

**Century**  
**20301 Century Boulevard Germantown, MD 20874**  
**Sketch Plan (#32016002A), Preliminary Plan (#12002095C)**  
**& Site Plan (82003007F) Amendments**

**Amended Sketch, Preliminary & Site Plan Statement of Justification**

November 10, 2021

**I. Introduction**

Century Development Services, LLC (the "Applicant") submits this application for amendments to the Sketch Plan (No. 32016002A), Preliminary Plan (No. 12002095C) and Site Plan (No. 82003007F) (each an "Amendment" and together, the "Amendments") for the property located at 20301 Century Boulevard in Germantown, Maryland, more specifically described as Cloverleaf Center Lots 2-4, Block A found on Plat No. 25286 (the "Property"). The Property consists of +/- 15.5 acres of undeveloped land that is contained within a larger 57.7-acre Sketch Plan site area that has already been developed.

The Amendments call for the replacement of approved office buildings (Building C and D) and a hotel (Building E) on the Property with a new office building (Building C1 and C2), two hotel buildings (Buildings D and E), and two new multi-family residential/retail structures (Buildings G and H). In particular, the Sketch, Preliminary and Site Plan Amendments propose two new 6-story residential multi-family/retail buildings combining for 233 units, two 8-story hotels combining for 154 keys, and a new 13-story office building. All buildings will include structured parking. The changes will improve upon the mixed-use, urban-style community that was previously envisioned for the Property.

In the Sketch Plan Amendment, the Applicant proposes to redevelop the +/- 15.5-acre Property with a density of 2,804,400 square feet, increasing the current approved sketch plan density of 2,114,230 square feet, with an additional 690,170 square feet. This brings the ultimate Floor Area Ratio ("FAR") for the larger overall site area to 1.12. This additional square footage is comprised of 339,730 square feet of Commercial / 350,440 square feet of Residential, a 50.63 / 49.37 ratio of commercial and residential uses for the larger site area.

The Preliminary Plan Amendment proposes to resubdivide existing Lots 2, 3, and 4 in the Cloverleaf Center Subdivision, Block A, to create three new Lots 5, 6, and 7, Block A, in which each lot would accommodate the each proposed use. As an interim measure, the Applicant may seek to create ownership units for the multi-family/retail portions of the

Property to enable the separate financing and/or sale of each building prior to the construction of units. This action, if taken, will not affect the new lots being created by the underlying Preliminary Plan Amendment. Lastly, the Amendment will provide additional Adequate Public Facilities (“APF”) capacity to accommodate the proposed phasing in the Site Plan.

The Site Plan Amendment provides a detailed design analysis for the residential and retail components of the above stated Amendments to the Sketch and Preliminary Plan. This Amendment further defines and provides a network of green spaces within the revised Property layout, along with strong connectivity within and among the various use components to the existing portions of the larger property.

The scope of the items listed and described above are detailed on and throughout each submitted Black-Line and Red-line Plan set for the Sketch, Preliminary and Site Plan Amendments. Modifications for each sheet are detailed on each redline plan sheet within section identified as “List of Amendment Items”.

## **II. Property Description**

### **A. Site Location, Characteristics, and Existing Conditions**

The proposed Amendment Property area consists of approximately 15.5 acres of gross tract area along the eastern boarder of the full 51.68-acre site area located to the west of Interstate 270 and to the east of Century Boulevard. The Property that is the subject of the Amendments is immediately adjacent to I-270 on the undeveloped portion of the “Cloverleaf Center” property located on Lots 2, 3, & 4, Block A, owned by the Applicant, found on Record Plat No. 25286. The gross tract area in the Amendments is based upon the original sketch plan calculations, previously approved, as basis for the larger site’s mapped density.

“Cloverleaf Center’s Lot 1, Block B” is located on the northwestern boarder of the Property. This is owned by Nattan, LLC and houses the one-story Thermal Fisher Building, which is approximately 49,501 square feet and is used for medical research. The balance of the larger site area contains mid-rise multi-family to the northwest and a townhouse community to the southwest. These properties have been subdivided into recorded subdivision lots, per the underlying preliminary plan of subdivision “Cloverleaf Center” as shown on recorded Plats 25284, 25285, 25286, 25301, 25302, 25303, 25436, and 25575.

Site access to the Property is from two points along Century Boulevard. There are two driveways off of Century Boulevard, one at Fairchild Drive and one at Dornier Place. The

main entrance is an extension of Cloverleaf Center Drive across Century Boulevard. This connection terminates at Stol Run, a north south interior road that runs along the western boarder of the Property.

The Property will be served by the Corridor Cities Transit-way (“CCT”), which is planned to run along Century Boulevard, with an anticipated stop in front of the multi-family portion of the larger site area. Various easements and utility rights-of-way encumber portions of the Property, primarily in the northeastern section of the site.

### **B. Zoning and Permitted Uses**

The Property is zoned Commercial/Residential, CR-2.0, C-1.25, R-1.0, H-145 T. Section 3.1.6 of the Montgomery County Zoning Ordinance (“Zoning Ordinance”) permits townhouses, two-unit living, multi-unit living, hotel, office, and retail/service establishment (up to 50,000 square feet) and restaurant uses by right in the Commercial/Residential Zone. As such all proposed use in the Amendments are permitted under the zone.

### **C. Surrounding Land Uses**

The Property is bounded by office uses to the south and a highly secure data center to the north. The Property’s entire eastern boundary line runs parallel to the Dwight D. Eisenhower Highway Interstate 270 and associated access ramp from Father Hurley Boulevard MD-118. The western boundary line contains townhouses, an office/research building and low-rise multi-family uses within the Amendments’ larger site area.

## **III. Proposed Project**

The Applicant proposed to redesign existing Lots 2, 3 and 4 that runs parallel to Interstate 270 into a mixed-use development containing approximately 1,497,870 square feet of residential, office, hotel and retail uses, resulting in a Floor Area Ratio (“FAR”) of 0.97 for the overall Preliminary / Site plan. The Project will include a resubdivision to create three lots that will replace the three existing lots. Proposed Lot 5 will have an office building with structure parking. Lot 6 will contain two hotel buildings with below grade parking and Lot 7 will provide two multi-family buildings with ancillary retail/service uses, along with below grade parking. These four lots will have multiple connection points to the existing portions of the community and ultimately back to Century Boulevard. As discussed below, connectivity within the Property will fully accommodate vehicle and pedestrian experiences.

The Project also proposes surface parking spanning across all 4 lots on the eastern side of the proposed buildings and between the residential/retail buildings, providing

435 spaces. An additional 25 on-street spaces will be provided along Stol Run for the benefit of all the Project's users. As noted above, structured parking is provided at all buildings, with 769 office garage parking spaces, 132 hotel garage parking spaces and 260 multi-family garage parking spaces, totaling 1,161 spaces. The Project provides a total of 1,621 vehicular parking spaces. The overall development parking requirement has been met. The required minimum 2,231 / maximum 3,748, is satisfied with the sites proposed parking with 2,693 spaces including motorcycle spaces.

The Property may be accessed from Stol Run from four vehicular driveways. All improvements proposed for the Amendments are to be private, as the surrounding infrastructure has been constructed as part of the larger site's underlying preliminary & site plan approvals.

#### **A. Office Building – Proposed Lot 5**

This proposed building, identified on the site as buildings "C1 and C2" will consist of 13-stories of office space, structured parking, and designated loading dock on the northeast side of the building. The office portion of the building will total 903,300 gross square feet located above three underground parking levels, a first floor lobby / structure parking level, and 3 levels of above grade parking in the "C2" portion of the building. Proposed building "C1 and C2" will not connect at floors one and two to accommodate a proposed north-south driveway through the building. This driveway will provide access to the structure parking located within the building footprint and the surface parking located to the east of the building. The above grade parking area's exterior walls will be finished with decorative metal panels providing visual interest at those areas.

The massing of proposed building "C1 and C2" is designed to look as though it is two buildings, sisters to each other, connected via a bridged space over the alley. This bridge space will be covered in windows and spandrel glazing. While the massing of the building is very rectilinear allowing for very little jutting in and out, the façade of the building tells a different story.

The base and corners of the building is anchored to the Property using veneers of stone and split face accompanied by brick. These large masses bookend the lighter volumes that consist of curtain wall glazing and spandrel glass. Surrounding the glazing will be a panel system consisting of metal or fiber cement materials. The top two floors of the building will consist of repetitive glazed openings surrounded by metal paneling and topped with continuous horizontal fins providing shade over a portion of the glazed opening. The top of the building will be finished with a flat roof allowing for mechanical system equipment and space for a green roof system.

Where the building meets the ground plane, the Applicant proposes an urban like setting with stamped concrete sidewalks, street shade tree planting pits, ornamental street pole and light fixtures, and stormwater management micro-bio retention facilities. The streetscape will also provide enhanced landscape planting and benches at the building main entrance.

The main vehicular circulation to the office is provided from Stol Run directly to the building and from the proposed private driveway off Stol Run. There are two additional secondary garage entrances, one from the private driveway to the south and another from the eastern parking lot drive aisle.

### **B. Hotel – Proposed Lot 6:**

The proposed hotel buildings are identified on the site as buildings “D and E”. Building “D” is an eight-story hotel with 70 keys for extended stay patrons. The first floor will house guest services, extended stay rooms, amenities, and a lobby. Building “E” is also an eight-story hotel with 84 keys. Its first floor will contain conference facilities and retail spaces. Combined the hotels will contain 154 patron rooms and consist of approximately 199,580 square feet. Both buildings are connected underground by two levels of parking containing 132 spaces and an above ground glazed bridge.

The building bases are anchored with a stone and split-face veneer accented with brick. The main body of the buildings will be metal, or fiber cement panels accented every third floor with a ribbon panel.

The buildings are finished with a flat roof and parapet walls ranging in different heights. The buildings are located to the southwest of Building “C1 and C2” and at the terminus of Cloverleaf Center Drive. They are surrounded by several different landscaping features including a water feature located at the entrance to the elevation facing Stol Run. This elevation of Building D will serve as a backdrop of the main entrance to the Property. Above the entrance to this building is a tower of glazing that will be visible in the night sky adding a visual interest.

The direct vehicular access to the hotel is taken from the parking lot drive aisle, however there is a designated drop-off at each hotel for patrons to check-in and unload their belongings. At the base of the buildings, the site hardscape provides for stamped concrete sidewalks, street tree pits, and decorative street pole lights, fixtures, and bollards at the main entrance drop-offs.

The hotel provides for foundation plantings with both deciduous and evergreen trees, shrubs, and groundcover. The west plaza also provides shade tree pits within the paved area, accent lighting, pedestrian pole lights and fixtures, benches, tables and chairs, and a designated area for flag poles. The west plaza serves as the Property's main focal point being at the terminus of Cloverleaf Center Drive. Here a multi-tiered water feature has been incorporated, with water spilling over top corten steel into a river stone basin. The feature is integrated into plaza stairs to accommodate the Building D's vertical relationship to existing Stol Run.

A secondary amenity space has been designed at the buildings' south/east façade that has direct connection to the adjacent 'public open space'. This paved area includes shade trees, umbrellas, tables, chairs, lounge area with fire pit, and designated outdoor grilling area.

Along the south face of building E, a pedestrian through block amenity space is provided. The proposed pedestrian sidewalk will be concrete with a brick edge. There is a vertical change in elevation from north to south, where site railing, stairs, and micro-bio-retention facilities are proposed. The pedestrian through-block provides a connection from the surface parking lot to the public open space and exercise nature trail.

### **C. Residential Buildings – Proposed Lot 7**

The proposed buildings identified as buildings "G and H" will act as sister buildings to each other. Both are designed to have the same style of architecture, except building "G" is shorter in length than building "H". Above grade these two buildings will operate as two separate buildings, however, below grade they will be connected with a single-story parking garage to span the length of both buildings and the street between them.

An ownership lot line is proposed on Lot 7, through the below grade parking, separating the building "G" and "H" towers above. Residential building "G" is, a 6-story, 95-unit multi-Family residential building with approximately 145,150 square feet of residential uses and 23,150 square feet of ancillary retail/service uses. Residential Building "H" is a 6-story, 138 multi-family building, with approximately 201,300 square feet of residential uses and 25,400 square feet of ancillary retail/service uses.

Both Buildings "G and H" are designed in the shape of a "U" with the center portion of the "U" being outdoor amenity space serving the residents of the buildings. The first floor of each building will house retail and restaurant spaces with the center portion of the building set aside for leasing operations and clubhouse amenities. These locations

will also be the main entrances for residents and guests. The south wing of building “H” will house a pool to serve both buildings. Floors 2-5 will be residential units with a range of one-bedrooms, averaging 770 square feet, two bedrooms averaging 1,239 square feet and three-bedrooms averaging 1,357 square feet. 20% of the units will be Moderately Priced Dwelling Units (“MPDUs”) evenly distributed throughout floors 2-5. Most of the residential units will have balconies.

The exteriors of the buildings are designed in a Transitional Style of Architecture, bridging traditional and modern, and providing comfortable warm aesthetics. The base of the buildings is anchored with stone materials to be either dressed or rough accented by brick and punctured with store front glazing. Moving up the buildings the design demonstrates a more rhythmic cadence which also moves left to right across each elevation. Minor spaces have been recessed to deemphasize them with major elements moved forward to accentuate the façade. Exterior finishes include brick veneers and metal paneling. The top of the buildings is finished with a flat roof and varying heights of parapet walls, the center of the buildings will have a low slope roof to add a dramatic effect.

As touched on above, proposed buildings “G and H” have private interior courtyard areas. Building “G” provides four areas for gathering: an outdoor grilling area, large seating area with umbrellas, tables, and chairs, a non-programmed open lawn space, and a bifurcated outdoor dining area designated to the restaurant use. Building “H” provides three defined gathering spaces within the courtyard. Separated by the center plaza with raised planter walls, a lounge/ seating area is situated off the main corridor and lobby of the building. The northern portion has defined areas for grilling, additional seating/lounge area, and outdoor game space focused on older residents. The southern portion courtyard has a tot lot space with three play mounds and balance elements, game tables and benches for the benefit of younger residents.

The courtyards for both residential buildings are separated from the public open space with a decorative post and rail fencing yet are contiguous with the green space and connect the proposed uses. This allows for private activities within the residential courtyards.

The Project proposes to continue the urban community that has been set forth by the previous plan approvals and to conform to the vision of the Germantown Sector Plan. Further detail will be described in the section below regarding conformance to the Sector Plan.

#### **IV. Prior Approvals**

The Planning Board Opinion dated August 14, 2002, approved Preliminary Plan No. 120020950, to create four recorded parcels on 55.81 acres of land for a total of 498,934 square feet of office space, which included 156,516 square feet of new general office space and 342,418 square feet of existing office space in the I-3 Zone.

On March 17, 2003, the Planning Board approved Site Plan No. 820030070, Century Technology Campus at Cloverleaf Center, for a total of 499,000 square feet of office space, which included 156,500 square feet of new commercial office space and 342,500 square feet of existing office space, on 55.81 acres of I-3 zoned land.

On January 25, 2010, the Planning Board approved Preliminary Plan No. 12002095A to create one recorded parcel on 51.8 acres of land in the I-3 Zone, limited to 510,072 square feet of general office and 21,000 square feet of space for accessory storage uses.

On December 14, 2010, the Planning Board, by Corrected Resolution MCPB No. 10-153 (original MCPB No. 09-157), approved Site Plan No. 82003007A for 510,072 square feet of general office and 21,000 square feet of accessory storage uses, on the larger site area.

Following the approval of Preliminary Plan No. 12002095A, the larger site area, including the Property, was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0: C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone.

On January 7, 2016, the Planning Board approved Sketch Plan (No. 320160020) for construction of up to 2,114,230 square feet of development including residential, office, hotel, retail, and restaurant uses on the larger site area.

Preliminary Plan Amendment (No. 12002095B) was approved on March 17, 2016 for 160 lots for townhouses, three lots for 28 2-over-2 dwelling units, and one lot for up to 300 multi-family dwelling units including 12.5% MPDUs with a maximum density of 902,530 square feet of residential uses, and up to 437,420 square feet of nonresidential (office and hotel) uses, one outlot for forest conservation/natural area, and one outlot for stormwater management.

On March 16, 2016, the Planning Board approved Site Plan Amendment No. (82003007B) (MCPB No. 15-162) for Phase 1 development with 160 townhouse units, 28 two-over-two dwellings, 300 multi-family units (including 12.5% MPDUs), 303,000



square feet of new office uses, 85,000 square feet of hotel, and 49,420 square feet of existing office uses, on 57.6 acres.

On October 3, 2017, the Planning Director approved Site Plan No. 82003007C for the retention of nitrogen tanks at their existing location, relocation of a trash enclosure, revisions to the loading dock area, and landscaping on portions of the larger site area.

On April 9, 2018, the Planning Director approved Site Plan No. 82003007D for revisions to stormwater management structures, landscaping, and swimming pool, and relocation of four MDPU's on portions of the larger site area.

On July 11, 2019, the Planning Board approved Site Plan Amendment (No. 82003007E) (MCPB No. 119-078) as a consent item to increase the number of MPDU's to 25% from the previously approved 12.5%.

## **V. Requested Amendments**

### **A. Sketch Plan**

The Sketch Plan Application is submitted in accordance with the optional method of development procedures of Section 59.7.3.3 of the 2014 Zoning Ordinance. The limited purpose of the Sketch Plan is to amend the density, height, use, and incentive density public benefit points for the larger site area to maintain conformance to the regulatory framework of the Zoning Ordinance. The Sketch Plan proposes an increase in the density adding 690,170 square feet of new development with 339,730 commercial square feet and 350,440 residential square feet, dwelling units to be determined at site plan.

As part of the optional method of development under the CR Zone, the Applicant is required to propose public benefit points as part of its application. The previously approved Sketch Plan was required to achieve at least 100 public benefit points from four benefit categories. This Plan complied with the standard by providing a total of 135 public benefit points from five different categories. The proposed Amendment seeks to comply with this standard by providing 140 public benefit points from one category.

The Project's Sketch Plan amendment proposes 20% MPDU's. As stated in the Affordable Housing category of Section 4.5.4.A.2 and Section 4.6.4.A.2 of the Zoning Ordinance, "A project that provides a minimum of 20 percent MPDU's does not have to satisfy any other benefit category under Section 4.5.4.A.2". With the 20% MPDU's provided on the Property, the Project is going above and beyond what is required of the Applicant.

This MPDU commitment will increase the overall MPDU percentage to 23.4% for the entire Sketch Plan area resulting in the following calculation of Public Benefit Points:

$$\text{Calculation of points: } (P - R) * 12 + W * 2 + T * 5; (23.4 - 12.5) * 12 + (0.50 * 2) + (0.18 * 5)$$

### SUMMARY TABLE

Affordable Housing (MDPU's)			
<b>Formula: (P - R)*12 + W*2 + T*5</b>			
<b>P</b>	Percentage MPDUs Provided	23.4%	
<b>R</b>	Percentage MPDUs required	12.5%	
<b>W</b>	Percentage 2 Bedroom MPDUs provided, not otherwise required	50%	
<b>T</b>	Percentage 3 Bedroom MPDUs provided	18%	
<b>Total:</b>		<b>140</b>	
* 2 & 3 Bedroom MPDU Percentage is TBD subject to DHCA Agreement.			
In Germantown area, 15 points are granted for every 1 percent of MPDUs greater than 15 percent.			

As a result, the Sketch Plan Amendment to provide 140 Public Benefit Points through the larger site's MPDU percentage of 23.4% exceeds the Public Benefit Point requirement. We note that Project's Sketch Plan modification will require the decommissioning of the previously approved public art component, approved as part of Sec. 4.7.3.E – Quality of Building and Site Design. To replace the art, the Applicant proposes an equivalent landscape architectural amenity plaza with a central water feature situated at the main entrance of the Property. This water feature is directly responsive to the Germantown Forward Sector Plan vision and will be a focal point for the community.

### B. Preliminary Plan Amendment

The Preliminary Plan amendment proposes a re-design of the "Cloverleaf Center" subdivided lots 2, 3, & 4. The preliminary plan proposes an increase in the density adding 1,109,870 square feet of new development with 763,430 commercial square feet and 346,440 residential square feet consisting of 233 dwelling units. The preliminary subdivision plan proposes to resubdivide the current "Cloverleaf Center" subdivision Lots 2, 3, & 4, Block A. The amended subdivision will replace the original three lots with three newly proposed Lots 5, 6, & 7 as shown on the Preliminary Plan Amendment. The proposed

building heights are equal to, or below, the Zone’s allowable 145 foot limit from each buildings measuring point and building height calculation.

The Transportation Impact Study (TIS) dated October 29, 2021 for the Amendments, prepared by Symmetra Design, indicates that the Project’s change in use and density results in a significant increase of peak hour traffic. The site trip generation was based on trip generation rates from M-NCPPC in the LATR Guidelines for office, multifamily residential, and townhomes and from the ITE Trip Generation Manual, 10th Edition. Residential trips associated with earlier phases of the Century development (Sections A [Multi-family] and F [Townhouses]) were accounted for in existing traffic analysis since they were constructed and occupied when the turning movement counts took place.

**TABLE: Project Trip Generation**

		AM Peak Hour			PM Peak Hour		
		IN	OUT	TOTAL	IN	OUT	TOTAL
Phase I	Residential	17	45	62	52	23	75
Phase II	Hotel	23	21	44	24	26	50
Phase III	Office	793	130	923	154	807	961
	Internal Capture	-102	-37	-139	-30	-93	-123
Total		731	159	890	200	763	963

The transportation mitigation improvements outlined and contained within the (TIS) are based on the anticipated incremental construction of the Amendment’s buildings. The applicant seeks flexibility to construct any of the proposed buildings, in any sequence, to response to the market demand.

With respect to the Montgomery County Public Schools, based on the current student generation rates and GIP Annual School Test Guidelines FY 2022, the table below represents the proposed Project having adequate school capacity with no Utilization Premium Payment required. The development is located within the County’s Turnover Impact Area.

**TABLE – GIP School Impacts**

**Proposed Development**

Site Location		Residential Unit Proposal	
School Impact Area	Turnover Impact Area	Single Family Detached	0 du
ES Service Area	Waters Landing	Single Family Attached	0 du
MS Service Area	Martin Luther King, Jr	Multifamily Low-Rise	0 du
HS Service Area	Seneca Valley	Multifamily High-Rise	233 du
			<b>233 du</b>

**Enrollment Impact Calculation**

Unit Type	# of Units	Turnover Impact Area			Estimated # of Students		
		ES	MS	HS	ES	MS	HS
SFD	0 du	0.198	0.112	0.156	0.000	0.000	0.000
SFA	0 du	0.230	0.120	0.157	0.000	0.000	0.000
MFLR	0 du	0.124	0.063	0.073	0.000	0.000	0.000
MFHR	233 du	0.023	0.013	0.019	5.359	3.029	4.427
<b>TOTAL</b>	<b>233 du</b>				<b>5</b>	<b>3</b>	<b>4</b>

**Service Area Status / Estimated Impact**

Service Area Status	Adequacy Ceiling Until				Estimated Students	
	Tier 1	Tier 2	Tier 3			
ES Service Area	0	217	288	404	ES	5
MS Service Area	0	105	162	299	MS	3
HS Service Area	0	225	556	938	HS	4

**UPP Factor Calculation**

Estimated Students	No UPP	Tier 1	Tier 2	Tier 3	No UPP	Tier 1	Tier 2	Tier 3
ES	5	5	0	0	1.000	0.000	0.000	0.000
MS	3	3	0	0	1.000	0.000	0.000	0.000
HS	4	4	0	0	1.000	0.000	0.000	0.000

\*If multiple applications in the same school service area are reviewed within the same fiscal year, each application is evaluated under the same adequacy status and ceilings. The Utilization Premium Payment factors to be applied may differ between projects if the estimated number of students is different.

Site Location	Residential Unit Proposal	Impact Tax	UPP by Service Area Tier			Summary per DU	Total
			ES	MS	HS		
School Impact Area	Turnover Impact Area	Single Family Detached	0 du	\$0	\$0	\$0	\$0
ES Service Area	Waters Landing	Single Family Attached	0 du	\$0	\$0	\$0	\$0
MS Service Area	Martin Luther King, Jr	Multifamily Low-Rise	0 du	\$0	\$0	\$0	\$0
HS Service Area	Seneca Valley	Multifamily High-Rise	233 du	\$0	\$0	\$0	\$0
			<b>233 du</b>				<b>\$0</b>

**C. Site Plan Amendment**

As noted, the Site Plan amendment proposes a re-design of the “Cloverleaf Center” subdivided lots 2, 3, & 4. The site plan proposes an increase in the density by adding 763,430 commercial square feet and 233 residential dwelling units.

The Project has been strategically planned to seamlessly tie into the existing portions of the built environment. Each building has been designed with special consideration of the adjacent portions of the development in mind. The Project has been sited so that the massing and use of each proposed building aligns with its neighbor. The Project maintains and enhances the previously approved open space areas with strong connections to the proposed structures and to the existing development. New landscaping has been designed along proposed streets and parking lots to have a variety of specimen trees and an integrated plant hierarchy of groundcover, shrubs, ornamental trees, and specimen trees for each associated space.

#### **D. Summary**

The requested amendments to the plans approved, as part of the Prior Approvals, are summarized below:

- Increase Sketch Plan Density
  - CR=690,170 sf
  - C=339,730 sf
  - R=350,440 sf
  
- Revise the residential vs non-residential land use mix
  - Residential 50.63%
  - Non-Residential 49.37%
  
- Increase Preliminary Plan Density
  - CR=1,109,8700 sf
  - C=763,430 sf
  - R=346,440 sf, or 233 Dwelling Units
  
- Retest Adequate Public Facilities to accommodate increase in density
  
- Update Subdivision Lots(s)
  - Lot 5 – 202,971 sf
  - Lot 6 – 111,863 sf
  - Lot 7 – 364,380 sf, with ‘ownership lot line’
  
- Increase Site Plan Density
  - C=763,430 sf (Office, Hotel, Restaurant, Retail)
  - R=233 Dwelling Units (Multi-Family)
  
- Update Public Open Space
  
- Re-Allocate Incentive Density “Public Benefits”

- o Remove Public Art
- o Provide minimum 20% total residential as MPDUs within amendment area.
- Update Transportation & Circulation
- Update Site Design, Landscape & Lighting
- Update Development Program / Phasing
- Update Parking & Loading
- Forest Conservation Plan submitted, however, there are no planned modifications to the underlying plan approval set forth.

## **VI. Sector Plan Conformance**

The Property is in the Cloverleaf District of 2009 Germantown Forward Sector Plan (the “Sector Plan”) area. The Sector Plan recommends redevelopment, to include, employment, housing, retail, entertainment, and hotel uses for the Property. Notably, the Sector Plan contemplates a CCT station in the Century Boulevard right of way, immediately adjacent to the multi-family portion of the larger site area. The Sector Plan calls for the use of new technology for more sustainable development, as it relates to urban stormwater management practices. Additional features include, green common areas, and a series of urban open spaces. These practices will create a greater visibility and streetscape in accordance with the streetscape plan. Furthermore, a defined environment with extensive landscape planting, is proposed, to create an attractive setting with a central water feature situated at the focal terminus of Cloverleaf Center Drive and north terminus of the large public open space that serves as an integral part of the community.

