

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Date Mailed:

April 16, 2024

MCPB No. 24-038

Preliminary Plan Amendment No. 12002095D

Century

Date of Hearing: March 14, 2024

RESOLUTION

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

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

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

WHEREAS, following the approval of Preliminary Plan No. 12002095A, the Subject Property was rezoned from I-3 to TMX-2 and then from TMX-2 to CR-2.0, C-1.25, R-1.0, H-145T within the Germantown Transit Mixed Use Overlay Zone and the 2009 *Germantown Employment Area Sector Plan* (“Sector Plan”) area; and

WHEREAS, on March 17, 2016, the Planning Board approved an amendment, Preliminary Plan No. 12002095B (MCPB No. 15-161), to create 160 townhouse lots, three 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 outlot for a forest conservation/natural area, and one outlot for stormwater management on the Subject Property; and

WHEREAS, on December 21, 2023, the Planning Board approved an amendment, Preliminary Plan No. 12002095C (MCPB No. 23-085), 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-floor

2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605

www.montgomeryplanningboard.org | mcp-chair@mncppc.org

Approved as to

Legal Sufficiency: /s/ Matthew Mills

M-NCPPC Legal Department

hotel buildings (154 rooms), and two new six-floor multi-family/retail buildings (233 dwelling units) on 51.7 acres on the Subject Property; and

WHEREAS, on October 18, 2023, SRP 20301 Century Blvd., LLC (“Applicant”) filed an application for approval of an amendment to the previously approved preliminary plans 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 on the Subject Property; and

WHEREAS, Applicant’s application to amend the preliminary plan was designated Preliminary Plan Amendment No. 12002095D, Century (“Preliminary Plan,” “Amendment,” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated March 1, 2024, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on March 14, 2024, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Vice Chair Pedoeem, seconded by Commissioner Bartley, with a vote of **5-0**; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick and Linden voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Preliminary Plan Amendment No. 12002095D 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) by modifying prior Conditions 1, 2, 4, 5, 14 and adding three new conditions. However, all conditions are restated and set forth below and these conditions supersede and replace in their entirety all prior conditions:¹

Restated Conditions

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

¹ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

- 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 has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (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, except for Condition 3.d, 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 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 hard box and traffic light conduit at all four legs of the Century Boulevard / Cloverleaf Center Drive intersection in anticipation of a future traffic signal and add a note that design and installation of the conduit is predicated on the Applicant or adjacent land owner paying the cost of the improvement to MCDOT and MCDOT providing reimbursement for the aforementioned improvement. The Applicant is not required to design and install conduit if a reimbursement for the expense is not possible.
 - f) Replacement of eastbound right turn lane on Cloverleaf Center Drive with a curb extension and grass buffer.

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

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

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 approved 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 and frontage and can accommodate the existing Thermo Fisher building and the approved life science and research and development building, which can reasonably meet the width and setbacks requirements within the zone. The Application is approved 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 which have recommended approval.

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

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 approved 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 and state the following:

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

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

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 approved 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 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. Manekin West replaces a previous master planned alignment for the now defunct Corridor Cities Transitway (CCT).

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

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 approves 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 feet, 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. At the Planning Board hearing, the Board voted to modify Condition 3.d of MCDOT's letter consistent with modified Condition 36.e of this Resolution.
 - 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 will 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 approved 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 will 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 approved 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. 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. 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.

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is

April 16, 2024

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

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Hedrick, seconded by Vice Chair Pedoeem, with a vote of 5 -0, Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor at its regular meeting held on Thursday, April 11, 2024, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board