

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

February 2, 2026

MCPB No. 25-143
Site Plan No. 820250100
Wilgus II Northpark
Date of Hearing: December 18, 2025

RESOLUTION

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

WHEREAS, on June 27, 2025, Wilgus Montrose Associates, LLC and Tri Pointe Homes DC Metro Inc. (“Applicant”) filed an application for approval of a site plan for the construction of 138 townhouses and associated infrastructure and open space on 3.96 acres of CR-2.0, C-1.0, R-1.5, H-200 and CR-2.0, C-0.25, R-1.75, H-75-zoned land, located at the northwest quadrant of the Intersection of Josiah Henson Parkway and Towne Road (“Subject Property”), in the North Bethesda and North Bethesda Metro Station Policy Areas and 2018 *White Flint 2 Sector Plan* (“Sector Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Site Plan No. 820250100, Wilgus II Northpark (“Site Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Preliminary Plan Amendment No. 12020014A and Forest Conservation Plan No. F20250850; and

WHEREAS, following review and analysis of the Application by Planning Board staff (“Staff”) and other governmental agencies, Staff issued a memorandum to the Planning Board, dated December 8, 2025, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on December 18, 2025, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Pedeem, seconded by Vice Chair Linden, with a vote of 4-0; Chair Harris, Vice Chair Linden, Commissioners Bartley and Pedeem voting in favor, with Commissioner Hedrick necessarily absent.

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Approved as to
Legal Sufficiency: /s/ Allison Myers
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 820250100 for the construction of 138 townhouses and associated infrastructure and open space on the Subject Property, subject to the following conditions:¹

Density, Height & Housing

1. Density
The Site Plan is limited to a maximum of 300,000 square feet of total development on the Subject Property for residential uses, for up to 138 townhouse units.
2. Height
The development is limited to a maximum height of 60 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Public Open Space, Facilities, and Amenities
 - a) The Applicant must provide a minimum of 28,719 square feet of public open space (16.66 % of site area) on-site.
 - b) Before release of the Site Plan surety bond, the Applicant must construct the streetscape improvements along the Property's frontages consistent with the Certified Site Plan.
 - c) Before the issuance of the final use and occupancy certificate for the last residential unit in Phase II, all public open 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) **Major Public Facilities** – The Applicant will make a financial contribution to the Montgomery County Department of Parks towards a school or park within the Sector Plan area based on the overall number of dwelling units approved and to be paid on a \$400 (four hundred dollars) per unit basis at the time of building permit. MPDUs are not subject to the contribution.
 - b) **Transit Proximity** – The Property provides Level 2 transit access to the North Bethesda Metrorail Station.

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

c) Connectivity between Uses, Activities, and Mobility Options

- i. Through-Block Connection –The Applicant must provide the pedestrian connection between Streamline Drive and Towne Road/East Urban Park. The pedestrian connection must be shown on the certified site plan.

d) Diversity of Uses and Activities

- i. Affordable Housing/MPDUs –
- a. The development must provide a minimum of 14.49 percent MPDUs², or MCDHCA-approved equivalent, consistent with the requirements of Chapter 25A and the applicable Master Plan. All MPDUs provided are to be three-bedroom units.
 - b. Before issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the DHCA must be executed.
 - c. The Planning Board has reviewed and accepts the recommendations of DHCA in its letter dated November 14, 2025 and incorporates them as conditions of the Site 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 Site Plan approval.

e) Quality Building and Site Design

Public Open Space – The Applicant must provide a minimum of 28,719 square feet of public open space (16.66 % of the site area) on-site.

f) Protection and Enhancement of the Natural Environment

Building Lot Terminations (BLTs) – Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.386 BLTs to the MCDPS and M-NCPPC staff.

5. Recreation Facilities

The Applicant must provide the required recreation facilities as shown on the certified site plan before issuance of the final Use and Occupancy certificate for the final residential unit.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to public open spaces, recreational facilities, sidewalks, through-block connection, landscaping, exterior lighting and other associated amenities.

² An average of 15% MPDUs are required for the entire Property and provided cumulatively by Phase I (Site Plan No. 820210080) and Phase II (Site Plan No. 820250100).

