

# Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

December 21, 2023

MCPB No. 23-084  
Sketch Plan No. 32016002A  
Century  
Date of Hearing: July 27, 2023

## 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 February 3, 2016, the Planning Board, by Resolution MCPB No. 15-160, 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 57.6 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 on Century Boulevard, 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, on December 29, 2021, Century Development Services, LLC (“Applicant”) filed an application for approval of an amendment to the previously approved sketch plan to allow for a phased, mixed-use development with up to 2,414,100 square feet of total development (1,415,770 square feet of residential use and 998,330 square feet of commercial use) on the Subject Property; and

WHEREAS, Applicant’s application to amend the sketch plan was designated Sketch Plan No. 32016002A, Century (“Sketch 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 July 14, 2023, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

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Approved as to

Legal Sufficiency: /s/ Emily Vaias

M-NCPPC Legal Department

WHEREAS, on July 27, 2023, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan No. 32016002A for approval of an amendment to the previously approved sketch plan to allow for a phased, mixed-use development with up to 2,414,100 square feet of total development (1,415,770 square feet of residential use and 998,330 square feet of commercial use) by modifying prior Conditions 1 and 3-7, and adding new Condition 8. However, all conditions are restated and set forth below and these conditions supersede and replace in their entirety all prior conditions:<sup>1</sup>

A. Binding Elements. With this Application, the following site development elements are being amended and are binding:

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:

### **Restated Conditions**

#### **1. Density**

The Sketch Plan is limited to a maximum of 2,414,100 square feet of total development, including a maximum of 1,415,770 sq. ft. of residential and 998,300 sq. ft. of commercial uses. The maximum number and distribution of residential dwelling units 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.

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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.

**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. Section 59.4.7.3.D.6.e of the Zoning Ordinance states that “A project that provides a minimum of 20 percent MPDUs does not have to satisfy any other benefit category under Section 4.5.4.A.2.” The requirements of Division 59-4.7 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit proposed. Final points will be established at Site Plan approval.

- a) Diversity of Uses and Activities, achieved through moderately priced dwelling units.

**4. Public Open Space**

The Applicant must provide a minimum of 10% of the net lot area as public open space.

**5. Public Art [CONDITION DELETED]**

**6. Building Lot Terminations (BLTs)**

The ultimate build out of this Project will require the purchase of 18.4 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 23.4% of the total residential units as Moderately Priced Dwelling Units on the Subject Property in order to qualify for 140 public benefit points. The development must provide MPDUs in accordance with Chapter 25A.

**8. Validity**

A site plan must be submitted within 36 months after the date the resolution is mailed for the Sketch Plan.

BE IT FURTHER RESOLVED that having given full consideration to the recommendations of its Staff as presented at the hearing and/or as 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, with conditions of approval, that the necessary elements of the Sketch Plan, as amended, are appropriate in concept and appropriate for further review at the site plan and that:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved sketch plan, and all findings not specifically addressed remain in effect.

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

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

*Table 1 - Sketch Plan Data Table for CR-2.0, C-1.25, R-1.0, H-145 T Zone, Optional Method, Section 59.4.5.4*

CR-2.0 C-1.25, R-1.00, H-145T	Permitted / Required	Approved by Sketch Plan 320160020	Approved by Sketch Plan 321016002A
Gross Tract Area	N/A	57.7 acres (2,513,798 sq.ft.)	57.7 acres (2,513,798 sq.ft.)
Previous Dedications	N/A	6.0 acres (262,588 sq.ft.)	6.0 acres (262,588 sq.ft.)
Net Tract Area	N/A	51.7 acres (2,251,310 sq.ft.)	51.7 acres (2,251,310 sq.ft.)
Max. Density (FAR / GFA)			
Commercial	1.25/3,142,248 sq.ft.	0.35/874,900 sq.ft.	0.40/998,330 sq.ft.
Residential	1.0/2,513,798 sq.ft.	0.49/1,239,330 sq.ft.	0.56/1,415,770 sq.ft.
TOTAL	2.0/5,027,596 sq. ft.	0.84/2,114,230 sq.ft.	0.96/2,414,100 sq.ft.
Building Height	145 ft. max.	145 ft. or less	145 ft. or less
Open Space (% / sq. ft.)			
Common Open Space	10/46,245 sq.ft.	17.5/80,805 sq.ft.	11/50,978 sq.ft.
Public Open Space	10/141,172 sq.ft.	10.9/153,902 sq.ft.	10/146,408 sq.ft.
TOTAL	10/225,121 sq.ft.	12.5/234,707 sq.ft.	10.5/197,386 sq.ft.
MPDUs	12.5%	12.5%	23.4%
BLTs	1 BLT/31,500 sq.ft. of 50% of incentive density	13.61	18.4

