

# Montgomery County Planning Board

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. MCPB No. 23-062  
Preliminary Plan Amendment No. 12003029B  
Park Potomac  
Date of Hearing: June 1, 2023

JUN 15 2023

## RESOLUTION

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

WHEREAS, on July 25, 2003, the Planning Board, by opinion, approved Preliminary Plan No. 120030290, creating 550 residential units and up to 850,000 square feet of non-residential development on 54.9 acres of land in the I-3 and O-M zones, located in the northwest corner of the intersection of Interstate 270 and Montrose Road ("Subject Property"), in the Potomac Policy Area and 2002 *Potomac Subregion Master Plan* ("Master Plan") area; and

WHEREAS, on April 30, 2008, the Planning Board approved Preliminary Plan Amendment No. 12003029A (MCPB No. 07-160) to maintain a cap of 850,000 square feet of non-residential uses, while increasing retail uses by 115,000 square feet to a maximum of 145,000 square feet. The amendment also added a 156-room hotel to the allowed mix of non-residential uses on the Subject Property; and

WHEREAS, on September 7, 2022, Foulger Pratt Development Inc. ("Applicant") filed an application for approval of an amendment to the previously approved preliminary plan(s) to consolidate two platted parcels into one lot, modify the applicable trip reduction agreement, install new traffic calming frontage improvements, and modify the Adequate Public Facilities finding on the Subject Property; and

WHEREAS, Applicant's application to amend the preliminary plan was designated Preliminary Plan Amendment No. 12003029B, Park Potomac ("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

---

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605 | Fax: 301-495-1320  
[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) | [mcg\\_chair@mnccps.org](mailto:mcg_chair@mnccps.org)

Approved as to

Legal Sufficiency: Matthew T. Mills  
M-NCPPC Legal Department

Planning Board, dated May 17, 2023, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 1, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to certain conditions, by motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 4-0; Chair Zyontz, Commissioners Bartley, Hedrick and Pedoeem voting in favor, with Vice Chair Piñero absent.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 12003029B to consolidate two platted parcels into one lot, modify the applicable trip reduction agreement, install new traffic calming frontage improvements, and modify the Adequate Public Facilities finding by modifying Conditions 1 and 8 while adding Conditions 27-43:<sup>1</sup>

**Existing conditions modified by this Application:**

1. This Preliminary Plan is limited to a maximum of 2,326,279 square feet of total development including up to 669,628 square feet of commercial development and up to 1,656,651 square feet of residential development, including a minimum of 12.5% MPDUs.
8. Prior to the issuance of any above-ground building permit for Building A/B, the Applicant must receive approval of an amendment to the 2008 Trip Reduction Agreement (TRA) with MCDOT Commuter Services. Per the 2008 Agreement, the Applicant was required to provide a trip reduction program to reduce AM and PM peak-hour trips by approximately 6%. A 2016 amendment to the TRA provided for the development of a Mobile Commuter Store for bus shelters.

**New conditions implemented as part of this Application:**

27. The Applicant must comply with binding elements of Planning Board Resolution No. 19-064 approving Sketch Plan No. 320190020, as amended by Planning Board Resolution No. 22-058 approving Sketch Plan 32019002A.
28. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation ("MCDOT") in its letter dated March 23, 2023, and hereby incorporates them as conditions of the Preliminary Plan approval. The Applicant must comply with each of the recommendations as

---

<sup>1</sup> 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.

