

# **Montgomery County Planning Board**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

July 22, 2025

MCPB No. 25-082

Sketch Plan Amendment No. 32022007A

**6000 Executive Boulevard**

Date of Hearing: July 10, 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 April 26, 2022, the Planning Board, by Resolution MCPB No. 22-018, approved Sketch Plan No. 320220070 for up to 927,420 square feet of total development, with up to 556,452 square feet of commercial uses and up to 741,936 square feet of residential uses on 8.52-acres of CR-2.5, C-1.5, R-2.0, H-200 zoned-land located at the southwest corner of the intersection of Executive Boulevard and Old Georgetown Road (“Subject Property”), in the North Bethesda Metro Station Policy Area and *White Flint 2 Sector Plan* (“Sector Plan”) area; and

WHEREAS, on March 27, 2025, CPH 6000, LLC (“Applicant”) filed an application for approval of an amendment to the previously approved sketch plan to revise the maximum density to up to 806,452 square feet of total development (up to 556,452 square feet of commercial uses and up to 250,000 square feet of residential uses) on the Subject Property; and

WHEREAS, Applicant’s application to amend the sketch plan was designated Sketch Plan No. 32022007A, 6000 Executive Boulevard (“Amendment” or “Application”); and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 27, 2025, providing its analysis and recommendation for approval of the Application subject to certain binding elements and conditions (“Staff Report”); and

WHEREAS, on July 10, 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 Vice Chair Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Pedoeem, Commissioners Bartley, Hedrick and Linden voting in favor.

---

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/ Matthew Mills

M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Sketch Plan Amendment No. 32022007A for up to 806,452 square feet of total development on the Subject Property by 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 remain unchanged with the exception of maximum density being amended with this Application:

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 of the Sketch Plan are illustrative and subject to refinement at the time of Site Plan.

B. Conditions. This Amendment modifies conditions No. 1 and No. 6 below from the previously approved conditions. All other previously approved conditions remain in full force and effect:

1. Density

The Sketch Plan is limited to a maximum of 806,452 square feet of total development on the Subject Property, which may include up to a maximum of 556,452 square feet of commercial uses and 250,000 square feet of residential uses. The maximum number of and distribution of residential dwelling units and non-residential uses will be determined at Preliminary and Site Plan.

6. The Applicant must submit a Site Plan within 36 months after the mailing date of the Sketch Plan No. 32022007A resolution.

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

---

<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.

further review at the Site Plan and that:

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

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

The Subject Property includes approximately 8.52 acres zoned CR-2.5, C-1.5, R-2.0, H-200. The data table below demonstrates the Application's conformance to the applicable development standards of the zone.

*Table 1: 6000 Executive Boulevard Sketch Plan Data Table for CR Zone, Optional Method, Section 59.4.5.4*

<b>Development Standard</b>	<b>Approved Sketch Plan No. 320220070</b>	<b>Approved Sketch Plan No. 32022007A</b>
<b>Tract Area</b>	370,698 sf. (8.52 ac.)	No change
<b>Tract Area - Prior Dedication</b>	75,227 sf. (1.73 ac.)	No change
<b>Tract Area - Proposed Dedication</b>	15,897 sf. (0.36 ac.)	No change
<b>Tract Area – Right-of-way acquisition</b>	3,046 sf. (0.07 ac.)	No change
<b>Site Area<sup>1</sup> (tract area minus dedications)</b>	282,890 sf. (6.49 ac.)	No change
<b>Mapped Density CR 2.5 C1.5 R2.0 H200 Residential (GFA/ FAR)</b>	741,936 sf.	250,000 sf.
<b>Commercial (GFA/FAR)</b>	556,452 sf.	No change
<b>Total Mapped Density (GFA/FAR)</b>	927,420 sf.	806,452 sf.
<b>Development Standard</b>	Approved Sketch Plan No. 320220070	Approved Sketch Plan No. 32022007A
<b>MPDU requirement</b>	15%	No change
<b>Total GFA/FAR</b>	2.5 FAR	2.17 FAR
<b>Building Height, max average</b>	Up to 200 ft.	No change
<b>Public Open Space (min s.f.)</b>	26% (75,000 sf.)	No change

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

The Amendment remains consistent with the general and specific Sector Plan recommendations for the Subject Property. The Property is located within the Executive Boulevard South District in the 2018 *White Flint 2 Sector Plan*. There are both general and specific plan recommendations that apply to the Subject Property. As a traditional suburban office park, the Sector Plan envisions that several existing Executive Boulevard “office buildings will be retained and complemented by new residential and non-residential development, especially properties that are near new infrastructure and development in the 2010 *White Flint Sector Plan* area” (p.31).

