

20300-20350 CENTURY BOULEVARD
ADMINISTRATIVE SUBDIVISION PLAN NO. 620260080
EXPEDITED APPROVAL PLAN NO. E20260020
FINAL FOREST CONSERVATION PLAN NO. F20260250



Description

Request to redevelop the Property with Commercial to Residential Reconstruction (CRR) use consisting of 297 dwelling units within a multi-family building and 56 two-over-two dwelling units with a structured parking garage and three Live Work units.

COMPLETED: 1/16/2026

PLANNING BOARD HEARING DATE: 1/29/2026

MCPB ITEM NO. 11

Planning Staff



Mark Beall, Planner IV, Upcounty Planning, Mark.Beall@montgomeryplanning.org, (301)495-1330

Phillip Estes, Planner III, Upcounty Planning, Phillip.Estes@montgomeryplanning.org, (301)495- 2176

Nkosi Yearwood, Supervisor, Upcounty Planning, Nkosi.Yearwood@montgomeryplanning.org, (301)495-1332

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

LOCATION/ADDRESS

20300-20350 Century Blvd., Germantown

MASTER PLAN

2009 *Germantown Sector Plan*

ZONE

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

PROPERTY SIZE

6.93 Acres

APPLICANT

Germantown MD FGF, LLC

ACCEPTANCE DATE

November 26, 2025

REVIEW BASIS

Chapters 50, 59, & 22A

Summary:

- The Property consists of an existing vacant office building and associated parking lot.
- Staff recommends approval with conditions of the Administrative Subdivision Plan No. 620260080, Commercial to Residential Reconstruction (CRR) Expedited Approval Plan (EAP) No. E20260020, and Forest Conservation Plan No. F20260250.
- The Project includes a multi-family building with 297 dwelling units, 56 two-over-two dwelling units, Live-Work units, all part of a Commercial to Residential Reconstruction use, with a structured parking garage, public open space including an open lawn area, a dog run, and an outdoor seating area.
- This project provides 228.65 public benefit points from four categories.
- Staff has not received any correspondence about the Subject Applications as of the date of this Staff Report.

TABLE OF CONTENTS

SECTION 1: EXECUTIVE SUMMARY	3
SECTION 2: RECOMMENDATIONS AND CONDITIONS	3
ADMINISTRATIVE SUBDIVISION PLAN No. 620260080.....	3
EXPEDITED APPROVAL PLAN NO. E20260020.....	7
FINAL FOREST CONSERVATION PLAN NO. F20260250.....	14
SECTION 2: SITE DESCRIPTION.....	15
VICINITY.....	15
PROPERTY DESCRIPTION.....	16
SECTION 3: PROJECT DESCRIPTION	17
PROPOSAL.....	17
SECTION 4: COMMUNITY OUTREACH	21
SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620260080 FINDINGS AND ANALYSIS	21
APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE.....	21
FINDINGS REQUIRED BY SECTION 50.6.3.C – ADMINISTRATIVE SUBDIVISION PLAN	22
SECTION 6: EXPEDITED APPROVAL PLAN NO. E20260020	33
FINDINGS AND ANALYSIS	33
SECTION 7: FINAL FOREST CONSERVATION PLAN F20260250 FINDINGS AND ANALYSIS	45
SECTION 8: CONCLUSION	46
ATTACHMENTS	46

SECTION 1: EXECUTIVE SUMMARY

The Property has an existing Site Plan (No.819880760), which is being amended to remove the Property from the application. The proposed Project is a Commercial to Residential Reconstruction (CRR) application being reviewed under the Expedited Approval Plan (EAP) process. The proposed Project is the first CRR plan being reviewed in the county since the County Council approved the Zoning Text Amendment in 2025. A CRR project occurs when an existing commercial building of at least two-stories high and is at least 50 percent vacant, proposes to convert into a residential building or demolishes the commercial building and rebuilds a residential building into multi-unit residential living or townhouse living. The Applicant is proposing a multi-unit living building, live-work units and two-over-two dwelling units. The EAP replaces the Sketch Plan and Site Plan process. A CRR project is one that is permitted to be reviewed and approved under the Expedited Approval Plan process. The EAP process has a review period of 60-65 days from plan acceptance to the Planning Board Hearing.

SECTION 2: RECOMMENDATIONS AND CONDITIONS

ADMINISTRATIVE SUBDIVISION PLAN NO. 620260080

Staff recommends approval of Administrative Subdivision Plan No. 620260080 with conditions. All site development elements shown on the latest electronic version of the Administrative Subdivision Plan No. 620260080 as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions.

GENERAL APPROVAL

1. This Administrative Subdivision Plan is limited to one (1) lot for a multi-family building with up to 297 dwelling units and 3 Live Work units (3,578 commercial square feet), four (4) lots for 56 two-over-two dwelling units, and eight (8) parcels for a private road, alleys, open spaces, and stormwater management.

ADEQUATE PUBLIC FACILITIES

2. The Adequate Public Facilities (“APF”) review for the Administrative Subdivision Plan will remain valid for five (5) years from the initiation date (as defined in Montgomery County Code Section 50.4.3.J.5).

PLAN VALIDITY PERIOD

3. The Administrative Subdivision Plan will remain valid for three (3) 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 Administrative Subdivision Plan must be recorded in the Montgomery County Land Records or a request for an extension filed.

OUTSIDE AGENCIES

4. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Transportation (“MCDOT”) in its letter dated January 15, 2026, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDOT, if the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
5. Before recording a plat for the Subject Property, the Applicant must satisfy MCDOT’s requirements for access and improvements.
6. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Water Resources Section, in its stormwater management concept letter dated January 7, 2026, and incorporates them as conditions of the Administrative Subdivision Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by MCDPS – Water Resources Section, provided the amendment does not conflict with any other conditions of the Administrative Subdivision Plan approval.
7. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”), Fire Department Access and Water Supply Section, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend, if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.
8. The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Housing and Community Affairs (“DHCA”), in its letter dated January 9, 2026, and incorporates them as conditions of approval. The Applicant must comply with each recommendation in the letter, which DHCA may amend, if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

OTHER APPROVALS

9. Except for clearing and grading associated with the demolition of the building and paving, the Applicant must receive Staff certification of the Expedited Approval Plan No. E2026020 before submitting a record plat application or any clearing or grading on the remainder of the Subject Property. The number and location of site elements, including but not limited to buildings, on-site parking, site circulation, sidewalks, and shared pathway is determined

through Expedited Approval Plan or Site Plan review and approval.

10. The Applicant must provide an easement that allows the future extension of Private Street A to the adjacent properties to the north and south.

TRANSPORTATION & CIRCULATION

Frontage Improvements on Existing Roads

11. The Applicant must provide the following dedications and show them on the record plat(s) for the following existing roads:
 - a) All land necessary to accommodate forty-three (43) feet from the existing pavement centerline along the Subject Property frontage for Century Boulevard.
12. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDPS to ensure construction of a minimum eight-foot wide (8 ft) sidepath (ten-foot wide (10 ft) where not constrained by adjacent property boundaries), with a minimum seven-foot wide (7 ft) buffer from traffic (eight-foot-wide (8 ft) where not constrained by adjacent property boundaries) along the Property frontage on Century Boulevard.

Private Roads

The Applicant must provide Private Street A and Alleys A and B including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems, and other necessary improvements as required by either the Administrative Subdivision Plan or the subsequent Expedited Approval Plan or Site Plan within the delineated private road area (collectively, the “Private Road”), subject to the following conditions:

- a) The record plat must show the Private Road in a separate parcel.
- b) The Private Road must be subjected by reference on the plat to the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338, and the terms and conditions in the Montgomery County Code § 50-4.3.E et seq regarding private roads. The Covenant includes, but is not limited to, the following requirements/conditions:
 - i) The Applicant, at its expense, shall design, construct, and maintain the Private Road.
 - ii) The Applicant, at its sole cost and expense, shall properly and continually maintain (including ordinary and capital maintenance and removal of snow, ice, litter, and other obstructions and hazards as soon as conditions reasonably allow), repair, and replace any portion of the Private Road and all improvements located within the Private Road, in good condition and repair for safe use and operation of the Private Road. The Applicant must maintain a commercially reasonable budget (operating and capital, as applicable) to address both short-term and long-term maintenance, and reserves for capital repairs. The Applicant must provide certification of the reserves to the Planning Board or its Staff every

two (2) years (or every five (5) years in the event there are no below-ground parking structures in the Private Road). The reserves must be adequate to cover the costs of needed repairs.

- iii) The Applicant must post and retain signage notifying the public that the Private Road is not publicly maintained and providing contact information for handling complaints, concerns, or questions regarding the Private Road.
- iv) Approved sub-grade for private roads to be six-inch Graded Aggregate Base (GAB) or applicable MCDOT road classification standard.

RECORD PLATS

- 13. The record plat must show necessary easements, including without limitation, the liber and folio number of the easement to allow for a future connection of Private Street A to the adjacent properties to the north and south.
- 14. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

Notes and Labels

- 15. The record plat must reflect all areas under common ownership.
- 16. The record plat must reference the Common Open Space Covenant recorded in Montgomery County Land Records at Book 28045, Page 578 (“Covenant”).

CERTIFIED ADMINISTRATIVE SUBDIVISION PLAN

- 17. The certified Administrative Subdivision Plan must contain the following notes:
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 Administrative Subdivision Plan are illustrative. The final locations of buildings, structures, and hardscape will be determined at the time of Expedited Approval Plan or 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.
- 18. Before submittal of the Certified Administrative Subdivision Plan, the Applicant must make the following changes:
 - a) Show resolutions and approval letters on the certified set.
 - b) Delineate the limits of future street connections, including the easement to allow a future extension of Private Street A to the adjacent properties to the north and south. The book and page number must be shown on the record plat.

EXPEDITED APPROVAL PLAN NO. E20260020

Staff recommends approval of the Expedited Approval Plan No. E20260020 for a Commercial to Residential Reconstruction project. The development must comply with the conditions of approval for Administrative Subdivision Plan No. 620260080, as may be amended. All site development elements shown on the latest electronic version of the Expedited Approval Plan No. E20260020, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions¹:

DENSITY & HEIGHT

1. Density

The Expedited Approval Plan is limited to a maximum of 500,998 square feet of total development on the Subject Property, including 497,420 square feet of residential use and 3,578 square feet of commercial use for Live Work Units², totaling 353 multi-family dwelling units, including a minimum of 14.7 percent MPDUs.

2. Height

The development is limited to a maximum height of 70 feet for the multi-family building and 55 feet for the two-over-two buildings, as measured from the building height measuring point, as illustrated on the Expedited Approval Plan.

