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

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DATE MAILED:

October 13, 2026

MCPB No. 26-85
Expedited Approval Plan No. E20260050
4719 Hampden Lane
Date of Hearing: September 10, 2026

RESOLUTION

WHEREAS, under Section 59-7.3.5 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review expedited approval plan applications; and

WHEREAS, on May 27, 2026, Hampden Lane Project, LLC ("Applicant") filed an application for approval of an expedited approval plan for the construction of one residential building containing a maximum of 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, the expedited approval plan application for the Subject Property was designated Expedited Approval Plan No. E20260050, 4719 Hampden Lane ("Expedited Approval 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 Administrative Subdivision Plan No. 620260170; 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 Expedited Approval Plan No. E20260050 for the construction of one residential building containing a maximum of 250,000 square feet of residential uses (with up to 250 dwelling units) with 17.6% MPDUs on the Subject Property, subject to the following conditions:[1]

Density, Height & Housing

1. Density
   The Expedited Approval Plan is limited to a maximum of 250,000 square feet of residential uses with up to 250 multi-family dwelling units, including 17.6% MPDUs.
2. Height
   The development is limited to a maximum height of 262 feet, as measured from the building height measuring point, as illustrated on the Expedited Approval Plan.
3. Density Averaging
   At the time of record plat, the Applicant must record an instrument among the County Land records reflecting the density transfer for this project as required under Section 59-4.5.2.B/59-4.6.2.B of the Zoning Ordinance.
4. Green Cover
   a) The Applicant must provide a minimum of 32% of Green Cover on the Site comprised of intensive green roof, native canopy tree plantings, and/or bioretention planter boxes, as shown on the Certified Expedited Approval Plan.
   b) Any green roof installed pursuant to this condition must have a minimum soil depth of eight inches (8 in) or Staff approved equivalent.

[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.

Open Space, Facilities and Amenities

5. Public Open Space, Facilities, and Amenities

   a) The Applicant must provide a minimum of 1,453 square feet of public open space (10% of net lot area) on-site.

   b) Before release of any portion of the site surety bond, the Applicant must construct the streetscape improvements, including the undergrounding of utilities, along the Property's frontage on Montgomery Lane, East Lane, and Hampden Lane, consistent with the Bethesda Downtown Streetscape Standards.

   c) Before the issuance of the final use and occupancy certificate (excluding core and shell) for the development, all public open space areas on the Subject Property must be completed.

6. Public Benefits

   The Applicant elected to use the prior Public Benefits system pursuant to Section 59-4.7.1.D.2, which is found in Section 8.4 of the Zoning Ordinance. 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

      i. Minimum Parking – The Applicant must not provide/construct more than 68 on-site parking spaces.

   b) Diversity of Uses and Activities

      i. Affordable Housing/MPDUs

         a. The development must provide 17.6 percent MPDUs, or MCDHCA approved equivalent, consistent with the requirements of Chapter 25A and the applicable Master Plan.

         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 September 2, 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.

c) Quality Building and Site Design

i. Exceptional Design – The Applicant must construct the building in a manner consistent with the architectural design presented to the Bethesda Downtown Design Advisory Panel on May 27, 2026.

ii. Structured Parking – The Applicant must provide all vehicular parking spaces within a below-grade structure.

d) Protection and Enhancement of the Natural Environment

i. Building Lot Terminations (BLTs) – Before issuance of any building permit, the Applicant must provide proof of purchase and/or payment of 0.5653 BLTs to Montgomery County Department of Permitting Services ("DPS") and M-NCPPC staff.

ii. Energy Conservation and Generation – The Applicant must construct the building to exceed energy efficiency standards for the building type by 10%, as determined by MCDPS through the methodology established by ASHRAE 90.1 (2013) Appendix G. The energy model must be submitted to DPS with the building permit application.

Noise

7. Before Certification of the Expedited Approval Plan, the location and details for noise mitigation techniques must be approved by Staff. Current noise levels must be attenuated to no more than 65 dBA Ldn for ground level areas of common and individual outdoor activity.
8. 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:
   a) The installation of the noise mitigation techniques to attenuate the current noise levels to no more than 65 dBA Ldn for the exterior ground level living spaces are adequate.
   b) The building shell for residential dwelling units affected by exterior noise levels projected at or above 65 dBA Ldn, will attenuate the projected exterior noise levels to an interior level not to exceed 45 dBA Ldn.
9. If any changes occur to the Expedited Approval Plan which affect the validity of the noise analysis dated August 10, 2026, 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.
10. Before issuance of any Use and Occupancy Certificate (excluding core and shell), 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 from the engineer that recommended the acoustical treatments.