set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

29. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services ("MCDPS") – Water Resources Section in its stormwater management concept letter dated May 1, 2023, and incorporates them as conditions of the Preliminary Plan 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 if the amendment does not conflict with any other conditions of the Preliminary Plan approval.
30. The Planning Board has reviewed and accepts the recommendations of the MCDPS, Fire Department Access and Water Supply Section in its letter dated March 26, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
31. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA"), in its letter dated March 8, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
32. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT's requirements for access and improvements.
33. Before recording of a plat for the Subject Property, the Applicant must enter into a Maintenance and Liability Agreement for the natural surface trails within the Park Potomac property. The Agreement must be recorded in the Land Records.
34. The record plat must show all necessary easements.
35. The record plat must reference the Common Open Space Covenant recorded among the Montgomery County Land Records at Book 28045 Page 578 ("Covenant").
36. The Applicant must make improvements to the Park Potomac Avenue traffic circle to include the widening of the splitter island and extension of curb consistent with Montgomery County Department of Transportation and County Fire & Rescue guidelines as shown on the Certified Preliminary Plan.

37. The Applicant must make pedestrian safety improvements at the intersection of Cadbury Avenue and Park Potomac Avenue as shown on the Certified Preliminary Plan.
38. Before issuance of any building permit for Building A/B, the Applicant must obtain an assessment from the Montgomery County Department of Permitting Services (MCDPS) for Utilization Premium Payments (UPPs) consistent with the 2020-2024 *Growth and Infrastructure Policy*, as follows:
  - a. no elementary school UPP required;
  - b. no middle school UPP required; and
  - c. a Tier 2 high school UPP per unit.
39. The Applicant must provide Private Road(s) located on Parcel CC, including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by either the Preliminary Plan or the Site Plan within the delineated private road area (collectively, the "Private Road"), subject to the following conditions:
  - a. The Private Road must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338, and the terms and conditions in the Montgomery County Code § 50-4.3.E et seq regarding private roads. The Covenant includes, but is not limited to the following requirements/conditions:
    - i. The Applicant, at its expense, shall design, construct and maintain the Private Road.
    - ii. The Applicant, at its sole cost and expense, shall properly and continually maintain (including ordinary and capital maintenance and removal of snow, ice, litter, and other obstructions and hazards as soon as conditions reasonably allow), repair, and replace any portion of the Private Road and all improvements located within the Private Road, in good condition and repair for safe use and operation of the Private Road. The Applicant must maintain a commercially reasonable budget (operating and capital, as applicable) to address both short-term and long-term maintenance, and reserves for capital repairs. The Applicant must provide certification of the reserves to the Planning Board or its Staff every two (2) years (or every five (5) years in the event there are no below-ground parking structures in the Private Road). The reserves must be adequate to cover the costs of needed repairs.

- iii. The Applicant must post and retain signage to notify the public that the Private Road is not publicly maintained and to provide contact information to handle complaints, concerns or questions regarding the Private Road.
  - b. Before issuance of the first building permit for Building A/B, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Road has been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Preliminary Plan or a subsequent Site Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.
40. The Preliminary Plan will remain valid for three (3) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and prior to the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.
41. The existing determination of Adequate Public Facilities, set through an original 145-month validity period granted in the Resolution approving Preliminary Plan No. 120030290 mailed on July 25, 2003, and subsequently extended through the County Council's adoption of five two-year automatic extensions, will remain valid until August 25, 2025 unless otherwise extended.
42. The Preliminary Plan must contain the following notes:
  - a. *"Unless specifically noted on this plan drawing or in the 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 issuance 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 approval."*
  - b. *"The Applicant must schedule an on-site preconstruction meeting with M-NCPPC inspection staff before any demolition, clearing, or*

*grading occurs on-site. The Applicant, along with their representatives, must attend the pre-construction meeting with the M-NCPPC inspector. A copy of the approved Certified Preliminary Plan is required to be on-site at all times."*

43. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:

- a. Show resolutions and approval letters on the certified set.
- b. Show intersection improvements at Cadbury Ave and Park Potomac Ave which enhance pedestrian and bicycle safety as approved by Staff.