OPEN SPACE, FACILITIES AND AMENITIES

3. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 29,018 square feet of on-site public open space (10.38% of the net lot area).
- b) Before the release of the surety bond for the development, all public use and public amenity space areas on the Subject Property must be completed.

4. Public Benefits

The Applicant must provide the following public benefits and meet the applicable criteria and requirements of the Zoning Ordinance and the *2017 CR Zone Incentive Density Implementation Guidelines* for each one.

- a) Connectivity between Uses, Activities, and Mobility Options

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

Streetscape Improvement. The Applicant must construct a minimum of 1,268 square feet of off-site streetscape along Century Boulevard, in addition to any required streetscape improvements along the Subject Property frontage.

b) Diversity of Uses and Activities

i. Moderately Priced Dwelling Units.

- a. Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
- b. The Planning Board has reviewed and accepts the recommendations of DHCA in its letter dated January 9, 2026, and incorporates them as conditions of the Expedited Approval Plan approval. The Applicant must comply with each of the recommendations in the letter, which may be amended by DHCA, provided that the amendments do not conflict with other conditions of the Expedited Approval Plan approval.

ii. Dwelling Unit Mix.

- a. The Applicant must provide a mix of residential unit types, including a minimum of 10 percent one-bedroom units, 30 percent two-bedroom units, and 20 percent three-or-more bedroom units, with the final unit mix approved by the Planning Staff shown on the certified plan.
- b. Before issuance of any final use-and-occupancy certificate, the Applicant must provide as-built floor plans to MNCPPC and a copy of the approved layout to DPS Zoning & Site Plan Enforcement.

iii. Live-work Units. The Applicant must provide at least three (3) Live/Work Units. The location of the live/work units must be shown on the EAP.

iv. Quality Building and Site Design.

c. Exceptional Design.

- 1) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the submitted architectural drawings, as determined by M-NCPCC Staff.
- 2) Prior to Certified Plan approval, the Applicant must provide architectural elevations for the front, side, and rear facades of the 2-over-2 units, identifying color palette, materials, and details for both high-visibility and standard units to be reviewed and approved by M-NCPCC Staff.

- d. Structured Parking. The Applicant must provide a minimum of 476 parking spaces³ within an above-grade structure for use by both the multi-family building and the 2 over 2 buildings.

- c) Protection and Enhancement of the Natural Environment.

Building Lot Terminations (“BLT”). Before final inspection of the building permit for the five-story multi-family building, the Applicant must provide proof of purchase and/or payment of 5.5579 BLTs to the MCDPS and M-NCPPC staff.

- 5. Common Open Space Covenant

The record plat must reference the Common Open Space Covenant recorded at Book 28045 Page 578 (Covenant).

- 6. Recreation Facilities

The Applicant must provide the required recreation facilities as shown on the Certified Expedited Approval Plan.

- 7. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities, including but not limited to, open lawn area, seating areas, dog run, multi-age playground, and table seating areas.

TRANSPORTATION & CIRCULATION/ADEQUATE PUBLIC FACILITIES (APF)

- 8. Transportation

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (DPS-ROW) in its memo dated January 15, 2026, and incorporates them as conditions of approval. The Applicant must comply with each recommendation in their memo, which DPS-ROW may amend, if the amendments do not conflict with other conditions of Expedited Approval Plan approval.

- b) Private Roads

Before issuance of the first building permit, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the Private Road has been designed and the applicable building permits will provide for construction in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on this Expedited Approval Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities,

³ The total number of parking spaces within the parking structure may be modified by Staff if there is no adverse impact and if the minimum number of required public benefits points is satisfied.

sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.

- c) Before approval to release any portion of the site plan performance bond, the Applicant must deliver to the Planning Department and MCDPS inspector certification by a professional engineer licensed in the State of Maryland that the Private Road has been constructed in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code, as may be modified on the Administrative Subdivision Plan or Expedited Approval Plan, including in-place density testing of the roadway soil sub-grade, aggregate base, and asphalt, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.
- d) The Applicant must submit an alternative design for Private Street A with a crowned roadway is prior to certification.

9. Pedestrian & Bicycle Circulation

- e) The Applicant must provide 134 long-term and 8 short-term bicycle parking spaces.
- f) The long-term spaces must be in a secured, well-lit bicycle room in a parking garage, and the short-term spaces must be inverted-U racks (or approved equivalent) installed in a location convenient to the main entrance (weather protected preferred). The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Expedited Approval Plan.
- g) The Applicant must provide one bicycle repair station.
- h) Before the release of any above ground building permit, the following master planned pedestrian and bicycle facilities must be permitted and bonded (to ensure construction), the exact location, design and construction of which must comply with requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.
 - v. Century Boulevard: a minimum eight-foot wide (8 ft) sidepath (ten-foot wide (10 ft) where not constrained by adjacent property boundaries), with a minimum seven-foot wide (7 ft) buffer from traffic (eight-foot-wide (8 ft) where not constrained by adjacent property boundaries) along the Property frontage on Century Boulevard

10. Fire and Rescue

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section, and hereby incorporates them as conditions of approval. The Applicant must comply with each recommendation in the letter, which MCDPS may amend, if the amendments do not conflict with other conditions of Expedited Approval Plan approval.

Before approval to release any portion of the site plan/expedited approval plan performance bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.

EXPEDITED APPROVAL PLAN

11. Site Design

The exterior architectural character, proportion, materials, and articulation of the MPDUs must be substantially similar to the exterior architectural character, proportion, materials, and articulation of the market-rate units.

12. Lighting

- a) Before certification of the Expedited Approval Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Expedited Approval Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on all proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Expedited Approval Plan.

13. Surety and Maintenance Agreement

Before issuance of any building permit or Use and Occupancy Certificate (excluding core and shell), whichever comes first, the Applicant must enter into a Surety and Maintenance Agreement with the Planning Board, in a form approved by M-NCPPC Office of General Counsel, that outlines the Applicant's responsibilities. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable elements only for facilities located on the Property (not in the public right-of-way), including, but not limited to, plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites,

trash enclosures, retaining walls, fences, railings, private roads and sidewalks, private utilities, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.

- c) The bond or surety must be tied to the development program, and upon completion of all improvements covered by the surety for each phase of development will be followed by a plan completion inspection. The surety may be reduced based upon inspector's recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

14. Development Program

The Applicant must construct the development in accordance with a development program table, which will be reviewed and approved before the Certified Expedited Approval Plan is approved.

15. Validity

Per Section 59. 7.3.7.H of the Zoning Ordinance, the Applicant must have a building permit application accepted by MCDPS that includes the core and shell of the principal building within two years of the date of the Planning Board Resolution approving the Expedited Approval Plan. Within two years of MCDPS accepting the building permit application, the Applicant must obtain the building permit. The deadline may be extended up to 18 months with Planning Board approval. If the Applicant fails to comply with any of the deadlines in this condition, the entire Expedited Approval Plan approval is revoked, but may be reinstated by the Planning Board as allowed under Section 59-7.3.5.H.6.

16. Certified Plan Approval

Before approval of the Certified Plan, the following revisions must be made and/or information provided, subject to Staff review and approval:

- a) Include the stormwater management concept approval letter, development program, and Expedited Approval Plan resolution and other applicable resolutions on the approval or cover sheet(s).
- b) Add the following notes:
 - i. "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
 - ii. "Minor modifications to the limits of disturbance shown on the Expedited Approval Plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
 - iii. "The Applicant must schedule a preconstruction meeting (pre-con), preferably on-site, with staff from the Department of Permitting Services (DPS) responsible for Certified Expedited Approval Plan conformance and compliance, upon approval of the Certified Expedited Approval Plan. The pre-con must occur before any site development work

commences and before any work that is covered by the surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS Staff. A copy of the approved Certified Expedited Approval Plan, along with any subsequent amendments, is required to be on-site at all times during construction.”

- iv. “Staff may approve, without an amendment, the substitution of specified site furniture, site materials, plant materials, or tree species if such substitution is of equal or better quality.”
- c) Include the approved Fire Department Access Plan.
- d) Modify the data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Expedited Approval and Landscape plans.
- f) Show all private road sections/profiles, including curb & gutter, apron, and handicap ramp details.
- g) Include a Recreation Plan delineating location and detail of the recreation facilities, where appropriate, in a manner that is clear and corresponds to the posted surety and maintenance agreement.
- h) Demonstrate that each recreational element proposed in the Recreation Plan satisfies the relevant specifications in the 2017 M-NCPPC Recreation Guidelines.
- i) Before approval of the Certified Plan, the Applicant must obtain an approved amendment to remove the Subject Property from the Site boundary of Site Plan No. 819980760.

SURETY

- 17. Before approval to release any portion of the performance bond, the Applicant must deliver to the Planning Department, with a copy to MCDPS, certification by a professional engineer licensed in the State of Maryland that the fire access improvements have been constructed and installed per the recommendations from the Fire Department Access and Water Supply Section, and as shown in the approved MCDPS fire access plan, or as amended.
- 18. Before the issuance of any building permit, the Applicant must enter into an Expedited Approval Plan Surety and Maintenance Agreement with the Planning Board in a form approved by M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant.

FINAL FOREST CONSERVATION PLAN NO. F20260250

Staff recommends approval of Final Forest Conservation Plan No. F20260250, submitted in conjunction with Administrative Plan No. 620260080 and Expedited Approval Plan No. E20260020 (“Accompanying Plans”). All site development elements shown on the latest electronic version of the Final Forest Conservation Plan No. F20260250, as of the date of this Staff Report submitted via ePlans to the M-NCPPC, are required except as modified by the following conditions⁴:

1. Before recordation of the plat and the start of any demolition, clearing, grading, or construction, whichever comes first, for the development shown on the Accompanying Plans, the Applicant must record an M-NCPPC approved Certificate of Compliance in an M-NCPPC approved off-site forest bank within the Seneca Creek watershed or Priority Area⁵ to satisfy the afforestation requirement of 1.07 acres of mitigation credit. If no off-site forest banks exist within the Seneca Creek watershed or Priority Area, then the off-site requirement may be met by purchasing 1.07 acres of mitigation credits from a mitigation bank within Montgomery County outside of the Seneca Creek watershed or Priority Area, subject to Staff approval. If forest mitigation bank credits are not available for purchase, a fee-in-lieu payment must be made to M-NCPPC for the appropriate mitigation credits outside of the same watershed or Priority Area.
2. The Applicant must schedule the required site inspections with the M-NCPPC Forest Conservation Inspection Staff, per Section 22A.00.01.10 of the Code of Montgomery County Regulations (“COMCOR”), Forest Conservation Regulations.
3. The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. The M-NCPPC Forest Conservation Inspection Staff may require tree save measures not specified on the Final Forest Conservation Plan.
4. The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.