Environment

11. Stormwater Management
The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated July 6, 2026, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Expedited Approval Plan approval. The DPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Transportation & Circulation

12. Pedestrian & Bicycle Circulation

a) The Applicant must provide 95 long-term and 5 short-term bicycle parking spaces.

i. The long-term spaces must be in secured, well-lit bicycle rooms in the parking garage on level P1, and the short-term spaces must be inverted-U racks (or approved equal) installed along the building frontage (weather-protected preferred), as shown on the Certified Expedited Approval Plan.

b) Before the release of the right-of-way bond, the Applicant must construct the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements of the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations.

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

ii. 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.

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

iv. At the south leg of the East Lane and Montgomery Lane intersection, an ADA-compliant curb ramp, aligned with a high-visibility ladder-style crosswalk, and a twelve-foot-wide (12 ft.) curb radius, as shown on the Certified Expedited Approval Plan.

v. At the north leg of the East Lane and Hampden Lane intersection, an ADA-compliant curb ramp, aligned with a high-visibility ladder-style crosswalk, and a twenty-five-foot-wide (25 ft.) curb radius, as shown on the Certified Expedited Approval Plan.

vi. At the east leg of the East Lane and Hampden Lane intersection, an ADA-compliant curb ramp, aligned with a high-visibility ladder-style crosswalk, as shown on the Certified Expedited Approval Plan.

13. Fire and Rescue

a) The Planning Board has reviewed and accepts the recommendations of the DPS Fire Department Access and Water Supply Section in its letter dated July 30, 2026, 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 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.

Site Plan

14. Site Design

a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets A201-A202 of the submitted architectural drawings, as determined by M-NCPPC Staff.

15. 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) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Expedited Approval Plan.

e) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Expedited Approval Plan.

16. 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 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 elements only for facilities located on the Property (not in the public r.o.w.), including, but not limited to plant material, on-site lighting, indoor and outdoor recreational facilities, site furniture, trash enclosures, 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 completion of all improvements covered by the surety for each phase of development will be followed by a site plan/expedited approval 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.

17. 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 Expedited Approval Plan.

18. 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 deadlines may be extended, with Planning Board approval, by up to 18 months. 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.

19. Certified Expedited Approval Plan

Before approval of the Certified Expedited Approval 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 commencement 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. "Specified site furniture, materials, plants, and other site plan elements may be substituted with equivalent alternatives (of same or better quality), through coordination with planning department staff, without requiring a site plan amendment if the changes do not alter conditions of approval or required findings."

c) Include approved Fire Department Access Plan.

d) Applicant must provide an exhibit showing the location and materials of all recreational amenities.

e) Applicant must vacate the previous Sketch Plan (32020007A) and Site Plan (820210070) approvals.

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 & gutter, apron, and handicap ramp details.

j) Finalize the planting plans for any green roof areas which will not be included in the formal Stormwater Management plans under the purview of DPS.

k) Revise the shape of the planting beds closest to the intersection of East Lane and Montgomery Lane to replace the angular geometry with a curvilinear shape.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of 4719 Hampden Lane, Expedited Approval Plan No. E20260050, 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, unless exempt under the applicable use section or amended.*

The previous development approvals, Sketch Plan and Site Plan, will be withdrawn/vacated and superseded by the current Applications, and the Project will comply with the accompanying Administrative Subdivision Plan No. 620260170 and FCP No. F20260850.

2. *The development satisfies the applicable use and development standards and general requirements of this Chapter.*

   a) *Use Standards*

   The Application incorporates a Commercial to Residential Reconstruction use, which is permitted in the CR Zone per Section 59-3.1.6 of the Zoning Ordinance. Section 59-3.3.2.B.1 defines a Commercial to Residential Reconstruction use as "a vacant building that is at least 2 stories high and is converted to or demolished and rebuilt as a residential building that qualifies as . . . Multi-Unit Living under Section 3.3.1.E." Additionally, the section states that in Commercial / Residential zones, "vacancy is defined as a building that has no tenants in at least 50% of the building at the time of application and qualifies as an Office use under Section 3.5.8.B . . ." Furthermore, because the Property is in a red policy area, the new building must be an Apartment Building type that satisfies Section 59-4.1.3.D pursuant to 59-3.3.2.B.3.b.