BE IT FURTHER RESOLVED that all other preliminary plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that having considered the recommendations of its Staff as presented at the hearing and/or 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:

*Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved preliminary plan, as revised by previous amendments, and all findings not specifically addressed remain in effect.*

This Preliminary Plan Amendment applies to the entire 54.84 acres of Park Potomac to address modifications to the overall density, APF, and trip reduction agreement; however, the changes to structures and uses are limited to approximately 5.7 acres for the consolidation of two platted parcels to create one (1) lot for a maximum density of up to 352,373 square feet of residential uses. This Application has been reviewed for compliance with the Montgomery County Code, Chapter 50, Subdivision Regulations.

1. *The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

The Preliminary Plan meets all applicable sections of the Subdivision Regulations. The size, width, shape and orientation of the lot is appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, and for the multi-family building type and use contemplated for the Property.

The lot was reviewed for compliance with the dimensional requirements for the CRT-1.25 C-0.5, R-0.75, H-100T as specified in the Zoning Ordinance. The lot will meet all the dimensional requirements for area and frontage, and can accommodate the multi-family structure while reasonably meeting the width and setbacks requirements in that zone. A summary of this review is included in Table 1. The Application is approved under the optional method in accordance with Section 4.5.4 of the Zoning Ordinance.

**2. *The Preliminary Plan substantially conforms to the Master Plan***

The Preliminary Plan substantially conforms to and implements the recommendations of the 2002 *Potomac Subregion Master Plan*. The Preliminary Plan Area is identified in the Master Plan as Fortune Parc which at the time was a collection of undeveloped properties in the R-90 and R-200 zones. The Preliminary Plan Area was recommended for rezoning to the I-3 zone with the recommendation for Transferable Development Rights (“TDRs”), or a possible MXPD floating zone if TDRs are not allowed under I-3. The Preliminary Plan Area recommendations emphasize the addition of TDRs and residential uses because the Master Plan seeks to avoid creating a “sterile environment of a single-use office park.” Specific recommendations further include creating a mixed-use center with employment, housing and retail opportunities, providing a shuttle or other transit connection to Metro, and ensuring the final combination of uses and densities within the Preliminary Plan Area do not exceed the vehicle trip generation rates equal to an all-office project build with an FAR of 0.5, which this Preliminary Plan Area meets.

Land use and design guidelines for the Preliminary Plan Area include preserving the forest on the southwestern portion of the Property, creating a “main street” through the site that connects to Montrose Road, providing an additional connection to Seven Locks Road, providing a residential neighborhood with a variety of housing types and community facilities, and locating the office uses east of the “main street” with a height limit of eight stories, the buildings orientated toward the street, and parking adjacent to the highway. The Preliminary Plan Area is mostly developed (one undeveloped parcel remains) and has met these recommendations and guidelines found in the Master Plan during the implementation of previous approvals. The Preliminary Plan Area was developed under the I-3 zone and has utilized 101 TDRs as part of the previous residential development. The identified road connections and main streets have been built and a mix of office and multi-family residential buildings with ground floor retail line the main street. A wide variety of residential uses have been built with adequate amenity spaces, and the Applicant has provided shuttle service to the Metro system.

The Preliminary Plan has been reviewed under the CRT zone because the prior Sketch Plan brought the entire Preliminary Plan Area under the umbrella of the current Zoning Ordinance in effect on October 30, 2014. The application of CRT zoning was placed on the Preliminary Plan Area as part of the county-wide rezoning in 2014. Consistent with approved Sketch Plan No. 320190020, the Applicant will also modify the allowed uses on Parcel PP of the Preliminary Plan Area to allow for a multi-family residential use instead of the office use approved by existing Preliminary Plan. The previous preliminary plan approvals under the I-3 zone capped the development densities to those recommended by the Master Plan.