⁴ For the purpose of these conditions, the term “Applicant” shall also mean the developer, the owner, or any successor in interest to the terms of this approval.

⁵ Priority Area means a priority 8-digit watershed, special protection area, or the Patuxent Primary Management Area (PMA) as defined in Section 22A-12(c)(1) of the Forest Conservation Law.

SECTION 2: SITE DESCRIPTION

VICINITY

The Property is located at 20300 and 20350 Century Boulevard, on the west side of Century Boulevard, approximately 500 feet from the intersection of Clover Leaf Center Drive in Germantown.

The surrounding area comprises a diverse mix of uses. The properties to the northwest, south, and southeast consist of commercial/office uses. The properties to the east and northeast consist of townhouses and two-over-two dwelling units. The properties to the west and southwest consist of multi-family dwellings and townhouses (Figure 1). The existing access to Century Blvd. for the Property is located directly across from Dornier Place.

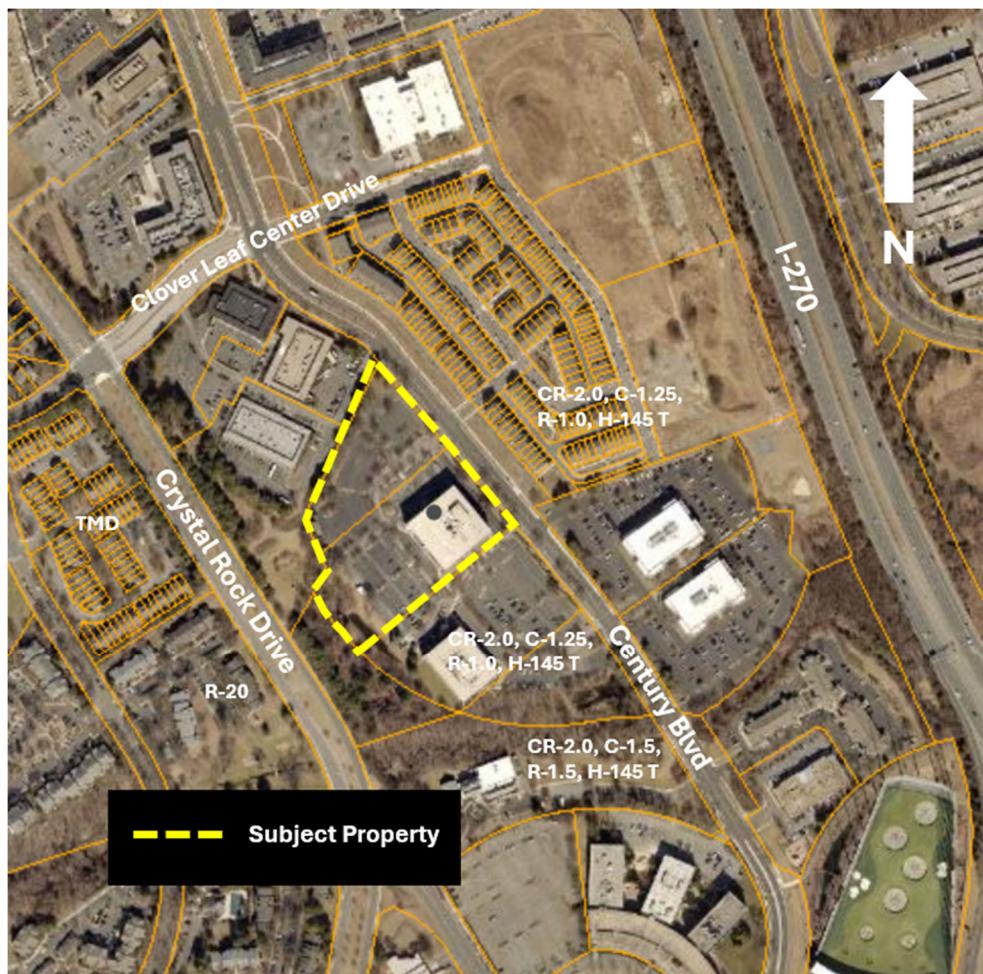


Figure 1 – Vicinity Map

PROPERTY DESCRIPTION

The Property consists of two recorded parcels shown as Parcels M and Parcel N on Plat No. 13751 (Century XXI). The Property has a tract area of 6.93 acres and is within the CR-2.0, C-1.25, R-1.0, H-145T zone and the Germanton Transit Mixed Use Overlay zone. It is developed with an existing 5-story office building, which is currently vacant, and an associated surface parking lot. The Property does not contain any forest, wetlands, or streams. There is an existing stormwater management pond along the southwestern property line (Figure 2).



Figure 2 – Subject Property

SECTION 3: PROJECT DESCRIPTION

PROPOSAL

The Applicant proposes the redevelopment of the existing commercial office building into a residential community consisting of a four-story multifamily building for up to 297 units with structured parking, and 56 two-over-two units. Primary access to the Site will be provided through a single entrance on Century Boulevard, with internal circulation accommodated by an L-shaped private street. A secondary access point at the terminus of the private street will allow for future inter-parcel connectivity. The multi-family building with the Live Work Units and the two-over-two units will front either streets or the central triangular public open space (Figure 3).

The development will incorporate a sequence of public open spaces organized along or adjacent to the private street. Three of these spaces will be located along the site's central axis, while a fourth will be situated at the southern end of the private street. In addition, the multifamily building will feature a private courtyard for residents. The first open space is a triangular green on the southeast side of the private street, designed with seating areas at both ends. The second, located south of Units 35–36, will include a dog run and seating. The third, aligned with the primary entry, will provide a multi-age playground and seating. The final open space, east of Units 55–56, will consist of a small seating area.

All streets will be lined with sidewalks and shaded by street trees. A mix of shade trees, ornamental trees, and ground cover will be used throughout the community to define spaces, enhance aesthetics, and improve the livability and functionality of the public open areas.

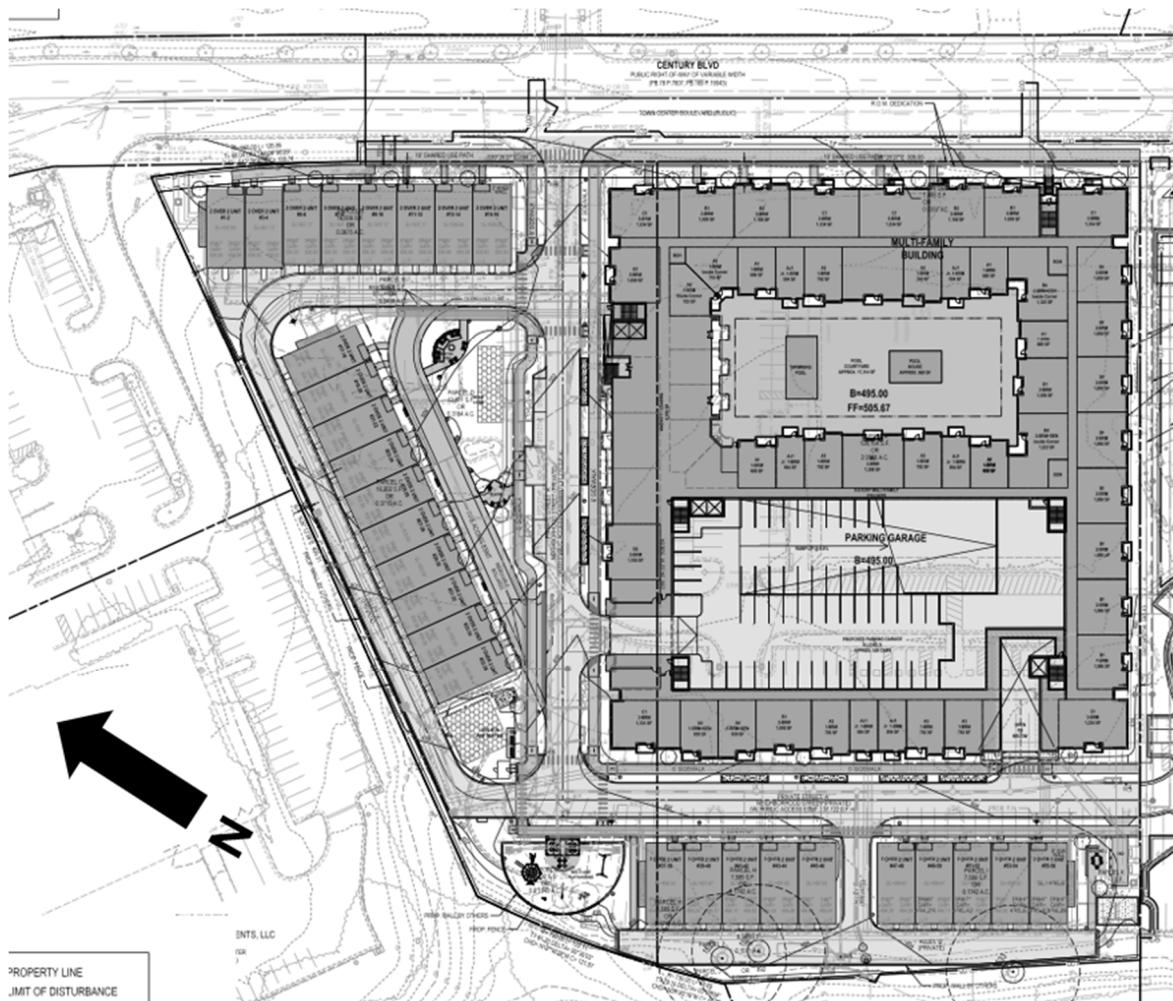


Figure 3 – Proposed Site Plan

BUILDING/ARCHITECTURE

Multi-family Building

The multi-family building is designed in a contemporary architectural style that highlights modern materials and clean lines, while carefully shaping its massing to create a welcoming pedestrian environment. At the base, the first and second floors are clad in grey-toned brick with golden fiber cement insets, grounding the structure to the streetscape. The base materials extend upward at the corners to four stories to help visually define the ends of the building.

At the intersection of Century Boulevard and the private street, a prominent corner tower marks the site's entry. This feature is distinguished by a deep cantilevered overhang at the fifth floor, serving as a

gateway that signals arrival to the community. Between the brick-clad corners, the building's elevations are articulated into bays, framed by white and golden fiber cement panels. Recessed balconies, finished with vertical black fiber cement siding, punctuate the bays, while the varied roofline—mixing gables with flat sections—adds rhythm and emphasizes the façade bays.

