptable since the building's ground floor is being designed as residential with the ability to convert to commercial. Also, the existence of a PUE limits the ability to make permanent improvements in the space. The second area of Public Open Space is proposed along the southern portion of the Property, between the existing restaurant uses and MD 118. This area is already open and green with lawn and shade trees, and the Applicant has identified this space a prime location to add amenities and pedestrian access for public use. The final design and location of the open spaces will be determined at Site Plan, pursuant to Zoning Ordinance requirements.

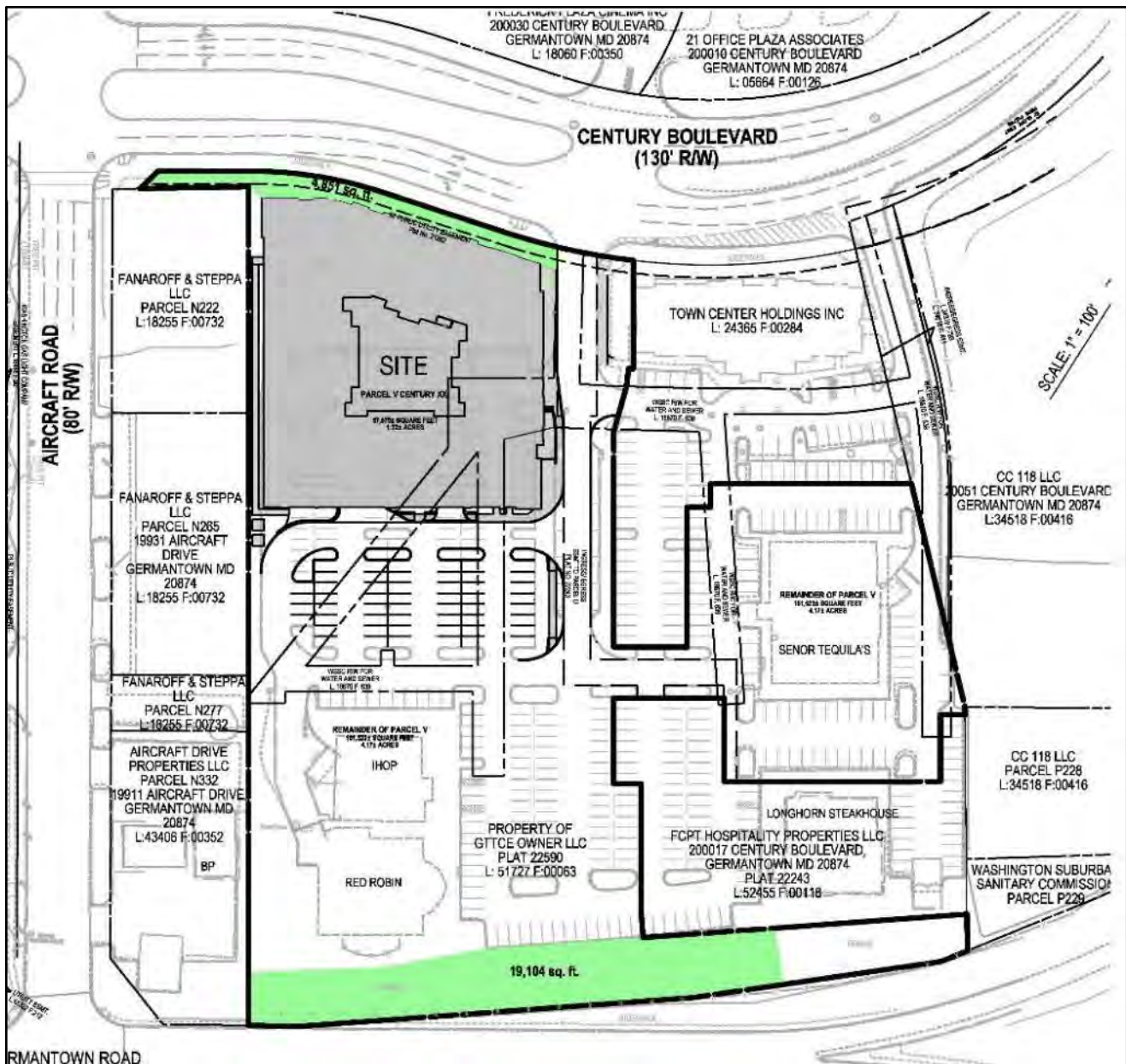


Figure 5 – Open Space Exhibit

Circulation

The circulation proposed by the Sketch Plan remains similar to the existing circulation on the Subject Property today. There are two existing vehicle access points to the Property from Century Boulevard. The main entrance is an existing drive aisle that is centrally located on the Property between the proposed multi-family building and the existing hotel. After development of the new building, this will start to function as a private street with sidewalks and trees, at least partially into the Property. The other access is a shared access with the Top Golf site on the eastern side of the Property. The new residential building will remove a portion of the surface parking lot north of the IHOP and Red Robin, reducing the size of the parking lot by about half. Otherwise the on-site vehicle circulation and parking will remain the same. Access for vehicles to the multi-family buildings loading and parking garage will be on the south side of the structure, accessing the drive aisle on the perimeter of this reduced surface parking lot.

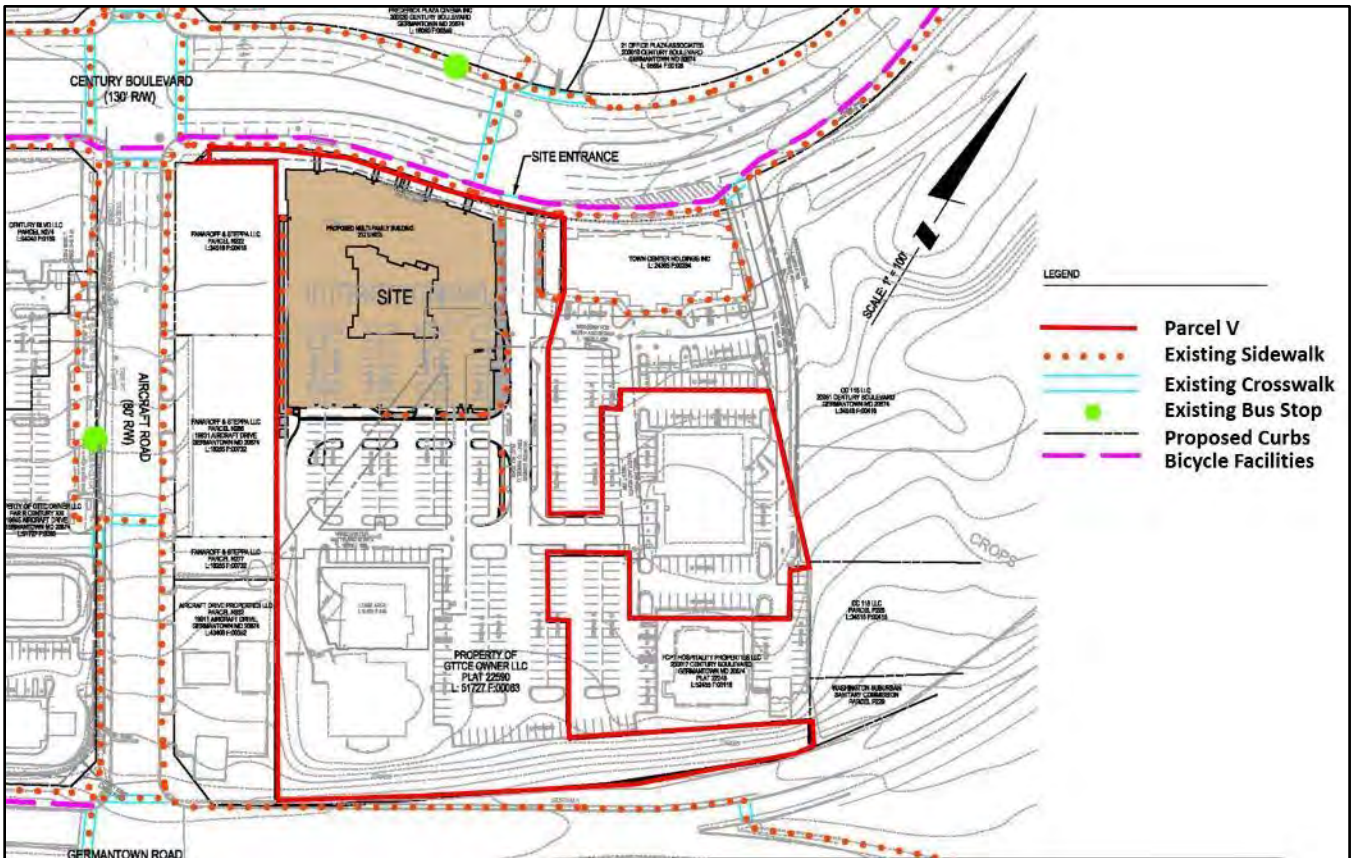


Figure 6 – Vicinity Circulation

The existing pedestrian circulation on the Property is limited to sidewalks that extend along the front and sides of the existing restaurant uses. The new multi-family building will include a sidewalk along the entire eastern frontage with the access drive aisle, and as conditioned, the sidewalk will continue and will connect to the existing IHOP and Red Robin sidewalk. With the improvements anticipated in the Public Open Space, the result will be a new pedestrian connection through the entire Property between MD 118 and Century Boulevard. Other than along the Century Boulevard frontage, there is no specific bicycle circulation infrastructure planned at this time, but the proposed multi-family structure will accommodate bicycle parking for residents.

