Montgomery County Planning Board
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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DATE MAILED

October 13, 2026

MCPB No. 26-84
Administrative Subdivision No. 620260170
4719 Hampden Lane
Date of Hearing: September 10, 2026

RESOLUTION

WHEREAS, under Montgomery County Code Chapter 50, the Montgomery County Planning Board is authorized to review administrative subdivision applications; and

WHEREAS, on May 27, 2026, Hampden Lane Project, LLC ("Applicant") filed an application for approval of an administrative subdivision plan of property that would create one (1) lot for up to 250,000 square feet of residential uses (with up to 250 dwelling units) with 17.6% MPDUs on approximately 0.35 acres of land in the CR-5.0, C-5.0, R-4.75, H-250' zone and the Bethesda Overlay Zone ("BOZ"), located at 4719 Hampden Lane and 4720 Montgomery Lane ("Subject Property"), in the Bethesda CBD Policy Area and 2017 *Bethesda Downtown Sector Plan* and 2025 *Bethesda Downtown Plan Minor Master Plan Amendment* ("Master Plan") area; and

WHEREAS, Applicant's administrative subdivision plan application was designated Administrative Subdivision Plan No. 620260170, 4719 Hampden Lane ("Administrative Subdivision Plan" or "Application"); and

WHEREAS, the Application was submitted for concurrent review and approval with Forest Conservation Plan No. F20260850, 4719 Hampden Lane ("Forest Conservation Plan" or "FCP") and Expedited Approval Plan No. E20260050 ("EAP"); 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 August 28, 2026, providing its analysis and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

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

NOW, THEREFORE, BE IT RESOLVED that the Planning Board APPROVES Administrative Subdivision Plan No. 620260170 to create one (1) lot for up to 250,000 square feet of residential uses (up to 250 dwelling units) with 17.6% MPDUs on the Subject Property, subject to the following conditions:[1]

General Approval

1. This Administrative Subdivision Plan is limited to one (1) lot with a maximum density of up to 250,000 square feet of residential uses, consisting of up to 250 multi-family dwelling units, with a minimum of 17.6% MPDUs.

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 August 26, 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.

[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.

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 July 6, 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 if 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, Fire Department Access and Water Supply Section in its letter dated July 30, 2026, 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 September 2, 2026, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which DHCA may amend if the amendment does not conflict with other conditions of Administrative Subdivision Plan approval.

Other Approvals

9. Before approval of a record plat or any demolition, clearing or grading for the Subject Property, the Applicant must receive Staff certification of any subsequent Expedited Approval Plan associated with this Administrative Subdivision Plan. The number and location of site elements including but not limited to buildings, dwelling units, on-site parking, site circulation, sidewalks, and bikepaths is determined through Expedited Approval Plan review and approval.

10. If an approved Expedited Approval Plan, Site Plan, or amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Administrative Subdivision Plan, the Applicant must obtain approval of an Administrative Subdivision Plan amendment before certification of the Expedited Approval Plan or Site Plan amendment.

Transportation

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 thirty-five (35) feet from the existing pavement centerline along the Subject Property frontage for Montgomery Lane.

    b) All land necessary to accommodate thirty (30) feet from the existing pavement centerline along the Subject Property frontage for Hampden Lane.

    c) All land necessary to accommodate twenty-five (25) feet from the existing pavement centerline along the Subject Property frontage for East Lane.

12. Before the recordation of plat(s), the Applicant must satisfy all necessary requirements of MCDOT to ensure construction of the following facilities along the Property frontage:

    a) Along Montgomery Lane, a sidewalk of a minimum width of eight (8) feet.

    b) Along East Lane, an eight-foot-wide (8 ft.) sidewalk with an eight-foot-wide (8 ft.) planting zone along the Property frontage on East Lane. The planting zone will not be constructed in the segments where on-street parking is provided.

    c) Along Hampden Lane, an eight-foot-wide sidewalk (8 ft.) with a nine-foot-wide (9 ft.) planting zone.

Record Plats

13. There shall be no clearing or grading of the site, except for the demolition of the existing office buildings, before recordation of plat(s).

14. The record plat must show necessary easements.

15. The record plat must reflect common ingress/egress and utility easements over all shared driveways.

Certified Administrative Subdivision Plan

16. 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 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."

17. 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.