   The Subject Property is currently improved with two office buildings, each of which is at least two-stories, and each with a vacancy rate of 74% at the time of the filing of the Application, thus satisfying the vacancy standard as certified via an affidavit by the Owner and submitted with the Application and attached as Attachment I to the Staff Report. The Applicant will raze both existing office buildings and construct a new residential building with multi-family high rise dwelling units, which qualifies as an Apartment Building. While Section 59-3.3.2.B.3.d allows for up to 30% of the gross floor area to be commercial uses on the Subject Property, the Project does not include any commercial uses.

b) Development Standards

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

Development Standard	**Permitted/ Required**	**Approved**
Tract Area	-----	25,079 sq. ft./0.57 ac.
Prior Dedication	-----	9,750 sq. ft./0.22 ac.
Proposed Dedication	-----	802 sq. ft./ 0.02 ac.
Site Area	-----	14,527 sq. ft./0.33 ac.
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
Total Mapped 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 Allowable 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.)

[2] Section 59-3.3.2.B.3.a of the Zoning Ordinance allows for commercial FAR limits on the Subject Property to be reallocated to residential FAR through the expedited CRR Plan process. The Applicant is reallocating 0.25 mapped commercial FAR to residential FAR for this exclusively residential project.
[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] This Application is eligible for an additional floor (12 feet) 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.

Development Standard	Permitted/ Required	Approved
Vehicle Parking		
Multi-family Residential 250 DUs	Min. 1 space / unit, Max. 1 space / efficiency, Max. 1.25 space / 1 bedroom, Max. 1.5 space / 2 bedroom, Max. 3 spaces / 3 bedroom	68 on-site structured spaces 140 off-site spaces[7] **208 total spaces**[8]
Bicycle Parking		
Multi-family Residential	Min. 0.50 space/unit, Max. 100 space/building	95 long-term 5 short-term **100 total spaces**

The Bethesda Overlay Zone ("BOZ") was adopted July 18, 2017, specifically to implement the recommendations of the 2017 *Bethesda Downtown Sector Plan* as it relates to density, building heights, affordable housing, parks, and design.

The Application only incorporates density that is transferred from the Sending Property. Consequently, there is no density included from the Bethesda Overlay Zone and the mapped density is reduced by 35,000 square feet of MPDU density, resulting in no required payment for BOZ density. Typically, an Applicant is subject to a Park Impact Payment valued at $15.57/square foot based upon the BOZ density requested; however, Section 59-4.9.2.C.3.c.i. of the Zoning Ordinance exempts MPDU density from the Park Impact Payment. The total gross floor area available for the Project that is exempt from a Park Impact Payment is the mapped gross floor area attributable to the Property, 125,395 square feet, plus the excess mapped density from the Sending Property, 148,445 square feet, for a total of 273,840 square feet of residential gross floor area. The total base density allowed for the Application exceeds the approved residential density for the Project, 250,000 square feet, and the Application is exempt from purchasing any BOZ density through a PIP.

[7] Off-site parking is being utilized in the Hampdens Square parking garage (4800 Montgomery Lane); a private parking garage. The Applicant's use of these 140 off-site parking spaces is in conformance with Section 59-6.2.3.G. of the Zoning Ordinance and the Applicant's right to use 140 spaces in a Supplemental Agreement to Parking Covenants recorded in the Land Records of Montgomery County at Book 13263 and Page 554.

[8] Per Section 59-6.2.3.I.8, residential uses within a half mile of a Metro station are exempt from the baseline parking minimum.

c) Optional Method Public Benefits

In accordance with the Zoning Ordinance, Section 59-4.7.1, the Expedited Approval Plan includes 112 public benefit points in four (4) categories to satisfy the requirements. Pursuant to Section 59-4.7.1.D.2, the Applicant is electing to process the Application under the prior public benefit point requirements (Division 8.4).

Table 2 - Public Benefit Calculations - Division 59-8.4

Public Benefit	**Maximum Points Allowed**	**Approved**
Connectivity and Mobility		
Minimum Parking	20	7.92
Diversity of Uses and Activities		
Moderately Priced Dwelling Units	N/A	39.00
Quality Building and Site Design		
Exceptional Design	30	25
Structured Parking	20	20
Protection and Enhancement of the Natural Environment		
Building Lot Terminations (BLT)	30	5.09
Energy Conservation and Generation	25	15.00
Total Points	**100 (required)**	**112.01**

The Bethesda Overlay Zone increases the maximum amount of public benefit points available in certain categories. Applicable to this Application are the Overlay Zone's increase in maximum points available for Minimum Parking (from 10 to 20 maximum points), Exceptional Design (from 10 points to 30 points), and Energy Conservation and Generation (from 15 to 25 maximum points).