SECTION 4: COMMUNITY OUTREACH

The Applicant has met all noticing requirements for a Sketch Plan. Notice was sent to all adjacent and confronting property owners and registered homeowners and community associations within one mile. A pre-submittal public meeting was held at the Majestic Apartments in Gaithersburg on Friday November 10, 2017. According to the submitted minutes of the meeting, it was attended by only one member from the community. The Applicant provided a brief presentation and engaged in a question and answer session with the community member. As of the posting of this Staff Report, Staff has not received any correspondence from the community regarding the Sketch Plan Application.

SECTION 5: PROJECT ANALYSIS AND FINDINGS

The purpose of a Sketch Plan is to identify general land uses, development intensity, and public benefits for the optional method of development in the CR, CRT, EOF or LSC Zones. The Sketch Plan is intended to be conceptual in nature with an emphasis on building densities, massing, heights and anticipated uses, the locations of open and public use spaces, the general circulation patterns for all modes of transportation, an estimated range of peak hour trips and relationships between existing or proposed adjacent buildings and rights-of-way. Details of the proposed development are determined during Preliminary and Site Plan review. Section 59.7.3.3.E of the Zoning Ordinance states: “To approve a Sketch Plan the Planning Board must find that the following elements are appropriate in concept and appropriate for further detailed review at site plan. The Sketch Plan must:”

1. *meet the objectives, general requirements, and standards of this Chapter;*

The Sketch Plan meets the general development requirements and standards of Section 59.4.5.4, optional method of development in the CR zone, as shown in Table 2:

Table 2 – Data Table, CR Zone

Sketch Plan Data Table		
Development Standard	Permitted/ Required	Proposed
Net Lot Area	n/a	5.49 acres (239,198 sq ft)
Density (GFA/ FAR)*		
Residential Density	1.5 FAR (358,797 sq ft)	Up to 0.86 FAR (206,102 sq ft)
Commercial Density	1.5 FAR (358,797 sq ft)	Up to 0.15 FAR (35,815 sq ft)*
Total FAR/GFA	2 FAR (478,396 sq ft)	Up to 1.0 FAR (236,017 sq ft)*
Max. Building Height	145 ft	80 ft
Min. Public Open Space	10% (23,914 square feet)	10% (23,955 square feet)
Parking**		
Residential - cars	212 Min/276 Max	261
Residential - bicycle	100 (0.5 * 212), Max 100	100 long term
Commercial - cars	120 Min/359 Max	204

* The new building total square footage may not exceed 206,102 square feet. Any inclusion of retail uses up to the 5,900 square feet allowed will result in an equal reduction in residential square feet of residential use

** Final parking numbers will be determined at Site Plan based on the ultimate mix of uses.

The Sketch Plan based parking demand for the new building on 212 dwelling units with 12.5% MPDUs and no retail space in the new building. The future site plan will finalize the required number of vehicle and bicycle parking spaces based on unit count and uses within the building, providing at least the minimums required by code. Access to the building through the garage is deemed adequate as part of this Sketch Plan review. The review of landscaping, lighting, recreation amenities and open space details will be part of the subsequent Site Plan review. Additional general requirements such as building form and transparency will also be addressed by the future Site Plan.

The Sketch Plan also conforms to the intent of the CR zone as described below.

i. Implement the recommendations of applicable master plans.

The Project substantially conforms to the recommendations of the 2009 Germantown Employment Area Sector Plan ("Sector Plan"). The Sector Plan's vision statement states "This Plan establishes a vision that will transform Germantown's central employment corridor into a vibrant town center and mixed-use uptown districts. The Germantown of the future will be the center of business and community life in upper Montgomery County". The Sector Plan further envisions Germantown completing an economic core, increasing employment, and organizing development around transit. Further areawide recommendations include a zoning strategy for mixed use development and a vision for establishing an urban form which includes interconnecting transportation options, creating gathering spaces, establishing centers, and creating meaningful street character. The Subject Property is specifically located in the Town Center district of Germantown which provides district specific recommendations including to "have a mix of uses such as offices, restaurants, hotels, housing and civic facilities close to shopping, transit and jobs". The Sector Plan's Land Use map and accompanying text on page 50 of the Sector Plan identifies the Subject Property and surrounding block as appropriate for a commercial mixed-use area. The Sector Plan places emphasis on creating a continuous building line along Century Boulevard, and public open space should not be located in front of the buildings without a tie to pedestrian circulation. Century Boulevard should be a promenade street with wide sidewalks and the median running transitway.

The Sketch Plan substantially conforms to the goals and recommendations mentioned above. The proposed building will help establish a building line along Century Boulevard. The proposed building is set back approximately 13 feet from the right-of-way, similar to the setback of the existing hotel immediately east of the residential building. This setback is driven in large part because of an existing public utility easement that the utility company is not interested in negotiating. Public Open Space is proposed in front of the building, and while the Sector Plan generally discourages this placement, the proposed space has the potential to enhance pedestrian and bicycle circulation by helping accommodate wider sidewalks and a separated bicycle facility. The final designs for the Public Open Space will be refined at the time of site plan.

The Subject Property is part of a larger block identified as commercial mixed use, and all of the existing uses within this larger block are 100% commercial or hotel use. Therefore, adding some residential development is essential for achieving the overarching goals of creating a mixed-use district, a complete economic core, and for providing housing close to transit and jobs. The ground floor of the multi-family building will be designed with 15-foot floor-to-floor heights, and an interior configuration that would allow the dwelling units proposed along Century Boulevard to convert to retail space once the surrounding properties also redevelop. The design of the ground floor will be reviewed in detail during site plan to ensure a design that activates the street

with the currently proposed residential uses. The reconstruction of Century Boulevard to accommodate the future transitway was already completed by the Applicant during the previous site plan process and needs no further upgrade at this time.

- ii. *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses.*

The Application will partially redevelop an area of lawn and surface parking into a new building that will contain multi-family apartments, resulting in new housing opportunities in a previously all-commercial block, while retaining the existing restaurant uses, resulting in a mix of uses.

- iii. *Encourage development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities, where parking is prohibited between the building and the street.*

The Sketch Plan allows for a new multi-family residential building that will accommodate a range of studio, one and two-bedroom apartments, a minimum of 12.5% MPDUs, and 7% of units with enhanced accessibility. The Application also enhances mobility by providing improved on-site and through-site pedestrian circulation with new sidewalks and areas of open space, and also retains three existing stand-alone restaurants. While the existing restaurants continue to be surrounded by parking, the new multi-family building provides parking in a garage, that is wrapped with the residential uses, therefore there is no parking provided between the new building and the street.

- iv. *Allows a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods.*

The Sector Plan provides the framework for this area of Germantown to undergo major changes in land use and urban form, with higher densities and taller building heights included as desirable outcomes. Most of the existing development in the area is one to three story tall retail, entertainment and office use, with the proposed multi-family building representing the first five-story tall multi-family project in this part of Germantown. The placement of the new building starts to establish the urban form desired, while still keeping the existing restaurant uses viable and compatible. Development of the proposed multi-family building should encourage additional redevelopment in the vicinity in a similar form. The proposed 15-foot ground floor ceiling heights also promotes flexibility in the future to convert a portion of the multi-family building to commercial uses.

- v. *Integrate an appropriate balance of employment and housing opportunities.*

The Sketch Plan will integrate an appropriate balance of employment and housing in the Germantown Town Center. The Sector Plan identified the block the Property is located on as a commercial mixed-use area that should be predominantly commercial uses while allowing for residential and entertainment opportunities. Currently, the Property and the surrounding properties are completely developed as commercial restaurant, entertainment and office uses, and this multi-family building provides an opportunity to create more of a mix of uses.

- vi. *Standardize optional method development by establishing minimum requirements for the provision of public benefits that will support and accommodate density above the standard method limit.*

The Project will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit. A more detailed analysis of these public benefits is described in finding 6 of this Staff Report. Final determination of public benefit points will be determined at the time of Site Plan.

- 2. substantially conform with the recommendations of the applicable master plan;*

As discussed in Finding 1.i. above, the Sketch Plan substantially conforms to recommendations of the 2009 Germantown Employment Area Sector Plan. The Property will increase the supply of housing to serve a variety of income levels, redevelop under-utilized properties, and provide streetscape improvements that improve the safety and character of the existing streets.

- 3. satisfy any development plan or schematic development plan in effect on October 29, 2014;*

The Sketch Plan is not subject to a development plan or schematic development plan. While the Subject Property is part of the development plan for case G-742, this was implementing the Town Sector zoning under the previous Zoning Ordinance in effect on October 29, 2014 and the 1989 Germantown Master Plan. The Subject Property was rezoned by Sectional Map Amendment No. G-887, which implemented the TMX-2 zone recommended by the 2009 Employment Sector Plan. The Property was then rezoned to CR in 2014 as part of the zoning re-write, and this Application is reviewed using the Zoning Ordinance in effect On October 30, 2014.

- 4. Under Section 7.7.1.B.5, for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, satisfy any green area requirement in effect on October 29, 2014; any green area under that provision includes and is not in addition to any open space requirement of the property's zoning on October 30, 2014.*

The Subject Property's zoning on October 29, 2014 was not the result of a Local Map Amendment. The zoning was TMX-2 as a result of Sectional Map Amendment No. G-887, which implemented the current Sector Plan zoning.