Environment

7. Noise Attenuation

- a) Before the issuance of the first building permit, the Applicant/developer/builder must provide certification to M-NCPPC Staff from an engineer who specializes in acoustical treatments that:
 - i. The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn, Units 1-46, 87-114, and 125-128, will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
- b) Before the final inspection for any residential unit affected by excessive noise levels, the Applicant /developer/builder must certify to M-NCPPC Staff that the noise impacted units have been constructed in accordance with the certification of the engineer that specializes in acoustical treatments.
- c) If any changes occur to the site plan which affect the validity of the noise analysis dated May 5, 2025, acoustical certifications, and/or noise attenuation features, a new noise analysis will be required to reflect the changes and new noise attenuation features may be required.
- d) Before issuance of any Use and Occupancy Certificate or Final Inspection, whichever is relevant, for any of the noise impacted units, a Professional Engineer must certify to the Planning Department and Department of Permitting Services that the noise impacted units have been constructed in accordance with the certification of an engineer that specializes in acoustical treatments.
- e) For all noise impacted residential dwelling units, the Applicant/developer/builder must disclose in writing to all prospective purchasers that those homes are impacted by transportation noise. Such notification may be accomplished by inclusion of this information and any measures to reduce the impacts in brochures and promotional documents and must be included in any noise impacted sales contracts, any illustrative site plan(s) on display within any sales related offices(s); in Homeowner Association documents; with all Deeds of Conveyance of noise impacted units; and by inclusion on all signature subdivision and site plans. A copy of this notification must be provided to the Planning Department and Montgomery County Department of Permitting Services, Site Plan Enforcement Section prior to the issuance of a Use and Occupancy Certificate or final inspection, whichever is relevant, for any noise impacted residential unit.

Transportation and Circulation

8. Transportation

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 October 17, 2025 and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in their memo, which DPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

9. Pedestrian & Bicycle Circulation

- a) The Applicant must show the following master-planned pedestrian and bicycle facilities on the certified site plan. The exact location, design and construction of the facilities must comply with requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.
 - i. Towne Road: ten-foot-wide (10 ft) separated bike lane with a six-foot-wide (6 ft) sidewalk and six-foot-wide (6 ft) street buffer.
 - ii. Montrose Road: six-foot-wide (6 ft) sidewalk with a seven-foot-wide (7 ft) street buffer.
 - iii. Streamline Drive: six-foot-wide (6 ft) sidewalk with a seven-foot-wide (7 ft) street buffer.
 - iv. Josiah Henson Parkway: twelve-foot-wide (12 ft) Breezeway and six-foot-wide (6 ft) street buffer.

Agency Coordination

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 in its letter dated October 22, 2025 and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.
- b) Before approval to release any portion of the site 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.
- 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 Alley(s) 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 Preliminary Plan or Site Plan, including in-place density testing of the roadway soil sub-grade, aggregate base, and asphalt, and that the road has been constructed 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 Marshall.

Site Plan

11. Site Design

- a) 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-NCPPC Staff.
- b) 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 certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site 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 Site Plan.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan.

13. Site Plan Surety and Maintenance Agreement

Before issuance of any building permit, sediment control permit, or Use and Occupancy Certificate (excluding core and shell), whichever comes first, the Applicant must enter into a Site 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. 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 site plan elements only for facilities located on the Property (not in a public right-of-way) including, but not limited to landscape and plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites, retaining walls, fences, railings, private roads and sidewalks, private utilities, 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 completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector 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 that will be reviewed and approved before the approval of the Certified Site Plan.

15. Density Allocation

Building permits may only be issued after a staging allocation is granted under the Staging Allocation Request Regulations (COMCOR 50.35.02.01.A) in the White Flint Sector Plan Implementation Guidelines approved by the Planning Board.