Further, the “existing environmental resources can provide the framework for new infill development and some redevelopment to create a sustainable and innovative district” (p.31).

**Density and Building Height**

The Sector Plan recommends that the redevelopment of 6000 Executive Boulevard “must transition from a maximum of 200 feet high at the northeastern corner of the property to 70 feet at the southern portion of the property. A minimum 50-foot-wide landscape area must be retained on the southern portion of the property that will include preserved and new trees, the pedestrian-bike path called for in this Plan and required utility easements. Public open space on this property should consist of a combination of an urban greenway, plazas or pocket greens” (p.34).

The development is consistent with the Sector Plan’s recommendations for the Commercial Residential (CR 2.5 C1.5 R2.0 H200) Zone. Buildings A (70 feet), B (150 feet) and C (200 feet) are consistent with the Sector Plan height recommendations for this Property. The Application’s request for development up to 2.17 FAR is also consistent with the Plan’s density recommendation for this Property.

**Design and Connectivity**

The Sector Plan’s design and connectivity recommendations for Executive Boulevard South are to: 1) Create an architectural gateway into the greater White Flint area; 2) Locate maximum building heights along Executive Boulevard and away from the adjacent single-family residential community; 3) Establish a pattern of short blocks and internal streets to promote walkability (p.35).

The Sketch Plan Amendment continues to achieve these recommendations since Building C, which is still envisioned for 200 feet in height, creates a gateway feature at the intersection and is the maximum height for the development. The Amendment for a change in use from residential to commercial for Building B does not have an impact on the Project's ability to achieve the Plan's design and connectivity visions. The amended development plan layout continues to create internal streets with sidewalks that promote walkability.

#### 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 MCPS and approximate the size of a local park" (p.59). There are no proposed changes for the provision of MPDUs. The development is proposing 15% MPDUs for the development; therefore, it is consistent with the Sector Plan recommendations for affordable housing.

The Sector Plan also recommends the development of a path/trail in the Executive Boulevard South area while minimizing any encroachment into the stream and environmental buffers. The Sketch Plan Amendment continues to fulfill several of the Sector Plan's environmental goals. The project is infill development on an existing surface parking lot. The project will also provide more public open space than required, retain a portion of the existing forested/wooded area, and be landscaped with native species. These features advance the Sector Plan's sustainability recommendations. At the Site Plan stage, the Applicant should pursue additional sustainability features to enhance the development, such as a higher than required LEED standard or energy conservation measures.

#### Public Benefits

The Sector Plan recommends many public benefits that include but are not limited to the dedication of land for needed school sites as the highest priority public benefit; 15% MPDUs; the provision of major public facilities other than a school site, quality building and site design, and the protection and enhancement of the natural environment, including but not limited to, tree canopy, energy conservation and generation, and habitat preservation and restoration (pp.62-24 and 104).

This Application supports the top priority Sector Plan public benefit goals by including a proportional financial contribution towards a school or park, and providing neighborhood open spaces, 15% MPDUs, exceptional design, and a portion of the trail envisioned in the Sector Plan.

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. *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 Building B is changing to commercial instead of residential under the proposed Sketch Plan Amendment, the Project remains compatible with existing and pending nearby development. The Sketch Plan achieves compatibility with the varied uses in its immediate vicinity. At the south end of the Property, the first 50 feet of space will contain landscaping, trees, and a pedestrian/bike path open to the public. As conditioned in the previously approved Sketch Plan, the Applicant will provide trail entrance features to make the path easy to find and recognizable as a public amenity, and directional signs to other nearby recreational and cultural sites. Building A will be residential in use and character, starting off at a height of 50 feet closest to the property line and rising to 70 feet. Architectural features are proposed to break up the mass into three sections, keeping the building at a scale that is compatible with abutting detached homes. The lower height building will serve as a transition from residential uses to a more urban, mixed-use environment.

From this residential building, the existing office building and Building B will initiate the transformation of the site from a lower-scale, residential focus to a higher-scale, mixed-use character, in keeping with the existing office use abutting to the west and the multi-unit development approved across Old Georgetown Road to the east. Building A, also with a residential use, and the existing building to remain will be similar in height to the Gables Building planned to the east. At 150 feet in height, Building B will be appropriate next to two properties to the west that are recommended in the Sector Plan for a maximum height of 150 feet. Building C will complete the transition to high-density mixed-use with office and retail in a 200-foot, “iconic” tower that will serve as a gateway building at a key White Flint intersection.

