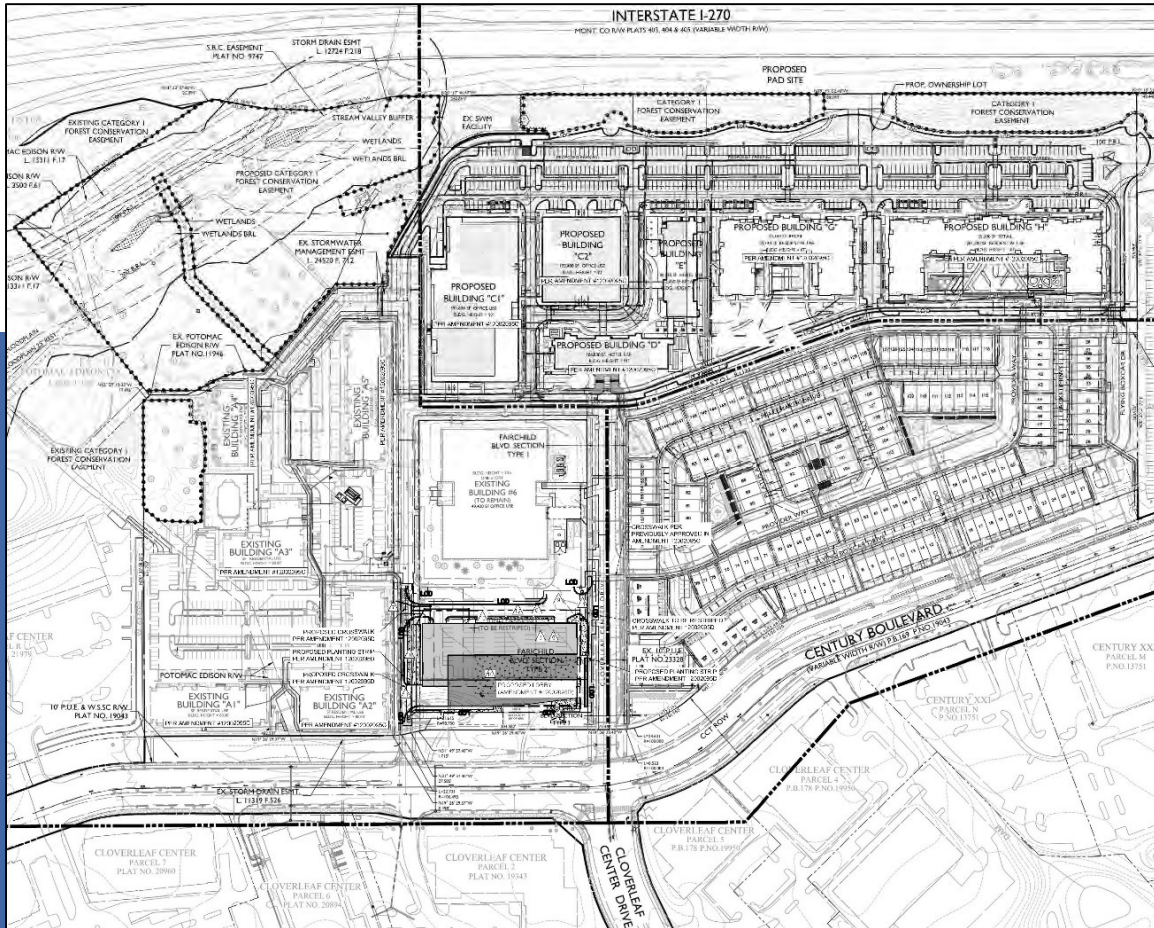


# CENTURY

## PRELIMINARY PLAN AMENDMENT NO. 12002095D



Application to amend the Preliminary Plan to re-subdivide Lot 1 into two lots to create one lot for the existing Thermo Fisher building (49,220 square feet of general/professional office use) and one lot for a new 7-story life sciences and research and development building (189,633 square feet of life science and research and development use) on 3.78 acres.

No. 12002095D

Completed: 3-1-2024

MCPB

Item No. 7  
3-14-2024

Montgomery County

Planning Board

2425 Reddie Drive, Floor 14

Wheaton, MD 20902

## Planning Staff

JS

Jeff Server, Planner III, Upcounty Planning, [Jeffrey.Server@montgomeryplanning.org](mailto:Jeffrey.Server@montgomeryplanning.org), 301-495-4513

SP

Sandra Pereira, Supervisor, Upcounty Planning, [Sandra.Pereira@montgomeryplanning.org](mailto:Sandra.Pereira@montgomeryplanning.org), 301-495-2186

PB

Patrick Butler, Chief, Upcounty Planning, [Patrick.Butler@montgomeryplanning.org](mailto:Patrick.Butler@montgomeryplanning.org), 301-495-4561

### LOCATION/ADDRESS

20301 Century Boulevard, SW quadrant of Fairchild Drive & Stol Run

### MASTER PLAN

2009 *Germantown Employment Area Sector*

### ZONE

CR-2.0, C-1.25, R-1.0, H-145 T & Germantown Transit Mixed Use Overlay

### PROPERTY SIZE

Preliminary Plan: 51.7 acres (net tract area),  
Amendment D: 3.78 acres

### APPLICANT

SRP 20301 Century Blvd., LLC

### ACCEPTANCE DATE

October 18, 2023

### REVIEW BASIS

Chapters 50, 59, 22A, and 19

## Summary:

- Staff recommends **approval with conditions** of the Preliminary Plan Amendment No. 12002095D.
- The Amendment subdivides an existing lot into two lots for a new Life Sciences and Research and Development building, while maintaining the existing Thermo Fisher facility.
- The Application substantially conforms to the 2009 *Germantown Employment Area Sector Plan*. The Amendment increases the commercial density, which brings the proposed land use mix closer to the Sector Plan recommended land use ratios.
- The Application proposes several improvements along the Century Boulevard frontage that will significantly improve pedestrian safety.
- The Amendment proposes Life Sciences and Research and Development, which fall under the 2023 LATR Guidelines' Temporary Suspension for Bioscience Facilities policy.
- Future site plan approval required to implement the approved Sketch Plan for the Century Property.
- No community correspondence has been received as of the date of this Staff Report.

TABLE OF CONTENTS

SECTION 1: RECOMMENDATIONS & CONDITIONS ..... 3  
PRELIMINARY PLAN AMENDMENT NO. 12002095D ..... 3

SECTION 2: COMMUNITY OUTREACH ..... 6

SECTION 3: SITE LOCATION & PROPERTY DESCRIPTION ..... 6  
SITE LOCATION AND PROPERTY DESCRIPTION..... 6

SECTION 4: PREVIOUS APPROVALS & PROPOSAL..... 9  
PREVIOUS APPROVALS..... 9  
PROPOSAL ..... 11

SECTION 5: ANALYSIS & FINDINGS, PRELIMINARY PLAN AMENDMENT NO. 12002095D, 50.4.2.D  
..... 14

SECTION 6: CONCLUSION ..... 23

ATTACHMENTS ..... 23

## SECTION 1: RECOMMENDATIONS & CONDITIONS

### PRELIMINARY PLAN AMENDMENT NO. 12002095D

Staff recommends approval with conditions of the Preliminary Plan Amendment to subdivide Lot 1 into two (2) lots to create one (1) lot for the existing Thermo Fisher building (49,220 square feet of general/professional office use) and one (1) lot for a new 7-story research and development building (189,633 square feet of life science and research and development use) on 3.78 acres. All site development elements shown on the latest electronic version of the Preliminary Plan Amendment No. 12002095D as of the date of the Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.<sup>1</sup> The following Conditions Nos. 1, 2, 4, 5, and 14 modify previous conditions and Condition Nos. 34, 35 and 36 are in addition to all other conditions, which remain in full force and effect:

#### Modified Conditions

1. ~~All conditions imposed by the approval of prior Preliminary Plan Amendments Nos. 12002095A and 12002095B are superseded by the conditions contained herein.~~
2. This Preliminary Plan Amendment is limited to ~~2,063,520~~ 2,253,153 sq. ft. of total development (1,248,970 sq. ft. of residential and ~~814,550~~ 1,004,183 sq. ft. of commercial) on 51.7 acres. This amendment is specifically limited to the following:
  - a) Phases I-A and I-B (previously constructed):  
Limited to a maximum of 902,530 square feet of residential uses, consisting of 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 25% moderately priced dwelling units (“MPDUs”). Commercial uses are limited to 49,420 square feet of Research and Development uses (existing Thermo Fisher Scientific site) on approximately ~~3.78~~ 2.31 acres (Lot 5A, Block B as depicted on the Certified Preliminary Plan).
  - b) Phase I-C (approved as part of this Preliminary Plan Amendment No. ~~12002095C~~ 12002095D)  
Limited to a maximum of ~~0.82~~ 0.89 FAR consisting of ~~1,111,570~~ 1,301,203 square feet of total development on 51.7 acres.
    - i) 340,000 sq. ft. of Research and Development as defined by Section 3.5.8.C of the Zoning Ordinance on Lot 5, Block A;
    - ii) 177,000 sq. ft. of Office as defined by Section 3.5.8.B of the Zoning Ordinance on Lot 5, Block A;
    - iii) 199,580 sq. ft. of Hotel, Motel as defined by Section 3.5.6 of the Zoning Ordinance on Lot 6, Block A;

---

<sup>1</sup> For the purposes 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.

- iv) 48,550 sq. ft. of Retail/Service Establishment (15,001-50,000 SF) as defined by Section 3.5.11.B of the Zoning Ordinance on Lot 7, Block A; ~~and~~
  - v) 346,440 sq. ft. (233 dwelling units) of Multi-Unit Living as defined by 3.3.1.E of the Zoning Ordinance, including 20% MPDUs, on Lot 7, Block A; ~~and~~
  - vi) 189,633 sq. ft. of Life Sciences and Research and Development as defined by Section 3.5.8 of the Zoning Ordinance on 1.47 acres (Lot 5B, Block B as depicted on the Certified Preliminary Plan).
4. The Planning Board accepts the recommendations of MCDPS – Water Resources Section in its revised stormwater management concept letter dated ~~March 18, 2022~~ January 24, 2024, 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 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”)~~ MCDPS, Fire Department Access and Water Supply Section approval dated ~~July 18, 2023~~ January 2, 2024, 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.
  14. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated ~~July 14, 2023~~ February 13, 2024, and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan approval.

### **New Conditions**

34. The Adequate Public Facilities (“APF”) exemption for stage 3 for 189,633 square feet of bioscience use will remain valid for 36 months from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5) or as allowable in the Growth and Infrastructure Policy.
35. At time of Site Plan Amendment Application, the Applicant must submit a Final Forest Conservation Plan Amendment to incorporate the overall Century Development showing existing, approved, and proposed construction.
36. Prior to the approval of the Site Plan for the Subject Property, the Applicant must provide designs for review and approval by Planning Staff and the Montgomery County Department of Transportation, in coordination with Planning Staff and DPS, for the following improvements and illustrate them on the Site Plan:
  - a) Removal of the southbound right turn lane at the Century Boulevard and Cloverleaf Center Drive intersection.
  - b) Modification to the existing raised pedestrian refuge island/pork chop island for enhanced pedestrian safety.

- c) Integration of a four-way stop sign at the intersection of Century Boulevard and Cloverleaf Center Drive.
- d) Improved pedestrian crossings at the four-way intersection of Century Boulevard / Cloverleaf Center Drive, to be compliant with design standards for protected intersections and ADA accessibility; pedestrian crossings should contain a minimum of 6 ft., with pedestrian refuge islands on all four medians.
- e) Installation of conduit in anticipation of a future traffic signal at Century Boulevard / Cloverleaf Center Drive.
- f) Replacement of eastbound right turn lane on Cloverleaf Center Drive with a curb extension and grass buffer.

## SECTION 2: COMMUNITY OUTREACH

The Applicant has complied with all application submittal, noticing, and sign posting requirements under COMCOR 50.10.01.04 of the Subdivision Regulations. The required hearing notice sign was adequately posted at the Subject Property. Written notice of the Application was mailed by the Applicant to all required parties. Three (3) signs: one along Fairchild Drive, one along Cloverleaf Center Drive, and one along Stol Run, referencing the proposed Application were posted along the Subject Property's frontages. A pre-submission meeting was not required for this Application.

As of the published date of this Staff Report, no community comments or correspondence has been received regarding the Application.

## SECTION 3: SITE LOCATION & PROPERTY DESCRIPTION

### SITE LOCATION AND PROPERTY DESCRIPTION

The area covered by the overall Century property is located to the west of Interstate 270 and to the east of Century Boulevard, at its intersection with Cloverleaf Center Drive in the Cloverleaf District of the Germantown Employment Area Sector Plan and contains 51.7 acres (the "Century Property"). The area for this Preliminary Plan Amendment is located at 20301 Century Boulevard in Germantown and encompasses 3.78 acres (the "Subject Property" or "Property") within the original Preliminary Plan acreage ("Amendment" and/or "Application"). The Subject Property includes the original Thermo Fisher building and is bounded by Century Boulevard to the west, Stol Run to the east, Fairchild Drive to the north, and Cloverleaf Center Drive to the south.

The uses adjacent to the Century Property consist entirely of commercial and office uses surrounded by large areas of surface parking. The Century Property will ultimately be served by the Manekin West Connector, a proposed Corridor Connector as designated in the Corridor Forward Plan, which is planned to run along Century Boulevard, with an anticipated stop in front of the Century Property. Properties within the Cloverleaf District, including the Subject Property, are all zoned CR-2 and within the Germantown Transit Mixed Use Overlay Zone.

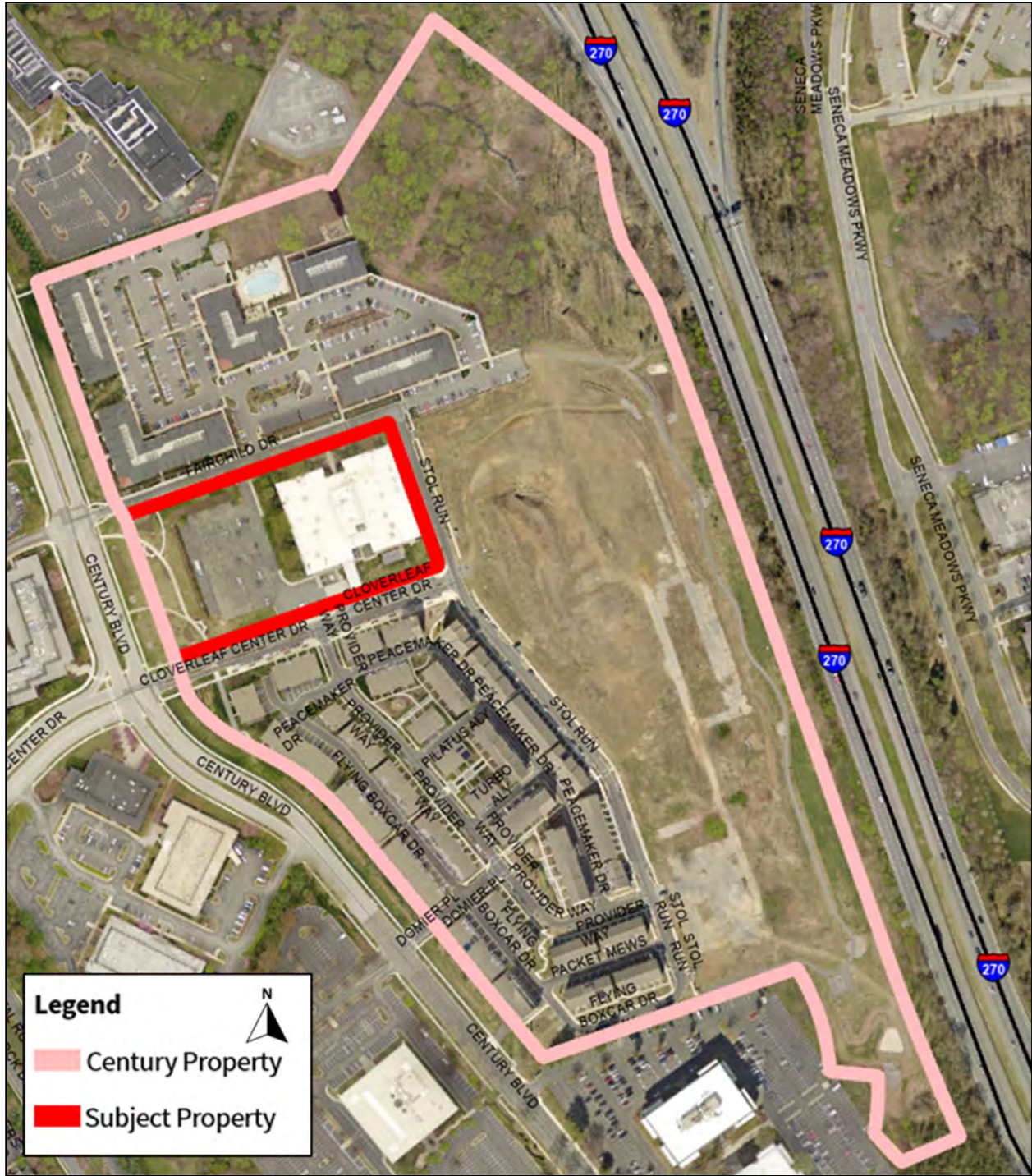


Figure 1 - Aerial View





Figure 2 - Zoning Map

The original Preliminary Plan covered approximately 51.7 acres including the Subject Property with the existing Thermo Fisher Scientific building, which is a research facility. The Subject Property is identified as Lot 1, Block B, Cloverleaf Center as shown on Record Plat No. 25284 (Attachment F) and is currently developed with a 49,420 square foot, single-story office building and surface parking lot. Access to-and-from the Subject Property is from Fairchild Drive and Cloverleaf Center Drive. The Property faces multi-family housing to the north across Fairchild Drive, townhouse units to the south across Cloverleaf Center Drive, an open space parcel directly to the west, and vacant land to the east across Stol Run. The multi-family residential and townhouses were constructed as part of Phase I-A and I-B of Century (Site Plan No. 82003007B).