Connectivity and Mobility

Minimum Parking

The Application will provide fewer than the maximum number of parking spaces under the Zoning Ordinance (as modified by the BOZ). A maximum of 376 parking spaces is permitted and the minimum required is 164 spaces. The Applicant is proposing approximately 68 on-site structured spaces and the continued use of 140 off-site spaces for a cumulative total of 208 parking spaces, which yields approximately 7.92 public benefit points (formula points). Therefore, the Planning Board awards 7.92 public benefit points within this category.

Diversity of Uses and Activities

Moderately Priced Dwelling Units
The Application includes a minimum of 17.6% MPDUs (44 units) out of a total of 250 units. The minimum requirement for MPDUs is 15% (38 units), whereas the Application provides 2.6% more units. Therefore, the Planning Board awards 39 public benefit points (17.6% - 15.0% * 15% = 39 points) for the additional MPDUs.

Quality Building and Site Design

Exceptional Design
The design of the Application fulfills the identified criteria in the 2017 *CR Zone Incentive Density Implementation Guidelines* as well as various recommendations of the Sector Plan and *Bethesda Downtown Plan Design Guidelines*. The Planning Board awards 25 public benefit points for exceptional design with justification outlined in the Applicant's submission to the Design Advisory Panel for the May 27, 2026 meeting.

Through incorporation of the Sector Plan recommendations and Design Guidelines, the Application demonstrates a well-articulated tower defining the base, middle, and top. The Application accounts for its presence along three street frontages with a balance of mass, proportion, and façade articulation. Along the eastern frontage, the façade steps and shifts the building massing to reduce the perception of the overall scale to maintain the appearance of a slender, vertical tower. The northern and southern frontages incorporate vertical elements that extend to the ground plane, which visually anchors the building, thus enabling the tower to meet its base and the ground without ignoring its vertical presence. The massing above incorporates a cascading-like approach to foster a sense of movement and direction towards the public realm. The streetscape is activated with a strongly defined base that activates the ground plane with amenity and outdoor space. By the integration of these elements, the Application seamlessly weaves into the fabric of downtown Bethesda.

Structured Parking
The Application will include structured parking, with approximately 68 below-grade spaces provided in a parking garage that serves the multi-family units. Based upon the formula provided in the *CR Zone Incentive Density Implementation Guidelines* ([(0 spaces / 68 spaces) * 10] + [(68 spaces / 68 spaces)] * 20 = 20 points), therefore the Planning Board awards 20 points in this public benefit category.

Protection and Enhancement of the Natural Environment

Building Lot Terminations ("BLT")
The Application will implement up to 237,461 square feet of incentive density, which is the difference between the maximum allowed under the standard method of development and the mapped FAR. Since BLT easements must be provided on 7.5% of the Application's incentive density, the Applicant will be required to make a partial payment for 0.5654 BLT easements to the County's Agricultural Preservation Fund, which results in approximately 5.09 public benefit points (0.5654 BLTs x 9 points per BLT = 5.09 public benefit points).

Energy Conservation and Generation
The Application will incorporate high efficiency building materials and mechanical systems to exceed the ASHRAE 90.1 standard by at least 10 percent. The Applicant will provide an ASHRAE 90.1-2016 Appendix G energy model using a Performance Cost Index in connection with its above-grade building permit. Therefore, the Planning Board awards 15 public benefit points in this category.

d) General Development Standards

i. Division 6.1 Site Access

Pedestrian and Bicycle Access
The Applicant will provide safe and efficient pedestrian access into and out of the Site. As previously mentioned, the Applicant is required to construct an eight-foot-wide (8 ft.) sidewalk along Montgomery Lane, East Lane, and Hampden Lane. There is an existing two-way separated bike lane facility along Montgomery Lane, which will also facilitate safe and efficient bicyclist access into and out of the Site.