The main entrance to the multi-family building is located on the private street, directly opposite the triangular open space, with a secondary entrance along Century Boulevard. The primary entry is slightly recessed from the west façade and clad in black vertical fiber cement siding, similar to the balcony design. Vertical glazing at the entrance, rising five stories, provides additional marking for the entrance. Along the first floor of the west facade, large expanses of horizontal glass reveal the building's internal common spaces, activate the adjacent streetscape, and provide a strong connection between the building and its surrounding context (Figure 4).



Figure 4 – Proposed Multi-Family Building looking southwest(?) from Century Boulevard at Private Street A(?)

Two over Two Units

The two-over-two units will have a massing that serves as a transition from the larger multi-family building to the surrounding neighborhood. The material and architectural features of the two-over-two units will complement the multifamily building, creating a cohesive contemporary architectural-style neighborhood (Figure 5).



Figure 5 – Proposed Two-Over-Two Units

OPEN SPACE

The Project proposes 29,067 square feet of public open space, which exceeds the requirements of the Zoning Ordinance Section 59.6. As shown on the submitted plans, public open space is provided along the private street and in a central location within the community. The public open space will include new sidewalks, table seating areas, a dog run with seating, and a multi-age playground with seating.

TRANSPORTATION

Century Boulevard is the primary access to the site. A new private street, Private Street A, will connect to Century Boulevard; it will feature six-foot-wide (6 ft) sidewalks with six-foot-wide (6 ft) street buffers on both sides of the street. A portion of Private Street A has five (5) parallel parking spaces. Private Alleys A and B will connect to Private Street A, providing vehicular access to the two-over-two units. The Applicant will upgrade the frontage on Century Boulevard by providing a ten-foot-wide (10 ft) sidepath (eight-foot-wide (8 ft) minimum where constrained by adjacent property boundaries) with an eight-foot-wide (8 ft) buffer from traffic (seven-foot-wide (7 ft) minimum where constrained by adjacent property boundaries).

ENVIRONMENT AND SUSTAINABILITY

The Subject Property currently has a five-story office building surrounded by surface parking. The Applicant proposes demolishing the office building and parking to install a high-rise multi-family building, and 56 two-over-two stacked units. In redeveloping this Property, the Applicant is replacing the current site elements with residential uses and several open spaces. The project will also replace the large surface parking lot with internal structured parking, a pedestrian-friendly sidewalk network, and public open spaces. These open spaces and internal streets will have a significant amount of plantings of trees and vegetation, providing green coverage for what is now a large surface parking lot. In addition, the site will incorporate micro-scale environmental site design facilities, including eight planter boxes and five modular wetland systems to assist in managing and treating stormwater runoff.

SECTION 4: COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and a pre-submittal public meeting was held on September 9, 2025. Community members did not raise any major concerns or issues at the public meeting.

As of the date of this Staff Report, no correspondence has been received.

SECTION 5: ADMINISTRATIVE SUBDIVISION PLAN 620260080 FINDINGS AND ANALYSIS

APPLICABILITY, SECTION 50.6.1 OF THE SUBDIVISION ORDINANCE

Under Section 50.6.1.E, an Administrative Subdivision Plan application can be filed for property approved under an Expedited Approval Plan under Section 7.3.5 of the Zoning Ordinance if:

- 1. The Planning Board approves an Expedited Approval Plan under Section 59-7.3.5, including a finding of adequate public facilities under the standards of Section 50-4.3.J, before approval of the plat;***

An Expedited Approval Plan is under concurrent review with the Administrative Subdivision Plan. Adequate public facilities exist to support and service the Property in accordance with Section 50.4.3.J of the Subdivision Regulations as discussed in the findings section.

2. Any required road dedications, or covenants for future dedications, and associated public utility easements are shown on the record plat;

As conditioned and described in the findings section, required road dedications and associated public utility easements will be shown on the plat.

3. Forest conservation plan approval, stormwater management, and environmental protection requirements, if applicable, are satisfied before approval of the plat; and

As described in other sections of this report, the Subject Applications satisfy the requirements for forest conservation, stormwater management, and environmental protection.

4. When located in a special protection area, all special protection area requirements are satisfied before approval of the plat.

The Project is not located in a special protection area, and therefore, this section does not apply.

FINDINGS REQUIRED BY SECTION 50.6.3.C – ADMINISTRATIVE SUBDIVISION PLAN

To approve an administrative subdivision plan, the Planning Board must make the following findings:

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.

a) The block design is appropriate for the development or use contemplated

The Property is being divided into one (1) lot for a multi-family building with three (3) Live-Work units, four (4) lots for 56 two-over-two dwelling units and eight (8) parcels for private roads, alleys, open spaces and stormwater management.

The proposed lots size, width, shape, and orientation are appropriate for the subdivision's location, taking into account the Master Plan recommendations, and the contemplated uses and building types. The dimensions of the lots are sufficient to accommodate the proposed building type and infrastructure necessary to serve them, including parking, access, and infrastructure, taking into account that the proposed multi-family building and parking garage are served by the private street, and that the two-over-twos are rear-

loaded and served by alleys. Stormwater management, access, and infrastructure are accommodated in the subdivision's private alleys and other common areas.

b) *The lot design is appropriate for the development or use contemplated*

The size and shape of the proposed lot and parcels adequately accommodate the proposed multi-family building, two-over-two units, parking garage, and amenities. The subdivision also includes dedications along Century Blvd.

c) *The Administrative Subdivision Plan provides for required public sites and adequate open areas*

i. ***Master Planned Sites***

The 2009 *Germantown Employment Area Sector Plan* does not make any site-specific recommendations for public spaces on this Property.

ii. ***Local Recreation***

The Applicant is proposing private amenity spaces for the residents of the proposed subdivision. The amenities being proposed include a patio and pool area within the courtyard of the multi-family building, various seating areas throughout the subdivision, a multi-age playground, and a dog run park area.

iii. ***Transportation and Utilities***

The Applicant is proposing private streets and alleys within the Property. The proposed subdivision will be accessed from Century Boulevard, across from Dornier Drive. The Applicant will install a minimum eight-foot-wide (8 ft) sidepath along the Century Blvd. frontage.

The site is currently provided with electricity through existing underground utilities. The Property will continue to utilize water and sewer from the WSSC systems serving the Property.

d) *The Lot(s) and Use comply with the basic requirements of Chapter 59*

The proposed lots were reviewed for compliance with the dimensional requirements for the CR zone as specified in the Zoning Ordinance. The lots proposed will meet the dimensional requirements for area, frontage, width, and setbacks in the CR zone. The

proposed lots provide sufficient space to accommodate the proposed development and the infrastructure necessary to support it, such as parking, stormwater management, landscaping, and open space. A summary of this review is included in Table 1.

Section 59-3.1.6 of the Zoning Ordinance lists the uses that are permitted in the CR Zone. The Project proposes Commercial-to-Residential Reconstruction (CRR) uses, which are Limited Uses in the CR Zone. Section 59-3.3.2.B.1 defines a Commercial to Residential Reconstruction use as “a vacant building that is at least 2 stories high and is ... demolished and rebuilt as a residential building that qualifies as ... Multi-Unit Living under Section 3.3.1.E.” Further, in the “Commercial/Residential zones, vacancy is defined as a building that has no tenants in at least 50% of the building at the time of application and qualifies as an Office use under Section 3.5.8.B” As described above, the Property is improved with a completely vacant 5-story office building. The Applicant provided an affidavit confirming the existing office building is completely vacant. The Applications propose to redevelop the Property with Multi-Unit Living (Multi-family high-rise units, and multi-family low-rise units/two-over-twos), which are permitted pursuant to Section 59.3.3.1.E. The Property is located in the Germantown Town Center policy area.

Section 59-4.5.4.B of the Zoning Ordinance lists the development standards for development under the optional method in the CR Zone. The Expedited Approval Plan satisfies all of these development standards, as described below and detailed in Table 1.

Table 1 – 20300-20350 Century Boulevard Data Table for CR-2.0, C-1.25, R-1.0, H-145T Zone, Optional Method, Section 59.4.5.4

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	301,690 SF (6.93 acres)
Prior Dedication	n/a	20,742 SF (0.48 acres)
Proposed Dedication	n/a	1,466 SF
Site Area	n/a	279,482 (6.45 acres)
Density (CR-2.0, C-1.25, R-1.0, H-145T)	-	-
Commercial (GFA/FAR)	377,113 SF (1.25 FAR)	3,588 SF (0.01 FAR) live work units
Residential (GFA/FAR)	301,690 SF (1.0 FAR)	486,412 SF (1.61 FAR)
Total Mapped Density (GFA/FAR)	603,380 SF (2.0 FAR)	490,000 SF (1.62 FAR) 297 multi-family units
MPDU Requirements, 12.5%	44 units (12.5%)	52 units (14.7%)
Public Open Space (10% min)	27,948 SF (0.64 acres)	29,067 SF (0.67 acres)
Principle Building setbacks		
Front	Establish by site plan	5 FT
Side	Establish by site plan	5 FT

Development Standard	Permitted/ Required	Proposed
Rear	Establish by site plan	5 FT
Site Plan Required	yes	Yes/Expedited Approval Plan

2. The administrative subdivision plan substantially conforms to the Master Plan.

The Subject Property is located within the 2009 *Germantown Employment Area Sector Plan* (“Master Plan”) boundary, which envisions Germantown as “the center of business and community life in upper Montgomery County” (p. 8). The Master Plan aims to increase employment, organize communities around transit, enhance connectivity, and promote urban design that fosters a compact, walkable, and vibrant Town Center with surrounding mixed-use districts. The recommendations in the Master Plan are intended to make Germantown the up-county’s commercial hub, with a robust transit network, and activity focused along Century Boulevard. Transit-served mixed residential and employment neighborhoods work together to create a sustainable community. High-quality design, based on historical and cultural references, helps create a strong sense of place in Germantown.

The Property is within the Master Plan’s “Cloverleaf” district, one of the plan’s neighborhoods to be served by a future transit station (identified in the Master Plan as the “Cloverleaf” station). This district, immediately north of the Town Center, was all commercial in 2009, with a mix of flex and office buildings. The “Century” development across the street has been partially developed since 2009, with a mix of multifamily, two-over-two, and townhouse units; additional residential and commercial uses have been approved but are unbuilt. The Century development also includes a public green space adjacent to the planned Cloverleaf station, about one block north of the Subject Property.