The specific District recommendations for density and locations of uses are: to cluster density at the transit station with building heights of up to 143 feet; to concentrate retail uses in the vicinity of the transit station; to provide a ratio of land uses that are 50-60% commercial and 40-50% residential; and to focus commercial development along I-270 by providing building heights of up to 125 feet. Additional recommendations for building setbacks from I-270 are to maintain the existing setback of 200’ from the current right-of-way.

The recommendations are accommodated in the proposed Sketch Plan Amendment that provides height, density and uses that align with the Sector Plan. It also adheres to the ratio of residential/commercial uses set forth by the Sector Plan.

The Sketch Plan Amendment depicts dedicated open spaces and urban spaces. The Preliminary and Site Plan Amendment show more detail into sustainable design with stormwater management and landscape design through the entire Project.

The Sketch Plan ratio of land uses proposes 50.63% Residential and 49.37% Non-Residential. This is in alignment with the Sector Plan and the County's newly adopted Growth Infrastructure Policy to facilitate more housing in the region. In addition, the Applicant seeking to provide additional MDPU's to assist with the current lack of affordable housing supply.

The Sketch Plan also provides for building heights up to the allowable 145 feet in alignment with the larger site's zoning height designation (H=145'T), set forth in the 2014 Zoning Ordinance. Consistent with the Sector Plan, the taller building massing is situated along I-270 and in the central part of the site north of Cloverleaf Center Drive, future Fisher Lot.

The Sketch Plan also provides for dedicated open spaces, providing the optional method of development's required 10% site open space, 10% Town House common open space, and 10% public open space. The larger site's approximate 1.2 acre public open space begins at the terminus of Cloverleaf Center Drive, where an amenity water feature is designed into the vertical grade topography, in a prominent location of the site. The public open space extends south +/- 1,000 feet with variable widths, directly adjacent to the podium retail courtyards beneath the multi-family residents overlooking the contiguous open space.

The proposed Project meets all recommendations set by the Sector Plan and continues its overall vision.

## **VII. Zoning Ordinance Conformance**

### **A. Purposes**

As stated in Section 4.5.1 of the Zoning Ordinance, the Commercial/Residential Zones are intended to permit a mixture of residential and nonresidential uses at varying densities and heights, in order to promote economically, environmentally, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities. More specifically, for the Commercial/Residential Zones, Section 4.5.1 specifies the following purposes:

- (a) *Implement the recommendations of applicable master plans;*
- (b) *Target opportunities for redevelopment of single-use commercial areas and surface parking lots with a mix of uses;*
- (c) *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;*
- (d) *Allow a flexible mix of uses, densities, and building heights appropriate to various settings to ensure compatible relationships with adjoining neighborhoods;*
- (e) *Integrate an appropriate balance of employment and housing opportunities; and*
- (f) *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.*

As described above, the Project implements various recommendation of the Sector Plan. The Project also acknowledges the remaining objectives of the Zoning Ordinance and implements the mixed use Project with a balance of opportunities. The Project utilizes the Sketch Plan process established by Zoning Ordinance to allocate height to appropriate, compatible locations within the overall larger site area. Finally, the Project provides significant public benefits in accordance with the requirements in Section 4.5.4.A.2 of the Zoning Ordinance for the optional method of development in contemplation of the full build out of the Sketch Plan. See Section VII-C below.

## **B. Development Standards**

Section 4.5.4.B of the Zoning Ordinance sets forth the development standards applicable to the optional method of development in the CR Zone. As previously described, the Sketch Plan Amendment fully complies with the densities and heights established by the zoning map for the Property. The Sketch Plan Amendment will also provide at least 10 percent of the net site area as on-site public open space during development.



### **C. Public Benefit Points**

As discussed above, the Sketch Plan meets the Public Benefit Points requirement by providing the larger site's MPDU percentage of 23.4% exceeding the zones 12.5% base requirement.

## **VIII. Findings for Approval**

### **A. Sketch Plan #32016002A**

Section 7.3.3.E of the Zoning Ordinance sets forth the findings that the Planning Board must make in order to approve a Sketch Plan application. As described above, the proposed Sketch Plan satisfies each applicable requirement listed in Section 7.3.3.E.

*(1) [The Sketch Plan must] meet the objectives, general requirements, and standards of this Chapter;*

The Sketch Plan Amendment complies with all specific requirements applicable to development in the Commercial/Residential Zone. The specific requirements – and the Sketch Plan's conformance therewith- are described above.

*(2) [The Sketch Plan must] substantially conform with the recommendations of the applicable master plan;*

The Sketch Plan substantially conforms to the recommendations of the Sector Plan and furthers its goals and objectives. A discussion of the Sketch Plan's compliance with the Sector Plan is set forth above.

*(3) [The Sketch Plan must] satisfy . . . the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This provision does not apply. The Property is not subject to any development plan or schematic development plan.

*(4) [The Sketch Plan must] achieve compatible internal and external relationships between existing and pending nearby development;*

The Sketch Plan has been carefully designed to ensure that it will be physically compatible with, and connected to, existing and future development in vicinity. The scale of the buildings will be appropriate for the location, with heights

that establish a proper relationship with the buildings contemplated in the Sector Plan.

*(5) [The Sketch Plan must] provide satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking and loading;*

The proposed site circulation will fully accommodate the vehicle, bicyclist, and pedestrian traffic at the Property. The proposed block design and connection points from the Property to the existing community create a stronger connectivity through the entire Sketch Plan area as a whole.

*(6) [The Sketch Plan must] propose an outline of public benefits that supports the requested incentive density and is appropriate for the specific community;*

The public benefits proposed to support the incentive density associated with the Sketch Plan are summarized above.

*(7) [The Sketch Plan must] establish a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The Sketch Plan was originally proposed to be implemented in two phases. Great planning and thought were invested to ensure that the overall site area could have multiple projects/phases that could stand alone in terms of internal infrastructure and amenities as the site development evolves. Continuing the phase one implementation, and consistent with the previous approval, the Applicant seeks flexibility to construct any of the amended residential, office, or hotel buildings, in any sequence, to response to the market demand.

## **B. Preliminary Plan #12002095C**

As described below, the Project satisfies all of the elements for Preliminary Plan approval.

*(1) Subdivision Regulations Compliance;*

The Preliminary Plan indicates that the size, width, shape and orientation of the proposed lots will be appropriate for the location of the proposed subdivision.

*(2) Sediment Control/ Water Quality;*

Applicable requirements under Chapter 19 are addressed in a Concept Stormwater Management Plan submitted to the Montgomery County Department of Permitting Services ("DPS") for review. This Property is not in a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to DPS for their approval prior to commencement of construction.

*(3) Adequate Public Facilities;*

Public facilities are more than adequate to support and service the proposed Project. As noted above, the Property currently has approved traffic capacity for 763,430 square feet of general office, hotel, and retail/service uses and residential density consisting of 300 multifamily apartments, 160 townhouse, and 28 two-over-two condominium units.

The Applicant's transportation consultant has prepared a TIS demonstrating how this capacity may be combined with additional capacity to accommodate the 1,109,870 square feet of development in the Project, including the residential 346,440 square feet or 233 dwelling units. In addition, the FY2022 Annual School Test for the 2022-2024 Growth Infrastructure Policy indicates that there is adequate school capacity in the Seneca Valley Cluster, within which the Property is located.

The Project will be served by public water and sewer systems. Electric, gas and telecommunications services will also be available. Other public facilities and services – including police stations, firehouses, and health care facilities – are currently operating in accordance with the Subdivision Staging Policy and will continue to be sufficient following construction of the Project.

*(4) Relation to Master Plan;*

The Project substantially conforms to the Sector Plan, as addressed above.

*(5) Environmental compliance;*

The Forest Conservation Plan is being amended in conjunction with this Preliminary Plan Amendment, however there are no plan revisions outside the originally approved Limit of Disturbance and no foreseen changes to the underlying easements and mitigation in place.

**C. Site Plan #82003007F**

The purpose of this portion of the statement is to provide justification that the Site Plan Amendment satisfies the applicable provisions of Section 7.3.4 of the Zoning Ordinance, governing the approval of a site plan application. Section 7.3.4.E sets forth the findings that the Planning Board must make to approve a site plan application. As set forth below, the Project satisfies each requirement of Section 7.3.4.E.2:

- (1) When reviewing an application, the findings of approval only apply to the area encompassed by the application;*

This Application is limited to the Property and the proposed Project.

- (2) To approve a Site Plan, the Planning Board must find that the proposed development;*

- a. The proposed development satisfies any previous approval that applies to the site, including any development plan or schematic development plan in effect on October 29, 2014;*
- b. The proposed development satisfies applicable use standards, development standards and general requirements under this Chapter;*

As this Statement demonstrates, the proposed Project complies with the standards and general requirements of the Zoning Ordinance. The compliance of the Project with the development standards of the CR Zone is discussed above.

- c. The proposed development satisfies the applicable requirements of:*
- i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*
- ii. Chapter 22A, Forest Conservation.*

The Property is subject to the Forest Conservation Ordinance. In conjunction with the Preliminary Plan Amendment, the Applicant is amending the current Forest Conservation Plan to facilitate the Project.

The Project will comply with the requirements of Chapter 19 of the Montgomery County Code. Applicable requirements under Chapter 19 are

addressed in the approved Stormwater Management Concept Plan. A revised Stormwater Management Concept plan will be submitted as part of this Application, and the required Application payment receipt will be provided. In connection with the proposed Project, the Applicant will utilize environmental site design through the use of micro-bio-retention facilities, micro-bio-boxes, silva-cells, green roofs, and bio-swales to the maximum extent practicable toward meeting the required water quality treatment and water quantity control needs. The Property is not located in a Special Protection Area, so no separate water quality monitoring plan is required. A Sediment and Erosion Control Plan will be submitted to the Montgomery County Department of Permitting Services for their approval prior to commencement of construction.

- d. The proposed development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

As discussed above, the proposed site improvements will enhance the pedestrian environment and provide meaningful public open space. The site has been configured to promote efficiencies in internal vehicular circulation and to also provide for safe and designated pedestrian access within and among each component of the Project.

- e. The proposed development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

As discussed above, the Project substantially conforms to the recommendations of the Sector Plan.

- f. The proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

As discussed above, the Project will be properly served by public facilities.

- g. The proposed development on a property in a Rural Residential or Residential zone is compatible with the character of the residential neighborhood.*

This provision is not applicable.

- h. The Proposed development is compatible with existing and approved or pending adjacent development.*

The proposed mixed-use Project is compatible with the surrounding uses. The provision of office and other commercial uses will complement the nearby residential uses by providing potential employee and retail destinations, both of which will limit the number of vehicle trips within the area. The density and heights within the Property are appropriately sited to minimize the impacts on adjacent, low-density development.

- (3) To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.*

This provision is not applicable.

- (4) For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.*

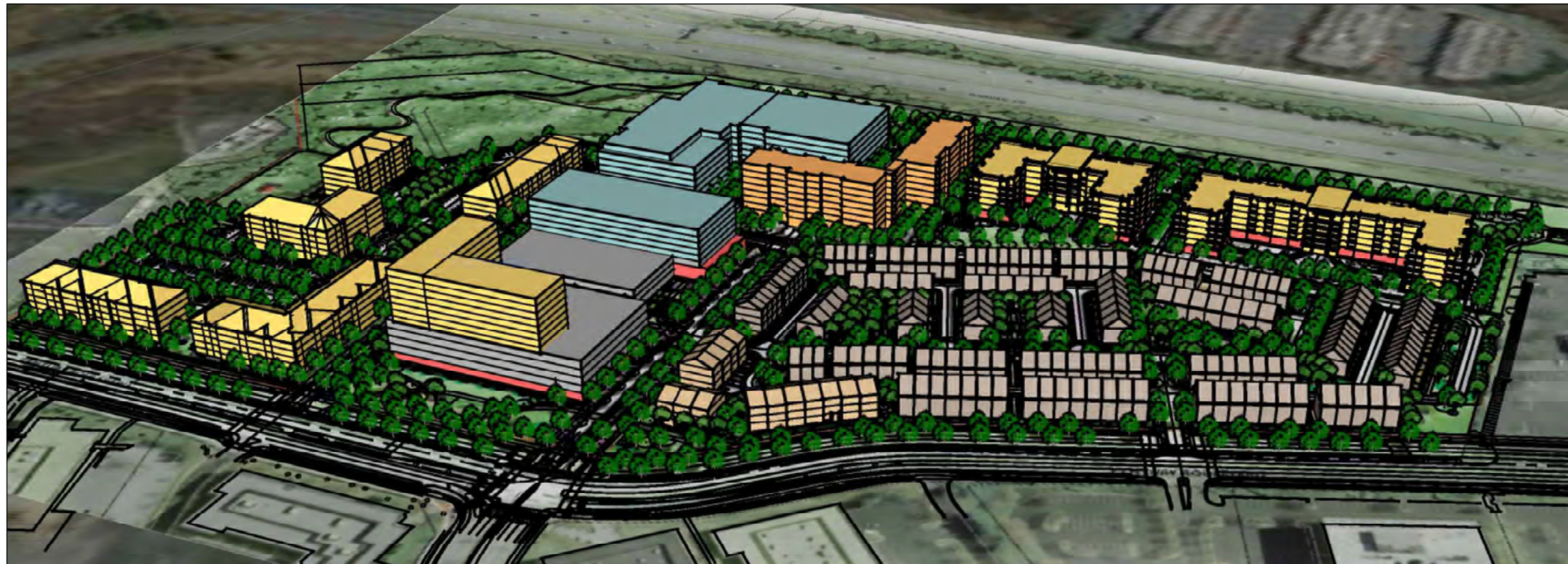
This provision is not applicable.

## **IX. Community Outreach**

In accordance with the Sketch / Preliminary / Site Plan Amendment Checklist, the pre-application community meeting was not required. As part of the Development Review Manual, the community participation will follow the standard notice of Hearing, notice letters to adjacent owners and homeowners' associations will be provided as required.

## **X. Conclusion**

As demonstrated herein, the Sketch, Preliminary and Site Plan Amendments will be an asset to the emerging Cloverleaf District in the Sector Plan. Each Amendment Plan and, in particular, the Project comply with all applicable requirements of the Zoning Ordinance that govern development under the optional method in the CR Zone. Furthermore, the Amendment Plans and the Project substantially conform to the recommendations of the Sector Plan. The Project complies with all of the approval elements associated with previously approved Preliminary and Site Plans. For the reasons expressed throughout this Statement, we respectfully request that the Planning Board approve the Sketch/Preliminary/Site Plan Amendments as proposed.



# CENTURY SKETCH PLAN SUBMISSION #32016002A

Sheet List Table

Sheet Number	Sheet Title
Sketch Plan (Black & White)	
* SK-000	Cover Sheet
* SK-001	Local Vicinity Map
** SK-001a	Zoning Map
* SK-002	Existing Conditions Aerial
SK-003	Approved NRI - FSD
SK-004	Gross Tract Area Exhibit
* SK-005	Sketch Plan
* SK-006	Massing Diagram
* SK-007	Massing Diagram
* SK-008A	Illustrative Plan
* SK-008B	Phasing Exhibit
* SK-009	Amenity Public Use & Open Space Exhibit
* SK-010	Pedestrian Circulation & Signage Exhibit
* SK-010A	Site Signage Concept Images
* SK-011	Vehicular Circulation Exhibit
* SK-011A	Street Location Exhibit
* SK-012	Service Truck Circulation Exhibit
* SK-013	Fire Access Plan
* SK-014	Lotting Exhibit
* SK-015	SWM Concept Plan
** SK-016	Public Benefit Points Exhibit
* SK-017	Representative Office Building Images
* SK-018	Representative Retail & Hotel Images
* SK-019	Representative Retail & Hotel Images
* SK-020	Representative Residential Building Images
** SK-021	Representative Residential Building Images

\* Sheets revised under this Amendment  
\*\* Sheets added under this Amendment



**AMENDMENT DESCRIPTION**

1. THE PROPOSED AMENDMENT IS A REDESIGN OF THE AREA LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2, 3, & 4, BLOCK A, OF THE CENTURY SITE DEVELOPMENT CONSISTING OF A TOTAL DENSITY OF +/- 299,870 SF OF MIXED COMMERCIAL / RESIDENTIAL USE.

**LIST OF AMENDMENT ITEMS:**

- 1. RE-DESIGNED AND RE-DEFINED AREA 1C, LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2, 3, & 4, BLOCK A - FOR NEWLY PROPOSED BUILDING C1, C2, D, E, G, & H.
- 2. RE-SUBDIVISION OF LOTS 2-4, WITH UPDATED LOT AREAS.
- 3. REVISED DEVELOPMENT PROGRAM AND BUILDING USES.
- 4. REVISED DEVELOPMENT DATA TABLE
- 5. REVISED ARCHITECTURE MASSING, BUILDING HEIGHTS, AND ELEVATIONS.
- 6. REVISED PHASING / BUILDINGS.
- 7. REVISED CIRCULATION ROUTING (PEDESTRIAN, VEHICLE, SERVICE & FIRE).
- 8. REVISED AMENITIES, PUBLIC USE & OPEN SPACE.
- 9. REVISED PARKING AND SERVICE LAYOUT.
- 10. REVISED SWM CONCEPTS.
- 11. REVISED ARCHITECTURAL ELEVATIONS.
- 12. REVISED SITE SIGNAGE
- 13. NO SHEET CHANGES.

**CENTURY**  
**Sketch Plan Amendment A**  
**#32016002A**  
 Montgomery County, Maryland, Clarksburg Election District 2

ISSUE DATE	DESCRIPTION
2021.10.29	M-NCP&PC - Initial Submission
2022.04.14	M-NCP&PC - Post DRC Submission
2023.05.24	M-NCP&PC - 2nd Post DRC Submission

PROJECT NUMBER	1252A
DATE	2023.05.16
SCALE	NTS
DRAWING TITLE	Cover Sheet

DRAWING NUMBER **SK-000**  
2023.05.16 - 12.56 PM

Preliminary Not For Construction

N:\und-montgomery\Century\atoc\sketch-plan-amendment-01\01-01-000-Cover-Sheet.dwg



# CENTURY CERTIFIED PRELIMINARY PLAN AMENDMENT #12002095C



VICINITY MAP SCALE: 1" = 200'

1947 Century Boulevard, Suite 206, Centerville, Maryland 21031  
Tel: 301.948.4700 Fax: 301.948.4701 www.rodgers.com  
CEGON 1549  
Owner / Developer:  
**Century Development Services, LLC**  
4495 Montgomery Road  
Ellicott City, Maryland 21041  
443.802.9277  
Attn: Prady Ghosh  
Lect: **Lerch, Early & Brewer**  
7400 Wisconsin Avenue  
Suite 700  
Bethesda, Maryland 20814  
301.986.1300  
Attn: Patrick O'Neil

Lead Planning / Landscape Architect / Civil Engineer:  
**Rodgers Consulting, Inc.**  
19647 Centenary Boulevard  
Suite 200  
Crownsville, Maryland 21038  
301.948.4700  
Attn: Robert Grizans

Architect:  
**Daniel Ball & Associates**  
5513 Twin Knolls Road  
Suite 216  
Columbia, Maryland 21045  
301.840.1100  
Attn: Dan Ball

Site:  
**Alpha Sieger Inc.**  
30 Courthouse Square  
Suite 303  
Rockville, Maryland 20850  
301.294.4151  
Attn: Anabel Negulescu



PROFESSIONAL CERTIFICATION  
I hereby certify that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 28854, Discipline: Civil, EIT 13187.

**CENTURY**  
Preliminary Plan Amendment C  
#12002095C  
Cloverleaf Center, Parcels Z & AA  
Montgomery County, Maryland, Clarksburg Election District 2

- LEGEND (Typical All Sheets)**
- PROPOSED**
- PROPOSED BUILDING
  - PROPOSED CONTOURS
  - PROPOSED CURB & GUTTER
  - PROPOSED EDGE OF PAVEMENT
  - PROPOSED STORMWATER MANAGEMENT
  - PROPOSED SANITARY SHOWER
  - PROPOSED WATER
  - PROPOSED CABLE TV
  - PROPOSED GAS LINE
  - PROPOSED TELEPHONE
  - PROPOSED FIBER OPTIC
  - PROPOSED ELECTRIC
  - PROPOSED LIMITS OF DISTURBANCE
  - PROPOSED 6' X 6' X 7' ELECTRIC SWITCH VAULT
  - PROPOSED 6' X 6' X 7' ELECTRIC VAULT
  - PROPOSED 30' ELECTRIC JUNCTION
  - PROPOSED 30' TRANSFORMER
  - PROPOSED 12' TRANSFORMER
  - PROPOSED SECONDARY ELECTRIC HOISTAL
  - PROPOSED ELECTRIC PETER
  - PROPOSED TAP HOLE
  - PROPOSED PWH MANHOLE
  - PROPOSED SEWER MANHOLE
  - PROPOSED WATER VALVE
  - PROPOSED SANWER CONNECTION
  - PROPOSED FIRE HYDRANT
  - PROPOSED PAVING
  - PROPOSED BRICK PAVES
  - PROPOSED PLANTING PIT
  - PROPOSED PERMANENT ENTRANCE
  - PROPOSED STREET LIGHTS
  - PLANTING AREA
  - PROPOSED LANDSCAPE LIGHTING
  - PROPOSED BRICK
  - PROPOSED WASTE RECEPTACLE
  - PROPOSED PWH BOX/ETS BOX (TY)
- EXISTING**
- BOUNDARY LINE
  - WAY DESIGNATION
  - EXISTING CONTOUR
  - EXISTING TRIMLINE
  - EXISTING BUILDING
  - EXISTING CURB & GUTTER
  - EXISTING EDGE OF PAVEMENT
  - EXISTING STORM DRAIN
  - EXISTING SANITARY SHOWER
  - EXISTING WATER LINE
  - EXISTING CABLE TV
  - EXISTING GAS
  - EXISTING TELEPHONE
  - EXISTING ELECTRIC
  - EXISTING TRAFFIC SIGNAL
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING TRAFFIC SIGNAL
  - EXISTING UTILITY POLE
  - EXISTING PEPCO POLE
  - EXISTING GUY WIRE
  - EXISTING LAMP POST
  - EXISTING LIGHT POLE
  - EXISTING ELECTRIC ACCESS FRAME
  - EXISTING ELECTRIC MANHOLE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING WATER MANHOLE
  - EXISTING FIRE HYDRANT
  - EXISTING WATER METER
  - EXISTING TELEPHONE VAULT
  - EXISTING ELECTRIC VAULT
  - EXISTING FIBER OPTIC
  - EXISTING PLANTING PIT
  - EXISTING STORM DRAIN STRUCTURE
  - EXISTING GAS VALVE
  - EXISTING WATER VALVE
  - EXISTING CLEANOUT



**AMENDMENT DESCRIPTION**

1. The proposed amendment is a redesign of the area located at Cloverleaf Center subdivision lots 2, 3, & 4, block A, of the Century Site Development consisting of an additional 733,370 S.F. from previously approved.

**Century**

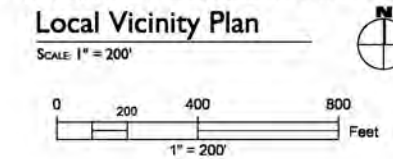
**Preliminary Plan Sheet Index**

PP-01	Cover Sheet
PP-02	Approval Conditions
PP-02A	Approval Conditions
PP-02B	Approval Conditions
PP-02C	Approval Conditions
PP-02D	Approval Conditions
PP-02E	Approval Conditions
PP-03	Notes & Computations
PP-04	Overall Preliminary Plan
PP-04a	Subdivision Plan
PP-04b	Subdivision Plan
PP-05	Preliminary Plan
PP-06	Preliminary Plan
PP-07	Preliminary Plan
PP-08	Tentative Street Profile
PP-09	Tentative Street Profile
PP-10	Tentative Street Profile

Support Drawing

UTIL-01	Color Coded Utility Plan
Fire Department Plan (FDA)	
FDA-01	Fire Access Plan
Stormwater Management Concept	
SMCO0001	Cover
SMCO0002	Existing Conditions
SMCO0003	SWM Concept Plan
SMCO0004	SWM Drainage Area Map
SMCO0005	SWM Details

- \* Sheets revised under this Amendment
  - \*\* Sheets added under this Amendment
- LIST OF AMENDMENT ITEMS:**
- RE-DESIGNED AREA (C), LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2, 3, & 4, BLOCK A - FOR NEWLY PROPOSED BUILDINGS C1,C2, D, E, G, & H.
  - ADDED NEW SHEET PER AMENDMENT
  - NO SHEET CHANGE
  - REVISED DEVELOPMENT PROGRAM AND BUILDING USES.
  - REVISED DEVELOPMENT DATA TABLE
  - RE-SUBDIVISION OF LOTS.
  - REVISED ARCHITECTURE.
  - REVISED LANDSCAPE LAYOUT.
  - REVISED STREET TREE AND CANOPY COVERAGE ON LOTS 2, 3, & 4.
  - REVISED UTILITY / WATER & SEWER LAYOUT CONNECTION FOR EACH PROPOSED BUILDING.
  - REVISED PRELIMINARY PLAN SHEET NUMBERS TO ACCOUNT FOR NEW SHEETS ADDED PER PRELIMINARY PLAN AMENDMENT.
  - REVISED SHEET MATCH LINES PER REVISED LAYOUT.
  - REVISED PROPOSED CONTOURS
  - REVISED OPENITY AND PROGRAMMED SPACES AROUND NEW PROPOSED BUILDINGS.



**SURVEYOR'S CERTIFICATION**

I hereby certify to the best of my professional belief and knowledge that the outline of the property included in this application is taken from a boundary survey conducted by Rodgers Consulting, Inc. in November, 2008. The topographic data shown hereon is from aerial topography supplemented with field topography and is shown as a 2 foot contour interval. Topography outside of the area included in this application was obtained from M-NCPPAC and is shown at a 3 foot contour interval.

