



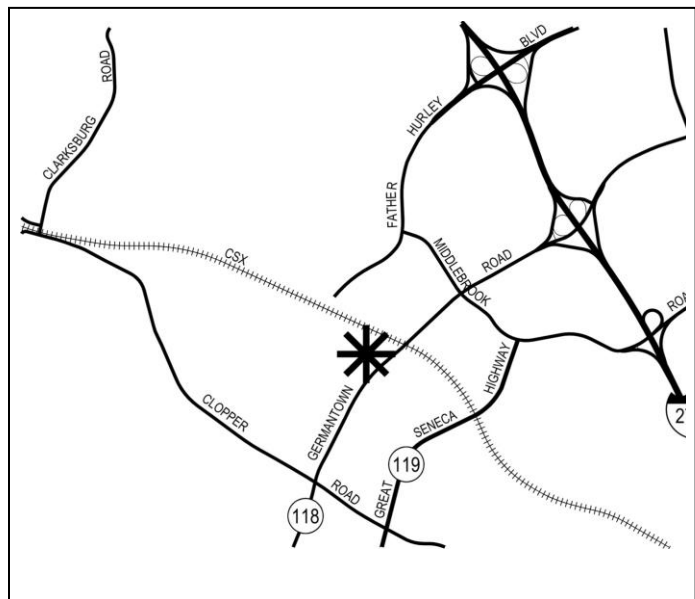
Limited Site Plan Amendment No. 81998022G: QIAGEN Campus at Germantown Business Park

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Staff Report Date: 07-16-18

Description

- Limited Site Plan Amendment No. 81998022G: Amendment to reduce the density of a previously approved building on Qiagen Campus from 244,000 square feet to 150,000 square feet; to modify vehicular entry and building footprint, add a connection from the new building to existing building; and to replace previously approved two story parking garage with a surface parking lot;
- Current use: Qiagen Campus at Germantown Business Park
- Located on the north side of Germantown Road (MD Route 118) at the northeastern intersection of Dawson Farm Road;
- 24.33 acres zoned I-1 and OM, 1989 *Germantown Master Plan*
- Applicant: Qiagen Sciences, Inc.



Summary

- Staff recommends Approval of the Limited Site Plan Amendment, with conditions.
- Since the original Site Plan was approved in 1998, under the provisions of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014.
- The Qiagen development is a multi-phased commercial development originally approved in 1990 for 242,000 square feet of total development. An increase in density was approved in 2000 for a total of 400,000 square feet of development. In 2013, the Project was approved for another increase in density for a total of 544,000 square feet of development. The building addressed by this amendment was originally approved for 244,000 square feet, within the overall density cap.
- This Application proposes to decrease the size of the building, and includes other related minor site changes, and would leave a balance of 152,600 square feet to remain for future expansion.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 81998022G, QIAGEN Campus at Germantown Business Park, to reduce the density of a previously approved building on Qiagen Campus from 244,000 square feet to 150,000 square feet, while retaining the remainder of the previously-approved total density for future phases; to modify vehicular entry and building footprint, add a connection from the new building to the existing building; and to replace previously-approved two-story parking garage with a surface parking lot on 24.33 acres of land zoned I-1 and O-M. All site development elements shown on the latest electronic version as of date of this staff report submitted via eplans to the M-NCPPC are required except as modified by the following conditions. Further, all previously approved conditions related to this development which have not been expressly amended by this Planning Board action remain in effect.

Environment

1. Forest Conservation

Prior to issuance of any building permit related to this Amendment, the Applicant must replace each individual tree removed from the 0.20-acre on-site landscape credit area at a 1:1 replacement ratio, if any. Replacement trees must be native to the Mid-Atlantic region, with a minimum size of 2 caliper inches. Planting of trees must be coordinated with the Maryland National Capital Parks and Planning Commission (M-NCPPC) Planning Department forest conservation inspector.

2. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (“MCDPS”) – Water Resources Section in its stormwater management concept letter dated June 26, 2018, and hereby incorporates them as conditions of Site Plan approval. The Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDPS – Water Resources Section, provided that the amendments do not conflict with other conditions of the Site Plan approval.

Transportation and Circulation

3. Bicycle Facilities:

- a. Prior to issuance of any building permit related to this Amendment, the Applicant must provide an engineer’s construction cost estimate for the drawings titled “Bikeway grading and layout plan” dated March 12, 2018 and uploaded into eplans for certification by Montgomery County Department of Transportation (MCDOT) for future construction of a shared-use path (DB25) along the northern side of Germantown Road (MD 118).
- b. Prior to Use and Occupancy Certificate, the Applicant must submit payment to the Countywide Bicycle Facilities Capital Improvement Program, to be initiated in the immediate vicinity to the Site, which payment shall be limited to the lesser of the following: (i) the engineering construction cost estimate certified by MCDOT; or (ii) an amount equal to \$205 per linear foot of frontage along MD 118, but not to exceed \$275,000.

Site Plan

4. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.

- b. All on-site light fixtures must be full cut-off or equivalent.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination.
- d. Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the light poles, including the mounting base, must not exceed the height shown on the Certified Site Plan.

5. Surety

Prior to issuance of first building permit for this phase of development, the Applicant must provide a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance, and in a form acceptable to the Commission's Office of the General Counsel, with the following provisions:

- a. Applicant must provide a cost estimate of the materials and facilities, which, upon Staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety must include but not necessarily be limited to, plant material, on-site lighting, site furniture, and entrance signage within this phase of development.
- c. Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
- d. Bond/surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety for each phase of development will be followed by inspection and concomitant reduction of the surety.

6. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved by M-NCPPC prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities associated with each parking facility or building must be installed prior to release of any building occupancy certificate.
- b. Clearing and grading must correspond to the construction phasing to minimize soil erosion, the Final Forest Conservation Plan, the Sediment Control Plan, the M-NCPPC inspection and approval of all tree-save areas and protection devices.
- c. The development program must provide phasing for installation of on-site landscaping and lighting associated with each parking facility or building, subject to seasonal requirements.
- d. Landscaping associated with each parking facility or building must be completed as construction of each parking facility or building is completed, subject to seasonal requirements.
- e. Pedestrian pathways and seating areas associated with each parking facility or building must be completed as construction of each parking facility or building is completed.
- f. The development program must provide phasing SWM, sediment and erosion control and other features.

7. Certified Site Plan

Prior to approval of the Certified Site Plan, the following revisions must be made and/or information provided is subject to M-NCPPC Staff review and approval:

- a. Include the SWM concept approval, Fire and Rescue approval letter, development program, and Site Plan resolution on the approval or cover sheet.

- b. Modify data table to reflect development standards enumerated in the Planning Board Resolution.
- c. Ensure consistency of all details and layout between Site and Landscape Plans.
- d. Revise the Site Plan and Landscape and Lighting Plans to include the 0.20-acre on-site landscape credit area required by Final Forest Conservation Plan 819980220. Include a notation that identifies this area as meeting forest conservation requirements and any removal of trees must be replaced in-kind, under the supervision of the M-NCPPC forest conservation inspectors.
- e. Internal sidewalk must extend from proposed building to existing parking lot.
- f. All pedestrian crossings on internal streets and drive aisles must meet ADA compliance, to include but not be limited to, features such as:
 - 1. Clear, unobstructed access to major site features (e.g. buildings, open space)
 - 2. Ramps and curb cuts
 - 3. Detectable warning strips

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

Site Vicinity

The area around the Site is developed primarily with single-family residential uses, both attached and detached, but also includes multi-family development across the CSX railroad tracks to the north, and some commercial development.

A wooded stream valley buffer separates the Subject Property from the residential neighborhoods toward the north and west. The Liberty Heights subdivision, a single-family neighborhood is located to the south across MD 118 and is zoned R-200 and RT-6. Germantown Estates subdivision located toward the west is developed with townhouses (zoned RT-6) and southwest across Dawson Farm Road is developed with single family detached houses (zoned RT-12.5). Germantown Station subdivision, another townhouse development, is located toward the northwest and is zoned PD-15.



Figure 1: Vicinity Map

Subject Property

The Subject Property totals 24.33 acres in size, is zoned I-1 (7.62 acres) and OM (16.71 acres), in the 1989 *Germantown Master Plan* area. The 2009 *Germantown Employment Area Sector Plan* area terminates at the adjoining CSX train tracks. The Property is located in the northern quadrant of the intersection of Germantown Road (MD 118) and Dawson Farm Road. As illustrated below, the majority of the site is zoned O-M, with a bean-shaped area floating in the northern portion of the site zoned I-1. Both the existing structures and proposed new building cross the zoning lines and need to comply with the development standards of both zones.

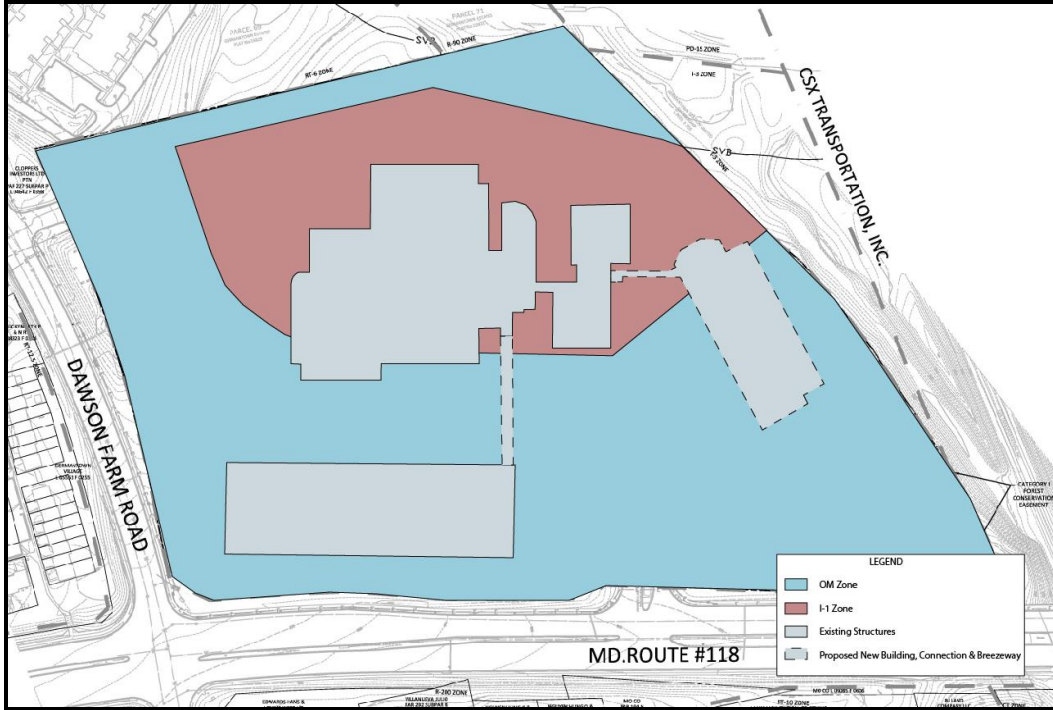


Figure 2: Zoning Diagram

Site Analysis

Currently the Property serves as the North American headquarters and manufacturing center of QIAGEN Sciences, Inc. Additional onsite improvements include a 2-story parking garage, and a surface parking.

The Property is within the Little Seneca Creek watershed. There are no known rare, threatened, or endangered species on-site. There are no known historic properties or features on-site. The Property contains the following existing environmental protections: Category I Forest Conservation easement; stream valley buffer to the northwest; stormwater easement; and a stormwater management pond.



Figure 3: Aerial Photo

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

The development site was included in the Development Plan G-662, which in 1990 rezoned the majority of the site from R-200 to O-M, leaving an island of I-1 land. This Development Plan included a number of binding elements for the O-M land, and envisioned the site redeveloped for 242,000 square feet of office.

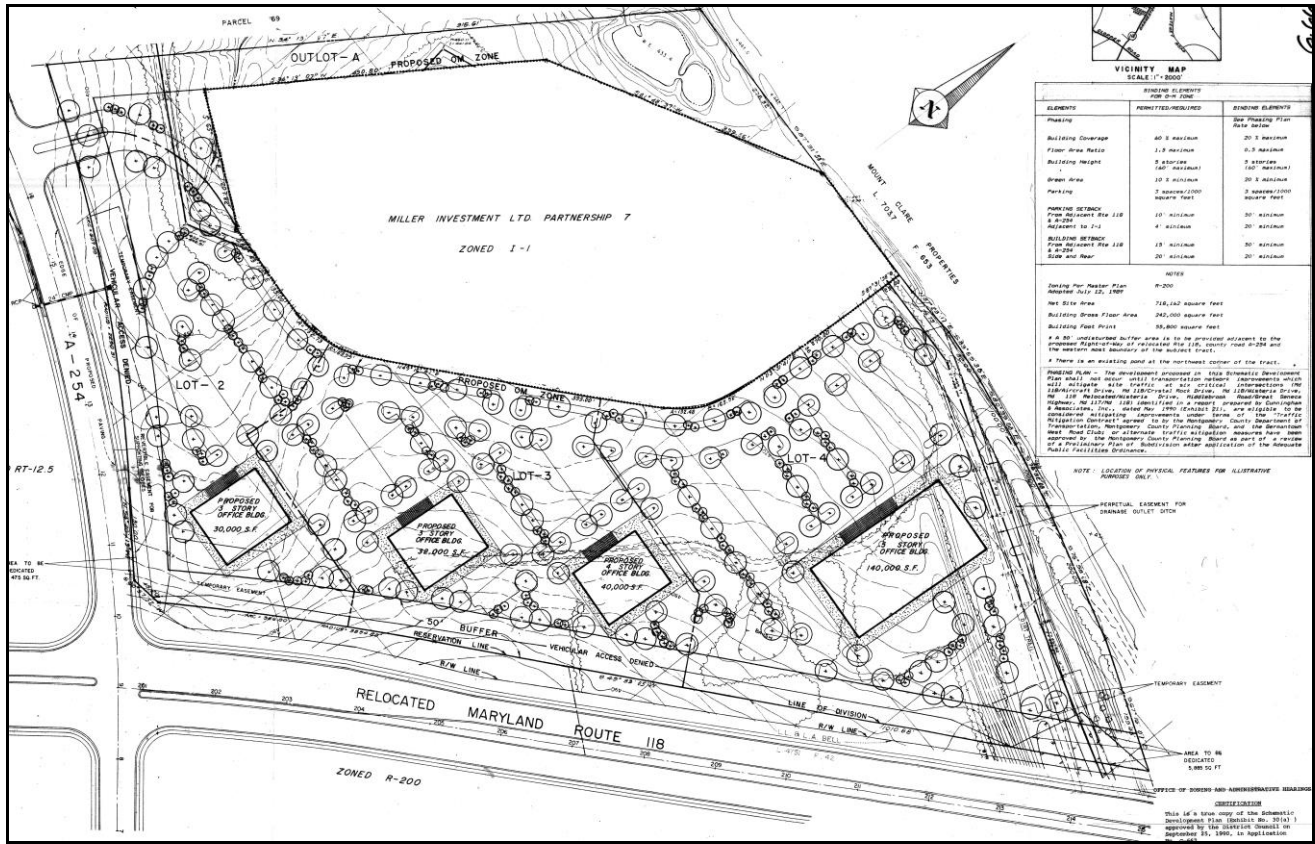


Figure 4: Schematic Development Plan (G-662)

Since then there have been numerous amended approvals for the Site (see Appendix A), all contingent upon construction of Germantown Road (MD 118) and Dawson Farm Road, which completed in the early 2000's.

