



MONTGOMERY COUNTY PLANNING BOARD
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

NOV 19 2012

MCPB No. 12-116
 Site Plan No. 82005003C
 Westfield Montgomery Mall
 Date of Hearing: November 8, 2012

RESOLUTION

WHEREAS, under Montgomery County Code Division 59-D-3, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on April 25, 2005, the Planning Board approved Site Plan 820050030, Westfield Shoppingtown Montgomery, Parcel A¹ to allow 1,542,172 gross leasable square feet of commercial retail space, subject to conditions, on 60.02 acres of C-2 zoned-land, located at the northeast quadrant of Democracy Boulevard and Westlake Drive ("Subject Property"), in the Potomac Subregion Master Plan ("Master Plan") area; and

WHEREAS, on December 10, 2007, the Planning Board approved an amendment to the site plan, Site Plan 82005003A (MCPB Resolution 07-193) to i) increase the approved gross leasable square feet of commercial retail space by 59,384 square feet for a total of 1,601,556 gross leasable square feet of commercial retail space; ii) approve a parking waiver to allow a parking ratio of 4.42 spaces for each 1,000 square feet of gross leasable area; and iii) to allow modification of the size of angled parking spaces and the width of the drive aisles in a parking structure, subject to conditions, including submission and approval of a certified site plan prior to any clearing or grading; and

WHEREAS, on March 23, 2012, the Planning Board approved an amendment to the site plan, Site Plan 82005003B (MCPB Resolution 12-02) to modify certain conditions of Site Plan 82005003A required for submission and approval of a certified site plan; and

WHEREAS, on July 25, 2012, Montgomery Mall, LLC ("Applicant"), filed an application for approval of an amendment to the previously approved site plan to

¹ The name of the project has been changed to Westfield Montgomery Mall

Approved as to
 Legal Sufficiency:
 8787 Georgia Ave

Christina Sowa 11/15/12
 MNCPPC Legal Department

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 Chairman's Office: 301.495.4605 Fax: 301.495.1320

reconfigure approximately 65,000 square feet of previously approved gross leasable area ("GLA") and reconfigure circulation and parking on the Subject Property; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82005003C, Westfield Montgomery Mall ("Amendment" or "Application"); 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 October 26, 2012, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 8, 2012, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED that, the Planning Board APPROVES Site Plan No. 82005003C for reconfiguring approximately 65,000 square feet of previously approved gross leasable area ("GLA") and reconfigure circulation and parking on the Subject Property by adding and modifying the following conditions:²

1. Preliminary Plan Conformance
The development shall comply with the conditions of approval for Preliminary Plan 12005018A as amended.
2. Site Design
 - a. The total number of parking spaces on site shall conform to the waiver request approved under Site Plan No. 82005003A, a parking ratio equivalent to 4.42 spaces for each 1,000 square feet of gross leasable area. Parking spaces and counts will be shown on the certified Site Plan.
6. Transportation
The Applicant shall comply with the following conditions of approval from M-NCPPC- Transportation Planning in the memorandum dated September 7, 2007.
 - j. The Applicant must provide 32 inverted U bike racks and have their locations be approved by Transportation Planning staff prior to certification of the Site Plan.
10. Certified Site Plan

² 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.

- g. Provide Staff a revised circulation plan specifically addressing the redesign of the new parking structure level 3 on sheet C1.13 resolving the potential conflicts with the ramps to levels 2 and 4, and the turning movements in the northwestern corner.
 - h. Change the Development Plan Entitlement Amendment tables on sheet C1.02A to reflect the data presented in the Approvals table on page 6 of the Staff Report and the Project Data Table on page 11 of the Staff Report.
11. Prior to the release of a building permit for the new parking structure(s), the Applicant must submit a Site Plan amendment addressing security lighting, traffic control and wayfinding.

BE IT FURTHER RESOLVED, that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect. However, all conditions of approval are included below for informational purposes:

1. Preliminary Plan Conformance
The development shall comply with the conditions of approval for Preliminary Plan 12005018A, as amended.
2. Site Design
 - a. The total number of parking spaces on site shall conform to the waiver request approved under Site Plan No. 82005003A, specifying a parking ratio equivalent to 4.42 spaces for each 1,000 square feet of gross leasable area. Parking spaces and counts will be shown on the certified Site Plan
 - b. Provide additional planting within the Transit Center site.
 - c. The garage structure façade on Westlake Drive shall include the following elements:
 - a. Step back the façade approximately 60 feet on the upper level along the southwest edge, requiring the loss of 100 parking spaces.
 - b. Articulation of the garage parapet, including but not limited to awnings, handrails, and variations of the structural concrete finishes.
 - c. Provide natural stone materials along the baseline of the parking deck.
 - d. Add a covered walkway running parallel to Westlake Drive with lighting from the existing mid-block pedestrian crossing to the Mall, from the garage entrance, to allow pedestrian passage from Westlake Drive into the Mall.
 - e. Provide rooftop planting, where feasible and as approved by Staff.
3. Landscaping
Replace the non-native/invasive plant material from the plant schedule.
4. Lighting
 - a. Cumulative light levels from the parking structure on Westlake Drive shall be less than 0.5 footcandles at the right of way line on the east side of Westlake Drive.