The overall 51.7-acre Century Property includes 4.25 acres of forest and 98 trees greater than 24” diameter at breast (DBH). It is located within the Little Seneca Creek watershed; a Use IV-P watershed. The topography is generally flat except for the northern corner which has steep and moderate slopes leading down to the stream. There is a stream, wetlands, and associated environmental buffers in the northern corner of the Century Property. The southern end is approximately 10-14 feet higher than the adjacent property to the south. The Subject Property does not include any forest, wetlands, waters of the United States, 100-year floodplains, or historic features.

## SECTION 4: PREVIOUS APPROVALS & PROPOSAL

### PREVIOUS APPROVALS

#### Preliminary Plan No. 120020950

On August 14, 2002, the Planning Board approved Preliminary Plan No. 120020950, Cloverleaf Center, 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.

#### Site Plan No. 820030070

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 gross acres.

#### Preliminary Plan Amendment No. 12002095A

On January 25, 2010, the Planning Board, by Resolution MCPB No. 09-156, approved Preliminary Plan No. 12002095A 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.

#### Site Plan Amendment No. 82003007A

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 51.8 acres of land.

### Sketch Plan No. 320160020

On January 7, 2016, the Planning Board approved Sketch Plan No. 320160020, by Resolution MCPB No. 15-160, for a phased mixed-use development with a maximum of 2,114,230 square feet including residential, office, hotel, retail, and restaurant use on 57.6 gross acres.

### Preliminary Plan Amendment No. 12002095B

On March 17, 2016, the Planning Board, by Resolution MCPB No. 15-161, approved 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 square feet of commercial uses, one lot for a forest conservation/natural area, and one outlot for stormwater management in the CR zone. When this resolution was adopted by the Planning Board, it superseded all previous conditions from Preliminary Plan 120020950 and Preliminary Plan Amendment 12002095A.

### Site Plan Amendment No. 82003007B

On March 16, 2016, the Planning Board, by Resolution MCPB No. 15-162, approved Phase 1 with 160 single-attached dwellings units, 28 two-over-two units, and 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.

### Site Plan Amendment No. 82003007C

On September 27, 2017, an administrative amendment was approved to allow retention of an existing nitrogen tank, minor revisions to the loading dock on Building #6, relocation of trash enclosure, and minor changes to landscaping.

### Site Plan Amendment No. 82003007D

On May 9, 2018, an administrative amendment to the multi-family section to adjust stormwater structures and landscaping near building foundations, provide boardwalk crossings at some stormwater bio-swales, reorient swimming pool for more deck space, minor landscaping changes, relocation four MPDU units, and reconfigure trash enclosures was approved.

### Site Plan Amendment No. 82003007E

On July 17, 2019, the Planning Board, by Resolution MCPB No. 19-078, approved an amendment to increase the number of MPDUs to 25% from the previously approved 12.5%.

### Sketch Plan Amendment 32016002A

On July 27, 2023, the Planning Board, by Resolution MCPB No. 23-084, approved Sketch Plan Amendment No. 32016002A 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 998,300 square feet of commercial use).

### Preliminary Plan Amendment 12002095C

On July 27, 2023, the Planning Board, by Resolution MCPB No. 23-085, approved Preliminary Plan Amendment No. 12002095C to create lots for up to 2,063,520 square feet of total development (1,248,970 square feet of residential and 814,550 square feet of commercial) to replace two previously approved office buildings and one previously approved hotel with two new eight-floor research and development/office buildings, two new eight-story hotel buildings (154 rooms), and two new six-story multi-family/retail buildings (233 dwelling units) on 51.7 acres.

### Site Plan Amendment 82003007F

On July 27, 2023, the Planning Board, by Resolution MCPB No. 23-092, approved Site Plan Amendment No. 82003007F to construct four buildings consisting of up to 346,440 square feet of multi-family residential use (233 dwelling units, including 20% MPDUs), 48,550 square feet of retail/service use, and 199,580 square feet of hotel use (154 rooms) for a total of 594,570 square feet of development on 10.88 acres.

---

## PROPOSAL

### Preliminary Plan Amendment 12002095D

Application to subdivide existing Lot 1 to create two lots, one lot for the existing Thermo Fisher building (49,220 square feet of general/professional office use on Lot 5A) and one new, additional lot for a new seven-story research and development building (189,633 square feet of life science and research and development use on Lot 5B) on 3.78 acres (Figure 3). The Amendment is focused solely on 3.78 acres out of the greater 51.7 acres of the Century Property acreage. The Application is subject to the 2009 *Germantown Employment Area Sector Plan*. Approval of a future site plan application is required before the new seven-story life sciences and research and development building can be built.

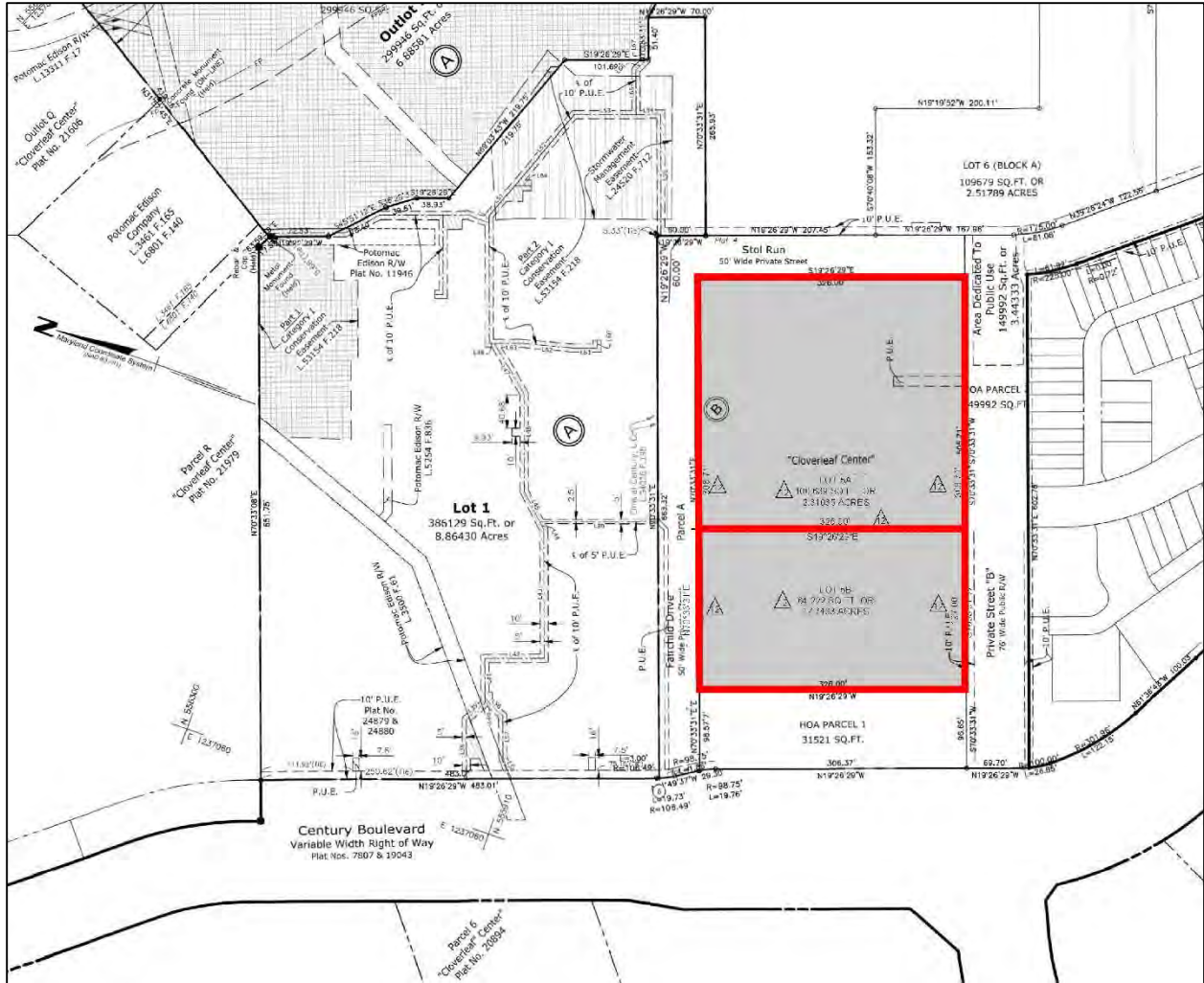


Figure 3 – Lotting Plan (Subject Property Outlined in Red)

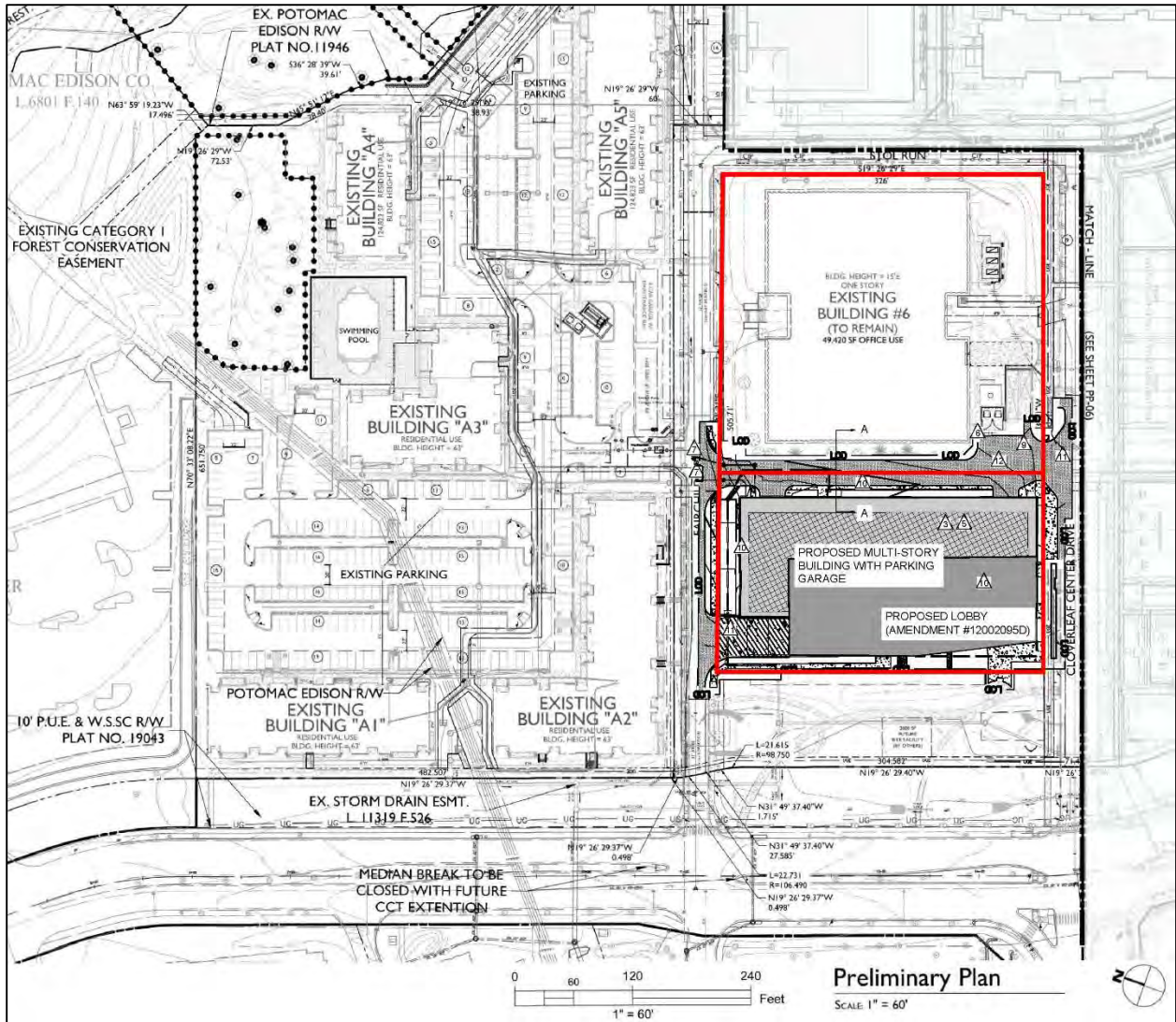


Figure 4 – Preliminary Plan Layout (Subject Property Outlined in Red)

## BUILDING/ARCHITECTURE

The Application proposes a new seven-story building for up to 189,633 square feet of life science and research and development uses (Figure 4). The existing Thermo Fisher building will remain in its current state and the new life sciences building will replace the existing surface parking lot, which is currently used for parking the Thermo Fisher building. A new structured parking garage will be constructed in order to provide parking for both the Thermo Fisher building and the new life sciences building.

## OPEN SPACE

The Century Property will continue to include ten percent of the larger tract area as Public Open Space.

## TRANSPORTATION

While Century Boulevard serves as the Site's main frontage, vehicular access to the Subject Property is currently derived from two existing curb cuts on Fairchild Drive (north) and Cloverleaf Center Drive (south), both private streets. The Applicant is not proposing any changes to Site access, and the existing ingress and egress points will remain unchanged. In their current configuration, the existing curb cuts will lead to a future parking garage via an access drive that will provide an important through-block connection for pedestrians and bicyclists.

## ENVIRONMENT

The Century development obtained an approved Final Forest Conservation Plan No. 820030070 on March 17, 2003, and it has been amended several times since that approval. No Final Forest Conservation Plan Amendment was submitted with this Preliminary Plan Amendment Application but will be supplied as part of the upcoming Site Plan Application. This Application satisfies all applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines.

### SECTION 5: ANALYSIS & FINDINGS, PRELIMINARY PLAN AMENDMENT NO. 12002095D, 50.4.2.D

Preliminary Plan Amendment No. 12002095D requests to create one (1) lot for the existing Thermo Fisher building (49,220 square feet of general/professional office use) and one (1) lot for a new seven-story research and development building (189,633 square feet of life science and research and development use) on 3.78 acres. The proposed Preliminary Plan Amendment does not alter the intent of the previous findings, which remain applicable, except as modified below.

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

The Preliminary Plan Amendment meets all applicable sections of the Subdivision Regulations. The size, width, shape, and orientation of the two proposed lots are appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, and for the building type (General Building Type) use contemplated for the Subject Property. This is a subset of a larger development, and these lots subdivide a commercial/mixed use block, surrounded with residential blocks to the north and south. The street layout is existing and continues to meet code requirements.

The lots were reviewed for compliance with the dimensional requirements for the CR and Germantown Transit Mixed Use Overlay ("GTMU") Zones as specified in the Zoning Ordinance. The

two lots will meet all the dimensional requirements for area, frontage and can accommodate the existing Thermo Fisher building and the proposed life science and research and development building, which can reasonably meet the width and setbacks requirements within the zone. A summary of this review is included in Table 1. The Application is proposed under the optional method in accordance with Section 4.4.8.A of the Zoning Ordinance. In accordance with the requirements in the GTMU Overlay Zone in Section 59-4.12 of the Zoning Ordinance, the Application will continue to provide BLTs. The final number of BLTs will be finalized at Site Plan. The Preliminary Plan Amendment has been reviewed by other applicable county agencies, all of whom have recommended approval.