The Property was not developed until around 2000 when the current Property Owner, Qiagen, purchased the land and obtained from the Planning Board approval under Preliminary Plan 11981142R for up to 400,000 square feet on two lots for research and development, manufacturing, warehousing, and office uses. On January 24, 2000, the Planning Board approved Site Plan Amendment 819980220A for construction of up to 300,000 square feet on one of the lots. The development was designed, approved, and built across zoning boundaries, with portions of buildings in both zones.

In 2012, a minor subdivision (220121880) consolidated the two lots. In 2013, the Planning Board approved Site Plan Amendment 81998022F that allowed the overall density onsite increase to 544,000 square feet to allow the construction of a new 244,000 square foot building (Building #3), two story parking garage, a third story addition onto the existing two-story parking garage, and reconfiguration of the main entry area.



Figure 5: Rendered Site Plan

Proposal

The Applicant proposes to reduce the size of the previously approved Building 3, from 244,000 square feet building to 150,000 square feet, and reconfigure the building entry, and make the following additional changes:

- add a new covered walkway from the existing parking garage to Building 1 & 2;
- replace the approved but unbuilt second parking garage with a surface lot;
- reduce number of parking spaces from 942 to 842 due to reduction in building square footage; and
- add an interior corridor connection between new Building 3 and existing Building 1.

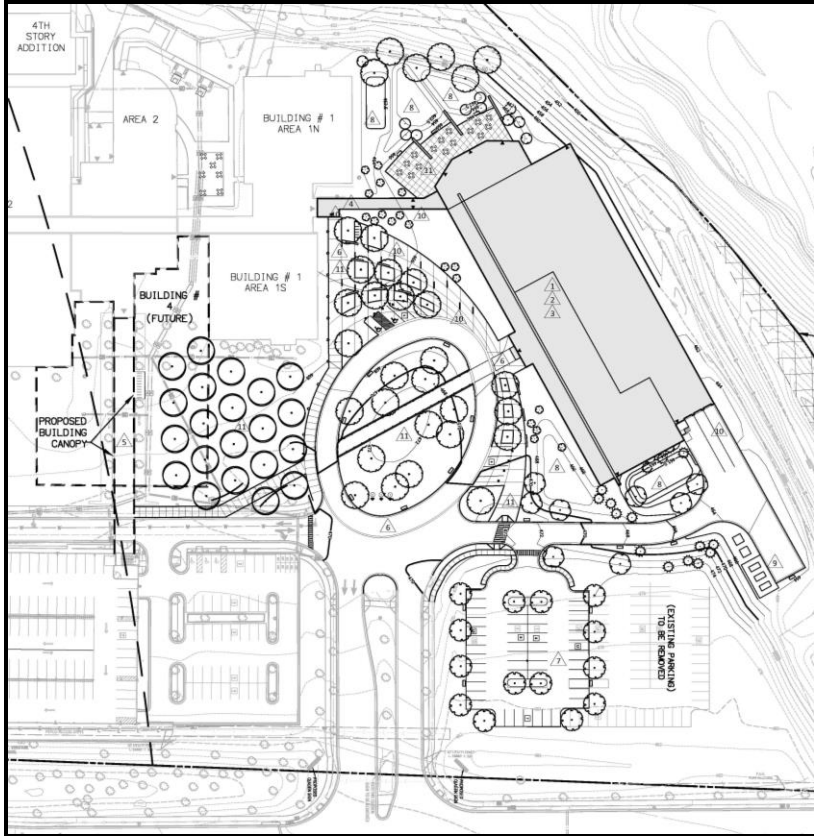


Figure 6: Site Plan

Building

The new 150,000-square-foot building will accommodate the expansion of uses already approved for the site: office, research and development, maintenance and production and warehousing. An interior connection is proposed from the new building to the existing campus through a one-story corridor that fronts the newly configured entryway, which includes a pedestrian plaza with landscaping.

The Applicant has provided two building footprints for consideration, while only one will ultimately be approved on the Certified Site Plan. The first building footprint proposes a flat entry, and the alternative footprint offers an entry that angles out into the pedestrian plaza. Staff supports both footprint options as they are designed to meet all building setback requirements as required by zoning and the binding elements of the Schematic Development Plan.

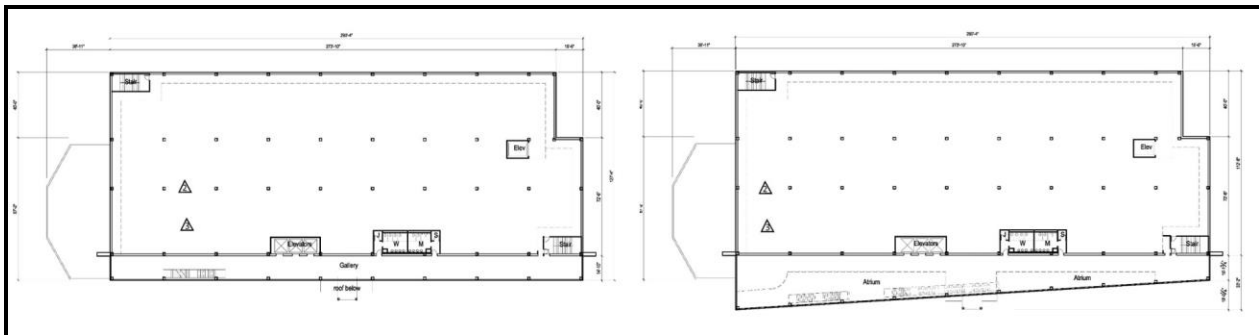


Figure 7: Comparison of proposed building footprint

Landscaping and Open Space

The proposed revisions are limited to modifying the existing entry way into the site from an elongated-U drive to an ellipse-shaped roundabout (See Figure 8 & 9 below). Within the roundabout island will be additional landscaping and a pathway for employees and visitors that park in the garage. Additionally, citing lack of use, the Applicant is proposing to remove a series of existing mulched paths located in the rear of the Property within a stormwater management area.

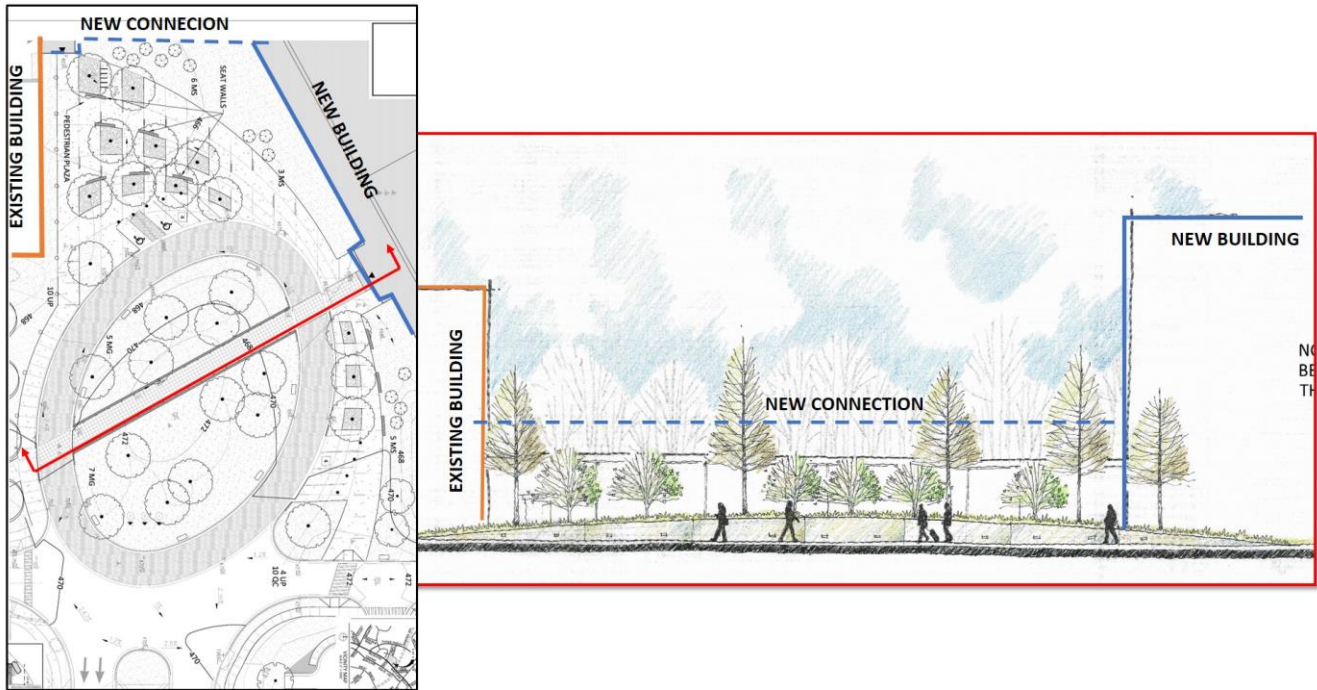


Figure 8 : Plan of Landscaped entry way, Figure 9: Section of Entry way

Environment

Forest Conservation and Environmental Guidelines

The Final Forest Conservation Plan for this project was previously approved by the Planning Board as part of Site Plan 819980220. An amendment to the Final Forest Conservation Plan was subsequently approved as part of Site Plan Amendment 81998022F. The Property is located within the Little Seneca Creek watershed, classified by the State of Maryland as Use III-P waters. A headwater tributary to Little Seneca Creek originates on-site in the southwestern portion of the Property, near the property line adjacent to Dawson Farm Road. There is an additional tributary that originates off-site to the north of the Property, near the CSX railroad tracks. The approved Final Forest Conservation Plan identifies wetlands and 100-year floodplain associated with this stream system. Where not previously approved to be disturbed, the stream buffers associated with these streams and other hydrologic features are protected by the on-site conservation easements. The approved Final Forest Conservation Plan includes 2.15 acres of on-site forest retention, 1.39 acres of on-site forest planting, 0.20 acres of on-site landscape credit, and 3.98 acres of off-site reforestation credit. The on-site and off-site forest retention and planting areas are protected in Category I conservation easements. The 0.20-acre on-site landscape credit area is not in a conservation easement.

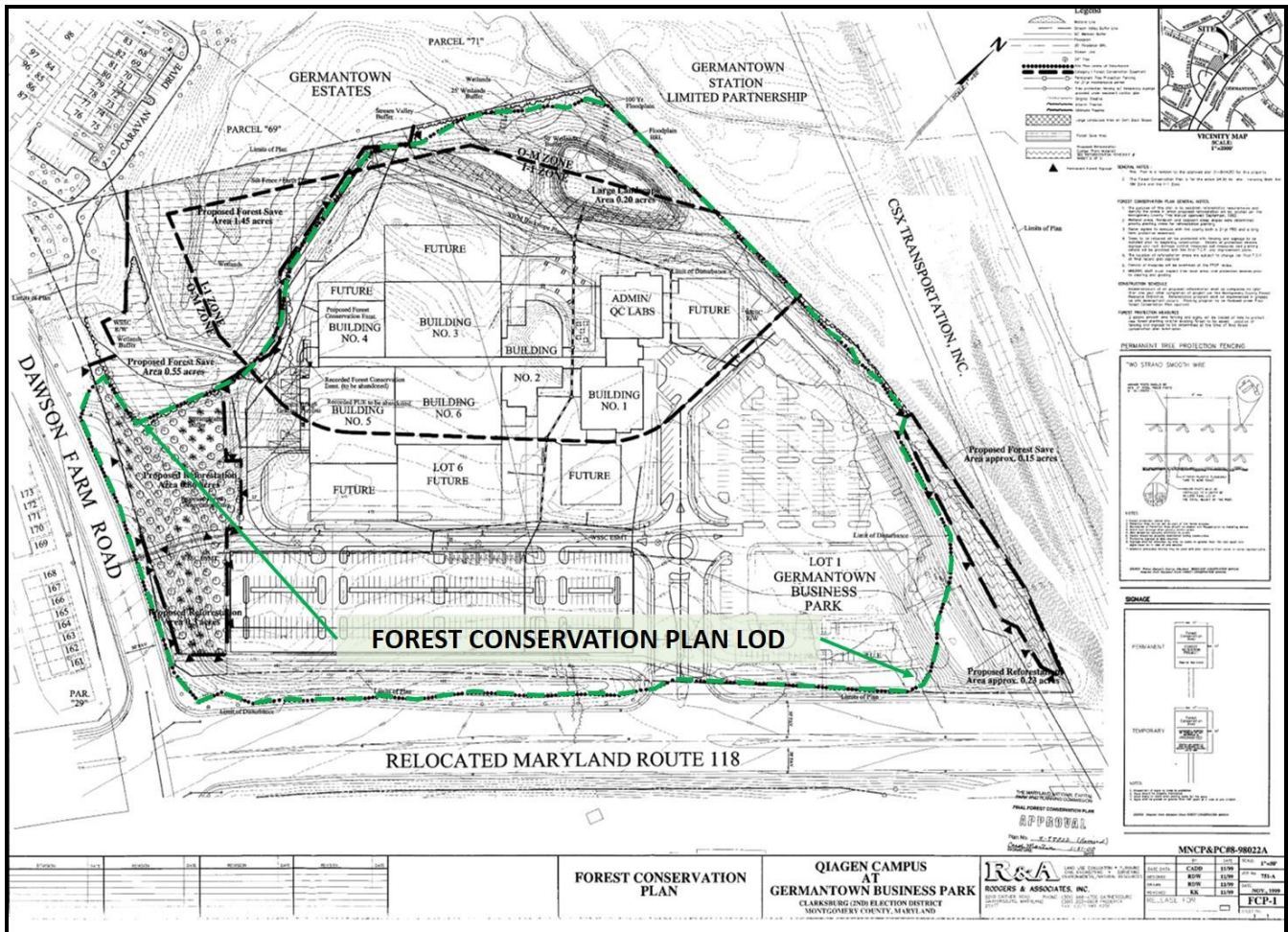


Figure 10: Final Forest Conservation Plan

The Application proposes removal of an existing mulch path in the rear of the site, which has the potential to impact trees within the on-site landscape credit area. Staff recommends conditions to replace these trees if removed. In addition, the recommended conditions of approval require the on-site landscape credit area to be shown on the Site Plan and associated Landscape Plans, resulting in additional protection for this area. The on-site landscape credit area overlaps an existing sewer easement and a stormwater management easement, so a conservation easement is not recommended.