Date: \_\_\_\_\_  
Timothy Paul Quinn  
Professional Land Surveyor  
Maryland Registration Number 20002

**REVISIONS**

NO.	DATE	DESCRIPTION
001	2023.05.19	M-NCPPAC - Initial Submission
002	2023.05.19	M-NCPPAC - Pre-Final Submission
003	2023.05.31	M-NCPPAC - 2nd Final CRG Submission

**PROJECT INFORMATION**

PROJECT NUMBER	1252A
DATE	2023.05.19
SCALE	1" = 200'
DRAWING TITLE	Cover Sheet

# CENTURY CERTIFIED SITE PLAN AMENDMENT #82003007F

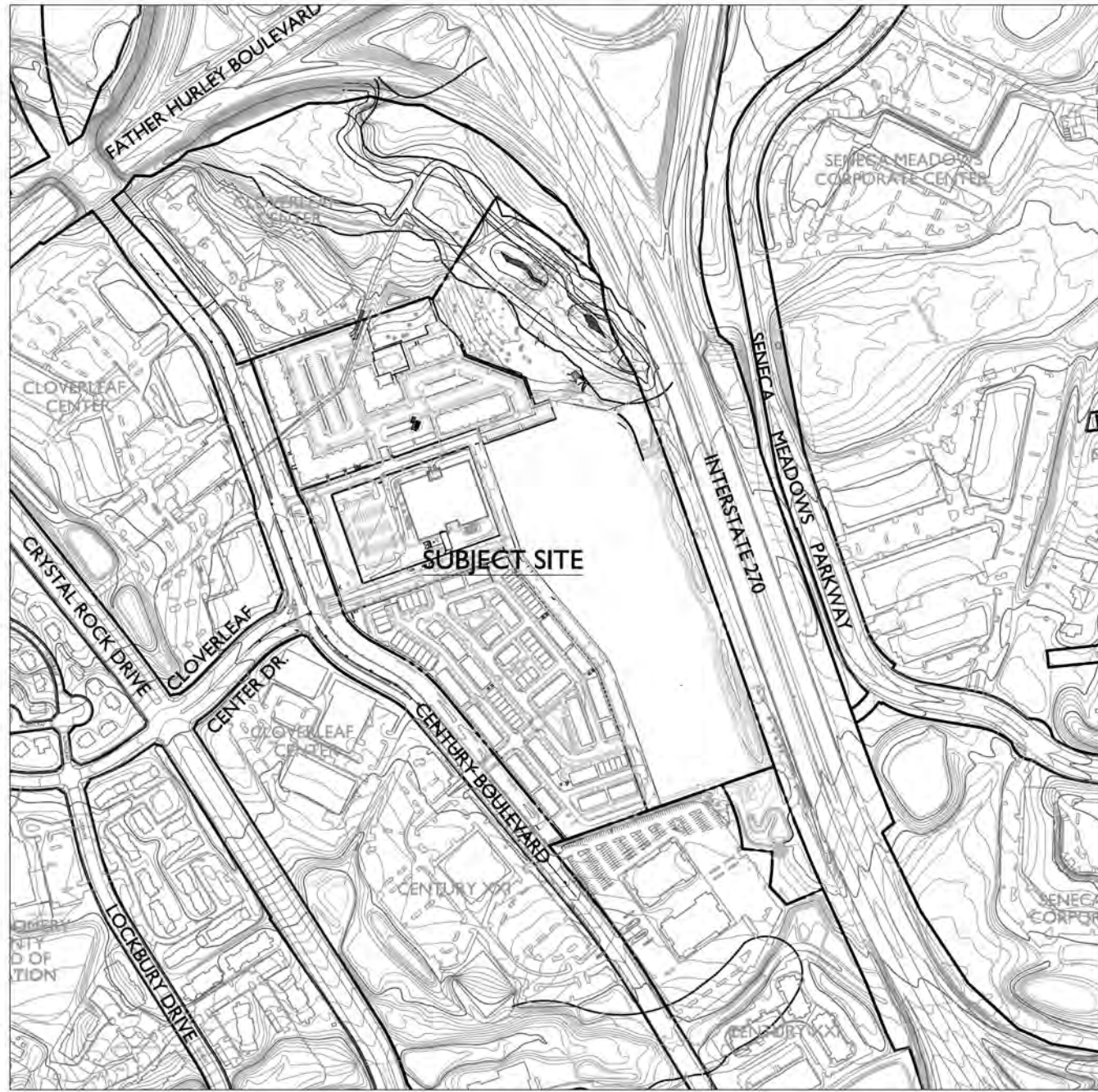
**LEGEND (Typical All Sheets)**

**PROPOSED**

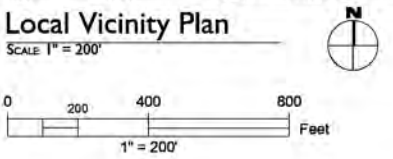
- PROPOSED BUILDING
- PROPOSED CONTOURS
- PROPOSED CURB & GUTTER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORMWATER MANAGEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- PROPOSED CABLE TV
- PROPOSED GAS LINE
- PROPOSED TELEPHONE
- PROPOSED FIBER OPTIC
- PROPOSED ELECTRIC
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED 4' X 8' X 7' ELECTRIC SWITCH VAULT
- PROPOSED 4' X 4' X 7' ELECTRIC VAULT
- PROPOSED NO ELECTRIC JUNCTION
- PROPOSED NO TRANSFORMER
- PROPOSED HD TRANSFORMER
- PROPOSED SECONDARY ELECTRIC FEEDAL
- PROPOSED ELECTRIC METER
- PROPOSED TAP HOLE
- PROPOSED SWH MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED WATER VALVE
- PROPOSED SANIWE CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED FENCING
- PROPOSED BRICK PAVING
- PROPOSED PLANTING PTS
- PEDESTRIAN ENTRANCE
- PROPOSED STREET LIGHTS
- PLANTING AREA
- PROPOSED LANDSCAPE LIGHTING
- PROPOSED BENCH
- PROPOSED WASTE RECEPTACLE
- PROPOSED SWH BUREAU BOX (TYP)
- PROPOSED RAIL ACCESS SIGN

**EXISTING**

- BOUNDARY LINE
- RAIL DEDICATION
- EXISTING CONTOURS
- EXISTING TREE LINE
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CABLE TV
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING TRAFFIC SIGNAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING TRAFFIC SIGNAL
- EXISTING UTILITY POLE
- EXISTING RECO POLE
- EXISTING GUY WIRE
- EXISTING LAMP POST
- EXISTING LIGHT POLE
- EXISTING ELECTRIC ACCESS PANEL
- EXISTING ELECTRIC MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER METER
- EXISTING TELEPHONE VAULT
- EXISTING ELECTRIC VAULT
- EXISTING REFR OPTIC
- EXISTING PLANTING PTS
- EXISTING STORM DRAIN STRUCTURE
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING CLEANOUT



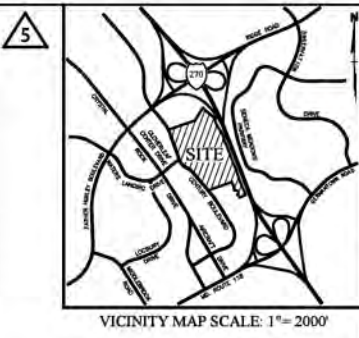
- LIST OF AMENDMENT ITEMS:**
- RE-DESIGNED AREA 1C, LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 2, 3, & 4, BLOCK A - FOR NEWLY PROPOSED BUILDINGS D, E, G, & H AND FUTURE CLCC PAD SITE.
  - ADDED NEW SHEET PER AMENDMENT
  - NO SHEET CHANGE
  - REVISED DEVELOPMENT PROGRAM AND BUILDING USES
  - REVISED DEVELOPMENT DATA TABLE AND/OR NOTES
  - RE-SUBDIVISION OF LOTS
  - REVISED ARCHITECTURE
  - REVISED LANDSCAPE / LIGHTING LAYOUT AND ASSOCIATED PLANTING SCHEDULES.
  - REVISED UTILITY / WATER & SEWER LAYOUT CONNECTION FOR EACH PROPOSED BUILDING.
  - REVISED SITE PLAN SHEET NUMBERS TO ACCOUNT FOR NEW SHEETS ADDED PER AMENDMENT.
  - REVISED SHEET MATCH LINES PER REVISED LAYOUT.
  - REVISED AMENITY AND PROGRAMMED SPACES AROUND NEW PROPOSED BUILDINGS.
  - REVISED DEVELOPMENT PHASING.
  - ADD / REMOVED DETAILS PER PROPOSED AMENDMENT.



\* Sheets revised under this Amendment  
\*\* Sheets added under this Amendment

**Site Plan Sheet Index**

- SP-01 Cover Sheet
- SP-02 Approval Conditions
- SP-02A Approval Conditions
- SP-02B Approval Conditions
- SP-02C Approval Conditions
- SP-02D Approval Conditions
- SP-02E Approval Conditions
- SP-02F Approval Conditions
- SP-02G Approval Conditions
- SP-02H Approval Conditions
- SP-03A Notes & Computations
- SP-03B Notes & Computations
- SP-03C Development Exhibit
- SP-04 Details
- SP-04A Details
- SP-04B Details
- SP-05 Overall Site Plan
- SP-06 Site Plan
- SP-07 Site Plan
- SP-08 Site Plan
- SP-09 Site Plan
- SP-10 Site Plan
- SP-11 Site Plan
- Landscape & Lighting Plans**
- L-01 Landscape Plan
- L-02 Landscape Plan
- L-03 Landscape Plan
- L-04 Landscape Plan
- L-04.1 Landscape Plan
- L-05 Landscape Plan
- L-06 Landscape Plan
- L-06.1 Landscape Plan
- L-07 Landscape Plan
- L-08 Landscape Plan
- L-09 Landscape Plan
- L-10 Landscape Plan
- L-11 Landscape Plan
- L-12 Landscape Plan
- L-13A Landscape Details
- L-13B Landscape Details
- L-13C Landscape Details
- L-14 Landscape Details
- L-15 Landscape Details
- L-16 Landscape Details
- L-17 Landscape Details
- L-18 Landscape Details
- L-19 Landscape Details
- L-20 Lighting Plan
- L-21 Lighting Plan
- L-22 Lighting Plan
- Forest Conservation Plans**
- FCP-01 Overall Forest Conservation Plan
- FCP-02 Forest Conservation Plan
- FCP-03 Forest Conservation Plan
- FCP-04 Beam Planting
- FCP-05 Forest Conservation Det
- Architectural Plans**
- A-01 Architectural Plan
- A-02 Architectural Plan
- A-03 Architectural Plan
- A-04 Architectural Plan
- A-05 Architectural Plan
- A-06 Architectural Plan
- A-07 Architectural Plan
- A-08 Architectural Plan
- A-09 Architectural Plan
- A-10 Architectural Plan
- A-11 Architectural Plan
- A-12 Architectural Plan
- A-13 Architectural Plan
- A-14 Architectural Plan
- A-15 Architectural Plan
- Amendment Architectural Plans**
- Hotel - Building D/E**
- A-2.1 Elevations
- A-2.2 Elevations
- A-2.3 Elevations
- A-3.1 First Floor Plan
- A-3.4 Typical Floor Plan
- A-3.5 Roof Plan
- Residential - Building G**
- A-2.1 Elevations
- A-3.1 Basement Floor Plan
- A-3.2 First Floor Plan
- A-3.3 2nd Floor Plan
- A-3.4 3rd - 4th Floor Plan
- A-3.5 5th - 6th Floor Plan
- A-3.6 Roof Plan
- Residential - Building H**
- A-2.1 Elevations
- A-3.1 Basement Floor Plan
- A-3.2 First Floor Plan
- A-3.3 2nd Floor Plan
- A-3.4 3rd - 4th Floor Plan
- A-3.5 5th - 6th Floor Plan
- A-3.6 Roof Plan
- Fire Access Plan**
- FDA-01 Fire Access Plan
- FDA-02 Fire Access Plan
- FDA-03 Fire Access Plan
- FDA-04 Fire Access Plan
- FDA-05 Fire Access Plan
- Support Exhibit**
- EXB-01 Canopy Coverage
- EXB-02 Signage Plan
- UTIL-01 Color Coded Utility Plan



**AMENDMENT DESCRIPTION**

The proposed amendment is a redesign of the area located at Cloverleaf Center subdivisions lots 2, 3, & 4, block A, of the Century Site Development consisting of an additional 723,570 SF, from previously approved.



PROFESSIONAL CERTIFICATION  
I hereby certify that the attached was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 28854, Expiration Date: 12/31/25.

**CENTURY**  
Site Plan Amendment F  
#82003007F

Cloverleaf Center, Parcels Z & AA  
Montgomery County, Maryland, Clarksburg Election District 2

127 PLAN

DATE	DESCRIPTION
2023.03.29	MANORIC - Initial Submission
2023.03.29	MANORIC - In-Town Submission
2023.04.11	MANORIC - Final DRC Submission
2023.05.31	MANORIC - 2nd Final DRC Submission

**Developer's Certificate**  
This document represents the accuracy of the information on this Site Plan Approval No. 2023007F, including Approval Conditions, Development Program, and Certified Site Plan.

Developer: Century Development Services  
Address: 4495 Montgomery Road, Ellicott City, MD 21043  
Phone: (410) 802-9077

Signature: *P. Ghosh*

PROJECT NUMBER: 1252A  
DATE: 2023.05.22  
SCALE: 1" = 200'

DRAWING TITLE: Cover Sheet

SP-01

GENERAL NOTES

- 1. The site is located CR-3.5-C-135 R-1.8 H-147.
2. Ordinance Title No. 1-2002-055 was approved by the M-NCPPC Planning Board on 07-25-2002.
3. Site Plan No. 82003007F was approved by the M-NCPPC Planning Board on 03-11-2009.
4. This site is a portion of Parcel 23, as shown, taken from the plan of record entitled, 'SUBDIVISION RECORD PLAN OF PARCELS 23, 24, 25 & 26 CLOVERLEAF CENTER', recorded among the Land Records of Montgomery County, Maryland as Plan No. 24988, filed on the Montgomery County 31st Edition Tax Map E2343 & E2363, and title of which is provided on these plans.
5. The property Tax Assessor Identification Number is 02-0174544 & 02-0174553.
6. The site is located within Montgomery County Election District #2.
7. The site is to be served by public water & sewer systems. This site is presently classified as water and sewer category W-1, S-1. Located on W.S.C. 218N/12 & 218N/13.
8. The Horizontal Datum: N.A.D. 83/99.
9. The site contains no historical or cultural features.
10. The site is located within the North Central Transit Corridor, Georgetown Planning Area 19.
11. The site is located within the area covered by the Georgetown Master Plan.
12. Soils information was taken from the Soil Survey of Montgomery County, Maryland, issued July, 1995. The site is comprised of 17b1-7C Okonagan Loam, and 34A1 Alluvial loam.
13. The Environmental Planning Department of the M-NCPPC has approved an NRIFSD (Ref. #4-03356), which was re-evaluated in March 2009.
14. The site contains approximately 750 linear feet of a second order, perennial tributary of Little Seneca Creek. This tributary is a Use Class IV-P stream, and the property is not within a Special Protection Area.
15. The floodplain information shown was taken from data provided by M-NCPPC. An engineered flood plain study may be required in preliminary plan to delineate the exact location and extent of the floodplain.
16. The site contains two wetland products associated with the nearby tributary.
17. The site contains no wetland products associated with the nearby tributary.
18. The stream valley buffer has been delineated based upon Montgomery County's Environmental Ordinance for Development, January 2000 for a second order tributary in a Use Class IV-P stream. The stream buffer is at least 125' from the stream.
19. No rare, threatened, or endangered species of plants or animals were observed on the site. An environmental review report was received from DNR on 7/9/08.
20. The site contains three (3) areas meeting the full criteria of a forest under the County's Forest Conservation Law. Significant trees were located using handheld GPS with sub-meter accuracy. No trees on the site were determined to be canopy or elite champions or within 75% of the DBH of the county or state champion.
21. The location of existing underground utilities are approximate locations as per available utility company records. The exact location of all underground utilities should be verified by 'Miss Utility' (1-800-251-7777) prior to any construction.
22. The location of all underground utilities should be verified by 'Miss Utility' (1-800-251-7777) prior to any construction.
23. Public utility easements and rights of way will be provided when needed and location will be determined as permitted.
24. The Montgomery County Will and Septic Division Records do not indicate any Well or Septic Areas located on this site.
25. Stormwater management quantity and quality facilities are located nearby.
26. Erosion and sediment control measures will be provided through perimeter controls and silt fence protection.
27. Lot lines and lot areas are preliminary and subject to change on the Final Plat.
28. Development on these lots is subject to approval of a Certified Site Development Plan by M-NCPPC.
29. Development requests will be determined by market demand.
30. (a) Butterfly House and (b) Birdhouses are to be field located and post mounted with the forest conservation easement.
31. The forested areas are to be completed (2) years after 75% of construction building permits are obtained.
32. The remaining forest plantings are to be completed (2) years after the 1st Multi-Family Building permit is obtained.
33. The management of invasive species is required for the Forest Conservation Areas.

Table with columns: WETLAND ABLE, LAND USE CATEGORY, and ADDITIONS AND DEDUCTIONS TO FOREST CONSERVATION TRACT. Includes sub-totals for Forest Conservation Provided, Forest Planting, and Easement Tracking.

Additions and Deductions to Forest Conservation Tract:

Table showing Additions and Deductions to Forest Conservation Tract. Includes categories like WSSC Easement, PEPCO Easement, and Storm Drain Easement with corresponding acreages.

Forest Conservation Provided:

Table showing Forest Conservation Provided. Lists Forest Planting areas (A through H) and their respective acreages, along with a total of 8.04 AC.

Easement Tracking:

Table showing Easement Tracking. Lists Recorded Category I Easement (0.46 AC) and New Onsite Category I Easement (1.22 AC).

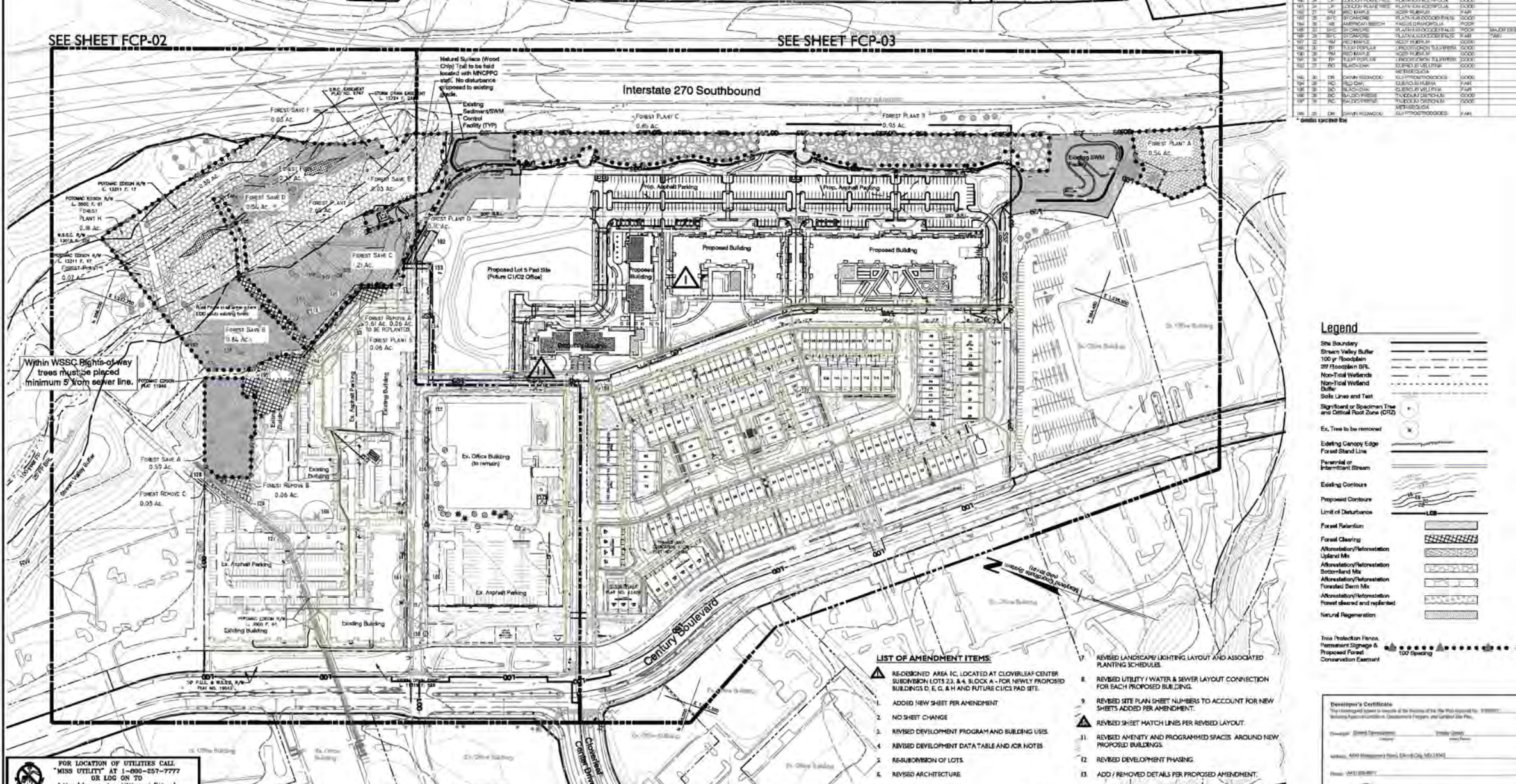
Forest Conservation Notes:

- 1. The plan is for forest conservation purposes only.
2. Tree/Forest to be preserved to be protected prior to construction with fencing and signage.
3. Limits of disturbance (LOD) to be field-located based on inspector evaluation of trees at or near the LOD.
4. Separation between SPP and LOD and been expanded for graphic clarity.
5. See Sheet 2 for actual relationship of SPP and LOD.
6. See Sheet 2 for planting details.
7. Significant trees within the Limit of Disturbance to be removed:

Table listing Significant Tree List. Columns include TAG, DBH, COMMON, LATIN, and CONDITION. Lists various tree species like Red Oak, White Oak, and Black Oak with their diameters and conditions.

Significant Tree List:

Table listing Significant Tree List. Columns include TAG, DBH, COMMON, LATIN, and CONDITION. Lists various tree species like Red Oak, White Oak, and Black Oak with their diameters and conditions.



- 1. REDESIGNED AREA 1C, LOCATED AT CLOVERLEAF CENTER SUBDIVISION LOTS 23, 24 & 26, FOR NEWLY PROPOSED BUILDINGS D, E, G, & H AND FUTURE C1/C2 PAD SITE.
2. NO SHEET CHANGE.
3. REVISED DEVELOPMENT PROGRAM AND BUILDING USES.
4. REVISED DEVELOPMENT DATA TABLE AND JOB NOTES.
5. RE-ARRANGEMENT OF LOTS.
6. REVISED ARCHITECTURE.
7. REVISED LANDSCAPE LIGHTING LAYOUT AND ASSOCIATED PLANTING SCHEDULES.
8. REVISED UTILITY / WATER & SEWER LAYOUT CONNECTION FOR EACH PROPOSED BUILDING.
9. REVISED SITE PLAN SHEET NUMBERS TO ACCOUNT FOR NEW SHEETS ADDED PER AMENDMENT.
10. REVISED SHEET MATCH LINES PER REVISED LAYOUT.
11. REVISED AMENITY AND PROGRAMMED SPACES AROUND NEW PROPOSED BUILDINGS.
12. REVISED DEVELOPMENT PHASING.
13. ADD / REMOVED DETAILS PER PROPOSED AMENDMENT.

Overall Forest Conservation Plan SCALE 1"=100'



Century Development Services LLC, 4495 Montgomery Road, Ellicott City, Maryland 21043, 410.802.8077

Lorch, Early & Brewer, 7600 Wisconsin Avenue, Suite 700, Bethesda, Maryland 20814, 301.996.1300

Symetra Design, 1313 Twin Lakes Drive, Germantown, Maryland 20878, 301.948.0700

Daniel Ball & Associates, Suite 216, Columbia, Maryland 21045, 301.840.1100

Symetra Design, 777 15th Street, NW, 12th Floor, Washington, D.C. 20005, 202.375.6000



PROFESSIONAL CERTIFICATION: CENTURY RODGERS CONSULTING, INC. PROFESSIONAL ENGINEER

CENTURY Site Plan Amendment F Final Forest Conservation Plan #82003007F Cloverleaf Center, Parcels Z & AA Montgomery County, Maryland, Clarksburg Election District 2

Table with columns: REVISION NUMBER, DESCRIPTION, DATE. Lists revision history for the plan.

Overall Forest Conservation Plan FCP-01



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

MCPB No. 15-160  
Sketch Plan No. 320160020  
Century  
Date of Hearing: January 7, 2016

**FEB 3 2016**

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review sketch plan applications; and

WHEREAS, on August 12, 2015, Century Technology Campus, LLC ("Applicant") filed an application for approval of a sketch plan for construction of up to 2,114,230 square feet of development including residential, office, hotel, retail and restaurant uses on 57.6 gross acres of CR-2.0: C-1.25 R-1.0 H-145T zoned-land and in the Germantown Transit Mixed Use Overlay Zone, located at on Century Blvd opposite to Cloverleaf Center Drive ("Subject Property") in the Germantown West Policy Area and 2009 Germantown Employment Area Sector Plan ("Sector Plan") area; and

WHEREAS, Applicant's sketch plan application was designated Sketch Plan No. 320160020, Century ("Sketch Plan" or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 24, 2016, setting forth its analysis and recommendation for approval of the Application subject to certain binding elements and conditions ("Staff Report"); and

WHEREAS, on January 7, 2016, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain binding elements and conditions, by the vote certified below;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 320160020, Century, for construction of up to 2,114,230 square feet of

Approved as to  
Legal Sufficiency:

development including residential, office, hotel, retail and restaurant uses on the Subject Property, subject to the following binding elements and conditions:<sup>1</sup>

A. Binding Elements. The following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance:

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 are illustrative.

B. Conditions. This approval is subject to the following conditions:

1. Density

The development is limited to a maximum of 2,114,230 square feet of total development. The maximum number and distribution of residential dwelling units and non-residential uses will be determined at Site Plan.

2. Height

The development is limited to the maximum height of 145 feet, as measured from the approved building height measuring point for each building, in accordance with Section 59-4.1.7.C.2 of the Zoning Ordinance.

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 59-4.5.4.2.a. The requirements of Division 59-4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit proposed. Final points will be established at site plan approval.

- a. Transit Proximity, achieved through proximity to the Corridor Cities Transitway (CCT) station;
- b. Connectivity and Mobility, achieved through the provision of through-block connections and wayfinding;
- c. Diversity of Uses and Activities, achieved through small business opportunities;

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

- d. Quality of Building and Site Design, achieved through public art, and public open space; and
- e. Protection and Enhancement of the Natural Environment, achieved through building lot termination (BLT), and vegetated roof.

4. Public Open Space

The Applicant must provide a minimum of 20% of the net lot area as public open space, in excess of minimum open space requirement of the zone, in order to qualify for 20 points of incentive density.

5. Public Art

The Applicant must provide public art on-site, integrated into the overall site design. The public art components must be commensurate with the size of the public use space in which the art will be located.

6. Building Lot Terminations (BLTs)

The ultimate build out of this Project will require the purchase of 13.61 BLTs. The provision of BLTs will commence upon issuance of building permits for development that exceeds 0.5 FAR for the site and will be in accordance with a Development Program to be included on the Certified Site Plan.

