

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

April 1, 2025

MCPB No. 25-025

Sketch Plan Amendment No. 32019007A

***Wilgus II at Northpark***

Date of Hearing: February 27, 2025

## **RESOLUTION**

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

WHEREAS, on August 1, 2019, the Planning Board, by Resolution MCPB No. 19-106, approved the Wilgus Sketch Plan No. 320190070 for a mixed-use development with up to 1,274,498 square feet of total development, with up to 1,025,789 square feet of multi-family and townhouse residential uses and up to 248,709 square feet of commercial uses on 16.64 acres of land split-zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75, and CRN-0.75, C-0.0, R-0.75, H-50, on the property generally bound by Montrose Road to the north, Towne Road to the east, Josiah Henson Parkway to the south, and East Jefferson Street to the west, and was formerly known as Part of Parcel N (N273, N279, and N231), Parcel Q (N208), and Parcel R (N174), in the Washington Science Center Subdivision (“Subject Property”), located within the Rockville Pike-Montrose North district of the 2018 *White Flint 2 Sector Plan* (“Sector Plan”) area; and

WHEREAS, on October 25, 2024, Wilgus Montrose Associates, LLC and Tri Pointe Homes DC Metro Inc. (“Applicant”) filed an application for approval of an amendment to the previously approved sketch plan to revise public benefit points and decrease the overall project density from 1,274,498 square feet (1.76 FAR) to 1,030,662 square feet (1.43 FAR) for residential only and eliminate 248,709 square feet of ground floor commercial density on the Subject Property; and

WHEREAS, Applicant’s application to amend the sketch plan was designated Sketch Plan No. 32019007A, Wilgus II at Northpark (“Amendment,” or “Application”); and

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2425 Reedie Drive, Floor 14, Wheaton, MD 20902 | Phone: 301-495-4605  
[www.montgomeryplanningboard.org](http://www.montgomeryplanningboard.org) | [mcp-chair@mncppc.org](mailto:mcp-chair@mncppc.org)

Approved as to  
Legal Sufficiency:

/s/ Emily Vaias  
M-NCPPC Legal Department

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated February 14, 2025, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on February 27, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Linden, 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 Sketch Plan No. 32019007A to revise public benefit points and for construction of up to 1,030,662 square feet of multi-family and townhouse residential uses on the Subject Property by adding and modifying the following conditions:<sup>1</sup>

A. Binding Elements.

As originally approved, the following site development elements are binding under Section 59-7.3.3.F of the Montgomery County Zoning Ordinance and with this Application, the following site development elements are amended:

1. Maximum density and height;
2. Approximate location of lots and public dedications;
3. General location and extent of public open space;
4. General location of vehicular access points; and
5. Public benefit schedule.

All other elements are illustrative and subject to refinement at the time of site plan.

B. Conditions. This approval is subject to the following modified Conditions Nos. 1, 3 and 7 which supersede and replace in their entirety Conditions Nos. 1, 3 and 7 from the original Sketch Plan No. 320190070, and all other conditions remain in full force and effect:

1. Density

The Sketch Plan is limited to a maximum of 1,030,662 square feet of total development on the Subject Property, for residential uses.

3. Incentive Density

The development must be constructed with the public benefits listed below, unless modifications are made under Section 59.7.3.3.I. Total points must equal at least 100 and be chosen from at least four categories as required by Section 59.4.5.4.A.2. The

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

requirements of Division 59.4.7.1 and the *CR Zone Incentive Density Implementation Guidelines* must be fulfilled for each public benefit. Final points and phasing will be approved at Site Plan.