On page 52, the Master Plan recommends that density will not exceed 800,000 square feet of office, street retail and hotel, 300 apartments, and 150 single family homes. The final combination of densities must not exceed trip generation rates equal to an office project at 0.5 FAR. The Applicant is requesting through the Preliminary Plan the ability to add a 352,373 sq. ft. multi-family residential building with 307 residential units above the Master Plan recommendation. The Applicant's Statement of Justification (SOJ) states that under the previous I-3 zone, density was typically measured as number of dwelling units, whereas the new CRT zone measures density as a function of FAR. In 2014, the Preliminary Plan Area was given CRT 1.25; C-0.5, R-0.75, H-100T as part of a special analysis to be consistent with the mixed-use vision of the Master Plan, since the standard conversion of I-3 into the new Zoning Ordinance would have been an EOF zone. The R 0.75 allows for almost 1.8 million sq. ft. of residential uses, which is more than the approximately 1.3 million sq. ft. currently built. The original approvals for Park Potomac envisioned all of the multi-family as large condominium units that average 2,244 square feet in size, however 290 of the units were built as rental apartments averaging only 1,290 square feet each. This results in 281,522 square feet of approved but 'unused' residential density, therefore the residential building on Parcel PP is only 70,851 sq. ft. of an expansion from the original preliminary plan approvals and compiles with the approved Sketch Plan No. 320190020. Finally, at the time of Sketch Plan, the Applicant's traffic consultant looked at the existing development's trip generation, including four different scenarios for full build-out that included adding additional residential density, demonstrating that the Sketch Plan would generate equal or fewer trips than currently approved (and deemed Master Plan compliant), creating less trips than an office project developed at 0.5 FAR. The traffic study submitted as part of the Preliminary Plan application follows one of these development scenarios.

The Planning Board agreed at the time of Sketch Plan approval that the transition from the I-3 zone to the CRT zone did increase the zoned density above the currently built residential density and acknowledges that the residential FAR is less than what was originally approved. The additional residential dwelling units help address the Master Plan priority in creating a vibrant mixed-use



development for the Preliminary Plan area, and the final mix of uses was given an ultimate trip cap. The Preliminary Plan proposal of converting two unbuilt office buildings into one additional residential building and retaining two additional non-residential buildings does stay within the trip cap and continues to provide an employment emphasis. The Preliminary Plan also meets all other property, land use, and design guidelines found in the Master Plan as well as the approved Sketch Plan Nos. 320190020 and 32019002A. Therefore, the Preliminary Plan substantially conforms to and implements the recommendations of the Master Plan.

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

**Roads and Transportation Facilities**

Park Potomac Avenue is an arterial street with a dedicated right-of-way width of 70 feet with two travel lanes. No additional right-of-way dedication is necessary. The Master Plan does not specifically identify Park Potomac Avenue or provide it with any designation, but it functions as a secondary street. Per Code Section 49-32(d)(4) a secondary residential street must have a minimum 60-foot right-of-way.

The area along Parcel PP consists of approximately 420 feet of frontage along Park Potomac Avenue, 218 feet along the south private drive, and 485 feet along the west private drive. The 2018 *Bicycle Master Plan* does not envision any bicycle facility recommendations for Park Potomac Avenue. Consistent with the 2021 *Complete Streets Design Guidelines* ("CSDG"), the Applicant will construct six-foot-wide sidewalks on all four sides of the Site Plan Area, including the Park Potomac Avenue frontage and the private drive that circumvents the building. Pedestrian connections will also be improved with the existing sidewalk that extends past the roundabout and Montrose Road overpass.

The Applicant will also make changes at the Park Potomac Avenue roundabout, and the Cadbury and Park Potomac Avenues intersection. As an additional pedestrian safety measure, the Applicant will improve the roundabout by widening the existing splitter island as well as tightening the curb radii. Extended mountable curbs and curb islands, designed to decrease vehicular speeds and vehicle turning movements, will be constructed at the Cadbury and Park Potomac intersection. The planned upgrades reflect the need to avoid conflict with the existing stormwater infrastructure and its operation. These improvements are consistent with MCDOT and County Fire and Rescue design standards regarding fire department vehicle access, adequate curb radii, and lane widths.