7. Moderately Priced Dwelling Units (MPDUs)

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

BE IT FURTHER RESOLVED that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record and all applicable elements of the Zoning Ordinance, the Board finds that as conditioned the necessary elements of the Sketch Plan are appropriate in concept and appropriate for further review at site plan and that:

1. *The Sketch Plan meets the objectives, general requirements, and standards of the Zoning Ordinance.*

a. Development Standards

The Subject Property includes approximately 57.6 gross acres zoned CR-2.0: C-1.25 R-1.0 H-145T and in the Germantown Transit Mixed Use Overlay Zone. The data table below demonstrates the Application's conformance to the applicable development standards of the zones.

<b>Data Table</b>			
<b>Section</b>	<b>Development Standard</b>	<b>Permitted/Required</b>	<b>Approved</b>
<b>59 – 4</b>	<b>Tract (sq. ft.)</b>	n/a	2,513,798
	Previous Dedications	n/a	262,588
	Site	n/a	2,251,210
<b>4.5.4 .B.2. b</b>	<b>Max. Density</b>		
	CR2.0, C1.25, R1.0, H145T		
	Commercial (FAR/GFA)	1.25/3,142,248	0.42/1,044,900
	Residential (FAR/GFA)	1.0/2,513,798	0.43/1,069,330
	<b>TOTAL (FAR/GFA)</b>	2.0/5,027,596	0.84/2,114,230
<b>4.5.4 .B.2. b</b>	<b>Max. Building Height (feet)</b>	145	
	Building A1 (Multi-family)		80
	Building A2 (Multi-family)		80
	Building A3 (Multi-family)		80
	Building A4 (Multi-family)		75
	Building A5 (Multi-family)		75
	Building B1 (Office over parking)		100
	Building B2 (Multi-family over parking & retail)		145
	Building C1 (Office)		80
	Building C2 (Office)		125
	Building C3 (Office over parking)		135
	Building D (Office)		80
	Building D1 (Parking structure)		40
	Building E (Hotel)		75
	Townhouses (Lots 1-160)		55
Two-over-Two's		55	
<b>4.5.4 .B.3</b>	<b>Minimum Setback (feet)</b> From R.O.W.	0	0
<b>4.5.4 .B.1</b>	<b>Open Space (%/sq. ft.)</b>		
	Common open space (462,450 SF = TH cluster)	10/46,245	17.5/80,805
	Public Open Space (1,411,719 SF = remaining area)	10/141,172	10.9/153,902
	<b>TOTAL</b>	10/225,121	12.5/234,707
<b>4.9.9 .D</b>	<b>BLT easements</b> (50% of the incentive density = 50% * 857,331) <sup>2</sup>	13.61 (1 BLT=31,500 SF)	13.61

<sup>2</sup> As required by the Germantown Transit Mixed Use Overlay Zone.

6.2	<b>Parking (spaces)<sup>3</sup></b> Residential and non-residential uses	1,474 - 2,886	1,928
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The intent of the CR zone is to:

*a) Implement the recommendations of applicable master plans.*

As discussed in Finding 2 below, the Sketch Plan substantially conforms to the recommendations of the 2009 Germantown Employment Area Sector Plan by creating a mixed use development centered on the future Corridor Cities Transitway station, with employment uses along I-270, and street-oriented development along Century Boulevard.

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

The Subject Property is currently improved with five one-story office buildings and one smaller storage building, all of which are surrounded by a significant amount of surface parking. The Sketch Plan seeks to redevelop this single-use Property with a modern, mixed-use development with structured parking. In total, the Sketch Plan will provide approximately 664 additional residential dwelling units and 1,044,900 square feet of commercial uses, including office, hotel, and retail/restaurant uses.

*c) 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 provides a mixed-use, transit-oriented development that integrates a combination of housing types, mobility options, commercial services, and public facilities and amenities. The residential component of the Sketch Plan includes 476 multi-family, 160 townhouses, and 28 2-over-2 housing types. Of the total 664 units, 12.5% are MPDUs, which will be distributed in various multi-family buildings and townhouses. The Sketch Plan integrates commercial and employment uses, such as two 5-

<sup>3</sup> The final number of parking spaces may be adjusted between the minimum and maximum allowed under Section 6.2 of the Zoning Ordinance at the time of building permit based on final unit count and/or bedroom mix.



story office buildings, one 9-story office building, and one 5-story hotel that take advantage of I-270 visibility; and two mixed-use buildings with residential/office above and ground floor retail space including a potential full-service grocery store.

The Sketch Plan will provide new residential units and employment opportunities in close proximity to the future CCT station on Century Boulevard. Additionally, the streetscape improvements along Century Boulevard, including a shared use path, as well as sidewalks on both sides of most of the streets will promote both pedestrian and bicycle circulation. The Sketch Plan provides an easement for a future bicycle facility next to the CCT station, and bicycle storage within the multi-family buildings.

No parking will be provided between the buildings and the street.

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

The Sketch Plan provides a context-sensitive design and will complement the surrounding uses, as envisioned in the Sector Plan. Residential townhouses and multi-family buildings are located away from I-270 and towards Century Boulevard, which limits noise impacts from I-270 and provides immediate activation of Century Boulevard according to the Sketch Plan's phasing plan, which shows the residential construction starting first. The main entrance to the site, opposite Cloverleaf Center Drive and adjacent to the future CCT station, is framed with a 13-story mixed-use building on one side and four-story 2-over-2 units on the other. The building heights and massing are appropriate for highlighting the main entrance to the site and ensuring adequate transitions between the different uses on the Property. Other office buildings and the hotel are located in the rear of the Property to take advantage of I-270 visibility.

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

The Sketch Plan integrates an appropriate balance of employment and housing opportunities. At full build out, the Sketch Plan will have a total density of 0.84 FAR, which breaks down into approximately 50.6 percent residential uses and 49.2 percent non-residential uses. The residential uses encompass a diverse mix of housing opportunities including 1-, 2-, and 3-bedroom units in the multi-family buildings, and 16-, 20-, and 24-

foot wide townhouses in addition to 2-over-2 units. Of the total 664 units provided, 12.5% are MDPU's.

The non-residential uses, encompassing office, hotel, and retail/restaurant including a potential grocery store, will provide employment opportunities and necessary services for Germantown, including future residents of this development, in close proximity to the future CCT stop.

f) *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.*

As discussed in finding 6.g below, the Sketch Plan will provide the required public benefits from a minimum of four categories to achieve the desired incentive density above the standard method limit.

b. General Requirements

i. *Site Access*

Access to the Subject Property is adequately provided at three locations on Century Boulevard. The main access point is located opposite to existing Cloverleaf Center Drive, and the other two access points are to the north and south of the main entrance. Until the CCT is built, all three intersections will have full turning movements. After that time, the north and south intersections will become right-in/right-out only while the main intersection at Cloverleaf Center Drive will remain a full turning movement intersection.

To facilitate inter-parcel connectivity and as part of the future Preliminary Plan approval, the Applicant may be required to grant an access easement on the street running along the east side of the townhouse section towards the Property boundary to the south. Inter-parcel connections are key within these large parcels, especially when the CCT is built, because full movement intersections along Century Boulevard will be very limited.

ii. *Parking, Queuing, and Loading*

Within the multi-family building cluster, vehicle parking will be provided primarily with surface lots and a limited number of one-car garages. Vehicle parking for the townhouse units and 2-over-2's will be

accommodated in garages, driveways, and on-street. Parking for non-residential uses will be provided in surface lots during Phase 1, while some of those lots will be replaced with structured parking in Phase 2. On-street parking that is available to visitors and future patrons of the retail space is also being provided. Long-term indoor bicycle parking is being provided in the multi-family residential buildings along with outside short-term bicycle parking for visitors. Each non-residential building will also contain bike rooms and the appropriate bicycle amenities.

iii. *Open Space and Recreation*

The overall Sketch Plan has a 10 percent, or 225,121 square feet, open space requirement, which has to be provided as common open space for the townhouse units and public open space for the remaining buildings. The Sketch Plan provides a total of 234,707 square feet or 10.4% of the net area as open space. As discussed in Finding no. 6 below, the Sketch Plan provides an additional 498,933 square feet of open space beyond the 10 percent requirement of the zone that is counted as a public benefit supporting the requested incentive density.

The Sketch Plan meets the active and passive recreation needs of the future residents. The development will provide the following on-site recreation facilities: indoor fitness facility, swimming pool, wading pool, picnic/sitting areas, play lot, tot lots, open play areas, a bike system, a pedestrian system, and nature trails, in accordance with the MNCPPC Recreation Guidelines. All of these facilities will be provided in Phase 1, which will enable future residents to lead an active and healthy lifestyle.

iv. *General Landscaping and Outdoor Lighting*

Landscaping and lighting, as well as other site amenities, will be provided to ensure that site amenities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The landscaping provided serves the following purposes: screening and buffering between different uses within the Sketch Plan; canopy coverage and shade for roads, parking areas and open spaces; and beautification of open spaces, entryways and through block connections. The light fixtures will provide enough illumination to create safe environments, but not so much as to cause glare, while respecting the pedestrian scale.

2. *The Sketch Plan substantially conforms to the recommendations of the Sector Plan.*

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

Consistent with Sector Plan's recommendations, the Sketch Plan provides a mixed-use development with residential, office, hotel, retail and restaurant uses centered on the future CCT station and within a short walking distance from each other. As corrected at the Planning Board Hearing, the mix of uses provided is well balanced and consistent with Sector Plan's ranges. The Sketch Plan includes 50.6 percent residential and 49.2 percent commercial uses.

The Sector Plan recommended that maximum building heights be located nearest the station, with reduced heights along I-270. The Sketch Plan provides the tallest and most dense buildings at the core of the site across from the future station and office buildings along I-270 to maximize their visibility. The main entrance to the site, opposite to existing Cloverleaf Center Drive, will be framed with a 13-story mixed use building to the left and 2-over-2 units to the right. The latter unit type was added to the townhouse cluster to better meet the density and massing recommendations of the Sector Plan at the transit stop. The Sketch Plan includes a green common area of approximately 0.7 acres, which incorporates a transit plaza, along Century Boulevard and across from the future CCT stop.

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

- 3. The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of 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.

*4. The Sketch Plan achieves compatible internal and external relationships between existing and pending nearby development.*

The Sketch Plan will achieve compatible internal and external relationships between existing nearby development by creating a mixed-use development with residential, office, hotel, and retail/restaurant uses within a short distance from each other. Internal relationships between the different uses are furthered by a well-connected network of streets with sidewalks and a network of diverse open spaces. The orientation of the townhouse buildings fronting onto streets and rear-loaded from alleyways reinforces compatibility with other uses. Similarly, office and hotel buildings front onto open spaces and streets and parking is in the rear. At the corner of Century Boulevard and Cloverleaf Center Drive extended, the Sketch Plan concentrates the tallest mixed-use buildings and 2-over-2 units with a large area of open space, which establishes a compatible relationship with the future CCT station at this location and is consistent with Sector Plan recommendations. The Sketch Plan provides an easement for a future inter-parcel connection along the southern Property boundary, which could improve connectivity with the adjacent development to the south.

*5. The Sketch Plan provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading.*

The Sketch Plan will provide satisfactory pedestrian, bicyclist access and circulation within the Subject Property and to the external street network. Streetscape improvements along the Subject Property's frontage on Century Boulevard will create a recreational path for bicyclists and pedestrians. The internal streets have sidewalks on both sides which accommodates safe pedestrian circulation throughout the development.

The Sketch Plan will provide satisfactory vehicular circulation utilizing three intersections along the Property frontage and an easement for a future inter-parcel connection to the south. Adequate parking will be provided on-site via surface parking in Phase 1 and a combination of structured and surface parking in Phase 2. Access to parking and loading has been located to minimize pedestrian-vehicular conflicts.

6. *The Sketch Plan proposes an outline of public benefits that supports the requested incentive density and is appropriate for the specific community.*

Under Section 59.4.7.1.B, in approving any incentive FAR based on the provision of public benefits, the Planning Board must consider:

1. the recommendations of the applicable Sector Plan;
2. *CR Zone Incentive Density Implementation Guidelines*;
3. any design guidelines adopted for the applicable master plan area;
4. the size and configuration of the site;
5. the relationship of the site to adjacent properties;
6. the presence or lack of similar public benefits nearby; and
7. enhancements beyond the elements listed in an individual public benefit that increase public access to, or enjoyment of, the benefit.

The Planning Board finds that the public benefits proposed by the Applicant as set forth in the following table are appropriate in concept, and appropriate for further detailed review. Final determination of public benefit point values will be determined at Site Plan(s).

<b>Table 2- Sketch Plan Public Benefits Calculations</b>			
<b>Public Benefit</b>	<b>Incentive Density Points</b>		
	<b>Total Points Possible</b>	<b>Requested</b>	<b>Approved in Concept</b>
<b>4.7.3.B: Transit Proximity</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>4.7.3.C: Connectivity and Mobility</b>			
Through Block Connections	20	10	10
Wayfinding	10	10	10
<b>4.7.3.D: Diversity of Uses &amp; Activities</b>			
Small Business Opportunities	20	10	10
<b>4.7.3.E: Quality of Building and Site Design</b>			
Public Open Space	20	20	20
Public Art	15	15	15
<b>4.7.3.F: Protection and Enhancement of the Natural Environment</b>			
Building Lot Termination (BLT)	25	25	25
Vegetated Roof	15	15	15
<b>TOTAL POINTS</b>	<b>155</b>	<b>135</b>	<b>135</b>

### Transit Proximity

The Subject Property is abutting the master-planned CCT station on Century Boulevard, which allows the development to be eligible for Level 2 transit as defined in the Zoning Ordinance. The Planning Board supports the full 30 points as provided in the Zoning Ordinance for CR-zoned properties that are abutting or confronting a master-planned transit station.

### Connectivity and Mobility

*Through Block Connections:* The Application provides two safe and attractive pedestrian connections between streets within the townhouse cluster. One connects Century Boulevard to Street E on the townhouse cluster and terminates on a central pocket park. The other extends Street D off Century Boulevard through another pocket park to Street C and the various open spaces for the hotel and office buildings. These through block connections are open-air, at least 15 wide, and open to the public at least between 8 AM and 9 PM. Enhanced landscaping and light bollards will be provided for orientation and safety.

*Wayfinding:* The Sketch Plan has an elaborate wayfinding system orienting residents, workers and visitors throughout the 51.7-acre site to the sculptural Art Piece, the Clubhouse amenity area, the major open space area with nature and exercise trails in the northeast corner of the site and along I-270, the future CCT station, retail plaza, office and hotel plaza and lawn area. Given the size of the site, the wayfinding system encompasses a large number of signs including informational signs, directional signs, and interpretive signs. Further details and refinement are to be provided at the time of Site Plan. The Planning Board supports the full 10 points as allowed in the Zoning Ordinance for designing and implementing a way-finding system orienting pedestrians and cyclists to major open spaces, cultural facilities and transit opportunities using a large number of signs.

### Diversity of Uses & Activities

*Small Business Opportunities:* The Sketch Plan provides on-site space for at least three small, neighborhood-oriented businesses that are each no greater than 5,000 square feet in size. The Planning Board supports incentive density of 10 points since retail bays for only three small businesses are being provided. The size of these three will be restricted for a period of six years after the issuance of the initial use and occupancy permits.

### Quality of Building and Site Design

*Public Open Space:* The Sketch Plan provides 498,933 square feet of open space in excess of the minimum open space requirement of the zone. The additional open space is generally located in the northeast corner of the site and extending along I-270 in the buffer area between I-270 and the development. The open space is open to the public between sunrise and sunset; it is at least 35 feet wide; it includes an exercise trail with 2 fitness stations, which connects to a mulch path through the environmentally sensitive areas. This large area of contiguous open space is well connected to other areas of public open space and common open space to form a comprehensive network of open spaces. The Planning Board supports the full 20 points in this category based on the percentage of qualifying open space provided (498,933 square feet) over the net lot area (2,251,210 square feet).

*Public Art:* The Sketch Plan includes a public art component that was reviewed for comment by the Art Review Panel on September 16, 2015. The art component will recognize the work and design of aircraft by Fairchild Industries, which was historically located on the Subject Property. The large-scale sculpture of a plane will be reminiscent of the Fairchild aircraft. The Planning Board supports the full 15 points to be attributed since the Public Art component fulfills the following goals:

- achieves aesthetic excellence;
- Ensures an appropriate interaction between the art and the architectural setting in terms of scale, materials and context. The 30-foot tall by 21-foot wide sculpture effectively functions as a focal point at the terminus of Street B, while celebrating the history of the site.
- Ensures public access and invites public participation. The sculpture is located in a public plaza easily accessible from nearby sidewalks and highly visible as one enters the site. During the day, the sculpture will cast multiple blue airplane silhouettes on the ground level, which will move with the rotation of the earth. The playful and temporal nature of these shadows will invite public participation.
- Encourages collaboration between the artist and other Project designers early in the design process. The Project has included the artist Judy Moore since the early design stages and has also been reviewed by the Art Review Panel early in the review cycle.
- Ensures long-term durability of permanent works through material selection, such as, polished stainless steel and blue resin;



- Increases public understanding and enjoyment of art through interpretive information. The sculpture will include an interpretative exhibit with information on the sculpture and history of the site;
- Contributes to a collection of commissioned art that is unique and fosters a positive community identity.

#### Protection and Enhancement of the Natural Environment

*Building Lot Termination:* The Applicant must purchase BLT easements in an amount equal to 50% of the incentive density floor area, per the Germantown Transit Mixed Use Overlay Zone (Section 59.4.9.9). One BLT must be purchased for every 31,500 square feet of gross floor area comprising the 50 percent incentive density floor area. With these parameters, the Applicant must purchase 13.6 BLTs, which, at the ratio of 9 points for each BLT, yields more points than allowed by this public benefit category. Therefore, the Planning Board supports the full 25 points in this category, which is the maximum allowable.

*Vegetated Roof:* The Applicant requests 15 points for providing vegetated roofs on Buildings B1, B2, C1, C2, C3, D and E with a soil depth of at least 8 inches and covering more than 33% of the total roof, excluding space for mechanical equipment. The plant material selected include a mix of low-growing sedums and ground cover species. The Planning Board supports this request.

7. *The Sketch Plan establishes a feasible and appropriate phasing plan for all structures, uses, rights-of-way, sidewalks, dedications, public benefits, and future preliminary and site plan applications.*

The development will be built in two phases with three sub-phases for the residential, multi-family and non-residential portions of Phase 1. Phase 1 consists of a townhouse section, multi-family section, and a non-residential section consisting of a hotel and two office buildings (Buildings C1, E, D) and served by surface parking. The development in Phase 1 consists of 488 dwelling units and 388,000 square feet of hotel and office uses.

Phase 2 will consist of Building C2, C3, B1, B2, and D1, which will contain up 593,700 square feet of office, 63,200 square feet of retail, 166,400 square feet of residential over retail (approximately 176 units) and a 3 story parking structure to serve the surrounding offices.

The Preliminary Plan and Site Plan for Phase 1 have been submitted.

<b>Table 2 - Phased Public Benefits</b>			
	<b>Total Sketch Plan Points</b>	<b>Phases</b>	
		<b>Phase 1</b>	<b>Phase 2</b>
<b>Transit Proximity</b>	<b>30</b>	<b>30</b>	<b>0</b>
<b>Connectivity and Mobility</b>			
Through Block Connections	10	10	0
Wayfinding	10	8	2
<b>Diversity of Uses &amp; Activities</b>			
Small Business Opportunities	10	0	10
<b>Quality of Building and Site Design</b>			
Public Open Space	20	20	0
Public Art	15	15	0
<b>Protection and Enhancement of the Natural Environment</b>			
Building Lot Termination (BLT)	25	11.5	13.5
Vegetated Roof	15	5	10
<b>TOTAL POINTS</b>	<b>135</b>	<b>99.5</b>	<b>35.5</b>

BE IT FURTHER RESOLVED that the Board's approval of a sketch plan is in concept only and subject to further review at site plan, when, based on detailed review the Board may modify the Sketch Plan's binding elements or conditions based on the Montgomery County Code, the Sector Plan, or other requirements; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest electronic version of Century, 320160020, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is **FEB 3 2016** (which is the date that this Resolution is mailed to all parties of record); and

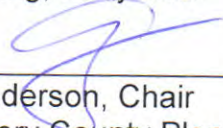
BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

Resolution, consistent with the procedure 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 motion of Commissioner Dreyfuss, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, January 7, 2016, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board



# MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MAR 17 2016

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

## RESOLUTION

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

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

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

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

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

Approved as to  
Legal Sufficiency

*Christina J. Jovan* 3/2/16  
MNCPPC Legal Department

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

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

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

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

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

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

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<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.

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

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

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

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

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

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

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

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

16. The record plat must show necessary easements.

17. The record plat must reflect all areas under Homeowners Association ownership and specifically identify stormwater management parcels.

18. The final number of Building Lot Termination (BLT) will be determined at the time of Site Plan(s) approval.

19. The final number of MPDUs and other affordable housing units as per condition #2 above will be determined at the time of Site Plan(s) approval.

20. The record plat must reference the Common Open Space Covenant recorded at Liber 28045 Folio 578 (“Covenant”). The Applicant must provide verification to Staff prior to release of the final building permit that the Applicant’s recorded HOA Documents incorporate the Covenant by reference.

21. Except for the demolition of existing structures that does not require a sediment control permit, no clearing, grading or recording of plats prior to Certified Site Plan approval.



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

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

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

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

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

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

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

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

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

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

#### Roads and Transportation Facilities

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

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

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

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

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

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

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

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

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

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

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

#### Master Plan Transportation Facilities

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

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

#### Adequate Public Facilities Review (APF)

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

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

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

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

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

#### Transportation Policy Area Review (TPAR)

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

#### Transportation Conclusion

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

#### Other Public Facilities and Services

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

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

Adequate Public Facilities Conclusion

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

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

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

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

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

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

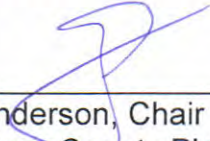
BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

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

\* \* \* \* \*

**CERTIFICATION**

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

  
\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board





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

MAR 16 2016

MCPB No. 15-162  
 Site Plan No. 82003007B  
**Century**  
 Date of Hearing: February 18, 2016

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 17, 2003, the Planning Board approved Site Plan No. 820030070, Century Technology Campus at Cloverleaf Center, for a total of 499,000 square feet of office space, which included 156,500 square feet of new commercial office space and 342,500 square feet of existing office space, on 55.81 acres of I-3 zoned-land, located on Century Boulevard, opposite Cloverleaf Center Drive ("Subject Property"), in the Germantown Policy Area and 1989 Germantown Master Plan area; and

WHEREAS, on December 14, 2010, the Planning Board, by Corrected Resolution MCPB No. 10-153 (original MCPB No. 09-157), approved Site Plan No. 82003007A for 510,702 square feet of general office and 21,000 square feet of accessory storage uses, on the Subject Property; and

WHEREAS, following the approval of Site Plan No. 82003007A, the Subject Property was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0: C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone;

WHEREAS, on August 12, 2015, Century Technology Campus, LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans to replace the approved development with a mixed-use project consisting of 160 townhouse units, 28 two-over-two units, 300 multi-family units, 303,000 SF of new office uses, 85,000 SF of hotel and 49,420 SF of existing office uses, on the Subject Property in the 2009 Germantown Employment Area Sector Plan ("Sector Plan") area; and

Approved as to  
 Legal Sufficiency

*Christina Smith* 3/3/16  
 8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
 M-NCPPC Legal Department  
 www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, the application to amend the site plan was designated Site Plan No. 82003007B, Century ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 4, 2016, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82003007B for Phase 1 development with 160 townhouse units, 28 two-over-two units, and 300 multi-family units (including 12.5% MPDUs), 303,000 SF of new office uses, 85,000 SF of hotel and 49,420 SF of existing office uses, on approximately 57.6 gross acres with the following conditions:<sup>1</sup>

### **Conformance with Previous Approvals**

1. Previous Conditions

All conditions imposed by the approval of Site Plan No. 82003007A in Planning Board Resolution MCPB No. 10-153 dated December 14, 2010, are superseded by the conditions contained herein.

2. Sketch Plan Conformance

The Applicant must comply with the binding elements and conditions of approval for Sketch Plan No. 320160020 as listed in the MCPB Resolution No. 15-160.

3. Preliminary Plan Conformance

The Applicant must comply with the conditions of approval for Preliminary Plan Amendment No. 12002095B as listed in the MCPB Resolution No. 15-161.

### **Environment**

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<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.

4. Forest Conservation & Tree Save

The Applicant must comply with the conditions of the approved Final Forest Conservation Plan No. 82003007B.

- a. The Applicant must record a Category I Conservation Easement over all areas of forest retention, forest planting and environmental buffers as specified on the approved Forest Conservation Plan and demonstrated on the Easement Tracking Exhibit. The Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel must be recorded in the Montgomery County Land Records by deed prior to the start of any demolition requiring sediment control permit, clearing, or grading on the Subject Property. The Liber Folio for the easement must then be referenced on the record plat.
- b. The Applicant must provide financial surety to the M-NCPPC Planning Department for the 5.97 acres of new forest planting prior to the start of any demolition requiring sediment control permit, clearing, or grading on the Property.
- c. The Applicant must submit a two-year Maintenance and Management Agreement approved by the M-NCPPC Office of General Counsel prior to the start of any demolition requiring sediment control permit, clearing or grading on the Property.
- d. Prior to the issuance of the first building permit for the Subject Property, the Applicant must install permanent Category I Conservation Easement signage along the perimeter of the conservation easements.
- e. The Final Sediment Control Plan must be consistent with the final limits of disturbance shown on the approved Final Forest Conservation Plan.
- f. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC forest conservation inspector at the pre-construction meeting.
- g. All planting on the forested berms, as shown on the Forest Conservation Plan sheet FCP-04, must be completed prior to the release of the 120<sup>th</sup> townhouse building permit, which represents 75% of the total number of townhouse units.
- h. All other forest plantings must be completed within two (2) years of the first Multi-family building permit release.
- i. Applicant must submit and have approved by M-NCPPC an invasive species management plan for all forest conservation areas prior to Certified Site Plan.
- j. The Applicant shall revise the configuration of previously recorded Category I conservation easements; via abandonment of all the current Category I conservation easements and recordation by deed of all new of Category I conservation easements on the Subject Property. The final Category I conservation easement area onsite must match the easement tracking exhibit and the Final Forest Conservation Plan. All new easements must be recorded prior to the abandonment.

5. Noise Attenuation

- a. Prior to issuance of the first building permit, the Applicant must provide certification to M-NCPPC Staff from an engineer that specializes in acoustical treatment that:
  - i. the location of the noise mitigation techniques to attenuate current and/or future noise levels to no more than 60 dBA Ldn for areas of common outdoor activity in the townhouse portion of the Property are adequate.
  - ii. the building shell for residential dwelling units to be constructed within the projected  $\geq 60$  dBA Ldn noise contour is designed to attenuate projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b. If any changes occur to the Site Plan after Certified Site Plan, which affect the validity of the noise analysis dated, November 9, 2015, acoustical certifications, and/or noise attenuation features, a new noise analysis will be required to reflect the revised plans and new noise attenuation features may be required.
- c. Prior to Certified Site Plan, the Applicant must certify that they will construct the noise impacted units (Lots 1-59, 103-149, Condo 2/2 (a-e), and Condo 2/2 (a-n)) in accordance with the recommendations of the engineer that specializes in acoustical treatments.
- d. For any residential dwelling units to be constructed within the projected 60, dBA Ldn noise contour (Lots 1-59, 103-149, Condo 2/2 (a-e), and Condo 2/2 (a-n)), the Applicant must disclose in writing to all prospective residents that those units are impacted by transportation noise.

6. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated January 5, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Stormwater Management easements and facilities.

**Public Use Space, Facilities and Amenities**

7. Public Use Space, Facilities, and Amenities

- a. The Applicant must provide a minimum of 750,000 square feet of public open space (33% of net lot area) on-site.

- b. Before issuance of the Use & Occupancy Permit for the last floor of each multi-family building, all on-site amenities<sup>2</sup> associated with that building must be installed.
- c. Before issuance of the Use & Occupancy Permit for the last floor of Building A3, the Clubhouse, swimming pool, wading pool or Staff approved equivalent, and tot lot must be completed.
- d. Before issuance of the 1st Commercial Use & Occupancy Permit for the hotel, the open space and amenities fronting the hotel must be completed.
- e. Before issuance of the Use & Occupancy Permit for the last floor of the Office Buildings, the open space and amenities fronting each building, including public art, must be completed.
- f. Before issuance of the 120<sup>th</sup> townhouse building permit, which represents 75% of the total number of townhouse units, the exercise trail and associated amenities must be completed. The natural surface trail to be delineated after the stormwater management facility conversion.
- g. Prior to the release of the 159<sup>th</sup> townhouse building permit, which represents 99% of the total number of townhouse units, the open space on Century Boulevard and associated amenities must be completed.
- h. All public and common open space areas, including those with or without amenities, within each sub-Phase (I-A, I-B, I-C), shall be completed when each respective Phase is completed.

8. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the *CR Zone Incentive Density Implementation Guidelines* for each one:

a. *Transit Proximity (30 points)*

The Subject Property is abutting the master-planned Corridor Cities Transitway (CCT) station on Century Boulevard, which allows the development to be eligible for Level 2 transit as defined in the Zoning Ordinance. The Site Plan qualifies for the full 30 points as provided in the Zoning Ordinance for CR-zoned properties that are abutting or confronting a master-planned transit station.

b. *Connectivity and Mobility*

i. Through Block Connections (10 points)

The Applicant must provide two pedestrian connections within the townhouse cluster that are open-air, at least 15 feet wide, open to the public at least between 8 AM and 9 PM, and with enhanced landscaping and light bollards, as shown on the Certified Site Plan.

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<sup>2</sup> On-site amenities include, but not limited to, streetlights, sidewalks/pedestrian pathways, hardscape, benches, trash receptacles, bicycle facilities, and recreation amenities.

ii. Wayfinding (8 points)

The Applicant must install informational signs, directional signs, and interpretive signs directing pedestrians and bicyclists to the sculptural Art Piece, the Clubhouse amenity area, the major open space area with nature and exercise trails in the northeast corner of the site and along I-270, the future CCT station, office and hotel plaza and lawn area, as shown on the Certified Site Plan.

c. *Quality of Building and Site Design*

i. Public Open Space (20 points)

The Applicant must provide a minimum of 20 percent of the net lot area as public open space in excess of the minimum open space requirement of the zone.

ii. Public Art (15 points)

The Planning Board accepts the recommendations of the Art Review Panel as described in their letter dated October 7, 2015 and hereby incorporates them as conditions of approval. The Applicant must provide for and install the public art concept designed by artist Judy Moore, as presented to the Planning Board's Art Review Panel on September 16, 2015, and illustrated in the Certified Site Plan. Any significant changes to the concept must be presented to the Art Review Panel and may require a Site Plan Amendment.

- a) Prior to the issuance of the first building permit for the nonresidential portion of the Property, the Applicant must submit engineering drawings, certified by a structural engineer, regarding the construction of the artwork(s) to the Arts & Humanities Council of Montgomery County ("AHCMC") and MCDPS. The drawings must contain site details that clearly indicate the overall dimensions, prescribed materials, necessary lighting fixtures, footers, and fasteners to ensure adequate safety and proper inspection by AHCMC and MCDPS. The Certified Site Plan must include a note referencing the aforementioned drawings.
- b) The appropriate signage should also be clearly visible on-site, specifically identifying the title of the piece, artist name, materials, completion date, and overall dimensions.
- c) Prior to final inspection of the public artwork(s), the Applicant must submit to the Public Art Coordinator at the Maryland – National Capital Park and Planning Commission (M-NCPPC) at least three images of the artwork(s) on-site and information regarding the 1) associated project number, 2) title of the piece, 3) date of completion, 4) description of materials used, and 5) address. This information will be added to the existing inventory of the public artworks throughout the County (<http://www.mcatlas.org/art/>).

d. *Protection and Enhancement of the Natural Environment*

i. Building Lot Termination ("BLT") (11.5 points)

The Applicant must provide proof of purchase and/or payment of 1.32 BLTs to the MCDPS prior to the issuance of building permit(s) for density in excess of the base 0.5 FAR (1,256,899 square feet) of combined construction of residential and commercial square footage. Prior to release of each building permit, the Applicant must submit to MCDPS a certified running tabulation of the individual building square footage and the cumulative total square footage against the 0.5 FAR. If the available Site Plan density is subsequently reduced pursuant to a Site Plan Amendment, the BLT requirement may be reduced accordingly.

ii. Vegetated Roof (5 points)

The Applicant must install a vegetated roof on Buildings C1, D, and E with a soil depth of at least 8 inches and covering more than 33% of the total roof, excluding space for mechanical equipment, as shown on the Certified Site Plan.

9. Recreation Facilities

- a. Before Certified Site Plan approval, the Applicant must meet the square footage requirements for all of the applicable recreational elements and demonstrate to M-NCPPC Staff that each element meets M-NCPPC Recreation Guidelines.
- b. The Applicant must provide at a minimum the following recreation facilities: one (1) indoor fitness facility, one (1) swimming pool, one (1) wading pool or Staff approved equivalent, ten (10) picnic/sitting areas, one (1) play lot, three (3) tot lots, one (1) open play area with a minimum of 5,000 SF, a bike system, a pedestrian system, and nature trails.
- c. The Applicant must allow access to the pool facilities to all future residents of the development, including the townhouse units, two-over-two units, and multi-family units.
- d. The Applicant must provide a minimum of 3 fitness stations, 4 outdoor musical play structures, and a junior half basketball court along the exercise trail in rear of the Property.
- e. The Applicant must provide a minimum of 3 butterfly boxes and 3 bird boxes along the natural surface trail in the northeast corner of the Property.
- f. The Applicant must provide a total of 3 trellis structures, one at each entrance to the natural surface trail and exercise path.
- g. The Applicant must provide a minimum of 2 pet stations in the open space on Century Boulevard and adjacent to the future transit stop.

10. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to pedestrian pathways, landscaping, lighting, hardscape, recreation facilities, site amenities, and public open space.

**Transportation & Circulation**

11. Transportation

- a. The Applicant must construct the private internal streets to applicable Montgomery County structural standards as specified in Preliminary Plan No. 12002095B and must construct all sidewalks, both on and off the Subject Property, to applicable ADA standards. The structural standards must be shown on the Certified Site Plan. Before the release of bond or surety, the Applicant must provide DPS Zoning and Site Plan Enforcement Section (Z&SPE) staff with certification from a licensed civil engineer that all streets and sidewalks have been built to the above standards.
- b. Prior to issuance of the 30<sup>th</sup> building permit for the townhomes fronting Private Street C (Stohl Run Way), which represents 85 percent of the total number of units fronting Street C, Street C must be opened to traffic. Prior to the issuance of the building permits for the last stick of townhouses fronting Private Street C, Private Street C cannot be used for construction staging, material storage, and operations.

12. Public Road Right-of-way

The Planning Board accepts the recommendations of the MCDPS Right-of-Way Permitting Section in its letter dated January 7, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Permitting Right-of-Way Section may amend if the amendments do not conflict with other conditions of Site Plan approval.

13. Pedestrian & Bicycle Circulation

- a. The Applicant must provide 182 long-term (private) and 20 short-term (public) bicycle parking spaces.
- b. The private spaces must be on-site in a secured, well-lit bicycle room adjacent to the covered parking area, and the public spaces must be inverted-U racks installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the public bicycle rack(s) must be identified on the Certified Site Plan.
- c. Prior to the issuance of the first use and occupancy permit for the first floor in Buildings A1-A5, the Applicant must complete the bike rooms in each respective building, as shown on the Certified Site Plan.
- d. Prior to the issuance of the first use and occupancy permit for the first floor in Building A2, the Applicant must install six bicycle parking spaces (inverted U rack or design approved by the MCDPS) in the location as shown on the Certified Site Plan.
- e. Prior to the issuance of the first use and occupancy permit for the first floor in Building A3, the Applicant must install six bicycle parking spaces (inverted U rack or design approved by MCDPS) within 20 feet of Building A3.



- f. Prior to the issuance of any commercial use and occupancy permit for Buildings C, D, and E, the Applicant must complete the bike room in each building that can accommodate the number of bicycle parking spaces specified on the Certified Site plan.
- g. Prior to the issuance of any commercial use and occupancy permit for Buildings C and D, the Applicant must install four bicycle parking spaces (inverted U rack or design approved by MCDPS) at each building within 50 feet of the main door facing Private Street D.

### **Density & Housing**

#### 14. Density

The Phase I development is limited to a maximum 0.53 FAR consisting of 902,530 SF of residential uses and 437,420 SF of non-residential uses. Residential uses include 160 townhouse units, 28 two-over-two units, and 300 multi-family units. Non-residential uses include an 85,000 SF hotel (120 keys), 303,000 SF of new office and 49,420 SF of existing office space.

#### 15. Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs ("DHCA") in its letter dated January 29, 2016, and hereby incorporates them as conditions of Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DCHA, provided that the amendments do not conflict with other conditions of the Site Plan approval.

- a. The development must provide 12.5 percent MPDUs on-site consistent with the requirements of Chapter 25A and the applicable Sector Plan.
- b. Before issuance of any building permit for any residential unit(s), the MPDU agreement to build between the Applicant and DHCA must be executed.

### **Site Plan**

#### 16. Site Design

- a. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the latest approved architectural drawings included in the Certified Site Plan, as determined by M-NCPPC Staff.
- b. The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.
- c. The Applicant must provide multiple direct ingress/egress points for the multi-family buildings from Century Boulevard and Street A, as shown on the Certified Site Plan.

17. Landscaping

The Applicant must install the landscaping associated with each phase no later than the next growing season after completion of each phase and site work.

18. Lighting

- a. Before issuance of any above-grade building permit, the Applicant must provide certification to M-NCPPC Staff from a qualified professional that the lighting in this Site Plan conforms to the Illuminating Engineering Society of North America (IESNA) recommendations in effect on the date of this Resolution for a development of this type.
- b. Deflectors must be installed on all up-lighting fixtures to prevent excess illumination and glare.
- c. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads.
- d. Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

19. Site Plan Surety and Maintenance Agreement

Before issuance of any building permit, sediment control permit, or use-and-occupancy permit for each block/phase of development, the Applicant must enter into a separate Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.k.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements including, but not limited to: entrance signage features; decorative and security fencing; plant materials; on-site lighting; exterior site furniture; all recreation and playground equipment/features; artwork; retaining walls; railings; private roads, streets, and alleys; curbs; gutters; sidewalks; specialty pavers; group mailboxes; and associated improvements within the relevant phase of development.
- c. The bond or surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety will be followed by inspection and release of the surety.
- d. The bond or surety for each block/phase shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of each phase.

20. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan.

21. Certified Site Plan

Before approval of the Certified Site Plan, the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the final forest conservation approval letter, stormwater management concept approval letter, development program, Sketch Plan resolution, Preliminary Plan resolution and Site Plan resolution on the approval or cover sheet(s).
- b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c. Modify data table to reflect development standards approved by the Planning Board.
- d. Ensure consistency of all details and layout between Site and Landscape plans.
- e. Show all recreation and site amenities approved on the site and landscape sheets.
- f. The Applicant must provide an additional half-court basketball court in the immediate proximity of the multi-family buildings prior to Certified Site Plan.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Century, Site Plan No. 82003007B, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

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

1. *When reviewing an application, the approval findings apply only to the site covered by the application.*
2. *To approve a site plan, the Planning Board must find that the proposed development:*
  - a. *satisfies any previous approval that applies to the site;*

The Site Plan Amendment, covering Phase 1 of the ultimate development, conforms to all binding elements and conditions of approval of Sketch Plan No. 320160020, which was approved by the Planning Board on February 3, 2016

[MCPB Resolution No. 15-160]. The Site Plan was reviewed concurrently with an amendment to the approved Preliminary Plan. Subsequent site plan(s) will be filed in the future when the remaining phase(s) of the development are ready to move forward.

*b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;*

This section is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

*c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;*

This section is not applicable as the Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

*d. satisfies applicable use standards, development standards, and general requirements under this Chapter;*

*i. Division 4.5. Commercial/Residential Zones*

Development Standards

The Phase 1 Site Plan is approximately 51.68 net acres zoned CR-2.0 C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone. The following table, shows the Application's conformance to the development standards of the zone and the overlay zone.

<b>Site Plan Project Data Table</b>			
<b>Section</b>	<b>Development Standard</b>	<b>Permitted/Required</b>	<b>Approved by the Planning Board</b>
<b>59 – 4</b>	<b>Gross Tract Area (sq. ft.)</b>	n/a	2,513,798
	Previous Dedications	n/a	262,588
	Net Tract Area	n/a	2,251,210
<b>4.5.4.B.2 .b</b>	<b>Max. Density</b>		
	CR2.0, C1.25, R1.0, H145T		
	Commercial (FAR/GFA)	1.25/3,142,248	0.17/437,420
	Residential (FAR/GFA)	1.0/2,513,798	0.36/902,530
	<b>TOTAL (FAR/GFA)</b>	2.0/5,027,596	0.53/1,339,950
	<b>Commercial Density (sq. ft.)</b>		
	Building C1 (Office)		159,000

	Building D (Office) Building E (Hotel) Existing Fisher Building <b>Total</b>		144,000 85,000 <u>49,420</u> 437,420
	<b>Residential Mix (DUs)</b> Building A1 (Multi-family) Building A2 (Multi-family) Building A3 (Multi-family) Building A4 (Multi-family) Building A5 (Multi-family) Townhouses (Lots 1-160) 16-foot wide 20-foot wide 24-foot wide Two-over-Two's <b>Total</b>		60 85 45 40 70 46 77 37 <u>28</u> 488
	<b>MPDUs (%/ units)</b>	12.5%/ 61	12.5%/ 61
<b>4.5.4.B.2</b>	<b>Max. Building Height (feet)</b>	145	
<b>.b</b>	Building A1 (Multi-family) Building A2 (Multi-family) Building A3 (Multi-family) Building A4 (Multi-family) Building A5 (Multi-family) Building C1 (Office) Building D (Office) Building E (Hotel) Townhouses (Lots 1-160) Two-over-Two's		80 80 80 75 75 80 80 75 55 55
<b>4.5.4.B.3</b>	<b>Minimum Setback (feet)</b>		
	Principal Building Townhouse - Front - Side - Side, End unit - Rear, alley Multi-family/ Apartment - Front - Side - Rear, alley General (Office/Hotel) - Front - Side - Rear, alley Parking - Front	5 5 2 4 0 0 4 0 0 4	5 5 2 4 15 12 4 19 18 4

	- Side street - Side - Rear	Must be behind front building line <sup>3</sup> Must be behind side street building line Must accommodate landscaping Must accommodate landscaping	
<b>4.5.4.B.1</b>	<b>Open Space (%/sq. ft.)</b> • Common open space (462,450 SF - TH cluster) • Public Open Space (1,411,719 SF – area for remaining buildings) • Additional Public Open Space counted towards Incentive Density TOTAL (net site area 2,251,210 SF)	10%/46,245  10%/141,172  n/a  10%/225,121	16.1%/74,468  11%/155,719  522,431  33%/752,618
<b>4.9.9.D</b>	<b>BLT easements</b> (50% of the incentive density = 50%*83,051) <sup>4</sup>	1.32 (1 BLT=31,500 SF)	1.32
<b>6.2</b>	<b>Max. Vehicle Parking (spaces)<sup>5</sup></b> Multi-family (A1, A2, A3, A4, A5) <sup>6</sup> Buildings C1 & D (Office) and Fisher Bldg. Building E (Hotel) Townhouses <sup>7</sup> Total	Min-Max       <u>1,474 - 2,886</u>	489 897 126 <u>418</u> 1,930
	<b>Motorcycle Parking (spaces)</b> Multi-family (A1, A2, A3, A4, A5) Buildings C1 & D (Office) and Fisher Bldg. Building E (Hotel) Total	10 20 <u>3</u> 33	10 20 <u>3</u> 33
	<b>Bicycle Parking (spaces)</b> Multi-family (A1, A2, A3, A4, A5) Building C1 (Office) Building D (Office) Building E (Hotel) Total	100 (max) 32 (min) 29 (min) <u>17 (min)</u> 178	100 32 32 <u>18</u> 182
<b>6.2.9.C.3</b> <b>.1.</b>	<b>Parking Lot Internal Landscape Area (%)</b> Parking Lot A Parking Lot C Parking Lot D Parking Lot E	5 5 5 5	17.0 19.1 11.1 16.7

<sup>3</sup> Future buildings pad sites are being used for interim surface parking areas, which in some cases do not fully meet the setback requirements

<sup>4</sup> As required by the Germantown Transit Mixed Use Overlay Zone.

<sup>5</sup> The final number of parking spaces may be adjusted between the minimum and maximum allowed under Section 6.2 of the Zoning Ordinance at the time of building permit based on final unit count and/or bedroom mix.

<sup>6</sup> Residential number of spaces adjusted for MPDU credit.

*Section 4.5.4.B.4 - Form Standards*

The Site Plan conforms to the intent of the Form Standards, including active entrances, transparency, and blank walls. Buildings are located so that they provide a vertical edge and activation through main entrances and transparency to the adjacent streets and open spaces. The two office buildings and the hotel face onto open spaces with activating features, such as, public art, outdoor seating and game tables. The majority of the townhouse units face onto streets while some front onto open spaces with play equipment and seating areas. The multi-family buildings are oriented towards Century Boulevard and Street A with general building entrances on these facades as well as direct access from individual units at ground floor to these streets. The non-residential buildings have significant glass features at the ground-level for transparency. As conditioned, the exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the architectural drawings included in the Certified Site Plan, as determined by Staff.

*ii. Division 4.7. Optional Method Public Benefits*

In accordance with the Zoning Ordinance, Section 59-4.7.1, the Phase 1 Site Plan provides the following phased public benefits to satisfy the requirements: Transit Proximity, Connectivity and Mobility, Quality of Building and Site Design, and Protection and Enhancement of the Natural Environment.

<b>Phase 1 Site Plan Public Benefits Calculations</b>			
<b>Public Benefit</b>	<b>Incentive Density Points</b>		
	<b>Approved with Sketch Plan</b>	<b>Requested</b>	<b>Approved by the Planning Board</b>
4.7.3.B: Transit Proximity	30	30	30
<b>4.7.3.C: Connectivity and Mobility</b>			
Through Block Connections	20	10	10
Wayfinding	10	8	8
<b>4.7.3.D: Diversity of Uses &amp; Activities</b>			
Small Business Opportunities	20	0	0
<b>4.7.3.E: Quality of Building and Site Design</b>			
Public Open Space	20	20	20
Public Art	15	15	15
<b>4.7.3.F: Protection and Enhancement of the Natural Environment</b>			
Building Lot Termination (BLT)	25	11.5	11.5
Vegetated Roof	15	5	5
<b>TOTAL POINTS</b>	<b>155</b>	<b>99.5</b>	<b>99.5</b>

#### Transit Proximity

The Subject Property is abutting the master-planned CCT station on Century Boulevard, which allows the development to be eligible for Level 2 transit as defined in the Zoning Ordinance. The Planning Board approved the full 30 points as provided in the Zoning Ordinance for CR-zoned properties that are abutting or confronting a master-planned transit station.

#### Connectivity and Mobility

*Through Block Connections:* The Site Plan provides two safe and attractive pedestrian connections between streets within the townhouse cluster. One connects Century Boulevard to Street E on the townhouse cluster and terminates on a central pocket park. The other extends Street D off Century Boulevard through another pocket park to Street C and the various open spaces fronting the hotel and office buildings. These through block connections are open-air, at least 15 feet wide, and open to the public at least between 8 AM and 9 PM. Enhanced landscaping and light bollards are provided for orientation and safety. These attributes meet the criteria in the CR Zone Guidelines, and therefore, the Planning Board approved 10 points.

*Wayfinding:* The Site Plan has an elaborate wayfinding system orienting residents, workers and visitors throughout the 51.7-acre site to the sculptural Art Piece, the Clubhouse amenity area, the major open space area with nature and exercise trails in the northeast corner of the site and along I-270, the future CCT station, office and hotel plaza and lawn area. Given the size of the site, the wayfinding system encompasses a large number of signs including informational signs, directional signs, and interpretive signs. The Planning Board approved 8 points for designing and implementing a way-finding system that orients pedestrians and cyclists to major open spaces, cultural facilities and transit opportunities using a large number of signs. Two additional points will be provided in Phase 2 when the remaining signs will be provided.

#### Quality of Building and Site Design

*Public Open Space:* The Site Plan provides 522,431 square feet of open space in excess of the minimum open space requirement of the zone. The additional open space is generally located in the northeast corner of the site and extending along I-270 in the buffer area between I-270 and the approved development. The open space is open to the public between sunrise and sunset; it is at least 35 feet wide; and it includes diverse site amenities that provide unique opportunities for recreation and environmental education. These include a paved exercise trail with 3 fitness stations, 4 outdoor musical play structures, and a junior half basketball court; a natural surface trail with interpretive exhibits, butterfly boxes and bird boxes. Trellis structures demarcate entrance locations for the natural surface trail and exercise trail. This large area of contiguous open space is well connected to



other areas of public open space and common open space to form a comprehensive network of open spaces. The Planning Board approved the full 20 points in this category based on the percentage of qualifying open space provided (522,431 square feet) over the net lot area (2,251,210 square feet).

*Public Art:* The Site Plan includes a public art component that was reviewed for comment by the Art Review Panel on September 16, 2015. The art component will recognize the work and design of aircraft by Fairchild Industries, which was historically located on the Subject Property. The large-scale sculpture of a plane will be reminiscent of the Fairchild aircraft. The Planning Board approved the full 15 points to be attributed since the Public Art component fulfills the following goals:

- Achieves aesthetic excellence;
- Ensures an appropriate interaction between the art and the architectural setting in terms of scale, materials and context. The 30-foot tall by 21-foot wide sculpture effectively functions as a focal point at the terminus of Street B, while celebrating the history of the site. The public art component is set in a hardscape plaza with seating, which is appropriately landscaped and lit to emphasize the art piece.
- Ensures public access and invites public participation. The sculpture is located in a public plaza easily accessible from nearby sidewalks and highly visible as one enters the site. During the day, the sculpture will cast multiple blue airplane silhouettes on the ground level, which will move with the rotation of the earth. The playful and temporal nature of these shadows will invite public participation.
- Encourages collaboration between the artist and other project designers early in the design process. The Application has included the artist Judy Moore since the early design stages and has also been reviewed by the Art Review Panel early in the review cycle.
- Ensures long-term durability of permanent works through material selection, such as, polished stainless steel and blue resin;
- Increases public understanding and enjoyment of art through interpretive information. The sculpture will include an interpretative exhibit with information on the sculpture and history of the site;
- Contributes to a collection of commissioned art that is unique and fosters a positive community identity.

#### Protection and Enhancement of the Natural Environment

*Building Lot Termination:* The Applicant must purchase BLT easements in an amount equal to 50% of the incentive density floor area, per the Germantown Transit Mixed Use Overlay Zone (Section 59.4.9.9). One BLT must be purchased for every 31,500 square feet of gross floor area comprising the 50 percent incentive density floor area. With these parameters, the Applicant must purchase 1.32 BLTs for Phase I, which, at the ratio of 9 points for each BLT, yields 11.86 points for this

public benefit category. The Planning Board approved 11.5 points, in compliance with the Zoning Ordinance and the CR Zone Implementation Guidelines.

*Vegetated Roof:* The Planning Board approved 5 points for the vegetated roofs on Buildings C, D and E, which have a soil depth of at least 8 inches and cover more than 33% of the total roof, excluding space for mechanical equipment. The plant material selected include a mix of low-growing sedums and ground cover species.

*iii. Division 6.1. Site Access*

Vehicle, pedestrian, and bicycle access to the Subject Property is adequately and safely provided at three locations on Century Boulevard. The main access point is located opposite to existing Cloverleaf Center Drive, and the other two access points are to the north and south of the main entrance. Until the CCT is built, all three intersections will have full turning movements. After that time, the north and south intersections will likely become right-in/right-out only while the main intersection at Cloverleaf Center Drive will remain a full turning movement intersection. A network of internal streets accommodates vehicular, pedestrian and bicycle circulation to the new uses, parking areas, alleyways, open spaces and site amenities.

To facilitate inter-parcel connectivity, the Applicant is granting an access easement at the terminus of Street C towards the Property boundary to the south. Inter-parcel connections are key within these large parcels, especially when the CCT is built, because full movement intersections along Century Boulevard will be very limited.

*iv. Division 6.2. Parking, Queuing, and Loading*

Within the multi-family building cluster, vehicle parking is provided primarily with surface lots and a limited number of one-car garages lining Street A. Vehicle parking for the townhouse units and 2-over-2's is accommodated in garages, driveways, and on-street. Parking for the hotel and office uses is provided in surface lots. Long-term indoor bicycle parking is provided in the multi-family residential buildings along with outside short-term bicycle parking for visitors. Each non-residential building will also contain bike rooms and the appropriate bicycle amenities.

*v. Division 6.3. Open Space and Recreation*

The Site Plan has a 10 percent, or 225,121 square feet, open space requirement, which has to be provided as common open space for the townhouse units and public open space for the remaining buildings. The Site Plan provides a total of 752,618 square feet, or 33 percent, of the net area as open space, which is well

above the minimum requirement of the Zone. Common open space encompasses roughly 16 percent of the townhouse cluster area, and the majority is centrally located, bordered by streets or building lots. At least 50 percent of the required common open space is in one contiguous area only separated by a residential street. Public open space encompasses roughly 11 percent of the lots/parcels covered by other buildings.

The remaining open space in excess of the 10 percent requirement of the zone is counted as a public benefit supporting the requested incentive density. As discussed in Finding d-ii) above, this amounts to 522,431 square feet of open space or 23 percent of the net lot area.