- a. Major Public Facility achieved through:
  - i. Proportional financial contribution towards a school or a park with athletic fields within the Sector Plan area, with details to be determined when the Phase I site plan is approved.
  - ii. Dedication and construction of a public park identified on the Sketch Plan as the Central Public Park, subject to Parks Department review and approval of the proposed dedication.
  - iii. Provision of a bike share station.
- b. Transit Proximity achieved through the Property's location within 1/4 and 1/2 mile, and 1/2 and 1 mile of the proposed north entrance to the North Bethesda Metrorail station on Rockville Pike (Level 2).
- c. Connectivity and Mobility achieved by providing advanced dedication and through-block connection.
- d. Diversity of Uses and Activities achieved by providing 15% of the residential units as Moderately Priced Dwelling Units (MPDUs).
- e. Quality of Building and Site Design achieved through public open space.
- f. Protection and Enhancement of the Natural Environment achieved through building lot terminations (BLTs).

7. Future Coordination for Preliminary Plan(s) and Site Plan(s)

In addition to any other requirements for Preliminary Plans under Chapter 50 and Site Plans under Chapter 59, the following must be addressed when filing a Preliminary Plan or Site Plan:

- a. Provision of appropriate architectural treatments to all building façades facing the public right-of-way.
- b. Dedication of right-of-way along the Subject Property's frontage to the centerline consistent with the *White Flint 2 Sector Plan* and County Bicycle Master Plan as modified by the approved Parking Lots to Places: Urban Design Guidelines for Rock Spring & White Flint 2 Sector Plans dated July 2019.
- c. Execution of Traffic Mitigation Agreement (TMAg) with the Planning Board and Montgomery County Department of Transportation (MCDOT).
- d. [Deleted]
- e. Provision of landscape plan(s) to address incorporating substantial plantings of street trees and trees in open spaces to the extent feasible.
- f. Incorporation of street design features that support Vision Zero objectives for safe, pedestrian-oriented streets.
- g. Provision of additional pedestrian connections to other proposed open space areas through design including formal pathways, materials and lighting.

- h. Evaluation of a small dog park or dog run within the park identified on the Sketch Plan as the Central Public Park as a community amenity.
- i. [Deleted]
- j. [Deleted]
- k. Minimization of parking to the extent feasible.
- l. Continuation of coordination on the design and layout of townhouses and proposed private road through the western portion of the Property.
- m. Continuation of discussion and coordination with MCDOT and Planning Staff on the proposed private road between the two north/south running public roads.
- n. Provision of a warrant analysis assuming future volumes at Montrose Parkway and Stonehenge Place.
- o. Provision of an operational analysis for stop control options at the future intersection of Montrose Road and Stonehenge Place. The operational analysis should include signalization options that coordinate with the nearby signalized intersection of Montrose Road and the Greater Washington Jewish Community Center driveway.
- p. Provision of flush pedestrian and bicycle facility crossings over the “Street C” driveways at Montrose Road and Montrose Parkway, as well as the garage entry on Montrose Road. Where appropriate, provide protected intersections abutting the Subject Property per the 2018 Bicycle Master Plan. These improvements are subject to necessary approvals by MCDOT, MCDPS, and SHA, as appropriate.
- q. Continuation of coordination on the design and grade of pedestrian and bicycle facility crossings over Stonehenge Place at Montrose Parkway, to include MCDOT and MCDPS, as appropriate.
- r. Provision of streetscape details that enhance pedestrian safety and walkability for major roads along the Subject Property’s frontage.
- s. Provision of ADA compliant internal pedestrian connections.
- t. Provision of the required number and type of bicycle parking spaces.
- u. Explore preservation of specimen trees within the buffer separating Cherington townhouses and the proposed development.
- v. Evaluation of undergrounding utilities within all public rights-of-way, unless there is a Capital Improvement Program (CIP) project that is already undergrounding the utilities.
- w. At the time of the Preliminary Plan amendment and Phase II Site Plan, the Final Forest Conservation Plan No. 820210080 must be amended.
- x. Submit an updated noise analysis.