16. Certified Site Plan

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

- a) Update the development data table and public benefits table to be consistent with those approved by the Planning Board.
- b) Show the five-foot Public Utility Easement on the Towne Road cross section within the frontage.
- c) Include the public agency approval letters, development program, and site plan resolution on the approval or cover sheet(s).
- d) 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 site 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 Site Plan conformance and compliance, upon approval of the Certified Site Plan (CSP). The pre-con must occur before any site development work commencement and before any work that is covered by the site plan surety and maintenance agreement. The Applicant, along with their representatives, must attend the pre-con with DPS CSP Staff. A copy of the approved Certified Site Plan along with any subsequent amendments is required to be on-site at all times.”
- e) Include approved Fire Department Access Plan.
 - f) Modify data table to reflect development standards approved by the Planning Board.
 - g) Ensure consistency of all details and layout between Site and Landscape plans.
 - h) Show noise impacted units.
 - i) Show all private road sections/profiles including curb and gutter, apron, and handicap ramp details.
 - j) Show adequate clearance between the pedestrian and bicycle facilities and the remaining and relocated utility poles.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Site Plan No. 820250100 submitted via ePlans to the M-NCPPC as of the date of the Staff Report are required, except as modified by the above conditions of approval; and

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

1. *The development satisfies any previous approval that applies to the site.*

The Site Plan conforms with the binding elements and conditions of approved Sketch Plan No. 320190070, as amended by Sketch Plan No. 32019007A, and the terms and conditions of approved Preliminary Plan No. 120200140, as amended by Preliminary Plan Amendment No. 120200014A, reviewed and approved concurrently with this Site Plan application. In addition, Site Plan No. 820210080 for Phase I included several conditions of approval relative to the multifamily and mixed-use development originally contemplated for Phase II at that time. Those Phase I Site Plan conditions are not applicable to Phase II, as multifamily and mixed-use development are no longer contemplated with Phase II and not proposed with this Site Plan.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

This finding is not applicable as there are no binding elements of an associated development plan or schematic development plan in effect on October 29, 2014.

3. *The development satisfies any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment.*

This finding is not applicable as the Subject Property’s zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

4. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

a. Use Standards

The residential use approved in this Site Plan is an allowed use in the CR Zone.

b. Development Standards

The Subject Property for Phase II includes approximately 3.96 acres zoned CR-2.0, C-0.25, R-1.75, H-75 and CR-2.0, C-1.0, R-1.5, H-200. The Application satisfies the applicable development standards as shown in the following data table:

Table 1: Wilgus II - Site Plan Data Table for CR Zone, Optional Method, Section 59.4.5.4

| | Required/ Permitted | | | Previously Approved Phase I 820210080 | Approved Phase II 820250100 |
|-------------|-----------------------------|------------------------------|-------------------------------|---------------------------------------|--------------------------------------|
| | CR-2.0, C-1.0, R-1.5, H-200 | CR-2.0, C-0.25, R-1.75, H-75 | CRN-0.75, C-0.0, R-0.75, H-50 | | |
| Site | | | | | |
| Tract Area | 410,253 sf. | 174,332 sf. | 140,438 sf. | 725,023 sf. (16.64 ac.) | 721,165 sf. ³ (16.56 ac.) |

³ Tract area was adjusted with the Planning Board’s approval of Sketch Plan Amendment No. 32019007A.

| | Required/ Permitted | Required/ Permitted | Required/ Permitted | Previously Approved Phase I 820210080 | Approved Phase II 820250100 |
|--|--------------------------------|--------------------------------|--------------------------------|---|---|
| Site Area (Entire Site) ⁴ | | | | 544,142 sf. (12.49 ac.) | 523,132 sf. ⁵ (12.01 ac.) |
| Site Area (Phase I Site Plan) | | | | 350,742 sf. (8.05 ac.) | No change |
| Site Area (Phase II Site Plan) | | | | n/a | 172,390 sf. (3.96 ac) |
| Density (Site area/residential units) | 615,380 sf. | 305,082 sf. | 105,328 sf. | Entire Site: 1,274,498 sf. Phase I: 325,924 sf. / 141 units | Entire Site: 625,924 sf. Phase II: 300,000 sf / 138 units |
| Public Open Space (min.) | 10% Site Area ⁶ | | | 41,959 sf. (0.96 ac.) | 28,719 sf. (0.66 ac.) |
| Lot Coverage (max.) | Set at Site Plan | | n/a | 90% max. | 90% max. |
| Lot Dimensions (min.) | | | | | |
| Lot area | n/a | n/a | 800 sf. | 940 sf. (townhouse) 1,300 sf. (2 over 2) | Variable, 8,309 sf. to 18,216 sf |
| Lot width at front building line | n/a | n/a | 12 ft. | 16 ft. (townhouse) 150 ft. (2 over 2) | Variable, 121 ft. to 216 ft. |
| Lot width at front lot line | n/a | n/a | n/a | 16 ft. (townhouse) 150 ft. (2 over 2) | Variable, 121 ft. to 216 ft. |
| Frontage on street/ open space | Required | | | Provided | Provided |
| MPDUs | 15% average across both phases | | | 15.60% (22 MPDUs of 141 Phase 1 units) | 14.49% (20 MPDUs of 138 Phase II units) |
| Building Height (max.) | 200 ft. | 75 ft. | 50 ft. | 50-75 ft. max. | 60 ft. max |
| Principal Building Setbacks (min.) | | | | | |
| Front setback from public street | Set at Site Plan | | 5 ft. | 5 ft. | 5 ft. Montrose Rd, Towne Rd, Josiah Hensen Parkway 6 ft. Streamline Drive |