Germantown Transit Mixed Use Overlay Zone (“GTMU”)

Under Section 59-4.12 of the Zoning Ordinance, the purpose of the GTMU Overlay zone is to establish the priority of Building Lot Terminations (“BLT”) in the optional method of development for properties in the CR zone under the

Germantown Sector Plan. As an optional method of development project in the CR zone, the Applicant must purchase BLT easements, or make payments to the ALPF, in an amount equal to 50% of the incentive density floor area.

The incentive density floor area above 0.5 FAR is 1,157,201 square feet, 50% of this square footage is 578,601 square feet. One BLT must be purchased for every 31,500 square feet of this 50% of incentive density. As a result, 18.4 BLTs must be purchased, or payment made to the ALPF.

*a. Implement the recommendations of applicable master plans (59.4.5.1.A)*

The approved development substantially conforms to the 2009 *Germantown Employment Area Sector Plan*.

The approved development is located in Area 1 of the Cloverleaf District as defined in the 2009 *Germantown Employment Area Sector Plan*. The overall Cloverleaf District is approximately 130 acres. This Sketch Plan Amendment calls for the remainder of the site to be developed with new Research & Development/Office buildings, two hotel buildings, and two new multifamily residential/retail buildings. In total, the development will result in an overall density of 0.96 FAR with a split of 0.40 to 0.56 FAR of commercial to residential uses for the larger Cloverleaf District.

In the Areawide Urban Framework section of the 2009 *Germantown Employment Area Sector Plan*, some recommendations that are applicable to the subject development are as follows:

Design Framework (page 20)

- Clustering development at transit stations to encourage use of transit, provide convenience, and create a focus of activity.
- Connecting streets, bikeways, and pedestrian routes to encourage walking and improve access + expanding the natural open spaces and urban gathering spaces as amenities, recreation spaces, and conservation areas.
- Incorporating historic, cultural, and nature-oriented themes into development to strengthen community identity.
- Locating the tallest buildings at the transit stations or within the centers and stepping down heights adjacent to existing residential communities.

Compact Centers (page 21)

- Concentrate development at transit stations creating compact, walkable centers. Place highest densities nearest transit stations, transitioning down to lower densities adjacent to existing residential communities.

Street Oriented Development (page 21)

- Locate buildings adjacent to the street to form a building line of the sidewalk and street that form public spaces. Provide front entrances along the street to improve pedestrian convenience, activate the street, and reduce walking distances. Provide street level retail uses along streets where street activity is desired. Place retail, restaurants, and other uses at highly visible locations along boulevards and main streets and adjacent to urban open spaces to add vitality and convenience. Design retail storefronts with large, clear glass windows for merchandise display that promote retailing and add visual interest to the street.

The Application includes a mix of uses around a planned transit stop. There are large areas of open space, and the approved building heights are focused near the center of the site and along I-270 along the rear of the Subject Property. The approved urban form is consistent with the areawide recommendations from the Urban Framework section. The approved residential buildings and two hotels in this Application will have their primary facades facing streets and open spaces. The parking for the uses will be behind the buildings. The approved development will have shaded sidewalks that promote pedestrian connectivity to the other existing residential and commercial uses within the Cloverleaf District.

The specific land use and urban form recommendations for the Cloverleaf District are found on pages 59-61 of the 2009 *Germantown Employment Area Sector Plan* and state the following:

- Concentrate mixed-use development at the transit station at an average density of 1.0 FAR, stepping down toward existing residential communities along Crystal Rock Drive. The entire Cloverleaf District is recommended to be rezoned from I-1 and I-3 to TMX-2 to create opportunity for mixed-use development near the future Cloverleaf CCT station.
- Create a center, clustering density at the transit station. If multiple ownership patterns occur, encourage high density at the transit station through density transfer between adjoining properties.
- Allow a ratio of land uses that are 50% to 60% commercial uses and 40% to 50% residential uses for each property to create a mixed-use neighborhood.

- Establish a street-oriented development pattern throughout the neighborhood with parking areas internally within the blocks.