The Site Plan meets the active and passive recreation needs of the future residents by providing the following on-site recreation facilities: indoor fitness facility, swimming pool, wading pool, picnic/sitting areas, play lot, tot lots, open play areas, a bike system, a pedestrian system, and nature trails, in accordance with the MNCPPC Recreation Guidelines. Additionally, the Site Plan also provides site amenities that enrich the recreation opportunities provided and add uniqueness to the project. These include fitness stations, outdoor musical play equipment, junior half basketball court, butterfly boxes and bird boxes along the rear of the site and the environmentally sensitive areas; and pet stations and specimen boulders in the transit plaza. At the Hearing, the Planning Board required that the Applicant provide an additional half-court basketball court in the immediate proximity of the multi-family buildings prior to Certified Site Plan. All of these facilities will be provided in Phase 1, which will enable future residents to lead an active and healthy lifestyle.

*vi. Division 6.4. General Landscaping and Outdoor Lighting*

Landscaping and lighting, as well as other site amenities, will be provided to ensure that site amenities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors. The landscaping provided serves the following purposes: screening and buffering between different uses within the Project; canopy coverage and shade for roads, parking areas and open spaces; and beautification of open spaces, entryways and through block connections. The light fixtures will provide enough illumination to create safe environments, but not so much as to cause glare, while respecting the pedestrian scale.

As shown in the Development Standards table, the Phase 1 Site Plan meets all of the general requirements and development standards of Section 4.5 of the Zoning Ordinance, the optional method public benefits provisions of Division 4.7 of the Zoning Ordinance, and the general development requirements of Article 59-6 of the Zoning Ordinance.

*e. satisfies the applicable requirements of:*

*i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

The MCDPS Stormwater Management Section approved the stormwater management concept on January 5, 2016. According to the approval letter, the stormwater management concept meets stormwater management requirements via environmental site design to the maximum extent practicable through the use of micro-bioretenion, planter boxes, bioswales, green roofs and two surface sand filters.

*ii. Chapter 22A, Forest Conservation.*

The Application is in compliance with the Environmental Guidelines and Forest Conservation Law. The Planning Board approves the final Forest Conservation Plan ("FCP") as part of the Site Plan with conditions.

The Natural Resource Inventory/Forest Stand Delineation (NRI/FSD) #420063560 for the Subject Property was originally approved on August 10, 2006 and was recertified on March 2, 2009. The NRI/FSD identifies the environmental constraints and forest resources on the Subject Property. The Property contains 4.25 acres of forest, and 98 trees greater than 24" diameter at breast (DBH), a stream, wetlands, and associated environmental buffers in the northern corner of the Subject Property.

The Application includes a trail which runs around the Subject Property providing connectivity between the residential and natural areas. A portion of this trail network is within the Stream Valley Buffer (SVB). This portion of the trail within the SVB will be a natural surface trail with no impacts to the natural grade of the Subject Property. The trail is shown on the approved FCP within the Category I conservation easement and will be field located to determine the best route while following the general alignment shown. The natural surface trail as shown on the FCP is consistent with the Environmental Guidelines and provides for important connectivity and amenities for future residents.

The Subject Property has a previously approved FCP dating November 18, 2009 in association with the original Site Plan #820030070. This Application contains an amended FCP that will clear 0.70 acres of forest and retain 3.04 acres of forest. The acreage of forest onsite differs from the approved NRI/FSD due to the deduction of easements not being developed as part of the Application. A

complete list of easements and deductions is shown on page 1 of the FCP, but includes pre-existing WSSC, Pepco, SRC, and Storm Drain Easements. The FCP generates a 5.71 acre planting requirement. The planting requirement is generated because the project is clearing below the conservation threshold set under the MPD land use category of 20% net tract area. The Applicant is meeting the entire planting requirement on-site with 5.97 acres of forest planting.

The Amendment has no new impacts to any trees 30" DBH or larger and does not generate the requirement for a Variance.

As a part of this Amendment, the Applicant has requested to revise the configuration of previously recorded Category I conservation easements on the Subject Property. The Applicant is removing 0.46 acres of Category I conservation easement. The Applicant is mitigating the removal of easement by creating an additional 1.15 acres of new Category I conservation easement onsite. All of the new easement areas will be planted as part of this Amendment. The Applicant has provided an easement tracking exhibit, which shows all area of Category I conservation easement to be retained, removed, and created onsite.

### *iii. Noise*

A Roadway Noise Impact Analysis was prepared for the Subject Property and the results provided in a report dated October 20, 2015 and a subsequent addendum dated November 9, 2015. A noise analysis is necessary to determine the projected interior and exterior noise levels requiring mitigation for residential units and outdoor recreational areas. The Montgomery County "Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development" stipulate a 60 dBA Ldn maximum noise level for outdoor recreation areas and 45 dBA Ldn for indoor areas.

Due to the noise reduction provided by the townhomes surrounding the outdoor areas, roadway noise levels in the two playgrounds located on the interior of the site will be below 60 dBA Ldn, with the exception of a small portion of the southern playground where noise levels will slightly exceed 60 dBA Ldn. Under the current site design, further mitigation for the site's public outdoor activity areas is not recommended.

The Noise Analysis for this Property indicates that future unmitigated traffic noise levels above 60 dBA Ldn will impact the residential areas of the Subject Property. Ten of the two-over-two's and 106 townhouses will be exposed to future roadway noise levels above 60 dBA Ldn. While noise impact upon these units will be above the recommended outdoor noise level of 60 dBA Ldn, compliance with Montgomery County's residential 45 dBA Ldn interior noise level requirement can

be achieved through modifications to building construction and using enhanced building materials.

Depending upon the noise level specific to each impacted unit, modifications may include increased window/door STC ratings and slight adjustments to exterior wall construction. Further analysis is required to determine the exact mitigation designs necessary, which will be established once a builder has been selected and architectural plans (building elevations, window/door schedule, unit plans) for available units are available (see condition 5a).

In addition to the modifications to building construction, the Applicant is also providing varying height (up to 10 feet) forested berms along I-270. The forested berms will help both with noise reduction at the ultimate buildout but also provide some physical and psychological noise reduction during the interim between the initial buildings and final site buildout.

*f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;*

The Phase 1 Site Plan provides safe, well-integrated parking, circulation patterns, building massing, open spaces and site amenities. Buildings are adequately oriented to front onto streets or open spaces with parking in the rear. Building locations and massing create a vertical edge to streets, which effectively re-enforce the circulation patterns both for pedestrians and vehicles. The Application provides a well-connected network of streets that give access to buildings, parking areas, alleyways, open spaces and site amenities.

The diverse open spaces and site amenities provided are well integrated into the Site Plan to create unique opportunities for recreation and leisure while adding distinctiveness to the project. For instance, on Century Boulevard across from the future CCT transit stop, the open space includes pet stations and specimen boulders. At the terminus of Street B, the open space includes a large-scale public art piece. In front of the hotel and the adjacent office building, the open spaces consist of a large lawn area and a plaza with seating and game tables. Within the townhouse cluster, the common open space areas are centrally located and include a range of play structures with seating. These open spaces are complemented by a large area of open space in the rear of the Subject Property which features amenities with an environmental education component such as interpretive exhibits, butterfly boxes and bird boxes. Trellis structures demarcate entrance locations for the natural surface trail and exercise trail. Along the exercise trail, the project features fitness stations, musical play structures and a junior half basketball court. Collectively, the open spaces and site amenities enable a diverse range of activities that enhance the usability of the spaces and distinctiveness of the project.

- g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;*

The Phase 1 Site Plan substantially conforms with the recommendations of the 2009 Germantown Employment Area Sector Plan by creating a mixed use development centered on the future CCT station, with employment uses along I-270, and street-oriented development along Century Boulevard.

- h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;*

As fully discussed in Preliminary Plan No. 12002095B, the Phase 1 development will be served by adequate public facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

- i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and*

The Subject Property is not located in a Rural Residential or Residential zone.

- j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.*

The Phase 1 Site Plan is compatible with existing adjacent development in terms of building heights, access points, and setbacks. The Site Plan includes two 5-story office buildings and one 5-story hotel building towards the rear of the site to maximize visibility from I-270 as recommended in the Sector Plan. At the corner of Century Boulevard and Cloverleaf Center Drive extended (Street B), the Application provides a large open space area with a 5-story multi-family building and 2-over-2 units framing it, which will be further densified with the Phase II development. The uses and massing at this location is compatible with the future transit stop. The three access points to the project off Century Boulevard are located opposite to existing access points on adjacent properties, which creates a compatible vehicular circulation pattern. Additionally, the project provides an access easement for a future inter-parcel connection along the southern Property boundary, which will improve connectivity with the adjacent development to the south.

The building setbacks provided conform to the zoning ordinance and establish compatibility with existing development, which typifies the more traditional development pattern with office buildings surrounded by parking areas and located away from streets.

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

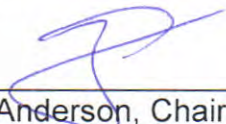
BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is \_\_\_\_\_ (which is the date that this Resolution is mailed to all parties of record), and **MAR 16 2016**

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 motion of Commissioner Fani-González, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, March 10, 2016, in Silver Spring, Maryland.

  
\_\_\_\_\_  
Casey Anderson, Chair  
Montgomery County Planning Board





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

MCPB No. 19-078  
Site Plan No. 82003007E  
Century  
Hearing Date: July 11, 2019

JUL 17 2019

**RESOLUTION**

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on March 17, 2003, the Planning Board approved Site Plan No. 820030070, Century Technology Campus at Cloverleaf Center, for a total of 499,000 square feet of office space, which included 156,500 square feet of new commercial office space and 342,500 square feet of existing office space, on 55.81 acres of I-3 zoned-land, located on Century Boulevard, opposite Cloverleaf Center Drive ("Subject Property"), in the Germantown Policy Area and *1989 Germantown Master Plan* area; and

WHEREAS, on December 14, 2010, the Planning Board, by Corrected Resolution MCPB No. 10-153 (original MCPB No. 09-157), approved Site Plan No. 82003007A for 510,072 square feet of general office and 21,000 square feet of accessory storage uses, on the Subject Property; and

WHEREAS, following the approval of Site Plan No. 82003007A, the Subject Property was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0: C-1.25 R-1.0 H-145T in the Germantown Transit Mixed Use Overlay Zone and *2009 Germantown Employment Area Sector Plan* ("Sector Plan"); and

WHEREAS, on March 16, 2016, the Planning Board approved Site Plan No. 82003007B (MCPB No. 15-162) for Phase 1 development with 160 townhouse units, 28 two-over-two dwellings, 300 multi-family units (including 12.5% MPDUs), 303,000 square feet of new office uses, 85,000 square feet of hotel, and 49,240 square feet of existing office uses, on 57.6 acres, on the Subject Property; and

WHEREAS, on October 3, 2017, the Planning Director approved Site Plan No. 82003007C for retention of nitrogen tanks at existing location, relocation of trash enclosure, revisions to loading dock area, and landscaping on the Subject Property; and

---

Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320  
M-NCPPC Legal Department  
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, on April 9, 2018, the Planning Director approved Site Plan No. 82003007D for revisions to stormwater management structures, landscaping, and swimming pool, and relocation of four MPDUs on the Subject Property; and

WHEREAS, on May 21, 2019, Elms at Century, LLC (“Applicant”), filed an application for approval of an amendment to the previously approved site plan(s) for approval of the following modifications:

1. To increase the number of MPDUs to 25 percent from the previously approved 12.5 percent; and

WHEREAS, Applicant’s application to amend the site plan was designated Site Plan No. 82003007E, Century (“Site Plan,” “Amendment,” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 27, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on July 11, 2019, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff’s recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82003007E, subject to the following modified conditions:

14. Density

The Phase I development is limited to a maximum 0.53 FAR consisting of 902,530 SF of residential uses and 437,420 SF of non-residential uses. Residential uses include 160 townhouse units, 28 two-over-two units, and 300 multi-family units, including 25 percent Moderately Priced Dwelling Units (122 units) (“MPDUs”). Non-residential uses include an 85,000 SF hotel (120 keys), 303,000 SF of new office and 49,420 SF of existing office space.

15. Moderately Priced Dwelling Units (MPDUs)

The Planning Board accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”) in its correspondence dated June 10, 2019, and hereby incorporates them as conditions of Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by DHCA, provided that the

amendments do not conflict with other conditions of the Preliminary Plan approval.

- a. The development must provide 25 percent MPDUs on-site consistent with the requirements of Chapter 25A.

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

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; and

BE IT FURTHER RESOLVED that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED, that the date of this written resolution is JUL 17 2019 (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 motion of Commissioner Cichy, seconded by Commissioner Fani-González, with Chair Anderson and Commissioners Fani-González, Cichy, and Patterson voting in favor, and Vice Chair Dreyfuss absent at its regular meeting held on Thursday, July 11, 2019, in Silver Spring, Maryland.



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Casey Anderson, Chair  
Montgomery County Planning Board



## DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS

Marc Elrich  
*County Executive*

Scott Bruton  
*Acting Director*

June 15, 2023

Mr. Jeffrey Server  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 20301 Century Boulevard  
Sketch Plan # 32016002A

Dear Mr. Server:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 233 total units.

The above plan must provide 20% MPDUs based on the total of up to 233 total units, with up to 138 in Building H and up to 95 in Building G. The applicant requires an Agreement to Build to be submitted to DHCA for the forty-seven (47) MPDUs before building permits are obtained from the Department of Permitting Services (DPS).

The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

1401 Rockville Pike, 4th Floor • Rockville, Maryland 20852 • 240-777-0311 • 240-777-3691 FAX • [www.montgomerycountymd.gov/dhca](http://www.montgomerycountymd.gov/dhca)



**DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Marc Elrich  
*County Executive*

Scott Bruton  
*Acting Director*

June 15, 2023

Mr. Ryan Sigworth  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 20301 Century Boulevard  
Preliminary Plan # 12002095C

Dear Mr. Sigworth:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 233 total units.

The above plan must provide 20% MPDUs based on the total of up to 233 total units, with up to 138 in Building H and up to 95 in Building G. The applicant requires an Agreement to Build to be submitted to DHCA for the forty-seven (47) MPDUs before building permits are obtained from the Department of Permitting Services (DPS).

The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

---

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[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY



**DEPARTMENT OF HOUSING AND COMMUNITY AFFAIRS**

Marc Elrich  
*County Executive*

Scott Bruton  
*Director*

July 12, 2023

Mr. Jeffrey Server  
Montgomery County Planning Department  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: 20301 Century Boulevard  
Site Plan # 82003007F

Dear Mr. Server:

The Montgomery County Department of Housing and Community Affairs (DHCA) has reviewed the above referenced plan and recommends Approval for up to 233 total units.

The above plan must provide 20% MPDUs based on the total of up to 233 total units, with up to 138 in Building H and up to 95 in Building G. The applicant requires an Agreement to Build to be submitted to DHCA for the forty-seven (47) MPDUs before building permits are obtained from the Department of Permitting Services (DPS).

The final MPDU locations, layouts and bedroom mix will need to be approved by DHCA at the MPDU Agreement to Build stage and must be in accordance with Chapter 25A.

Sincerely,

Maggie Gallagher, Program Manager I  
Affordable Housing Programs Section

*Affordable Housing*

**Division of Housing**  
*Landlord Tenant Affairs*

*Multifamily Housing*

---

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[montgomerycountymd.gov/311](http://montgomerycountymd.gov/311)



240-773-3556 TTY

## DPS-ROW CONDITIONS OF APPROVAL

April 18, 2022

### **82003007F Century**

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan files:

**“07-BSITE-82003007F-SP-05.pdf V3”** uploaded on/ dated **“4/13/2022”** and

The following needs to be addressed prior to the certification of site plan:

1. Please ensure any preliminary plan changes per MCDOT comments are reflected on the site plan as well.





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

March 18, 2022

Mr. Robert Graham, P.E.  
Rodgers Consulting, Inc.  
19847 Century Boulevard  
Germantown, Maryland 20878

Re: **SITE DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
Century  
Preliminary Plan #: 12002095C  
**Site Plan: 82003007F**  
SM File #: 287589  
Tract Size/Zone: 55.54 Acres  
Total Concept Area: 44.03 Acres  
Lots/Block: N/A  
Parcel(s): NA  
Watershed: Little Seneca Creek Class IV

Dear Mr. Graham:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept **Site Development Plan** for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via Environmental Site Design, Green Roof, Microbioretention, Bioswales, and two existing Structural Sand Filters.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311  
[www.montgomerycountymd.gov/permittingservices](http://www.montgomerycountymd.gov/permittingservices)

*Mr. Robert Graham, P.E.*  
*March 18, 2022*  
*Page 2 of 2*

office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Andrew Kohler at 240-777-6275.

Sincerely,



Mark C. Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

MCE: 287589

cc: SM File # 287589

ESD: Required/Provided 117012 cf / 89449 cf  
PE: Target/Achieved: 1.8"/1.32"  
STRUCTURAL: 26179 cf  
WAIVED: N/A ac.



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

July 14, 2023

Mr. Ryan Sigworth, Planner II  
Up-County Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
2425 Reedie Drive  
Wheaton, MD 20902

RE: Preliminary Plan Amendment  
No. 12002095C  
Century

Dear Mr. Sigworth:

We have completed our review of the revised preliminary plan uploaded to eplans on May 24, 2023. A previous version of the plans was reviewed by the Development Review Committee at its January 4, 2022, meeting. We recommend approval of the plans subject to the following comments:

**Significant Comments**

1. All comments from our previous preliminary plan letters dated December 8, 2015, and December 15, 2015, continue to apply to this Preliminary plan amendment unless revised in this letter.
2. **Storm Drain Study**: The amendment does not impact the existing public storm drain system and will not increase flow to the public storm drain system. We defer to MDSHA for runoff from the site draining to an existing downstream storm drain system maintained by MDSHA.

**Standard Comments**

1. All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to the Department of Permitting Services (DPS) in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.
2. Forest Conservation Easements are NOT ALLOWED to overlap any easement.

3. If the proposed development is reconstructing or modifying any pedestrian facilities or traffic control devices/equipment (identified as “improvements”) at an intersection or along their site frontage, the developer will be responsible to upgrade or bring into ADA compliance all facilities at the intersection to the current standards. At or before the right-of-way permit stage, please contact Mr. Kamal Hamud of our Transportation Systems Engineering Team at (240) 777-2190 or at [kamal.hamud@montgomerycountymd.gov](mailto:kamal.hamud@montgomerycountymd.gov) for proper executing procedures. All costs associated with such improvements shall be the responsibility of the developer.
4. Stop sign locations, crosswalks and markings will be shown on the signing and marking plans and be reviewed and approved at the right-of-way permit stage.
5. No steps, stoops, balconies or retaining walls for the development are allowed in county right-of-way. No door swings into county ROW.
6. The owner will be required to submit a recorded covenant for the operation and maintenance of any private storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
7. Provide on-site handicap access facilities, parking spaces, ramps, etc. in accordance with the Americans with Disabilities Act.
8. All private streets and alleys should be located on their own separate parcel. Recorded covenant for the operation and maintenance of any private streets (including alleys), storm drainage systems, and/or open space areas.
9. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
10. Trees in the County rights of way – spacing and species to be in accordance with the applicable MCDOT standards. Tree planning within the public right of way must be coordinated with DPS Right-of-Way Plan Review Section.
11. If the proposed development will alter any existing streetlights, replacement of signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.

#### **Century Amendment – Transportation Study Exemption**

The Transportation Exemption dated May 24, 2023, was prepared by Symetra Design. The applicant provided a comparison of person trips associated with the approved preliminary plan versus the preliminary plan amendment, where the vehicle trips associated to the approved trip cap were converted to person trips in accordance with the September 2022 Local Area Transportation Review Guidelines.

We offer the following comments:

1. The applicant states in the report that the proposed amendment results in a reduction of total person trips in the AM and zero (0) net new trips in the PM when comparing to the previously approved trips as shown in Table 2 (Pg. 5). The applicant states that as outlined in Montgomery County Local Area Transportation Review (LATR), applications to amend valid APFs (Adequate Public Facilities) may modify the approved land use, trip generation, distribution, and assignment without providing a new transportation study provided the amendment does not generate more peak hour person trips than the original approval. Thus, the applicant states the project should be exempt from submitting a complete transportation study.
2. The applicant is proposing to change conditions number 10, 11 and 12 from Montgomery County Planning Board's Resolution dated February 18, 2016.

a. **Condition No. 10:**

i. **Original Condition:**

The Applicant must install a traffic signal at the intersection of Century Boulevard and Cloverleaf Center Drive/Private Street B prior to the issuance of the third nonresidential building permit (either Building C or Building D only, as shown on the Preliminary Plan). This allows the issuance of building permits for all approved residential dwelling units (488 units) and up to 284,399 square feet of nonresidential uses on the Subject Property.

ii. **Proposed Revised Condition by Applicant:**

**Century Blvd at Cloverleaf Center Drive mitigation:** The Applicant must install a traffic signal at the intersection of Century Boulevard and Cloverleaf Center Drive/Private Street B Center Drive/Private Street B prior to the occupancy of up to 248,000 SF of office [building C1/C2]. This allows occupancy for all approved residential mixed-use buildings (233 new units [building H and building G]) and two hotel buildings [building D and building E] on the Subject Property.

**MCDOT Response:** We generally **agree** with the applicant's request to amend this condition. The final language for the resolution as agreed to by MCDOT and the Parking and Planning is as follows:

**Century Blvd at Cloverleaf Center Drive mitigation:** *Prior to the application for the second building permit for Phase I-C, the applicant will need to obtain the Department of Transportation's approval of the detailed/engineered traffic signal or roundabout construction plans for the intersection of Century Boulevard and Cloverleaf Center Drive/Private Street B. Prior to the issuance of the second building permit, the applicant*

*must have bonded the traffic signal or roundabout construction. The traffic signal must be operational prior to the issuance of the any Use and Occupancy permit for the second building.*

*If MCDOT decides to install the permanent traffic signal and related pedestrian improvements or the roundabout prior to the applicant completing the work listed above, the Applicant must pay the full cost of design and installation to MCDOT for the traffic signal or roundabout prior to the issuance of the Use and Occupancy Certificate.*

b. **Condition No. 11:**

i. **Original Condition:** The Applicant must install a traffic signal at Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Drive prior to the issuance of the second nonresidential building permit. This allows the issuance of building permits for all approved residential dwelling units (488 units) and up to 266,899 square feet of nonresidential uses on the Subject Property.

ii. **Proposed Revised Condition by Applicant:**

**Crystal Rock Drive at Cloverleaf Center Drive/Waters Landing Drive mitigation:** The Applicant must install a traffic signal at Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Drive prior to the occupancy of the first office building. This allows the occupancy for all approved residential mixed-use buildings (233 new units [building H and building G]) and two hotel buildings [building D and building E] on the Subject Property.

If Montgomery County Department of Transportation (MCDOT) installs a traffic signal at the Crystal Rock Drive/Cloverleaf Center intersection prior to the occupancy of the first office building, the applicant must reimburse MCDOT for the cost of the signal prior to the occupancy of the first office building.

**MCDOT Response:** We generally **agree** with the applicant's request to amend this condition. The final language for the resolution as agreed to by MCDOT and the Parking and Planning is as follows:

**Crystal Rock Drive at Cloverleaf Center Drive/Waters Landing Drive mitigation:** *Montgomery County DOT is in the process of installing a temporary traffic signal and related pedestrian facilities at this intersection. These facilities are not considered permanent. Prior to application for the first building permit for either office building C1 or C2, whichever is built first, the applicant will need to obtain the Department of Transportation's approval of the detailed/engineered traffic signal construction plans for the intersection of Crystal Rock Drive and Cloverfield Center Drive/Waters Landing Drive.*

*Prior to issuance of the first office building permit, either C1 or C2, the applicant must have bonded the traffic signal construction. The traffic signal must be operational prior to issuance of the first Use and Occupancy permit for the first office building, either C1 or C2, whichever is built first on the site.*

*If Montgomery County Department of Transportation (MCDOT) installs the permanent traffic signal (underground utilities, non-wooden poles, etc.) at the Crystal Rock Drive/Cloverleaf Center intersection prior to the building permit for the first office building, either C1 or C2, the applicant must reimburse MCDOT for all costs associated with the traffic signal installation.*

c. **Condition No. 12:**

i. **Original Condition:**

The Applicant must construct a second northbound right turn lane on Crystal Rock Drive at Father Hurley Boulevard prior to the issuance of the first nonresidential building permit of any Use and Occupancy Certificate for any floor in nonresidential Buildings C, D, and E as shown on the Preliminary Plan. This allows the issuance of building permits for all approved residential dwelling units (488 units) on the Subject Property.

ii. **Proposed Revised Condition by Applicant:**

Northbound Crystal Rock Drive at Father Hurley Blvd mitigation: The Applicant must construct a second northbound right turn lane on Crystal Rock Drive at Father Hurley Boulevard prior to the occupancy of the second residential mixed-use building permit associated with existing Lots 2, 3 and 4. This allows the occupancy for one new residential mixed-use building (138 new units [building H]) on the Subject Property.

**MCDOT Response:** We generally **agree** with the applicant's request to amend this condition. The final language for the resolution as agreed to by MCDOT and the Parking and Planning is as follows:

*Northbound Crystal Rock Drive @ Father Hurley Blvd mitigation: The applicant has not provided any information to determine if there is enough right-of-way to complete this improvement. Prior to application of the second building permit associated with either office building C1 or C2, the applicant must provide design plans with the building permit to construct a second northbound right turn lane on Crystal Rock Drive at Father Hurley Boulevard. Prior to issuance of the second office building permit, the right turn lane must be bonded, and the right-of-way permit issued to construct the right turn lane. Prior to issuance of the Use and Occupancy permit for the second office building, either C1 or C2, the applicant must construct the second northbound right turn lane.*

- d. Planning staff suggested the applicant install a road diet that would reduce Century Boulevard from four lanes to two lanes between Crystal Rock Drive and Father Hurley Boulevard.

- i. **Proposed Condition by Applicant:**

*Frontage Improvements:* The applicant, in conjunction with other applicants, must construct a road diet along the property frontage of Century Blvd to include bicycle facilities within the road comprised of a painted striped median, concrete dividers, and flex bollards. This allows the occupancy of the first new (per 2023 Preliminary Plan amendment) residential mixed-use building.