- 5. achieve compatible internal and external relationships between existing and pending nearby development;*

The building design is compatible in height and scale with the existing and pending nearby development in this portion of the Germantown Town Center. As stated before, this is one of the first projects in the Germantown Town Center to develop under the guidance of the 2009 Sector Plan, which envisions high density mixed use development in the area. The proposed residential building at five-stories tall starts to achieve the envisioned density, without towering over any of the existing uses. The adjacent hotel is a similar height, and the commercial restaurant uses both on the Subject Property and adjacent to the Property are set away from the new building providing adequate room for parking and circulation. There is also an existing auto-mechanic use west of the proposed multi-family building. The new building is set back 10-feet from the Property line providing a buffer with the adjacent building.

- 6. provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

The Project provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading. The Property is accessed from an existing location on Century Boulevard and the proposed multi-

family building is located west of this access point. Vehicles will continue to utilize the existing drive aisle to access the surface parking for the restaurant uses, and will also have access to the proposed parking garage from a new drive aisle encircling part of the remaining surface parking lot. The new multi-family building proposed a loading area next to the garage access, co-locating these uses away from the primary pedestrian routes. The existing restaurant uses also have loading access from the same drive aisle on the southern part of the parking lot. Pedestrian and bicycle circulation will be improved with the Sketch Plan by including a new sidewalk along the entire east side of the multi-family building leading pedestrians from Century Boulevard into the Property, and ultimately connecting to existing sidewalks in front of the restaurant uses. Bicycle circulation is envisioned on the parking lot drive aisles, which are starting to function more like private streets with fewer curb cuts increasing bicycling safety.

- 7. *propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

Taking into account the considerations in Section 59.4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, Staff finds that the following outline of public benefits supports the Applicant’s request for incentive density (Attachment F) and is appropriate for the community surrounding the site, as described below. For the proposed development, the Zoning Ordinance requires a minimum of 100 points in four categories, and the Applicant is proposing over 100 points in a total of six categories. Although at the time of Sketch Plan review only the categories need be approved, Table 3 shows both the categories and points for the public benefits recommended at Sketch Plan to demonstrate the project’s ability to meet the requirement to provide sufficient benefit points.

Table 3 - Public Benefits Calculations		
Public Benefit	Incentive Density Points	
	Max Allowed	Requested
59.4.7.3A: Major Public Facilities		
Major Public Facility	70	51.28
59.4.7.3C: Transit Proximity		
Transit Proximity	25	25
59.4.7.3C: Connectivity and Mobility		
Wayfiding	10	5
59.4.7.3D: Diversity of Uses and Activities		
Adaptive Buildings	15	10
Enhanced Accessibility for the Disabled	20	20
59.4.7.3E: Quality of Building and Site Design		
Structured Parking	20	13.1
59.4.7.3F: Protection and Enhancement of the Natural Environment		
Cool Roof	10	5
BLTs	30	10.3
TOTAL		139.68

Major Public Facility

Major Public Facility: The Applicant requests 51.28 points for providing a major public facility. The Zoning Ordinance defines a major public facility as including but not limited to schools, libraries, recreation centers, parks, service centers, bike share stations, public transportation or utility upgrades, or other resources delineated in a Master Plan. The Applicant is requesting credit for the reconstruction of Century Boulevard across the Property frontage, including the 50-foot wide median for the Corridor Cities Transitway, that was previously required and completed as part of Site Plan No. 819990010.

Typically Staff only recommends awarding points for public benefits that are provided as a direct result of an application, however in this instance, the Sketch Plan and future Site Plan are relying on Adequate Public Facilities (“APF”) that were approved at building permit for the density approved by Site Plan No. 819990010. Because the proposed multi-family development is using APF approvals granted in part because of the expansion to Century Boulevard, and because the Sketch Plan is utilizing existing density and APF entitlements developed under the old site plan, Staff is recommending in this one instance that the major public facility category be considered for incentive density.

The available points are calculated based on a formula using net lot area of the Property, land (or floor area) conveyed, and land (or floor area) constructed. Because the improvements to Century Boulevard were part of a larger site plan application, Staff requested that only a proportionate number of points resulting from the calculations be considered for the Sketch Plan as incentive density points. The proportion of total vehicle trips the Sketch Plan is using from the original APF and site plan approval is the proportion of points that should be awarded and will be determined at future site plan when the final mix of uses is determined. If future amendments occur to the Sketch Plan adding density, the reconstruction of Century Boulevard as a Major Public Amenity cannot be included in the incentive density points calculations for the additional density. Final points will be determined at Site Plan but Staff supports the request at this time.

Transit Proximity

Transit Proximity: The Applicant requests 25 points for the category of transit proximity. Transit proximity points are available based on the existing or planned transit level of service, the property zoning, and proximity to the transit facility. The Subject Property is in a CR zone, is within ¼ mile of a planned Corridor City Transitway stop, and the transit level of service is Level 2 (planned bus line with a dedicated path). The points available for transit proximity are 25 based on the table in the Zoning Ordinance, and Staff supports the request at this time.

Connectivity and Mobility

Wayfinding: The Applicant requests five points for providing wayfinding that helps orient pedestrians and cyclists to major open spaces, cultural facilities and transit opportunities within the Germantown Town Center. Five points are available for wayfinding signs that provide basic signage and information for the surrounding points of interest. Additional points are available, but not being sought by the Applicant, if the wayfinding plan were part of a larger municipal program or were an identified priority. The Applicant is proposing wayfinding within the Subject Property and along Century Boulevard, and because there is limited existing wayfinding in Germantown and a number of public amenities are within the Town Center. Staff supports the request at this time. Final details on the wayfinding design and points of interest will be determined at Site Plan.

Diversity of Uses and Activities

Adaptive Buildings: The Applicant requests 10 points for providing an adaptive building with a 15-foot floor-to-floor height at the ground floor, and a 12-foot high second floor including the parking garage. The first 7.5 points available for meeting the basic code requirements for adaptive buildings, and an additional 7.5

points are available if the structure is designed to accommodate additional density and height in the future, and has an internal layout that allows changes between use with only minor modifications. The ground floor facing Century Boulevard has 15-foot floor-to-floor heights and will be designed to only require minimal plumbing changes to convert between residential and retail use. Additionally, the Applicant has designed the garage with 12-foot ceilings to be convertible to future residential use, and has also provided an exhibit on how minor modifications could allow a side addition to the structure if the neighboring property is purchased. Because of these additional design considerations, Staff supports the request for more than the minimum points at this time.

Enhanced Accessibility for the Disabled: The Applicant requests 20 points for providing at least 7% of the Project's units in accordance with ANSI A117.1 Residential Type A standards. The final percentage of accessible units will be determined at Site Plan. Staff supports the Applicant's request at this time.

Quality of Building and Site Design

Structured Parking: The Applicant requests 13.1 points for providing structured parking. The points available for structured parking are based on a formula accounting for the number of spaces in a garage versus the total parking. While the new multi-family building provides all its parking in a garage, which is unusual for the Germantown market, there is existing surface parking remaining for the restaurant uses, which keeps the Applicant from achieving additional points. The final calculation will be updated at the time of site plan based on the final parking numbers and locations. Staff supports the request for points for structured parking at this time.

Protection and Enhancement of the Natural Environment

Building Lot Termination (BLT): The Applicant requests 10.3 points for the purchase of BLT easements or equivalent payment. BLTs are generally required for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. Because this application is in the Germantown Transit Mixed Use Overlay, the Zoning Ordinance requires that BLTs be purchased for 50% of the incentive density floor area. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance. Staff supports the Applicant's request at this time for providing BLTs.

Cool Roof: The Applicant has requested five points for providing a cool roof. A cool roof must not be vegetated and have a minimum solar reflectance index of 75 on roof slopes below a ratio of 2:12. The Zoning Ordinance suggests a maximum of five points for providing a cool roof on properties greater than one acre in size. Final roof details will be determined at Site Plan and Staff supports the current request at this time.

8. *establish a feasible and appropriate provisional phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Project as reviewed will be built in one phase. If additional density is requested in the future, a Sketch Plan Amendment including phasing will be required.