### **Local Area Transportation Review (LATR)**

Consistent with Local Area Transportation Review (LATR) requirements for projects generating more than 50 peak-hour trips, the Applicant has completed a Transportation Impact Study. The Site Plan Area is projected to add an additional 382 net new AM peak-hour trips, and 422 PM peak-hour trips. Existing trips from 2022 counts were calculated at 820 AM peak-hour trips and 1,179 PM peak-hour trips. In total, the estimated net new person trips would equate to 1,202 AM peak-hour trips and 1,601 PM peak-hour trips.

No additional APF period will be granted as part of the Application, nor has the Applicant requested any. The 12 years of APF validity granted with Preliminary Plan 120030290, in addition to the automatic 2-year extensions for all applications with valid APF granted by the Montgomery County Council to account for unforeseen conditions within the region, should allow sufficient time for recordation and construction.

### **Other Public Facilities and Services**

Other public facilities and services are available and adequate to serve the lots. The Site Plan Area is in the W-1 and S-1 water and sewer service categories, respectively, and will utilize public water and sewer.

The Application was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on March 26, 2023. The Fire Department Access Plan indicates that fire access will be provided utilizing the public and private street infrastructure around Parcel PP in order to access the perimeter of the building from all four sides. 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 2020-2024 *Growth and Instructure Policy* ("GIP") in effect at the time that the Application was accepted.

### **SCHOOL FACILITIES TEST**

The Application is served by Ritchie Park Elementary School, Julius West Middle School, and Richard Montgomery High School. Based on the FY23 Annual School Test results, the student enrollment and capacity projections for these schools are noted in the following table:

**Table 1 - Applicable School Adequacy**

School	Projected School Totals, 2026				Adequacy Status	Adequacy Ceilings		
	Program Capacity	Enrollment	% Utilization	Surplus/ Deficit		Tier 1	Tier 2	Tier 3
Ritchie Park ES	411	308	74.9%	+103	No UPP	188	205	247
Julius West MS	1,432	1,364	95.3%	+68	No UPP	194	355	570
Richard Montgomery HS	2,241	2,713	121.1%	-472	Tier 2 UPP			313

The school adequacy test determines the extent to which an applicant is required to make a Utilization Premium Payment (UPP) based on each school’s adequacy status and ceilings, as determined in the Annual School Test. Under the FY23 Annual School Test, Ritchie Park Elementary School and Julius West Middle School do not require any UPP as identified in (Table 1). However, Richard Montgomery High School requires a Tier 2 UPP. If the Application is estimated to generate more students than the identified ceilings, then additional UPPs or partial payments at multiple tiers may still be required.

**Calculation of Student Enrollment Impacts**

To calculate the number of students generated by the Application, the number of dwelling units is multiplied by the applicable School Impact Area student generation rate for each school level. Dwelling units are categorized by structure type: single family detached, single family attached (townhouse), low-rise multifamily unit, or high-rise multifamily unit.

With a net of 307 multi-family high-rise units that are not age-restricted, the Application is estimated to generate the following number of students based on the Site Plan Area’s location within a Turnover Impact Area:

**Table 2 - Estimated Student Enrollment Impacts**

Type of Unit	Net Number of Units	ES Generation Rates	ES Students Generated	MS Generation Rates	MS Students Generated	HS Generation Rates	HS Students Generated
SF Detached	0	0.185	0.000	0.108	0.000	0.154	0.000
SF Attached	0	0.225	0.000	0.123	0.000	0.159	0.000
MF Low-rise	0	0.107	0.000	0.058	0.000	0.070	0.000
MF High-rise	307	0.051	15.657	0.024	7.368	0.030	9.210
<b>TOTALS</b>	<b>307</b>	<b>.</b>	<b>15</b>	<b>.</b>	<b>7</b>	<b>.</b>	<b>9</b>

As shown in (Table 2), on average, this Application is estimated to generate fifteen elementary school students, seven middle school students, and nine high school students. The number of students generated for elementary school students and middle school students does not exceed the adequacy ceilings identified for each school in (Table 1), however, a Tier 2 high school UPP per unit is required.