- y. Incorporate the 2018 *White Flint 2 Sector Plan*'s environmental sustainability recommendations into the Phase II Site Plan, such as providing multiple layers of native vegetation in landscaping, maximizing pervious areas wherever feasible, increasing forest and tree cover, using native plants, and encouraging green features (soft landscaping).
- z. Relocate the existing bus stop on Montrose Road east of Streamline Drive.
- aa. Explore providing an entryway and porch on the side elevations of the townhomes along Streamline Drive and the townhouse block west of the Eastern Urban Plaza to activate the internal street and public realm.
- bb. Explore replacing the stormwater management with the green lawn that is located at the intersection of Streamline Drive and Stonehenge Place with seating and lighting elements to activate the green space.

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

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

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

a. Development Standards

The Subject Property includes approximately 16.5 acres zoned CR-2.0, C-1.0, R-1.5, H-200, CR-2.0, C-0.25, R-1.75, H-75, and CRN-0.75, C-0.0, R-0.75, H-50. The data table below demonstrates the Application's conformance to the applicable development standards of the zones.

*Table 1: Project Data Table for CR & CRN Zones, Optional Method*

<b>Development Standard</b>	<b>Previously Approved Sketch Plan No. 320190070</b>	<b>Approved with Sketch Plan Amendment No. 32019007A</b>
<b>Tract Area</b>	725,023 sq. ft. (16.64 ac.)	721,165 sq. ft. (16.56 ac.)
<b>CR-2.0, C-1.0, R-1.5, H-200</b>	410,253 sq. ft.	410,253 sq. ft.
<b>CR-2.0, C-0.25, R-1.75, H-75</b>	174,332 sq. ft.	174,332 sq. ft.
<b>CRN-0.75, C-0.0, R-0.75, H-50</b>	140,438 sq. ft.	140,438 sq. ft.
<b>Tract Area - Prior Dedication</b>	163,895 sq. ft. (3.76 ac.)	160,010 sq. ft. (3.67 ac.)
<b>Tract Area - Proposed Dedication</b>	16,480 sq. ft. (0.38 ac.)	38,023 sq. ft. (0.87 ac.)
<b>Site Area<sup>2</sup></b>	544,648 sq. ft. (12.49 ac.)	523,132 sf. (12.01 ac.)
<b>Mapped Density Residential (GFA/ FAR)</b>	1,025,789 sq. ft. (1.41 FAR)	1,030,662 sq. ft. (1.43 FAR)
<b>CR-2.0, C-1.0, R-1.5, H-200</b>	615,380 sq. ft.	542,720 sq. ft.
<b>CR-2.0, C-0.25, R-1.75, H-75</b>	305,082 sq. ft.	382,249 sq. ft.
<b>CRN-0.75, C-0.0, R-0.75, H-50</b>	105,329 sq. ft.	105,693 sq. ft.
<b>Mapped Density Commercial (GFA/FAR)</b>	248,709 sq. ft. (0.34 FAR)	0 sq. ft. (0 FAR)
<b>Total Mapped Density (GFA/FAR)</b>	1,274,498 sf. (1.76 FAR)	1,030,662 sq. ft. (1.43 FAR)
<b>MPDUs</b>	15%	15%
<b>Building Height, max average</b>	Varies (50-200 ft. <sup>3</sup> )	Varies (50-200 ft. <sup>4</sup> )
<b>Public Open Space (min s.f.)</b>	1.4 acres (11%) (60,984 sq. ft.)	1.56 acres (12%) (68,001 sq. ft.)
<b>Eastern Urban Plaza</b>	0.44-acres (19,166 sq. ft.)	0.60-acres (26,052 sq. ft.)
<b>Central Public Park</b>	0.75 acres (32,647 sq. ft.)	0.75 acres (32,647 sq. ft.)
<b>Western Park</b>	0.21 acres (9,302 sq. ft.)	0.21 acres (9,302 sq. ft.)

<sup>2</sup> Site area is determined by tract area minus any previous and proposed dedications.