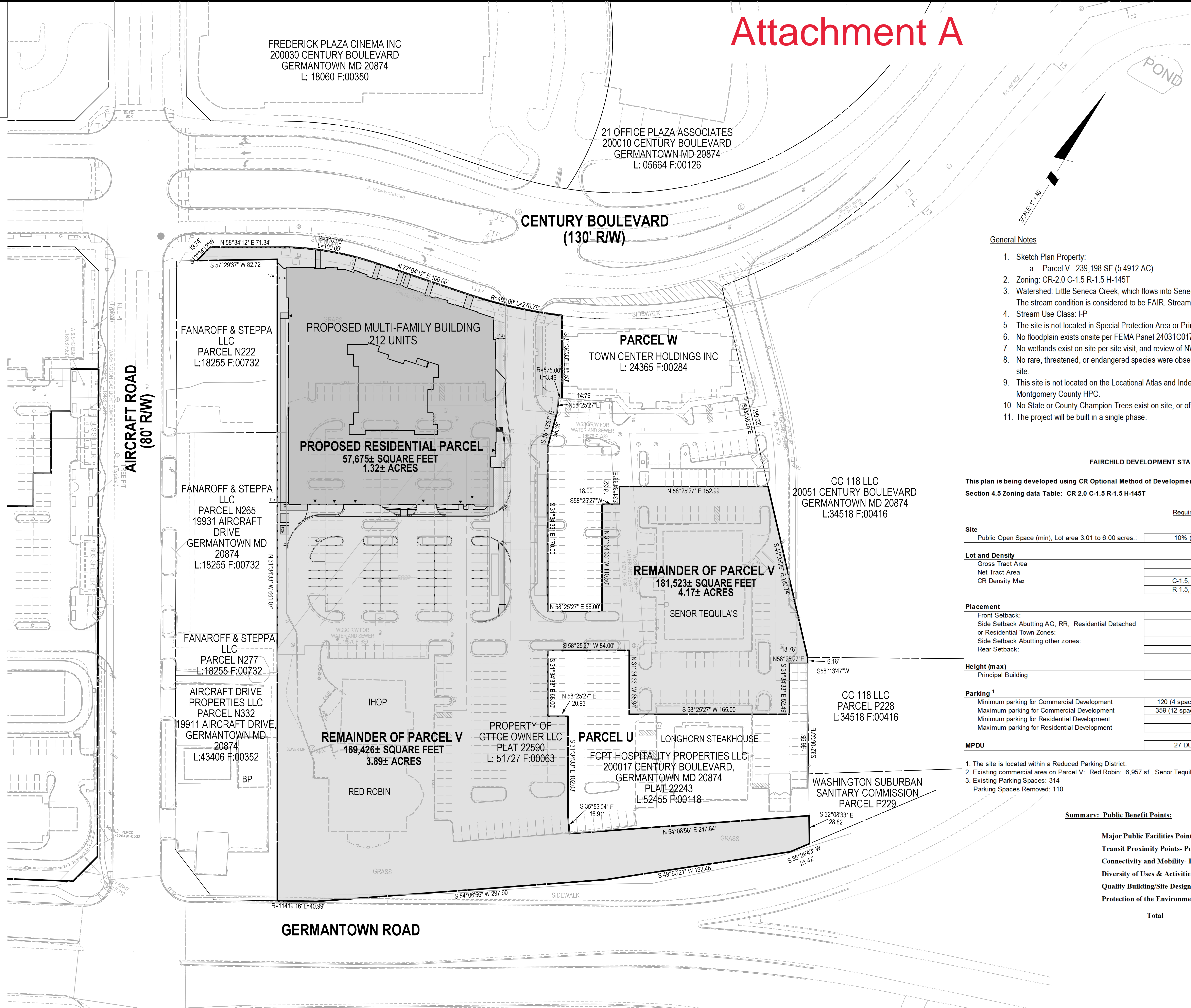
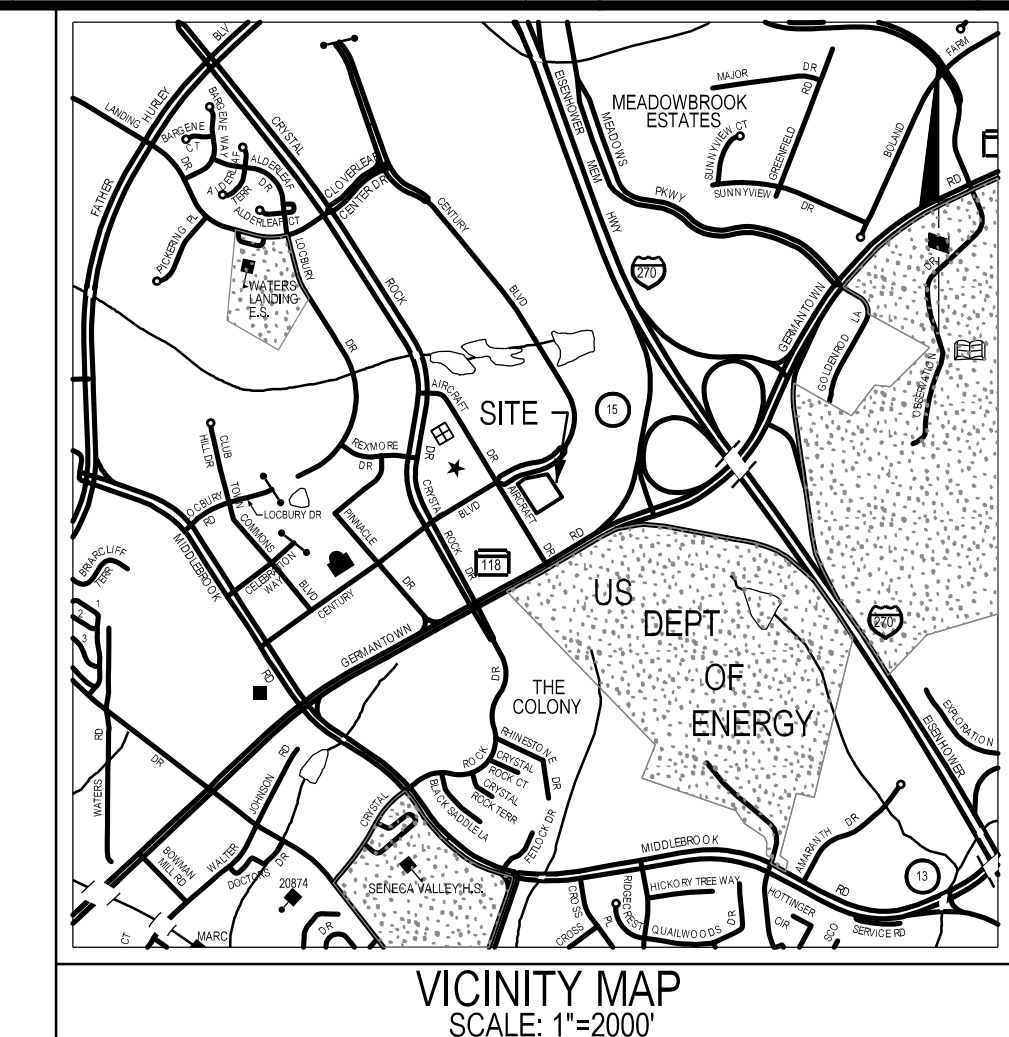
SECTION 6: CONCLUSION

The Sketch Plan application satisfies the findings under Section 59.4.5.4 of the Zoning Ordinance and substantially conforms to the recommendations of the 2009 Germantown Employment Area Sector Plan. Therefore, Staff recommends approval of the Sketch Plan with the conditions specified at the beginning of this report.

ATTACHMENTS

- A. Sketch Plan
- B. Plat 22590
- C. Opinion 819990010
- D. Planning Board Action on APF at Building Permit
- E. APF at Building Permit Report
- F. Public Benefit Request
- G. Fire Marshall Comments dated June 8, 2018
- H. MCDOT letter dated March 22, 2018
- I. Forest Conservation Exemption 42018173E Approval

Attachment A



General Notes

- Sketch Plan Property:
 - Parcel V: 239,198 SF (5.4912 AC)
- Zoning: CR-2.0 C-1.5 R-1.5 H-145T
- Watershed: Little Seneca Creek, which flows into Seneca Creek, then eventually Potomac River. The stream condition is considered to be FAIR. Stream condition was last evaluated in 2014.
- Stream Use Class: I-P
- The site is not located in Special Protection Area or Primary Management Area.
- No floodplain exists onsite per FEMA Panel 24031C0170D 9/29/2006.
- No wetlands exist on site per site visit, and review of NWI, and MD DNR GIS sites
- No rare, threatened, or endangered species were observed during the field investigation on this site.
- This site is not located on the Locational Atlas and Index of Historic Sites, confirmed through Montgomery County HPC.
- No State or County Champion Trees exist on site, or of a size within 75% of the State Champion.
- The project will be built in a single phase.

FAIRCHILD DEVELOPMENT STANDARDS (PARCEL V)

This plan is being developed using CR Optional Method of Development
 Section 4.5 Zoning data Table: CR 2.0 C-1.5 R-1.5 H-145T

	Required/Allowed	Provided
Site		
Public Open Space (min), Lot area 3.01 to 6.00 acres.:	10% (23,914 sf.)	10% (23,955 sf.)
Lot and Density		
Gross Tract Area	N/A	5.49 acres (239,198 sf.)
Net Tract Area		5.49 acres (239,198 sf.)
CR Density Max	C-1.5, 358,797 sf. R-1.5, 358,797 sf.	Commercial: 29,915sf. (.125 FAR)* Residential: 203,102 sf. (212 DU) (.85 FAR)
Placement		
Front Setback:	N/A	13'±
Side Setback Abutting AG, RR, Residential Detached or Residential Town Zones:	N/A	N/A
Side Setback Abutting other zones:	N/A	10'±
Rear Setback:	N/A	N/A
Height (max)		
Principal Building	145'	80'
Parking¹		
Minimum parking for Commercial Development	120 (4 spaces per 1,000 sf.)	
Maximum parking for Commercial Development	359 (12 spaces per 1,000 sf.)	204 ²
Minimum parking for Residential Development	212	
Maximum parking for Residential Development	276	281
MPDU	27 DU @ 12.5%	27 DU

- The site is located within a Reduced Parking District.
- Existing commercial area on Parcel V: Red Robin: 6,957 sf., Senior Tequilas: 8,408 sf., IHOP: 4,950 sf.
- Existing Parking Spaces: 314
Parking Spaces Removed: 110

Summary: Public Benefit Points:

Category	Points Available	Points Requested	Total
Major Public Facilities	70	51.28	
Transit Proximity	25	25	
Connectivity and Mobility	30	5	
Diversity of Uses & Activities	35	30	
Quality Building/Site Design	85	13.1	
Protection of the Environment	50	15.3	
Total			139.68

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. SOLTESZ cannot guarantee that unauthorized changes and/or alterations were not made by others. If verification of the information contained herein is needed, contact should be made directly with SOLTESZ. SOLTESZ makes no warranties, express or implied, concerning the accuracy of any information that has been transmitted by electronic means.