The original transit corridor that was to serve the district was the Corridor Cities Transitway (CCT). In 2022, the *Corridor Forward: I-270 Transit Plan* replaced the CCT with a series of “Corridor Connector” Bus Rapid Transit (BRT) routes. The “Manekin West Connector” route follows the same alignment along Century Boulevard, and the planned Cloverleaf station was retained.

The Master Plan recommends that developments in transit-oriented centers, including the Cloverleaf District should be “defined by walkable block lengths and inviting public spaces” (p. 21). The Master Plan has accompanying design guidelines to help “establish a street-oriented pattern” and maintain compatibility with nearby residential areas. New developments are encouraged to be “inspired by Germantown’s history, natural areas, and other unique community features” (p. 21). The Design Guidelines emphasize structured parking, located behind or to the side of development, with appropriate screening; on-street parking is also encouraged. The off-street parking included in the Application is completely

screened—either in a parking garage with the apartment building wrapped around or in alley-served garages in the two-over-two units. The Application also includes five on-street parking spaces.

The Master Plan’s housing section recognizes that the new transit stations, such as the Cloverleaf station, can create opportunities for increased housing, including affordable and workforce housing. The Master Plan encourages housing in areas that were previously entirely commercial. The Plan also supports a diversity of housing unit types. The Application includes two housing types—multifamily apartments and two-over-two units. These are much-needed unit types in Germantown and are included in an area that was only commercial in 2009. The two-over-two units on the site’s western edge provide some compatibility with the existing residential neighborhoods across Crystal Rock Drive, and the Applicant has proposed up to nine multifamily units that will be affordable to households earning 60% or less of the area median income (AMI).

The Master Plan recommends a more complete street grid to improve connectivity, reduce reliance on main roads, and make it easier for people to get around without cars. The Master Plan recommends a new road in the vicinity of the subject Property, designated “B-19”, as a 100-foot-wide business street (a “Town Center Street” under the Complete Streets Design Guide) connecting Century Boulevard with Crystal Rock Drive; the Master Plan shows an off-road shared-use path (“LB-2”) along B-19. Road B-19 is not precisely located in the plan, but it is roughly shown in a location that corresponds to the southern boundary of the Site. Various diagrams also show an additional road curving in from Century Boulevard to connect to B-19. This additional street runs roughly just inside the subject Property’s curving northwestern property line.

It is important to note that the diagrams in the Master Plan are not intended to show the exact path of proposed streets, but to give the general location of desired connections and to indicate that a more complete street grid should be provided when possible. Although the southern property line of the subject Property appears to be in an ideal location to make the recommended B-19 connection, discussions between the Applicant, Planning Staff, and MCDOT staff determined that there is no practical route for the street across the neighboring property to the west of the Site, which is under different ownership, due to topological constraints and existing stormwater management ponds. The internal street proposed by the Applicant roughly follows the curved street shown in the Master Plan, thereby providing a more complete street grid. Shared-use bike path LB-2 is not possible if B-19 is not built, although it may be possible to route a future bike path across the properties to the south if they were to be redeveloped.

The Property is part of the site identified in the Master Plan as “270 Corporate Center” in the Cloverleaf District. Another site with the same name is located across Century Boulevard, southeast of the Subject Property, and was part of the original subdivision of land that included the subject site. The Master Plan recommends redevelopment of the Cloverleaf District into a mixed-use area, with 12-story buildings near the transit stop stepping down toward residential uses to the west across Crystal Rock Drive. The Master Plan supports a maximum of 50% residential uses for each property to create a mixed-use neighborhood. The plan recommends a continuous building line along Century Boulevard, activated with restaurant and retail uses interspersed with occasional gathering spaces. The plan recommends that buildings along Century Boulevard have “three-story bases and building step backs for upper floors” (p. 61).

The Master Plan recommended the mixed-use TMX-2 zone to replace the former I-3 (“Technology and Business Park”) zone on the Property. Optional method development projects in the TMX-2 zone were required to purchase Building Lot Termination rights (BLTs) for densities with a Floor Area Ratio (FAR) of above 0.5. The TMX zone was replaced by the CR zone when the Zoning Ordinance was updated in 2014, with the zoning designation CR-2.0, C-1.25, R-1.0, H-145 T. To maintain the BLT requirement from the TMX zone, an overlay zone, the Germantown Transit Mixed Use (GTMU) overlay zone, was created and applied to all former TMX-zoned properties. The 2014 Zoning Ordinance rewrite generally applied a standardized translation methodology from old to new zones, but if a Master Plan made specific recommendations for a site, planners used the master plan’s guidance to determine the appropriate zone under the new Ordinance.

Because of the specific language in the Master Plan recommending a range of 40 to 50% residential uses and 50 to 60% commercial uses throughout the Cloverleaf district, a non-standard zoning translation was used when determining the specific FAR components of the new CR zone. The effect of the zoning translation is that, as long as the applicant stays within the maximum residential FAR of 1.0, the project is in conformance with the Master Plan regarding the recommended mix of commercial and residential development, even if only residential units are proposed.

In early 2025, the County Council approved ZTA 25-03, which allows a new expedited application type for commercial-to-residential building conversions for mostly vacant commercial structures. This new type of use in the Zoning Ordinance contains the following provision (Section 3.3.2.B.3):

“Commercial FAR limits on the subject property may be reallocated to residential FAR if the total FAR does not exceed the maximum total mapped FAR of the property and

the building height does not exceed the maximum mapped height, including any increases in each allowed by this Chapter.”

Because the commercial building on the site is completely vacant, the Applicant is entitled to develop the site up to the full 2.0 FAR. The Application proposes an FAR of 1.62, of which 1.61 is residential, and 0.01 is commercial (three Live Work Units). The Application includes the purchase of BLTs or fractional equivalents for FAR above 0.5, which equates to 5.38 BLT easements as proposed.

Overall, the proposed housing development is a much-needed addition to Germantown and the county. The mixture of one-, two-, and three-bedroom units and proposed live-work units are a welcome addition to the community. The project engages Century Boulevard with front doors on the ground floor of the multifamily and two-over-two units, creating an inviting pedestrian environment. The hidden off-street parking helps create a street-oriented design. The development will help Germantown meet the goals in *Thrive Montgomery 2050* to become a more complete community within an identified growth corridor. The project helps address the county’s housing shortage in an area with planned transit service and within a short distance of the Germantown Town Center. The Applicant is providing an internal street to expand the street grid. The Application is 100% residential, but given the area’s development history, current market realities, and unrealized transit recommendations, it provides a much-needed boost to housing density near the Germantown Town Center. By contributing to the mix of uses in the vicinity of the project site and the Town Center, the Application substantially conforms to the intent of the Master Plan.

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

a) *Roads and other Transportation Facilities*

i. *Existing Facilities*

Century Boulevard currently has 130 feet of right-of-way with approximately a five-foot sidewalk and an approximately nine-foot street buffer. Additionally, there is an existing bus stop with a shelter and bench along the property frontage.

ii. *Proposed public transportation infrastructure*

The Applicant will dedicate an additional three feet of right-of-way to account for their portion of the total 136 feet of right-of-way required by the *Master Plan of Highways and Transitways* for Century Boulevard. The 2018 *Bicycle Master Plan* calls for a sidepath on this portion of Century Boulevard, and the Applicant will provide a ten-foot-wide (10 ft) asphalt sidepath along their frontage, extending it slightly to the

north to the next intersection. The sidepath will narrow down to eight feet (8 ft) when constrained by adjacent property boundaries and will include a minimum seven-foot-wide (7 ft) street buffer.

iii. ***Proposed private transportation infrastructure***

The Applicant will be providing Private Street A and Alleys A and B. A portion of Private Street A will have five parallel parking spaces along it, including one ADA space.

Additionally, Private Street A will have six-foot-wide (6 ft) sidewalks with six-foot-wide (6 ft) street buffers along both sides of the street. The proposed Private Street and Alleys are justified as they are internal to the development and will not serve area circulation.

b) Local Area Transportation Review (LATR)

The previous use on the Site was a five-story general office building with a gross floor area of 138,829 square feet. The proposed 297 mid-rise residential units are estimated to generate a net decrease of 30 vehicle trips during the morning peak hour and a net decrease of 28 vehicle trips during the evening peak hour. The *2024–2028 Growth and Infrastructure Policy* requires a transportation impact study for any project estimated to generate a net increase of 30 or more vehicle trips during either the morning or evening peak hours. As that is not the case for this Application, the LATR review is satisfied with a transportation exemption statement. A summary of the trip generation analysis is provided in Table 2 below.

Table 2 - Trip Generation Analysis

		ITE Trip Generation Vehicle Rates		Adjusted Vehicle Rates Germantown Town Center Policy Area		Total Vehicle Trips	
		AM	PM	AM	PM	AM	PM
Existing	General Office (138,829 sq ft) (ITE Code 710)	176	169	162	155	162	155
Proposed	297 Multifamily Residential Units (Mid- rise) (ITE Code 221)	117	110	103	97		

56 Multifamily Residential Units (Low- rise) (ITE Code 220)	33	34	29	30	132	127	
					Net Change	-30	-28

Source: *Transportation Adequacy Form from Wells and Associates, October 16, 2025, modified by staff*

c) Schools

School Impact Area Classification

The subject Property is located within the Germantown Town Center Policy Area, which is categorized as an Infill Impact Area by the 2024–2028 *Growth and Infrastructure Policy*.

Annual School Test Results

The results of the FY2026 Annual School Test, approved by the Planning Board on June 26, 2025, and effective since July 1, 2025, are applicable to this Application.

The Property is served by Waters Landing Elementary School, Dr. Martin Luther King, Jr. Middle School, and Seneca Valley High School. The enrollment and capacity projections of these schools, reflected in the FY2026 Annual School Test, which evaluates for the 2029-2030 school year, and the resultant Utilization Premium Payment (UPP) tier placements are shown in Table 3.

Table 3. FY2026 Annual School Test Projections (2029-2030 School Year) & UPP Tier Placements

	Program Capacity	Enrollment	Utilization Rate	Seat Surplus or Deficit	UPP Tier Placement
Waters Landing ES	742	711	95.8%	+31	No UPP
Dr. Martin Luther King, Jr. MS	914	862	94.3%	+52	No UPP

Seneca Valley HS ⁶	2,524	2,351	93.1%	+173	No UPP
-------------------------------	-------	-------	-------	------	--------

Based on the FY2026 Annual School Test results above, the relevant schools are not placed in a UPP Tier. However, if the Project's enrollment impact estimate exceeds an adequacy ceiling of a school, as shown in Table 4, a payment will be required.