*Table 1 – Century Property Preliminary Plan Data Table for CR Zone, Optional Method, Section 59.4.5.4*

CR-2.0 C-1.25, R-1.00, H-145T	Allowed/Required by the Zone	Approved by Sketch Plan 32016002A	Approved by Preliminary Plan 12002095C	Proposed for Approval 12002095D
Preliminary Plan	N/A	51.7 acres	51.7 acres	51.7 acres (net tract post ROW dedication)
FAR (Floor Area Ratio)				
Residential	1.0 FAR (2,513,798 sq.ft.)	0.56 FAR (1,415,770 sq.ft.)	0.50 FAR (1,248,970 sq.ft.)	0.50 FAR (1,248,970 sq.ft.)
Commercial	1.25 FAR (3,142,248 sq.ft.)	0.42 FAR (1,047,750 sq.ft.)	0.32 FAR (814,550 sq.ft.)	0.39 FAR (1,004,183 sq.ft.)
Total FAR	2.0 FAR (5,027,597 sq.ft.)	0.98 FAR (2,463,520 sq.ft.)	0.82 FAR (2,063,520 sq.ft.)	0.89 FAR (2,253,153 sq.ft.)
MPDUs	12.5% (30 MPDUs)	23.4% (169 MPDUs)	23.4% (169 MPDUs)	23.4% (169 MPDUs)
BLTs	1 BLT/31,500 sq.ft. of 50% of incentive density	19.15	Determined at site plan	Determined at site plan
Open Space				
Public Open Space	10%	10%	10%	10%
Common Open Space	10%	11%	11%	11%
Minimum Lot Area				
	N/A	N/A	N/A	N/A
Minimum Lot Width at B.R.L.				
	N/A	N/A	N/A	N/A
Maximum Lot Coverage	No limit	No limit	No limit	No limit
Principle Building, Min. Setbacks (for all lots)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
From Public Street (Front/side)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Front (Open Space)	Determined	Determined	Determined	Determined



CR-2.0 C-1.25, R-1.00, H-145T	Allowed/Required by the Zone	Approved by Sketch Plan 32016002A	Approved by Preliminary Plan 12002095C	Proposed for Approval 12002095D
	at site plan	at site plan	at site plan	at site plan
Side (Abutting Site Boundary)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Side (End unit)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Side (Internal Unit)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Rear (Abutting Site Boundary)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Rear (Alley)	Determined at site plan	Determined at site plan	Determined at site plan	Determined at site plan
Building Height	145 ft. max.	145 ft. or less	145 ft. or less	145 ft. or less
Site Plan Required	Yes	Yes	Yes	Yes

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

**a) Land Use**

The Preliminary Plan is located in Area 1 of the Cloverleaf District in the 2009 *Germantown Employment Area Sector Plan*. The overall Cloverleaf District is approximately 130 acres. The southwest portion of the Century Property, 51.7-acre Preliminary Plan, currently contains the one-story Thermo Fisher Scientific Building, which is used for medical research, five mid-rise multi-family buildings, and a townhouse community. This Preliminary Plan Amendment calls for the development of a new life science building on 3.78 acres adjacent to the Thermo Fisher Scientific Building.

In the Areawide Urban Framework section of the 2009 *Germantown Employment Area Sector Plan*, some recommendations that are applicable to the Preliminary Plan Amendment 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 urban form of the Preliminary Plan Amendment is consistent with the areawide recommendations from the Urban Framework section. The proposed life science building will have its primary facade facing the open space adjacent to Century Boulevard. The secondary facades to the building will face Fairchild and Cloverleaf Center Drives. The parking for the life science building will be located in the back portion of the building in an above grade structured parking behind the active use portion of the building. A small street, parallel to Century Boulevard, will serve as a service road for the building and will provide direct access to the parking garage. Sidewalks with shade trees will be provided along the Fairchild Drive, Century Boulevard, and Cloverleaf Gateway frontages of the new building. All of which will be finalized at the time of Site Plan.

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 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 Preliminary Plan Area was converted from the TMX-2 zone to CR-2.0, C-1.25, R-1.0, H-145T.



Figure 5 - Cloverleaf District Land Use (Source: 2009 Sector Plan)

The recently approved Preliminary Plan Amendment (12002095C) resulted in an overall density of 0.82 FAR with a 39% to 61% ratio of commercial to residential uses for the larger Cloverleaf District. This new amendment will increase that overall commercial to residential uses ratio because it is all additional non-residential square footage. In the case of the Cloverleaf District, while the mapped zoning is geared slightly towards more commercial uses for the Preliminary Plan, it does allow an applicant to determine what ratio is best for uses within the Preliminary Plan. The proposed Preliminary Plan ratio of residential to commercial for the larger Cloverleaf District is not significantly outside of the range that was suggested for the district. Thus, the Application substantially conforms to the 2009 *Germantown Employment Area Sector Plan*. Transportation

## Master Plan Transportation Facilities

The Preliminary Plan Amendment substantially conforms to the 2009 *Germantown Employment Sector Plan*, 2021 *Complete Streets Design Guide*, and 2023 *Corridor Forward: The I-270 Transit Plan*.

The Subject Property has frontage on one public road, Century Boulevard, which is classified in the 2021 *Complete Streets Design Guide* as a Town Center Boulevard with a proposed transitway. Century Boulevard contains a right-of-way width of 136 feet. The road is recommended to carry a portion of the Manekin West Connector, a planned BRT Corridor Connector identified in the *Corridor Forward* plan (Figure 6). Manekin West replaces a previous master planned alignment for the now defunct Corridor Cities Transitway (CCT).



Figure 6 - Manekin West Connector

Existing right-of-way along the Site frontage is adequate to serve all planned facilities, as shown in the proposed ultimate cross-section for Century Boulevard (Figure 7). All facilities fit within the existing 170 ft. ROW.

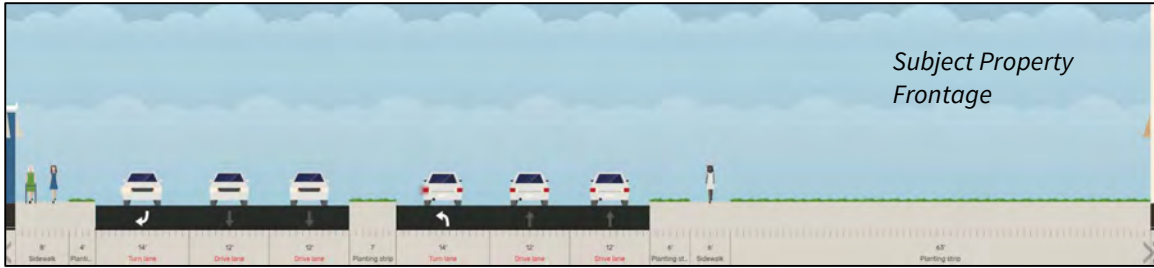


Figure 7 - Existing 170 ft. Right-of-Way for Century Boulevard Looking North

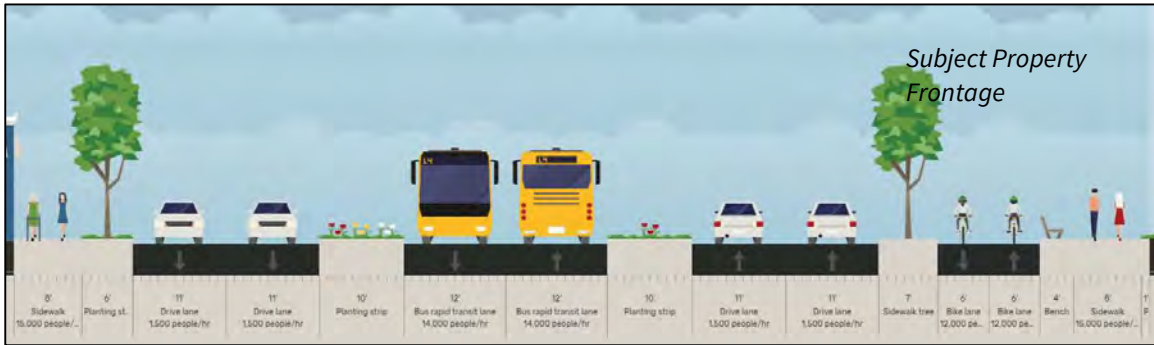


Figure 8 - Ultimate 136 ft. Cross Section for Century Boulevard Looking North

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

**a) Roads and other Transportation Facilities**

- i. The Subject Property has frontages on four streets – Century Boulevard (west), Fairchild Drive (north), Cloverleaf Center Drive (south), and Stol Run (east). Century Boulevard is a public street and contains a street classification under the 2021 *Complete Streets Design Guide*, designated as a Town Center Boulevard with a right-of-way of 136 feet. Fairchild Drive, Cloverleaf Center Drive, and Stol Run are private streets with right-of-way widths of 50 feet, 76 feet, and 50 feet, respectively. Apart from the main Site access from Century Boulevard, egress and ingress points are located on Cloverleaf Center Drive and Fairchild Drive. As part of previous plan approvals, the external environs of the Subject Property contain adequate pedestrian facilities, including an internal path network providing access from Century Boulevard. There are no existing bicycle facilities on the portion of Century Boulevard fronted by the Subject Property. Similarly, Cloverleaf Center and Fairchild Drive do not contain any bicycle facilities.
- ii. The 2018 *Bicycle Master Plan* recommends separated bike lanes along the southbound lanes of Century Boulevard, opposite the Site’s frontage. This Application proposes the following changes to the Site’s Century Boulevard frontage to enhance pedestrian safety, in coordination with the Montgomery County Department of Transportation (“MCDOT”) and Planning staff:

- i. Removal of the southbound right turn lane at the Century Boulevard and Cloverleaf Center Drive intersection
- ii. Modification to the existing raised pedestrian refuge island/pork chop island for enhanced pedestrian safety
- iii. Integration of a four-way stop sign at the intersection of Century Boulevard and Cloverleaf Center Drive
- iv. Improved pedestrian crossings at the four-way intersection of Century Boulevard/Cloverleaf Center Drive, to be compliant with design standards for protected intersections and ADA accessibility; pedestrian crossings should contain a minimum of 6 ft., with pedestrian refuge islands on all four medians.
- v. Installation of conduit in anticipation of a future traffic signal at Century Boulevard/Cloverleaf Center Drive
- vi. Replacement of eastbound right turn lane on Cloverleaf Center Drive with a curb extension and grass buffer

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

The Subject Property was reviewed under the 2020-2024 *Growth and Infrastructure Policy* (GIP). The Property is located in the Germantown Town Center Policy Area, an Orange Policy Area. The Subject Property is improved with an existing 49,420 square foot biomedical facility and adjoining surface parking lot. The Applicant is proposing to retain the existing building and construct a 189,633 square foot biomedical and laboratory complex, which will involve the demolition of the current surface parking lot.

Per Section TL2.6 of the 2020-2024 GIP, the requirements for a full LATR adequacy test do not apply to bioscience facilities, as defined under Section 52-39 of the County Code. Preliminary Plan applications approved after January 1, 2021, and before January 1, 2025, are exempt from completing a Traffic Impact Study (TIS). The proposed Preliminary Plan will contain a total of 239,053 square feet of biomedical office space. As such, the development is exempted from further LATR analysis.

**c) Schools**

The Application proposes to create a new lot for a life science and research and development use, while maintaining the existing non-residential building on the Subject Property, consequently there is no impact on schools.

**d) Other Public Facilities and Services**

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

The Preliminary Plan Amendment was reviewed by the MCDPS, Fire Department Access and Water Supply Section, and a Fire Access Plan was approved on January 2, 2024 (Attachment E). Other utilities, public facilities, and services, such as electric, telecommunications, police stations, firehouses and health services are currently operating within the standards set by the 2020-2024 GIP in effect at the time that the Preliminary Plan Amendment was accepted.

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

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. No Final Forest Conservation Plan ("FFCP") Amendment was submitted with this Application. The FFCP will be submitted with the forthcoming Site Plan Amendment to address elements specified in Section 22A.00.01.09 of the Forest Conservation Regulations. The Preliminary Plan Amendment Plan No. 12002095D satisfies Chapter 22A and complies with the approved FFCP Nos. 82003007D and F. The reforestation requirement for the overall Century development has previously been met under Site Plan No. 82003007D by providing 6.04 acres of onsite reforestation and placing this into Category I Conservation Easements on the Century property.

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

The Preliminary Plan received an approved stormwater concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on January 24, 2024 (Attachment D). The Application will meet stormwater management goals through the use of green roof, bioswales, and microbioretention.

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

There is no evidence, actual notice, or constructive notice of a burial site within the subdivision boundary. The subdivision boundary is not included in the Montgomery County Inventory.

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

There are no other applicable provisions specific to the subdivision that are necessary for approval of this Amendment.

## SECTION 6: CONCLUSION

The Preliminary Plan Amendment satisfies the findings of the Subdivision Regulations (Chapter 50), complies with the applicable requirements in the Zoning Ordinance, and substantially conforms to the recommendations of the 2009 *Germantown Employment Area Sector Plan*. The Preliminary Plan Amendment satisfies the applicable requirements of the Forest Conservation Law, Montgomery Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's Environmental Guidelines. Therefore, as conditioned, Staff recommends approval of Preliminary Plan No. 12002095D with the conditions as specified at the beginning of this report.

### ATTACHMENTS

*Attachment A: Statement of Justification*

*Attachment B: Preliminary Plan Composite*

*Attachment C: MCDOT Approval, February 13, 2024*

*Attachment D: MCDPS Stormwater Management Approval, January 24, 2024*

*Attachment E: MCDPS Fire Department Access and Water Supply Approval, January 2, 2024*

*Attachment F: Record Plat No. 25284*

*Attachment G: Draft Proposed Conditions for Resolution*



**CENTURY JUSTIFICATION STATEMENT  
PRELIMINARY PLAN AMENDMENT NO. 12002095D**

Pursuant to the applicable provisions of Chapter 50 of the Montgomery County Code (“Subdivision Regulations”), SRP 20301 Century Boulevard, LLC (“Applicant”), submits this preliminary plan amendment application (“Application”) to allow for the proposed redevelopment of the approximately 3.78 acres (165,528 square-foot (“SF”)) property located at 20301 Century Boulevard in Germantown (the “Property”) with approximately 189,633 SF of Life Science and Research and Development uses (“Project”). This Project is referred to as “Century” as noted on the Plans and Application. This Preliminary Plan Amendment Statement of Justification is submitted to demonstrate conformance of the Project with all applicable review requirements and criteria as set forth below.

**I. INTRODUCTION**

The Property is more particularly described as Lot 1, Block B, Cloverleaf Center (“Record Lot”) shown on Record Plat No. 25284 recorded among the Land Records of Montgomery County, Maryland on June 22, 2017 (“Record Plat”). The Property is currently improved with a 49,501-square-foot, one-story office building and related surface parking. It is zoned CR-2.0 C-1.25 R-1.0 H-145 T and Germantown Transit Mixed Use Overlay and within the planning boundaries of the *2009 Approved and Adopted Germantown Employment Area Sector Plan* (the “Sector Plan”).

The Property is part of a larger 57.6-acre tract of land (“Larger Tract”) included in Preliminary Plan No. 12002095, as amended (“Preliminary Plan”) and Sketch Plan No. 320160020, as amended (“Sketch Plan”). The Preliminary Plan and Sketch Plan allow for development of the Larger Tract with 721 dwelling units and 1,200,850 SF of non-residential (office, retail, and hotel) uses. The Preliminary Plan allocates no density to the Property other than for an existing 49,420-SF office building. However, the Sketch Plan allows for the redevelopment of the Property with mixed-use development consisting of two buildings – a 170,000-SF office building with ground floor retail and a mixed-use building with 166,800 SF of residential uses and 50,000 SF of commercial uses.

As noted, the Applicant proposes to redevelop the Property with approximately 189,633 SF of Life Science and Research and Development uses (“Project”), while retaining the existing building.<sup>1</sup> The existing Record Lot will be subdivided to create one lot (Lot 5A) containing approximately 100,369 SF for the existing building and a second lot (Lot 5B) containing approximately 64,224 SF for the proposed new development. As discussed more fully below, the Project will contribute to the existing mixed-use development on the Larger Tract and expand employment opportunities in the biotech sector in Germantown. Thus, the Applicant respectfully requests that the Montgomery County Planning Board (“Planning Board”) grant approval of the Application.

---

<sup>1</sup> The residential density approved for the Property under the Sketch Plan may be developed in the future subject to obtaining necessary development plan approvals.