With the adoption of the 2014 Zoning Ordinance, the zoning for the subject property was converted from the TMX-2 zone to CR-2.0, C-1.25, R-1.0, H-145T.

The Sector Plan recommends a density of 1.00 FAR for the Cloverleaf District. The approved development will provide an overall density of 0.96 FAR, which is below the overall 1.00 FAR for the district, but generally matches the density recommendations of the Sector Plan. The Sector Plan, adopted in 2009, suggests an approximate range of land use ratios between 50% to 60% for commercial uses and 40% to 50% for residential uses on each property in the Cloverleaf District. The specific language is aspirational and suggestive and will be difficult to realize given the changing market conditions of the office market in the region and the housing shortage since the Sector Plan was adopted. With the economic recession of 2008/2009 and the global health pandemic of the past few years, it has been difficult to build and lease significant amounts of commercial space throughout the region. At the same time, the County is experiencing a housing and affordable housing shortage. Additionally, the CR zone, established with the 2014 Zoning Ordinance, promotes economic, environmental, and socially sustainable development patterns where people can live, work, recreate, and access services and amenities and provides greater predictability regarding practical land use ratios.

In the case of the Cloverleaf District, while the mapped zoning is geared slightly towards more commercial uses for the site, it does allow an applicant to determine what ratio is best for uses on the site. The approved ratio of 41% to 59%, commercial to residential uses, for the larger Cloverleaf District is not significantly outside of the range that was suggested for the district. The approved ratio responds to market conditions, more current housing policy, and is in keeping with the mapped zoning for the area. Thus, the development is in substantial conformance with the 2009 *Germantown Employment Area Sector Plan*.

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

The Sketch Plan Area is currently developed with residential uses and is approved for office, hotel, retail, and restaurant uses. The Application includes a mix of residential and commercial uses, with a Site Plan Amendment including additional multi-family residential, retail, and hotel

uses on 10.88 acres, with surface parking lots to be located at the rear of the approved buildings and structured parking within the buildings.

- 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.*

As approved, the combination of housing types, mobility options, commercial uses, and public open space amenities encourage integrated development within the Sketch Plan Area. The Amendment includes replacing the previously approved two office buildings (Buildings C and D) and hotel (Building E), with two new hotel buildings (Buildings D and E), two new multi-family mixed-use buildings with retail (Buildings G and H), and two new Research & Development/Office buildings (Buildings C1 and C2).

Pursuant to Section 59-4.5.4.B.1, the Application is required to dedicate at least 10% of the site for public open space. The intent of the required public open space is to “provide adequate light, air, circulation, and recreation and encourage preservation and enhancement of natural resources, including improvement of water and air quality.” The required public open space will be provided around the approved buildings and accessible from the public right-of-way along the existing alignment of Stol Run. This will enhance the pedestrian experience along the street frontages and within the public realm of the open spaces. Presently, the locations for the hotel buildings, multi-family buildings, and office buildings are rough graded and undeveloped along the east side of Stol Run. Once the buildings are developed, there will be dedicated surface parking located at the rear of the buildings, along with structured parking.

- 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 Area is currently developed with residential uses and is approved for office, hotel, retail, and restaurant uses. The Application will expand the existing residential uses and add new commercial space for research & development/office, hotel, and retail uses. The Sketch Plan Area includes existing residential uses and is bordered by existing office and non-residential uses, while fronting on to a major roadway (Century Boulevard). The approved residential and commercial uses will be located at the northeastern and eastern most edges of the Sketch Plan Area, at the terminus of Cloverleaf Center Drive. As approved, the mix of uses will be



compatible with existing residential development on the Sketch Plan and with the neighboring non-residential uses.

The Application approves densities and building heights allowed within the CR zone within the Sketch Plan Area. The Amendment includes an increase to the originally approved density by adding 176,440 square feet of residential use and 123,430 square feet of commercial use, resulting in a cumulative total of 299,870 square feet of development from the original approval. The heights of the approved buildings range from 6 floors for the multi-family residential buildings, 8 floors for the hotel buildings, and up to 8 floors for the office/research & development buildings. While some of the proposed heights are taller than other structures in the immediate vicinity, the Amendment will be designed to ensure a compatible relationship with existing residential and neighboring development through articulated design, variations in building heights and massing, and locating the tallest massing and density towards the center and rear of the Sketch Plan Area. Lastly, the Amendment follows the existing pattern of on-site development in its height, massing, and proportions for the approved buildings.