**3. *All Forest Conservation Law, Chapter 22A requirements are satisfied***

Final Forest Conservation Plan 820040120 was approved on February 15, 2013 as part of the related Site Plan. The Applicant provided a redlined markup of the approved Final Forest Conservation Plan demonstrating this proposal would not expand the limits of disturbance beyond those already approved as part of the approved Final Forest Conservation Plan 820040120; therefore, the Final Forest Conservation Plan 820040120 remains valid and was not revised or amended as part of this Application.

**4. *All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.***

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on May 1, 2023. The Application will meet stormwater management goals through Environmental Site Design (ESD) utilizing micro-bioretenion, modular wetlands, and a green roof. Any volume not able to be treated in ESD measures will receive treatment in two existing surface sand filters.

**5. *Any burial site of which the applicant has actual notice or constructive notice or that is included in the Montgomery County Inventory and located within the subdivision boundary is approved under Subsection 50-4.3.***

There is no evidence, actual notice, or constructive notice of a burial site on the Site Plan Area. The Site Plan Area is not included in the Montgomery County Inventory.

**6. *Any other applicable provisions specific to the property and necessary for approval of the subdivision is satisfied.***

There are no other applicable provisions specific to the Preliminary Plan Area that are necessary for approval of this Application.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 15 2023 (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).

\* \* \* \* \*

**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 the motion of Commissioner Hedrick, seconded by Commissioner Pedoeem, with a vote of 3-0-1; Chair Zyontz, and Commissioners Hedrick, and Pedoeem, voting in favor of the motion, Vice Chair Piñero abstaining and Commissioner Bartley necessarily absent, at its regular meeting held on Thursday, June 8, 2023, in Wheaton, Maryland and via video conference.



\_\_\_\_\_  
Jeffrey Zyontz, Chair  
Montgomery County Planning Board

Kofi Meroe  
12435 Park Potomac Avenue, Ste 200  
Potomac, MD 20854

Josh Sloan  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Jason Evans  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Nancy Thompson  
20251 Century Blvd., Suite 400  
Germantown, MD 20874

Phil Hummel  
11 N. Washington Street, Suite 700  
Rockville, MD 20850

Sara Brandt-Vorel  
12435 Park Potomac Avenue, Ste 200  
Potomac, MD 20854

Josh Etter  
12435 Park Potomac Avenue, Ste 200  
Potomac, MD 20854

Sarah Alexander  
1923 Vermont Avenue, NW  
Grimke School  
2nd Floor  
Washington, DC 20001

Aaron Garbutt  
1923 Vermont Avenue, NW  
Grimke School  
2nd Floor  
Washington, DC 20001

Gaëlle Gourmelon  
714 7th St SE,  
Washington, DC 20003

Tim Bragan  
714 7th St SE,  
Washington, DC 20003

Rebecca Torma  
101 Monroe Street, 10th Floor  
Rockville, MD 20850

Sandra Becher  
101 Monroe Street, 10<sup>th</sup> Floor  
Rockville, MD 20850

Billy Whelan  
101 Monroe Street, 10th Floor  
Rockville, MD 20850

Bruce Fonoroff (Vice President)  
12500 PARK POTOMAC AVE  
POTOMAC, MD 20854

Nicholas Marzella (President)  
12414 Ansin Circle Dr.  
Potomac MD 20854

Richard Johnson  
4800 Hampden Ln, Ste 300  
Bethesda, MD 20814

Sidney Rosenzweig

Park Potomac Preliminary Plan 12003029B – MCPB No. 23-062  
Park Potomac Site Plan 820230030 – MCB No. 23-063