⁴ Site area equals tract area minus any prior and proposed dedications.

⁵ Site area was adjusted with the Planning Board's approval of Sketch Plan Amendment No. 32019007A.

⁶ Public open space requirement of 12% site area was established with Sketch Plan No. 32019007A, which is more than the 10% minimum otherwise required by the CR Zone and recommended by the Sector Plan.

| | Required/ Permitted | Required/ Permitted | Previously Approved Phase I 820210080 | Approved Phase II 820250100 |
|--|----------------------------|----------------------------|--|---------------------------------------|
| Side street setback | Set at Site Plan | 5 ft. | 3 ft. (CR); 5 ft. (CRN) | n/a |
| Setback from Carvelle Loop (Private Alley) | Set at Site Plan | n/a | n/a | 10 ft. |
| Side Setback End Unit | Set at Site Plan | 2 ft. | 5 ft. | Varies 2 ft – 6ft. |
| Side setback between lot and site boundary | Set at Site Plan | 4 ft. | 5 ft. | 5 ft. |
| Side Setback abutting all other zones | Set at Site Plan | n/a | 5 ft. | n/a |
| Rear Setback abutting all other zones | Set at Site Plan | 10 ft. | 4 ft. (CR); 10 ft. (CRN) | 4 ft. |
| Rear setback alley | Set at Site Plan | 4 ft. | 4 ft. | 4 ft. |
| Rear setback between lot and site boundary | Set at Site Plan | 5 ft. | 7 ft. | n/a |
| Build-to-Area (BTA) | | | | |
| Max. front setback | Set at Site Plan | 15 ft. | 15 ft. | 5 ft. |
| Bldg. in front street BTA | Set at Site Plan | 70% | 70% | n/a |
| Form | | | | |
| Massing | Set at Site Plan | 12 units per row (max.) | 10 units per row | 9 units (2-unit back-to-back per row) |
| Building Orientation | | | | |
| Entrance facing street or open space | Required | | Provided | Provided |
| Entrance spacing | Set at Site Plan | n/a | 24 ft. | n/a |
| Wall Transparency (max.) | Set at Site Plan | 35 ft. (front, side/rear) | 35 ft. | n/a |

Table 2: Parking Requirements

| Type | Dwellings | Min Rate | Max Rate | Min Req. | Max Req. | Provided |
|-------------------|-----------|----------|----------|----------|----------|------------|
| MPDU | 20 | 0.5 | 2 | 10 | 40 | 40 |
| Market Units | 118 | 1.0 | 2 | 118 | 236 | 236 |
| On Street Parking | | | | 0 | 3 | 3 |
| Totals | 138 | | | 128 | 279 | 279 |

In accordance with the Zoning Ordinance, Section 59-4.7.1, the Site Plan provides for more than the 100 public benefits required; with 554.05 public benefit points provided in six categories to satisfy the requirements:

Table 3: Public Benefits Schedule

| Public Benefit | Maximum Points Allowed | Previously Approved Phase 1 820210080 | Approved Phase II 820250100 | Total both Phases |
|---|--|--|--------------------------------|-------------------|
| Major Public Facilities | | | | |
| Central Park | 70.00 | 12.00 | n/a | 12.00 |
| School and Park Contribution | 70.00 | 12.25 | 2.76 | 15.01 |
| Transit Proximity | | | | |
| Partial Site within ½ mile of Level 2 Transit Station | 20.00 (1/2 mile); 15.00 (1/2 -1 mile) | 19.43 | 7.27 | 26.70 |
| Connectivity and Mobility | | | | |
| Advance Dedication (Stonehenge Place Extension) | 30.00 | 2.33 | n/a | 2.33 |
| Through-Block Connections | 20 | n/a | 10.00 | 10.00 |

| Public Benefit | Maximum Points Allowed | Previously Approved Phase 1 820210080 | Approved Phase II 820250100 | Total both Phases |
|--|-------------------------------|--|--|--------------------------|
| Diversity of Uses and Activities | | | | |
| Moderately Price Dwelling Units | N/A | 5.89 | 523.88 | 529.77 |
| Quality Building and Site Design | | | | |
| Public Open Space | 20 | n/a | 6.66 | 6.66 |
| Protection and Enhancement of the Natural Environment | | | | |
| Building Lot Terminations (BLT) | 30 | 1.09 | 3.48 | 4.57 |
| Total Points | 100 (min. required) | 52.99 | 554.05 | 607.04 |

Major Public Facilities

Park Contribution

As recommended by the Sector Plan, the Site Plan for Phase II will provide a financial contribution to the Montgomery County Department of Parks towards a school or park within the Sector Plan area for each market rate unit within Phase II. There are 138 total units in Phase II, inclusive of 118 market rate units and 20 MPDUs. The financial contribution rate for Phase II is \$400 per market rate unit. This is less than the per unit rate contribution for Phase I, but more than the expected rate for the previously contemplated multifamily units for Phase II. The \$400 per market rate unit rate is acceptable to Montgomery Parks.

118 market rate units x \$400 per unit = \$47,200 expected Phase II contribution

The Application requests 12.25 public benefit points for providing a financial contribution towards a school or a park within the Sector Plan area. Planning Staff recommended a proportional contribution per points provided with Phase I, which was granted 12.25 public benefit points for providing a per market rate unit contribution totaling \$209,525.76, or approximately \$17,104 per point awarded with Phase I.

For Phase II the Planning Board approves 2.76 public benefit points for the contribution based on the following calculation:

$$\$47,200 \text{ expected contribution} / \$17,104 \text{ per point} = 2.76 \text{ points}$$

Transit Proximity

Level 2 Proximity to a Transit Station

The Planning Board previously determined the entire project (Phase I and Phase II) would be eligible to receive a total of 26.70 public benefit points for the Property's Level 2 transit access. Based on the percentage of the total tract area within ½ mile and ½ - 1 mile of the North Bethesda Metro Station, the Board determined Phase I received 19.43 public benefit points and Phase II would be eligible to receive 7.27 points. The Planning Board approves 7.27 points with Phase II for Level 2 transit proximity.

Connectivity and Mobility

Through-Block Connection

One, east-west through-block connection is provided in the Phase II area as recommended for the Property by the Sector Plan. This link provides a new pedestrian connection between Towne Road and the East Urban Park on the east side of the Phase II area with Streamline Drive and Stonehenge Place, and their respective pedestrian infrastructure to the west, in the Phase I area of the development. The through-block connection features an approximately 20-foot-wide paved surface flanked by residential units and landscaping on its north and south sides. The paved area of the connection will also serve as an emergency fire access lane. The through-block connection is attractively designed and provides a safe pedestrian connection across the Phase II site area, in-line with the Sector Plan's recommendations.

The Planning Board approves 10 public benefit points for the provision of the Sector Plan-recommended through-block connection.

Diversity of Uses and Activities

Affordable Housing

The Applicant requests 123.91 public benefit points for providing more than 12.5% of the residential units as MPDUs, and for providing three-bedroom MPDUs. An average of 15% MPDUs is required across Phase I and Phase II development of the Property. Phase I development provided 15.60% MPDUs and the Subject Application for Phase II provides 14.49% MPDUs for an average of 15% across the entire development as required.