SOLTESZ
 Rockville Office
 2 Research Place, Suite 100
 Rockville, MD 20850
 P. 301.948.2750 F. 301.948.9067
 www.soltesz.com

NO.	DATE	REVISIONS	BY	DATE
1	OCTOBER 2017	DESIGNED: ATAJAZ	ATAJAZ	

MISS UTILITY NOTE
 INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITIES CROSSINGS BY EXCAVATION TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-277-7777 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHOEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT
 GITCE APARTMENTS, LLC
 11 STANMORE CT
 POTOMAC, MD 20854
 301-850-2234
 MVAJ.TERS@GHPROJECTS.COM
 MATTHEW WALTERS

MAP: 5046	GRID: JT
TAX MAP: EUS2	ZONING CATEGORY: CRT
WBCS 200 SHEET: 227 NW 12	XXXX
SITE DATUM: HORIZONTAL: NAV 83/89	XXXX
VERTICAL: NAV/D 88	

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
 LICENSE NO. 17731 EXPIRATION DATE: 3/22/2018

SKETCH PLAN
SKETCH PLAN FAIRCHILD

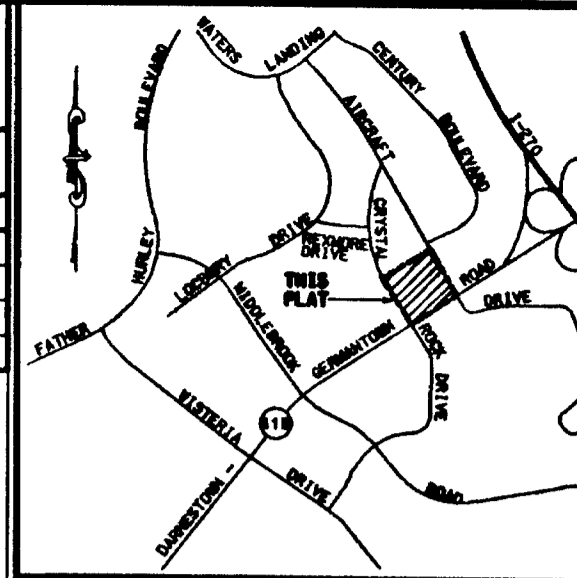
GERMANTOWN (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 3625-00-02

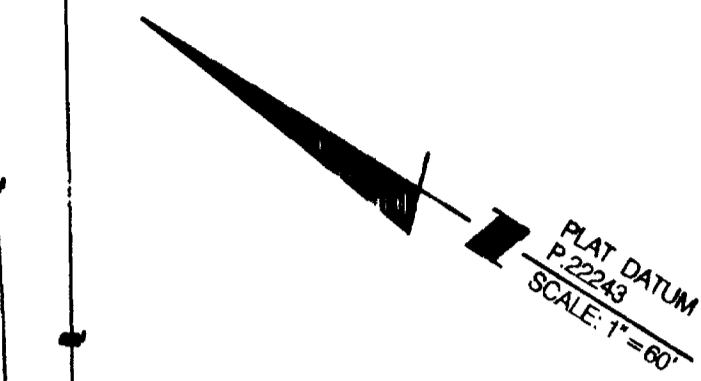
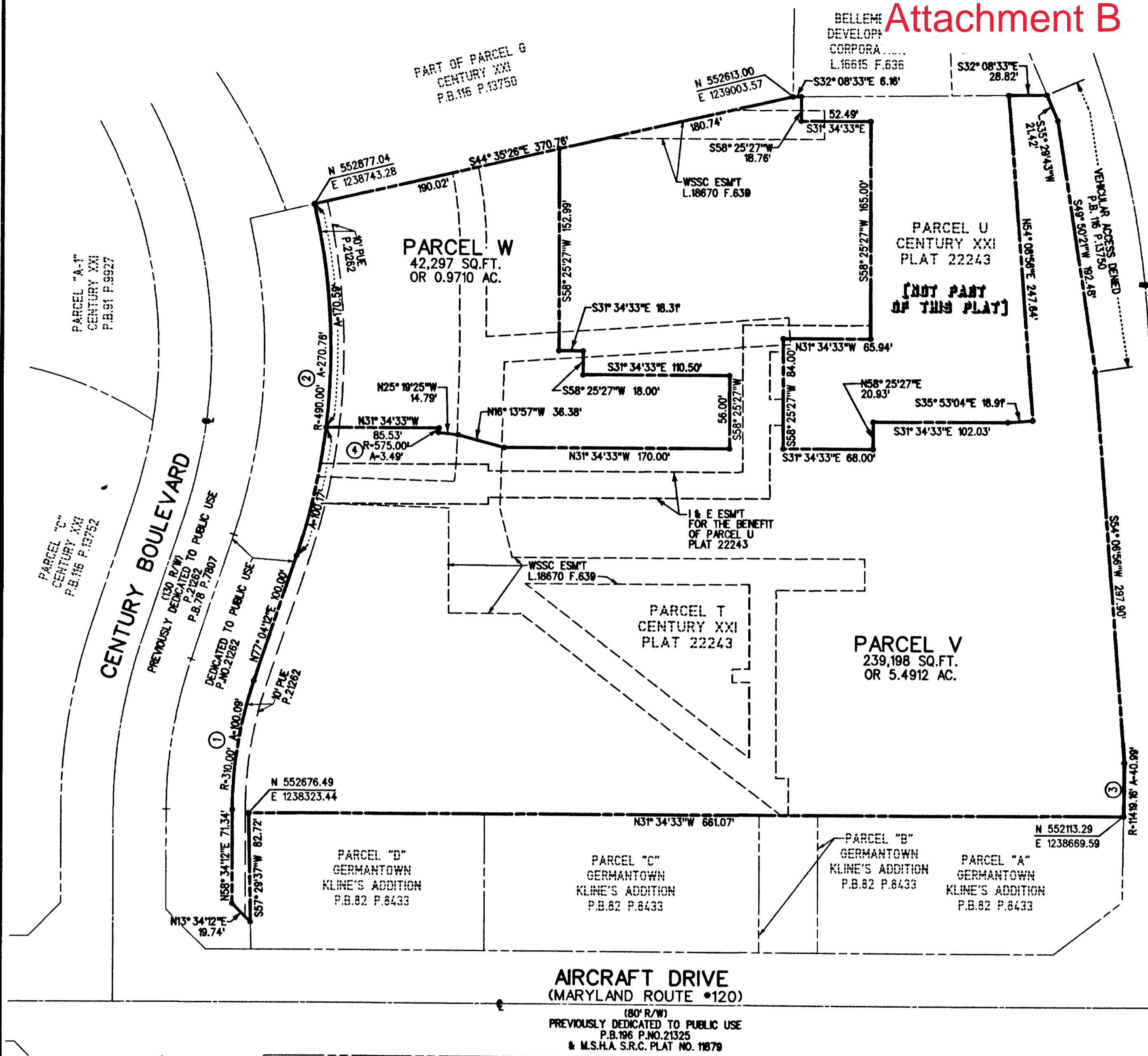
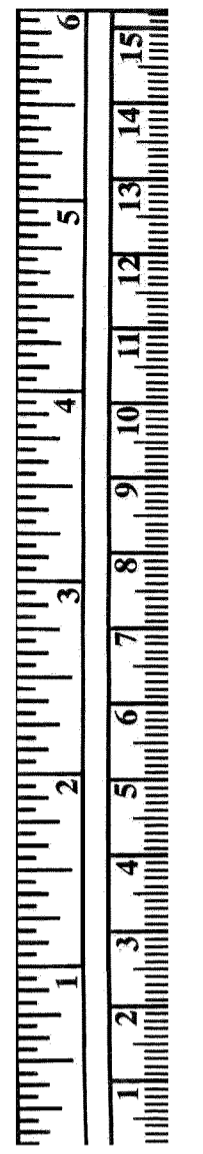
SHEET 1 OF 1

PLAT NO. 22590

No.	DELTA	TANGENT	ARC	RADIUS	CHORD	CHORD BRG
1	18°30'00"	50.49'	100.09'	310.00'	99.66'	N 67°49'12" E
2	31°39'35"	138.93'	270.76'	490.00'	267.33'	N 61°14'25" E
3	0°12'20"	20.50'	40.99'	11419.16'	40.99'	S 59°12'04" W
4	0°20'53"	1.75'	3.49'	575.00'	3.49'	N 64°30'09" E



VICINITY MAP SCALE: 1"=2000'