**MCDOT Response:** At this time, MCDOT **does not recommend** a road diet be installed. The speed study shows that vehicle speeds at the 85 percentiles operate at 40 mph, which does not meet MCDOT's requirement for traffic calming. The lane reduction will create congestion at unacceptable levels. In addition, we do not believe that it will reduce vehicle speeds unless physical barriers will be installed such as narrowing the lanes with concrete curbs. Lastly, the lane will need to be milled and overlaid along with the removal of significant amount of stripping in the future to accommodate the BRT service since Century Boulevard is an Area Connector. Therefore, Planning staff revised their language, which MCDOT and Planning staff have agreed to is as follows:

*The Applicant must receive approval from MCDOT and Planning Staff for final designs of one of two frontage mitigation improvements listed below. The timing of ultimate construction will be determined at Site Plan.*

- a. *Design for a twelve-foot-wide two-way separated bike lane along the property frontage on the east side of Century Boulevard with a minimum six-foot-wide buffer in the ultimate location of the cross section for Century Boulevard with a parallel eight-foot-wide wide asphalt sidepath.*

*or;*

- b. *If a speed study conducted by the Applicant satisfies MCDOT's criteria for the need of a road diet. Then the applicant should provide a road diet design with bike lanes on Century Boulevard with the applicant completing the following requirements:*

- i. *A road diet on both sides of Century Boulevard from the driveway access point approximately 700 ft. north of Fairchild Drive to the intersection with Aircraft Drive in the south. The road diet will consist of bicycle facilities within*



*the road comprised of a painted striped median, concrete dividers, and flexi bollards.*

- ii. Restriping the right travel lanes in each direction into a bike lane with a minimum four-foot wide buffer with interim barriers equivalent to concrete wheel stops with bollards.*
- iii. Provision of breaks to accommodate bus stops and movement or consolidation of existing bus stops. Bus stops must remain ADA compliant.*
- iv. Traffic analysis showing that the improvement will meet safety and congestion standards.*

*In the event that MCDOT cannot agree to the improvements, the Applicant must make a payment to MCDOT equal to the actual cost to design, permit, construct and relocate of utilities of the separated bike lanes.*

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact me for this project at [brenda.pardo@montgomerycountymd.gov](mailto:brenda.pardo@montgomerycountymd.gov) or at (240) 777-7170.

Sincerely,

*Brenda M. Pardo*

Brenda M. Pardo, Engineer III  
Development Review Team  
Office to Transportation Policy

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP12002095C\\_Century\Letters\12002095C\\_Century-DOT Preliminary Plan\\_7.14.23](#)

cc: Correspondence folder FY 2024

cc-e: Kelvin Robinson	Symmetra Design
Mark Terry	MCDOT DTEO
Atiq Panjshiri	MCDPS RWPR
Sam Farhadi	MCDPS RWPR
Rebecca Torma	MCDOT OTP

To Whom It May Concern,

My name is a John Kim and I am a resident of Century Boulevard (the "community"), house number 3305. As a resident of the community, I think I speak for many that we are against the action of the development plan outlined under Plan Numbers 32016002A, 12002095C, and 82003007F: Sketch Plan Amendment: Mixed-Use Development with increase of 350,440 SF Residential and 339,730 SF Non-Residential, Preliminary Plan Amendment and Site Plan Amendment: Mixed-Use Development with increase of 346,440 SF. Residential (233 D.U.) with 20% MPDUs, 199,580 SF. Hotel, and 563,850 SF. Non-Residential.

This is not only a direct challenge to the beautification of the community but will introduce many unfavorable variables to the residents of Century Boulevard, including, but not limited to, inducing an increase in unwanted outside traffic, engendering architectural density to an already densely packed development plan, and ultimately infringing on the residents' timely right to know about the community's future development plans, especially those which would have an impact on the purchasing decision of a new home. While I do support the addition of public facilities and amenities, I do not agree that this is the correct location to do so. Many residents of the community use this area as a public park.

Included in the proposed development plan is the addition of non-residential structures. According to a study which examines the relationship between the numbers of tourists in an area driven by the prevalence of lodging listings and crime rates, there is a correlation between the two. There is evidence which suggests that increases in outside tourists leads to more incidents of private conflict, social disorder, and violence in neighborhoods and erodes the natural ability of a neighborhood to prevent crime.

Notwithstanding the above, this proposed development plan encroaches on the land designated as a forest conservation area. According to the Maryland Forest Conservation Act (Natural Resources Article Section 5-1601 through 5-1613)

*- to minimize the loss of Maryland's forest resources during land development by making the identification and protection of forests and other sensitive areas an integral part of the site planning process*

Every effort should be made to preserve this forest conservation area to a satisfactory level, notwithstanding development which is deemed essential to the community or is determined to result in concrete benefit as agreed upon by the majority of all of its residents.

Based on these reasons, we are against the proposal outlined in the development plan and urge the Montgomery County Planning Board to consider these facts when ultimately coming to a decision about the future of the community.

Sincerely,  
John Kim





Phoenix Noise & Vibration, LLC  
5216 Chairmans Court, Suite 107  
Frederick, Maryland 21703  
301.846.4227 (phone)  
301.846.4355 (fax)  
www.phoenixnv.com

9 September 2021  
(Originally Dated 31 March 2021)

## Century – Amendment Lots 2, 3, & 4 Phase I Noise Analysis

Montgomery County, Maryland

Report No. 210331  
Project No. RDC2001

For: Shamit Development, Inc.

By: Eamon Curley  
Josh Curley

## 1 EXECUTIVE SUMMARY

Phoenix Noise & Vibration has conducted an analysis of transportation noise impact upon Amendment Lots 2, 3, and 4 of the Century development in Montgomery County, Maryland. Amendment Lots 2, 3, and 4 will contain an office building (Building C1), an office building with a parking garage (Building C2), two hotels (Buildings D and E), and two residential buildings (Buildings G and H). This study addresses noise impact upon Buildings D, E, G, and H, as noise impact upon office buildings and parking garages (Buildings C1 and C2) is not regulated by Montgomery County, and was limited to noise impact from surrounding roadways, primarily Dwight D. Eisenhower Memorial Highway (I-270).

Noise impact throughout the Century development will change with elevation; therefore, impact upon Amendment Lots 2, 3, and 4 has been presented throughout the development at the ground level (5 feet above grade) and across each future building facade. Impact is presented in varying colors and building elevations, indicating future transportation noise levels throughout the site and upon each residential unit. The noise levels presented are due only to the surrounding transportation sources and do not account for noise from other sources such as construction, mechanical noise, environmental noise, etc.

All calculated noise levels are “mitigated,” accounting for the presence of existing topography, surrounding buildings, and significant structures, as well as the future Amendment Lot 2, 3, and 4 topography and buildings. Structures along roadways act as noise barriers, providing protection from noise exposure and reducing the impact and extent of any potential mitigation required, if any, to comply with the noise regulations of Montgomery County.

Noise levels throughout the outdoor exercise areas and basketball court to the east of the buildings will be as high as 76 dBA Ldn due to the proximity to I-270. If these are outdoor areas in which the County will require noise levels to be maintained below 60 dBA Ldn, additional mitigation will be required.

Residential units located on the elevations facing I-270 will be exposed to future transportation noise levels greater than 60 dBA Ldn, with noise impact up to 77 dBA Ldn for the upper levels of the east elevation of Buildings E, G, and H. Noise impact on Building D will be slightly lower, with a maximum noise impact of 69 dBA Ldn. Most of the residential units located on the north and south elevations and a very small portion on the west elevations of each building will also be exposed to future transportation noise levels greater than 60 dBA Ldn. Further analysis on these units is required to determine whether the proposed building architecture will be able to maintain interior noise levels below 45 dBA Ldn.

This analysis can only be conducted once architectural plans for each building are available and cannot typically be completed until after the Design Development drawing submission. If necessary, interior noise levels can be kept below 45 dBA Ldn by using exterior building components (walls, windows, and doors) with higher STC ratings than typical standard components.

The remaining residential units, primarily living units on the west elevations, will not be exposed to future transportation noise levels above 60 dBA Ldn. Further analysis on these residential units is not required. The proposed standard building construction may be used without modification for these living units.

**Please note** that after construction of the buildings on Lots 2, 3, and 4 is complete, the transportation noise impact upon the townhomes and two-over-two condominiums at Century closest to I-270 will be slightly lower. Transportation noise impact upon the townhomes and two-over-two condominiums closest to Century Boulevard will not be affected.

## **2 NOISE TERMINOLOGY**

### **2.1 Ldn**

The day-night average noise level, or Ldn, is the equivalent sound pressure level (average over a 24-hour period) obtained by adding 10 dB to sound pressure levels measured from 10:00 p.m. to 7:00 a.m. This 10 dB “penalty” accounts for the added sensitivity caused by noise generated during the nighttime hours. The Ldn is not a measurement of the instantaneous noise level.

The Ldn is sometimes referred to as the “Ldn,” however, both terms represent the same quantity. The Ldn is NOT a measurement of the instantaneous noise level. It is very possible to have several short term events (tractor trailer, emergency vehicle siren, car horn, etc.) which generate a relatively high noise level (e.g. 85 dBA) during a given time period, yet have a more moderate overall Ldn value (e.g. 65 dBA Ldn).

### **2.2 dB vs. dBA**

While the standard unit of measurement for sound is the decibel (dB), discussions of noise impacting the human ear use “dBA.” The “A” refers to a frequency weighting network used to simulate the human ear’s unequal sensitivity to different frequencies. The A-weighted noise level is therefore more representative of a human’s perception of a noise environment than the unweighted overall noise level in dB and is currently used in most all environmental noise studies.

### **2.3 Summing Noise Levels**

Noise levels from multiple sources do not add arithmetically, i.e. when two noise sources generate 60 dB individually, they do not produce 120 dB when combined. Noise levels are measured using a logarithmic scale; therefore, they must be summed logarithmically. In the decibel scale, two identical, non-coherent noise sources having the same noise level produce a 3 dB increase above the condition of one source alone (i.e. two 80 dB lawnmowers running at the same time generates 83 dB).

Similarly, two different noise sources with a difference of 10 dB in their individual levels results in no measurable increase in noise when they are combined. Put another way, the quieter noise source does not increase the overall noise generated by the louder source; i.e. adding an 80 dB lawnmower into a noise environment where a 90 dB lawnmower is already running does not increase the noise level above 90 dB.

### 3 NOISE REGULATIONS

Traffic noise impact for proposed residential developments in Montgomery County is governed by Table 2-1 (reprinted in Table 1) on page 8 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts In Land Use Planning and Development* (June 1983).

Accompanying this table is Map 2-1 (see Figure 1), indicating outdoor noise level requirements not to be exceeded throughout the County.

**Table 1: Maximum Levels for Exterior Noise & Building Line<sup>1</sup> For Noise Sensitive Land Uses (Table 2-1).**

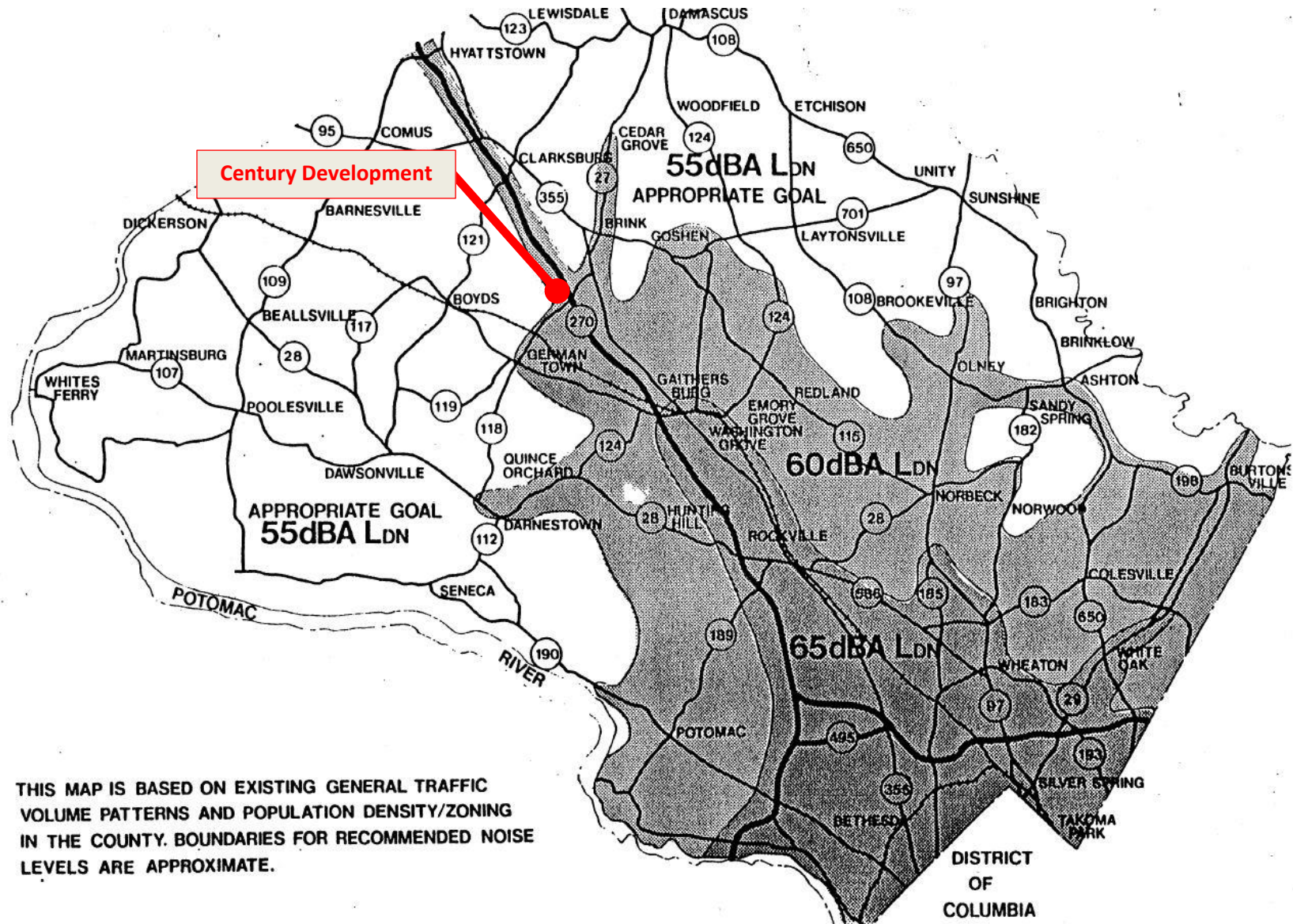
Guideline Value	Area of Application
Ldn = 55 dBA	This guideline is suggested as an appropriate goal in permanent rural areas of the County where residential zoning is for five or more acres per dwelling unit and background levels are low enough to allow maintenance of a 55 dBA Level. This guideline is consistent with Federal, State, and County goals for residential areas.
Ldn = 60 dBA	This is the basic residential noise guideline which will be applied in most areas of the County where suburban densities predominate. Maintenance of this level will protect health and substantially prevent activity interference both interiors and outdoors. Noise attenuation measures will be recommended to allow attainment of this level.
Ldn = 65 dBA	This guideline will generally be applied in the urban ring, freeway, and major highway corridor areas, where ambient levels are such that application of a stricter guideline would be infeasible or inequitable. Significant activity interference will occur outdoors and interiors if windows are partially opened, but available evidence indicates hearing is adequately protected. Noise attenuation measures will be strongly recommended to attain this level.

<sup>1</sup> Building line as used here refers to habitable structures only. It does not include garages, sheds, or recreational accessory buildings.

According to Map 2-1, the Century development is located within the 60 dBA Ldn noise zone, indicating that noise levels in the building’s outdoor activity areas should be maintained at 60 dBA Ldn. Any outdoor area exposed to future transportation noise levels above 60 dBA Ldn typically requires further analysis to determine the mitigation designs necessary to comply with this requirement.

When outdoor noise levels exceed 60 dBA Ldn in this zone, Montgomery County also requires an analysis of interior noise levels in residential buildings. According to Sections 2.2.2 and 2.2.3 of the *Staff Guidelines*, any residential building impacted by noise levels above 60 dBA Ldn must be evaluated to certify that the building structure will be capable of maintaining interior noise levels at 45 dBA Ldn.

Figure 1: Map 2-1 from *Staff Guidelines for the Consideration of Transportation Noise Impacts In Land Use Planning and Development* (June 1983).



#### 4 SITE CONDITIONS

Lots 2, 3, and 4 of the Century development (see Figure 2) are located west of Dwight D. Eisenhower Memorial Highway (I-270) and northeast of Century Boulevard. Near the site, I-270 is composed of four northbound and four southbound travel lanes. Century Boulevard is composed of two northbound and two southbound travel lanes.

Building C1 will be an office building. Building C2 will be an office building with parking. Buildings D and E will be hotels. Buildings G and H will be residential buildings.

**Figure 2: The buildings of Lots 2, 3, and 4 of the Century development (outlined in red) and surroundings. Aerial image (dated October 8, 2020) courtesy of Google Earth.**





## 5 BACKGROUND

Phoenix Noise & Vibration previously completed a Phase I Noise Analysis for the Century development<sup>1</sup> which addressed noise impact upon the townhome and two-over-two condominium portion of the site. As part of that Phase I Noise Analysis, noise measurements were taken on September 17-18, 2015, and a computer model was developed to determine the future transportation noise impact upon the townhomes and two-over-two condominiums within the site. The buildings on Lots 2, 3, and 4 were included in the analysis (as planned at the time) to account for the noise reduction they will provide to the townhomes and two-over-two condominiums; however, the noise impact upon the Lot 2, 3, and 4 buildings was not evaluated.

## 6 COMPUTER MODELING

Since the completion of the previous Phase I Noise Analysis, the Lot 2, 3, and 4 site plan has been modified to include two additional multifamily buildings, two hotels, an office building, and an office building with a parking garage within the development. The computer model developed for the townhome and two-over-two condominium analysis was updated to include the latest future topography and buildings for Lots 2, 3, and 4, and used to calculate noise impact throughout the site.

The site was computer-modeled using the CadnaA software program, a three-dimensional noise propagation model capable of determining noise impact from multiple noise sources across vertical and horizontal surfaces while accounting for factors such as topography, buildings, barriers, surface reflections, and roadway data (traffic volumes, speeds, and vehicle classifications, etc.). Noise levels can be presented either in spot locations or as noise contours of equal value throughout a defined surface area.

Roadway data for I-270 was also updated in the model to account for 20 years from the date of this analysis. The Maryland State Highway Administration (MDSHA) does not typically provide future traffic data; therefore, a conservative, 2% increase in traffic compounded annually until 2041 was assumed.<sup>2</sup>

Traffic volumes for the future Century Boulevard alignment were based upon a traffic study completed for the development<sup>3</sup> which calculated future morning and evening peak hour traffic volumes for the various sections of the roadway along the site's western property boundary. The traffic study did not calculate an AAWDT for Century Boulevard; therefore, it was assumed that

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<sup>1</sup> Century Phase I Noise Analysis, Report #150929, dated 9 November 2015.

<sup>2</sup>Montgomery County typically requires that roadway noise impact studies be conducted using the projected traffic volumes 20 years from the date of the study.

<sup>3</sup> Report by Integrated Transportation Solutions, Inc. dated July 2015 prepared for Century Technology Campus, LLC.

the peak hour volume represented 8% of the total AAWDT.<sup>4</sup> The traffic study also did not provide estimated nighttime or truck volumes; thus these were taken from the current MDSHA data. All necessary traffic data for both roadways is provided in Table 2.

**Table 2: Roadway traffic data used in the computer models.**

Roadway	2014 AAWDT	2041 AAWDT	Nighttime Volume %	Truck %	Posted Speed Limit (mph)
I-270	121,392	207,202	18.6%	14%	55
Century Boulevard	3,412	15,675 to 21,750	7.0%	3%	30

**Table 2 Notes:**

- A. All values are based upon MDSHA roadway data other than the future AAWDT for Century Boulevard.
- B. The AAWDT for the future Century Boulevard varies depending upon the roadway section, with volumes increasing traveling north to south along the roadway.

The updated future model then calculated noise levels throughout the outdoor exercise areas and basketball court as shown on Drawing 1 of the Appendix. Noise levels presented within these areas were calculated at a height of 5 feet above the ground.

The future model also calculated the projected noise levels across all future building facades (shown on Drawing 2 of the Appendix). The varying colors on the building elevations on Drawing 2 represent the future noise impact at that location. Note how the noise level changes with respect to height and orientation to the roadways.

All noise levels presented on Drawings 1 and 2 are “mitigated” noise levels, calculated in the presence of the future buildings and topography, as well as all existing surrounding buildings, topography, and significant structures. Mitigated noise levels account for the effect of buildings and other significant structures in reducing and reflecting roadway noise propagation and are more representative of the actual noise level experienced at a specific location.

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<sup>4</sup> Based upon a recommendation from C. Craig Hedberg, President of Integrated Transportation Solutions. According to Mr. Hedberg, in his experience the peak hour typically represents 8% to 9% of the AAWDT for roadways in Montgomery County. The 8% value was used to remain slightly conservative in the analysis.

## 7 FUTURE NOISE IMPACT

Drawing 1 of the Appendix indicates that noise levels throughout the outdoor exercise areas and basketball courts will be above 60 dBA Ldn and higher than 75 dBA Ldn in certain areas. If these are outdoor areas in which the County will require noise levels to be maintained below 60 dBA Ldn, additional mitigation will be required.

Future transportation noise levels were calculated across each future building elevation (see Drawing 2 of the Appendix). Noise impact upon the residential buildings within Lots 2, 3, and 4 is summarized in Table 3.

**Table 3: Noise impact upon Lots 2, 3, and 4 of the Century development.**

Elevation	Future Noise Impact (dBA Ldn)			
	Building D	Building E	Building G	Building H
North	<60	<60 to 73	66 to 74	67 to 74
East	<60 to 69	74 to 77	74 to 77	74 to 77
South	<60 to 65	65 to 73	67 to 74	69 to 74
West	≤60	≤60	<60 to 66	<60 to 65

Residential units located on the elevations facing I-270 will be exposed to future transportation noise levels greater than 60 dBA Ldn, with noise impact up to 77 dBA Ldn for the upper levels of the east elevation of Buildings E, G, and H. Noise impact on Building D will be slightly lower, with a maximum noise impact of 69 dBA Ldn.

The majority of the residential units located on the north and south elevations and a small portion of the west elevations of each building will also be exposed to future transportation noise levels greater than 60 dBA Ldn. Further analysis on these units is required to determine whether the proposed building architecture will be able to maintain interior noise levels below 45 dBA Ldn.

The remaining residential units will not be exposed to future transportation noise levels above 60 dBA Ldn. These residences require no further analysis or modifications to comply with the residential noise regulations of Montgomery County.

## 8 MITIGATION

According to Montgomery County’s noise regulations for residential development in this area of the county, residential sites and buildings impacted by noise levels above 60 dBA Ldn (at any height) require further analysis to determine the mitigation measures necessary to maintain noise levels in outdoor activity areas and interior living spaces below 60 and 45 dBA Ldn, respectively.

### 8.1 Outdoor Noise Levels

Noise levels throughout the outdoor exercise areas and basketball court to the east of the buildings will be as high as 76 dBA Ldn due to the proximity to I-270. If these are outdoor areas in which the County will require noise levels to be maintained below 60 dBA Ldn, additional mitigation will be required.

### 8.2 Interior Noise Levels

Residential buildings exposed to noise levels above 60 dBA Ldn require further analysis to determine whether the proposed building construction will be capable of maintaining interior noise levels below 45 dBA Ldn. This evaluation, or “building shell analysis,” calculates a room’s interior noise level based upon its exterior noise level, the Sound Transmission Class (STC) ratings<sup>5</sup> of its various building components, the amount of exposed exterior wall area, and the room’s size and finish.

Modifications to standard building construction may not be necessary for all units impacted by future noise levels above 60 dBA Ldn. It is possible that the proposed standard building construction will provide enough noise reduction to maintain the required 45 dBA Ldn interior noise level, particularly for units with noise impact below 65 dBA Ldn.

When architectural drawings are available for each residential building (typically during the Design Development phase), noise impact will be analyzed on an elevation-by-elevation, floor-by-floor basis for each individual residential unit impacted by transportation noise levels above 60 dBA Ldn. Likewise, mitigation requirements will also be provided for each individual residential unit. Calculating minimum STC ratings specific to each unit reduces “overbuilding” (i.e. installing windows/doors with unnecessarily high STC ratings).

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<sup>5</sup> The STC rating is a single number value which describes a building element’s (wall, window, door, roof, etc.) ability to reduce noise transmission from one side of the partition to the other.

## 9 CONCLUSION

Buildings D, E, G, and H of the proposed Century development will be exposed to future transportation noise levels above 60 dBA Ldn and up to 77 dBA Ldn. While this represents a high level of noise impact, compliance with Montgomery County's residential noise regulations can be achieved through modifications to proposed building plans.

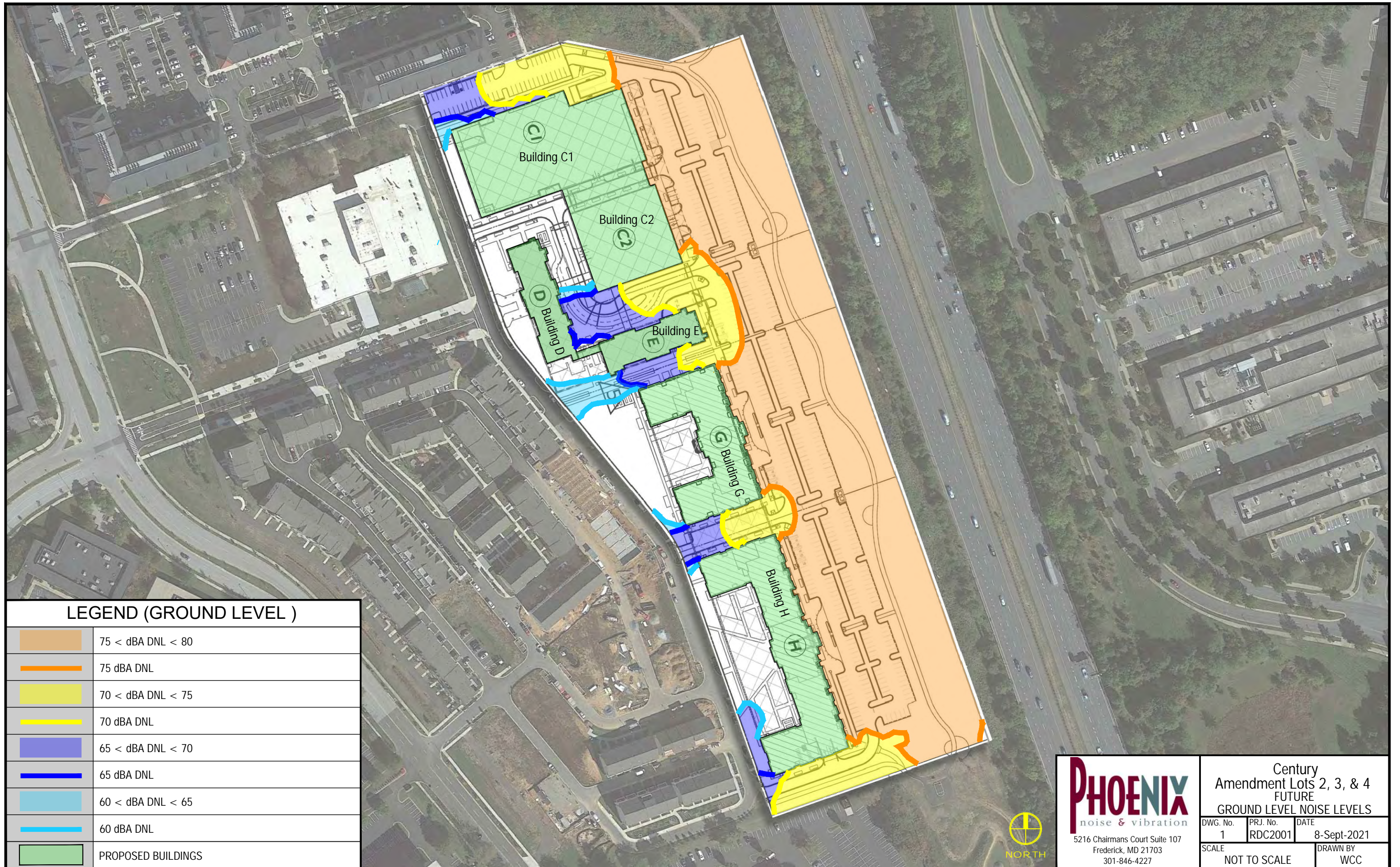
Noise levels throughout the outdoor exercise areas and basketball court to the east of the buildings will be as high as 76 dBA Ldn. If these are outdoor areas in which the County will require noise levels to be maintained below 60 dBA Ldn, additional mitigation will be required.