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

The Application includes additional market-rate and affordable housing units with up to 1,415,770 square feet (0.56 FAR) of residential space, adding more housing opportunities within the greater Germantown community. The Amendment will also create additional employment opportunities through the up to 998,330 square feet (0.40 FAR) of commercial uses including office, research & development, hotel, and retail spaces, as well as maintenance and management of the multi-family apartment buildings, as well as the open space and grounds. The approved balance of multi-family housing, as the principal use, and employment, as a subordinate use, accommodates opportunities that are appropriate at this location. This is reinforced by the proximity to the Germantown Town Center and convenient access to the regional transportation network.

*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.*

The original Sketch Plan approval, Sketch Plan No. 320160020, required a minimum of 100 public benefit points from four benefit categories. The Applicant provided 135 public benefit points from five different benefit categories. Per Section 59-4.7.3.D.6.e, the approved amendment will exceed

the previously approved public benefit points by providing 140 points from a single category, Moderately Priced Dwelling Units, to achieve the desired incentive density above the standard method limit. Final determination of public benefit points will be made at the time of Site Plan. The approved public benefit points, as discussed below, will support and accommodate the optional method density.

2. *Substantially conforms to the recommendations of the applicable master plan:*

As discussed above in Section 1.a, the Sketch Plan substantially conforms to the 2009 *Germantown Employment Area Sector Plan*.

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

This finding is not applicable as the property is not subject to a development plan or schematic development plan that was in effect on October 29, 2014.

4. *Achieve compatible internal and external relationships between existing and pending nearby development;*

The Sketch Plan Amendment provides compatible internal and external relationships between existing and nearby development through height, density, massing, and articulation. The approved research & development/office, hotel, and multi-family residential buildings range in height from 6 floors to 8 floors and will incorporate structured parking within each building. The approved density is comparable to existing residential and commercial development within the Sketch Plan Area and in neighboring development. The height, massing, and articulation of the approved hotel and multi-family residential buildings are comparable to the existing residential buildings within the Sketch Plan Area. The approved research & development/office buildings are also comparable to existing development nearby, the building heights will be similar to other structures within the Sketch Plan Area and located centrally, towards the rear of existing and proposed development. The approved development will vary in height from 6 floors to 8 floors, including 8 floors for the research & development/office buildings. The Amendment will be designed to ensure a compatible relationship with adjoining neighborhoods through articulated design, variations in building heights, and setbacks. The Amendment also follows the existing pattern of the on-site development in its height and massing for portions of the building nearest to adjoining neighborhoods.

#### Research & Development (R&D)/Office Buildings

The approved R&D/office buildings, Buildings C1 and C2, will be 8 floors in height and located directly north and adjacent to the approved hotel buildings, Buildings D and E. The massing is configured in a manner to appear as two separate buildings, but function as a singular R&D/office space. Both buildings include structured parking and a designated loading dock at the northeast side of the building. The R&D/office portion of the building will include a cumulative total of approximately 517,000 square feet spread across Buildings C1 and C2. The R&D/office use within Building C1 is to be located above a ground floor lobby, with structured parking, and three below-grade parking levels. The R&D/office use within Building C2 is to be located above four levels of above-grade parking, while Buildings C1 and C2 will only be connected at the third floor to accommodate a future north-south connection to the surface parking at the rear of the eastern side of the Sketch Plan Area. The primary circulation will be from existing Stol Run and the proposed private driveway, which will serve both the hotel buildings and R&D/office buildings.

#### Hotel Buildings

The Hotel Buildings, Buildings D and E, will be eight floors in height and connected by an above ground glazed bridge element to provide direct access between the two buildings. Facilities and amenities within the buildings will connect to the private drive and public open space. The buildings will have a similar architectural aesthetic and will achieve compatible internal and external relationships between existing and pending nearby development. Additional design details will be approved as part of the accompanying Site Plan Amendment (Site Plan No. 82003007F).

#### Multi-family Residential Buildings

The Multi-family buildings, Buildings G and H, are located within the northeastern and eastern portions of the site along the existing alignment of Stol Run, with structured parking beneath the buildings. They are six (6) levels, u-shaped buildings with private interior courtyards. They have retail and services units at the base and provide articulated building fronts along the streets with a shared architectural aesthetic. Again, additional design details will be part of the accompanying Site Plan Amendment (Site Plan No. 82003007F) and will achieve compatible internal and external relationships between existing and pending nearby development.