Table 4. FY2026 Annual School Test Adequacy Ceilings

	Tier 1 Adequacy Ceiling	Tier 2 Adequacy Ceiling	Tier 3 Adequacy Ceiling
Waters Landing ES	105	180	291
Dr. Martin Luther King, Jr. MS	172	235	372
Seneca Valley HS	333	678	1,057

Enrollment Impact Estimate

Table 5 shows the Project's enrollment impact estimate calculation based on the School Impact Area classification and the proposed net residential units, using the FY2026-2027 Student Generation Rates.

Table 5. Student Enrollment Impact Estimate (reflects FY2026-2027 Student Generation Rates)

Type of Unit	Net Number of Units	Infill Infill Infill ES Student Generation Rate	ES Student Estimate	MS Student Generation Rate	MS Student Estimate	HS Student Generation Rate	HS Student Estimate
MF Low-rise	56	x 0.066	= 3.696	x 0.034	= 1.904	x 0.049	= 2.744
MF High-rise	297	x 0.039	= 11.622	x 0.016	= 4.768	x 0.020	= 5.960
TOTAL (rounded down)			15		6		8

⁶Projected enrollment is modified to estimate the impact of Crown HS (CIP P651909), reflecting the scope of the boundary study approved by the Board of Education on March 19, 2024. Due to the delay of the Damascus HS Major Capital Project (CIP P652102), some of the boundary changes can be implemented in phases.

The enrollment impact of the proposed units during an average year throughout the life of this project is estimated to be 15 elementary school students, 6 middle school students, and 8 high school students. This does not exceed the adequacy ceilings identified in Table 4. Therefore, a Utilization Premium Payment is not required.

d) Other Public Facilities and Services

The Property is served by public water and sewer and is classified as W-1 and S-1. Public water and sewer mains currently serve the Property, which are adequate to serve the proposed subdivision.

Underground dry utilities, including electricity, gas, and telephone, are also available to the Property. 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 *Growth and Infrastructure Policy* (GIP) in effect and are adequate for the proposed uses.

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 *Guidelines for Environmental Management of Development in Montgomery County* ("Environmental Guidelines"), as further discussed in the findings for Forest Conservation Plan No. F20260250.

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

DPS approved a Stormwater Management Concept on January 7, 2026. The plan proposes to meet required stormwater management goals via planter box micros bioretention, modular wetlands and an existing pond.

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.

This finding is not applicable to this Application, as the Applicant does not have actual or constructive notice of any burial site on the Property.

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

No other provisions apply to the Subdivision.

SECTION 6: EXPEDITED APPROVAL PLAN NO. E20260020 FINDINGS AND ANALYSIS

Pursuant to Section 59-7.3.5.A.d, an Expedited Approval Plan is applicable because the Project is a Commercial to Residential Reconstruction use as defined by Sec. 59-3.3.2.B.1.

To approve an Expedited Approval Plan under Section 59-7.3.5, the Planning Board must find that the proposed development:

1. *Satisfies any previous approval that applies to the site, unless exempt under the applicable use section or amended;*

With the approved Expedited Approval Plan, any previous development approval is superseded by the approved Expedited Approval Plan and administrative subdivision plan. Furthermore, as a condition of approval, the Applicant is required to amend Site Plan No. 819980760 to remove the Subject Property from the boundary of Site Plan No. 819980760, which will satisfy the previous applicable approval.

2. *Satisfies the applicable use and development standards and general requirements of this Chapter;*

a) *Use Standards*

Pursuant to Sec. 59-3.1.6 (Use Table), Multi-Unit Living is a permitted use in the CR zone. Pursuant to Sec. 59-3.3.2.B.1, a Commercial to Residential Reconstruction project is a Limited Use, defined as a vacant building that is at least two stories high and is converted to, or demolished and rebuilt, as a residential building that qualifies as Townhouse Living under Section 3.3.1.D. or Multi-Unit Living under Section 3.3.1.E. The Applicant has certified that the existing five-story office building on the Subject Property is fully vacant with no current tenants; and the Project will demolish the existing vacant five-story office building and build a 297-unit Multi-Unit Living use building, 56 two-over-two multi-unit buildings, including five Live Work units on the Subject Property. As

described below, the Project complies with the applicable Limited Use Standards of Section 59-3.3.2.B.3.

- i. ***Commercial FAR limits on the subject property may be reallocated to residential FAR if the total FAR does not exceed the maximum total mapped FAR of the property and the building height does not exceed the maximum mapped height, including any increases in each allowed by this Chapter.***

The zone of the Subject Property is CR-2.0, C-1.25, R-1.0, H-145. The mapped maximum residential FAR is 1.0. The Project will allocate 0.65 commercial FAR to residential FAR for a total of 1.65 residential FAR (497,420 square feet). The proposed commercial FAR is 0.01 (3,578 square feet). As such, the total proposed 1.66 FAR does not exceed the total maximum mapped FAR of 2.0.

- ii. ***In a red policy area, Commercial to Residential Reconstruction must be in an Apartment Building type that satisfies Section 4.1.3.D.***

Not applicable because the Subject Property is located within an Orange Area of the 2024–2028 Growth and Infrastructure Policy.

- iii. ***If not in a red policy area, Commercial to Residential Reconstruction must be in a Townhouse building type that satisfies Section 4.1.5.C. or in an Apartment Building type that satisfies Section 4.1.3.E.***

The Project is located within an Apartment Building type that satisfies Section 59-4.1.3.E because the proposed buildings contain more than four dwelling units which are vertically and horizontally arranged.

- iv. ***Gross floor area of all non-residential uses is limited to 30% of the gross floor area on the subject site.***

The proposed gross floor area of the Subject Property is 500,998 square feet. Thirty percent of 500,998 square feet is 150,299 square feet. The total non-residential gross floor area is 3,578, which is two percent of the gross floor area. Therefore, the non-residential uses do not exceed 30 percent of the gross floor area on the Subject Property.

b) Development Standards

As shown in Table 6 below, the Project complies with the applicable development standards and parking requirements of Chapter 59.

Table 6 - 20300-20350 Century Boulevard Data Table for CR-2.0, C-1.25, R-1.0, H-145T Zone, Optional Method, Section 59.4.5.4

Development Standard	Permitted/ Required	Proposed
Tract Area	n/a	301,690 SF (6.93 acres)
Tract Area - Prior Dedication	n/a	20,742 SF (0.48 acres)
Tract Area - Proposed Dedication	n/a	1,466 SF
Site Area	n/a	279,482 SF (6.45 acres)
Density (CR-2.0, C-1.25, R-1.0, H-145T)	-	-
Commercial (GFA/FAR)	377,113 SF (1.25 FAR)	3,578 SF (0.01 FAR)
Residential (GFA/ FAR)	301,690 SF (1.0 FAR)	497,420 SF (1.61 FAR) ⁷
Total Mapped Density (GFA/FAR)	603,380 SF (2.0 FAR)	500,998 SF (1.62 FAR) 353 multi-family dwelling units
MPDU Requirement, 12.5% min.	44 units (12.5%)	52 units (14.7%)
Building Height, max.	145 FT	70 FT (5 story multi-family building) 55 FT (2-over-2 buildings)
Public Open Space (10% min.)	27,948 SF (0.64 acres)	29,018 SF (0.67 acres)
Building Setbacks	-	-
Front, min.	Established by site plan	0 FT
Side, min.	Established by site plan	0 FT
Rear, min.	Established by site plan	0 FT
Vehicle Parking, Multi-Family (min./max.) ⁸	-	-
1 Bedroom Unit (145 units) (1 sp. min. to 1.25 sp. max.)	145 min to 181 max.	155 market rate 26.25 MPDU 181.25 total
2 Bedroom Unit (121 units) (1 sp. min. to 1.5 sp. max.)	121 min. to 182 max.	154.5 market rate 27 MPDU 181.5 total
3 Bedroom Unit (87 units) (1 sp. min. to 2 sp. max.)	87 min. to 174 max.	148 market rate 26 MPDU 174 total
Total Vehicle Parking Spaces ⁹	327 min to 537 max.	537 max. total spaces

⁷ Pursuant to Sec. 59-3.3.2.B.3, commercial FAR limits on the subject property may be reallocated to residential FAR if the total FAR does not exceed the maximum total mapped FAR of the property and the building height does not exceed the maximum mapped height, including any increases in each allowed by this Chapter.

⁸ Pursuant to Sec. 59-6.2.3.I.2, the minimum number of parking spaces for MPDUs units is reduced by 0.50%.

⁹ In accordance with Sec. 59-6.2.4, the number of parking spaces provided may be adjusted by DPS at building permit.

Development Standard	Permitted/ Required	Proposed
		(476 structured parking spaces, 56 garage spaces in 2/2 units, 5 on-street spaces)
Motorcycle/Scooter Parking (2% of total parking spaces, 10 spaces max.)	10 spaces	10 spaces
Car Share Spaces ^{10,11}	6 spaces	6 spaces
Electric Vehicle Charging Spaces (1 sp. for every 100 parking spaces)	6 spaces	6 spaces
On-Street Parking	None	5 spaces
Bicycle Parking (0.5 sp./dwelling unit, 100 max. spaces per building, 95% long-term)	95 long-term 5 short-term 100 total spaces min.	134 long-term 8 short-term 142 total spaces
Multi-Family Building	100 spaces min.	106 long-term 6 short-term 112 total spaces
2 Over 2 Multi-Family	28 spaces min.	28 long-term 2 short-term 30 total spaces
Off-street loading spaces (1 sp. per 50 dwelling units and above)	1 space	1 space

c) *Optional Method Public Benefits*

In accordance with the Zoning Ordinance, Section 59.4.5.4.A.2, the Project requires a minimum of 100 public benefit points in at least four categories. While the updated process for calculating public benefits took effect on January 1, 2026 (ZTA 25-05, Ordinance 20-21), this application was filed and accepted as complete prior to January 1, 2026. The application must be reviewed in accordance with the rules and procedures for approving public benefits under Section 8.4. unless an applicant elects otherwise. The applicant has chosen to utilize the legacy public benefit system in Section 8.4. As shown in

¹⁰ A parking facility with 50 to 149 parking spaces must have a minimum of one car-share parking space. One additional car-share parking space is required for each 100 parking spaces more than 149, or fraction thereof, up to a maximum requirement of five.

¹¹ Pursuant to Sec. 59-6.2.3.D.2, if the property owner cannot find a car-share organization willing to make use of the spaces, the property owner may use the spaces for publicly available parking. If a County recognized car-share organization notifies the property owner that the organization wants to use the car-share spaces, the property owner must make the spaces available to the car-share organization within 90 days after receiving written notice of interest from the County recognized car-share organization.