The size, design, and use of Building C will be compatible with the existing office buildings of varying sizes on the Willco property across Executive Boulevard, and with the mixed-use development the Sector Plan recommends on the Willco property. Building C will also be compatible with the high-density, mixed-use development diagonally across the intersection at Pike and Rose, which includes mid-rise and high-rise residential, shops, restaurants, entertainment venues, and offices. The existing and proposed buildings will frame a neighborhood green that will be a highly visible amenity for residents, workers, and the surrounding area.

**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 primarily through Executive Boulevard and Old Georgetown Road. As conditioned in the previously approved Sketch Plan No. 320220070, the Applicant will construct bicycle infrastructure along both Property frontages as part of the Western Workaround project and will build the first segment of a sector-planned trail in the southern portion of the Property, providing a connection with properties to the west. Proposed private roads will create an internal circulation network to access the Property's parking, primarily in garages, and the loading areas for each building.

As part of the Sketch Plan Amendment, the Applicant has updated the parking data table to reflect the change in use for Building B from residential to office. The Applicant's revised parking table also reflects the proposed addition of 94 residential units to Building A. A summary of the proposed changes in the required minimum and maximum parking based on land use is shown in the table below. Furthermore, since the approval of Sketch Plan No. 320220070, Zoning Text Amendment No. 23-10 was approved by Ordinance No. 20-11 which made amendments to Division 6.2. for "Parking, Queuing, and Loading" and Section 6.2.3. for "Calculation of Required Parking". Per Section 6.2.3.I.8, residential uses are exempt from the baseline parking minimums in the parking table under Section 6.2.4.B. if located the following distance from transit: i. within ½ mile of a Metro station; ii. within ½ mile of a Purple Line station; or iii. within ¼ mile of an existing Bus Rapid Transit station or a Bus Rapid Transit station that has been funded for construction in the 6-year CIP at the time of application. Therefore, the total parking requirements for the residential use will be finalized with the future Site Plan approval.

*Table 2: Required Parking Summary*

	<b>Approved Sketch Plan No. 320220070</b>	<b>Approved Sketch Plan No. 32022007A</b>
Minimum parking permitted/ Maximum allowed	Min. 1,164 spaces Max. 1,932 spaces	Min. 1,138 Max. 1,736
Building A* (residential)	Min. 66 spaces Max. 91 spaces	Min. 113 spaces Max. 159 spaces
	1 bdrm. – 49 1 bdrm. MPDU – 7 2 bdrm. – 62 2 bdrm. MPDU – 13 =131 units	1 bdrm. – 96 1 bdrm. MPDU – 16 2 bdrm. – 77 2 bdrm. MPDU – 18 3 bdrm. – 18 =225 units
Building B (residential)	Min. 117 spaces Max. 162 spaces	N/A
	1 bdrm. – 90 1 bdrm. MPDU – 16 2 bdrm. – 108 2 bdrm. MPDU – 19 =233 units	0
Building B (office)	0	Min. 285 Max. 428
Building B (retail)	0	Min. 26 Max. 45
Building C (office)	Min. 563 spaces Max. 845 spaces	Min. 434 Max. 651
Building C (restaurant)	Min. 22 spaces Max. 67 spaces	No Change
Existing Office	Min. 258 spaces Max. 386 spaces	No Change
Total Parking Proposed in Sketch Plan	1,319 - off-street 28 - on-street 1,347 – total spaces	No Change

*\*The minimum and maximum parking for proposed age-restricted dwelling units in Building A reflects a 50% reduction permitted under Section 59.6.2.3.1.2 of the Zoning Ordinance.*

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 following outline of public benefits supports the Applicant's request for incentive density and is appropriate for the community surrounding the site, as described below.

For the proposed development, the Zoning Ordinance requires 100 points in four (4) categories. The Applicant proposes to exceed the requirement utilizing five (5) categories and providing 144 points total. There are no proposed changes to the public benefit categories or points with the Sketch Plan Amendment application.

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.*

The Project previously proposed redevelopment across three (3) phases. As previously noted, the proposed public benefits were envisioned to occur in three (3) phases for a total of 144 points. This Amendment does not include changes to the previously proposed phasing schedule. The public benefit categories and points will be finalized with a future Site Plan(s). As a result of this Amendment, the previously conditioned Sketch Plan validity period (Sketch Plan No. 320220070 Condition No. 6) will restart to coincide with the Sketch Plan Amendment resolution mailing date.

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 2018 *White Flint 2 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 6000 Executive Boulevard Sketch Plan Amendment No. 32022007A, 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

July 22, 2025

(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 of the motion, at its regular meeting held on Thursday, July 17, 2025, in Wheaton, Maryland and via video conference.



---

Artie L. Harris, Chair  
Montgomery County Planning Board