Phase II proposes 138 total units, consisting of 118 market rate and 20 MPDUs (14.49% MPDUs). All 20 MPDUs are proposed as three-bedroom units. The 2017 *Incentive Density Implementation Guidelines* provides for 12 points for every 1% of MPDUs greater than 12.5% and allows an additional five points for every 1%

of three-bedroom MPDUs provided. The Guidelines do not set a limit on the number of public benefit points that can be achieved through the Affordable Housing Category. Staff recommended 523.88 public benefit points for Affordable Housing in accordance with the following calculation:

$$(\text{Proposed \% MPDUs} - 12.50\% \text{ MPDUs}) \times 12.00 + (\% \text{ of 3-bedroom MPDUs provided} \times 5.00 \text{ points}) = \text{number of public benefit points}$$

$$(14.49 - 12.50) \times 12 + (100 \times 5) = 523.88 \text{ points}$$

The Planning Board approves 523.88 public benefit points for Affordable Housing.

Quality Building and Site Design

Public Open Space

The Applicant request 3.99 public benefit points for providing public open space in excess of the minimum requirement of the zone. The minimum public open space required for this Site is 10%. Phase II has a site area of 172,390 square feet and its minimum public open space requirement is 17,239 square feet. Phase II provides 28,719 square feet (16.66 % of the site area) of public open space, which exceeds the minimum requirement of the zone by 11,480 square feet. Staff recommended, and the Planning Board approves, 6.66 points based on the following calculation:

$$(\text{Public open space in excess of the minimum requirement} / \text{site area}) \times 100 = \text{number of public benefit points}$$

$$(11,480 / 172,390) \times 100 = 6.66 \text{ points}$$

Protection and Enhancement of the Natural Environment

Building Lot Terminations (BLTs)

The Applicant requests 19.13 points for the purchase of 2.13 BLT easements or equivalent payment made for every 31,500 square feet of gross floor area comprising the 7.5 percent incentive density floor area, exclusive of any density allocated for MPDUs. Points are granted by the calculation of BLTs as provided in Section 59.4.7.3.F of the Zoning Ordinance.

The Applicant's BLT calculation used the total proposed site density approved for Phase I and Phase II by Sketch Plan Amendment No. 32019007A (1,030,661.50

square feet) instead of the project density of 300,000 square feet proposed with Phase II only. As corrected to account for Phase II density only, the Planning Board approves 3.48 public benefits points for the purchase of 0.386 BLTs, based on the following calculation:

$$((300,000 - 137,777) \times 7.5\%) / 31,500 \times 9 = 3.48 \text{ points}$$

c. General Requirements

i. *Site Access*

The Property is bound by four major roadways: Josiah Henson Parkway, Towne Road (MD-187), Montrose Road, and Streamline Drive, which is a newly constructed public road that runs north to south through the Property:

- Josiah Henson Parkway forms the southern frontage of the Site and serves as an exit access point. It has a master-planned right-of-way width of 130 feet and is owned by Montgomery County. The road is classified as a Downtown Boulevard and includes four travel lanes, two in each direction, separated by a median. This road directly connects to Streamline Drive, providing right-in, right-out vehicular access to the Site. Additionally, the Applicant will construct a 12-foot-wide Breezeway and six-foot-wide street buffer in this frontage.
- Towne Road (MD-187) runs along the eastern edge of the Site. It has a master planned 120-foot-wide right-of-way and is under the jurisdiction of Maryland State Highway Administration (SHA). It is classified as a Downtown Boulevard and has seven lanes in the segment adjacent to the Site due to the presence of dual left-turn lanes in both directions. The Applicant will construct a ten-foot-wide, two-way separated bike lane with a six-foot-wide sidewalk and six-foot-wide street buffer along this frontage and improved intersection crossings.
- Montrose Road defines the northern frontage and provides entry access to the Site. It has a master planned 80-foot-wide right-of-way with four travel lanes and is owned by Montgomery County. Like the other two roads, it is classified as a Downtown Boulevard. The road connects to Streamline Drive, providing vehicular access to the Site. The Applicant will construct a six-foot-wide sidewalk with a

seven-foot-wide street buffer along this frontage to provide improved pedestrian access.