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 Administrative Subdivision Plan meets the requirements of Chapter 50, Section 6.1.E for a Subdivision application for property approved under an Expedited Approval Plan under Section 7.3.5 of the Zoning Ordinance:*

   E. A lot or lots created for an Expedited Approval Plan may be approved 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;*

      Expedited Approval Plan ("EAP") No. E20260050 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 below.

   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 below, 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*

The Applicant has submitted a Final Forest Conservation Plan ("FCP") with the Application. As conditioned, the Application satisfies the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A and is in compliance with the Montgomery County Planning Department's approved Environmental Guidelines, as further discussed in the findings for the accompanying FCP No. F20260850, which are included in a separately approved resolution and are incorporated herein.

The Subject Property has a Net Tract Area of 0.50 acres, including the Property area of 0.35 acres and offsite disturbance of 0.15 acres. There is no forest on-site and the afforestation requirement is 0.08 acres. The Applicant will meet the forest conservation requirement with 0.08 acres of planting in a forest bank or fee-in-lieu.

The Applicant is addressing stormwater management through environmental site design ("ESD") with one micro bioretention measure and vegetated green roofs and has included a stormwater management concept plan as part of the submission. MCDPS approved the Stormwater Management Concept on July 6, 2026. Therefore, the requirements of Chapter 19 are satisfied.

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

   This is not applicable as the Property is not located in a special protection area.

2. *The Administrative Subdivision Plan meets the technical review requirements of Chapter 50, Section 4.3.*

   A. *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.*

   The Administrative Subdivision Plan meets all applicable sections of the Subdivision Regulations. The size, width, shape, and orientation of the approved lot is appropriate for the location of the subdivision, taking into account the recommendations of the Master Plan, and for the building type (residential use with up to 250,000 square feet and up to 250 multi-family dwelling units) contemplated for the Subject Property.

The Application is under the optional method in accordance with Section 59-4.5.4.B of the Zoning Ordinance. The Administrative Subdivision Plan has been reviewed by other applicable county agencies, all of whom have recommended approval.

1. *The block design is appropriate for the development or use contemplated.*

   There are no proposed changes to the existing block design. The length, width, and shape of the block will remain compatible with the existing development patterns and the land use goals for the area of the subdivision given that the approved uses on the lot are consistent with existing uses in the area. The Application includes a subdivision to create one new lot from two existing lots on the western portion of Block 24C in downtown Bethesda. Block 24C is an existing block that is bounded by, and has frontage on four streets – Hampden Lane, East Lane, Montgomery Lane, and Wisconsin Avenue (which is outside of the area of development for the Application). Block 24C is currently improved and developed with buildings located along all street frontages. The new lot on Block 24C will have frontage along Hampden Lane, East Lane, and Montgomery Lane for the construction of a multi-family residential building, replacing two existing office buildings. Block 24C, as it exists, is appropriately designed and connected with Hampden Lane, East Lane, Montgomery Lane, and Wisconsin Avenue; thereby resulting in a suitable block design and layout for the Application, building orientation, and access for residents and emergency vehicles.

2. *The lot design is appropriate for the development or use contemplated.*

   As conditioned, the lot size, width, shape, and orientation are appropriate for the residential development. The lot can reasonably accommodate the structure, parking, and utilities.

   <u>Density Averaging</u>
   The Administrative Subdivision Application will apply density averaging across the Subject Property pursuant to pursuant to Sections 59-4.5.2.B.2 and 59-4.9.2.C.5.a of the Zoning Ordinance. The Application satisfies the applicable criteria and there is additional density attributable to the Sending Property, One Bethesda Center, that can be utilized as part of the EAP with a Commercial-to-Residential Reconstruction (“CRR”) use. The Sending Property is located to the south of the Subject Property across Hampden Lane. A restrictive covenant was previously recorded in the Land Records at Book 66626 in Page 55 in full compliance with the density averaging requirements as part of the previous regulatory plan approvals documented in the Staff Report.

The entire assembled Property consists of 25,079 square feet of tract area and is zoned for up to a 5.0 FAR; thus, the Property is eligible for 125,395 square feet of mapped gross floor area. The Sending Property has a tract area of 67,873 square feet and is also zoned for up to a 5.0 FAR; resulting in 339,365 square feet of mapped gross floor area. There is 190,920 square feet of as-built gross floor area on the Sending Property. Therefore, there is 148,445 square feet of mapped density available to transfer from the Sending Property for the CRR use on the EAP on the Subject Property.