- b. Pedestrian level lighting shall be provided on all walks to the mall from adjacent roads.
- c. The height of the on-site light poles associated with the surface parking facilities shall be limited to 18 feet, including the mounting base.

5. Pedestrian Circulation

Pedestrian access to the mall from Westlake Drive and Westlake Terrace shall be provided during all construction phases. A Pedestrian Circulation Plan, including signage and phasing, shall be included as part of the certified Site Plan indicating alternative pedestrian routes during the construction phases.

6. Transportation

The Applicant shall comply with the following conditions of approval from M-NCPPC- Transportation Planning in the memorandum dated September 7, 2007.

- a. The square footage of the subject preliminary plan and site plan must be equal to the previously-approved square footage of commercial development under Preliminary Plan No. 1-05018 and Site Plan No. 8-05003 on Parcels F and P587 plus the recently-acquired adjoining Westlake Crossing, Parcel "B" Lakeview. Limit the maximum square footage of general retail use as follows:
 - 1) The Preliminary Plan revision must be limited to a maximum of 1,767,177 sf of gla ("gross leasable area") of general retail uses.
 - 2) The Site Plan Amendment must be limited to a maximum of 1,601,556 sf of gla of general retail uses.
- b. The Applicant must dedicate and provide public improvement easements (PIE) along Westlake Drive between Westlake Terrace and Democracy Boulevard as follows:
 - 1) The Applicant must dedicate 10 feet minimum of right-of-way for the minimum recommended 45 feet from the centerline of Westlake Drive.
 - 2) The Applicant must provide a two-foot-wide Public Improvement Easements ("PIE") along the eastern side of Westlake Drive for a two-foot-wide offset from the proposed shared use path/off-road bike path. If approved by the Montgomery County Department of Transportation ("MCDOT") and the Montgomery County Department of Permitting Services ("DPS"), Applicant will provide a wider PIE (approximately 5 feet in width) to accommodate a three-foot-wide bike lane with a one-foot-wide shoulder on the road along the eastern (mall) side of Westlake Drive. Doing so will require the Applicant to relocate utility poles along the mall property. The landscape design elements along Westlake Drive bordering the Westlake Garage (including evergreen plantings) will remain as per the submitted plans, except with respect to that area within the additional three feet to be included in the PIE. Any modification to the proposed onsite landscaping in this area must be reviewed and approved by Planning Board staff at the time of Certified Site Plan.

- 3) The Applicant must approach the property owners along the western side of Westlake Drive to grant a PIE up to 5 feet wide at no cost to the County or the Applicant to permit a landscape panel between the curb and sidewalk prior to certification of the site plan.
- c. The Applicant must reconstruct Westlake Drive between Westlake Terrace and Democracy Boulevard with the following cross-section from east to west:
- 1) A two-foot-wide offset from the shared use path/off-road bike path outside the public right-of-way within a PIE. Per condition 6(b)(2) above, Applicant will increase the PIE as necessary (up to five feet wide) to accommodate an additional on-street bike lane on the eastern side of Westlake Drive, if acceptable to all governmental agencies.
 - 2) An eight-foot-wide shared use path/off-road bike path along the east side.
 - 3) A five-foot-wide landscaped panel with street trees and utilities on east side adjacent to the curb that may be differ on the intersection approach to Democracy Boulevard.
 - 4) A four-foot-wide on-road bike lane that includes the one-foot-wide curb/gutter on the east side, if approved by MCDOT and DPS.
 - 5) If MCDOT approves the Montgomery Mall Citizens Advisory Panel's (MMCAP) request for a mid-block pedestrian crossing by time of Certified Site Plan, the Applicant will provide such a crossing and will move the exterior stair along the north side of the Westlake Drive garage deck to align with such crossing. The Applicant will provide queue studies as requested by MCDOT to review the MMCAP request for median/pedestrian refuge.
 - 6) A ten-foot-wide outer northbound through lane on the west side.
 - 7) A ten-foot-wide inner northbound through lane.
 - 8) An eight-foot-wide raised median with one-foot curbs on each side or a ten-foot-wide center left-turn lane with a non-standard pavement treatment to delineate it from the through travel lanes, except on the intersection approach to Democracy Boulevard. This center median along Westlake Drive would restrict access from many of the side streets/drives on the west side to right-turns-in and right-turns-out.
 - 9) Two ten-foot-wide southbound through lanes.
 - 10) A four-foot-wide on-road bike lane that includes the one-foot-wide curb/gutter on the west side.
 - 11) A five-foot-wide sidewalk on west side, unless the property owners along the western side of Westlake Drive agree to provide a PIE of up to five feet wide. With the five-foot-wide PIE, the sidewalk can be relocated such that the cross-section should include a landscaped panel up to five feet wide with street trees (i.e., only if