OWNER'S CERTIFICATE

WE, THE UNDERSIGNED, OWNER(S) OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF RESUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN OR OTHER PLAN, ALLOWING DEVELOPMENT OF THIS PROPERTY, APPROVED BY MONTGOMERY COUNTY PLANNING BOARD ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL PUBLIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE PLANNING BOARD AND AVAILABLE FOR PUBLIC REVIEW DURING NORMAL BUSINESS HOURS. AS OWNERS OF THIS SUBDIVISION, WE, OUR SUCCESSORS, AGENTS AND ASSIGNS WILL CAUSE ALL PROPERTY CORNER MARKERS AND ANY OTHER REQUIRED MONUMENTATION TO BE SET BY A REGISTERED SURVEYOR IN ACCORDANCE WITH SECTION 50-24 (a) (2) OF THE MONTGOMERY COUNTY CODE. THERE ARE NO RECORDED SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES OR TRUSTS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

BELLEMEAD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION

James F. Meiler
WITNESS/ATTEST

5/16/03
DATE

Adrian Sloomaker
ADRIAN SLOOTMAKER, VICE PRESIDENT
Senior

NOTES:

- 1.) THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 2.) THIS PROPERTY IS ZONED: TS - TOWN SECTOR, DISTRICT COUNCIL AMENDMENT TO THE ZONING MAP, RESOLUTION NO. 13-1071, APPLICATION NO. G-742, ADOPTED: OCTOBER 7, 1997.
- 3.) TAX MAP: EU562.
- 4.) THIS PLAT CONFORMS WITH THE REQUIREMENTS OF SECTION 50-35 A OF THE MONTGOMERY COUNTY SUBDIVISION REGULATIONS, BEING CHAPTER 50 OF THE CODE. THIS PLAT INVOLVES FURTHER SUBDIVISION OF A COMMERCIAL LOT AS PROVIDED FOR IN SECTION 50-35 A (a) (4).
- 5.) THIS PLAT IS COVERED BY PRELIMINARY PLAN NOS. 1-78319, 1-79121 & 1-79122.
- 6.) SITE PLAN 8-99001 WAS APPROVED ON MARCH 15, 1999.
- 7.) DEVELOPMENT IS SUBJECT TO THE TERMS OF A SITE PLAN ENFORCEMENT AGREEMENT WITH MONTGOMERY COUNTY PLANNING BOARD (FILE NO. 8-99001).

FILED

JUN 5 - 2003

Office of the Clerk
Montgomery County, Md.

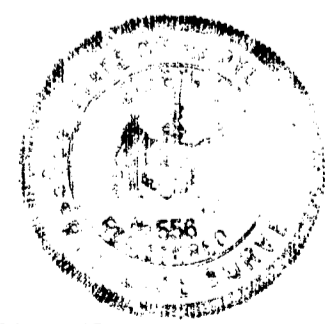
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS TRUE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT IT IS A RESUBDIVISION OF PARCEL T AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "SUBDIVISION RECORD PLAT PARCELS T AND U, CENTURY XXI" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN AS PLAT NO. 22243, SAID PROPERTY ALSO BEING PART OF THE LAND CONVEYED BY SHELL OIL COMPANY, A DELAWARE CORPORATION, TO BELLEMEAD DEVELOPMENT CORPORATION, A DELAWARE CORPORATION, BY SPECIAL WARRANTY DEED DATED OCTOBER 9, 1981 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 5782 AT FOLIO 15. AND THAT, ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE HEREON, ALL PROPERTY MARKERS SHOWN THIS _____ WILL BE SET AS DELINEATED HEREON IN ACCORDANCE WITH SECTION 50-24 (a) (2) OF THE MONTGOMERY COUNTY CODE.

THE TOTAL AREA OF THIS MINOR PLAT OF RESUBDIVISION IS 281,495 SQUARE FEET OR 6.4622 ACRES OF LAND, THERE IS NO STREET DEDICATION BY THIS PLAT.

5-8-03
DATE

Kenneth L. Dye
KENNETH L. DYE
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 556



THE APPROVAL OF THIS PLAT IS PREDICATED ON THE ADEQUACY AND AVAILABILITY OF PUBLIC SEWER AND WATER.

RECORDED _____
PLAT _____

PARCEL "B"
GERMANTOWN
POLICE STATION
P.B. 106 P. 12240

PARCEL Q
P. 21607

PARCEL R
P. 21607

FOR PUBLIC SEWER AND WATER SYSTEMS ONLY 203046173219179111 71 122899001

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

APPROVED - September 12, 2003

David Ber
CHAIRMAN
Barbara R. Oeller
SECRETARY TREASURER

M.N.C.P. & P.C. RECORD FILE NO. - 621-11

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

APPROVED - May 10, 2003

BY - *John H. Hines*
DIRECTOR

SUBDIVISION RECORD PLAT
PARCELS V AND W
CENTURY XXI

(RESUBDIVISION OF PARCEL "T")
CLARKSBURG (2ND) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 60' DATE: NOVEMBER, 2002

Loiederman
Soltesz Associates

Civil Engineering Land Planning Land Surveying Environmental Sciences
www.loiederman.com
170 Piccard Drive, Rockville, Maryland 20850 301-948-1750 Fax: 301-948-9067

MSA 55U 1249-284ab
621-11

3/5/08



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: March 15, 1999

SITE PLAN REVIEW: #8-99001

PROJECT: Germantown Town Center East

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Perdue, with a vote of 4-0. Commissioners, Holmes, Perdue, Hussmann and Bryant voting in favor. Commissioner Richardson was absent.

The date of this written opinion is March 15, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before April 14, 1999, (which is thirty days from the date of this written opinion). **If no administrative appeal is timely filed, then this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.**

On November 12, 1998, Site Plan Review #8-99001 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99001, which consists of 181,900 gsf commercial and 98,559 gsf hotel on 24.74 acres, subject to the following conditions:

1. Reconfigure pylon signs as monumental signs per Germantown Town Center Design Study
2. Provide details for parking lot and pedestrian lighting, special paving and signs on signature set, along with a landscape plan of the commons at 1/8"=1'0'
3. Reconfigure theater parking lot as necessary to accommodate vehicular access/egress and reasonable truck servicing of Century XXI property consistent with condition #9 below
4. Design of reconfigured common access road at point of intersection with Century Boulevard shall accommodate turning movements of all types of vehicles into Century XXI garage
5. Signage plan for Parcels B/C shall show locations of traffic and directional signs and identification signs for both Germantown Town Center East project and Century XXI project
6. Development Program shall include a phasing and work plan ensuring constant access to the Century XXI project during construction phase of Parcels B/C
7. Applicant to provide details of safety barriers along the southwest wall of the Century XXI garage
8. Relocate utilities that service Century XXI property consistent with the approved Site Plan. Relocation shall be accomplished without interruption of service and without cost to the Century XXI property.
9. Provide easement to Century 21 for access described in condition #3 above, per executed agreements between the parties. Show on Signature Set.
10. Provide awnings and seating along east facade of restaurant at Century and Aircraft, to serve the Aircraft bus stops
11. Extend sidewalk along MD #118 the full length of the frontage using a Public Improvement Easement as necessary

12. Extend sidewalk along MD #118 between subject property corner and corner of Aircraft, subject to approval of adjacent property owner, as long as such approval is granted prior to construction of sidewalks on subject site. Applicant is not responsible for utility relocation or modifications, or for unreasonable public signage modifications.
13. Provide 16-17 feet between curb and facade along Century bus bays on parcel D to accommodate space for trees, queuing and passersby, subject to MCDPWT approval
14. Increase green space around the hotel by removing extra parking spaces from either behind or in front of the pool end of the hotel.
15. Design, construct, operate and maintain park'n'ride lot on parcel D, with all associated amenities, in accordance with and subject to the terms and conditions of the MOU with MCDPWT and the approved Site Plan
15. Non-standard road sections and on-street parking are permitted subject to approval of waiver applications from MCDPWT and SHA
16. Project to be phased in three phases (Parcel D, Parcels B/C, Parcels E/F) per phasing to be contained in Site Plan Enforcement Agreement
17. Standard Conditions dated October 10, 1995:
 - A. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 1. Development Program to include a phasing schedule as follows:
 - a) Street tree planting must progress as street construction is completed, but no later than six months after completion of the development adjacent to those streets.
 - b) Bikeways must be completed prior to seventy percent occupancy of each phase of the development.
 - c) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - d) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - e) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - f) Coordination of each section of the development and roads;
 - g) Phasing of dedications, stormwater management, sediment/erosion control, community paths or other features.

2. Site Plan Enforcement Agreement to delineate public use space maintenance agreement
- B. Signature set of site, landscape/lighting and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
1. Limits of disturbance;
 2. Conditions of DPS Stormwater Management Concept approval (waiver) letter
 3. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 4. The development program inspection schedule.
- C. No clearing or grading prior to M-NCPPC approval of signature set of plans.

4. **Germantown Town Center East**

Adequate Public Facilities Building Permit Review

Staff Recommendation: Approval with conditions.

BOARD ACTION

Motion: **BRYANT/PERDUE**

Vote:
Yea: 4-0

Nay:

Other: HUSSMANN ABSENT

Action: APPROVED STAFF RECOMMENDATION WITH SIX CONDITIONS DELINEATED IN THE APRIL 18 TRANSPORTATION PLANNING APF (ADEQUATE PUBLIC FACILITIES) REVIEW. AS A REGISTERED LOOPHOLE PROPERTY, THE BUILDING PERMIT APPLICATION REQUIRED REVIEW.