Residential units located on the elevations facing I-270 will be exposed to future transportation noise levels greater than 60 dBA Ldn, with noise impact up to 77 dBA Ldn for the upper levels of the east elevations of Buildings E, G, and H. Noise impact on Building D will be slightly lower, with a maximum noise impact of 69 dBA Ldn. Further analysis on these units is required to determine whether the proposed building architecture will be able to maintain interior noise levels below 45 dBA Ldn.




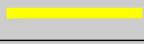





Residential units which will not be exposed to future transportation noise levels above 60 dBA Ldn, primarily those on the west elevations, require no further analysis. The proposed standard building construction may be used without modification for these living units.

**Please note** that after construction of Buildings C1, C2, D, E, G, and H, the transportation noise impact upon the townhomes and two-over-two condominiums at Century closest to I-270 will be slightly lower; however, transportation noise impact upon the townhomes and two-over-two condominiums closest to Century Boulevard will not be affected.

## **APPENDIX**



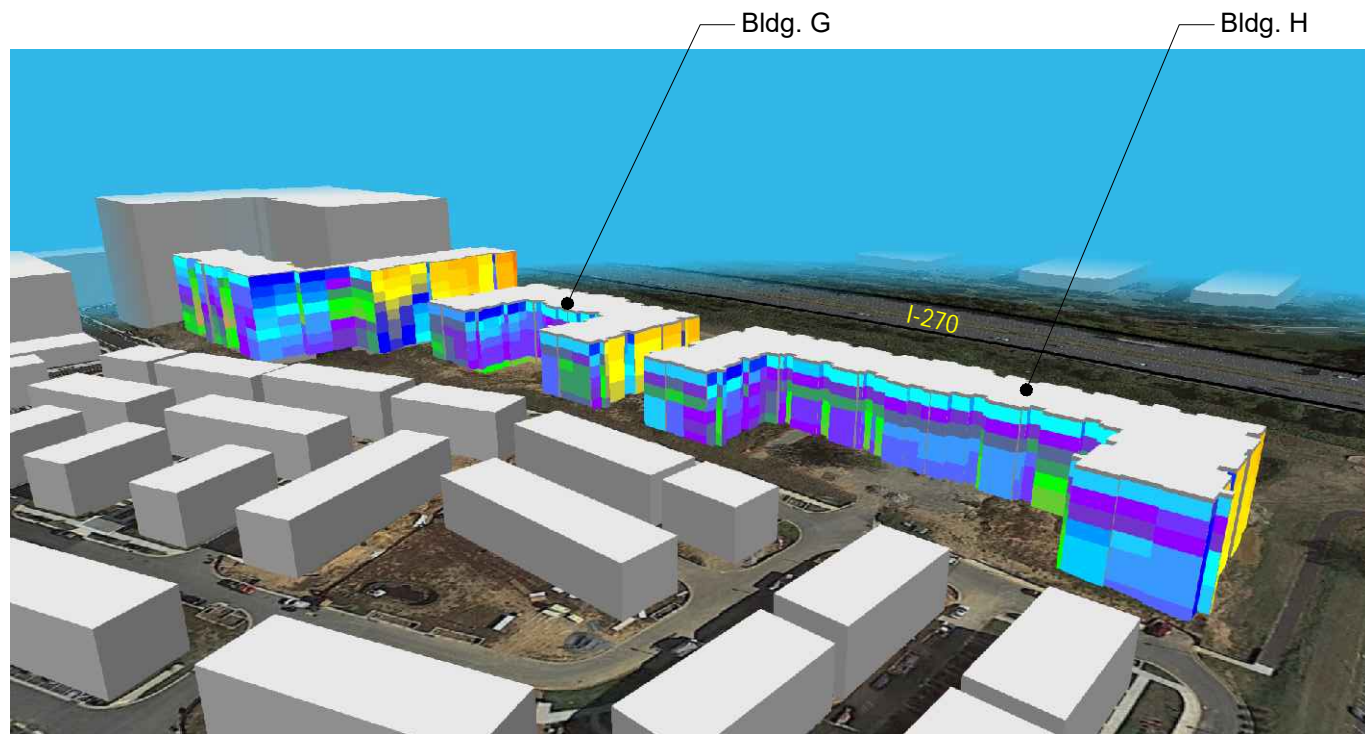
**LEGEND (GROUND LEVEL )**

	75 < dBA DNL < 80
	75 dBA DNL
	70 < dBA DNL < 75
	70 dBA DNL
	65 < dBA DNL < 70
	65 dBA DNL
	60 < dBA DNL < 65
	60 dBA DNL
	PROPOSED BUILDINGS

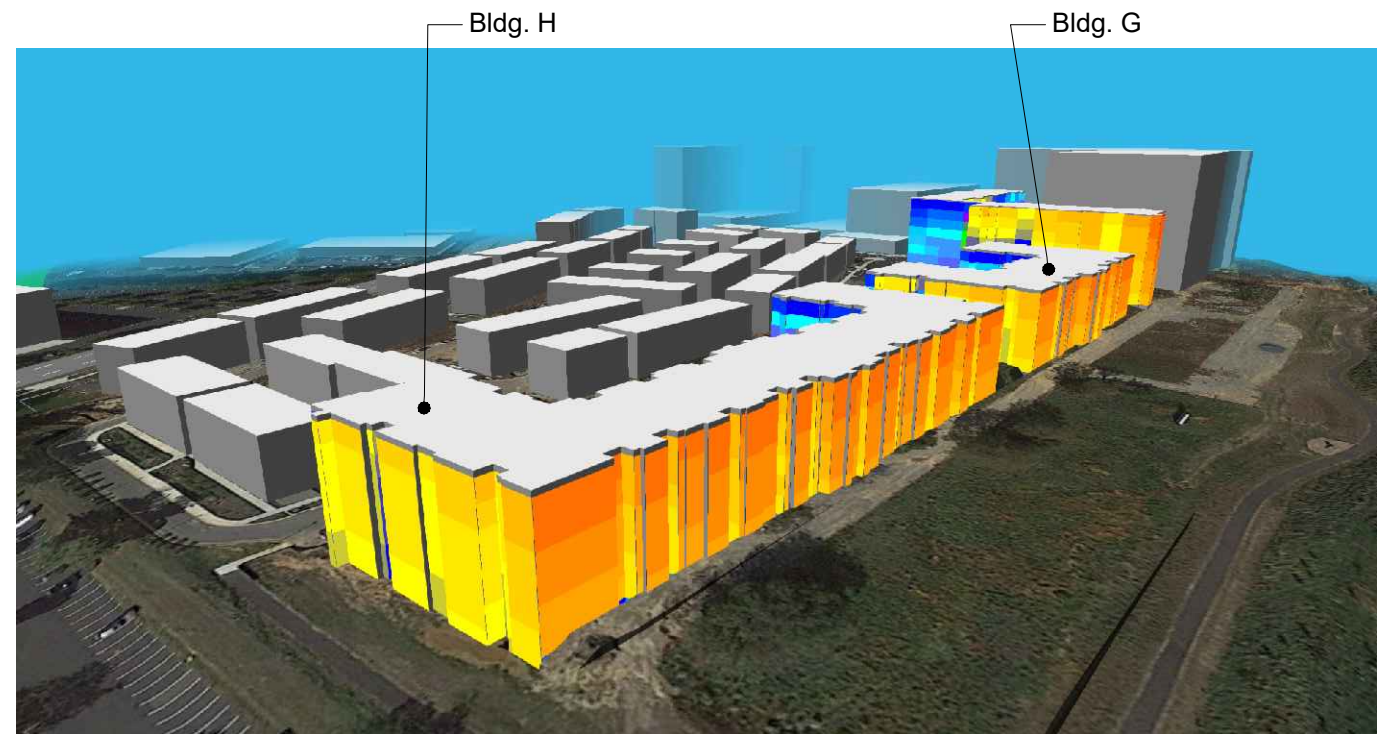


**PHOENIX**  
noise & vibration  
5216 Chairmans Court Suite 107  
Frederick, MD 21703  
301-846-4227

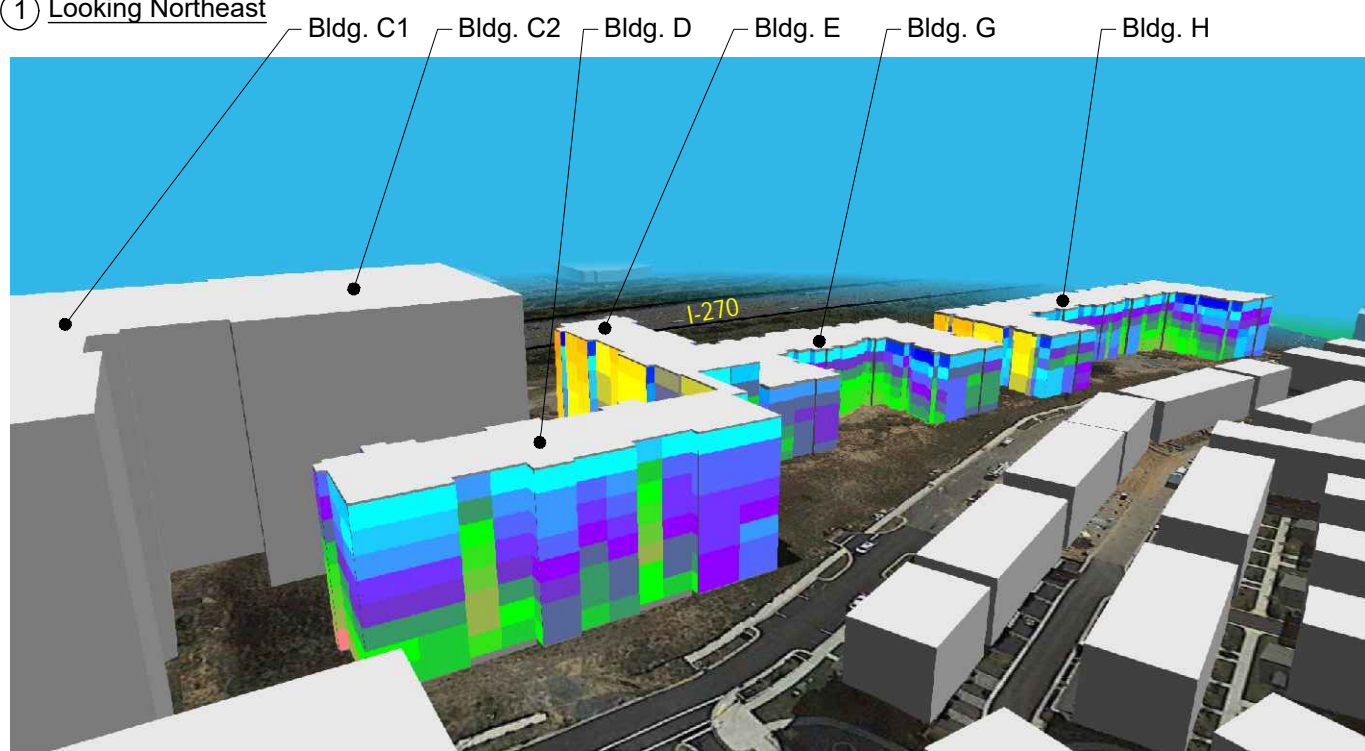
Century Amendment Lots 2, 3, & 4 FUTURE GROUND LEVEL NOISE LEVELS		
DWG. No. 1	PRJ. No. RDC2001	DATE 8-Sept-2021
SCALE NOT TO SCALE		DRAWN BY WCC



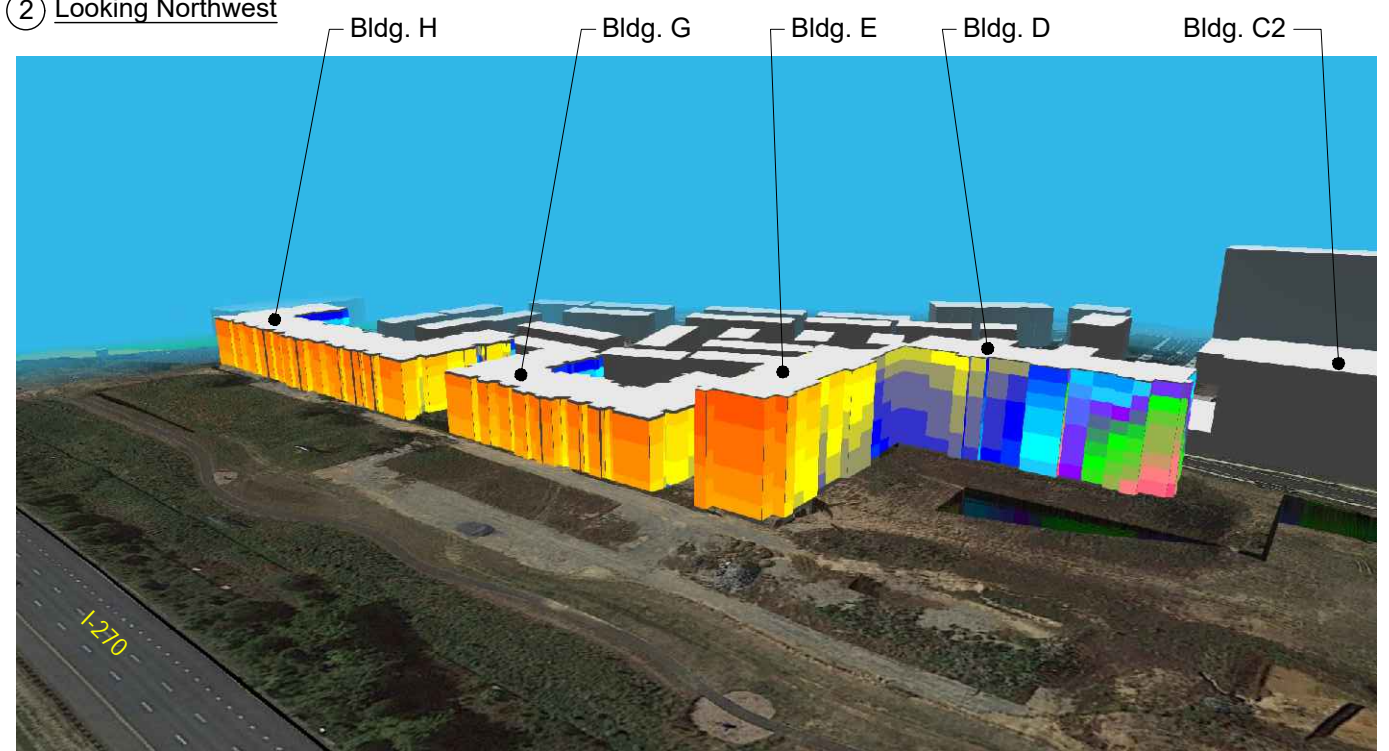
① Looking Northeast



② Looking Northwest



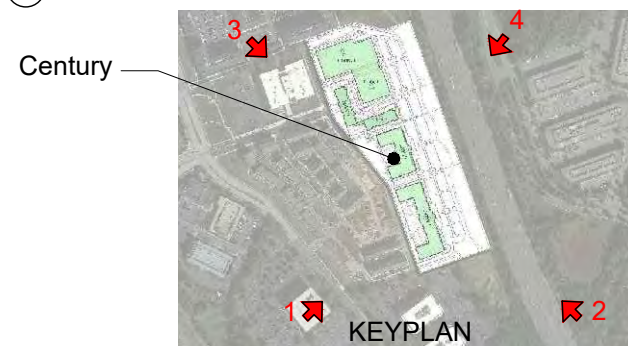
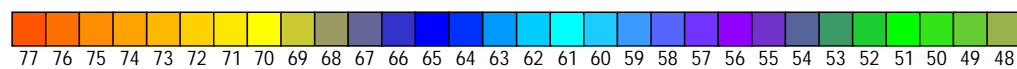
③ Looking Southeast



④ Looking Southwest

**Note:**  
While Building C1 and C2 is not shown in View 4 to better show the noise impact upon Building D, it was included in the computer model calculations.

Future Transportation Noise Levels (dBA DNL)



**PHOENIX**  
noise & vibration  
5216 Chairmans Court Suite 107  
Frederick, MD 21703  
301-846-4227

Century Amendment Lots 2, 3, & 4 FUTURE TRANSPORTATION NOISE IMPACT		
DWG. No. 2	PRJ. No. RDC2001	DATE 8-Sept-2021
SCALE NOT TO SCALE		DRAWN BY WCC





**symmetra** design

## MEMORANDUM

**TO:** Chris Van Alstyne M-NCPPC, Area 3

**FROM:** Kelvin Robinson  
Nicole A. White, P.E., PTOE

**DATE:** June 26, 2023

**RE:** Century Amendment – Transportation Study Exemption

## **INTRODUCTION**

The following Transportation Exemption has been prepared for the amendment to the Century Technology project (“Century”) located in Germantown, Maryland. Amendments are proposed for Century’s previously approved Preliminary (No. 12002095B) and Site Plan (No. 82003007E) for the subdivision Lots 2, 3, & 4 (collectively, the “Amendments”).

The Century site is located near Interstate I-270 and Father Hurley Boulevard Interchange, along Century Boulevard. Century has two existing driveways, one from Fairchild Drive and one from Dornier Place, both onto Century Boulevard. The main entrance is an extension of Cloverleaf Center Drive across Century Boulevard. Figure 1 illustrates the site vicinity map.

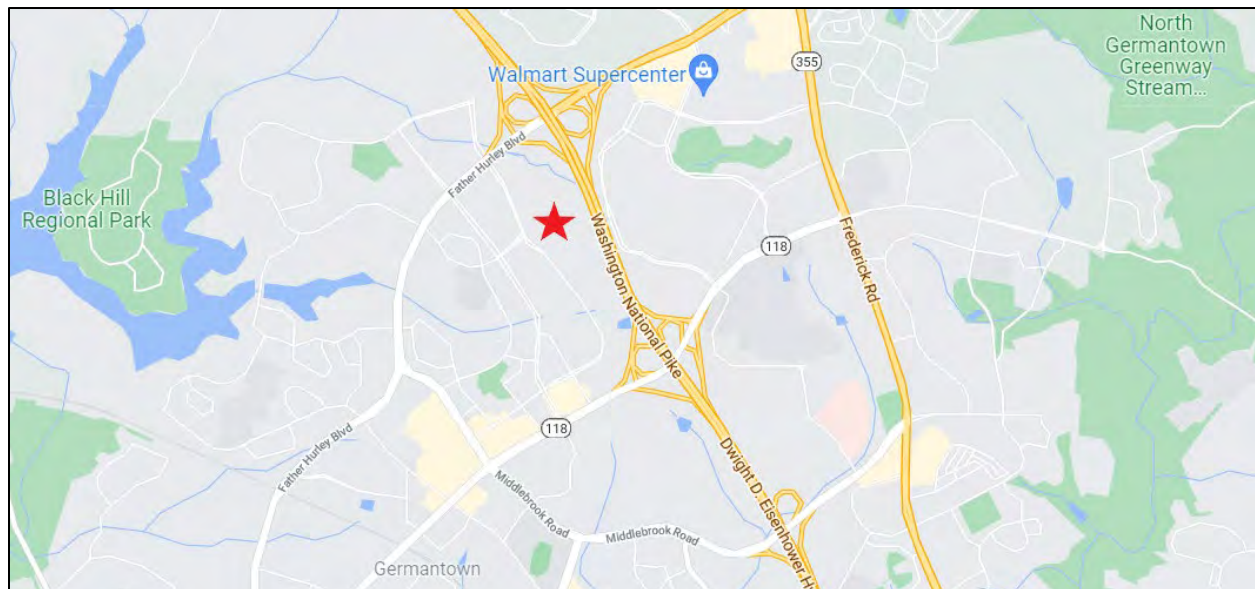


Figure 1: Vicinity Map

The site consists of 57.7 gross acres zoned CR-2.0: C-1.25 R-1.0 H-145T and is in the Germantown Transit Mixed Use Overlay Zone.

The project proposes the following development:

- 5-story over 1-story podium multi-family building towers for a total of 233 D.U. and 48,550 sf of ground floor commercial/retail, with connected below grade parking.
- 8-story hotel building towers with 154 keys, 2,440 sf retail, and 2,830 sf conference meeting space.
- 8-story towers with a total of 517,000 sf of office space (190,000 general office use, 327,000 bioscience use).

This memorandum provides justification for the project to be exempt from submitting a complete transportation study. As outlined in Montgomery County Local Area Transportation Review (LATR), *applications to amend valid APFs (Adequate Public Facilities) may modify the approved land use, trip generation, distribution, and assignment without providing a new transportation study provided the amendment does not generate more peak hour person trips than the original approval.*

### *Prior Approvals*

The project received previous Preliminary Plan and Site Plan approvals as part of an amendment in 2016 for the following development program:

- 49,250 SF (Existing Fisher Building – constructed prior to 2016 amendment)
- 303,000 SF Office
- 120 - Key Hotel
- 300 Multi-Family Units
- 188 TH and 2/2 Units

The development program approvals were associated with the entire Century site, including Lot 1 (Multi-family), Lot 5 (Fisher Bldg.), and the townhouse lots, which are not part of this amendment.

## TRIP GENERATION

This section provides a comparison of person trips associated with the approved preliminary plan versus the preliminary plan amendment. The approved development program for the preliminary plan was adjusted to reflect the number of person trips based on the September 2022 Local Area Transportation Review Guidelines.

The following development has been constructed under the approved development program and was included in the “proposed” trip generation calculations:

- 49,420 SF Office (Existing Fisher Building)
- 300 Multi-Family Units
- 188 TH and 2/2 Units

Table 1 below shows the person trips (based on the September 2022 LATR) for the approved development program person trips. Proposed trips are based on rates outlined in the Institute of Transportation Engineer’s Trip Generation Manual, 11<sup>th</sup> Edition.

Table 2 below shows the person trips for the proposed Amendment. Pursuant to Provision TL2.6 of the 2020-2024 Growth and Infrastructure Policy (GIP), the Local Area Transportation Review requirements of the GIP must not apply to a development or a portion of a development where:

- a. the primary use is for bioscience facilities, as defined in Section 52-39 of the County Code; and
- b. an application for preliminary plan, site plan, or building permit that would otherwise require a finding of Adequate Public Facilities is approved after January 1, 2021 and before January 1, 2025; and
- c. an application for building permit is filed within 3 years after the approval of any required preliminary plan or site plan.

Thus, 327,000 SF of bioscience use has been excluded from the person trip totals. Trip generation rates for ITE Land Use 760 (Research & Development) was used to project person trips for the bioscience use.

Table 3 provides a comparison of approved versus the proposed person trips (including trips associated with the previously constructed residential and office buildings).

**Table 1: Previous Approval Person Trips**

<b>Person Trips</b>							
		AM Peak Hour			PM Peak Hour		
	Units/SF	IN	OUT	TOTAL	IN	OUT	TOTAL
Residential	300 Multi-Family 188 TH and 2/2 Units	73	238	311	214	132	346
Office	352,420	572	78	650	106	516	622
Hotel	120 Rooms	24	22	46	26	29	55
<b>Total</b>		<b>669</b>	<b>338</b>	<b>1007</b>	<b>346</b>	<b>677</b>	<b>1023</b>

**Table 2: Proposed Century Amendment Person Trips**

Person Trips								
		Units/SF	AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Century Amendment (Lots 2, 3, & 4)	Mid Rise Residential w/ Ground Floor Commercial - ITE LU 231	233	16	41	57	75	32	108
	Hotel – ITE LU 311	154 Rooms	36	32	68	36	39	75
	Office – ITE LU 710	190,000	336	46	382	63	309	372
	R&D Center – ITE LU 760	327,000	340	75	415	67	327	394
	<i>Subtotal</i>		<i>729</i>	<i>194</i>	<i>922</i>	<i>242</i>	<i>707</i>	<i>949</i>
	<b>Total (less R&amp;D)<sup>1</sup></b>		<b>388</b>	<b>119</b>	<b>507</b>	<b>175</b>	<b>380</b>	<b>555</b>
Previously Constructed: Lot 1 (multi-family), Lot 5 (Fisher Bldg), and Townhomes	Multi-Family – ITE LU 221	300	43	143	186	110	71	181
	Townhouse and 2/2 Units – ITE LU 220	188	30	95	125	104	61	165
	Office (Fisher Bldg) – ITE LU 710	49,420 SF	103	17	120	19	102	121
	<b>Total</b>		<b>176</b>	<b>255</b>	<b>431</b>	<b>233</b>	<b>234</b>	<b>467</b>
Proposed	<b>Total (less R&amp;D)</b>		<b>564</b>	<b>374</b>	<b>938</b>	<b>408</b>	<b>614</b>	<b>1022</b>

<sup>1</sup> Pursuant to Provision TL2.6 of the GIP, the Local Area Transportation Review requirements of the GIP must not apply to a development or a portion of a development where:

- a. the primary use is for bioscience facilities, as defined in Section 52-39 of the County Code; and
- b. an application for preliminary plan, site plan, or building permit that would otherwise require a finding of Adequate Public Facilities is approved after January 1, 2021 and before January 1, 2025; and
- c. an application for building permit is filed within 3 years after the approval of any required preliminary plan or site plan.

**Table 3: Approved vs Proposed Century Amendment Person Trips**

Person Trips								
			AM Peak Hour			PM Peak Hour		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Proposed	<b>Total</b>		<b>564</b>	<b>374</b>	<b>938</b>	<b>408</b>	<b>614</b>	<b>1022</b>
Approved*	<b>Total</b>		<b>669</b>	<b>338</b>	<b>1007</b>	<b>346</b>	<b>677</b>	<b>1023</b>
<b>Net Person Trips</b>			<b>-105</b>	<b>36</b>	<b>-69</b>	<b>62</b>	<b>-63</b>	<b>-1</b>

As shown in Table 3, the proposed amendment would result in a reduction of total person trips in the AM and PM when the proposed trips are compared to the previously approved trips. Trips associated with the bioscience use (327,000 SF) are not subject to the LATR requirements.

**CONCLUSIONS**

In conclusion, the Century Amendment will not generate more person trips than the original approval, thus a new transportation study should not be required.