The submitted Final Forest Conservation Plan (FFCP) Compliance Exhibit demonstrates conformance with the previously approved Plan. This Exhibit illustrates that the proposed limits of disturbance (LOD) related to the on-site construction will not encroach into any conservation easements and will not expand beyond the LOD approved as part of the original FFCP. The previously-mentioned paths to be removed are located within a stream buffer, but no additional encroachment or loss of stream buffer is proposed by this Application.

Stormwater Management (SWM)

The Site Plan received approval of a stormwater management concept plan on June 26, 2018 (Appendix B). The Application will meet stormwater management goals by providing micro-bioretenention and an existing on-site sand filter.

Transportation

Access and Circulation

The proposed layout will continue to utilize the established entry drive from Germantown Road (MD 118). The Project proposes to redesign the previously approved linear entry with an elliptical drive in front of the new building. Loading will be provided along the southwestern side of the building off a driveway from the main entry.

Pedestrian/Bikeway Facilities

The Project will provide new sidewalks along the reconfigured entryway and new building that will link to established paths within the campus and along Germantown Road. The entryway will provide a handful of parking spaces for handicap accessibility, emergency vehicles, and 20 uncovered spaces for bicycle parking in the entryway plaza.

An element that received a significant amount of discussion during the review is the Master Plan-recommended shared-use bike path along Germantown Road recommended by the 2005 *Countywide Bikeways Functional Master Plan*. This recommendation has been reinforced by the 2009 *Germantown Employment Area Sector Plan* and the draft 2018 *Bicycle Master Plan*. Ordinarily, such Master Planned public infrastructure is implemented, either via construction or financial participation, by each development as it is approved, consistent with the Planning Board finding that the proposed development is in conformance with the relevant Master Plans. However, under the old zoning (prior to 2014), Master/Sector Plan conformance is only found during review of Preliminary Plans. This site has not required a Preliminary Plan amendment since the approval of 11981142R in February of 2000, before the initial 2005 *Countywide Bikeways Functional Master Plan* recommendation.

While the numerous site plan amendments that have been approved since 2000 have not required the Planning Board to find conformance with these Master Plan recommendations, the overall connectivity of the Site within its larger community, and more locally circulation to and around the Site, would be greatly enhanced by the implementation of the shared-use path along Germantown Road. To that end, the Applicant has worked with Staff to begin to explore potential designs to implement the recommended path. The Applicant provided a design (described below) that would meet the minimum path width as prescribed in the 2005 *Countywide Bikeways Functional Master Plan* and 2018 *Bicycle Master Plan* documents and has offered to contribute financially to the ultimate construction of a shared-use path. The project has been conditioned to participate financially in the bicycle infrastructure Capital Improvement Program (CIP) effort for the county, to be utilized in the immediate vicinity of the Site. The condition limits the financial contribution to not exceed \$275,000, which was calculated based on a formula found in the Implementation Chapter of the 2005 *Countywide Bikeways Functional Master Plan* for minor projects: \$150 per linear foot (adjusted for inflation to 2018 dollars in the amount of \$205 per linear foot).

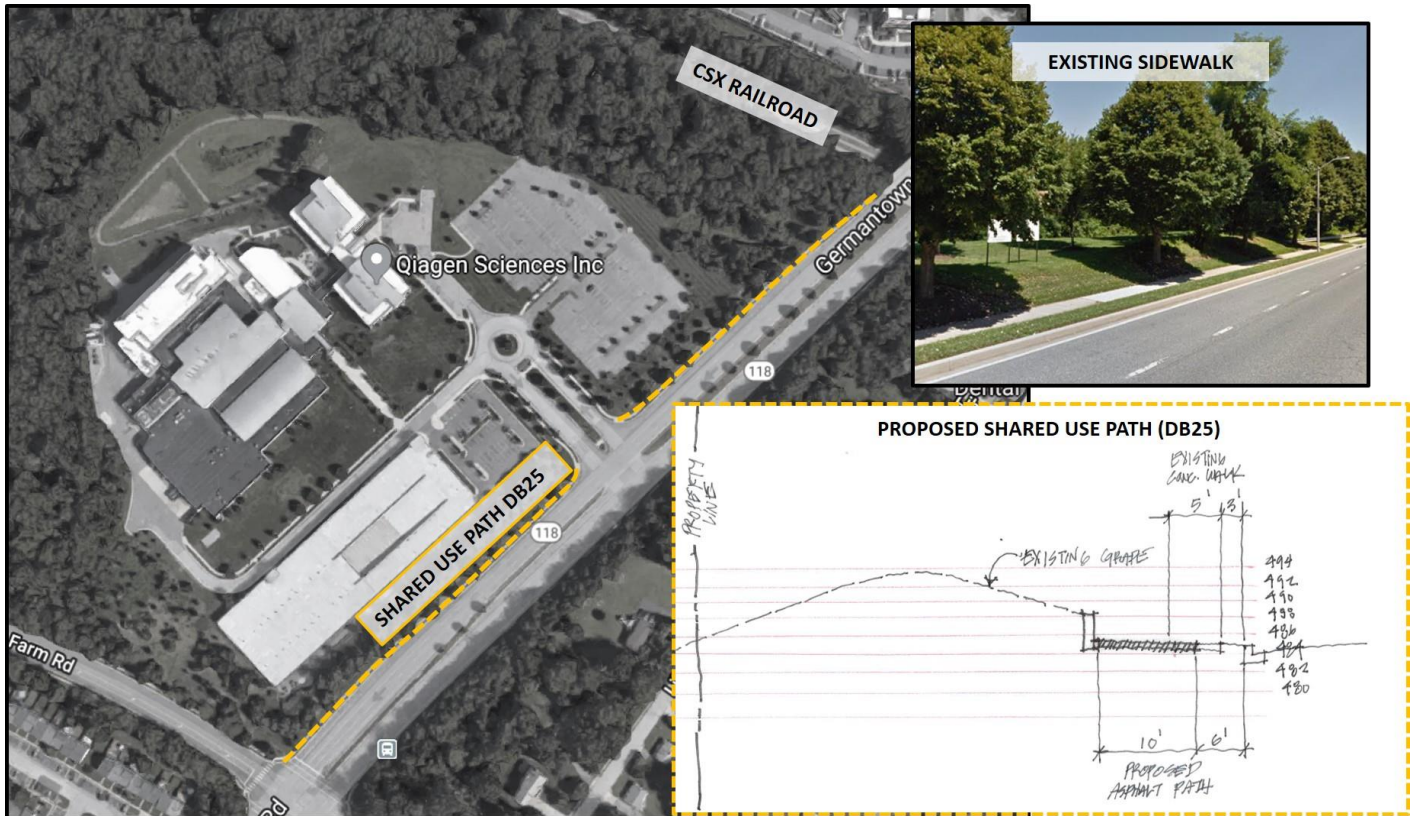


Figure 11: Shared-use path preliminary design

The Applicant’s preliminary design responds to several constraints that exist along the Property’s frontage, including a landscape berm, stormwater retention pond, and guardrail. The design consists of a 10’-wide asphalt path with a 6’ tree panel buffer. The tree panel would taper to 4’ along the stormwater retention pond and easement adjacent to the bridge above the railroad at the northern end of the Property. Due to the presence of a landscaped berm along the majority of the frontage, the design necessitates regrading and construction of a low retaining wall, which would require removal of several trees.

Adequate Public Facilities

The Planning Board approved an extension for APF validity on December 7, 2006, for 6 years, ending August 29, 2012. The County Council approved a series of four two-year automatic APF extensions beginning in 2009 and continuing through 2015, providing a total of 8 years of additional extension to August 29, 2020.

A traffic statement is included with the Limited Site Plan Amendment. The Amendment does not alter the previously-approved size or usage (a mix of Research and Development; Manufacturing/Production; Warehouse & Distribution; and Office) of site structures; the total trips generated remains unchanged from prior APF approval. Therefore, the Project qualifies for an exemption from a LATR required traffic study.

Community Outreach

The Applicant has complied with all submittal and noticing requirements, and Staff has not received correspondence from any citizens or community groups as of the date of this report.

SECTION 4: ANALYSIS AND FINDINGS

Because the original Site Plan was approved in 1998, under the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014. The proposed Amendment does not alter the previous findings, except as modified below.

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.*

A portion of this development is located within the the O-M zone, which is subject to the Schematic Development Plan G-652. As shown in the table below, the amended Site Plan continues to conform to the Binding Elements of Schematic Development Plan G-652, adopted on September 25, 1990.

Table 1: Development Plan G-652 (Binding Elements, O-M Zone only)

	Required Binding Elements	Proposed
Max. Building Coverage (%) ¹	20 %	13 %
Max. Floor Area Ratio (FAR)	0.5 maximum	0.42 FAR
Max. Building Height	5 stories (60 feet)	5 stories (60 feet)
Min. Green Area (%)	20 %	67 %
Min. Parking Setbacks (ft.)		
From Germantown Road (MD 118)	50 ft.	50 ft.
From Dawson Farm Road (A-254)	50 ft.	95 ft.
Min. Building Setbacks		
From Germantown Road (MD 118)	50 ft.	235 ft.
From Dawson Farm Road (A-254)	50 ft.	280 ft.
Side and Rear	20 ft.	35 ft.

¹ This does not include the parking structure, because the OM Zone permits additional building coverage for parking structures (Chapter 59C-4.311(b)).

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The portion of the Property covered by this amendment is located within both the I-1 and OM zones, and the proposed uses are allowed in each of these zones. As discussed below, the Project continues to comply with the development standards of the I-1 and O-M zones.

Development Standards

The following Project Data Table indicates the proposal’s compliance with the Zoning Ordinance. Only the standards that are affected by this amendment are listed; a comprehensive modified data table will be included on the Certified Site Plan. In accordance with Zoning Ordinance Section 59E-3.7, and the binding elements of the Schematic Development Plan, the off-street parking requirements for the office use remain unchanged from the previously approved Site Plan Amendment No. 81998022B. The R&D use does not have an associated parking rate calculation, however, the previously approved Site

Plan Amendment Nos. 81998022A, 81998022C and 81998022D assumed the parking rate calculations of the industrial, manufacturing establishment or warehouse for these particular uses, and this Site Plan amendment is in keeping with those previous approvals.

Figure 10: Project Data Table for the I-1 and OM Zones

	Required By I-1 Zone	Proposed Within I-1	Required By OM zone & the Binding Elements	Proposed Within OM
Max. Building Height (ft.)	120 ft. (approx. 10 stories)	5 stories	5 stories	5 stories (approximately 60 ft.)
Min. Green Area	10 %	48 %	20 %	67 %
Max. Building Coverage	N/A	N/A	20 %	13 %
Min. Building Setbacks				
From Master Plan ROW (ft.)	10 ft.	250 ft.	50 ft.	235 ft.
From Adjacent Residential Properties toward the northwest (ft.)	½ of the building height	250 ft.	20 ft.	35 ft.
From Adjacent non residential Property toward the northeast (ft.)	10 ft.	35 ft.	20 ft.	35 ft.
Parking Calculations				
	Required Rate (per 1,000 sf)	Proposed use sf with amendment	Parking Required	
Office	3	68,000	204	
Research and Development	1.5	109,450	164	
Manufacturing	1.5	143,455	215	
Warehouse	1.5	70,495	106	
Required Total			689	
Proposed			842²	

²The total approved density for the site will require a total of 942 spaces, the remainder of which will be provided in a subsequent site plan for the remaining density

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

Locations of Buildings and Structures

The existing buildings and proposed structure of the development are centrally located within the Site. The development is setback from Germantown Road, which is appropriate for the character envisioned by the 1989 *Germantown Master Plan* and binding elements of the Schematic Development Plan. These locations provide easy access to the building from adjoining sidewalks and the existing surface

and structured parking. The revised entryway provides a circulation pattern that safely balances the accessibility of pedestrians walking into the Site or from the parking areas alongside one-way vehicles accessing the drop off and handicap parking near the building entry. The locations of the buildings and structures are found to be adequate, safe, and efficient.

Open Space, Landscaping and Lighting

Open space currently exists on site in the side and rear of the lot, as well as in buffer areas between the development and Dawson Farm Road and Germantown Road. The new building will be located in an area currently used as surface parking. The landscaping that has been planted along Dawson Farm Road and Germantown Road provides screening for the parking. Open space to the side and rear is used for stormwater management and forest conservation, and additional landscaping is provided within the circular entry drive to enhance the building entry. Germantown Road and Dawson Farm Road are already improved with street trees and lighting. Interior site lighting will provide sufficient and safe visibility while limiting glare on the adjacent roads or properties. Previous approvals have limited the height of lighting poles to 14 feet and required shielding as protective measures, which is maintained within this application. Because the site does not provide residential uses, there are no recreation facilities required for this Site Plan, but benches and bicycle facilities are provided. The open spaces, landscaping, and site details adequately and efficiently address the needs of the use and the recommendations of the 1989 *Germantown Master Plan*, while providing a safe and comfortable environment.

Pedestrian and Vehicular Circulation

Pedestrian circulation is provided onsite by existing sidewalks, which will be expanded by this amendment with the breezeway connection from the existing parking garage, and additional sidewalks to accommodate the new building.