## II. BACKGROUND AND PRIOR APPROVALS

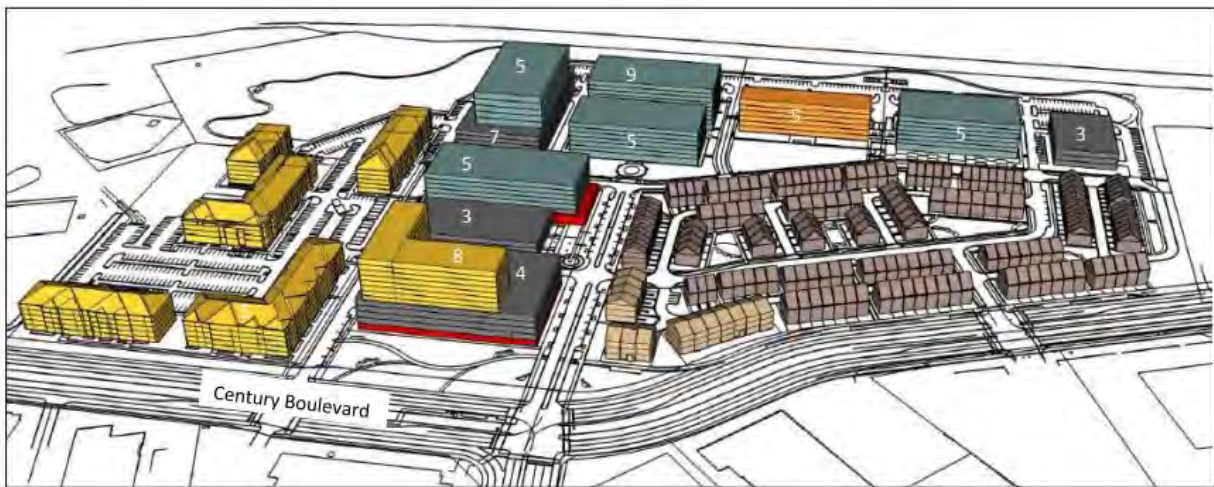
On August 14, 2002, the Planning Board approved Preliminary Plan No. 120020950 “Cloverleaf Center” to create four recorded parcels on the Larger Tract for a total of 498,934 SF of office space, which included 156,516 SF of new general office space and 342,418 SF of existing office space, including the existing building on the Property.

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

On January 25, 2010, the Planning Board, by Resolution MCPB No. 09-156, approved Preliminary Plan No. 12002095A to create one recorded parcel on 51.8 acres of land for 510,702 SF of general office and 21,000 SF of 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 510,702 SF of general office and 21,000 SF of accessory storage uses, on 51.8 acres of land.

On January 7, 2016, the Planning Board approved the Sketch Plan, by Resolution MCPB No. 15-160 for a phased mixed-use development with a maximum of 2,114,230 SF including residential, office, hotel, retail, and restaurant use on 57.6 gross acres. Below is a conceptual massing diagram showing the approved Sketch Plan:



Max height of 145 feet

Buildings 3, 4, 5, and 8 are shown, illustrated, on the Property.

On March 17, 2016, the Planning Board approved Preliminary Plan 12002095B, by Resolution MCPB No. 15-161, to create 160 townhouse lots, three lots for 28 two-over-two dwelling units, one lot for 300 multifamily 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.

On July 27, 2023, the Planning Board approved amendments to the Sketch Plan (No. 32016002A), Preliminary Plan (No. 12002095C) and Site Plan (No. 82003007F) to allow for development of 233 dwelling units and 48,550 SF of retail uses on Areas G and H as identified on the Sketch Plan; 903,300 SF of office uses on Areas C1 and C2; and 197,140 SF of hotel uses and 2,440 SF of retail uses on Areas D and E. To date, the multifamily units, townhomes and two-over-two units approved with Preliminary Plan 12002095B have been constructed on the Larger Tract.

### **III. EXISTING CONDITIONS AND SURROUNDING AREA**

As noted above, the Property is improved with a 49,420-square-foot, 1-story office building and a surface parking lot. Vehicular access is provided via two curb cuts off Fairchild Drive and Cloverleaf Center Drive, which lead to the parking lot.

According to the NRI/FSD submitted with the Application, there is no forest, wetlands, waters of the United States, 100-year floodplains or historic features on or adjacent to the Property. The Property is located in the Little Seneca Creek Watershed.

The Property confronts multifamily residential uses to the north and across Fairchild Drive, townhomes to the south and across Cloverleaf Center Drive, and vacant land to the east and across Stol Run, all classified in the CR-2.0 C-1.25 R-1.0 H-145 T and Germantown Transit Mixed Use Overlay zones. The Property abuts an open space parcel to the west, which also is classified in the CR-2.0 C-1.25 R-1.0 H-145 T and Germantown Transit Mixed Use Overlay zones.

### **IV. THE PROJECT**

As shown on the plans included with the Application, the Project consists of approximately 189,633 SF of Life Science and Research and Development uses in a new 7-story building. The Project will replace the existing surface parking lot serving the existing building. Accordingly, the Applicant also proposes to construct a structured parking garage to serve both the existing building and the Project.

As noted above, the Record Lot will be subdivided to create one lot for the existing building and one lot for the new building. Necessary easements will be recorded to ensure each lot has access to common shared infrastructure.

#### **A. Access and Circulation**

As noted, vehicular access to the Property is currently via two curb cuts off Cloverleaf Center Drive and Fairchild Drive. These curb cuts will remain in substantially the same location following the construction of the Project. Both curb cuts will lead to a single access drive to the proposed parking garage. The access drive will also serve as a through-block connection for pedestrians and cyclists. For loading access, the Applicant is proposing a second curb cut off Fairchild Drive leading to a loading dock/area.

Pedestrians will access the Property via the existing and proposed sidewalks along the Property's Fairchild Drive, Stol Run, and Cloverleaf Center Drive frontages, as well as existing pedestrian paths within the abutting open space that lead to Century Boulevard.

Bicycle access to the Property will be provided via the streets on which the Property fronts. The proposed parking garage will include bicycle parking.

**B. Open Space and Amenity Areas**

Ten percent of the Larger Tract or 141,172 SF will be provided as Public Open Space. As noted on the Project Data Table on the Preliminary Plan included with this Application, approximately 33 percent of the Larger Tract or approximately 752,431 SF will be provided as open space, which includes approximately 708,150 square feet of Public Open Space.

**C. Stormwater Management**

The Applicant has submitted a Stormwater Management Concept Plan Revision along with this Application. As shown on the Stormwater Management Concept Plan Revision, the Applicant proposes to provide environmental site design to the maximum extent practical through the use of four micro-bioretenention cells, one bioswale, and one green roof. Two of the micro-bioretenentions were proposed in the previously approved Stormwater Management Concept Plan. The bioswale was approved as a micro-bioretenention in the previously approved Stormwater Management Concept Plan. The other two micro-bioretenentions and the green roof are newly proposed as a part of this plan.

**V. COMPLIANCE WITH SUBDIVISION REGULATIONS**

Sections 50.4 *et seq.* of the Subdivision Regulations set forth the findings the Planning Board must make before approving a preliminary plan application. The following analysis establishes the Application's conformance with these required findings:

**§ 50.4.2.D *Required Findings.***

*To approve a preliminary plan, the Board must find that:*

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

The Application proposes two record lots containing approximately 100,639 SF and 64,224 SF. Both lots are of sufficient size to allow for the construction of the proposed new building and for the existing building to remain. No public roads internal to Record Lot are proposed.

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

The Sector Plan emphasizes mixed-use development on the Larger Tract. Sketch Plan Resolution pg. 9. In particular, the Sector Plan recommends “a ratio of land uses that are 50 to 60 percent commercial uses and 40 to 50 percent residential uses for each property to create a mixed-use neighborhood.” Sector Plan pg. 60. The Sketch Plan included 50.6 percent residential and 40.2 percent commercial uses on the Larger Tract, which the Planning Board found to be in substantial conformance with the Master Plan. The Project will further contribute the mix of uses recommended for the Property in the Sector Plan by adding commercial uses to the residential development that has already been constructed on the Larger Tract.

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

The proposed use is a Bioscience Facility as defined in Section 52-39 of the County Code; therefore, Local Area Traffic Review (LATR) is not required under Section TL2.6 of the 2020-2024 Growth and Infrastructure Policy. Nonetheless, the Project has been thoughtfully designed to ensure safe and efficient vehicular, pedestrian and bicycle access and circulation.

Other available public facilities and services are adequate to serve the proposed Project. As the Property is located in the S-1 and W-1 sewer and water categories, there is adequate sewer and water service to serve the Project.

Adequate police and fire protection also serve the Property. The nearest fire station (Station 22) is approximately 1 mile from the Property near the intersection of Maryland Route 118 and Clopper Road, Station 29 is approximately 0.7 miles from the Property on Crystal Rock Drive, and a fire hydrant will be installed onsite for the necessary water supply. Montgomery County Police 5D (Germantown) will serve the Property and is approximately 0.8 miles from the Property on Aircraft Drive in Germantown.

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

As detailed in the approved Forest Conservation Plan 82003007C, the Preliminary Plan Amendment will satisfy all applicable requirements of Chapter 22A of the Montgomery County Code.

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

As shown on the approved Stormwater Management Concept Plan submitted with the Application, included with the Application, the Project meets all applicable requirements of Chapter 19.

6. *any burial site or which the applicant has actual notice or construction notice or that is included in the Montgomery County Cemetery Inventory and located within the subdivision boundary is approved under Subsection 50.4.3.M.*

Applicant has neither actual nor constructive knowledge of any burial site and the Property is not included in the Montgomery County Cemetery Inventory.

7. *any other applicable provision specific to the property and necessary for approval of the subdivision is satisfied.*

The Application complies with the relevant conditions of the Preliminary Plan, as well as the binding elements and applicable conditions of the Sketch Plan.<sup>2</sup>

## **VI. ROADS**

### **§ 50.4.3.E. Roads.**

1. *Plan requirements.*
  - a. *Master plan roads. Preliminary plans must include roads shown on any adopted Master Plan of Highways, in satisfaction of the Road Design and Construction Code. Where applicable, an approved plan must include recommendations of the State Highway Administration for construction and access to State roads. Where private roads are specifically recommended by a master plan, the roads must be provided to the standards for private roads under this Section.*
2. *Design standards.*
  - a. *Right-of-way. Area for a road on a subdivision plan must include the full width of all rights-of-way recommended for the applicable road classification in the adopted master plan and in the Road Design and Construction Code.*

All necessary dedications from the Property for the adjacent rights-of-way were made at the time the Record Plat was recorded.

## **VII. DETERMINATION OF ADEQUATE PUBLIC FACILITIES**

**§ 50.4.3.J Adequate public facilities.** *The Board may only approve a preliminary plan when it finds that public facilities will be adequate to support and service the subdivision. Public facilities and services to be examined for adequacy include roads and*

---

<sup>2</sup> Required public benefit points for the properties subject to Sketch Plan No. 32016002A are satisfied by provision of MPDUs greater than 20% of total residential units. No additional public benefit points are required for the development proposed by this Preliminary Plan.

*transportation facilities, sewer and water service, schools, police stations, firehouses, and health clinics.*

Compliance with the requirements of this provision are detailed in Section V above.

## **VIII. CONCLUSION**

The Application proposes to redevelop the Property with a life sciences and research and development building, which will contribute to the mix of uses on the Larger Tract and expand bioscience employment opportunities in Germantown. The Application satisfies all the criteria for approval. Accordingly, the Applicant respectfully requests that the Application be approved.

Respectfully submitted,

---

Scott C. Wallace  
Miles & Stockbridge P.C.  
11 N. Washington Street, Suite 700  
Rockville, Maryland 20850  
(301) 517-4813

Attorney for the Applicant







## OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

February 13, 2024

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

RE: Preliminary Plan Amendment  
No. 12002095D  
Century

Dear Mr. Server:

We have completed our review of the revised preliminary plan uploaded to eplans on December 12, 2023. A previous version of the plans was reviewed by the Development Review Committee at its November 7, 2023, meeting. We recommend approval of the plans subject to the following comments:

1. All comments from our previous preliminary plan letters dated December 8, 2015, December 15, 2015, and July 25, 2023, continue to apply to this Preliminary plan amendment unless revised in this letter.
2. The Certified Preliminary Plan shall show all frontage improvements along Century Boulevard in accordance with the previously approved Preliminary Plan Amendment 12002095C.
3. Prior to the approval of the Site Plan, the Applicant must provide designs for review and approval by Montgomery County Department of Transportation, in coordination with Planning Staff and DPS, for the following improvements and illustrate them on the Site Plan:
  - a. The removal of the existing southbound right turn lane on Century Boulevard at the Century Boulevard / Cloverleaf Center Drive intersection. Quick curb is preferred. However, hardened solutions such as wheel stops may be acceptable as a cost saving alternative.
    - i. Modify the existing pork chop island to ensure pedestrian safety.
    - ii. Ensure storm drain is modified if needed.

- b. Introduce an all way stop at the Century Boulevard / Cloverleaf Center Drive intersection.
  - c. Improved pedestrian crossings on all four legs of the Century Boulevard / Cloverleaf Center Drive intersection to meet ADA and protected intersection design standards. Crossings should be properly aligned and be at a minimum of 6 ft. in width. Pedestrian refugees must be shown at all four medians.
  - d. Install hard box and traffic light conduit at all four legs of the Century Boulevard / Cloverleaf Center Drive intersection.
  - e. Removal of the eastbound right turn lane on Cloverleaf Center Drive and replacement with a curb extension and grass buffer.
4. Prior to the release of the first building permit for any building on Lots 5a or 5b, the Applicant must construct the following:
  - a. Removal of the existing southbound right turn lane on Century Boulevard at the Century Boulevard / Cloverleaf Center Drive intersection as shown on the Certified Site Plan.
  - b. All-way stop at the Century Boulevard / Cloverleaf Center Drive intersection as shown on the Certified Site Plan.
5. Prior to the release of the use and occupancy permit for a cumulative 100,000 sf of development on Lots 5a and 5b, excluding any square footage for the existing Thermo Fisher Scientific Building, the Applicant must construct the following:
  - a. Improved pedestrian crossings on all four legs of the Century Boulevard / Cloverleaf Center Drive intersection to meet ADA and protected intersection design standards as shown on the Certified Site Plan
  - b. Install hard box and traffic light conduit at all for legs of the Century Boulevard / Cloverleaf Center Drive intersection as shown on the Certified Site Plan.
  - c. Removal of the eastbound right turn lane and replacement with a curb extension and grass buffer as shown on the Certified Site Plan
6. **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.
7. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by MCDPS and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by MCDPS.

8. Permit and bond will be required as a prerequisite to MCDPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - a. Items as described in condition number 3.
    - i. Removal of the existing southbound right turn lane on Century Boulevard at the Century Boulevard / Cloverleaf Center Drive intersection and solution.
    - ii. All way stop at the Century Boulevard / Cloverleaf Center Drive intersection.
    - iii. Improved pedestrian crossings on all four legs of the Century Boulevard / Cloverleaf Center Drive intersection.
    - iv. Hard box and traffic light conduit at all four legs of the Century Boulevard / Cloverleaf Center Drive intersection.
    - v. Removal of the eastbound right turn lane on Cloverleaf Center Drive and replacement.
  - b. Permanent monuments and property line markers, as required by Section 50-4.3(G) of the Subdivision Regulations.
  - c. Developer shall provide streetlights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

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\PP12002095D\\_Century\Letters\12002095D\\_Century-DOT Preliminary Plan\\_2.13.24](#)

Attachments: Previously Approved Letters

cc: Correspondence folder FY 2024

Jeffrey Server  
Preliminary Plan Amendment No. 12002095D  
Century  
February 13, 2024  
Page 4 of 4

cc-e: Scott Wallace  
Mark Terry  
Atiq Panjshiri  
Sam Farhadi  
Rebecca Torma

Miles & Stockbridge  
MCDOT DTEO  
MCDPS RWPR  
MCDPS RWPR  
MCDOT OTP



OFFICE OF THE COUNTY EXECUTIVE

Marc Elrich  
*County Executive*

Christopher R. Conklin  
*Director*

July 25, 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:

This letter replaces MCDOT's Preliminary Plan letter dated July 14, 2023.