The EAP includes up to 250,000 square feet of gross floor area for the Application. The residential gross floor area is 215,000 square feet (without MPDUs) and when subtracted from the cumulative total of 273,840 square feet, density averaging can be used to allow for the CRR use to be approved with 58,840 square feet of density remaining.

Lastly, in addition to the transfer of 148,445 square feet of gross floor area from the Sending Property, the Applicant will add an additional 12 feet of height to the new multi-family building. While the Subject Property is zoned to allow a maximum building height of 250 feet, the Application will reach a final height of 262 feet with the inclusion of the additional 12 feet. The inclusion of the additional height is in accordance with Section 59-4.9.2.C.3.b of the Zoning Ordinance which states that: "[i]f a project exceeds 17.5% MPDUs and is located in the Height Incentive Area under Section 4.9.2.E, the height limit of the applicable zone does not apply to the extent required to provide MPDUs. The additional height is calculated as the floor area provided for MPDUs above 15% divided by the average residential floor plate area, where each whole number and each remaining fraction allows an increase of 12 feet." The Application includes a minimum of five additional MPDUs beyond the minimum required at 15%, which increases the percentile of provided MPDUs to 17.6% and supports the additional 12 feet of building height.

3. *The Administrative Subdivision Plan provides for required public sites and adequate open areas.*

   i. Master Planned Sites

   The Subject Property is not specifically identified in the 2017 *Bethesda Downtown Sector Plan* for a required public site. Open space is adequately provided as part of the required Public Open Space.

ii. Local Recreation

The Subject Property is not identified for any local recreation projects.

iii. Transportation and Utilities

The development will be served by existing public infrastructure. The Applicant is incorporating right-of-way dedication for all three (3) public streets to achieve the master planned rights-of-way.

Public water, sewer, and other utilities will be underground, and are adequate to serve the approved development. The Application satisfies the applicable Adequate Public Facilities ("APF") requirements as discussed below.

4. The Lot(s) and Use comply with the basic requirements of Chapter 59.

The lot was reviewed for compliance with the dimensional requirements of the CR zone as specified in the Zoning Ordinance. The lot will meet all the dimensional requirements for area and frontage, and can accommodate the multi-family residential building, which can reasonably meet the width and setbacks requirements in that zone. A summary of this review is included in Table 1 below.

Table 1 - 4719 Hampden Lane Administrative Subdivision Plan Data Table for CR Zone, Optional Method, Section 59-4.5.4.B

Development Standard	**Permitted / Required**	**Approved**
Gross Tract Area	-----	25,079 sq. ft.
Prior Dedication	-----	9,750 sq. ft.
Proposed Dedication	-----	802 sq. ft.
Site Area	-----	14,527 sq. ft.
Mapped Density (CR-5.0, C-5.0, R-4.75, H-250')	125,395 sq. ft. / 5.0 FAR	-----
Commercial (GFA/ FAR)	125,395 sq. ft. / 5.0 FAR	0 sq. ft. / 0 FAR
Residential (GFA/ FAR)[2]	119,125 sq. ft. / 4.75 FAR	125,395 sq. ft. / 5.0 FAR

[2] The Commercial-to-Residential Reconstruction Use provides that "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 …." See Section 59-3.3.2.B.3.a of the Zoning Ordinance. The Application reallocates commercial FAR to residential FAR in accordance with this provision.

Development Standard	Permitted / Required	Approved
Total Allowable Density (GFA/FAR)	125,395 sq. ft. / 5.0 FAR	125,395 sq. ft. / 5.0 FAR
Density Transfer (GFA/FAR)[3]	-----	148,445 sq. ft. / 5.92 FAR
Total Density (GFA/FAR)[4]	-----	273,840 sq. ft. / 10.92 FAR
Total Mapped Density (GFA/FAR)	-----	250,000 sq. ft. / 9.97 FAR
Building Height (max.)[5]	250 feet	262 feet
Principle Building setbacks (min.)		
East Lane	0 ft.	8 ft.
Hampden Lane	0 ft.	5 ft.
Montgomery Lane	0 ft.	0 ft.
Rear	0 ft.	0 ft.
MPDUs (min.)	15% (38 units)	17.6% (44 units)
Public Open Space[6]	5% (726 sq. ft.)	10% (1,453 sq. ft.)