The 2005 *Countywide Bikeways Functional Master Plan* recommends a shared-use bike path along Germantown Road. This recommendation has been reinforced by the 2009 *Germantown Employment Area Sector Plan* and the draft 2018 *Bicycle Master Plan*. Ordinarily, such Master Planned public infrastructure is implemented, either via construction or financial participation, by each development as it is approved, consistent with the Planning Board finding that the development is in conformance with the relevant Master Plans. However, under the old zoning (prior to 2014), Master/Sector Plan conformance is only found during review of Preliminary Plans. This site has not required a Preliminary Plan amendment since the approval of 11981142R in February of 2000, before the initial 2005 *Countywide Bikeways Functional Master Plan* recommendation.

While the numerous site plan amendments that have been approved since 2000 have not required the Planning Board to find conformance with these Master Plan recommendations, the overall connectivity of the Site within its larger community, and more locally circulation to and around the Site, would be greatly enhanced by the implementation of the shared-use path along Germantown Road. To that end, the Applicant has worked with Staff to begin to explore potential designs to implement the recommended path. The Applicant provided a design (described below) that would meet the minimum path width as prescribed in the 2005 *Countywide Bikeways Functional Master Plan* and 2018 *Bicycle Master Plan* documents and has offered to contribute financially to the ultimate construction of a shared-use path. The project has been conditioned to participate financially in the bicycle infrastructure Capital Improvement Program (CIP) effort for the county, to be utilized in the immediate vicinity of the Site. The condition limits the financial contribution to not exceed \$275,000, which was calculated based on a formula found in the Implementation Chapter of the 2005

Countywide Bikeways Functional Master Plan for minor projects: \$150 per linear foot (adjusted for inflation to 2018 dollars in the amount of \$205 per linear foot).

As conditioned, vehicular access accommodates both automobiles and bicycles through enhancements to the new building entry court, and provision of the financial contribution to the ultimate build out of the shared-use path will enhance future bicycle infrastructure and safety along the Property's Germantown Road frontage. Considering the proximity to the Germantown Train Station, this path is essential to providing adequate, safe, and efficient bicycle access both into and along this central artery. As conditioned, pedestrian and vehicular circulation is adequate, safe, and efficient.

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

The new building design included in this amendment is compatible with the existing structures onsite as well as the existing development adjacent to the Property. The proposed building will be adjacent to an undeveloped parcel that backs up to the railroad ROW. The development meets all setbacks for the I-1 and OM zoning as well as the binding elements as prescribed in the Schematic Development Plan (G-662).

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.*

Environment

As conditioned, the Site Plan Amendment meets the requirements of Chapter 22A, Forest Conservation Law, and Chapter 19, Water Resource Protection. The Subject Property is currently developed under the Final Forest Conservation Plan 819980220 and as amended under 81998022F. This Application is subject to Chapter 22A, Montgomery County Forest Conservation Law. The Applicant provided a Final Forest Conservation Plan Compliance Exhibit demonstrating compliance with the previously-approved Final Forest Conservation Plan 819980220, and all subsequent amendments to the Final Forest Conservation Plan. The proposed limits of disturbance (LOD) for the Application as shown on the submitted plans are located within the limits approved as part of Final Forest Conservation Plan 819980220 and all subsequent amendments. All forest conservation requirements were previously met through a combination of on-site forest retention, on-site reforestation, on-site landscape credit area planting, and off-site retention and reforestation. The Application proposes to impact some trees within the on-site landscape credit area and will replace those trees as directed by the recommended conditions of approval. As conditioned, the Final Forest Conservation Plan amendment must be submitted and approved by Staff prior to certification of the Site Plan.

Stormwater Management

The Site Plan received an acceptable recommendation for the stormwater management concept plan from the Montgomery County Department of Permitting Services, Water Resources Section on June 26, 2018 (Appendix B). The Application will meet stormwater management goals by providing micro-bioretenion and an existing on-site sand filter.

Noise Attenuation

Staff did not find adequate justification to require a noise analysis. The Application is not for a residential, hospital, or elderly housing use. Section 2.2.4 of the *Staff Guidelines for the Consideration of Transportation Noise Impacts in Land Use Planning and Development* includes guidance for office,

commercial and industrial land uses. The Noise Guidelines note that these uses are “generally considered to be noise compatible land uses” and will not be reviewed for noise impacts except for situations where: 1) it appears likely that workers will be subjected excessive noise levels for an 8-hour period or 2) in CBD or Transit Station area, where noise impacts would be such that provided amenity spaces would not be able to be used for their intended purpose. The noise generated by the railroad will be intermittent, and not be continuous over an 8-hour period, and the Subject Property is not located within a CBD or Transit Station area. Furthermore, the proposed building is located approximately 250 feet south of the existing CSX railroad tracks, it will be buffered from the railroad tracks by existing forest protected in a Category I conservation easement, and the proposed outdoor amenity space is buffered by the existing forest and the proposed building.

Section 59-D-3.4(d) states that the Planning Board must not approve the proposed plan if it finds that the proposed development would not achieve a maximum of compatibility, safety, efficiency, and attractiveness. The fact that a proposed site plan may comply with all the applicable development standards or other specific requirements of the applicable zone does not, by itself, create a presumption that the proposed site plan is, in fact, compatible with surrounding land uses and, in itself, is not sufficient to warrant recommending the Planning Board to approve the proposed site plan.

Over the last 15 years, the area and functional Master Plans have consistently identified that ongoing development in the Germantown area will increase demand on existing infrastructure, requiring safety and efficiency enhancements for bicycle and recreational activities within the community. The implementation of the Germantown Road shared-use path has remained a transportation priority to address this need. By virtue of the timing of the approvals for this development, which span almost 30 years, the Planning Board has not, at this point, required this development to participate in the implementation of this high-priority public infrastructure improvement. Were this site to be evaluated under the 2014 Zoning Code, construction of the shared-use path would have been conditioned for conformance with the 2005 *Countywide Bikeways Functional Master Plan*. Therefore, to achieve maximum compatibility, safety, efficiency, and attractiveness to the surrounding area, the Board now conditions that the Applicant participate in its implementation through a financial pro-rata contribution to the Countywide Bicycle CIP fund to be utilized in the immediate vicinity of the Site.

CONCLUSION

This Application meets all requirements established by the I-1 and OM Zones and the binding elements of the Schematic Development Plan. This Application also complies with Chapter 22A, the Montgomery County Forest Conservation Law. Therefore, Staff recommends approval of this Limited Site Plan Amendment subject to the conditions contained at the beginning of this report.

APPENDICES

- A. Previous Approvals
- B. Agency Letters
- C. Statement of Justification

APPENDICES

A. Previous Approvals

Sectional Map Amendment (G-652) was approved February 13, 1990 for the re-zoning the outermost portions of the Subject Property to R-200 (a.k.a. the portions nearest to Germantown Road and Dawson Farm Road, which will later become OM), and did not rezone the innermost portion of the property, which remained in the I-1 Zone.

Schematic Development Plan (G-662) was adopted September 25, 1990 for the reclassification of 16.49 acres from R-200 to the OM Zone. Binding elements pertaining to coverage FAR, green area, parking setbacks, building setbacks and building height were established in addition to a phasing plan. The original plan proposed a maximum of 240,000 square feet of gross building floor area on only the OM portion of the property in two 3-story, one 4-story, and one 5-story office buildings.

Preliminary Plan No. 1-81142, Resolution mailed November 15, 1989

The Planning Board approved 9 lots on 24 acres of land zoned I-1. The Board approved Phase 1 of the development that limited office uses to 37,500, generating no more than 150 employees. No development could commence prior to road improvements.

Amended Preliminary Plan No. 1-81142, Resolution mailed August 10, 1994

The Planning Board approved an amendment to include a maximum of 192,500 square feet of office, which generates no more than 770 total employees.

Amended Preliminary Plan No. 1-81142, Resolution mailed August 29, 1994

The Planning Board approved an amendment to increase the maximum development to 400,000 sf. of office generating no more than 1600 total employees (672 new trips). Roadway improvements were necessary for the release of the building permits.

Amended Preliminary Plan No. 1-81142, Resolution mailed March 28, 1997

The Planning Board approved an extension to the previous approval and a phasing plan. Phase I consisted of 168,000 sf. maximum development for the land zoned I-1, and Phase II consisted of 232,000 sf. maximum development for the land zoned OM.

Site Plan No. 819980220, Resolution mailed April 22, 1998

The Planning Board approved the construction of 231,600 square feet of office, subject to conditions. The ownership of the property at this time was different from the current Applicant, and this project was never constructed.

Site Plan No. 81998022A, resolution mailed on January 24, 2000

The Planning Board approved the construction of 300,000 square feet of R&D, industrial and office uses, subject to conditions.

Revised Preliminary Plan No. 1-81142R, Resolution mailed February 24, 2000

The Planning Board approved a revision to the preliminary plan to consolidate previously recorded lots 2, 3, 4, and 5 into one lot (Lot 6) totaling 18.45 acres of land zoned I-1 (7.6 acres) and OM (10.85 acres). This resulted in the Property containing two lots, lot 1 totaling 5.81 acres and Lot 6 totaling 18.45 acres. The approval limited development on Lot 6 to the following: 130,000 square feet of R&D, 100,000 square feet of manufacturing, and 100,000 square feet of warehouse. Lot 1 could contain the remaining 100,000 square feet of density.

APPENDICES

Site Plan No. 81998022B, Resolution mailed on October 28, 2002

The Planning Board approved the construction of 78,300 square feet of office and 11,700 square feet of day-care or 90,000 square feet of office on Lot 1. A parking waiver for 11 spaces was also granted.

Site Plan No. 81998022C, Resolution mailed July 31, 2009

The Planning Board approved the construction of a temporary parking facility on Lot 1, redistribution of R&D uses (building additions), revisions landscape plans, addition of mechanical equipment, reconfiguration of the entrance drive, restriping the handicap spaces, and providing fire access at the rear of the building.

Administrative Site Plan No. 81998022D, Resolution mailed October 27, 2010

The Planning Director approved the reallocation of gross floor area from Building 4A and 2A to Building 3A, addition of the transformers at Building 4 & 8, add underground fire protection vault behind Building 3A, remove exterior stairwell on Building 3A, and add 6 foot mulch path around SWM pond.

Administrative Site Plan No. 81998022E, Resolution mailed on November 20, 2012

The Planning Director approved the provision of hard-surface access route required by PEPCO, transformers, a hard-surface pathway for emergency egress from Building 2, accessible egress from the parking garage and the installation of a generator pad.

Minor Subdivision Plan No. 220121880, Approved September 20, 2012

The Planning Board approved a consolidation of Lot 1 and Lot 6 resulting in Lot 7 totaling 24.33 acres.

Site Plan No. 81998022F, Resolution mailed on July 5, 2013

The Planning Board approved a limited amendment for the construction of a 244,000 square foot building for office and R&D uses, a two level parking garage, a third level to an existing two story parking garage, reconfiguration of the main entry area, and revisions to the Lighting and Landscaping Plans.

APPENDICES B



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 26, 2018

Mr. Laurent Mounaud
Vika Maryland, LLC
20251 Century Boulevard, Suite 400
Germantown, MD 20874

Re: **COMBINED STORMWATER MANAGEMENT
CONCEPT/SITE DEVELOPMENT
STORMWATER MANAGEMENT PLAN** for
Qiagen Campus
Preliminary Plan #: 81998022G
SM File #: 283701
Tract Size/Zone: 24
Total Concept Area: 4.55ac
Lots/Block: 7
Parcel(s): N 127
Watershed: Seneca Creek

Dear: Mr. Mounaud

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above-mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via the use of micro bioretention and an existing on-site sand filter.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

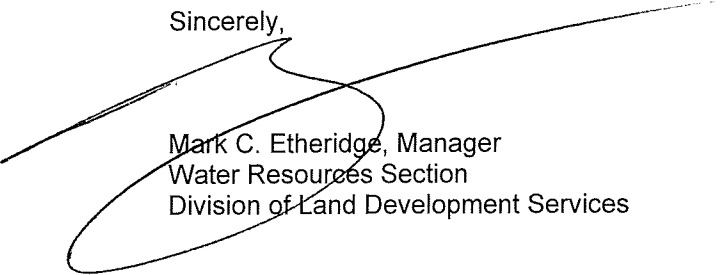


255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Laurent Mounaud
June 26, 2018
Page 2 of 2

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



Mark C. Etheridge, Manager
Water Resources Section
Division of Land Development Services

MCE: TEW

cc: N. Braunstein
SM File # 283701

ESD: Required/Provided 15,296 cf / 13,284cf
PE: Target/Achieved: 1.8"/1.6"
STRUCTURAL: 1,783 cf
WAIVED: N/A

Statement of Justification
Limited Site Plan Amendment #81998022G
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

Overview

This application is a request by QIAGEN Sciences, Inc. to amend the existing site plan for its North American headquarters campus at 19300 Germantown Road at the Germantown Business Park, which was last reviewed and approved by the Montgomery County Planning Board ("Planning Board") in 2013. The need to amend the existing site plan is directly related to the immediate business objectives of the company and its plans for facilities that will accommodate expected business growth in the near term, as well as in the future. Importantly, the amendment proposes to maintain the ultimate amount of future development and the specific functional uses that the Planning Board approved with the last site plan. Only the amount of building floor area to be constructed in the near term and the configuration of such building and other associated site elements will be changed. More specifically, the floor area of this new building will be reduced with this Amendment from 244,000 square feet to 150,000 square feet, and its height will be reduced from five stories to four stories. The remaining unused square footage will be reallocated to other future building areas on the subject property, for future expansion. The current Adequate Public Facilities ("APF") approval remains valid today and no new adequate public facilities review is needed, because the quantity of uses and the related vehicle trips associated with these building elements fall within the amount of trips already approved for the property.

Background

On June 6, 2013, the Planning Board approved Site Plan Amendment No. 81998022F (the "Previous Site Plan Amendment") for the Germantown Business Park campus at 19300 Germantown Road in Germantown, Maryland (the "Property," or the "Germantown Headquarters"). The Property serves as the North American headquarters and manufacturing center of QIAGEN Sciences, Inc., a global biotechnology company ("QIAGEN", or the "Applicant").

Like other amendments before it, the Previous Site Plan Amendment reconfigured and reallocated certain previously approved, but unbuilt, density for the Property into new buildings on the site that serve various functional purposes associated with the Applicant's operations. At the time of the public hearing for the Previous Site Plan Amendment, the Planning Board found

that, even with the proposed new floor area and reallocated densities, the Property continued to operate within the trip capacity allowances that were established at the time of the original Preliminary Plan approval for the Germantown Headquarters.