- the PIE is a full 5 feet wide) and utilities between bike lane and relocated sidewalk.
- 12) The detailed final cross-section must be approved by the Planning Board staff and MCDOT and in consideration of the community's needs prior to certification of the site plan. Westlake has committed to putting in the median if approved by MCDOT or provide an alternative means of providing safe passage.
 - d. The Applicant must continue consideration of the request of the adjacent homeowners groups for a possible pedestrian mid-block crossing of Westlake Drive between Westlake Terrace and the shopping center's proposed consolidated site access point. Such a mid-block crossing must include a raised median to function as a pedestrian refuge and satisfy MCDOT's design standards for pedestrian safety. If satisfying MCDOT design requirements, the mid-block must be shown on the plans prior to certification of the Site Plan.
 - e. The Applicant must relocate the pedestrian access to the street-level retail along Westlake Drive in the northwest corner of the site to better align with the pedestrian mid-block crossing, if it satisfies MCDOT design requirements. The relocated pedestrian access must be shown on the plans prior to certification of the Site Plan.
 - f. To accommodate the proposed Westlake Drive cross-section above, the Applicant could reconfigure the right-most lane on the northbound Westlake Drive approach at the intersection with Westlake Terrace from a combined right-turn/through lane to right-turn lane only if approved by MCDOT prior to certification of the Site Plan.
 - g. The Applicant must provide adequate traffic control for the eastbound ring road approach of the shopping center's access point at Democracy Boulevard as required by DPS.
 - h. The Applicant must relocate the steps outside the right-of-way for the intersection truncation at the southeast corner of Westlake Drive and Westlake Terrace. The relocated steps must be shown on the plans prior to certification of the Site Plan.
 - i. The Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and MCDOT to participate in the North Bethesda Transportation Management Organization (TMO). The TMAg must be signed and executed by all parties prior to certification of the Site Plan.
 - j. The Applicant must provide 32 inverted U bike racks and have their locations be approved by Transportation Planning staff prior to certification of the Site Plan.
 - k. Revise previous condition 11(c) in the Planning Board Opinion dated April 28, 2005 to read:
 - Provide a payment to the MCDOT "CIP Intersection Improvement Fund" in an amount equal to the cost of reconfiguring the two-lane southbound

Westlake Drive approach at Democracy Boulevard to an exclusive right-turn lane and a combination right, through, and left lane (i.e., instead of the current combination right, through, and left lane and exclusive left turn lane), for their use if future County monitoring confirms that this improvement is necessary.

- I. The Applicant must retain all transportation-related conditions of approval in the Planning Board's opinion as described in the Transportation Planning staff memorandum dated January 20, 2005, unless modified by the recommendations above.
7. Transit Center
The Applicant shall comply with the conditions of approval in the memorandum from the Department of Public Works and Transportation in the letter dated August 30, 2007, specifically the program of requirements listed in the January 27, 2005 letter for the Montgomery Mall Transit Center.
8. Development Program
Applicant shall construct the proposed development in accordance with the Development Program. A Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the Certified Site Plan. The Development Program shall include a phasing schedule as follows:
 - a. The proposed new or relocated sidewalks and bike paths along Democracy Boulevard, Westlake Drive, and Westlake Terrace shall be completed prior to occupancy of any new retail store in the third phase of development.
 - b. Street tree planting shall progress as the proposed sidewalk/bike path is completed, but no later than six months after completion of the sidewalk/bike path.
 - c. The proposed new Transit Center shall be completed by the Applicant and accepted by the Montgomery County Department of Public Works and Transportation prior to removal of the existing on-site transit facility.
 - d. Landscaping, lighting and pedestrian pathways associated with each parking facility/structure and building shall be completed as construction of each facility is completed.
 - e. Provide each phase of the development with required parking spaces, excluding the impact during the construction period.
 - f. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
 - g. Provide each section of the development with necessary roads.
 - h. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
9. Clearing and Grading
No clearing or grading prior to M-NCPPC approval of the Certified Site Plan.
10. Certified Site Plan