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 overlayed 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. *Designs for a minimum 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 as measured from the curb edge in the ultimate location of the cross section for Century Boulevard with a parallel minimum eight-foot-wide asphalt sidepath. The bike lanes and sidepath must be separated by a minimum 4 ft. wide buffer. The existing 12 ft. wide asphalt sidewalk may be retained to meet the requirement for sidepath. The existing 6-ft wide sidewalk may be retained.*

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-feet 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.*

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

Ryan Sigworth  
Preliminary Plan Amendment No. 12002095C  
Century  
July 25, 2023  
Page 8 of 8

[SharePoint\teams\DOT\Director's Office\Development Review\Brenda\Preliminary Plan\PP12002095C\\_Century\Letters\12002095C\\_Century-DOT Preliminary Plan\\_7.25.23](#)

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

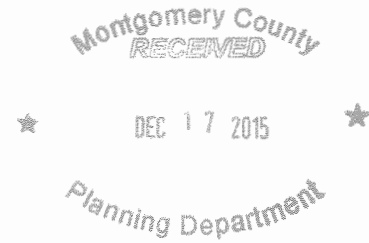


DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdiah  
Acting Director

December 15, 2015



Mr. Michael Garcia, Transportation Coordinator  
Area 3 Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 12002095B  
Century  
Traffic Impact Study Review

*Mike:*  
Dear Mr. Garcia:

We have completed our review of the Local Area Transportation Review and Transportation Policy Area Review (TIS) dated July 2015, and prepared by Craig Hedberg of Integrated Transportation Solutions, Inc. Total development evaluated by the analysis evaluates the differences between the previously approved 510,702 SF office space and:

- 352,420 SF proposed office space
- 120 room hotel
- 303 apartments
- 174 townhomes

We offer the following comments:

**Local Area Transportation Review (LATR)**

1. The Planning Board Resolution for the previous amendment to this preliminary plan contained the following condition no. 7: *“The applicant must coordinate with MCDOT regarding the Century Boulevard Subdivision Road Participation project (SRP-71, CIP 508000) north of this site to coordinate roadway improvements.”* This report does not mention that approval condition. We believe the condition remains applicable unless the applicant can demonstrate how it has been satisfied.

Office of the Director

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

2. This TIS includes analyses considering the projected potential development for the Symmetry at Cloverleaf site. This report is not consistent with the figures shown in the now pending Provisional APF for the Symmetry project. We do not recommend any changes to this study for the Symmetry site, since those figures are for comparison purposes and the maximum development yield (for the Symmetry project) has not yet been approved by the Planning Board.
3. The CLV values at the intersections studied are less than the applicable congestion threshold standards, assuming completion of the mitigation at the Father Hurley Boulevard/Crystal Rock Drive intersection. We accept the consultant's conclusions.

However, the study did not evaluate the Aircraft Drive & Century Boulevard intersection. The Black Hills (PP No. 12012021A) TIS dated April 10, 2015 and prepared by The Traffic Group shows significant increases in CLV's at this intersection in both a.m. and p.m. peak hours (79% and 74%, respectively). MCDOT recommends that this intersection should be evaluated as part of the Century project and any necessary improvements be established prior to approval of the first record plat for this project.

4. We have received the applicant's Traffic Signal Warrant Analyses for the Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Road and Century Boulevard/Cloverleaf Center Drive/site main entrance intersections. We have received revisions to these studies, and they remain under review by our Division of Traffic Engineering and Operations. If traffic signal(s) are determined to be warranted at the intersection(s), construction of same shall be at the applicant's expense.

#### **Pedestrian and Bicycle Impact Statement (PBIS)**

1. Table G: The pedestrian and bicycle counts do not match the data in Appendix A for the following intersections:
  - a. Crystal Rock Drive at Cloverleaf Center Drive/Waters Landing Drive
  - b. Maryland Route 118 (Germantown Road) at Aircraft Drive
  - c. Century Boulevard at Cloverleaf Center Drive
2. The "Bikeways and Transit Service" discussion on pages 29 through 32 should include an evaluation of existing sidewalks, bicycle facilities, handicap ramps, pedestrian amenities at traffic signals, etc. (in addition to the master planned facilities). The evaluation in this report does not fully assess those details.

#### **Transportation Policy Area Review (TPAR)**

1. The Transportation Policy Area Review test under the Subdivision Staging Policy must be satisfied by paying the "transportation impact tax" that equals 25% of the development

Mr. Michael Garcia  
Preliminary Plan No. 1-2002095B  
December 15, 2015  
Page 3

impact tax for a site located in the Germantown Town Center and Germantown West Policy Areas.

**SUMMARY**

1. The report should explain if the previous Planning Board requirement to participate in the Century Boulevard Extension CIP project has been satisfied. If not, the report should proffer a remedy to achieve that condition.
2. The findings of the LATR have been accepted, assuming completion of the mitigation at the Father Hurley Boulevard/Crystal Rock Drive intersection.
3. Since the Black Hills (PP No. 12012021A) TIS shows significant increases in both a.m. and p.m. CLV's at the intersection of Aircraft Drive and Century Boulevard, MCDOT recommends that this intersection should be evaluated as part of the Century project and any necessary improvements be established prior to approval of the first record plat for this project.
4. The revisions to the traffic signal warrant analyses study have been received and they remain under review by our Division of Traffic Engineering and Operations. If traffic signal(s) are determined to be warranted at the intersection(s), construction of same shall be at the applicant's expense.
5. We recommend that the consultant revise Table G to match the data in Appendix A.
6. The applicant will need to pay a transportation impact tax equal to 25% of the development impact tax.

Thank you for the opportunity to review this report. If you have any questions or comments regarding this letter, please contact Mr. Billy Whelan, our Development Review Engineer for this project, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov) or (240) 777-2173.

Sincerely,



Gregory M. Leck, Manager  
Development Review Team  
Office of Transportation Policy

Mr. Michael Garcia  
Preliminary Plan No. 1-2002095B  
December 15, 2015  
Page 4

cc: Craig Hedberg; Integrated Transportation Solutions, Inc.  
Campbell Smith; Trammel Crow Co.  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Fred Lees; MCDOT DTEO  
Khursheed Bilgrami; MCDOT DTEO  
Bruce Mangum; MCDOT DTEO  
Mark Terry; MCDOT DTEO  
Billy Whelan; MCDOT OTP





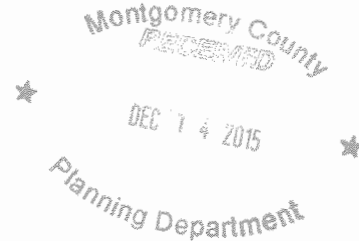
DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

Al R. Roshdiah  
Acting Director

December 8, 2015

Mr. Ryan Sigworth, Senior Planner  
Area Three Planning Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760



RE: Preliminary Plan No. 12002095B  
Century

*Ryan*  
Dear Mr. Sigworth:

We have completed our review of the revised preliminary plan dated October 6, 2015. An earlier version of this plan was reviewed by the Development Review Committee at its meeting on August 31, 2015. We appreciate the cooperation and additional information provided by the applicant and their consultant. We recommend approval of the plan subject to the following comments:

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 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.

NOTE: All conditions in our previous review comments letters dated July 19, 2002 (for preliminary plan no. 120020950) and November 18, 2009 (for preliminary plan no. 12002095A) remain applicable unless modified below.

**Design Exception Requests**

We have received a package of Design Exception requests from the applicant dated October 23, 2015. We offer the following comments on each of these requests:

1. **Design Exception Request: "Fire access roads and operating bays."** This Design Exception proposes to "provide a 12 foot wide asphalt paved Fire Department Access roadway surface along the frontage of units 1-27 with six (6) Fire Department Operating bays, measuring a minimum of 20 feet x 50 feet, to provide the required fire access to emergency services. The 12 foot asphalt roadway will be widened at the operating bays to 20 feet providing an additional 8 feet of Grasscrete."

Office of the Director

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

**Response:** MCDOT approves this Design Exception subject to the following conditions:

- a) In conjunction with the issuance of the right-of-way construction permits for the proposed emergency access pavement, the applicant shall rough grade the entire Century Boulevard site frontage to accommodate the future widening of that roadway – to facilitate implementation of the Corridor Cities Transitway as well as other future right-of-way improvements [including a six (6) foot lawn panel, a seven (7) foot wide cycle track, a six (6) foot shared use path, and a two (2) foot maintenance strip] so as to not conflict with the proposed development on this site. The existing sidewalk, which will be removed and replaced as a result of this construction, should be located further away from the existing roadway curbline.
  - b) The emergency access pavement will become a temporary installation, to be removed when the Corridor Cities Transitway is constructed at a future date.
  - c) The total width of the emergency access pavement shall not exceed twenty (20) feet.
  - d) The proposed pavement shall be for emergency vehicle use only. At the permit stage, the Signs and Markings Plan will need to reflect appropriate signage, to be installed at the applicants' expense prior to release of the right-of-way construction permit.
  - e) "Grasscrete" material may be substituted with another material having satisfactory comparable load strength and construction characteristics at the permit stage. The bituminous concrete and "Grasscrete" alternative pavement surfaces will need to be of sufficient thickness/depth to bear the load of a fully-loaded fire truck. We defer to the Office of the Fire Marshal and the Department of Permitting Services to confirm the pavement design and specifications at the permit stage.
  - f) The applicant will need to install collapsible bollards within the Century Boulevard right-of-way to preclude private use of the emergency vehicle pavement. We recommend these bollards be installed no closer than twenty five (25) feet from the Century Boulevard curbline and extend across the entire width of the emergency access pavement. We defer to the Fire Marshal and the Department of Permitting Services for the specific collapsible bollard to be used.
  - g) The emergency access pavement shall be privately maintained within the Century Boulevard right-of-way under a formal Maintenance and Liability Agreement. Prior to issuance of the permit to construct this pavement, the applicants will need to execute and record that agreement. The agreement may be formally extinguished when the emergency access pavement has been permanently removed, a new five (5) foot wide concrete sidewalk is constructed in its ultimate location, and the right-of-way is satisfactorily restored under permit.
2. **Design Exception Request: "Fire access road entrances."** This Design Exception proposes "Near the southernmost boundary to provide a 35 foot wide entrance apron along the east side of Century Boulevard and apronless, mountable curb entrances with Grasscrete fill-in along proposed private streets for use by emergency services. Areas of grasscrete will be designed to allow the largest planned emergency vehicle to safely complete the required turning movements between the proposed private streets and the proposed fire access road."

**Response:** MCDOT approves this Design Exception subject to the following conditions:

- a) We note the drawing does not provide a one hundred (100) foot tangent between the end of the curb return for the adjacent (off-site) southern driveway and the proposed apron for the emergency access pavement. Since the emergency access pavement will function as a one-way (in only) movement and is expected to receive infrequent use, we approve the proposed entrance location.
- b) The emergency access apron must be constructed full width in concrete to a point twenty five (25) feet behind the existing curbline of Century Boulevard.
- c) We approve the use of Type F Mountable Concrete Curb and Gutter (MCDOT Standard No. MC-104.01) across the width of the emergency access apron.
- d) The emergency access apron shall be privately maintained within the Century Boulevard right-of-way under the formal Maintenance and Liability Agreement conditioned in the response to the first Design Exception request.
- e) This apron will be removed in the future when Century Boulevard is widened to accommodate the Corridor Cities Transitway.

3. **Design Exception Request: “Landscaping within the right of way.”** This Design Exception proposes “To provide required tree, shrubbery, and ground cover plantings along Century Boulevard.”

**Response:** Provided the Century Boulevard right-of-way is rough graded per the response in the first Design Exception request, MCDOT approves this Design Exception subject to the following conditions:

- a) More information on the species of the proposed landscaping is needed. This information should be reflected on the pending preliminary and site plans.
- b) The emergency access apron shall be privately maintained within the Century Boulevard right-of-way under the formal Maintenance and Liability Agreement conditioned in the response to the first Design Exception request.

4. **Design Exception Request: “Stormwater management within the right of way.”** This Design Exception proposes “To provide stormwater management environmental sensitive design facilities within the public right-of-way, in accordance with Montgomery County standards and specifications along Century Boulevard.”

**Response:** Provided the Century Boulevard right-of-way is rough graded per the response in the first Design Exception request, MCDOT approves this Design Exception subject to the following conditions:

- a) More information on the species of the proposed stormwater management facilities is needed. The plans attached to the Design Exception request simply indicate “SWM BIO.” This information should be reflected on the pending preliminary and site plans.

### Preliminary Plan Review Comments

1. The Traffic Impact Study (TIS) is currently under review by MCDOT.
2. The TIS included Traffic Signal Warrant analyses for two intersections (Century Boulevard/Cloverleaf Center Drive/main site entrance and Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Road). These studies remain under review by our Division of Traffic Engineering and Operations. If traffic signal installation(s) are found to be warranted, installation shall be at the applicants' expense. Any signal construction will need to be under permit and bond prior to the issuance of any right-of-way construction and/or site access permits.
3. Prior to the issuance of any permits for work within the Century Boulevard right-of-way, the applicant will need to coordinate with Ms. Joana Conklin of our Director's Office and Mr. Rick Kiegel of Maryland Transit Administration regarding the latest plans for the Corridor Cities Transitway. Ms. Conklin may be contacted at 240-777-7195 or at [joana.conklin@montgomerycountymd.gov](mailto:joana.conklin@montgomerycountymd.gov); Mr. Kiegel may be contacted at 410-767-1380 or at [rkiegel@mta.maryland.gov](mailto:rkiegel@mta.maryland.gov)
4. At or before the permit stage, please coordinate with Ms. Stacy Coletta or Mr. Lee Winestone of our Division of Transit Services to coordinate improvements to the RideOn bus facilities in the vicinity of this project. Ms. Coletta and Mr. Winestone may be contacted at 240-777-5800.
5. In order to promote the use of non-auto modes of transportation, transit-oriented and sustainable development, as called for in the 2009 Germantown Forward Sector Plan, the Project should incorporate the following Transportation Demand Management (TDM) related measures:

Incorporate transit-oriented building elements into the project design to facilitate transit use, including the following options:

- i. Design lobbies to emphasize two-way visibility for transit or shuttles.
- ii. Orient office and residential building lobbies toward public roads for maximum visibility of transit options and other non-auto transportation modes (i.e., vanpools, taxis, shuttles, etc).
- iii. Provide a concierge/reception desk in major residential and office buildings with an area where transit information and pass sales can be transacted – e.g., obtaining transit information, loading of SmarTrip cards.

In the lobbies of each building, provide opportunity and connections for electronic (LCD) display screens providing Real Time Transit Information Signs to enable information to be readily accessed at each phase by Project residents, employees, visitors, etc.

**Provide bike racks**, lockers and bicycle storage facilities, as well as publicly-accessible bike parking; clarify location(s) on the site plan. Both publicly- and privately-accessible bike racks should be conveniently located. Provide **showers and changing rooms** in the office buildings to encourage use of bicycling and walking as a means of commuting in size and number per zoning ordinance or make permanent arrangements for use of convenient alternatives (e.g., fitness center, hotel, etc.).

Bikeshare stations must be sited at locations that will optimize use of the system to connect employees, residents and visitors at the Project to transit and to major origins and destinations throughout the Project and surrounding area. To the extent possible, bikeshare stations should also be selected to be proximate to off-street bicycle trails and other safe cycling infrastructure. Specific bikeshare station sites will be selected in concert with MCDOT to ensure consistency with bikeshare system objectives and siting requirements.

Identify proposed locations for **6 bikeshare** station sites to be approved as part of the Sketch Plan for the entire Property. For Preliminary and Site Plan for the Project, show locations for **3 bikeshare station sites** including one near the proposed CCT station and the other two at key nodal points on the site. MCDOT has coordinated with the applicant to locate the other two bikeshare stations in the following locations: one station should be located near existing Building 6 and proposed Building A3, preferably in the plaza area of existing Building 6; the other station should be located in front of the proposed hotel, Building E.

Applicant will be required to contribute to the cost of bikeshare facilities and services in accordance with County Code and other regulations in place at the time of occupancy of each building. Applicant will be required to take other actions in concert with the County to promote use of bikesharing among residents, employees and visitors at the Project.

Parking considerations:

Minimize Parking. We recommend that the Applicant be required to provide parking at the minimum level possible. Also, provide for shared parking to the maximum extent possible.

Provide **flexibility in design of parking** areas to enable mixed uses to share parking areas so as to make most efficient use of them as recommended in the Sector Plan. This also strengthens the incentive to reduce drive-alone commuting and parking among employees, since doing so frees up spaces for other uses including retail customers. That approach will only work if the unused parking areas for employees can be made available once a decrease in demand is realized.

Provide adequate numbers of **carpool and vanpool** parking spaces in highly visible, preferentially-located spots in office parking facilities.

Provide **four car sharing vehicle parking spaces** available to the public, or the number required by law, whichever is greater, in highly visible, preferentially-located spots. The spaces must be provided in each residential, office, hotel and retail parking facility.

Provide **two electric car charging stations**, or the number required by law, whichever is greater, in each parking facility.

