

Montgomery County Planning Board

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

DATE MAILED:

March 4, 2026

MCPB No. 26-04
Expedited Approval Plan No. E20260020
20300-20350 Century Boulevard
Date of Hearing: January 29, 2026

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 November 26, 2025, Germantown MD FGF, LLC (“Applicant”) filed an application for approval of a site plan for 353 dwelling units consisting of 297 multi-family dwelling units and 56 two-over-two dwelling units, including a minimum of 14.7 MPDUs and a minimum of three (3) live-work units, on 6.45 acres of CR zoned-land, located at Century Boulevard 500 feet southeast of Cloverleaf Center Drive (“Subject Property”), in the Germantown Policy Area and the 2009 Germantown Employment Area Sector Plan (“Master Plan”) area; and

WHEREAS, the site plan application for the Subject Property was designated Expedited Approval Plan No. E20260020 (“Expedited Approval Plan” or “Application”); and

WHEREAS, the Application was submitted for concurrent review and approval with Administrative Subdivision Plan No. 620260080 and Forest Conservation Plan No. F20260250; 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 January 16, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions (“Staff Report”); and

WHEREAS, on January 29, 2026, the Planning Board held a public hearing on the Application and voted to approve the Application subject to conditions, on the motion of Commissioner Hedrick, seconded by Commissioner Pedeem, with a vote of 5-0; Chair Harris, Vice Chair Linden, Commissioners Bartley, Hedrick and Pedeem voting in favor.

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Approved as to
Legal Sufficiency: /s/ Matthew Mills
M-NCPPC Legal Department

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Expedited Approval Plan No. E20260020 for 353 dwelling units consisting of 297 multi-family dwelling units and 56 two-over-two dwelling units, including a minimum of 14.7 MPDUs and a minimum of three live-work units on the Subject Property, subject to the following conditions:¹

Density & Height

1. Density

The Expedited Approval Plan (EAP) 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 Units, 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 (0.67 acres) of on-site public open space.
- 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

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.

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.

b) Diversity of Uses and Activities

i. Moderately Priced Dwelling Units.

- a. Before the issuance of any building permit for any residential unit, the MPDU agreement to build between the Applicant and the Montgomery County Department of Housing and Community Affairs (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 the issuance of any final use-and-occupancy certificate, the Applicant must provide as-built floor plans to M-NCPPC and a copy of the approved layout to the Montgomery County Department of Permitting Services (DPS) Zoning & Site Plan Enforcement Section.

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-NCPPC 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-NCPPC Staff.

d. **Structured Parking.** The Applicant must provide a minimum of 476 parking spaces² within an above-grade structure for use by both the multi-family building and the 2 over 2 buildings.

v. **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, a dog run, a 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 DPS, 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,

² The total number of parking spaces within the parking structure may be modified by Staff if there is no overall adverse impact and if the minimum number of required public benefits points is satisfied.

- 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.
- c) Before approval to release any portion of the site plan performance bond, the Applicant must deliver to the Planning Department and DPS 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 Marshall.
 - d) The Applicant must submit an alternative design for Private Street A with a crowned roadway prior to certification.

9. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 134 long-term and eight (8) short-term bicycle parking spaces.
- b) 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.
- c) The Applicant must provide one bicycle repair station.
- d) 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), and the exact location, design and construction must comply with the requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.
- e) 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 Subject Property frontage on Century Boulevard.

10. Fire and Rescue

- a) The Planning Board has reviewed and accepts the recommendations of DPS, 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 DPS may amend, if the amendments do not conflict with other conditions of the Expedited Approval Plan approval.
- b) 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 DPS, 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 DPS 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 the 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 DPS 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 DPS 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.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Expedited Approval Plan No. E20260020, 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. 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 No. 620260080. 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 Application will demolish the existing vacant five-story office building and build a 297-unit Multi-Unit Living use building and 56 two-over-two multi-unit buildings, including three Live Work units, on the Subject Property. As described below, the Application 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 Application 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 Policy Area of the 2024–2028 Growth and Infrastructure Policy (GIP).