5. *Provides satisfactory general vehicular, pedestrian, and bicyclist access, circulation, parking, and loading;*

Generally speaking, vehicular access to the Subject Property is provided at three locations on Century Boulevard: Fairchild Drive in the north (1),

Cloverleaf Center Drive in the middle (2), and Dornier Place in the south (3). A network of internal private streets accommodates vehicular, bike, and pedestrian circulation to the proposed uses, parking area, loading areas, and alleyways. Access for service and emergency vehicles can be accommodated on these roads. Pedestrian circulation is accommodated on sidewalks along both sides of most streets. Additional details for circulation and access will be part of the accompanying Preliminary Plan (Preliminary Plan No. 12002095C) and Site Plan (Site Plan No. 82003007F). The Sketch Plan provides adequate multimodal site circulation, loading, and parking.

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

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, the proposed public benefits support the Applicant’s request for incentive density and is appropriate for the community surrounding.

More specifically, the Amendment exceeds the 100-point requirement by providing 140 public benefit points utilizing MPDUs within the Diversity of Uses and Activities category, which will replace the previously approved categories. Although at the time of Sketch Plan review only an outline of public benefits needs to be approved, the following table shows the categories and points for the public benefits requested at Sketch Plan to demonstrate the Amendment’s ability to meet the requirement to provide sufficient benefit points.

*Table 2 - Public Benefit Calculations, Section 59-4.7*

Public Benefit	Maximum Points Allowed	Approved
Moderately Priced Dwelling Units	N/A	140 Points
Total Points	N/A	140 Points

**Diversity of Uses and Activities**

Moderately Priced Dwelling Units

The Sketch Plan Amendment includes a minimum of 20% MPDUs within the new multi-family residential buildings in addition to the existing 25% MPDUs within the existing multi-family and townhouse development in Phase 1-A and 1-B. Section 59-4.7.3.D.6.e of the Zoning Ordinance states that “A project that provides a minimum of 20% MPDUs does not have to satisfy any other benefit

category under Section 4.5.4.A.2.” The approved MPDUs within the Sketch Plan Area will exceed the 20% threshold and meet the criteria of not having to satisfy any additional public benefit categories. The Sketch Plan Amendment will provide 140 Public Benefit Points through the Sketch Plan Area’s MPDU percentage of a minimum of 20%. The approved changes to the Public Benefit Points replace all previously approved categories including the public art component, which was approved as part of Section 59-4.7.3.E – Quality of Building and Site Design. The Applicant will replace the public art component with an equivalent landscape architectural amenity plaza with a central water feature. The approved water feature and amenity plaza will be located at the front of Building D along Stol Run and at the terminus of Cloverleaf Center Drive. The approved water feature and amenity plaza will serve as a focal point for residents and visitors, while also complying with the Sector Plan.

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

This Amendment is part of a multi-phased project, in which Phase I-A and I-B are constructed and Phase I-C is now the subject of this Amendment. Phases I-A and I-B, located along Century Boulevard, are built with 160 townhouse units, 28 two-over-two units, and 300 multi-family units on approximately 19.5 acres. Commercial uses are limited to 49,420 square feet of existing Research and Development uses on the existing Thermos Fisher Scientific building site with approximately 3.78 acres. Phase I-C, located in the rear of the Property between the Phase I development and I-270 on approximately 10.88 acres, proposes to replace the previously approved land use mix with two new multi-family buildings with ground floor retail (Buildings G and H) and two hotels (Buildings D and E), while leaving the portion of the site vacant for future R&D/office buildings (Buildings C1 and C2) subject to a future site plan amendment. The phasing plan is appropriate by ensuring that each phase is supported with the necessary infrastructure and amenities. The required public benefit points can be fully achieved during the current Phase I-C through the Diversity of Uses & Activities category by providing a minimum of 20% MPDUs.

BE IT FURTHER RESOLVED that the Board’s approval of a sketch plan is in concept only and subject to further review at the 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 version of Century, Sketch Plan No. 32016002A, received by 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

December 21, 2023

(which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED that any party authorized by law to take an administrative appeal must initiate such an appeal consistent with the Maryland Rules for the judicial review of administrative agency decisions.

\* \* \* \* \*

**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 Linden, seconded by Vice Chair Pedoeem, with a vote of 4-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, and Linden, voting in favor of the motion, Commissioner Hedrick necessarily absent, at its regular meeting held on Thursday, December 14, 2023, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board

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Century  
Preliminary Plan  
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