Prior to approval of the Certified Site Plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, Site Plan index, and Site Plan resolution.
 - b. The correct number of parking spaces shall be confirmed.
 - c. Limits of disturbance.
 - d. Resolution of all transportation issues.
 - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - f. Details of the conditions of approval for Site Design.
 - g. Provide Staff a revised circulation plan specifically addressing the redesign of the new parking structure level 3 on sheet C1.13 resolving the potential conflicts with the ramps to levels 2 and 4, and the turning movements in the northwestern corner.
 - h. Change the Development Plan Entitlement Amendment tables on sheet C1.02A to reflect the data presented in the Approvals table on page 6 of the Staff Report and the Project Data Table on page 11 of the Staff Report.
11. Prior to the release of a building permit for the new parking structure(s), the Applicant must submit an amendment to the Site Plan addressing security lighting, traffic control and wayfinding.

BE IT FURTHER RESOLVED, that all site development elements as shown on Westfield Montgomery Mall drawings stamped by the M-NCPPC on September 28, 2012 and updated on October 15, 2012, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning 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 Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.*

Neither a development plan, diagrammatic plan, schematic development plan, nor a project plan were required for the subject site.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Site Plan Application meets the requirements of the C-2 Zone. As the project data table below indicates, the Site Plan meets all of the development standards of the zone. With respect to building height and setbacks, the approved amendment meets or exceeds all of the standards for the C-2 Zone including Section 59-C-4.351(c) that allows for taller buildings with greater setbacks. The Application is below the maximum allowed density and provides for more than the minimum required green area. The parking provided is in excess of that required with the parking waiver approved in 2007.

Based on the following data table, which sets forth the development standards approved by the Planning Board and binding on the Applicant, and based on other evidence and testimony of record, the Application meets all of the applicable requirements of the C-2 Zone.

| Development Standard | Permitted/ Required | Previously Approved | Approved by the Planning Board and Binding on the Applicant |
|--|--------------------------------|--------------------------------|--|
| Building Height (feet) | 42/90* | 42 | 83.5* |
| Building Setbacks (feet) | | | |
| Front (all public right-of-ways) | 10 | 10 | 10 |
| Nearest residential zone | 30 | 35 | 35 |
| Per 59-C-4.351(c)* | 250.5 | n/a | 258 |
| Parking Spaces** | | | |
| Existing (spaces to remain) | n/a | 3,065 | 4,121 |
| Westlake Drive Garage | n/a | 2,768 | 1,995 |
| Westlake Terrace Garage | n/a | 603 | 601 |
| New Surface lots | n/a | 741 | 635 |
| Total (5 ½ spaces per 1,000 sq ft GLA) | 8,808/ 7,079** | 7,177 | 7,352 |
| Parking spaces per 1,000 Sq Ft GLA | 5.5/ 4.42** | 4.48 | 4.59 |
| Green Area (% of lot) | 10 | 15.6 | 15.4 |
| Building GLA (square feet) | 1,767,177 | 1,601,556 | 1,601,556 |

**Section 59-C-4.351(c) accommodates a height increase to 90 feet for a building that includes a theater, on a site plan approval with over 1,200,000 square feet of GLA. Setback of 3 feet for each 1 foot of height.*

***Parking waver approved under 820050030 permitting 4.42 stalls/1,000 GLA to be used for calculating the number of required spaces.*

3. *The locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

a. Buildings and Structures

The approved changes to building and parking structure locations in this Application were found to be adequate, safe and efficient. The new Application provides for an increase in retail and entertainment space on the Subject Property in a way that reduces construction impacts and increases compatibility with surrounding uses. The retention of the existing parking structure and the construction of a theater on top of the parking reduces the need for major ground level site work, and reconfigures the GLA so that it's constructed on top of an already disturbed portion of the site, freeing up more ground level for landscaping, and circulation. The location of the new parking structure immediately to the south of the existing parking structure allows for circulation between the two structures both on the ground, and between upper levels.