Mr. Marty Hutt, attorney, accepted the conditions recommended in the staff report.



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760MCPB
Item No. 4
4/27/00

April 18, 2000

MEMORANDUM

TO: Montgomery County Planning Board

VIA: Ronald C. Welke, Coordinator
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Germantown Town Center East Building Permit.

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject building permit application as a registered loophole property. The Planning Board is required to review the proposed plans for Germantown Town Center East and the related traffic study, and to provide comments to the Director of the Department of Permitting Services (DPS) on the adequacy of the transportation system to support the additional development.

RECOMMENDATIONS

Based on our review of the submitted traffic impact study, Transportation Planning staff recommends the following conditions as part of the APF test for transportation requirements related to approval of this application.

1. Total development under this building permit application is limited to the following uses and density:
 - 127,026 square feet of retail/restaurants
 - 89-room hotel
 - 67,880-square foot theater (approximately 2,800 seats)
2. The applicant shall widen Aircraft Drive between Century Boulevard and Crystal Rock Drive as a four-lane roadway with a median at the intersection approach to Crystal Rock Drive.

3. The applicant shall extend Century Boulevard westerly from its present terminus at Aircraft Drive to Crystal Rock Drive, where the roadway will align with Main Street in the Germantown Town Center.
4. The applicant shall participate in funding the traffic signal and pavement marking modification including median relocation, pavement milling and overlay necessary to provide a second left-turn lane from southbound Crystal Rock Drive to eastbound Father Hurley Boulevard and westbound Father Hurley Boulevard to southbound Crystal Rock Drive.
5. The applicant shall participate in constructing an acceleration lane on Father Hurley Boulevard to accommodate the movement from northbound Crystal Rock Drive to eastbound Father Hurley Boulevard.
6. The applicant shall participate in constructing an acceleration lane on Crystal Rock Drive to accommodate the movement from westbound Father Hurley Boulevard to northbound Crystal Rock Drive including reconstruction/reconfiguration of the median and travel lanes on the northern leg of the intersection.

DISCUSSION

Summary of Local Area Transportation Review

A traffic study was prepared to determine the impact of Germantown Town Center East development. Staff agrees with the conclusion of that study that all impacted intersections in the area will continue to operate within the congestion standard of 1,500 Critical Lane Volume (CLV) for the Germantown Town Center Policy Area. The critical lane volume (CLV) impacts of the proposed development on critical intersections in the vicinity of the site were analyzed and are summarized in Table I.

Table I

Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour						
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
MD 118/Middlebrook Drive	940	890	1235	1089	1244	1104
MD 118/Crystal Rock Drive	777	1003	1058	1141	1145	1332
Great Seneca Hgwy./ Middlebrook Road	777	1129	851	1084	854	1094
MD 118/Aircraft Drive	667	945	1007	1028	1047	1181
Father Hurley Blvd/Crystal Rock Drive						
Without Road Improvements	1046	925	2081	2325	2063	2370
With Road Improvements					1211	1464

As shown in the above table, the five intersections analyzed are currently operating at acceptable CLVs (1,500 Critical Lane Volume (CLV)) and this acceptable level will continue for the background development (developments approved but not built) conditions except at the intersection of Father Hurley Boulevard and Crystal Rock Drive. The unacceptable condition at the intersection of Father Hurley Boulevard and Crystal Rock Drive will further deteriorate for the total development conditions without the roadway improvements. However, this intersection will operate at an acceptable congestion level for the total development conditions with the roadway improvements conditioned upon approval of this building permit application.

Staging Ceiling Capacity Review

Based on the FY 00 AGP staging ceiling capacity, there is sufficient capacity available for employment development (2,975 jobs as of December 31, 1999) in the Germantown Town Center Policy Area to accommodate the proposed development.

Conclusion

Staff concludes that with the roadway conditions as recommended in this memorandum, the subject building permit application satisfies the APF review since all nearby intersections are anticipated to operate within an acceptable CLV with additional roadway improvements to be provided by the applicant and there is staging ceiling capacity available for the proposed development.

KHK:cmd

Germantown Town Center East Building Permit.wpd

Attachment F

Category	Points Available	Points Requested	Applicant Description
Major Public Facility	70	51.28	a Property Dedicated by Parcel V: The area dedicated for the CCT route fronting Parcel V was approximately 20,439 SF. Using the county's formula, the total points are $\frac{((20,439 + 0)/239,144)*2}{((20,439/239,144)*4)}*100 = 51.28$
Transit Proximity	25	25	a Transit Proximity: Per Section 4.7.3.B.1, Parcel V should receive twenty-five (25) transit proximity points under the Transit Proximity category given that it is within 1/4 mile of the future master-planned CCT Station.
Connectivity & Mobility	30	5	a Wayfinding: Per Section 4.7.3.C, the Project earns five (5) of the maximum 10 points under the Connectivity and Mobility category given that the Project will include wayfinding signage orienting pedestrians and cyclists to major open spaces, cultural facilities and transit opportunities.
Diversity of Uses & Activities	35	30	a Adaptive Buildings: The <i>Fairchild</i> is programmed in the shell building design for the conversion of the above-grade parking spaces into additional residential units as well as the conversion of the first floor residential units along Century Boulevard into retail space called for under Section 4.7.3.D.1. The residential units along Century will be built with the required 15 feet floor to floor height in order to accommodate conversion to retail space in the future, earning the <i>Fairchild</i> 7.5 public benefit points in this category. The <i>Fairchild</i> 's second floor meets the required 12 feet floor to floor height requirement to accommodate the second floor garage's conversion into residential units in the future, earning an additional 2.5 public benefit points.
			b Enhanced Accessibility: Per Section 4.7.3.D.4, the Project will earn twenty (20) enhanced accessibility points under the Diversity of Uses and Activities category for containing not less than seven percent (7%) apartment units which will satisfy the American National Standards Institute A117.1 Residential Type A standards or an equivalent County standard.
Quality Building/Site Design	85	13.1	a Structured Parking: Per Section 4.7.3.E.6, the Project earns 13.1 of the 20 structured parking points available, given that under the Quality Building and Site Design category all 241 spaces will be provided in a structured parking garage, 75 of which will be below grade and 166 of which will be above grade. $\frac{(166/241)*10}{(75/241)*20}=13.112$
Protection of the Environment	50	15.3	a Cool Roof: Per Section 4.7.3.F.2, the Project earns Five (5) of the 10 cool roof points under the Protection and Enhancement of the Natural Environment category for containing a roof with the minimum required solar reflectance index (SRI)
			b Purchase of Building Lot Terminations: In the CR Zone using the Optional method, the purchase of Building Lot Terminations (BLTs) is required under Section 4.7.3.F.1.a., where one BLT, (valued at 9 points per full BLT), must be purchased [or equivalent payment made to the Agricultural Land Preservation Fund (ALPF) for a fractional portion] for every 31,500 square feet of gross floor area comprising the 7.5% incentive density floor area. With the <i>Fairchild</i> being located in the <i>Germantown Transit Mixed Use Overlay District</i> the requirement is increased from 7.5% to 50% of the incentive density floor area. Parcel V's area comprises 267,248 SF [239,198 SF within the current Parcel V plus 28,050 SF of the area dedicated for the widening of Century Boulevard] in the CR-2.0 Zone, which is 133,624 SF at the 0.5 standard method density. The <i>Fairchild</i> includes approximately 206,000 SF of Gross Floor Area. The incentive density equals 72,376 SF [206,000-133,624]. The 50% BLT requirement for 72,376 SF equals 36,188 SF [72,376 *.5], yielding a need for 1.1486 BLT [36,188 SF / 31,500 SF = 1.1486], and 10.3 (1) Benefit points attributable to BLT's [1.1486 x 9 points = 10.3]



FIRE MARSHAL COMMENTS

DATE: 08-Jun-18
TO: Amy Zou - AZou@solteszco.com
Soltesz, Inc
FROM: Marie LaBaw
RE: Fairchild Apartments
320180130

PLAN NOT APPROVED based on the following comments:

- 1) Locate lobby
 - 2) Provide access from lobby door straight into courtyard for ease of equipment and ladder carry from exterior of building to interior courtyard.
 - 3) Provide 15 feet wide clear and walkable grade at every point along the exterior of the building.
 - 4) Locate FDC within direct line of sight of lobby door.
-

The following are provided for the benefit of the applicant:

1. Show compliance with NFPA 1 (2006), Section 18.2.3.2 Access To Building.
 - a. Recommendation: Indicate all Fire Department Access Roads.
 - b. Recommendation: Designate all curb to curb widths of all FD Access Roads.
 - c. Fire Department access roads shall extend to within 50' of main side hinged door that provides access to the entire interior of the building.
 - d. Non-superimposed one and two family dwelling units height restricted as per MCFRS OFM shall provide access within 150' of a Fire Department access road.
 - e. All FD Access Roads require 20 foot unobstructed width.
 - f. Common driveways are considered fire department access roads for the length they are shared by more than one structure.
 - g. Minimum road width for parking on a FD Access Road: 1 Side – 28 Feet, 2 Sides - 36 Feet.
 - h. Fire Department access roads must be capable of supporting 85,000 lbs.
2. Show compliance with NFPA 1 (2006), Section 18.2.3.4.4 Dead Ends.
 - a. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.
 - b. Cul-de-sac type turn-arounds must be 90 ft in diameter with no obstructions in the center.
 - c. Hammerhead type turn-arounds must be 60 ft on each leg and meet other requirements for fire department access roads.
3. In accordance with NFPA 1 (2006), Section 18.2.3.4.3 Turning Radius.
 - a. Turns in FD Access Roads shall be constructed with a minimum radius of 7.6 m (25 ft) at the inside curb line and a minimum radius of 15.2 m (50 ft) at the outside curb line.
 - b. Recommendation: Designate all radii of all turns on fire department access roads.
 - c. FD Access Roads connecting to roadways shall be provided with curb cuts extending at least 0.6 m (2 ft) beyond each edge of the fire lane.
4. NFPA 1141 (2003), Section 5.4.5: The angle of approach and departure for any means of access shall not exceed 8 degrees.
5. Provide locations of Water Supplies.