Table 77, below, the Project proposes 228.65 public benefit points in four (4) categories to satisfy the requirements:

Table 7 - Public Benefit Points - Division 59-4.7

Public Benefit	Maximum Points Allowed	Proposed Points
Connectivity and Mobility	-	-
Streetscape Improvements	20	0.45
Diversity of Uses and Activities	-	-
Dwelling Unit Mix	10	10
Live/Work	15	15
Affordable Housing	No maximum	154.4
Quality Building and Site Design	-	-
Exceptional Design	10	10
Structured Parking	20	8.8
Protection and Enhancement of the Natural Environment	-	-
Building Lot Terminations (BLT)	30	30
Total Proposed Points	--	228.65

Connectivity and Mobility

Streetscape

The Project qualifies for 0.50 public benefit points for extending the shared-use path on Century Boulevard west of the Property. The Applicant will also upgrade an off-site curb ramp to connect the path to an existing sidewalk. These off-site improvements total approximately 1,268 square feet, qualifying the Project for 0.45 points. $[1,268/279,482 * 100 = 0.45]$

DIVERSITY OF USES AND ACTIVITIES

Dwelling Unit Mix

The Project is eligible for 10 public benefit points for its unit mix because there is a variety of dwelling units, including at least 10 percent one-bedroom units, 30 percent two-bedroom units, and 20 percent three-bedroom units. While the project does not provide efficiency units, it will provide “junior-one-bedroom units” as well as exceeding the minimum percentage for both two-bedroom and three-bedroom units mix by 20 percent and 12.5 percent, respectively. Furthermore, the Applicant indicates that larger three-bedroom “family-sized” units are in high demand in this market. Thus, the proposed

alternative dwelling unit mix meets the intent of the incentive density guidelines by providing additional larger and affordable family-sized units in a high-quality, well-designed building for the community.

Affordable Housing

The Project includes 14.7 percent MPDUs (52 units) out of 353 total units, earning 26.4 points for exceeding the 12.5 percent baseline. The Project also provides 25 percent of the total number of three-bedroom units as MPDUs, earning 125 points. The Project is eligible for a total of 151.4 points in this category. $[(14.7-12.5)*12 + 0*2+25*5 = 151.4]$

Live-Work

The Project is eligible for 15 public benefit points for providing three live/work units at the ground level, consistent with guidelines.

QUALITY BUILDING AND SITE DESIGN

Structured Parking

The Project will provide 476 parking spaces in an above-ground parking structure, and is therefore, eligible for 8.8 public benefit points. $[(476/537)*10]+[(0/537)*20 = 8.8 \text{ points}]$.

Design Excellence

As detailed in the Exceptional Design Narrative (Exhibit B on page 26 of the SOJ), the Project meets the design criteria and is eligible for 10 public benefit points. The site plan has been designed to maximize connectivity and accessibility to the community open space. Through the use of materials, varied roof lines, and consistent scale modulations, the architectural character of the multifamily building and 2 over 2 units will create visually appealing streetscapes.

PROTECTION AND ENHANCEMENT OF THE NATURAL ENVIRONMENT

The Project proposes 339,515 square feet of incentive density, requiring Building Lot Termination (“BLT”) easements on 50% (169,757.50 square feet), which equals 5.38 BLT easements. The Applicant will acquire five easements and make a partial BLT payment for 0.38. As such, the Project is eligible for the maximum of 30 points in this category.

d) General Development Standards

i. Division 6.1 Site Access

As conditioned, access and circulation are safe, adequate, and efficient to serve the Project. As discussed in detail in the Administrative Subdivision Plan findings of this report, site access is provided by a private road from Century Boulevard. On-site circulation is provided by internal private roads and alleys. The Project also provides an internal pedestrian circulation system between open spaces and residential units, which are interconnected with the public sidewalk system along Century Boulevard. The Century Boulevard frontage will be improved by constructing a sidepath, which will enhance pedestrian and bicycle access to the Site.

ii. ***Division 6.2 Parking, Queueing and Loading***

As shown in **Error! Reference source not found.**6 and on the Expedited Approval Plan, the Project satisfies Division 6.2 (Parking, Queueing, and Loading). The Project provides a maximum total of 537 parking spaces, which is within the maximum/minimum (327/537 spaces) range of required vehicle parking spaces. Included in the total parking spaces are the required minimum number of spaces for handicapped, motorcycle, car-sharing, and electric car charging stations. Additionally, the required number of long-term and short-term bicycle parking spaces are provided. There are 134 long term bicycle parking spaces provided in a bicycle room in the multi-family building garage, and six short term bicycle parking spaces are located near the multi-family building and two near the playground. The Project also includes one interior loading space for trucks. The loading bay for the multi-family building is located at the rear of the building off Private Street A.

iii. ***Division 6.3 Open Space and Recreation***

As shown in Table 6, the Project exceeds the minimum square footage requirement for public open space. As shown in Figure 6, public open space is provided along the private street and in centralized locations within the community, connected by internal and external sidewalks. The public open space will include new sidewalks, table seating areas, a dog run with seating, and a multi-age playground with seating.

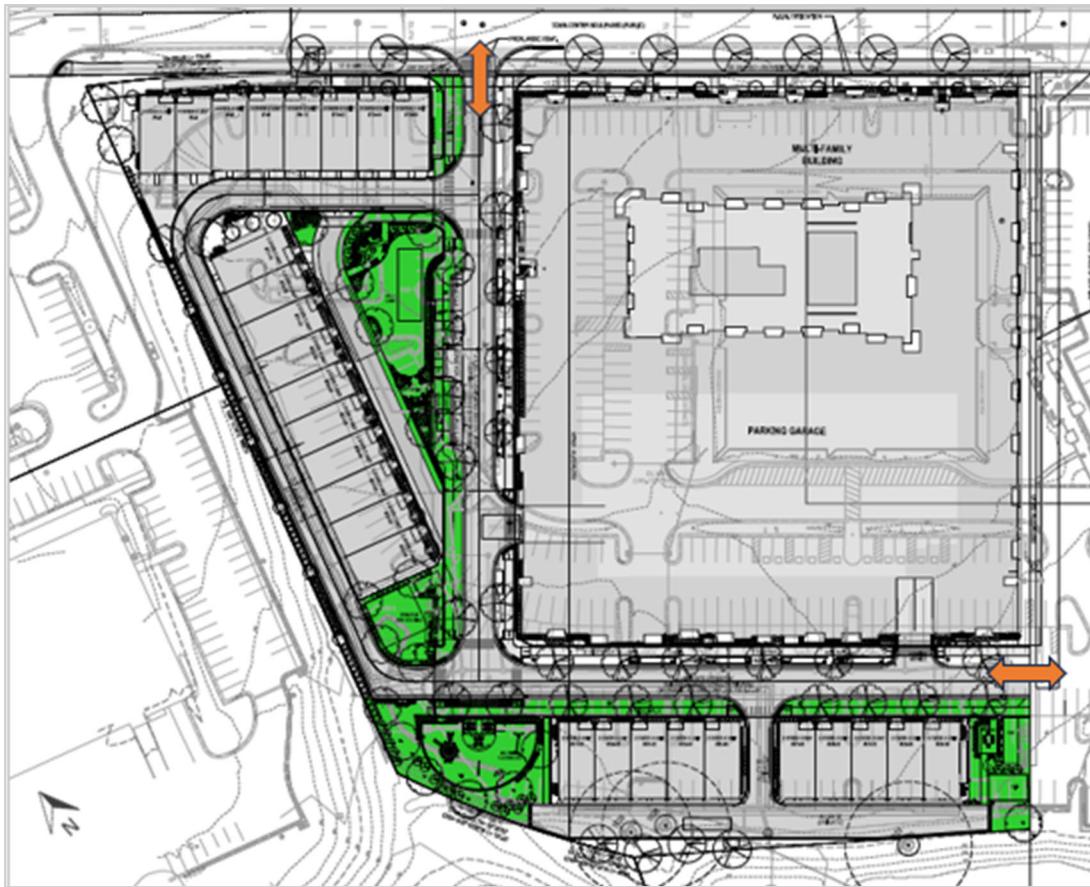


Figure 6 - Public open space plan

As shown on the Applicant's Recreational Demand, Supply and Adequacy report (Attachment A), the Project demonstrates adequacy in both on-site and off-site recreational facilities for all age groups. In addition to the public space recreational amenities discussed above, the Applicant will provide a bicycle repair room, an interior courtyard, a multi-purpose lobby, a rooftop amenity, and an outdoor swimming pool.

iv. ***Division 6.4 General Landscaping and Outdoor Lighting***

Landscaping

As shown in the rendered landscape plan (Figure 7), the Expedited Approval Plan meets the standards for the provision of landscaping and outdoor lighting as required by Division 6.4 of the Zoning Ordinance. The landscaping provided is appropriate for this residential development by achieving several objectives. It provides canopy coverage and shade on all the roads and open spaces. A variety of

large deciduous and ornamental trees, including Sugar Maple, Swamp White Oak, River Birch, Red Oak, Ginkgo, Sweet Gum, Eastern Redbud, Fringe Tree, and Crape Myrtle line all the main streets and open areas.

Smaller plant materials, including understory trees and shrubs, are used to delineate spaces, such as play areas and sitting areas, and to highlight specific features, such as entrance signs. Additionally, the landscaping efficiently provides screening and buffering at key locations within the community, specifically in areas between the development and the main access road. As conditioned, landscaping provided in the alleys between driveways at the rear of units will also help screen and soften the utilitarian functions occurring within the alley system.



Figure 7 - Public landscape and site plan

Lighting

The on-site lighting is typical street lighting found along most internal residential developments. The photometric plan shows lighting that meets the illumination requirements and avoids light exceeding 0.5 footcandles from spilling over the Subject Property line. The proposed lighting will adequately illuminate the site, creating a safe environment without light spillage or excessive glare on adjacent properties or rights-of-way, with each lighting fixture being full or partial cutoff. The proposed lighting will provide sufficient visibility for safety, but not so much as to cause glare on adjacent roads or properties. Private street lighting consists of pole-mounted light fixtures located along the streets and alleys in the development. Internal site lighting will consist of wall packs installed on the residential structures and bollard lighting installed in the open areas.

v. *Division 6.5 Screening*

Division 6.5 is not applicable because the Project is reviewed under the Optional Method of development. Division 6.5 is applicable only to the Standard Method of development.