<sup>3</sup> For building height, up to 200 feet was approved for land in the CR-2.0, C-1.0, R-1.5, H-200 zoning district; up to 75 feet was approved for land in the CR-2.0, C-0.25, R-1.75, H-75 zoning district, and up to 50 feet was approved for land in the CRN-0.75, C-0.0, R-0.75, H-50.

<sup>4</sup> Up to 60 feet in height is proposed for the back-to-back two-unit dwellings located within the CR-2.0, C-1.0, R-1.5, H-200 and CR-2.0, C-0.25, R-1.75, H-75 zoning districts.

b. General Requirements

i. *Site Access*

Site access will be satisfied through public roads and private alleys.

ii. *Parking, Queuing, and Loading*

The dwelling units will be served by off-street and on-street parking throughout the site.

iii. *Open Space and Recreation*

The Amendment maintains the previously approved open spaces and increasing the size of the Eastern Urban Plaza. Recreation facilities will be addressed with the associated Site Plan.

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

The Sector Plan identified the Wilgus Property and indicated that “undeveloped portions of the Wilgus property have the greatest potential for new development. Redevelopment in this area would serve as an important link between the Executive Boulevard District and the Pike & Rose development” (p.37). The Sector Plan envisions the Wilgus properties contributing to a walkable, pedestrian friendly environment, which is already underway with 107 townhomes, 34 two-over-twos, and related park and amenity facilities under construction within Phase I of the Project.

Specifically, for the Wilgus property, the Sector Plan notes that the “land use and zoning recommendations for the Wilgus property will permit greater intensities and building heights via the CR Zone on the eastern portion, and lower heights and densities via the CRN Zone on the western portion adjacent to the existing Cherington townhouses. At least 1.25 acres of open space should be provided in the Wilgus property when it is developed, either on the area south of the existing townhouses and/or as a neighborhood green on the central or eastern portion of the Wilgus property. If the area south of the Cherington townhouses is developed with residential units, there should be appropriate transitions between the two communities, including landscaping”.

The Sketch Plan Amendment will replace the previously approved mid-rise and high-rise residential at the eastern end of the site – which the Sector Plan envisioned as high density – with two-unit dwellings. The Applicant has justified the shift in unit type due to current market conditions.

The reimagined dwellings on the eastern portion of the Property would be four stories and up to 60-feet in height, making them taller than the townhouses on the central portion of the Site that are 50-feet. This height difference will give the two-unit dwellings a distinct architectural urban frontage, helping to contribute to the vision of the Sector Plan despite the overall decrease in density.

The Sector Plan also has specific guidance for the 3.5-acre property (former Parcel N273) that is east of the intersection of Josiah Henson Parkway and East Jefferson Street. It recommended that “during the development review process, pursue options for preserving all or a portion of the wooded area along Josiah Henson Parkway for passive use. Ensure that new residential development is compatible with the adjacent townhouse community” (p.37). This portion of the site is currently under construction and not being amended through the Subject Application. Although the wooded area was not able to be preserved, the project is providing ample public open space including the Western Park which provides opportunities for passive use.

#### Density and Building Height

The development’s revised density and building heights are lower than but not specifically precluded by the Sector Plan’s recommendations. Residential townhouses west of Stonehenge Place are within the 50-foot height limit; residential townhouses and mid-rise buildings, within the middle segment of the development are within the 75-foot height limit; and the area west of Towne Road is within the 200-foot height limit and will not be above 60 feet in height. The Sketch Plan Amendment density is still in conformance with the overall density limits in the Sector Plan.

#### Design and Connectivity

The Sector Plan’s design and connectivity recommendations for the Wilgus property are to:

- Establish a pattern of short blocks and internal streets to promote walkability.
- Locate maximum building heights at the eastern end of the property along Towne Road.
- Reduce building heights toward the existing Cherington townhouse development to establish a compatible relationship with the existing residential development.
- Enhance pedestrian areas along Towne Road to improve pedestrian connectivity between northern and southern districts.
- Extend Stonehenge Place as a public street to connect between Josiah Henson Parkway and Montrose Road.
- Create open spaces, including an area with a minimum of 1.25 acres, for public use that are connected to the overall open space network.