Also like other preceding amendments, the density reallocations proposed with the Previous Site Plan Amendment reflected the Applicant's best understanding, at that time, of its immediate business needs and future growth potential. However, the business patterns for biotechnology companies are not usually linear, but are instead characterized by peaks and valleys that change rapidly with technology change and acquisition of product lines. QIAGEN has generally continued to grow at a rapid pace in the years since the Previous Site Plan Amendment, particularly through mergers and acquisitions. Nonetheless, changes in the biotechnology industry and new efficiencies have made it necessary to reconsider the details for the company's expansion at the Germantown Headquarters. To better accommodate the company's consolidation of business units from other locations and expected future growth, the Applicant requests approval of this Limited Major Site Plan Amendment ("Limited Amendment," or "Amendment") to allow for the following changes:

1. Reduce previously approved (but unbuilt) building square-footage and re-allocate remaining density to future phases on the Property.
2. Modify proposed building footprint, placement, and elevations.
3. Revise interior and exterior programming to reflect current and proposed operations.
4. Add secure connection between existing and proposed buildings.
5. Add canopy from existing parking garage to existing building.
6. Update entry vehicular circulation pattern and pedestrian circulation in response to new building configuration and parking changes.
7. Remove and re-design some surface parking.
8. Update SWM facilities in response to current ESD requirements and proposed limits of disturbance, as needed.
9. Update utilities in response to new layout.

10. Revise to accommodate current fire access standards.¹

These elements, collectively referred to herein as the "Project", will provide the Applicant with the ability to grow and concentrate future operations in Montgomery County, while continuing to remain within the approved trip envelope for the Property.²

I. Property Description

A. Site Location and Characteristics

The Property (also known as Lot 7, "Germantown Business Park" Subdivision) is located in the northern quadrant of the intersection of Germantown Road ("MD Route 118") and Dawson Farm Road, just west of the CSX Railroad tracks.³ The Property has a gross tract area of approximately 1,077,877 square feet, or 24.74 acres, including 17,990 square feet of prior road dedications. The net lot area of the Property is approximately 1,059,887 square feet or 24.33 acres.

In terms of topography, the Property possesses a variety of slopes, as shown on the Site Plan. From MD Route 118, the site rises with a substantial berm that significantly obscures views into the Property. The views to the site from Dawson Farm Road are more open, but plantings within the Forest Conservation Easement area along the southern portion of the site filter these views into the Property, and continue to provide more significant screening over time.

The headwaters of an unnamed tributary of Little Seneca Creek rise the western corner of the Property, and stream valley buffers are located on site. An existing WSSC sewer right-of-way meanders along the northern and western borders of the Property.

¹ The Limited Amendment also includes a minor revision to reflect the location of a pad-mounted, air cooled chiller that has been installed adjacent to the existing building on the Property.

² The Applicant met with Staff of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") on November 28, 2017. As a result of this pre-submission meeting, Staff determined that the Project qualifies for review as a Limited Site Plan Amendment because revisions to the underlying trip capacity approvals for the Property are not required, and because the Project will otherwise conform to applicable zoning standards and development conditions as described herein.

³ Minor Subdivision Plat No. 220121880, which the Planning Board approved on September 20, 2012, pursuant to the minor subdivision procedures of the Montgomery County Subdivision Regulations (*i.e.*, former Section 50-35A(a)(3)), allowed for the consolidation for the two former lots – Lots 1 and 6 – that had comprised the Property up until that time. Upon recordation of the Minor Subdivision Plat, a new single lot was created on the Property (*i.e.*, current Lot 7).

B. Zoning and Permitted Uses

The Property is currently split-zoned between the EOF (Employment Office) zone, EOF-0.25, H-100', and the IM (Moderate Industrial) zone, IM-2.5, H-80'. Approximately 17.11 acres of gross tract area is located in the EOF zone, and approximately 7.62 acres of gross tract area is located in the IM zone.⁴ The EOF zoned portion of the Property fronts on both MD Route 118 and Dawson Farm Road, and encircles the IM-zoned area on the interior.

Importantly, at the time of the Planning Board's approval of the Previous Site Plan Amendment, the EOF-zoned portion of the Property was located in the O-M (Office Building, Moderate Intensity) zone, and the IM zoned portion was located in the I-1 (Light Industrial) zone. These zoning classifications were converted to the current zoning classifications as a result of District Map Amendment G-956, which was adopted by the Montgomery County Council (sitting as the District Council) on July 15, 2014, with an effective date of October 30, 2014. Therefore, pursuant to Section 7.7.1.B.3 of the current Montgomery County Zoning Ordinance ("Zoning Ordinance"), this Application proposes to amend the site plan for the Property in accordance with the standards and requirements of the formerly applicable O-M and I-1 zones, in accordance with the version of the Zoning Ordinance in effect for the O-M and I-1 zones prior to October 30, 2014 (the "2004 Zoning Ordinance").

The 2004 Zoning Ordinance permits a variety of uses by right in the O-M and I-1 zones, including office, research and development, manufacturing and warehouse uses.

C. Existing Conditions

The Applicant's North American headquarters and manufacturing facility is a campus-style, multi-component structure that accommodates a variety of functions, including research and development, a manufacturing and production facility, warehouse and distribution facilities, laboratories, administrative offices, a locker/canteen/support space, and a central plant. In terms of design, the existing facility consists of several discrete, but interconnected building volumes that are arranged in a generally symmetrical manner around an interior central spine corridor that extends across the site. Due to the secure nature of the Applicant's manufacturing operations, the employee entrance is provided in a central location on the site. Separate entrances for the administrative offices and warehouse are provided to the north and south, respectively.

In accordance with the Previous Site Plan Amendment approval for the Property, construction is currently underway for the addition of a third parking level to an existing two-

⁴ The EOF zoned portion of the Property has a net lot area of approximately 16.71 acres. The IM zoned portion of the Property – which does not abut any public right-of-way – has a net lot area equal to its gross tract area, or 7.62 acres.

level employee parking structure located behind the berm that runs along MD Route 118. A total of approximately 302,600 square feet of additional unbuilt expansion area is also permitted under the approved Previous Site Plan Amendment. As described in Section II.A below, this Limited Amendment now proposes to reconfigure a portion of this unbuilt area and related associated site elements, and to reallocate its functional uses. With the proposed Amendment, the building that QIAGEN will construct in the near term will be reduced in size from the current approval of approximately 244,000 square feet, to approximately 150,000 square feet. QIAGEN will then construct the remainder of the approved expansion at a future date, subject to the approval of future site plans and the continued validity of the APF determination for the Property. Although the general area for that future expansion is set aside with this application, a new site plan amendment will be required prior to implementation of that future development.

Vehicular access to the site is provided solely from MD Route 118 via a boulevard-style entry that currently ends in a drop-off court with visitor parking. Parking is provided along the southern frontage of the Property within an existing two-story garage and within surface lots, all of which are generally buffered from offsite views by a berm along MD Route 118. Pursuant to the Previous Site Plan Amendment, a third-level parking deck is in the process of being added to the existing two-story parking garage located to the west of the vehicular entry drive. An access drive for PEPCO switchgear is located to the immediate south of the two-story garage structure, behind the existing berm. The existing berm has been planned to buffer views of the PEPCO access drive and the new parking deck level.

Significant landscaping is provided on the berm, within the parking lot, and around the boundaries of the Property, including along the southern boundary next to the Dawson Farm Road and within the buffer along MD Route 118.

D. Surrounding Land Uses

MD Route 118 forms the southeastern boundary of the Property, and Dawson Farm Road forms the southwestern boundary. The confronting areas located across MD Route 118 to the southeast are developed with the single-family homes of the Liberty Heights subdivision in the R-200 zone, as well as the Landmark Station townhouses in the RT-6 zone. The land located to the southwest across Dawson Farm Road is developed with townhouses and single-family homes in the RT-12.5 zone. The area to the west of the Property is developed with the townhouses of the Germantown Estates community, which is zoned RT-6 and R-90.

The adjoining property to the north (adjacent to the CSX railroad tracks) is primarily zoned EOF (more specifically, EOF-0.25, H-100) and is currently undeveloped. This EOF zoned property was part of the property that became the Germantown Station community (zoned PD-15), and is accessed exclusively from Father Hurley Boulevard.

II. Proposed Development

A. Development Program

This Limited Plan Amendment proposes to revise the Previous Site Plan Amendment for the Property to accommodate future growth at the Applicant's headquarters campus, based on the latest information available about the company's anticipated expansion needs.⁵ More specifically, the Limited Plan Amendment will refine the Site Plan so as to allow the following:

1. Reduce previously approved (but unbuilt) building square-footage and re-allocate remaining density to future phases on the Property.
2. Modify proposed building footprint, placement, and elevations.
3. Revise interior and exterior programming to reflect current and proposed operations.
4. Add secure connection between existing and proposed buildings.
5. Add canopy from existing parking garage to existing building.
6. Update entry vehicular circulation pattern and pedestrian circulation in response to new building configuration and parking changes.
7. Remove and re-design some surface parking.
8. Update SWM facilities in response to current ESD requirements and proposed limits of disturbance, as needed.
9. Update utilities in response to new layout.
10. Revise to accommodate current fire access standards.⁶

⁵ The Applicant anticipates that such growth will occur both as a result of expansions of existing operations, and as a result of the acquisition and the resulting integration of other businesses.

⁶ As previously stated, the Limited Amendment also includes a minor revision to reflect a pad-mounted, air cooled chiller that has been installed adjacent to the existing building on the Property.

The Applicant plans to construct the revised 150,000 square foot building in the near term to house a variety of new office, research and development, maintenance and production, and warehouse functions, with the remainder of the existing approved building floor area to be constructed at a future date, in accordance with future site plans.⁷ This is a part of QIAGEN's long term strategic plan for this Montgomery County site in the context of the company's global operations. The ready availability of this new space will allow QIAGEN to better leverage its Montgomery County facilities in responding to rapid changes in the biotechnology industry and global operational needs. By having space ready for immediate occupancy in the near term and other space available for future long-term growth, the Property will be positioned within the company as the primary candidate for accommodating new jobs and business components when opportunities for expansion occur. This, in turn, will contribute positively to the County's economic development objectives. In this way, when expansion of an existing internal business component is proposed, the Property will be able to immediately accommodate that proposal, increasing the likelihood that the expansion will take place in Montgomery County, rather than elsewhere. Similarly, part of the analysis for acquisitions is their integration into existing company facilities. Again, the presence of immediately available space at the Germantown Headquarters will enhance the ability to consolidate new business acquisitions in Montgomery County.

Like the Previous Site Plan Amendment, the subject Limited Plan Amendment proposes a total building floor area of 544,000 square feet on the Property, of which 241,400 square feet has already been constructed, as set forth on the 2018 Total Proposed Development Summary attached hereto as Exhibit A. Based on a gross tract area of 17.11 acres in the EOF (former O-M) zone and 7.63 acres in the IM (former I-1) zone, the Project will achieve a floor area ratio ("FAR") of approximately 0.21 on the EOF/O-M zoned portion of the Property and approximately 0.73 in the IM/I-1 zone at final build-out. As described in Section V.B below, this resulting density is less than the limitations for the Property established by the approved Development Plan and the applicable requirements of the Zoning Ordinance.⁸

At the time of the Previous Site Plan Amendment, the Applicant's traffic consultant confirmed that the overall building floor area of 544,000 square feet (with the mix of uses described) would generate 542 AM peak hour trips and 522 PM peak hour trips. With the proposed Limited Plan Amendment, the overall amount of building floor area approved for the Property will remain at 544,000 square feet, and the functional areas devoted to the existing categories of office, research and development, manufacturing and production, and warehouse uses will be preserved. Only minor adjustments within these various functional use classifications are proposed, with no effect on the net amount of vehicle trips generated by such

⁷ As stated previously, the general area for that future expansion is being set aside with this application, but a new site plan amendment will be required prior to implementation of that future development.

⁸ Applicable provisions of the 2004 Zoning Ordinance for the I-1 zone do not numerically limit density in that zone.

functions. Thus, as with the Previous Site Plan Amendment, the Project's traffic impacts will remain within the peak hour trip envelope established with the original Preliminary Plan approval for the Germantown Business Park and the related Adequate Public Facilities ("APF") determination. Please refer to the Traffic Statement submitted with this Application for more information.

B. Architecture and Site Design

As previously stated, this Limited Amendment application is intended to reconfigure and reallocate the buildings and functional uses that were previously approved for the Property in order to better align such near-term improvements with QIAGEN'S immediate programmatic needs (which have changed since the time of the Previous Site Plan Amendment). At the same time, the Limited Amendment also provides an opportunity to refine the design concept for the Germantown Headquarters expansion. The Limited Amendment will promote more interactive employee and visitor experiences on the Germantown Campus than would be accomplished with the approved expansion plans. Such experiences primarily will be encouraged by organizing the floor plate of the new 150,000 square foot building behind an animated front atrium – the "Main Street" – that will allow for chance employee encounters, which are an important part of the type of collaborative environment necessary in a biotech facility.

More specifically, the proposed new building has been designed to provide four relatively rectilinear floors that will house QIAGEN's various business functions. These floors will be set up behind the Main Street atrium to facilitate circulation between the office and laboratory areas of the building and the Main Street, which will serve as a front circulation spine with ready access to new café and conference center spaces. A secure, climate-controlled corridor link will also be created between the existing buildings and the new building, which will allow the main reception for the Germantown Headquarters to be relocated to the lobby adjacent to the new building's entrance. The new building's first floor café will be located in close proximity to the proposed corridor link, creating the potential for the southwest corner of the new building to become an important activity "hub" for employees and visitors.

The front elevation of the new building will showcase the Main Street atrium and complement the more articulated massing of the existing buildings. Two potential configurations are proposed for the Main Street:

- Option A (Default) – Parallel Elevation. In this first, default alternative, the Main Street atrium would be constructed as two separate, two-story spaces that would be vertically stacked. The front elevation would be placed parallel to the building's rectilinear floors, so as to create a rectilinear building footprint.

- Option B (Alternate) – Angled Elevation. In this second, optional alternative, the atrium would be constructed as a single four-story space with a front elevation that is angled away from the floor plate of the remainder of the building, creating a more irregularly shaped building footprint.

Either alternative will allow for a maximum of 150,000 square feet of floor area to be constructed in the next phase of development on the Germantown Campus. However, QIAGEN seeks approval for both alternatives with this Limited Amendment, in order to preserve flexibility for the company's leadership to determine which option will best serve its needs at the time of building permit application, based on real time information about its latest acquisition plans, the availability of funding, construction costs, and other such relevant considerations.