B. The Administrative Subdivision Plan substantially conforms to the Master Plan.

1. Land Use

The Application substantially conforms to the recommendations for the Subject Property included in the 2017 *Bethesda Downtown Sector Plan* ("Sector Plan") and 2025 *Bethesda Downtown Plan Minor Master Plan Amendment* ("Master Plan"). Specifically, this Sector Plan builds on components that will bolster the elements most in need of enhancement. The recommendations include:

1. **Parks and open spaces,** including new civic greens at Veteran's Park, Bethesda Farm Women's Cooperative Market, Capital Crescent Trail and new urban parks, pathways and gateways.
2. **Affordable housing,** including the preservation of existing market-rate affordable housing, providing a mix of housing options and the

[3] Up to 148,445 square feet of Gross Floor Area can be used from the Sending Property pursuant to a restrictive covenant recorded in the Land Records at Book 66626 in Page 55 of the Land Records.
[4] The resulting sum of the mapped density for residential development and the density from the Sending Property.
[5] The Application is eligible for an additional floor (12 ft.) of building height through the provision of a minimum of 17.5% MPDU's per Section 59-4.5.2.C.7.
[6] Per Section 59-4.5.4.B.1.a the Application must provide a minimum of 5% Open Space (based on site area) as it has frontage on three rights-of-way and is between 0.51 acres and 1.00 acres in size.

provision of Moderately Priced Dwelling Units in exchange for development incentives.

3. **Environmental innovation,** including more energy-efficient buildings, better stormwater management, improved sidewalks and bicycle routes, and other measures to enhance community health and quality of life.
4. **Economic competitiveness,** based on new development, public amenities and proximity to public transit to attract businesses and visitors from throughout the region, and foster entrepreneurship and innovation.

The Property is designated as Site 103 on page 99 of the Sector Plan. The Property is located within the Wisconsin Avenue Corridor District. This District is the main artery through the center of downtown Bethesda. With the existing Bethesda Metrorail Station, future Purple Line and bus rapid transit ("BRT") options, Wisconsin Avenue is a critical-focus area for improved access, mobility and pedestrian safety. The corridor is envisioned as a symbolic downtown center that reflects the character of adjacent neighborhoods and overall identity of Bethesda through innovative building designs and active public spaces. Specifically, the Application addresses the following goals as outlined in the Overarching Goals and Wisconsin Avenue Corridor sections of the Sector Plan:

- *Encourage infill and reinvestment on underutilized commercial sites and private surface parking lots. (p.97)*

  The Application provides an opportunity for infill development of underdeveloped commercial properties within a block of the Metro station, as recommended by the Sector Plan, by converting several commercial properties into a multi-family residential development with up to 250,000 square feet of multi-family residential uses.

- *Encourage mixed-income/affordable housing near transit stations. (p. 97)*

  The Application includes a minimum of 17.6% MPDUs, which exceeds the Sector Plan requirement of 15%. The Subject Property is located one block to the north of the southern entrance to the Bethesda Metro Station and Purple Line Station; supporting access to transit and employment opportunities.

- *Develop compact nodes that place the highest intensity in those centers, provide distinctive infill buildings and step down to lower densities and heights near the edges. (p. 97)*

The Application will place a new multi-family building, containing high-density residential uses, in the core of downtown Bethesda. The building design incorporates urban design elements that will enhance the visual interest from several locations including Hampden Lane, East Lane, and Montgomery Lane.

- *Encourage high-performance buildings and sites nearest the established centers. (p. 97)*

  The Application will incorporate energy efficient building systems to exceed the ASHRAE 90.1 standard by a minimum of 10%, as required by the Bethesda Overlay Zone. Additionally, intensive green roof and bioretention planter boxes will cover a minimum of 32% of the Property's site area to increase the overall green cover in accordance with the Sector Plan's urban ecosystems recommendations.

- *Improve the pedestrian environment with upgraded streetscapes. (p. 97)*

  The Application will improve and enhance the pedestrian environment along the three building frontages on Montgomery Lane, East Lane, and Hampden Lane per the Bethesda Design Guidelines. The Application incorporates public open space at the street level along East Lane, which will be activated by the multi-family residential lobby. The Application includes wide, pedestrian-friendly streetscapes along all the three frontages with street trees. The urban design of East Lane will transform this street from a vehicular focused street to a more pedestrian-oriented road that connects the Bethesda Metro Station to the Purple Line Station.