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

March 22, 2018

Al R. Roshdieh
Director

Mr. Benjamin Berbert, Planner Coordinator
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Sketch Plan No. 320180130
Fairchild Apartments

Dear Mr. Berbert:

We have completed our review of the above-referenced sketch plan dated November 2017. The plan was reviewed by the Development Review Committee (DRC) at its meeting on March 13, 2018. The following comments are tentatively set forth for the subsequent submission of a preliminary plan:

All Planning Board Opinions relating to this plan or any subsequent revision, preliminary or site plans should be submitted to the Montgomery County Department of Permitting Services in the package for record plats, storm drain, grading or paving plans, or application for access permit. This letter and all other correspondence from this department should be included in the package.

1. MCDOT does not object to the applicant submitting a preliminary plan for this site.
2. Pay the Montgomery County Department of Transportation plan review fee in accordance with Montgomery County Council Resolution 16-405 and Executive Regulation 28-06AM ("Schedule of Fees for Transportation-related Reviews of Subdivision Plans and Documents").
3. The applicant will need to coordinate with Rapid Transit System Developments Manager Ms. Joana Conklin of our Director's Office and Mr. Rick Kiegel of Maryland Transit Administration regarding the latest plans for the Corridor Cities Transitway (CCT). Ms. Conklin may be contacted at 240-777-7195 or at joana.conklin@montgomerycountymd.gov; Mr. Kiegel may be contacted at 410-728-2900 or at rkiiegel@rkk.com.
4. The right-of-way width will be determined at the preliminary plan stage in accordance with the 2009 Germantown Employment Area Sector Plan and the Bicycle Master Plan.

Office of the Director

101 Monroe St., 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX
www.montgomerycountymd.gov/dot

5. If the applicant wants to remove the right turn lane along their Century Blvd street frontage, then an operations study will be needed to be submitted with the TIS.
6. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
7. The Traffic Impact Study (TIS) will be need to be distributed and reviewed.
8. *At the preliminary plan stage:*
 - a. Show all existing topographic details (paving, storm drainage, driveways adjacent and opposite the site, sidewalks and/or bikeways, utilities, rights of way and easements, etc.) on the preliminary plan.
 - b. Submit storm drainage and/or flood plain studies, with computations. Analyze the capacity of the existing public storm drain system and the impact of the additional runoff. If the proposed subdivision is adjacent to a closed section street, include spread computations in the impact analysis.
 - c. Provide a roadway cross section for Century Boulevard.
 - d. Submit a truck circulation for review by the M-NCPPC and MCDPS. This plan should delineate the proposed movements on-site between the anticipated access locations, the proposed truck loading spaces, and the proposed dumpsters. The truck circulation pattern and loading position should be designed for counter-clockwise entry and a left-side backing maneuver. Passenger vehicle travel ways should be separated from the expected truck circulation patterns and storage areas. The applicant may also need to provide documentation of their proposed delivery schedules.
 - e. Submit a completed, executed MCDOT Sight Distances Evaluation certification form, for all existing and proposed site entrances onto County-maintained roads, for our review and approval.
 - f. Coordinate with Ms. Stacy Coletta of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta may be contacted at 240-777-5800.
9. Coordinate with Ms. Beth Dennard (beth.dennard@montgomerycountymd.gov or 240-777-8384) of MCDOT – Commuter Services Section regarding the following TDM and BikeShare comments:
 - a. Transportation Demand Management (TDM): To promote the use of non-auto modes of transportation, transit-oriented and sustainable development, as called for in the 2009 Germantown Forward Sector Plan, and the Project's location in the Germantown Town Center Center East and proximity to the Germantown Transit Center, the Project should incorporate the following TDM and TDM-supporting measures:

- i. Given that the project is within walking distance to the Town Center area and to transportation resources, ensure safe pedestrian and bicycle circulation and connections between the facility, nearby bus stops and the future CCT station across Aircraft Drive.
 - ii. Allow MCDOT's Commuter Services marketing staff to conduct on-site events to promote modes of commuting other than driving single occupancy vehicles to employees working at the site. These efforts will be coordinated with the designated Transportation Benefits Coordinator.
 - iii. Identify a Transportation Benefits Coordinator to serve as a point of contact for MCDOT and to facilitate marketing and promotional activities:
 1. Participation in a Commute Survey;
 2. Provision of a permanent information display area for commuter information and materials promoting TDM in the lobby of the residential building;
 3. Promotion of Live Near Your Work.
- b. BikeShare: The applicant should be required to, once bikeshare becomes operational in Germantown, become a Corporate Member or comparable level of participation and distribute the discounted annual memberships to its employees for five years. Applicant must take other actions in concert with MCDOT to promote use of bikeshare among employees and visitors at the Project. Coordinate with Ms. Sandra Brecher, Chief, Commuter Services Section. Ms. Brecher can be reached at 240-777-8383 or Sandra.brecher@montgomerycountymd.gov.
10. Permit and bond for required public improvements (to be determined at the preliminary plan stage) will be required prior to approval of the record plat. The permit may include, but not necessarily be limited to the following improvements:
- A. Improvements to the public right of way will be determined at the preliminary plan stage based on a review of the additional information requested earlier in this letter.
 - B. Enclosed storm drainage and/or engineered channel in all drainage easements.
 - C. Underground utility lines.
 - D. Street lights.
 - E. Street trees.
 - F. Permanent monuments and property line markers.

Mr. Benjamin Berbert
Sketch Plan No. 320180130
March 22, 2018
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Thank you for the opportunity to review this pre-preliminary plan. If you have any questions or comments regarding this letter, please contact myself, at rebecca.torma-kim@montgomerycountymd.gov or at (240) 777-2118.

Sincerely,



Rebecca Torma, Acting Manager
Development Review Team

[321080130 Fairchild Apartments - DOT review letter](#)

cc:	Peter Henry	GTTCE, LLC
	Matthew Walters	HIP Projects, LLC
	Adam Hale	KTGY
	Amy Zou	Soltesz
	Robert Brewer	Lerch, Early & Brewer
	Rick Kiegel	RKK Engineers
	Rich Weaver	MNCP&PC, Area 3
	Sandra Pereira	MNCP&PC, Area 3
	Sketch Plan folder	
	Plan letters notebook	
cc-e:	Sandra Brecher	MCDOT CSS
	Stacey Coletta	MCDOT DTS
	Beth Dennard	MCDOT CSS
	Sam Farhadi	MCDPS RWPR
	Joana Conklin	MCDOT DO
	Marie LaBaw	MCFRS
	Devang Dave	MCDOT DTEO

Mr. Benjamin Berbert
Sketch Plan No. 320180130
March 22, 2018
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MAILING LIST

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Mr. Benjamin Berbert
Sketch Plan No. 320180130
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Park & Planning Commission
8787 Georgia Avenue
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Ms. Sandra Pereira
Area 3 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Attachment I

May 1, 2018

Matthew Walters
HIP Projects, LLC
230 Spectrum Ave
Gaithersburg, MD 20879

RE: Forest Conservation Exemption Request # 42018173E
Property Name: Fairchild Apartments
Action Taken: **Confirmed**

Dear Mr. Matthews,

On April 11, 2018 the Montgomery County Planning Department's Development Applications and Regulatory Coordination staff, received a Chapter 22A-5(t) forest conservation plan exemption request for a project at Parcel V, Block UVW, southeast quadrant of intersection of Aircraft Drive and Century Boulevard, Germantown Maryland. Based on the information provided, qualification for an exemption under 22A-5(t) is confirmed.

Chapter 22A-5(t)(1) exempts a modification to an existing:

(1) non-residential developed property if:

- (A) no more than 5,000 square feet of forest is ever cleared at one time or cumulatively after an exemption is issued;
- (B) the modification does not result in the cutting, clearing, or grading of any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan;
- (C) the modification does not require approval of a preliminary or administrative subdivision plan; and
- (D) the modification does not increase the developed area by more than 50% and the existing development is maintained;

A pre-construction meeting is required after the limits of disturbance have been staked prior to clearing and grading. The property owner, construction superintendent, forest conservation inspector, and the Montgomery County Department of Permitting Services sediment control inspector shall attend this meeting. If you have any questions regarding these actions, please feel free to contact me at 301-495-4603 or at michael.sharp@montgomeryplanning.org.

Sincerely,

Michael J. Sharp

Michael J. Sharp
Senior Planner
Forest Conservation Inspector
Development Applications and Regulatory Coordination
MNCPPC- Montgomery County Planning Department