In addition to the new building, the Limited Amendment proposes certain revisions to other site elements approved with the Previous Site Plan Amendment. These include: (i) a new mounded central ellipse with a roundabout feature that will provide curb side access to the new building entrance and to the primary entrance of the existing building; (ii) a new north/south pedestrian path, which will be provided through the center of the ellipse on an alignment that breaks away from the campus's existing grid layout, affording a direct route to the new building's main entry; (iii) a new pedestrian plaza area with seatwalls, plantings, and paving that will be located between the existing and the proposed buildings, to the southeast of the climate controlled corridor link; (iv) a new outdoor patio with movable furniture adjacent to the new first floor café, to the northwest of the climate controlled corridor; and (v) a new surface parking lot and green space area, both of which will be located to the east of the access driveway, replacing the two-story parking structure that was approved with the Previous Site Plan Amendment.

Generally, the site design for these various elements was inspired by forms found in molecular biology, and was shaped so as to provide direct pathways to and from the proposed and existing buildings. The mounded central ellipse will serve to physically and visually separate the entry drive from a new pedestrian plaza that will be located between the proposed and existing buildings, in front of the new climate-controlled corridor link. Bio-retention facilities have also been incorporated in the same design language as the overall site design. Perennial and herbaceous plantings will be used to greatly reduce lawns, and the negative impacts required of typical lawn care. Paving materials will be patterned to reinforce the elliptical and arching patterns, provide texture, and create rhythm within the spaces.

C. Vehicle/Pedestrian Access and Circulation

The proposed layout will continue to utilize the established entry drive, with vehicular access provided from MD Route 118. The Project will also continue to utilize the internal driveways and access aisles that have been constructed pursuant to previous land use

entitlements (including the Previous Site Plan Amendment). However, a new vehicular roundabout feature will be constructed between the proposed new 150,000 square foot building and the existing headquarters building, around the mounded central ellipse. The proposed roundabout will replace the surface parking spaces that are currently located adjacent to the headquarters building with a new, focused point of arrival for the Germantown Headquarters. Accessed off the new roundabout will be a limited number of executive, employee, and visitor parking spaces. Loading for the existing campus buildings will continue to be accommodated at the rear of the facility, and the limited necessary loading for the proposed new 150,000 square foot building will be provided along the northern façade of the building (facing the railroad tracks) in order to provide adequate separation from the adjacent surface parking area and pedestrian access to the new building.

The Project will also provide new pedestrian sidewalks that will link to established paths along MD Route 118 and within the existing campus. A climate-controlled corridor will be provided between the existing facility and the new four-story office building, and a new breezeway will be provided between the existing building and the existing parking area along MD Route 118.

D. Site Engineering

While all existing improvements will continue to be served by the existing stormwater facilities, the proposed improvements will also be served by a combination of several contemporary Environmental Site Design ("ESD") practices (*i.e.*, bio-retention, grassed swale). These stormwater facilities have been revised from those contemplated with the Previous Site Plan Amendment in response to current ESD requirements and proposed limits of disturbance. The new stormwater management facilities will be generously planted in the context of their location and in accordance with Montgomery County Department of Permitting Services ("DPS") and Maryland Department of the Environment ("MDE") requirements.

III. Prior Approvals

A variety of previous land use entitlements affect the Property, as described below.

A. Development Plan

The County Council approved Zoning Case No. G-662 on May 24, 1990, which reclassified portions of the Property from the R-200 zone to the O-M zone. In connection with Zoning Case No. G-662, the County Council also approved a Schematic Development Plan with

binding elements pertaining to coverage, FAR, green area, parking setbacks, building setbacks and building height, all of which are reflected in the data table in Section V.B herein.⁹

B. Preliminary Plans

The Property was originally subject to certain staging ceiling limitations which required development on the Property to be approved in incremental portions, restrictions that were removed once the full development achieved approval. Nevertheless, the Property has been subject to a series of Preliminary Plan approvals over time, as summarized on the Preliminary Plan & Site Plan Chronology Exhibit attached as Exhibit B and as described below:

1. Preliminary Plan No. 1-81142 (Opinion dated November 15, 1989). The Planning Board approved the first preliminary plan of subdivision of the Property at a public hearing on November 9, 1989, for the Germantown Headquarters (prior to acquisition of any of the Property by QIAGEN). The proposed full development of the Property sought 402,000 square feet of office use, but the requested amount could not be fully approved at that time. This approval authorized an initial phase of development which was limited to 37,500 square feet of office use. An accompanying Staff Report from Transportation Planning dated November 6, 1989, explains that this limitation reflected the Planning Board's allocation of limited staging ceiling capacity.
2. Preliminary Plan No. 1-81142 (Opinion dated August 10, 1994). The Planning Board increased the amount of development permitted on the Property at its July 14, 1994, meeting. This approval instructed the applicant to amend the prior APFO agreement with the Planning Board to raise development limits to 192,500 square feet for office use. This action by the Planning Board was also a limited approval of density, granting less than the full amount sought in the application.
3. Preliminary Plan No. 1-81142 (Opinion dated August 29, 1994). The Planning Board granted a new approval for the Property which permitted the full amount of on-site development that had been requested, and replaced the prior limited actions. The new maximum was 400,000 square feet of office use generating no more than 676 trips (increased from the prior 192,500 square feet).

⁹ The binding elements of the Schematic Development Plan approved with Zoning Case No. G-662 continue to apply to the Property pursuant to Section 7.7.1.B.5 of the Zoning Ordinance, which states that any development allowed on property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment must satisfy any binding elements until: (i) the property is subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014 and obtains approval for development under the SMA-approved zoning; (ii) the property is rezoned by Local Map Amendment; or (iii) the binding element is revised by a development plan amendment under the procedures in effect on October 29, 2014.

Prior to final action by the Planning Board, Transportation Planning undertook a new APFO review in order to establish that conditions were adequate to accommodate the full development and to determine what road improvements would be recommended for that amount. The August 4, 1994, Staff Report for this revised APFO Review indicates that the increase in development rights was justified on the basis of the available FY 95 Staging Ceiling capacity.¹⁰

As discussed below, the trip capacity amount approved by the Planning Board with this Opinion remains controlling for development on the Property.

4. Preliminary Plan No. 1-81142 (Opinion dated March 28, 1997). The Planning Board approved a phasing plan on March 27, 1997, and extended the Preliminary Plan's validity period. The March 28, 1997 Opinion otherwise reaffirmed that all prior conditions of approval contained in the August 29, 1994, Opinion were to remain in full force and effect.

A letter from Malcolm Shaneman dated March 16, 1998, indicates that the Planning Board revised this 1997 approval on March 12, 1998 to adjust the area and staging requirements of record plats for the subdivision of the Property, but did not otherwise alter the terms of the August 29, 1994 approval.

5. Preliminary Plan No. 1-81142R (Opinion dated February 24, 2000). This Opinion formalized the Planning Board's January 20, 2000, approval of Preliminary Plan No. 1-81142R, an amendment for the first two phases of the QIAGEN project. More specifically, Preliminary Plan No. 1-81142R continued to permit up to 400,000 square feet of office floor area, or its traffic generation equivalent, on the Property. Although this Opinion revised certain conditions of other previous preliminary plan approvals, the Opinion specifically noted that all applicable conditions contained in the August 29, 1994, approval were to remain in full force and effect.

As shown above, the August 29, 1994 Preliminary Plan supplanted the conditions of other prior approvals and authorized a substantially greater amount of development on the basis of Transportation Planning's revised APF review. As a result, the APF determination for the Property which occurred with the August 29, 1994, Preliminary Plan has subsequently remained as controlling the overall amount of development permitted on the Property. This APF determination currently remains valid until August 29, 2020.¹¹

¹⁰ The Staff Report also establishes that the transportation conditions of approval for this Preliminary Plan were intended to supersede conditions listed in previous Staff memoranda dated July 11, 1994, and November 6, 1989.

¹¹ In accordance with Section 50(c)(3)(i) of the Montgomery County Code, the APF determination was initially to have remained valid for 12 years, or until August 29, 2006. The Planning Board approved a six-year extension to

C. Record Plats

The Applicant and its predecessors in interest have obtained the Planning Board's approval for several record plats to subdivide the Property into record lots and to vest certain development rights associated with the above-described Preliminary Plan Opinions. Most recently, the Planning Board approved the Minor Subdivision Plat in connection with the Previous Site Plan Amendment. The Minor Subdivision Plat served to consolidate the former Lot 1 and Lot 6 portions of the Property into a new, single record lot (*i.e.*, current Lot 7).

D. Site Plans

The first Site Plan for the Property ("Site Plan No. 8-98022"), prior to QIAGEN's ownership, was approved on March 12, 1998 for an office park development, as indicated by the April 22, 1998. This initial Site Plan – which applied only to the EOF (former O-M) zoned portion of the Property – was submitted by the previous owner, but was never constructed.

Since QIAGEN's acquisitions of separate portions of the Germantown Business Park in 2000 and 2001, the Planning Board has approved Amendments to the original Site Plan to accommodate QIAGEN's evolving business needs on the Property. These Amendments are as follows:

1. Site Plan Amendment No. 8-98022A (Opinion dated January 24, 2000). The Planning Board approved Site Plan Amendment No. 8-98022A at its public hearing on January 20, 2000. Site Plan Amendment No. 8-98022A allowed for 300,000 square feet of mixed use building area (R&D, lab, administration, manufacturing, production, warehouse and distribution) within the portion of the Property formerly known as Lot 6. Importantly, Site Plan Amendment No. 8-98022A preserved all terms and conditions of the initial Site Plan pertaining to the remainder of the property (*i.e.*, the former Lot 1, then retained by the original subdivider). The Planning Board anticipated at this time that the final build-out of the Property would result in an overall 400,000 square feet of building area, or the equivalent of 676 vehicle trips, in a mix of different uses.

The Applicant constructed Phase I of Site Plan Amendment No. 8-98022A, which consisted of approximately 181,800 square feet of floor area. This existing floor area was

the APF validity period for the Property, pursuant to their Letter dated August 14, 2007. Furthermore, an additional eight-year extension was granted by the Montgomery County Council action in legislatively extending all currently valid approvals, pursuant to the Subdivision Regulation Amendments ("SRAs") approved as SRA No. 09-01 (effective April 1, 2009), SRA No. 11-01 (effective April 1, 2011), SRA No. 13-01 (effective April 1, 2013), and SRA No. 15-01 (effective March 31, 2015).

allocated among various functional uses, as more specifically described on the attached Preliminary Plan & Site Plan Chronology Exhibit (Exhibit B).

2. Site Plan Amendment No. 8-98022B (Opinion dated October 28, 2002). The Planning Board approved Site Plan No. 8-98022B at its meeting on October 17, 2002. Site Plan No. 8-98022B applied only to the former Lot 1 portion of the Property. Lot 1 had retained rights to 100,000 square feet of office use and so the new Site Plan No. 8-98022B substituted the development of either (i) 78,300 square feet of office and 11,700 square feet of day care use; or (ii) 90,000 square feet of office (again, based on trip equivalency). The building that was approved with Site Plan No. 8-98022B was not constructed.
3. Site Plan Amendment No. 81998022C (Opinion dated July 31, 2009). The Planning Board approved Site Plan Amendment No. 81998022C as a Consent Agenda Item on July 23, 2009. Site Plan Amendment No. 81998022C reallocated portions of QIAGEN's approved but unbuilt floor area on the Property under Site Plan Amendment No. 8-98022A to a new mix of those same functional uses, but did not otherwise modify the amount of floor area permitted under Site Plan Amendment No. 8-98022A. Site Plan Amendment No. 81998022C allowed other minor site revisions, including but not limited to the construction of a temporary parking lot on the former Lot 1 (for use by existing employees during construction of the second level parking deck on the former Lot 6 portion of the Property), landscaping changes, and reconfiguration of the entrance drive.
4. Site Plan Amendment No. 81998022D. The Planning Director approved an Administrative Amendment to the Certified Site Plan for the Property on October 27, 2010, which again reallocated portions of the approved but unbuilt floor area on the Property to a new mix of those functional uses, in addition to making other minor site revisions.

QIAGEN constructed approximately 59,600 square feet of the floor area approved with Site Plan Amendment No. 81998022D on the Property, bringing the cumulative amount of existing constructed building floor area on the Property to 241,400 square feet.

5. Site Plan Amendment No. 81998022E. The Planning Director approved a subsequent minor administrative amendment on November 9, 2012. This minor administrative amendment was approved solely for the purpose of accommodating limited revisions to certain approved site features (*e.g.*, retaining walls, accessibility improvements, generator pads, the access drive for PEPCO switchgear), as well as the applicable landscape plan for the Property. The Applicant did not seek to obtain authorization for any new building floor area in connection with this minor administrative amendment, nor authorization for any reallocation of the previously approved functional uses.

6. Site Plan Amendment No. 81998022F (i.e., the Previous Site Plan Amendment). The Planning Board approved the Previous Site Plan Amendment on June 6, 2013, which allowed for the following adjustments to the approved development program:
 - a. Development of a new five-story building, two-level parking garage, and related improvements in the northeastern portion on the site to replace the approved building on former Lot 1 under Site Plan No. 8-98022B;
 - b. Reallocation of approximately 58,600 square feet of approved but unconstructed square footage to new functional uses;
 - c. Elimination of two previously-approved R & D Lab/Admin/QC Lab building modules identified on Site Plan No. 81998022D as Building 7 and Building 8, and consolidation of their space into the expanded five-story building;
 - d. Addition of a third parking level to the previously approved two-level employee parking garage along MD Route 118;
 - e. Reallocation of the remaining approved but unbuilt density under Site Plan No. 81998022D to better reflect then-anticipated future needs; and
 - f. Minor changes to ensure consistency between the approved plans and as-built conditions.

Although the Applicant is currently in the process of constructing the third-level expansion to the existing parking garage approved with the Previous Site Plan Amendment, other site elements such as the new five-story building and the associated two-story garage, have not been constructed. Thus, the amount of building floor area that has been constructed on the Germantown Headquarters remains at 241,400 square feet (*i.e.*, the buildings approved with Site Plan Amendment No. 8-98022A and Site Plan Amendment No. 81998022D). The Applicant now proposes to construct a portion of the unbuilt remainder approved with the Previous Site Plan Amendment – approximately 150,000 square feet of the remaining cumulative approved 302,600 square feet – in the near term, in the new four-story building proposed with the subject Limited Amendment. The Applicant then proposes to site plan, and then construct, the approximately 152,600 square feet of unbuilt remaining approved floor area in future phases of development. (The Applicant anticipates that this unbuilt remainder will be situated generally to the south of the existing buildings at the Germantown Headquarters, as shown on the Limited Amendment, but details for this future expansion will be confirmed at a later date in connection with subsequent amendments. As stated previously, only the general area for that future expansion is being set aside with the subject application.)