- Streamline Drive is the primary vehicular access road for Phase II. It has a 55-foot-wide right-of-way and is owned by Montgomery County. It is classified as a Neighborhood Street and includes two travel lanes and on-street parking. A six-foot-wide sidewalk with a seven-foot-wide street buffer is provided.

ii. *Parking, Queuing, and Loading*

The Project will provide 279 on-site parking spaces, consisting of 276 spaces in residential unit garages and driveways, and three on-street spaces, as shown in Site Plan Finding 2.d. This meets the requirements of Section 6.2.3 of the Zoning Ordinance. The final number of parking spaces may be refined at the time of building permit, based on the final unit count.

Private alleys are designed for vehicle access to the new residential units and provide connections to public rights-of-way for residents, visitors, and services. Sufficient space is provided in the alleys for queuing. The type of residential development proposed does not require an off-street loading space and none are proposed. As previously described, the Project's vehicular access is from Streamline Drive.

iii. *Open Space and Recreation*

The Site Plan incorporates public open space in the form of the East Urban Park and through-block connection. The East Urban Park will be well amenitized with seating, lighting, and landscaping. Sketch Plan Amendment No. 32019007A set a public open space requirement for the entire development (Phase I and II areas) of 12% of the site area (1.56 acres). This is greater than the 10% public open space required by the zone. Phase I provided 0.96 acres of public open space and Phase II proposes 0.66 acres, for a total of 1.62 acres of public open space, exceeding the requirement.

Private on-site recreational amenities are provided that are generally accessible to the public within the park space and frontage areas, including seating areas, new and upgraded sidewalks and bicycle lanes. Recreation facilities provided conform with the Recreation Guidelines.

iv. *General Landscaping and Outdoor Lighting*

There are no particular screening or landscape requirements applicable to the Phase II site area. The Site Plan provides adequate landscaping and exterior lighting, as well as other amenities to ensure the residential development will be safe and attractive for residents and visitors.

5. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

a. Chapter 19, Erosion, Sediment Control, and Stormwater Management

The Board finds that this requirement is met, as a Stormwater Concept Plan was approved by the Montgomery County Department of Permitting Services on December 9, 2025. The plan will meet stormwater management requirements using structured and environmental site design best practices.

b. Chapter 22A, Forest Conservation

The Application satisfies all of the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and conforms with the Montgomery County Planning Department's Environmental Guidelines as further discussed in the findings for Forest Conservation Plan No. F20250850, which are included in a separately approved resolution and are incorporated herein.

6. *The development provides safe, well-integrated parking, circulation patterns, building massing, and where required, open spaces and site amenities.*

The Site Plan provides parking for each unit served by a network of private alleys for a safe and efficient parking and circulation program. The massing of the back-to-back style townhouse units is appropriate for the unit type and in line with surrounding development. Open space is provided for Phase II in the form of the East Urban Park and associated through-block connection. These public spaces and frontage areas provide various amenities including seating, sidewalks and bicycle lanes. Parking, circulation, building massing, open spaces and site amenities provided help create a well-integrated, safe and efficient development for Phase II.

7. *The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The 2018 *White Flint 2 Sector Plan* generally envisions the development of the Wilgus Property as contributing to the walkable, pedestrian-friendly environment that is emerging proximate to the Pike and Rose development.

Land Use

The Sector Plan recommends the Property be developed with tall, high-density buildings and uses on its eastern portion and with lower density of uses and building heights on its western portion. The overall development of the Property was also recommended to include at least 1.25 acres of open space. Phase I for the western portion of the development is approved, with construction nearing completion as of the date of this Resolution. Phase I is providing 107 townhouses, 34 two-over-two units, associated infrastructure and open space areas, in line with the Sector Plan's recommendation.

Preliminary Plan Amendment No. 12020014A removed the previously approved high-density multifamily and commercial uses approved for the eastern, Phase II portion of the Property and replaces them with 138, four-level townhouses consistent with Sketch Plan Amendment No. 32019007A. The Preliminary Plan Amendment further updated the lot and parcel design for the Phase II area and modified the previously approved density and uses to support this development program. In approving Sketch Plan Amendment No. 32019007A, the Planning Board determined the reimagined residential development for the eastern portion of the Property substantially conformed with the Sector Plan's density, building height, design and connectivity, affordable housing, public facilities, and open space recommendations. Substantial conformance with these recommendations is also achieved with this Site Plan.