6. Prior to approval of the first commercial use and occupancy permit for this development, the applicant will need to enter into a Traffic Mitigation Agreement with the Planning Board and this Department. Within MCDOT, the applicant should coordinate with Ms. Sandra Brecher, Chief of the Division of Transit Services/Commuter Services Section. Ms. Brecher may be contacted at 240-777-8380.
7. The applicant must pay the TPAR mitigation payment that is equivalent to 25% of the Transportation Impact Tax prior to issuance of the building permit.
8. The sight distance certifications have been reviewed and accepted by MCDOT. Approved copies are attached to this letter.
9. The storm drain study, including spread computations, has been review and accepted by MCDOT.
10. Comment no. 17 of our July 19, 2002 letter (regarding the temporary construction and maintenance of parking facilities within the transit right-of-way) indicated the applicants should contact Mr. Robert Klein of our Division of Transit Services and Ms. Gayle Libby Curtiss of our Property Acquisition Section. Both Mr. Klein and Ms. Curtiss have now retired. If the applicants wish to pursue such an arrangement, we recommend they contact Ms. Carolyn Biggins, Chief, Division of Transit Services and Mr. Eric Willis, Chief, Office of Property Acquisition Section respectively.
11. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
  - A. Along the entire Century Boulevard site frontage (behind the existing curblineline of Century Boulevard) rough grade the right-of-way to accommodate installation of the future lawn panel, cycle track, sidewalk, and maintenance strip in such a way that implementation of same will not conflict with the proposed on-site development.  
  
**\*NOTE: the Public Utilities Easement is to be graded on a side slope not to exceed 4:1.**
  - B. Construction of new traffic signal(s) and related appurtenances, if required as a result of the traffic signal warrant analyses currently under review (see note 2, page 4 of this letter).
  - C. Provide permanent monuments and property line markers as required by Section 50-24(e) of the Subdivision Regulations.
  - D. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.

Ms. Ryan Sigworth  
Preliminary Plan No. 12002095B - Century  
December 08, 2015  
Page 7

E. The developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the MCDOT Division of Traffic Engineering and Operations.

Thank you for the opportunity to review the design exception requests. If you have any questions or comments regarding this letter, please contact Mr. William Whelan, our Development Review Engineer for this project, at [william.whelan@montgomerycountymd.gov](mailto:william.whelan@montgomerycountymd.gov).

Sincerely,



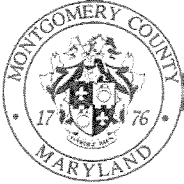
Gregory M. Leck, Manager  
Development Review Team  
Office of Transportation Policy

Attachments (Sight Distance Certifications)

M:\corres\FY16\Traffic\Active\12002095B, Century, MCDOT FINAL prelim plan ltr.doc

cc: Raymond Goins Century Technology Campus, LLC  
Ryan White Rodgers Consulting, Inc.  
Patrick O'Neil Lerch, Early, & Brewer  
Preliminary Plan folder  
Preliminary Plan letters notebook

cc-e: Atiq Panjshiri MCDPS RWPR  
Sam Farhadi MCDPS RWPR  
Bill Campbell MCDPS WRM  
Marie LaBaw MCFRS  
Gary Erenrich MCDOT OTP  
Carolyn Biggins MCDOT TS  
Stacy Coletta MCDOT TS  
Eric Willis MCDOT DTE/PAS  
Bruce Mangum MCDOT DTEO  
Mark Terry MCDOT DTEO  
Sandra Brecher MCDOT OTP  
William Whelan MCDOT OTP



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Century Preliminary Plan Number: 1-2002095B

Street Name: Century Boulevard Master Plan Road Classification: Business District Street (B-10)

Posted Speed Limit: 35 mph

Street/Driveway #1 ( Multi-Family Entrance (Driveway) ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 495' YES  
 Left 713' YES

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: Meets 400 ft. requirement  
Right: Median trees obstruct view at 495 ft.  
Left: Existing sign obstruction view at 713 ft.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

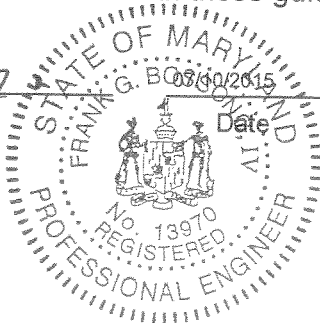
\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Frank G. B...  
 Signature

13970  
 PLS/P.E. MD Reg. No.



**Montgomery County Review:**

Approved  
 Disapproved:

By: WJL  
 Date: 12/01/15





**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Century Preliminary Plan Number: 1-2002095B

Street Name: Century Boulevard Master Plan Road Classification: Business District Street (B-10)

Posted Speed Limit: 35 mph

Street/Driveway #1 ( Existing North Entrance ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 751' YES  
 Left 591' YES

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: Meets 400 ft. requirement  
Right: Median trees obstruct view at 751 ft.  
Left: Existing sign obstructs view at 591 ft.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*Frank G. Bossong*  
 Signature  
 13970  
 PLS/P.E. MD Reg. No.



**Montgomery County Review:**

Approved  
 Disapproved:

By: *William J. ...*  
 Date: 12/07/15



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Century Preliminary Plan Number: 1-2002095B

Street Name: Century Boulevard Master Plan Road  
 Classification: Business District Street (B-10)

Posted Speed Limit: 35 mph

Street/Driveway #1 ( Main Entrance ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 714' YES  
 Left 467' YES

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: Meets 400 ft. requirement

Comments: \_\_\_\_\_

Right: Median trees obstruct view at 714 ft.

Left: Trees in planting strip obstructs view at 467 ft.

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

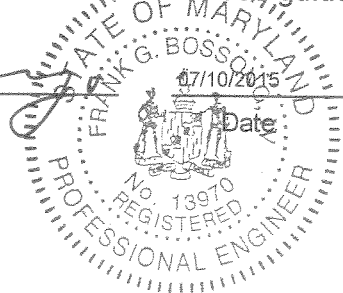
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

Joe P. [Signature]  
 Signature



13970  
 PLS/P.E. MD Reg. No.

**Montgomery County Review:**

Approved  
 Disapproved:

By: [Signature]  
 Date: 12/01/15



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Century Preliminary Plan Number: 1-2002095B

Street Name: Century Boulevard Master Plan Road Classification: Business District Street (B-10)

Posted Speed Limit: 35 mph

Street/Driveway #1 (Townhome Entrance) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet) OK?  
 Right 605' YES  
 Left 448' YES

Sight Distance (feet) OK?  
 Right \_\_\_\_\_  
 Left \_\_\_\_\_

Comments: Meets 400 ft. requirement  
Right: Trees in planting strip obstruct view at 751 ft.  
Left: View disappears beyond horizon of existing grade at 591 ft.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

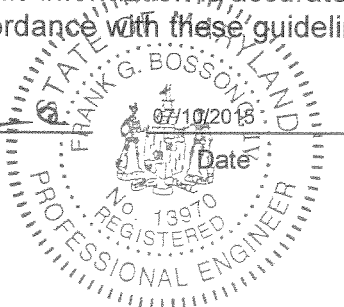
Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

*Frank G. Bossion*  
 Signature



13970  
 PLS/P.E. MD Reg. No.

**Montgomery County Review:**

Approved  
 Disapproved:  
 By: [Signature]  
 Date: 12/01/15



## DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Rabbiah Sabbakhan  
Director

January 24, 2024

Mr. Alex Torres, P.E.  
Kimley-Horn of DC  
100 New Jersey Ave SE  
Washington D.C. 20003

Re: **REVISED COMBINED STORMWATER  
MANAGEMENT CONCEPT/SITE  
DEVELOPMENT STORMWATER  
MANAGEMENT PLAN** for  
Century  
Preliminary Plan #: 12002095D  
SM File #: 289604 (previous 277535)  
Tract Size/Zone: 3.78 Acres  
Total Concept Area: 1.91 Acres  
Lots/Block: Lot 1 Block B  
Parcel(s): 0203803547  
Watershed: Seneca Creek  
Redevelopment (Yes/No): Yes

Dear Mr. Torres:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept **REVISION** of the 282887 dated April 11, 2018 for the above-mentioned site is **acceptable**. The plan proposes to meet required stormwater management goals via the use of Green Roof, Bioswale and Microbioretention.

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 project.
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



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

*Mr. Alex Torres, P.E.*  
*January 24, 2024*  
*Page 2 of 2*

unless specifically approved on the concept plan. Any divergence from the information provided to this 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 Etheridge, Manager  
Water Resources Section  
Division of Land Development Services

cc: Neil Braunstein  
SM File # 289604

ESD: Required/Provided 14,849 cf / 15,147 cf  
PE: Target/Achieved: 1.41"/1.50"  
STRUCTURAL: N/A cf  
WAIVED: N/A cf.



---

---

**Department of Permitting Services  
Fire Department Access and Water Supply Comments**

---

---

**DATE:** 02-Feb-16  
**TO:** Alexander Torres  
Kimley-Horn of DC  
**FROM:** Marie LaBaw  
**RE:** Century  
82003007B 12002095B

---

**PLAN APPROVED**

1. Review based only upon information contained on the plan submitted **05-Jan-16** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

**\*\*\* See Statement of Performance Based Design and Statement of Operations \*\*\***

**\*\*\* 7/18/2023 Amendments 32016002A, 12002095C, & 82003007F \*\*\***

**\*\*\* 1/2/2024 Amendment 12002095D: 20301 Century Blvd by Kimley-Horn of DC / Fire lane to be resubmitted for final processing when private access road is officially named \*\*\***



**MONTGOMERY COUNTY FIRE AND RESCUE SERVICE**

Date: December 29, 2023

**Fire Lane Establishment Order**

Pursuant to Section 22-33, Montgomery County Code, 1971, as amended, you are hereby notified that a Fire Lane has been established as described in this order. You are hereby ordered to post fire lane signs and paint curbs/pavement as identified below. When signs or paint work has been completed, this order will authorize the enforcement of this Fire Lane by appropriate police or fire officials. Compliance with this order must be achieved within 30 days of receipt when any of the following conditions are met:

- One or more structures addressed from the subject road are occupied;
- The road or accessway is available for use and at least one building permit for an address on the subject road has been issued; or
- The road or accessway is necessary fire department access.

**LOCATION:** 20301 Century Blvd., Germantown, MD 20874

---

Delineate all areas where indicated by signs and/or paint.

- SIGNS** -- (See attached diagram for location of sign placement)



(Red letters on white background)

Signs must be posted so that it is not possible to park a vehicle without being in sight of a sign. Signs may be no further apart than 100 feet.

- PAINT** -- (See attached diagram when painting is required)

Paint must be traffic yellow with lines of sufficient width to be readily identifiable/readable by motor vehicle operators.

---

Signature of Order Writer/I.D. #

Cc: Fire Code Enforcement Section  
Attachment: Fire Lane Diagram

FIRE LANE ESTABLISHMENT FORM

BUILDING OR SUBDIVISION NAME: \_\_\_\_\_

FIRE LANE LOCATION/ADDRESS: 20301 Century Blvd., Germantown, MD 20874

See attached drawing for designated fire lanes:

I have received the drawing and instructions for installing the designated fire lanes on property not owned by state or local government.

NAME AND TITLE OF PROPERTY REPRESENTATIVE

FTJ 20301 Century, LLC as managing member of  
NAME: SEP 20301 Century Blvd, LLC TITLE: Manager

by Franklin Cohen, manager  
SIGNATURE: Frank Cohen, manager

PHONE: 617-763-3451 DATE: 12/29/2023

ADDRESS (where processed order will be mailed):

651 Washington Street, Suite 200, Brookline, MA 02446

The designated fire lanes are the minimum necessary for fire/rescue access and are in accordance with Section 22-33 of the Fire Safety Code.

NAME: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

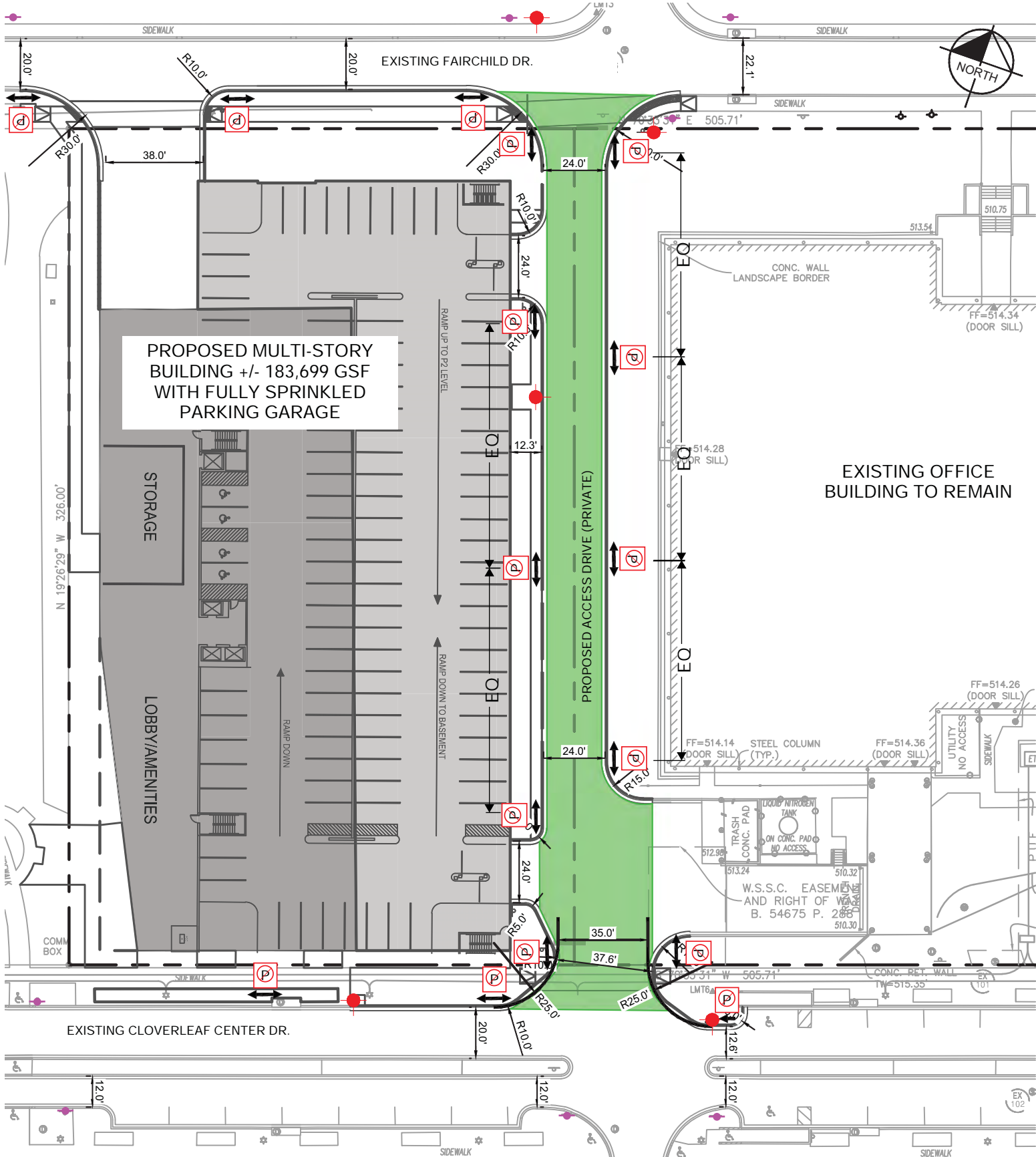
STA.#: \_\_\_\_\_ I.D.#: \_\_\_\_\_ DATE: \_\_\_\_\_

Comments: \_\_\_\_\_

Fire Lane Installed Per Order

NAME: \_\_\_\_\_ DATE: \_\_\_\_\_









**PROPOSED MULTI-STORY BUILDING +/- 183,699 GSF WITH FULLY SPRINKLED PARKING GARAGE**

**EXISTING OFFICE BUILDING TO REMAIN**

- NOTES:**
1. PROVIDE SIGNAGE IN ACCORDANCE WITH MONTGOMERY COUNTY FIRE AND RESCUE DOCUMENT "FIRE LANE REQUIREMENTS INFORMATION PACKET, PRIVATE STREETS" DATED MAY 2008
  2. EXISTING STREETS (CLOVERLEAF CENTER AND FAIRCHILD DRIVES) ARE EXISTING FIRE ACCESS ROUTES TO REMAIN.