- Provide screening via fencing, a hedge, tree planting or other appropriate means between the existing Cherington townhouses to the north, and any new development to the immediate south (p.38).

Overall, the Sketch Plan Amendment achieves many of these design and connectivity requirements. One of the revisions includes increasing the total amount of Open Space in the project from the previously approved 1.43 acres to 1.56 acres, which further reinforces the Sector Plan goal of quality open spaces that are connected to the broader network. This increase in Open Space is a result of the reduced density and through an extension of the East Urban Plaza (adjacent to the intersection of Josiah Henson Parkway and Towne Road).

#### Affordable Housing

The Sector Plan's housing chapter requires "15% MPDUs as the highest priority public benefit for all new residential development unless the property is required to dedicate land for a school site or athletic fields that can be used by Montgomery County Public Schools (MCPS) and approximate the size of a local park." The Project will provide 15 percent MPDUs for the development; therefore, it is in substantial compliance with the Sector Plan recommendations for affordable housing.

#### Public Facilities

The 2018 Sector Plan recommends that "each and every development application should be thoroughly evaluated for a potential school site, notwithstanding any previous development approvals" (p.96). As approved through Condition No. 30 in Preliminary Plan No. 120200140, the Project will provide a financial contribution to the Montgomery Parks Department for land acquisition for parks or capital project(s), in lieu of providing a school site. The final calculation of payment to the Parks Department for Phase II (i.e. Phase IV on the previously approved phasing plan) will be determined at the time of the associated Site Plan.

#### Open Space

The Sector Plan recommends that the Wilgus property provide a minimum of 1.25 acres of Open Space. The Sector Plan states that "at least 1.25 acres of open space should be provided on the Wilgus property when it is developed, either on the area south of existing townhouses and/or as a neighborhood green on the central or eastern portions of the Wilgus property. If the area south of the Cherington townhouses is developed with residential units, there should be appropriate transitions between the two communities, including landscaping" (p.37). The Sector Plan also states that the "location of open space should be defined during the development review process and may include wooded areas and/or a neighborhood green."

The Parks section of the 2018 *White Flint 2 Sector Plan* also recommends to "create a minimum 1.25 acres of open space for public use at the Wilgus property when it redevelops. This could include neighborhood amenities, including a flexible green gathering space, picnic areas, and play features or maybe a wooded area with passive

recreation. It should be linked to the [Josiah Henson Parkway] bikeway by a trail connection.”

The Sketch Plan Amendment illustrates more than 1.25 acres of Public Open Space, for a total of 1.56-acres of Open Space across the entire 16-acre site. This includes the Western Park at East Jefferson Street and Josiah Henson Parkway, the Central Public Park in the middle portion of the Site, the Eastern Urban Plaza at Josiah Henson Parkway and Towne Road, and the through-block connection on the eastern portion of the Site. The central open space is currently underway, which will contribute to establishing a key public amenity in the early stage of development.

As stated in the original Sketch Plan approval (No. 320190070), the Montgomery County Council Resolution 18-979 approving the 2018 *White Flint 2 Sector Plan* included the following requirement: “pursue options for preserving all or a portion of the wooded area along [Josiah Henson] Parkway for passive use”. The Applicant has stated that it has addressed this Sector Plan recommendation. Given the proposed development and the site configuration, the existing wooded areas were difficult to preserve while still maintaining a healthy and viable tree population.

#### Environment/Sustainability

The Sector Plan provides overall environmental sustainability recommendations, including preserving natural resources, improving water and air quality, and reducing carbon emissions. Specific to the Wilgus property and preserving natural resources, the Sector Plan recommends to “establish a landscaped area between the southern boundary of the existing Cherington townhouse community and the new development on the Wilgus property.” The development will provide this landscaped area.