IV. Master Plan Conformance

A. Generally

The Property is subject to the 1989 Approved and Adopted Germantown Master Plan ("Master Plan"), one of the overarching objectives of which is to ensure the provision of opportunities for employment land uses for a variety of businesses and enterprises. With the subject Limited Amendment, the Project continues to directly advance this objective by allowing QIAGEN to more fully utilize the previously approved trip capacity for its headquarters campus for the purpose of facilitating new business growth and employment opportunities on the Property. QIAGEN is an important element of the business community and employment sector of Germantown.

B. Recommendations

The Property is located within the Master Plan's Kingsview Village Analysis Area and is recommended for development with employment uses, with an emphasis on the provision of distinctive building forms and screened parking. The Master Plan specifically recommends the following:

Given the proximity of existing and approved single-family residential uses, this Plan recommends that compatibility with the adjacent residential areas be achieved in the following manner:

- *Provision of a 50-foot undisturbed easement along the perimeter of the property on all sides except the railroad property boundary.*
- *Provision of on the sides, along MD 118 and A-254, a 200-foot deep area (including the easement) of moderate intensity offices.*
- *Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254, with the tallest structure adjacent to the railroad.*

The interior of the property is recommended to retain its existing I-I classification. The easement and office area are suitable for moderate intensity office development in the O-M Zone if the following compatibility issues can be addressed:

- *Provision of an undisturbed easement 50 feet deep along the three edges of the property adjacent to residential areas.*
- *Preservation of mature trees to the maximum extent possible.*
- *Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254.*

See Master Plan, Page 73.

The Planning Board has previously found that the approved Site Plans for the Property substantially conform with these Master Plan recommendations. The Limited Amendment continues to be in substantial conformance with the Master Plan, in that the Limited Amendment continues to provide for a 50-foot buffer, tree preservation and afforestation, and otherwise respects the recommended limits on building heights. (In this regard, the proposed Limited Amendment proposes to reduce the height of the new building from five stories to four stories.)

V. Zoning Ordinance Conformance

Pursuant to Section 7.7.1.B.3 of the current Zoning Ordinance, until October 30, 2039, an applicant may apply to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:

- (i) *does not increase the approved density or building height, unless allowed under Section 7.7.1.C; and*
- (ii) *either: (a) retains at least the approved setback from property in a Residential Detached zone that is vacant or improved with a Single-Unit Living use; or (b) satisfies the setback required by its zoning on the date the amendment or the permit is submitted; and*
- (iii) *does not increase the tract area.*

As previously stated, the proposed Limited Amendment does not increase overall density or building height, proposing instead to reduce the density and the building height for the new building that will be constructed in the near term. Nor does the Limited Amendment propose to affect setbacks from residential detached zones, or propose to increase the tract area of the Property. Accordingly, this Limited Amendment is being submitted under the standards and procedures of the previously applicable O-M and I-1 zones in effect on October 29, 2014, as set forth in the 2004 Zoning Ordinance. The following Section addresses the Application's conformance with such standards and requirements.

A. Purposes

As set forth in Section 59-C-4.310 of the 2004 Zoning Ordinance, the purpose of the O-M Zone is to provide locations for moderate intensity office buildings in areas outside of central business districts (where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood). Similarly, Section 59-C-5.2 provides that the I-1 Zone is intended to accommodate small to medium scale industrial activities, including but not limited to research and development, warehousing and storage activities, light manufacturing and assembly of products, and other similar uses. As evidenced by the Planning Board's approval of the previous Preliminary Plans and Site Plans for QIAGEN's use of the Property, the Applicant's headquarters and manufacturing facility is a moderate intensity/medium scale use that is compatible with the specific purposes of the O-M and I-1 zones.

B. Development Standards

The applicable development standards for the Project are set forth in Section 59-C-4.31 of the 2004 Zoning Ordinance (for the O-M Zone), and Sections 59-C-5.3 and 59-C-5.4 (for the I-1 Zone). The Project complies with these development standards as follows:

DATA TABLE FOR THE O-M ZONE

DEVELOPMENT STANDARD	REQUIRED/ ALLOWED	BINDING ELEMENTS OF SDP G-662	PREVIOUSLY APPROVED WITH AMEND. F	PROPOSED WITH AMEND. G [1]
PROPERTY AREA				
TRACT	N/A	N/A	745,630	745,630
DEDICATIONS	N/A	N/A	17,990	17,990
SITE	N/A	N/A	727,640	727,640
BUILDING COVERAGE (MAX %)				
	60/75 [2]	20 [3]	13 [4]	13 [4]
DENSITY (MAX FAR)				
	1.50	0.50	0.42	0.42
DENSITY (MAX SF)				
	1,091,460	372,815	302,600	302,600
BUILDING HEIGHT (MAX FT)				
	60/72 [2]	60 (5 stories)	60 (5 stories)	60 (5 stories)
GREEN AREA (MIN %)				
	10/15 [2]	20	57	67
BUILDING SETBACKS (MIN FT)				
RT 118	15	50	55/235 [5]	55/235 [5]
DAWSON FARM RD (A-254)	15	50	95/280 [5]	95/280 [5]
WESTERN BOUNDARY	20	50	400/580 [5]	400/580 [5]
NORTHERN BOUNDARY	20	N/A	35	35
SURFACE PARKING SETBACKS (MIN FT)				
RT 118	N/A	50	50	50
DAWSON FARM RD (A-254)	N/A	50	95	95
WESTERN BOUNDARY	N/A	50	580	580
NOTES				
[1] DENSITY LISTED IS FOR OVERALL ALLOWED IN ZONE; DENSITY ASSOCIATED WITH CORRIDOR LINK IS ALLOCATED TO THE O-M ZONE; OF THE 302,600SF APPROVED, A MAXIMUM OF 150,000SF WILL BE CONSTRUCTED PURSUANT TO AMENDMENT G, WITH THE REMAINDER TO BE CONSTRUCTED IN FUTURE PHASES AND USEABLE IN EITHER O-M OR I-1 ZONE.				
[2] SECTION 59-C-4.311 ALLOWS COVERAGE TO INCREASE TO 75% AND HEIGHT TO 72 FEET IF (1) THE LOT IS AT LEAST 1/2 ACRE, (2) AT LEAST 80% OF THE ADDITIONAL FLOOR AREA IS FOR OFF-STREET PARKING, & (3) GREEN AREA IS INCREASED TO 15%.				
[3] EXCLUDES COVERAGE FOR OFF-STREET PARKING.				
[4] EXCLUDES PARKING STRUCTURES				
[5] NUMBERS ARE PROVIDED FOR PARKING STRUCTURE / OCCUPIABLE BUILDING, RESPECTIVELY.				

DATA TABLE FOR THE I-1 ZONE

DEVELOPMENT STANDARD	REQUIRED/ ALLOWED	PREVIOUSLY APPROVED WITH AMEND. F	PROPOSED WITH AMEND. G [1]
PROPERTY AREA			
TRACT	N/A	332,176	332,176
DEDICATIONS	N/A	0	0
SITE	N/A	332,176	332,176
DENSITY (MAX FAR)			
DENSITY (MAX FAR)	N/A	0.73	0.73
DENSITY (MAX SF)			
DENSITY (MAX SF)	N/A	241,400	241,400
BUILDING HEIGHT (MAX FT)			
BUILDING HEIGHT (MAX FT)	120 (≈ 10 stories)	79 (≈ 6 stories)	79 (≈ 6 stories)
GREEN AREA (MIN %)			
GREEN AREA (MIN %)	10	47	47.9
BUILDING SETBACKS (MIN FT)			
RIGHT-OF-WAY ADJACENT RESIDENTIAL	N/A	N/A	N/A
[2]	N/A	150	150
ABUTTING INDUSTRIAL	0	35	35
NOTES			
[1] 241,400SF REPRESENTS EXISTING IMPROVEMENTS; DENSITY ASSOCIATED WITH CORRIDOR LINK IS ALLOCATED TO THE O-M ZONE; OF THE 302,600SF APPROVED, REMAINDER OF 152,600SF TO BE CONSTRUCTED IN FUTURE PHASES AND USEABLE IN EITHER O-M OR I-1 ZONE.			
[2] THERE IS NO REQUIREMENT FOR A SETBACK UNLESS THE PROPERTY "ADJOINS" RESIDENTIALLY-ZONED PROPERTY, BUT THE PREVIOUS APPROVAL INCLUDED THIS STANDARD, WHICH IS MAINTAINED.			

VI. Findings for Approval

As described in the following Section, the proposed Project satisfies each of the requirements listed in Section 59-D-3.4(c) of the 2004 Zoning Ordinance that govern the Planning Board's approval of this Limited Amendment application.

A. Site Plan

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.

The Limited Amendment continues to conform with the binding elements of the Schematic Development Plan that were approved by the District Council in connection with Zoning Case No. G-662. The table provided in Section V-B of this Statement (Page 19) demonstrates the Project's compliance with these binding elements (which apply only to the portion of the Property that was formerly zoned O-M and is now zoned EOF).

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Project complies with the requirements of the O-M and the I-1 zones which applied to the respective portions of the Property before October 29, 2014, as described in Section IV.B herein. There is no urban renewal plan covering the Property.

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

The Project has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.

- (1) Buildings and Structures: The architecture of the new four-story building will be in keeping with the existing buildings on the site but not an identical character, and the proposed secure connection will physically tie the new building and the existing building together to create a unified presence for the Germantown Headquarters. The new building will incorporate the main entrance for visitors. The Planning Board has previously found the scale and the locations of the Germantown Headquarters buildings to be compatible with adjacent and confronting development. The Limited Amendment maintains and enhances this compatibility, moving the proposed new building that will be constructed in the near term further away from MD Route 118 and reducing its height and mass from that approved with the Previous Site Plan Amendment. In addition, the buildings on the Germantown Headquarters have previously

been arranged to create well-defined entry courts. The changes proposed with the Limited Amendment build on this theme by creating an attractive "main street" campus environment in the vicinity of the building entrances, where architectural and site elements will be utilized to promote employee activity, gathering and interaction.

- (2) Open Spaces: The proposed open space areas will continue to blend with the open spaces on the remainder of the Property, and will maintain a suitable open space buffer between development on the Property and the residential neighborhood to the north. Significantly, the Limited Amendment proposes to remove the previously approved two-level parking area (one level surface and one level below grade) located to the east of the entry driveway. The Limited Amendment provides instead a smaller surface parking lot and additional green space. Storm water quantity controls will continue to be addressed by the existing on-site extended detention pond, which contributes to bringing a park-like environment to the QIAGEN Germantown Headquarters.
- (3) Site Design and Lighting: The site design concept for the Project will provide linkages with the existing building, and will create a more unified campus environment. The site design presents pedestrian friendly walkways, outdoor gathering and seating areas between buildings, and a revised vehicular roundabout with specialty paving, trees, and a central mounded planting area that will provide visual relief from the paving and enclose the main entry. No changes are proposed to the buffer plantings on the berm along MD Route 118 and along the western portion of the site, which will continue to minimize views into the Germantown Headquarters from adjoining roads and properties.

The Project's lighting plan will ensure that light levels on-site are adequate, without creating off-site impacts (i.e., light spillover or excessive glare).

- (4) Vehicular and Pedestrian Circulation: The street access point to the Property will remain as currently existing and will be in conformance with the approved Preliminary Plan, with access continuing to be provided via the established entry drive. The proposed on-site vehicular routes will also be maintained to allow for well-defined, safe vehicle movements. Necessary limited changes are proposed to accommodate the new roundabout feature, the smaller surface parking lot, and fire and loading

functions associated with the new building. The design of these features has been carefully considered to minimize conflicts between vehicles and pedestrians in the vicinity of the new four-story building. Pedestrian sidewalks will continue to be provided to connect to established paths along MD Route 118 and within the existing Germantown Headquarters.

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

The proposed new site elements – including the new four-story building, the surface parking lot, and the roundabout feature – will be compatible with the previously approved buildings on the Property and with surrounding uses and development. The new building, surface lot, roundabout, and other proposed site elements will blend with the existing structures to create a unified campus environment. The new building has been reduced in area and height from that proposed with the Prior Site Plan Amendment, and will continue to ensure that the Property maintains a desirable relationship with adjacent development. As before, a number of the different use categories for the Germantown Headquarters will be housed in the new building. With the replacement of the previously approved two-story parking structure with a smaller surface lot and new green space, the Limited Amendment will ensure that attractive views into the Property from MD Route 118 are maintained.

The Project proposes to utilize existing entry drives. No new vehicular access points are proposed. The landscaped berm along MD Route 118 will continue to provide a buffer along the edge of the site. In addition, the proposed lighting plan will ensure that lighting on the Property does not create a visual intrusion. In combination, these measures will ensure that the activity associated with the Applicant's operations will not cause any negative effects on the surrounding area (i.e., the adjoining residential uses, railroad tracks, and roads).

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 Applicant has previously satisfied its forest conservation obligations with a combination of on-site forest conservation, on-site reforestation, on-site large landscape area and off-site reforestation. A "Plan of Compliance" has been prepared in support of the Limited Amendment to demonstrate that the proposed limits of disturbance for this amendment do not exceed those that were approved by Final Forest Plan 8-98022 and, therefore, that no further forest conservation measures are required.

The Stormwater Concept for the Project has been submitted to DPS. While all existing improvements will continue to be served by the existing stormwater facilities, the proposed new improvements will be served by a combination of several contemporary ESD practices (e.g., green roof, sheet flow, grassed bioretention pools) to the maximum extent practicable.

VII. Community Outreach

Neither the current Zoning Ordinance nor the Planning Board's Administrative Procedures for Development Review regulation, effective as of September 1, 2017, requires the Applicant to hold any pre-submission meetings for this Limited Amendment. Nonetheless, the Applicant communicated with several community stakeholders prior to submitting this application for review, including Montgomery County Councilmember Craig Rice, Montgomery County Executive Special Projects Manager Tina Benjamin, and President/Chief Executive Officer of the Gaithersburg Germantown Chamber of Commerce Marilyn Balcombe.