**LEGEND**

- EXISTING FIRE HYDRANT TO REMAIN 
- FIRE LANE ACCESS ROUTE 
- PROPOSED FIRE LANE SIGN 
- EXISTING FIRE LANE SIGN TO REMAIN 

**20301 CENTURY BLVD**  
 PRELIMINARY PLAN  
 AMENDMENT #12002095D  
 MONTGOMERY COUNTY MD

**FIRE LANE PARKING RESTRICTION EXHIBIT**  
 DATE: DECEMBER 2023  
 SCALE: 1"=50'

**Kimley»Horn**  
 KIMLEY-HORN OF DC, LLC  
 1100 NEW JERSEY AVE SE STE 420  
 WASHINGTON DC 20003  
 202.919.3980

# E-FILE STAMP

SPACE RESERVED  
FOR DPS BATCH  
STAMP

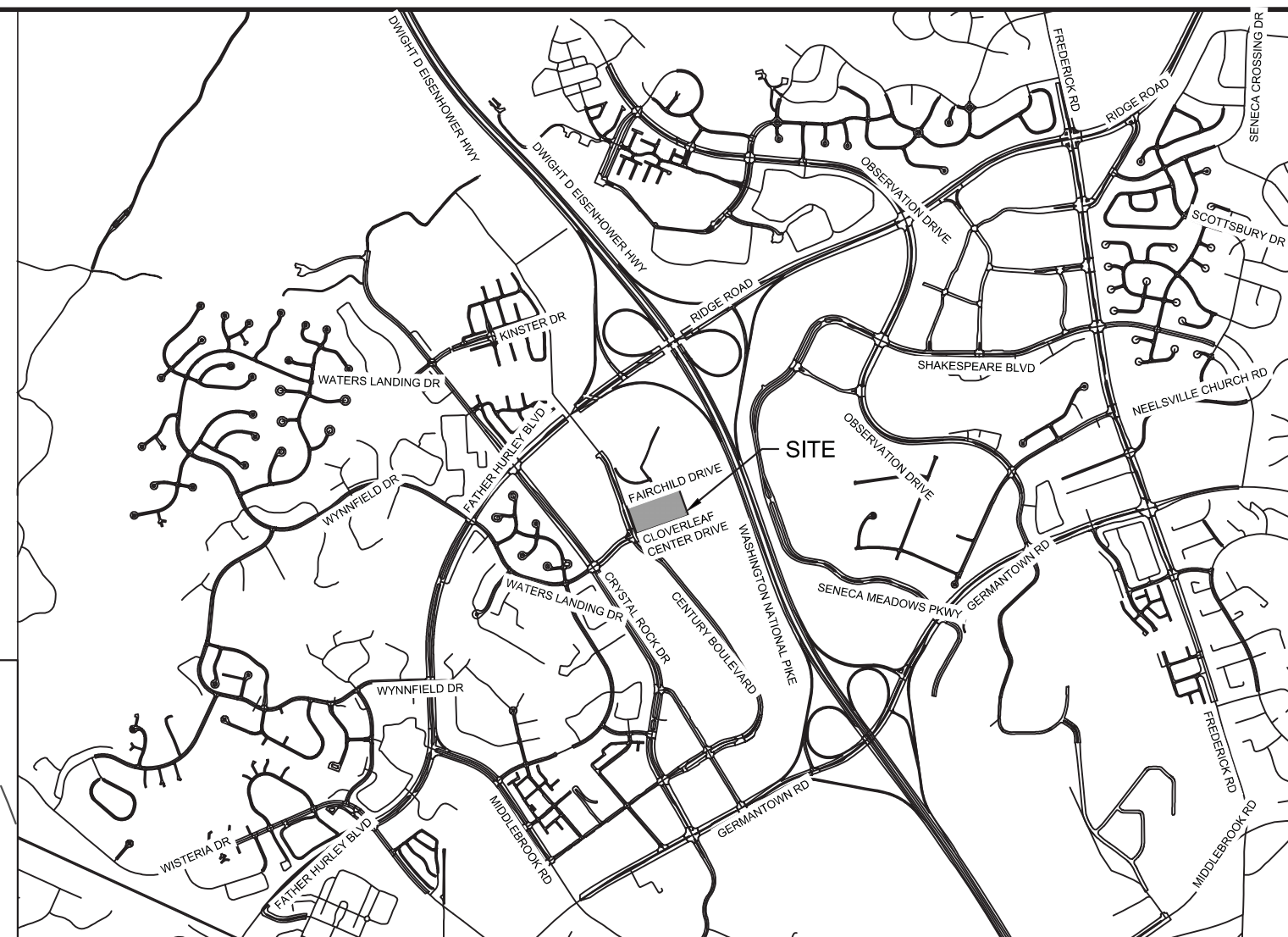
**PLAN PREPARER**  
KIMLEY-HORN OF DC, LLC  
1100 NEW JERSEY AVE SE STE 420  
WASHINGTON DC 20003  
202-919-3980

**PREPARED FOR:**  
SRP 20301 CENTURY BLVD LLC.  
BY: FTJ 20301 CENTURY LLC, ITS  
MANAGING MEMBER  
PHONE: (617)-763-3461  
CONTACT: FRANK COHEN

**DESIGN CONSULTANTS**  
**ARCHITECT**  
INTEC  
1800 M STREET NW STE 9,  
WASHINGTON, DC 20036  
PHONE: 202-776-9070  
CONTACT: KEITH SWITZER,  
AIA, CID

**ATTORNEY**  
MILES & STOCKBRIDGE  
1201 PENNSYLVANIA NW #900,  
WASHINGTON, DC 20004  
PHONE: 202-465-8414  
CONTACT: SCOTT C. WALLACE

**CIVIL ENGINEER**  
KIMLEY-HORN OF DC  
100 NEW JERSEY AVE SE  
WASHINGTON DC 20003  
202-919-3980  
CONTACT: ALEX TORRES, P.E.



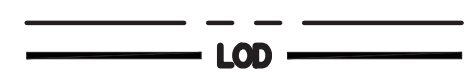
**VICINITY MAP**

GRAPHIC SCALE IN FEET  
0 1000 2000 4000

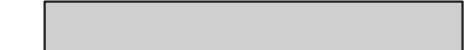


**LEGEND:**

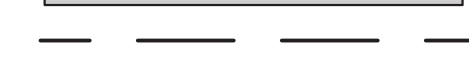
PROPERTY LINE  
LIMITS OF DISTURBANCE



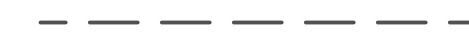
PROPOSED BUILDING



PROPOSED BUILDING OVERHANG



100' RADIUS FROM FIRE HYDRANT



EXISTING FIRE HYDRANT



FDC LOCATION



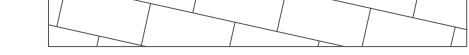
WATER LINE



FIRE ACCESS ROUTE



15' CLEARANCE AROUND BUILDING



**NOTES:**

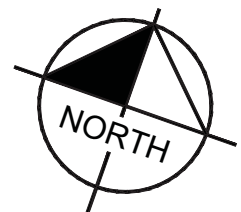
1. THERE ARE NO GROUND RETAIL PARKING SPACES PROPOSED WITH THIS PLAN.
2. ALL OBSTRUCTIONS WITHIN 15' OF THE BUILDING ARE LESS THAN 18" TALL AND MAY BE STEPPED OVER BY EMERGENCY RESPONDERS.
3. PROPOSED PARKING GARAGE WILL BE FULLY SPRINKLED

**FIRE CODE ENFORCEMENT**

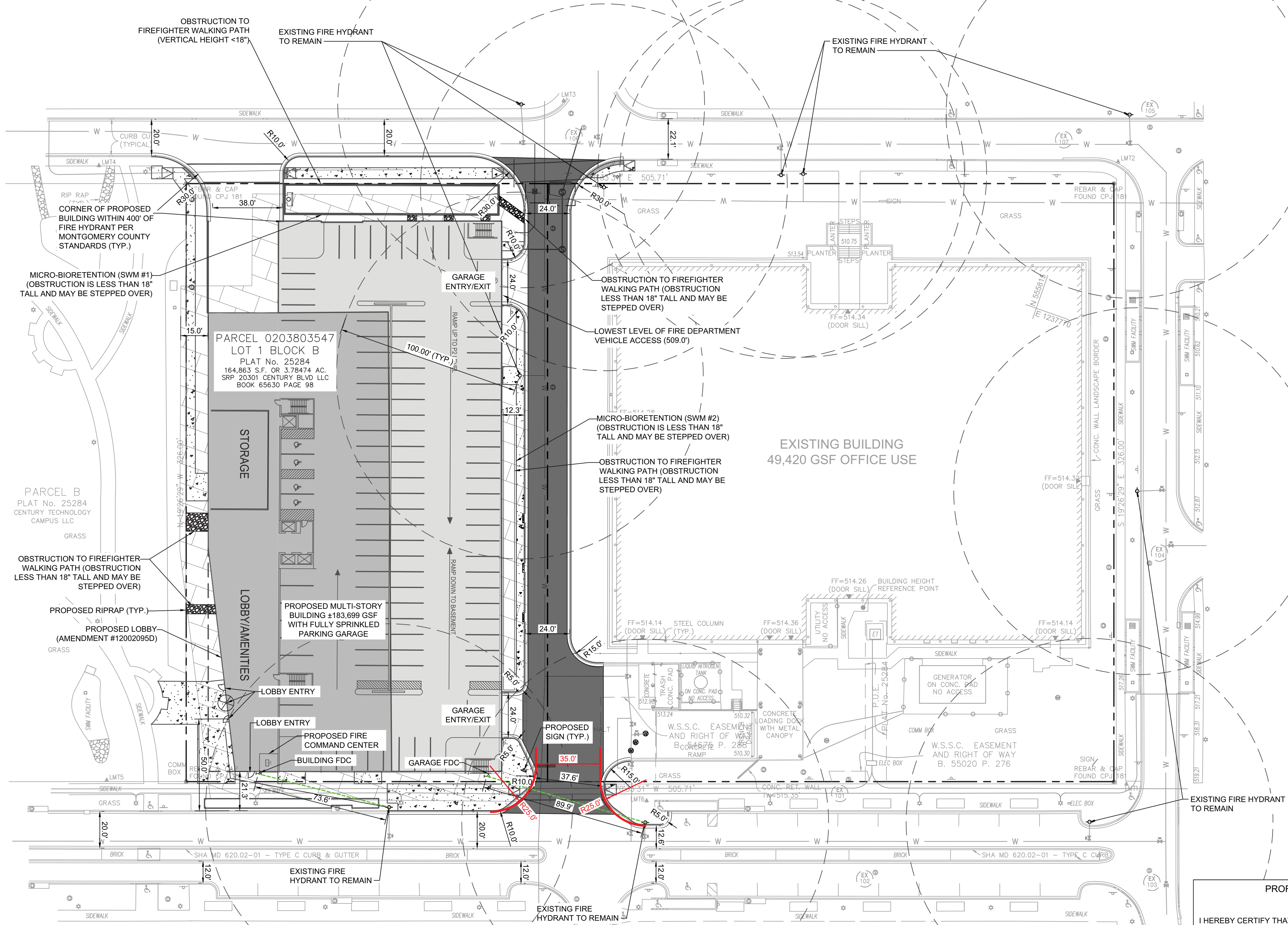
Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: *SAC* FM: 43 DATE: 1/2/2024



GRAPHIC SCALE IN FEET  
0 15 30 60



**PROFESSIONAL CERTIFICATION**

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

*PATC*  
SIGNATURE

12/29/2023  
DATE

PETER ALEXANDER TORRES  
PRINTED NAME

08/10/2024  
EXPIRATION DATE

TITLE: ENGINEER OF RECORD

LICENSE NO. 99750

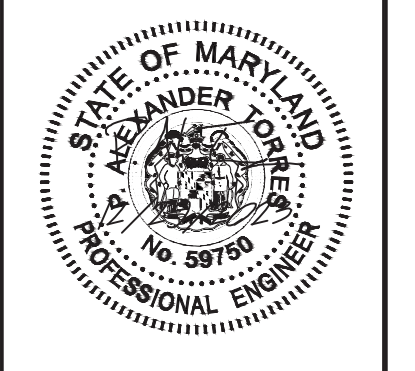
**DEVELOPER'S CERTIFICATION**

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF THE SITE PLAN APPROVAL NO. \_\_\_\_\_ INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S NAME: \_\_\_\_\_  
CONTACT PERSON: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED ON APPROVED BY ME, AND THAT I AM DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THAT STATE OF MARYLAND. LICENSE NO. 99750 EXPIRATION DATE 08/10/2024



NO.	REVISIONS	DATE	BY

**FIRE DEPARTMENT ACCESS PLAN**

**STORMWATER CONCEPT PLAN REVISION #289604**

20301 CENTURY BLVD  
PARCEL: 0203803547

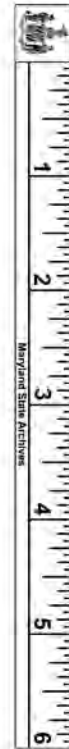
SUBDIVISION  
ELECTION DISTRICT #2  
MONTGOMERY COUNTY,  
MARYLAND  
WSSC GRID: 228N113  
TAX MAP: EU343

PRELIMINARY PLAN AMENDMENT #12002095D

DESIGNED BY PAT  
DRAWN BY EPR  
CHECKED BY KWA

SHEET NUMBER  
**C-202**

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**Surveyor's Certificate**

I hereby certify that the data shown hereon is correct; that it is a resubdivision of part of Parcel Z (Ownership Lot Z-1) and Parcel AA as shown on a plat of subdivision entitled "Subdivision Record Plat, Parcels Z & AA, Cloverleaf Center (a Resubdivision of Parcels X & Y - Plat No. 24888)" and recorded among the Land Records of Montgomery County, Maryland, as Plat No. 25081; being part of the property acquired by Century Technology Campus, LLC, a Delaware limited liability company, from Newtower Trust Company, as Trustee of the Newtower Trust Company Multi-Employer Property Trust, a collective investment fund, by deed dated December 21, 2012, and recorded among the Land Records of Montgomery County, Maryland, in Liber 45732 at folio 498; also being all of the property acquired by Nattan, LLC, a California limited liability company, (as to a 52.2% interest), DBD Properties, LLC, a Maryland limited liability company, (as to a 23.9% interest) and Germantown Partners, LLC, a Maryland limited liability company, (as to a 23.9% interest) from Century Technology Campus, LLC, by deed dated November 20, 2014, and recorded among the aforementioned Land Records in Liber 49500 at folio 33; and also all of the property acquired by Century Technology Campus, LLC from Nattan, LLC, (as to a 52.2% interest), DBD Properties, LLC, (as to a 23.9% interest) and Germantown Partners, LLC, (as to a 23.9% interest), by deed dated March 21, 2017, and recorded among the aforementioned Land Records in Liber 54036 at folio 222; and I further certify that once engaged as described in the owners certificate hereon, all property markers will be set as delineated hereon in accordance with the provisions of Section 50-24 (e) of the Montgomery County Code. The total area included on this plat is 423474 square feet or 9.72164 acres of land, of which none is dedicated to public use. The undersigned, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected hereon in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation 12.