- *Rezone Map #103, #104 from its current zone to increase the commercial density from 4.0 FAR to 5.0 FAR and increase the maximum allowable building height to 250 feet to provide flexible development opportunities and allow future development to better adapt to market conditions. (p. 101)*

  The Sector Plan identifies the Property as Map #103, which recommends zoning that supports the development of the Application. The scope of work entails the removal of two existing vacant office buildings, the construction of a new multi-family residential building, streetscape improvements, and public open space. The EAP conforms with the zoning recommendations for the Property and is complementary to existing, approved, or pending adjacent development.

2. *Environment*

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 F20260850, which are included in a separately approved resolution and incorporated herein. There are several Master Plan recommendations. While the development is shy of the 35% green cover requirement due to size constraints, and operational, safety, public realm, and amenity requirements, the Applicant is providing 32% green cover through grade level landscaping and green roof areas, increasing the overall green cover in the area. As well, the Applicant is meeting the requirement to exceed energy efficiency standards by exceeding the ASHRAE (American Society of Heating, Refrigerating, and Air-Conditioning Engineers) by 10%.

3. *Transportation*

The 2017 *Bethesda Downtown Sector Plan* and *The Master Plan of Highways and Transitways* classify Montgomery Lane, Hampden Lane, and East Lane as Downtown Streets. As discussed further below, the Applicant will dedicate all necessary land from the centerline of the pavement to the Property line to achieve the master planned right-of-way for each of these public streets.

Similarly, all frontage improvements under the applicable master plans will be provided, including the planting zones and concrete sidewalks, as discussed in the following sections. The 2018 *Bicycle Master Plan* does not have any additional recommendations for any of these three (3) public streets. There is an existing two-way separated bike lane along Montgomery Lane that will remain. Thus, substantial conformance to the Sector Plan is achieved for the Application.

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

1. *Roads and other Transportation Facilities*

i. Existing Facilities

The Subject Property has frontage along three (3) County-owned and maintained Downtown Streets. Montgomery Lane has three (3) travel lanes, a two-way separated bike lane facility on the south side

of the street, brick sidewalks on both sides of the street, and a master planned right-of-way of 70 feet. East Lane has two (2) travel lanes, on-street parking on the west side of the street, brick sidewalks on both sides of the street, and a master planned right-of-way of 60 feet. Hampden Lane has two (2) travel lanes, on-street parking and brick sidewalks on both sides of the street, and a master planned right-of-way of 50 feet.

ii. Proposed public transportation infrastructure

As part of this Application, the Applicant will provide all necessary land from the centerline of the pavement to the Property line to achieve the master planned right-of-way for all three (3) public streets, and all required frontage improvements under the applicable master plans. Along Montgomery Lane, the Applicant will dedicate 35 feet of right-of-way and construct an eight-foot-wide (8 ft.) sidewalk. The sidewalk will be buffered by the existing two-way separated bike lane facility. Similarly, for East Lane, the Applicant will dedicate 30 feet of right-of-way and construct an eight-foot-wide (8 ft.) sidewalk with an eight-foot-wide (8 ft.) landscaped planting zone. Additionally, the Applicant is responsible for reconstructing the south leg of the Montgomery Lane and East Lane intersection with an ADA-compliant curb ramp, aligned with a high-visibility ladder-style crosswalk, and a 12-foot-wide curb radius.

Along Hampden Lane, the Applicant is responsible for dedicating 25 feet of right-of-way and constructing an eight-foot-wide (8 ft.) sidewalk with a nine-foot-wide (9 ft.) landscaped planting zone. The Applicant is also responsible for reconstructing the north leg of the Hampden Lane and East Lane intersection with an ADA-compliant curb ramp, aligned with a high-visibility ladder-style crosswalk, and a 25-foot-wide curb radius. Additionally, the Applicant will install an ADA-compliant curb ramp aligned with a high-visibility ladder-style crosswalk at the east leg of the East Lane and Hampden Lane intersection.

iii. Proposed private transportation infrastructure

As part of this Application, no private transportation infrastructure is proposed.

2. Local Area Transportation Review (LATR)

The Site is located within the Bethesda CBD Policy Area, a Red Policy Area under the 2024 – 2028 *Growth and Infrastructure Policy* ("GIP"). The previous use on the Property was 92,000 sq. ft. of general office space. The 250 high-rise residential units are estimated to generate a net decrease of 60 vehicle trips in the morning peak hour and a net decrease of 50 vehicle trips in the evening peak hour. The GIP requires a Transportation Impact Study ("TIS") for any project that is estimated to generate a net increase of 30 or more net new vehicle trips in either the morning or evening peak hours. As that is not the case for this Application, the Local Area Transportation Review ("LATR") Guidelines are satisfied with a Transportation Exemption Statement ("TES"). A summary of the trip generation analysis is provided in Table 2 below.

