

# BLOOM MONTGOMERY VILLAGE

## FACT SHEET

Bloom Montgomery Village is an exciting new initiative by Monument Realty that seeks to bring a vibrant new energy to the Village through reimagined recreational and open space, along with diverse new housing choices.

### About Bloom Montgomery Village

Montgomery Village was founded in 1966 by the Kettler Brothers as a planned community. Their long advertised motto for the village was "Living the Good Life". Today, people move to and make the decision to stay in Montgomery Village to live their own version of the good life – natural open spaces, convenience, diversity, recreation options and greener living, among others. While Montgomery Village is a solidly established community, it is also a community that aims to continue to thrive and grow – to Bloom.

### Background of the Project

Monument Realty purchased the Montgomery Village Golf Club at auction in March of 2013, after the previous owner filed for bankruptcy. Due to the excessive financial burden of continued operations, along with increasing uncertainty with respect to timeframes for rezoning the property for alternate uses, the Golf Club permanently closed on November 30, 2014.

### Progress to Date

After nearly one year of working with the community to develop a plan that appropriately balance the need for new housing with the preservation of open space, the Montgomery Village Foundation Board of Directors in March of 2014 voted overwhelmingly in favor of this new Concept Plan. In the summer of 2014, the Montgomery County Council expressed a desire to evaluate land uses for all of Montgomery Village through the development of the Montgomery Village Master Plan (MVMP). The MVMP was initiated by Council in September of 2014 and between October 2014 and July 2015, the County Planning Department hosted a series of community workshops to develop the MVMP. The MVMP rezoned the former Montgomery Village Golf Club to permit low density townhome development as illustrated in the Concept Plan that was approved by the MVF. The MVMP was unanimously approved by Council in February of 2016.

Now that the property has been rezoned through the MVMP, a Preliminary Plan will be submitted for Montgomery County Planning Board approval. The Preliminary Plan evaluates (a) the proposed density, as recommended by the Master Plan, relative to the available public facilities, including transportation and school capacity in the area; (b) conformance with the master plan; and (c) the compatibility of the development with the surrounding community. A Site Plan is submitted for Planning Board approval concurrent with, or after approval of, the Preliminary Plan. The Site Plan reviews the specific elements of the development, such as landscaping, sight lines and design standards. Once the Site Plan is approved, a "Final Plat" is processed, approved and recorded. The Final Plat establishes the legal lot upon which a home may be built. Once a Final Plat is recorded, a Building Permit may be issued to allow construction to proceed. The anticipated timeframe for these steps, from Preliminary Plan submission to Building Permit issuance is likely two years (i.e. early 2019).

### About Monument Realty

Monument is a Washington, DC-based real estate development company founded in 1998, with a focus on commercial, residential and hotel development all throughout the metropolitan area.

For over 15 years, we have consistently been one of the most active developers in the region. Visit our website at [monumentrealty.com](http://monumentrealty.com).

### Get Involved!

Check [BloomInMV.com](http://BloomInMV.com) for more details on project status, upcoming events and information on how you can support Bloom. And don't forget to connect with us on Facebook!

[Facebook.com/BloomInMV](https://www.facebook.com/BloomInMV)

### Contact Information

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