5-8-2017  
 Date  
 Timothy P. Quinn  
 Professional Land Surveyor  
 Maryland Registration No. 20002  
 (License Expiration Date: 09-20-2018)



**Line Table**

Line	Bearing	Length
L1	N25°33'31"E	16.21'
L2	N19°26'29"W	1.37'
L3	N70°33'31"E	38.79'
L4	N49°55'50"E	6.58'
L5	N70°33'31"E	40.11'
L6	N49°55'50"E	24.33'
L7	N70°33'31"E	97.16'
L8	N19°26'29"W	61.00'
L9	N70°33'31"E	160.06'
L10	N19°26'29"W	61.00'
L11	N70°33'31"E	188.48'
L12	N19°26'29"W	61.00'
L13	N70°33'31"E	188.48'
L14	N19°26'29"W	61.00'
L15	N70°33'31"E	278.81'
L16	N70°33'31"E	278.82'

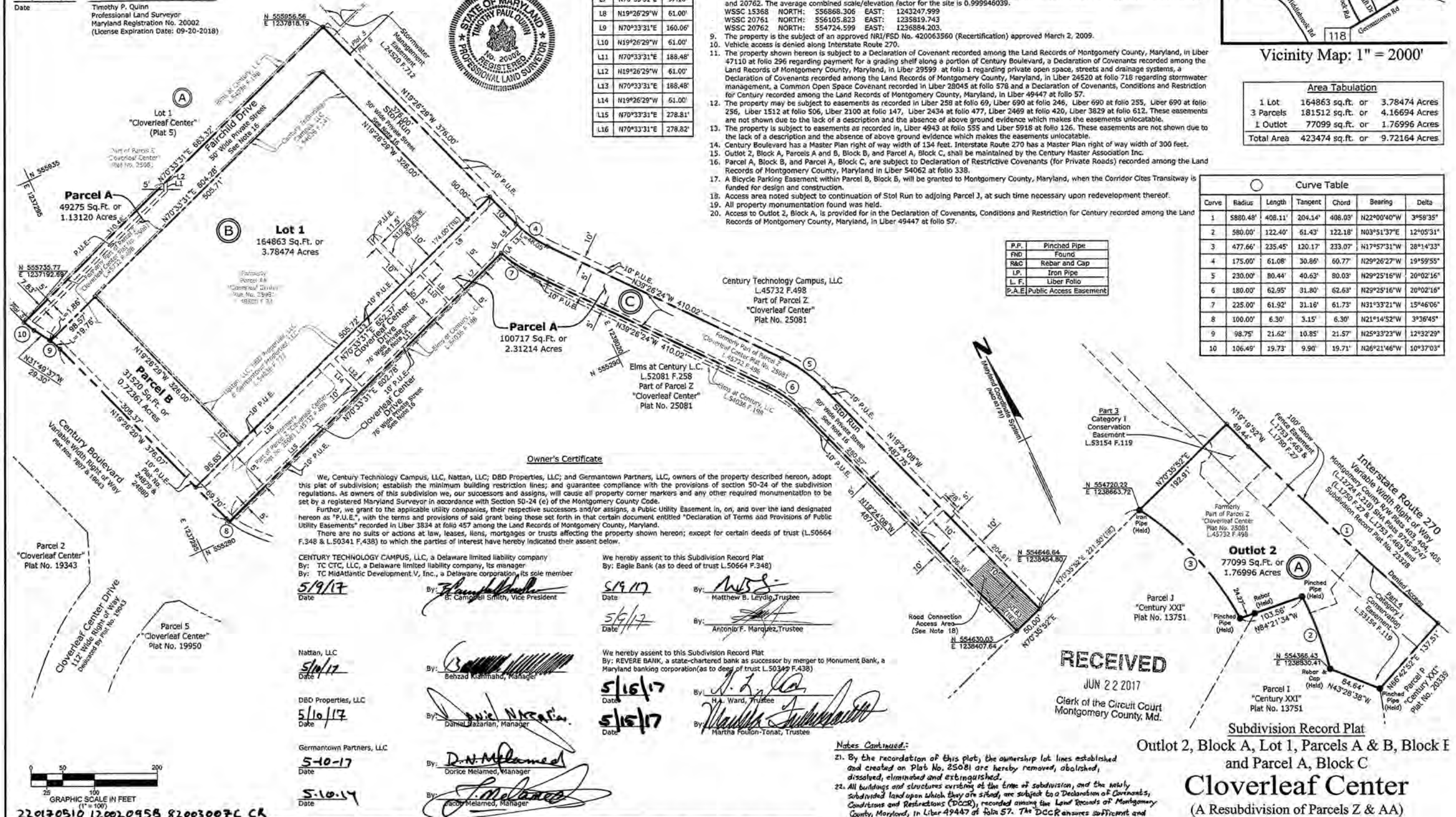
Plat No. 25284



Vicinity Map: 1" = 2000'

**Area Tabulation**

1 Lot	164863 sq.ft.	or	3.78474 Acres
3 Parcels	181512 sq.ft.	or	4.16694 Acres
1 Outlot	77099 sq.ft.	or	1.76996 Acres
<b>Total Area</b>	<b>423474 sq.ft.</b>	or	<b>9.72164 Acres</b>



- Notes:**
- This development is served by public water and sewer systems only.
  - This Plat: 3 Parcels, 1 Lot and 1 Outlot; Zoned: CR.
  - Tax Maps: E0343 (Grid E043) and E0563 (Grid E053), WSSC 200 Sheet Nos. 228NW12 and 228NW13.
  - All terms, conditions, agreements, limitations and requirements associated with any Preliminary Plan, Site Plan, Project Plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
  - This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
  - The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a final forest conservation plan and appropriate agreements prior to issuance of a sediment control permit.
  - This Property is limited to the uses and conditions of Preliminary Plan No. 12002095B, entitled "Century" and Site Plan No. 820030078, entitled "Century".
  - This survey is in the Maryland Coordinate System (NAD83/91, SPCS zone 1900, U.S. Survey Feet), based on GPS and conventional angle-and-distance observations. Controlling stations are Washington Suburban Sanitary Commission NAD83 Traverse Stations 15368, 20761, and 20762. The average combined scale/elevation factor for the site is 0.999946039.
  - WSSC 15368 NORTH: 556868.306 EAST: 1243247.999  
 WSSC 20761 NORTH: 556105.823 EAST: 1235819.743  
 WSSC 20762 NORTH: 554724.599 EAST: 1236884.203
  - The property is the subject of an approved NRI/FSO No. 420063560 (Recertification) approved March 2, 2009.
  - Vehicle access is denied along Interstate Route 270.
  - The property shown hereon is subject to a Declaration of Covenant recorded among the Land Records of Montgomery County, Maryland, in Liber 47110 at folio 296 regarding payment for a grading shelf along a portion of Century Boulevard, a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, in Liber 29599 at folio 1 regarding private open space, streets and drainage systems, a Declaration of Covenants recorded among the Land Records of Montgomery County, Maryland, in Liber 24520 at folio 718 regarding stormwater management, a Common Open Space Covenant recorded in Liber 28045 at folio 578 and a Declaration of Covenants, Conditions and Restriction for Century recorded among the Land Records of Montgomery County, Maryland, in Liber 49447 at folio 57.
  - The property may be subject to easements as recorded in Liber 258 at folio 69, Liber 690 at folio 246, Liber 690 at folio 255, Liber 690 at folio 256, Liber 1512 at folio 506, Liber 2100 at folio 147, Liber 2434 at folio 477, Liber 2469 at folio 420, Liber 3829 at folio 612. These easements are not shown due to the lack of a description and the absence of above ground evidence which makes the easements unlocatable.
  - The property is subject to easements as recorded in, Liber 4943 at folio 555 and Liber 5918 at folio 126. These easements are not shown due to the lack of a description and the absence of above ground evidence which makes the easements unlocatable.
  - Century Boulevard has a Master Plan right of way width of 134 feet. Interstate Route 270 has a Master Plan right of way width of 300 feet.
  - Outlot 2, Block A, Parcels A and B, Block B, and Parcel A, Block C, shall be maintained by the Century Master Association Inc.
  - Parcel A, Block B, and Parcel A, Block C, are subject to Declaration of Restrictive Covenants (for Private Roads) recorded among the Land Records of Montgomery County, Maryland, in Liber 54062 at folio 338.
  - A Bicycle Parking Easement within Parcel B, Block B, will be granted to Montgomery County, Maryland, when the Corridor Cites Transitory is funded for design and construction.
  - Access area noted subject to continuation of Stol Run to adjoining Parcel J, at such time necessary upon redevelopment thereof.
  - All property monumentation found was held.
  - Access to Outlot 2, Block A, is provided for in the Declaration of Covenants, Conditions and Restriction for Century recorded among the Land Records of Montgomery County, Maryland, in Liber 49447 at folio 57.

**Legend**

P.P.	Pinched Pipe
FD	Found
R&C	Rebar and Cap
IP	Iron Pipe
L.F.	Liber Folio
P.A.E.	Public Access Easement

**Curve Table**

Curve	Radius	Length	Tangent	Chord	Bearing	Delta
1	5880.48'	408.11'	204.14'	408.03'	N22°00'40"W	3°58'35"
2	580.00'	122.40'	61.43'	122.18'	N03°51'37"E	12°05'31"
3	477.66'	235.45'	120.17'	233.07'	N17°57'31"W	28°14'33"
4	175.00'	61.08'	30.86'	60.77'	N29°26'27"W	19°59'55"
5	230.00'	80.44'	40.63'	80.03'	N29°25'16"W	20°02'16"
6	180.00'	62.95'	31.80'	62.63'	N29°25'16"W	20°02'16"
7	225.00'	61.92'	31.18'	61.92'	N31°33'21"W	15°46'06"
8	100.00'	6.30'	3.15'	6.30'	N21°14'52"W	3°38'45"
9	98.75'	21.62'	10.85'	21.57'	N25°33'23"W	12°32'29"
10	106.49'	19.73'	9.90'	19.71'	N26°21'46"W	10°37'03"

22070510 12002095B 82003007C CR

The Maryland-National Capital Park and Planning Commission  
 Montgomery County Planning Board

Approved June 15 2017  
 [Signature] Asst. Secretary-Treasurer

Montgomery County Department of Permitting Services  
 Approved 6-1-2017  
 [Signature] Director

Drawn SLL  
 Computed SLL  
 Checked SLL  
 Date Recorded  
 Plat No.

**RODGERS CONSULTING**  
 1947 Century Boulevard, Suite 200, Germantown, Maryland 20874  
 Ph: 301.948.4700, Fax: 301.948.6256, www.rodgers.com

Notes Continued:  
 21. By the recordation of this plat, the ownership lot lines established and created on Plat No. 25081 are hereby removed, abolished, dissolved, eliminated and extinguished.  
 22. All buildings and structures existing at the time of subdivision, and the newly subdivided land upon which they are sited, are subject to a Declaration of Covenants, Conditions and Restrictions (DCCR), recorded among the Land Records of Montgomery County, Maryland, in Liber 49447 at folio 57. The DCCR ensures sufficient and perpetual ingress and egress to, from and for each existing building and structure, and the right to maintain each building, structure and its associated mechanical, electrical, plumbing, fuel gas, or fire safety system as required by all codes adopted by Montgomery County.

Subdivision Record Plat  
 Outlot 2, Block A, Lot 1, Parcels A & B, Block E  
 and Parcel A, Block C  
**Cloverleaf Center**  
 (A Resubdivision of Parcels Z & AA)  
 Clarksburg (2nd) Election District  
 Montgomery County, Maryland  
 Scale: 1"=100' December, 2016

Plat No. RCI Job No.: 04 MNCPPC Plat No. 2201702

**ATTACHMENT G: DRAFT AMENDED CONDITIONS FOR RESOLUTION**

1. [CONDITION DELETED]
2. This Preliminary Plan Amendment is limited to 2,253,153 sq. ft. of total development (1,248,970 sq. ft. of residential and 1,004,183 sq. ft. of commercial) on 51.7 acres. This amendment is specifically limited to the following:
  - a) Phases I-A and I-B (previously constructed):  
Limited to a maximum of 902,530 square feet of residential uses, consisting of 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 25% moderately priced dwelling units (“MPDUs”). Commercial uses are limited to 49,420 square feet of Research and Development uses (existing Thermo Fisher Scientific site) on approximately 2.31 acres (Lot 5A, Block B as depicted on the Certified Preliminary Plan).
  - b) Phase I-C (approved as part of this Preliminary Plan No. 12002095D)  
Limited to a maximum of 0.89 FAR consisting of 1,301,203 square feet of total development on 51.7 acres.
    - i) 340,000 sq. ft. of Research and Development as defined by Section 3.5.8.C of the Zoning Ordinance on Lot 5, Block A;
    - ii) 177,000 sq. ft. of Office as defined by Section 3.5.8.B of the Zoning Ordinance on Lot 5, Block A;
    - iii) 199,580 sq. ft. of Hotel, Motel as defined by Section 3.5.6 of the Zoning Ordinance on Lot 6, Block A;
    - iv) 48,550 sq. ft. of Retail/Service Establishment (15,001-50,000 SF) as defined by Section 3.5.11.B of the Zoning Ordinance on Lot 7, Block A;
    - v) 346,440 sq. ft. (233 dwelling units) of Multi-Unit Living as defined by 3.3.1.E of the Zoning Ordinance, including 20% MPDUs, on Lot 7, Block A; and
    - vi) 189,633 sq. ft. of Life Sciences and Research and Development as defined by Section 3.5.8 of the Zoning Ordinance on 1.47 acres (Lot 5B, Block B as depicted on the Certified Preliminary Plan).
3. The Applicant must comply with the binding elements and conditions of approval for Sketch Plan Amendment No. 32016002A, approved at the same time as this Application.
4. The Planning Board accepts the recommendations of MCDPS – Water Resources Section in its revised stormwater management concept letter dated January 24, 2024, 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 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 MCDPS, Fire Department Access and Water Supply Section approval dated January 2, 2024, 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 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 shown 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. Before the release of the second above ground building permit in Phase I-C, the design for any traffic signal improvement shall be reviewed and approved by MCDOT and Planning staff. The Applicant must pay the full cost of installation as determined by paid invoice to MCDOT if the signal is installed by others prior to the issuance of the Use and Occupancy Certificate. Before issuance of any Use and Occupancy Certificate for the second building in Phase I-C, the

Applicant must install a traffic signal, as approved by MCDOT Division of Traffic Engineering and Operations at the intersection of Century Boulevard and Cloverleaf Center Drive/Private Street B.

11. Before issuance of the use and occupancy permit for the first building for either Research & Development/Office Building C1 or C2 as shown on the Certified Preliminary Plan, the Applicant must install a traffic signal at the intersection of Crystal Rock Drive/Cloverleaf Center Drive/Waters Landing Drive. If the traffic signal is installed by others before the issuance of the first building permit, the Applicant must pay the full cost of installation as determined by paid invoice to MCDOT.
12. Before issuance of the use and occupancy permit for the second building for either Research & Development/Office Building C1 or C2 as shown on the Certified Preliminary Plan, the Applicant must construct a second northbound right turn lane on Crystal Rock Drive at Father Hurley Boulevard.
13. [CONDITION DELETED]
14. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated February 13, 2024, and hereby incorporates them as conditions of the Preliminary Plan Amendment approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Preliminary Plan 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. [CONDITION DELETED]
26. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated June 15, 2023, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Preliminary Plan approval.
27. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
28. The Applicant must receive approval from MCDOT and Planning Staff for final designs of one of two frontage improvements listed below in paragraphs a) and b). The timing of ultimate construction is determined by Condition 23 of Site Plan 82003007F.
  - a) A road diet design with bike lanes on Century Boulevard with 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 of Century Boulevard with Aircraft Drive to 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.
    - iv) Traffic analysis showing that the improvement will meet safety and congestion standards. OR
  - b) Designs for a minimum 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 as measured from the curb edge in the ultimate location of the cross section for Century Boulevard with a parallel minimum eight-foot-wide asphalt sidepath. The bike lanes and sidepath must be separated by a minimum four-foot-wide buffer. The existing 12-foot-wide asphalt sidepath may be retained to partially fulfill this requirement for the sidepath. The existing six-foot-wide sidewalk may be retained.
29. The record plat must reflect all areas under common ownership.
30. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

31. The Preliminary Plan will remain valid for six (6) years from its initiation date (as defined in Montgomery County Code Section 50.4.2.G), and before the expiration date of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded in the Montgomery County Land Records or a request for an extension filed. Phase 1-C of the Preliminary Plan will be implemented in two stages: Stage 1 is multi-family buildings G and H and Stage 2 is commercial buildings C1/C2, D and E.
32. The Adequate Public Facilities (“APF”) review for Stage 1 of the Preliminary Plan Amendment will remain valid for 85 months from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5) and Stage 2 will remain valid for 145 months from the initiation date.
33. Before submittal of the Certified Preliminary Plan, the Applicant must make the following changes:
  - a) Remove all references to an ownership lot from Lot 7, Block A.
  - b) Remove bicycle parking reference for restaurant uses from Data Table.
34. The Adequate Public Facilities (“APF”) exemption for stage 3 for 189,633 square feet of bioscience use will remain valid for 36 months from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5) or as allowable in the Growth and Infrastructure Policy.
35. At time of Site Plan Amendment Application, the Applicant must submit a Final Forest Conservation Plan Amendment to incorporate the overall Century Development showing existing, approved, and proposed construction.
36. Prior to the approval of the Site Plan for the Subject Property, the Applicant must provide designs for review and approval by Planning Staff and the Montgomery County Department of Transportation, in coordination with Planning Staff and DPS, for the following improvements and illustrate them on the Site Plan:
  - a) Removal of the southbound right turn lane at the Century Boulevard and Cloverleaf Center Drive intersection.
  - b) Modification to the existing raised pedestrian refuge island/pork chop island for enhanced pedestrian safety.
  - c) Integration of a four-way stop sign at the intersection of Century Boulevard and Cloverleaf Center Drive.
  - d) Improved pedestrian crossings at the four-way intersection of Century Boulevard / Cloverleaf Center Drive, to be compliant with design standards for protected intersections and ADA accessibility; pedestrian crossings should contain a minimum of 6 ft., with pedestrian refuge islands on all four medians.
  - e) Installation of conduit in anticipation of a future traffic signal at Century Boulevard / Cloverleaf Center Drive.
  - f) Replacement of eastbound right turn lane on Cloverleaf Center Drive with a curb extension and grass buffer.