Table 2 - Trip Generation Analysis[7]

Uses	**AM Vehicle Trips**	**PM Vehicle Trips**	**AM Adjusted Trips**	**PM Adjusted Trips**
Existing General Office Building 92,000 SF [ITE LUC – 710]	123	122	89	88
Proposed Multifamily Housing (High-Rise) 250 dwelling units [ITE LUC – 222]	50	65	29	38
		Net New Vehicle Trips	**-60**	**-50**

3. Schools

Annual School Test Results

The Subject Property is located within the Bethesda CBD Policy Area, which is categorized as an Infill Impact Area by the 2024-2028 Growth and Infrastructure Policy. The results of the FY2027 Annual School Test, approved by the Planning Board on June 25, 2026, and effective since July 1, 2026, are applicable.

[7] Source: Transportation Exemption Statement from Kimley-Horn and Associates, April 4th, 2026.

The FY2027 Annual School Test evaluates for the 2030-2031 school year, during which the Property will be served by Bethesda Elementary School, Westland Middle School, and Bethesda-Chevy Chase High School. The enrollment and capacity projections of these schools reflected in the FY2027 Annual School Test and the default Utilization Premium Payment ("UPP") tier placements are shown in Table 3 below.

Table 3 - FY2027 Annual School Test Projections (2030-2031 School Year) & UPP Tier Placements

	Program Capacity	**Enrollment**	**Utilization Rate**	**Seat Surplus or Deficit**	**UPP Tier Placement**
Bethesda ES	560	592	105.7%	-32	No UPP
Westland MS	1,064	743	69.8%	+321	No UPP
Bethesda-Chevy Chase HS	2,475	2,238	90.4%	+237	No UPP

Based on the FY2027 Annual School Test results above, the school service areas of the Application are not placed in any UPP tiers by default. A payment will be triggered if the Application's enrollment impact estimate exceeds an adequacy ceiling of a school shown in Table 4 below.

Table 4 - FY2027 Annual School Test Adequacy Ceilings

	Tier 1 Adequacy Ceiling	**Tier 2 Adequacy Ceiling**	**Tier 3 Adequacy Ceiling**
Bethesda ES	42	80	164
Westland MS	441	534	694
Bethesda-Chevy Chase HS	397	732	1,104

Enrollment Impact Estimate

Table 5 below shows the Application's enrollment impact estimate calculation based on the School Impact Area classification and 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 ES Student Generation Rate	ES Student Estimate	Infill MS Student Generation Rate	MS Student Estimate	Infill HS Student Generation Rate	HS Student Estimate
MF High-rise	250	x 0.039	= 9.750	x 0.016	= 4.000	x 0.020	= 5.000
TOTAL (rounded down)			9		4		5

The enrollment impact of the units during an average year throughout the life of this Application is estimated to be 9 elementary school students, 4 middle school students, and 5 high school students. This does not exceed the adequacy ceilings identified in Table 4. Therefore, a UPP is not required.

4. *Other Public Facilities and Services*

The Property is served by public water and sewer and is classified in the W-1 and S-1 categories. Public water and sewer mains currently serve the Property, which will be adequate to serve the subdivision.

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 currently in effect.

D. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code Chapter 22A.*

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 F20260850, which are included in a separately approved resolution and are incorporated herein.

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

The Applicant is addressing stormwater management through environmental site design with one micro bioretention measure and vegetated green roofs and has included a stormwater management concept plan as part of the

submission. MCDPS approved the Stormwater Management Concept on July 6, 2026. Therefore, the requirements of Chapter 19 are satisfied.

F. 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 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 nor is the Property included in the Cemetery Inventory.

G. Any other applicable provision specific to the property and necessary for approval of the Administrative Subdivision is satisfied.

No other provisions apply to the Subdivision.

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

October 13, 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.

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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 the motion of Commissioner Pedoeem, seconded by Commissioner Bartley, with a vote of 4-0; Chair Harris, Vice Chair Bartley, and Commissioners Linden, and Pedoeem, voting in favor of the motion, Commissioner Hedrick being necessarily absent at its regular meeting held on Thursday, October 8, 2026, in Wheaton, Maryland and via video conference.

Artie L. Harris, Chair
Montgomery County Planning Board

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