Environment

The Site Plan makes several adjustments to the environmental enhancement items within Proposal's public benefits package in response to the change in building typology. These changes were anticipated in the approval of Sketch Plan Amendment No. 32019007A.

Transportation

The 2018 *White Flint 2 Sector Plan* includes transportation recommendations that are satisfied through the prior Phase I project and the Subject Phase II, including the provision of frontage improvements on public rights-of-way surrounding the Property, and for the inclusion of certain on-site pedestrian and vehicular features, as follows:

- i) Josiah Henson Parkway has a master-planned right-of-way of 130 feet and is owned by Montgomery County. The road is classified as a Downtown Boulevard

and includes four travel lanes, two in each direction, separated by a median. The Project will construct and modify a 12-foot-wide Breezeway with accessible crossings, providing improved bicycle and pedestrian access to the site.

- ii) Towne Road (MD-187) has a master planned 120-foot right-of-way and is under the jurisdiction of the Maryland State Highway Administration (SHA). It is classified as a Downtown Boulevard. The Project will construct a 10-foot-wide, two-way separated bike lane, with a six-foot-wide sidewalk and a six-foot-wide street buffer along this frontage.
- iii) Montrose Road has a master planned 80-foot right-of-way and is owned by Montgomery County. It is classified as a Downtown Boulevard. The road connects to Streamline Drive, providing vehicular access to the Site. The Project will construct a six-foot-wide sidewalk with a seven-foot-wide street buffer along this frontage to provide improved pedestrian access.
- iv) Streamline Drive has a 55-foot right-of-way and is owned by Montgomery County. It is classified as a Neighborhood Street, and the Project will construct a six-foot-wide sidewalk and seven-foot-wide street buffer along this frontage.

Open Space

The Sector Plan recommends a minimum of 1.25 acres of public open space be included with the development of the entire Wilgus Property. Sketch Plan Amendment No. 32019007A set a higher minimum public open space threshold of 12% of the site area of the overall development (1.56 acres/68,001 square feet). Approved Phase I development includes 0.96 acres of public open space, inclusive of the Western Park and Central Park. The Subject Site Plan for Phase II provides 0.66 acres of open space, including the East Urban Park. A total of approximately 1.62 acres/70,678 square feet of public open space is provided cumulatively across the overall development (Phases I and II), exceeding the Sector Plan's recommendation and exceeding the requirement of the Sketch Plan Amendment.

Through-Block Connection

The public open space in Phase II includes the Sector Plan-recommended through-block connection. The space will serve as a pedestrian-friendly connection between Towne Road and interior sidewalks of the development at Streamline Drive. The through-block connection is a central feature of the Phase II development area and its wide, linear design and connection to the East Urban Park significantly contributes to the character of the development. The through-block connection will be flanked by homes, landscaping and trees. While its function is primarily pedestrian, the through-block connection is also designed to provide for emergency access for fire and emergency services to this portion of the Property.

Park Contribution

As envisioned by the Sector Plan and through associated conditions of approval of the associated Sketch, Preliminary and Phase I Site Plan, development of the Property requires the Applicant to make a financial contribution to Montgomery Parks towards a school or park improvement within the Sector Plan area with each site plan. A contribution was required with Phase I Site Plan No. 820210080 for Northpark at Montrose. Similarly, a contribution is required with this Site Plan for Phase II, with the contribution rate to be \$400 per market rate unit to be provided at the time of building permit for each unit.

8. *The development 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.*

The Planning Board previously determined that public facilities are adequate to support the proposed development. With the associated Preliminary Plan Amendment No. 12020014A, the Planning Board approved an extension of the validity period of the APF determination through November 15, 2035.

9. *The development is compatible with existing and approved or pending adjacent development.*

The Site Plan for Phase II development of the Property is compatible and complimentary to the existing and pending nearby developments, which include a mix of uses, and the Phase I area of the Subject Property.

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

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

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

February 2, 2026

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

and

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 4-0-1; Chair Harris, Vice Chair Linden, and Commissioners Bartley and Pedoeem, voting in favor of the motion, Commissioner Hedrick abstaining, at its regular meeting held on Thursday, January 22, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board