Important natural resources recommendations are to:

- Incorporate multiple layers of native vegetation in landscaping, including plants that are highly attractive to pollinators, to provide food sources for declining populations of native pollinator species.
- Direct infill development to existing surface parking lots to preserve green spaces.

Important water quality recommendations are to:

- Prioritize environmental public benefit points for tree canopy cover in the CR zone.
- Promote the use of environmental site design (ESD) techniques to reduce impervious areas.

Significant air quality recommendations are to:

- Increasing forest and tree cover.
- Incorporate building design features that keep roofs cool, such as green roofs or cool roofs.
- Prioritize environmental public benefit points for tree canopy cover and energy conservation.
- Promote site and building design for energy conservation.

Energy conservation and generation and green roofs and cool roofs on the multifamily buildings are the primary environmental sustainability measures that will be removed with this Sketch Plan Amendment. Therefore, as conditioned in Section 1 of this report, the Applicant is required to pursue additional sustainable features including energy conservation to further the Sector Plan's recommendations. The Applicant has stated that they will explore opportunities for native plantings and large caliper trees to provide shade and reduce heat island effects, as well as potential locations of pervious areas, during the Site Plan review for Phase II (i.e. Phase IV on the phasing plan) of the Project.

#### Public Benefits

The Sector Plan's recommended public benefits are the following:

- Dedication of land for needed school sites as the highest priority public benefits.
- Fifteen (15) percent MPDUs as the highest public benefit for new residential development, unless the property is required to dedicate land for a school site or athletic fields that can be used by MCPS and approximate the size of a local park.
- The provision of major public facilities other than school sites, including but not limited to: land for school athletic fields; new neighborhood parks and open spaces; public transportation (new Metrorail Station entrance); and undergrounding of utilities.
- Quality building and site design, including but not limited to, exceptional design and public open space.
- Connectivity and mobility, including but not limited to advanced dedication, streetscape improvement, minimum parking, trip mitigation and transit access improvement.
- Diversity of uses and activities, including but not limited to care centers, moderately priced dwelling units, dwelling unit mix, and enhanced accessibility for seniors or the disabled.

- Protection and enhancement of the natural environment, including but not limited to, tree canopy, energy conservation, and generation, and habitat preservation and restoration (p.104).

The Sketch Plan Amendment will primarily advance the Sector Plan's recommended public benefits, including minimum public open space and affordable housing.

3. *The Sketch Plan satisfies, under Section 7.7.1.B.5 of the Zoning Ordinance, the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

Not applicable; the Sketch Plan is not subject to a development plan or schematic development plan.

4. *For a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment, the Sketch Plan satisfies the green area requirement in effect on October 29, 2014.*

Not applicable; the Zoning on October 29, 2014, was not the result of a Local Map Amendment.

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

Although density, use, and heights will change under the Sketch Plan Amendment, the Project remains compatible with existing and pending nearby development. The Project's building heights in Phase I that are closest to the Cherington townhouses are 50 feet in building height. The Project will set back new townhouses from the shared property boundary at least to the same extent as the abutting Cherington residential structures and provide a substantial landscaped buffer.

The townhouses, two-over-two stacked townhouses, and the newly introduced back-to-back two-unit dwellings will be compatible with existing and pending high-density, mixed-use development at Pike and Rose, which includes mid-rise and high-rise residential, shops, restaurants, entertainment venues, and offices.

Diagonal to this area and along the Rockville Pike, Towne Road, Josiah Henson Parkway corridors, there exist significant high-rise, high-density buildings. Separated by multilane roadways, the Applicant's housing typology change at the eastern portion of the Property aims to create a cohesive environment with existing development at key intersections.