Vehicular Access
As discussed in the sections above, vehicular access for residents and visitors is approved through an existing curb cut along East Lane.

ii. Division 6.2 Parking, Queuing and Loading

Per Section 59-6.2.3.I.8 of the Zoning Ordinance, residential uses within a half mile of a Metro station are exempt from the baseline parking minimum. However, the Applicant is providing a total of 208 vehicle spaces, with 140 spaces located off-site and 68 spaces provided on-site within an underground garage parking facility. Further details are provided in Table 1 above.

Following Section 59-6.2.4.C. of the Zoning Ordinance, the Applicant is required to provide a minimum of 95 long-term bicycle parking spaces and five (5) short-term bicycle parking spaces. As part of this Application, all 100 bicycle parking spaces will be provided. The long-term bicycle parking spaces will be contained within several rooms in the parking garage on the first floor and the short-term bicycle parking spaces along the Site's frontage on Hampden Lane, provided by three (3) inverted "U-racks".

iii. Division 6.3 Open Space and Recreation

The Application is required to provide 5% public open space under the requirements of Section 59-4.5.4.B.1.a because the Property has frontage on three rights-of-way and is between 0.51 acres and 1.00 acres in size. The EAP for the CRR use will exceed the 5% requirement by providing 1,453 (10%) square feet of public open space in the form of hardscape plaza areas with seating and landscape improvements along the Property's frontages. The Application meets the requirements of Section 59-6.3.6 for public open space and is safe, adequate, and efficient.

iv. Division 6.4 General Landscaping and Outdoor lighting

Landscaping and lighting, as well as other site amenities, will be provided to ensure that the Application is safe, adequate, and efficient for residents and visitors. The public open space and private amenity areas will incorporate landscaping and lighting to provide a high-quality outdoor environment.
All trees and plant materials meet the minimum required caliper and height at the time of planting, and some of the site landscaping elements contribute to stormwater management measures (where approved by MCDPS).
The Site illumination levels, energy efficiency, and pole mounted height meet the minimum standards to ensure visibility and public safety, and enhance the building's architecture, and spaces adjacent to the building for pedestrian and bicycle usage.

The Expedited Plan requires outdoor lighting on private property, along the public rights-of-way, and within surface parking areas via pole-mounting fixtures. Wall mounted lights will be placed at the building's entrances.

v. Division 6.5 Screening

This finding is not applicable as this Application is an Optional Method project and Division 6.5 pertains solely to Standard Method projects.

3. *The development satisfies the applicable requirements of:*

a) *Chapter 19, Erosion, Sediment Control, and Stormwater Management; and*

DPS approved a Combined Stormwater Management Concept / Site Development Stormwater Management Plan on July 6, 2026. The plan will meet required stormwater management goals via environmental site design ("ESD") to the maximum extent possible ("MEP") via one Micro Bioretention measure and Green Roofs.

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

4. *The development provides safe, well-integrated parking, circulation patterns, building massing, and site amenities.*

The Application provides safe and well-integrated parking and circulation patterns. Streetscape improvements will be provided along all three street frontages, with three vehicular access points provided on East Lane. Access and loading will be consolidated with one curb cut on East Lane and one curb cut on Hampden Lane. The Application accommodates a separated bike lane along the Montgomery Lane frontage. Structured parking will be provided with up to 68 spaces within a new underground garage located beneath the new building. Access to-and-from the garage will be achieved via a connection to East Lane. Internal circulation will primarily occur within the garage and the Applicant has also provided sufficient space within the garage for vehicles to circulate without obstructing ingress or egress lanes. The overall building massing is responsive and complementary to the context of downtown Bethesda. The size and scale of the building is similar to the nearby Hampden House and the Charles buildings. Additionally, the Application accommodates opportunity for development to the east, between the Subject Property and the Charles building. The EAP provides 1,453 square feet of public open space along the Application's three street frontages. The open space will enhance the public realm, while also connecting

with adjacent public spaces and transit options at the Bethesda Metro Station and Purple Line Station.

5. *The development 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.*

a) 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 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.

b) 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%.

c) 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. 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. The Applicant will be providing 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 proposed 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 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.

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.

6. *If on a property in a master plan area that requires staging based on Non-Auto Driver Mode Share (NADMS), the development 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.*

   This finding is not applicable to this Application as the Subject Property is not located within a Master Plan area requiring staging based on NADMS.

7. *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.*

As described more fully in the findings for the accompanying Administrative Subdivision Plan No. 620260170, which are included in a separately approved resolution and incorporated herein, the Application will be served by adequate public services and facilities.

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 § 59-7.3.5.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

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