b. Open Spaces

Open spaces approved in the Application are adequate, safe and efficient for the Zone and the context of the site. The Subject Property is in the C-2 Zone, which has a minimum Green Area requirement of 10%. The open space that is provided is adequate and efficient for providing a visually appealing experience at the Mall, and exceeding the minimums set forth in the Zoning Code. The Application is providing 15.4% Green Area across the entire Property, comprised of various uses including perimeter landscaping, foundation landscaping, pedestrian plazas, and gathering areas. The reconfiguration of the buildings with the current Application provides for a new landscaped open area in a V shaped space between the existing parking structure and the Mall building. The Green Areas changed by this Amendment connect with the Green Areas across the Property forming an adequate and efficient network of improved spaces.

c. Landscaping and Lighting

The landscaping provided in this Application is adequate, safe and efficient for softening the views of the parking structures creating an attractive presence from Westlake Drive. The parking structures will be screened by a mix of evergreen trees and the use of three greenscreen panels which will be mounted to the side of the new parking structure as a façade treatment to the new parking structure, approved in previous plans and is retained with this Application. Each greenscreen panel is 30 feet wide and feature 10 planted vines, which will provide a soft look to the wall when in combination with the other stone and metal features proposed for the façade. Retaining walls will be constructed along Westlake Drive along the frontage of the new parking structure with places for planting various types of trees, shrubs and grasses. A row of street trees are also provided along Westlake Drive between the Property and the Bike Path to provide shade and further soften the Property visually from the street. The V shaped open area created by the new layout between the existing parking structure and the new Mall expansion (Figure 6) will be softened and enhanced with trees and sedums, with additional plantings in the sidewalk that is adjacent the Mall structure. The lighting proposed for the site was found to be in compliance with lighting regulations. Light from the interior of the parking structures does not spill onto surrounding property and lighting on the roof was located in a way to minimize light shining over the sides of the garages.

d. Recreation Facilities

The Subject Property does not have a residential component therefore there are no recreational facility requirements.

e. Vehicular and Pedestrian Circulation

The pedestrian and vehicle circulation proposed with this Application is adequate, safe, and efficient. Multiple signed and paved routes provide safe pedestrian circulation to the Mall from the surrounding properties and on-site parking facilities. A pedestrian path to a Mall entrance will be provided through the parking facilities and over the vehicular ring road from the public sidewalks along Westlake Drive in the vicinity of the recently constructed mid-block crosswalk on Westlake Drive using crosswalks, sidewalks and signage. A second pedestrian sidewalk will be provided along an entrance road originating at the signalized intersection on Westlake Drive, providing access to internal sidewalks and the Mall. The Application also provides pedestrian connections to the continuous looping sidewalk that wraps around the entire exterior of the Mall, generally adjoining the Mall structure.

The vehicular circulation design safely and efficiently provides connectivity between the Property's parking facilities and the surrounding public road network. The Application modifies the previously approved ring road in response to the proposed changes to the Mall structure and parking facilities. The approved ring road alignment will maintain the existing alignment through the parking structure along Westlake Drive, and maintains the existing Property entrance along Westlake Drive. This change to the ring road will allow the existing Property entrance from Westlake Drive to remain in a configuration similar to current conditions; replacing a sharp bend in the entrance road approved in previous plans, and requiring less site work to construct. The existing ring road will tie into the previously approved ring road as it heads towards the proposed Mall expansion areas near the existing Macy's and Old Navy.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The approved changes to the Mall building and parking structures on the Subject Property are compatible with the confronting properties across Westlake Drive, and with the other portions of the Mall building and parking on the Property. The amended plans scale down the mass of building and structure façade along Westlake Drive by turning two walls (new parking structure, Mall) into three (new parking structure, existing parking structure, Mall) providing an opportunity for a variation in materials, wall articulation and landscaping. The design of the façade of the parking structures varies and includes stone, concrete, metal and living materials. The variation in materials in conjunction with landscaping will make for a pleasant experience for people on and across Westlake Drive. The retention of the existing parking structure also provides for a wider and more welcoming view into the Mall site toward the theater, creating a V like shape between the existing parking/theater and the future Mall expansion.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Subject Property is subject to the forest conservation law. There were no existing forests on site, therefore the forest conservation requirements were met through a combination of landscape credits and an off-site conservation bank. These requirements were presented and approved with a previous Site Plan approval.

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

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

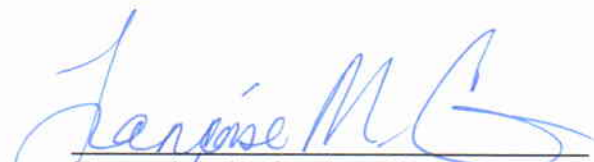
BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is NOV 19 2012 (which is the date that this Resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

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 Presley, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor at its regular meeting held on Thursday, November 15, 2012, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board