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

The Sketch Plan Amendment continues to provide adequate multimodal access and circulation. The amended private alleyway networks that connect to Streamline Drive and Stonehenge Place provide access for loading located in the rear of each two-unit dwelling.

The previously approved pedestrian promenade located on the east side of Streamline Drive will be aligned with Stonehenge Place, providing a through-block connection to the open space located at the corner of Josiah Henson Parkway and Towne Road. The promenade also serves as fire access to the back-to-back two-unit dwellings.

Previously approved sidewalks with street buffers on the east side of Streamline Drive and the south side of Montrose Road remain unchanged. As conditioned in the previously approved Preliminary Plan No. 120200140, the Applicant will construct a ten-foot (10 ft) separated two-way bike lane facility and six-foot (6 ft) sidewalk with a six-foot (6 ft) landscape panel on the west side of Towne Road. The Applicant will also construct a twelve-foot-wide (12 ft) bikeway along the entire Josiah Henson Parkway frontage as part of the Breezeway, which is a part of a larger county wide bicycle network. An existing bus stop on the Property frontage located east of the intersection of Streamline Drive and Montrose Road will be relocated as part of the project. These pedestrian and bicycle improvements contribute to safe conditions for travel throughout the site and to surrounding destinations.

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

Taking into account the considerations in Section 59-4.7.1.B, including the recommendations and objectives of the Sector Plan and any applicable design guidelines, the Incentive Density Implementation Guidelines, the size and configuration of the site and its relationship to adjacent properties, similar public benefits nearby, and additional enhancements related to the individual public benefits, the Planning Board finds that the following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site. The final determination of public benefit point values will be determined at Site Plan(s).

For the overall development, the Zoning Ordinance requires 100 points in four (4) categories. The Applicant proposes to exceed the minimum point requirement utilizing six (6) categories. At the time of Sketch Plan review only an outline of

public benefits needs to be approved. The following table shows both the categories and points for the public benefits approved at the time of the Phase I Site Plan and the requested revisions under this Sketch Plan Amendment application. The Planning Board finds that this Application continues to demonstrate the project's ability to meet the requirement to provide sufficient benefit points.

This Amendment maintains the categories for a public park within the Major Public Facilities category, Level 2 Transit Proximity, advanced dedication for Stonehenge Place extended and a through-block connection within the Connectivity and Mobility category, 15 percent MPDUs within the Diversity of Uses and Activity category, and the purchase of Building Lot Termination ("BLT") easements. Public benefits that will be removed through the Amendment include structured underground parking within the Quality of Building and Site Design category, and vegetative and cool roofs within the Protection and Enhancement of the natural Environment Category. Table 2 shows the Applicant's public benefits across six categories including the additional one for public open space in excess of the minimum 10 percent requirement. As conditioned, the Applicant must evaluate the potential for additional points to be applied in the Protection and Enhancement of the Natural Environment category. Below the table is a summary of the public benefit points approved by the Planning Board. A more detailed review and the final number of points will be determined at the time of the Site Plan for Phase II.

*Table 2: Revised Public Benefit Calculations - Division 59-4.7*

Public Benefit	Maximum Points Allowed	Total Points Previously Approved <sup>5</sup>	Approved with Sketch Plan Amendment No. 32019007A
<b>Major Public Facilities</b>			
<b>Central Public Park</b>	n/a	12	No Change
<b>Bicycle Share</b>	n/a	5	No Change
<b>School &amp; Park Contribution</b>	n/a	25	No Change; 25
<b>Transit Proximity</b>	n/a	26.70	No Change
<b>Connectivity and Mobility</b>			
Advanced Dedication (Stonehenge Pl.)	n/a	2.33	No Change
Through-Block Connection	20	10	No Change
<b>Diversity of Uses and Activities</b>			
Moderately Price Dwelling Units (15%)	n/a	30	Revise; 240.65
<b>Quality Building and Site Design</b>			
Structured Parking	20	10.94	Remove
Public Open Space	30	n/a	Add; 1.10
<b>Protection and Enhancement of the Natural Environment</b>			
Building Lot Terminations (BLT)	30	18.79	Revise; 14.35
Cool Roof	10	5	Remove
Energy Conservation and Generation (on high-rise bldg.)	15	5	Remove
Vegetative Roof (on high-rise bldg.)	15	7.5	Remove
<b>Total Points</b>	<b>100 pts.</b> (minimum required)	<b>158.26 pts.</b>	<b>337.38 pts.</b>