3. *Satisfies the applicable requirements of:*

i. *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

DPS approved a Combined Stormwater Management Concept/ Site Development Stormwater Management Plan on January 7, 2026. The plan proposes meeting required stormwater management goals through planter box micro-bioretention, modular wetlands, and an existing pond (DEP Asset No. 11337).

ii. *Chapter 22A, Forest Conservation*

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, as further discussed in the findings for Forest Conservation Plan No. F20260250.

4. *Provides safe, well-integrated parking, circulation patterns, building massing, and site amenities;*

The Project provides safe, well-integrated parking, circulation patterns, building massing, open spaces, and site amenities. The Site is accessed from Century Boulevard. Private streets,

alleys, and sidewalks provide internal circulation. All parking, loading, trash collection, and pick-up and drop-off activities will occur on-site and out of the public right-of-way.

The proposed building heights and massing are appropriately scaled for the surrounding area and adjacent properties. The proposed multi-family building is 70 feet in height and five- to six-stories. The multi-family building will replace a five-story vacant commercial office building. The proposed two-over-two buildings are five stories and 55 feet in height. Existing buildings on adjacent properties include a four-story commercial office building, one-story commercial office buildings, and four-story townhouse units are across Century Boulevard.

The Project provides safe and well-integrated site amenities. As shown on the plans, outdoor site amenities include an open lawn area, seating areas, a dog run with seating, a multi-age playground and seating area, tables, and seating. All amenities are well-integrated into the community's overall design and interconnected with the vehicular and pedestrian circulation system. Interior to the multi-family building, site amenities include a swimming pool, a pool courtyard, a fitness center, and a multi-purpose patio.

5. *Substantially conforms with the intent of the applicable master plan, existing and approved or pending adjacent development, the requirements of this Chapter, and any guidelines approved by the Planning Board that implement the applicable plan;*

As described in Section No. 5 of this report, the Project substantially conforms with the 2009 *Germantown Sector Plan Amendment*. There is no known pending development adjacent to the property.

Noise Guidelines

The 1983 Staff Guidelines for the Consideration of Transportation Noise (“Noise Guidelines”) include strategies to mitigate the impact of transportation noise on new residential development. While the Property is located within the 60 dBA Ldn guideline area, the Applicant has requested that the Expedited Approval Plan be reviewed using the 65 dBA Ldn guidance as the baseline because the Property is in close proximity to I-270, a major commuter highway and located within a developed urban area of Germantown located between two major arterial roadways, Century Boulevard and Crystal Rock Drive. Staff agrees that the 65 dBA Ldn is a more realistic value for maximum exterior noise levels for this urban area given the location of this project in proximity to I-270, and the changes that have occurred in the Washington Metropolitan Area and in the central core of the Germantown area since 1983, thus allowing for up to 65 dBA noise impacts in outdoor areas without requiring noise mitigation measures.

The Applicant has submitted a noise analysis, performed by Phoenix Noise and Vibrations, LLC, dated October 7, 2025. The noise analysis shows the portion of the proposed development closest to Crystal Rock Drive will be exposed to noise levels between 60 dBA Ldn and 65 dBA Ldn (Figure 8). However, no residential units will be exposed to roadway noise above 65 dBA Ldn. This means that the proposed standard building construction will be sufficient to reduce exterior noise to the interior noise limit of 45 dBA Ldn, since the typical standard building construction used by most residential builders is assumed to provide a minimum of at least 20 dBA reduction in exterior noise levels. Of the three open areas in the development, none will be exposed to noise levels of 65 dBA Ldn or greater.

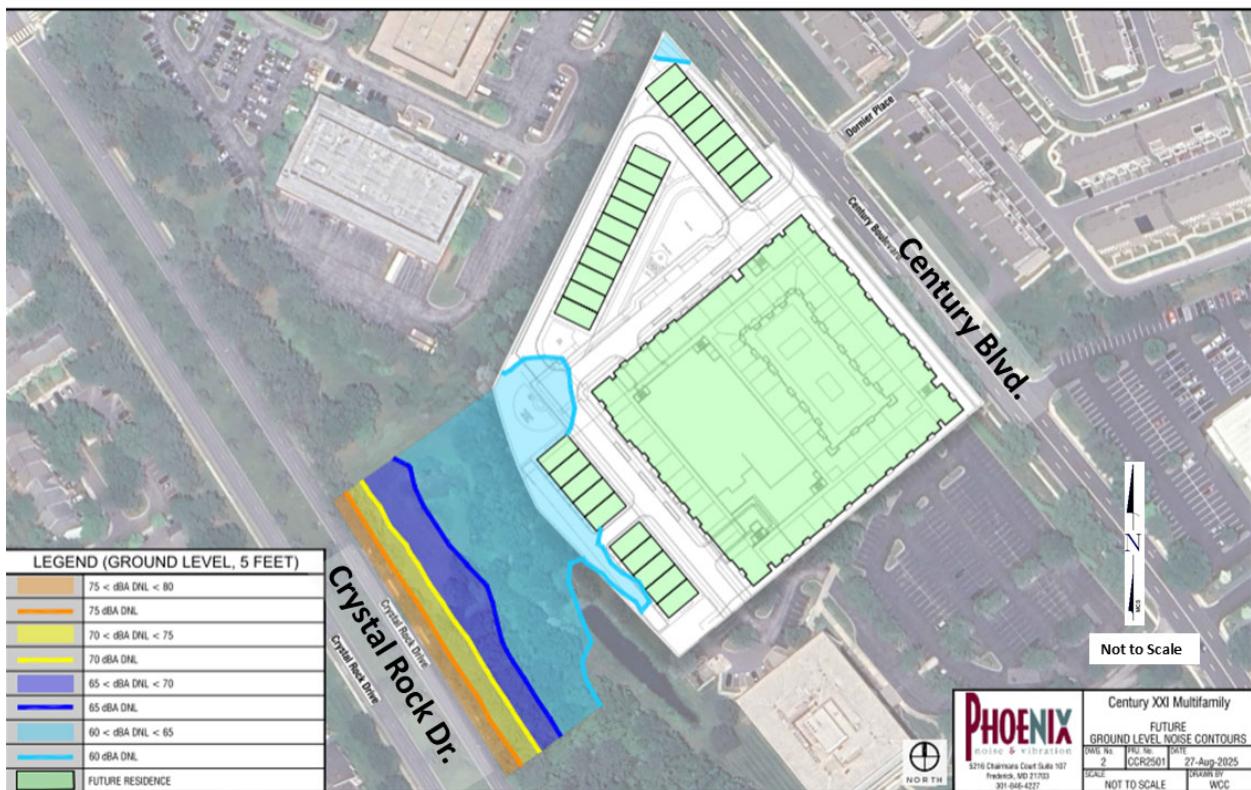


Figure 81 - 20-Year Projected Ground Level Noise Impacts

6. **If on a property in a master plan area that requires staging based on Non-Auto Driver Mode Share (NADMS), is exempt from the staging requirement if:**
 - e) **The applicant agrees to enter into a Transportation Demand Management plan that provides an action plan for substantial achievement of the applicable NADMS goal;**
 - f) **Parking below the minimum required under Section 6.2.4 is provided; and**

g) *Transit, bicycle, and pedestrian infrastructure required by the applicable stage of the master plan is funded in the Capital Improvements Program or Consolidated Transportation Program, or provided by the applicant; and*

The Master Plan does not require staging based on a Non-Auto Driver Mode Share goal; therefore, this provision is not applicable.

7. *Will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

As discussed in the Administrative Subdivision Plan No. 620260080 findings of this report, public services and facilities are adequate to support the Project.

SECTION 7: FINAL FOREST CONSERVATION PLAN F20260250 FINDINGS AND ANALYSIS

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

The Property is subject to the Montgomery County Forest Conservation Law, Chapter 22A of the County Code, and requires a Forest Conservation Plan. The Final Forest Conservation Plan complies with the Montgomery County Environmental Guidelines and the Forest Conservation Law, as further described below and as conditioned. Included with the Final Forest Conservation Plan is a request for a tree variance for impacts to subject trees greater than 30-inches in diameter breast height (DBH) per Section 22A-12(b)(3)(C).

[**Natural Resource Inventory/Forest Stand Delineation Plan**](#)

A Natural Resource Inventory/Forest Stand Delineation Plan No. 420251970 (“NRI/FSD”) for this Property was approved on August 22, 2025. The NRI/FSD identifies the environmental features and forest resources on the Subject Property. The Subject Property is currently developed with a five-story commercial office building on Parcel M and surrounded by surface parking on both Parcels M and N. The site is located within the Little Seneca Creek watershed, a Use Class I, P watershed, as classified by the State of Maryland Department of Natural Resources. The approved NRI/FSD shows no forest, streams, stream buffers, wetlands, steep slopes, floodplains, or other environmentally sensitive features either on or adjacent to the Subject Property.

[**Final Forest Conservation Plan**](#)

The Application meets the requirements of Chapter 22A of the Montgomery County Forest Conservation Law (“FCL”) and the Montgomery County Planning Department’s Environmental

Guidelines. As required by Chapter 22A, an FFCP (Attachment A) was submitted to be reviewed in conjunction with Administrative Subdivision Plan No. 620260080 and Expedited Approval Plan No. E20260020. The total net tract area for forest conservation purposes is 7.22 acres, which includes the Subject Property of 6.93 acres, plus off-site work of 0.29 acres for the construction of a shared use path along Century Boulevard, and the installation of water and sewer line connections to existing utilities in Century Boulevard. The Subject Property is zoned CR-2.0, C-1.25, R-1.0, H-14.5 T and is classified as Mixed-Use Development Area (“MDP”) as defined in Section 22A-3 of the FCL and specified in the Trees Technical Manual. The Subject Property has no forest, which results in an afforestation requirement of 1.08 acres. The Applicant proposes to meet this requirement by either taking the afforestation to an off-site forest bank or, if no banks are available, paying a fee-in-lieu to the Forest Conservation Fund.

SECTION 8: CONCLUSION

As conditioned, the Administrative Subdivision Plan, the Expedited Approval Plan, and the Forest Conservation Plan applications each satisfy the applicable required findings in the County Code and substantially conform to the recommendations of the 2009 *Germantown Sector Plan*. Therefore, Staff recommends approval of Administrative Subdivision Plan No. 620260080, Expedited Approval Plan No. E20260020, and Forest Conservation Plan No. F20260250 with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment A: Administrative Subdivision Plan/Expedited Approval Plan /FCP/Landscape Plans

Attachment B: Agency Letters

Attachment C: Affidavit Regarding Community Meeting and Meeting Minutes