VIII. Conclusions

As demonstrated by this Statement, the Project complies with the applicable requirements of the Zoning Ordinance and the specific requirements of the 2004 Zoning Ordinance that govern development in the O-M and I-1 zones. The Project otherwise conforms with the approved Preliminary Plan, the applicable APF determination, and the binding elements of the applicable Schematic Development Plan for the EOF/O-M zoned portion of the Property. Furthermore, the Project continues to be in general conformance with the recommendations of the Sector Plan. For these reasons, we respectfully request that the Planning Board approve the Limited Amendment as proposed. We appreciate your consideration of this matter.

EXHIBIT A

2018 Total Proposed Development Summary

2018 Total Proposed Development Summary
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

	Use	Functional Areas, Per Approved Plan	12/2017				
			Proposed Site Plan # 81998022G				
			(Lot 7)				
			Previously Approved Area (S.F.)	Total Proposed (Total of Built, Proposed for Development, and Remaining Approved) (S.F.)	Built Area (S.F.) ¹	Proposed for Development with Site Plan (S.F.)	Remaining Approved Area (S.F.) ²
Lot 7 ³	Research & Development	R& D Labs/Admin/QC Labs	124,450	124,450	64,450	45,000	15,000
	Manufacturing/Production ⁴	Production	205,995	205,995	95,330	22,500	85,665 (88,165 less 2,500 for new Central Plant/Maintenance space)
		Central Plant/Maintenance	16,125	16,125	16,125	2,500	-
		Circulation Corridor	7,000	7,000	7,000	-	-
	Warehouse & Distribution ⁴	Lockers/Canteen/Support	17,080	17,080	17,080	2,000	-
		Distribution Centre	25,750	25,750	20,750	-	5,000
		Warehouse	63,600	63,600	20,665	10,000	30,935 (32,935 less 2,000 for new Locker/Canteen/Support space)
	Office	Admin/Fitness/Meeting Rooms	84,000	84,000	-	68,000	16,000
SUBTOTAL			544,000	544,000	241,400	150,000	152,600
TOTAL (CONSOLIDATED LOT 7)			544,000	544,000	241,400	150,000	152,600

¹ QIAGEN has now completed construction of all building areas identified as "Area[s] Under Construction" at time of Certified Site Plan No. 81998022F.

² Or trip generation equivalent, if substitution is approved pursuant to future Site Plan Amendment.

³ Former Lot 6 and former Lot 1 were consolidated into a single record lot -- current Lot 7 -- pursuant to Minor Subdivision Plat No. 220121880, which was approved by the Planning Board on September 20, 2012, pursuant to the minor subdivision procedures of the Subdivision Regulations (i.e., former Section 50-35A(a)(3)).

⁴ Functional areas specified for this use category possess identical trip generation characteristics and, thus, may be subject to future reallocations within the use category with the approval of future site plan amendments.

EXHIBIT B

Preliminary Plan & Site Plan Chronology Exhibit

2018 PRELIMINARY PLAN & SITE PLAN CHRONOLOGY¹
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

Use	Functional Areas, Per Approved Plan	8/29/1994	4/22/1998	2/24/2000	1/24/2000			10/28/2002			7/31/2009			10/27/2010			Use	Functional Areas, Per Approved Plan	6/6/2013				
		Preliminary Plan # 1-81142	Site Plan # 8-98022	Preliminary Plan #1-81142R	Site Plan # 8-98022A (Lot 6 Only)			Site Plan # 8-98022B (Lot 1 Only)			Site Plan # 81998022C (Lot 6 Only)			Site Plan # 81998022D (Lot 6 Only)					Site Plan # 81998022F (Lot 7)				
		S.F.	S.F.	S.F.	Total Approved Area (S.F.)	Built Area (S.F.) (Phase 1)	Remaining Approved Area (S.F.) (Phase 2)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)			Total Approved Area (S.F.)	Built Area (S.F.) ²	Remaining Approved Area (S.F.)		
Lot 6	Research & Development	R& D Labs/Admin/QC Labs	-	-	130,000	129,050	64,450	64,600	-	-	-	64,450	64,450	-	64,450	64,450	-	Lot 7 ³	Research & Development	R& D Labs/Admin/QC Labs	124,450	64,450	60,000
	Manufacturing/ Production	Production	-	-	100,000	78,660	45,720	32,940	-	-	-	89,655	45,720	43,935	95,330	45,720	49,610		Manufacturing/ Production	Production	205,995	95,330	110,665
		Central Plant/Maintenance	-	-	-	12,915	9,765	3,150	-	-	-	21,285	9,765	11,520	16,125	9,765	6,360		Central Plant/Maintenance	16,125	16,125	-	
		Circulation Corridor	-	-	-	7,000	7,000	-	-	-	-	7,000	7,000	-	7,000	7,000	-		Circulation Corridor	7,000	7,000	-	
	Warehouse & Distribution	Lockers/Canteen/Support	-	-	100,000	14,730	13,450	1,280	-	-	-	17,595	13,450	4,145	17,080	13,450	3,630		Warehouse & Distribution	Lockers/Canteen/Support	17,080	17,080	-
		Distribution Centre	-	-	-	30,745	20,750	6,100	-	-	-	20,750	20,750	-	20,750	20,750	-		Distribution Centre	25,750	20,750	5,000	
		Warehouse	-	-	-	26,850	20,665	10,080	-	-	-	20,665	20,665	-	20,665	20,665	-		Warehouse	63,600	20,665	42,935	
	Office	Admin/Fitness/Meeting Rooms	-	-	-	-	-	-	-	-	-	58,550	-	58,550	58,550	-	58,550		Office	Admin/Fitness/Meeting Rooms	84,000	-	84,000
	SUBTOTAL (LOT 6)				300,000 ⁴	299,950 ⁵	181,800	118,150	299,950 ⁶	181,800	118,150	299,950	181,800	118,150	299,950	181,800	118,150		SUBTOTAL		544,000	241,400	302,600
	Lot 1	Research & Development		-	-	-	-	-	-	-	-	-	-	-	-	-	-						
Manufacturing/Production			-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Warehouse & Distribution			-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Office		Admin	-	-	100,000	-	-	-	90,000	-	90,000	90,000	-	90,000	90,000	-	90,000						
SUBTOTAL (LOT 1)			-	-	100,000	-	-	-	90,000 ⁷	-	90,000	90,000 ⁷	-	90,000	90,000 ⁷	-	90,000	SUBTOTAL		544,000	241,400	302,600	
TOTAL (FORMER LOTS 6 & 1)		400,000 office (or trip equivalent)	231,600⁸	400,000 office (or trip equivalent)	400,000	181,800	218,200	389,950	181,800	208,150	389,950	181,800	208,150	389,950	181,800	208,150	TOTAL (CONSOLIDATED LOT 7)		544,000	241,400	302,600		

¹ Chronology excludes the following: (1) Site Plan Amendment # 81998022E, a minor administrative amendment which neither proposes to provide any new building floor area, nor to reallocate any previously approved building floor area; and (2) Minor Subdivision Plat No. 220121880, which was approved by the Planning Board on September 20, 2012, pursuant to the minor subdivision procedures of the Subdivision Regulations (*i.e.*, former Section 50-35A(a)(3)) (the "Minor Subdivision Plat"). The Minor Subdivision Plat allowed for the consolidation of former Lot 6 and former Lot 1 into a new unified record lot, known as Lot 7.

² QIAGEN has completed construction of all building areas identified as "Area[s] Under Construction" at time of Certified Site Plan No. 81998022F.

³ Former Lot 6 and former Lot 1 were consolidated into a single record lot – current Lot 7 – pursuant to the Minor Subdivision Plat.

⁴ Cumulative Total of research and development/administrative/quality control labs, manufacturing/production, and warehouse & distribution uses not to exceed 300,000 square feet.

⁵ Site plan utilizes only 299,950 square feet of 300,000 square feet approved with Preliminary Plan #1-81142R for research and development labs/administrative/quality control labs, manufacturing/production, and warehouse & distribution uses.

⁶ Previously approved with Site Plan #8-98022A.

⁷ Up to 11,700 square feet of approved office floor area on Lot 1 may be utilized for on-site day care, with cumulative total of office and day care not to exceed 90,000 square feet.

⁸ Site Plan # 8-98022 only applied to the O-M zoned portion of the property, which has subsequently been rezoned to the EOF zone pursuant to District Map Amendment G-956. No site plan was required for the remaining office space.

2018 SITE PLAN CHRONOLOGY w/ PROPOSED LIMITED PLAN AMENDMENT⁹
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

Use	Functional Areas, Per Approved Plan	4/22/1998			1/24/2000			10/28/2002			7/31/2009			10/27/2010			Use	Functional Areas, Per Approved Plan	6/6/2013			3/9/2018					
		Site Plan # 8-98022	Site Plan # 8-98022A (Lot 6 Only)			Site Plan # 8-98022B (Lot 1 Only)			Site Plan # 81998022C (Lot 6 Only)			Site Plan # 81998022D (Lot 6 Only)			Site Plan # 81998022F (Lot 7)				Proposed Site Plan # 81998022G (Lot 7)								
		S.F.	Total Approved Area (S.F.)	Built Area (S.F.) (Phase 1)	Remaining Approved Area (S.F.) (Phase 2)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)	Total Approved Area (S.F.)	Built Area (S.F.)	Remaining Approved Area (S.F.)	Total Approved Area (S.F.)	Built Area (S.F.) ¹⁰			Remaining Approved Area (S.F.)	Previously Approved Area (S.F.)	Total Proposed (Total of Built, Proposed for Development, and Remaining Future Area) (S.F.)	Built Area (S.F.)	Proposed for Development with Site Plan (S.F.)	Remaining Approved Area (S.F.) ¹¹			
Lot 6	Research & Development	R& D Labs/Admin/QC Labs	-	129,050	64,450	64,600	-	-	-	64,450	64,450	-	64,450	64,450	-	Lot 7 ¹²	Research & Development	R& D Labs/Admin/QC Labs	124,450	64,450	60,000	124,450	124,450	64,450	45,000	15,000	
	Manufacturing/Production	Production	-	78,660	45,720	32,940	-	-	-	89,655	45,720	43,935	95,330	45,720	49,610		Manufacturing/Production	Production	205,995	95,330	110,665	205,995	205,995	95,330	22,500	85,665	
		Central Plant/Maintenance	-	12,915	9,765	3,150	-	-	-	21,285	9,765	11,520	16,125	9,765	6,360		Central Plant/Maintenance	Central Plant/Maintenance	16,125	16,125	-	16,125	16,125	16,125	2,500	-	
		Circulation Corridor	-	7,000	7,000	-	-	-	-	7,000	7,000	-	7,000	7,000	-		Circulation Corridor	Circulation Corridor	7,000	7,000	-	7,000	7,000	7,000	-	-	
	Warehouse & Distribution	Lockers/Canteen/Support	-	14,730	13,450	1,280	-	-	-	17,595	13,450	4,145	17,080	13,450	3,630		Warehouse & Distribution	Lockers/Canteen/Support	17,080	17,080	-	17,080	17,080	17,080	2,000	-	
		Distribution Centre	-	30,745	20,750	6,100	-	-	-	20,750	20,750	-	20,750	20,750	-		Distribution Centre	Distribution Centre	25,750	20,750	5,000	25,750	25,750	20,750	-	5,000	
	Warehouse	-	26,850	20,665	10,080	-	-	-	20,665	20,665	-	20,665	20,665	-	Warehouse		Warehouse	63,600	20,665	42,935	63,600	63,600	20,665	10,000	30,935		
Office	Admin/Fitness/Meeting Rooms	-	-	-	-	-	-	-	58,550	-	58,550	58,550	-	58,550	Office	Admin/Fitness/Meeting Rooms	84,000	-	84,000	84,000	84,000	-	68,000	16,000			
SUBTOTAL (LOT 6)				299,950¹³	181,800	118,150	(299,950)¹⁴	181,800	118,150	299,950	181,800	118,150	299,950	181,800	118,150	SUBTOTAL			544,000	241,400	302,600	544,000	544,000	241,400	150,000	152,600	
Lot 1	Research & Development	-	-	-	-	-	-	-	-	-	-	-	-	-	SUBTOTAL												
	Manufacturing/Production	-	-	-	-	-	-	-	-	-	-	-	-	-													
	Warehouse & Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-													
	Office	Admin	-	-	-	-	90,000	-	90,000	90,000	-	90,000	90,000	-		90,000											
SUBTOTAL (LOT 1)				-	-	-	90,000¹⁵	-	90,000	90,000¹⁵	-	90,000	90,000¹⁵	-	90,000	SUBTOTAL			544,000	241,400	302,600	544,000	544,000	241,400	150,000	152,600	
TOTAL (LOTS 6 & 1)			231,600¹⁶	400,000	181,800	218,200	389,950	181,800	208,150	389,950	181,800	208,150	389,950	181,800	208,150	TOTAL (CONSOLIDATED LOT 7)			544,000	241,400	302,600	544,000	544,000	241,400	150,000	152,600	

⁹Chronology excludes the following: (1) Site Plan Amendment # 81998022E, a minor administrative amendment which neither proposes to provide any new building floor area, nor to reallocate any previously approved building floor area; and (2) Minor Subdivision Plat No. 220121880, which was approved by the Planning Board on September 20, 2012, pursuant to the minor subdivision procedures of the Subdivision Regulations (*i.e.*, former Section 50-35A(a)(3)) (the "Minor Subdivision Plat"). The Minor Subdivision Plat allowed for the consolidation of former Lot 6 and former Lot 1 into a new unified record lot, known as Lot 7.

¹⁰ QIAGEN has completed construction of all building areas identified as "Area[s] Under Construction" at time of Certified Site Plan No. 81998022F.

¹¹ Or trip generation equivalent, if substitution is approved pursuant to future Site Plan Amendment.

¹² Former Lot 6 and former Lot 1 were consolidated into a single record lot -- current Lot 7 -- pursuant to the Minor Subdivision Plat.

¹³ Site plan utilizes only 299,950 square feet of 300,000 square feet approved with Preliminary Plan #1-81142R for research and development/administrative/quality control labs, manufacturing/production, and warehouse & distribution uses.

¹⁴ Approved with Site Plan #8-98022A.

¹⁵ Up to 11,700 square feet of approved office floor area on Lot 1 may be utilized for on-site day care, with cumulative Total of office and day care not to exceed 90,000 square feet.

¹⁶ Site Plan # 8-98022 only applied to the O-M zoned portion of the property, which has subsequently been rezoned to the EOF zone pursuant to District Map Amendment G-956. No site plan was required for the remaining office space.