### **Major Public Facilities**

#### *School Contribution:*

The Sector Plan recommends that “each and every development application should be thoroughly evaluated for a potential school site.” The Sketch Plan was initially approved for 25 points for making a proportional financial contribution towards a school or a park with athletic fields within the Sector Plan area. Under this proposed Amendment, the Applicant requests a reduction to 12.5 points for one phase. The Planning Board does not support this reduction at this time because the final points in this category should reflect all project phases. During the subsequent

<sup>5</sup> Total public benefit points were subsequently finalized and approved through the Phase I Site Plan No. 820210080.

submission for a Site Plan, the final calculations and points (that reflect the final construction phase) will be determined as additional financial contributions<sup>6</sup> will be based on a per unit basis to be assessed at the time of building permit.

### **Diversity of Uses and Activities**

#### ***Moderately Priced Dwelling Units:***

Due to the change in housing typology and bedroom mix, the points for this benefit were recalculated. The Applicant seeks 240.65 points for providing 15 percent MPDUs. Twelve (12) points are allowed for every percentage point over the required 12.5% MPDUs which is equivalent to 30.65 points for all project phases. Additionally, the Applicant is requesting 210 points for the provision of 3-bedroom townhomes in a total of 42 units. Five (5) points are granted for each. Final calculation will be provided at the time of Site Plan. The Planning Board supports the Applicant's revised request for points in this category.

### **Quality Building and Site Design**

#### ***Public Open Space:***

The Applicant is requesting 1.10 points for the provision of additional public open space that exceeds that minimum 10% requirement. Final calculation will be provided at the time of Site Plan. The Planning Board supports the Applicant's revised request for points in this category.

### **Protection and Enhancement of the Natural Environment**

#### ***Building Lot Termination (BLT):***

Due to the Project's change in density, the points for this benefit must be recalculated. The Applicant requests 14.35 total points for the purchase of approximately 1.6 BLTs. Final calculation will be provided at the time of Site Plan. The Planning Board supports the Applicant's revised request for points in this category.

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

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<sup>6</sup> As referenced in MCPB Resolution No.21-052 dated July 29, 2021, for the approved Phase I Site Plan, the financial contribution to the Montgomery County Department of Parks (for the Mid-County Park Benefits Payments CIP No. P872201) for up to \$427,603.60 towards a school or park within the Sector Plan area is based upon \$0.80 per square foot of non-MPDU optional method density used within the CR Zone. Additional financial contributions will be paid under future phased site plan(s) on a per unit basis to be assessed at the time of building permit in the amount of \$361.06 per multi-family unit, or other dwelling unit rates as established in 4(a)(i)(a) if amended to include those unit types.



Under the Preliminary Plan No. 120200140 and Phase I Site Plan approvals, the areas subject to density, height, and use changes were identified as Phase IV. The Subject lots will be resubdivided for the back-to-back two-unit dwellings and constructed in a single future phase.

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

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

BE IT FURTHER RESOLVED that all binding site development elements shown on the latest version of Wilgus II at Northpark, Sketch Plan Amendment No. 32019007A , received by M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

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

April 1, 2025

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

\* \* \* \* \*

### **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 Vice Chair Pedoeem, seconded by Commissioner Hedrick, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, and Commissioners Bartley, Hedrick, and Linden, voting in favor of the motion, at its regular meeting held on Thursday, March 27, 2025, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair  
Montgomery County Planning Board