- 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 Application 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 the Data Table, the Application complies with the applicable development standards and parking requirements of Chapter 59.

Data Table

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) ³
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.) ⁴	-	-
1 Bedroom Unit (145 units) (1 sp. min. to 1.25 sp. max.)	145 min to 181 max.	155 market rate 26.25 MPDU

³ 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.

⁴ Pursuant to Sec. 59-6.2.3.I.2, the minimum number of parking spaces for MPDUs is reduced by 0.50%.

Development Standard	Permitted/ Required	Proposed
		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 ⁵	327 min to 537 max.	537 max. total spaces (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 ^{6,7}	5 spaces	5 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

⁵ In accordance with Sec. 59-6.2.4, the number of parking spaces provided may be adjusted by DPS at building permit.

⁶ 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.

⁷ 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.

a) Optional Method Public Benefits

In accordance with the Zoning Ordinance, Section 59.4.5.4.A.2, the Application 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 Applicant has chosen to utilize the legacy public benefit system in Division 4.7 and the 2017 *Incentive Density Implementation Guidelines*. As shown in the Public Benefits Table, the Application proposes 228.65 public benefit points in four (4) categories to satisfy the requirements:

Public Benefit Table

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 Application 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 Application for 0.45 points. $[1,268/279,482 * 100 = 0.45]$.

Diversity of Uses and Activities

Dwelling Unit Mix

The Application 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” and exceed the minimum percentages 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 sub-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 Application includes 14.7 percent MPDUs (52 units) out of 353 total units, earning 26.4 points for exceeding the 12.5 percent baseline. The Application also provides 25 percent of the total number of three-bedroom units as MPDUs, earning 125 points. The Application 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 Application 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 Application will provide 476 parking spaces in an above-ground parking structure and is eligible for 8.8 public benefit points. $[(476/537)*10]+[(0/537)*20 = 8.8 \text{ points}]$.

Design Excellence

The Application 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 the two-over-two units will create visually appealing streetscapes.

Protection and Enhancement of the Natural Environment

The Application 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 Application is eligible for the maximum of 30 points in this category.

b) General Development Standards

i. *Division 6.1 Site Access*

As conditioned, access and circulation are safe, adequate, and efficient to serve the Application. Site access is provided by a private road from Century Boulevard. On-site circulation is provided by internal private roads and alleys. The Application 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, Queuing and Loading*

The Application satisfies Division 6.2 (Parking, Queuing, and Loading). The Application provides a maximum total of 537 parking spaces, which is within the minimum/ maximum (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 Application 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*

The Application exceeds the minimum square footage requirement for public open space. 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.

The Applicant's Recreational Demand, Supply and Adequacy report demonstrates adequacy in both on-site and off-site recreational facilities for all age groups. In addition to new sidewalks, table seating areas, a dog run with seating, and a multi-age playground with seating, 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

The Application 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.

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 fixtures along 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 Application 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-bioretenion, 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, which is incorporated herein by reference.

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

The Application 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 building heights and massing are appropriately scaled for the surrounding area and adjacent properties. The multi-family building is 70 feet in height and five-to-six-stories tall. The multi-family building will replace a five-story vacant commercial office building. The 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 Application 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;*

The Application substantially conforms with the Master Plan. The Germantown Employment Area Sector Plan envisions Germantown as “the center of business and community life in upper Montgomery County.” 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. 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 Application 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. 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 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.

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:***
- a) ***The applicant agrees to enter into a Transportation Demand Management plan that provides an action plan for substantial achievement of the applicable NADMS goal;***
 - b) ***Parking below the minimum required under Section 6.2.4 is provided; and***
 - c) ***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.***

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 Application.

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.

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 Expedited Approval 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

March 4, 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 Hedrick, seconded by Commissioner Pedoeem, with a vote of 5-0; Chair Harris, Vice Chair Linden, and Commissioners Bartley, Hedrick, and Pedoeem, voting in favor of the motion, at its regular meeting held on Thursday, February 26, 2026, in Wheaton, Maryland and via video conference.



Artie L. Harris, Chair
Montgomery County Planning Board