



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MCPB**  
**Item # \_\_\_\_\_**  
**July 19, 2007**



**MEMORANDUM**

**DATE:** July 6, 2007

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Supervisor *CC*  
Development Review Division

**FROM:** Dolores Kinney, Senior Planner (301) 495-1321 *DK*  
Development Review

**REVIEW TYPE:** Preliminary Plan Amendment Review

**APPLYING FOR:** Subdivision of Parcel M

**PROJECT NAME:** Montgomery County Medical Center

**CASE #:** 11986115A

**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** LCS (Life Science Center)

**LOCATION:** Located in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive

**MASTER PLAN:** Shady Grove Special Study

**APPLICANT:** John Hopkins University

**ENGINEER:** Loiderman Soltesz Associates

**ATTORNEY:** Linowes and Blocher LLP

**FILING DATE:** February 9, 2007

**HEARING DATE:** July 19, 2007

**STAFF RECOMMENDATION:** Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

- 1) Approval under this preliminary plan is limited to an additional 519,636 square feet of Research and Development and related activities, for a maximum total of 894,636 square feet, with no more than 50% of the gross floor area to be general office.
- 2) The applicant must comply with the conditions of the MCDPS stormwater management approval dated May 3, 2007.
- 3) The applicant must complete the following roadway improvements, and have them open to traffic, prior to the issuance of any building permit that includes square footage beyond the initially-approved 375,000 square feet:
  - a) The applicant must construct a third, westbound through-lane on Great Seneca Highway (MD 119) from Sam Eig Highway intersection to Muddy Branch Road.
  - b) The applicant must construct a third, eastbound left-turn lane from Key West Avenue (MD 28) onto northbound Shady Grove Road.
  - c) The applicant must fund the modification of the traffic signal operation at the Key West Avenue/Broschart Drive/Diamondback Drive intersection to split phase the north and south approaches and restripe the southbound Diamondback Drive approach to operate with a separate right-turn lane, a separate through lane, a shared through and left-turn lane, and a separate left-turn lane.
  - d) The applicant must fund the modification of the traffic signal operation to run the north and south phases concurrently at the Darnestown Road/Shady Grove Road intersection.
- 4) The applicant must construct Blackwell Road along the property frontage to a two-lane undivided business district street, within 70 feet right-of-way, per the master plan recommendation. The timing of Blackwell Road construction will be determined at the review of site plan for the buildings that will require access from Blackwell Road.
- 5) The applicant must enter into a new or updated Traffic Mitigation Agreement with the Planning Board and DPWT to participate in the Greater Shady Grove Traffic Management Organization (TMO). The Agreement must be executed prior to submission of the next site plan for any portion of this project.
- 6) The applicant must comply with the conditions of the MCDPWT letter dated June 1, 2007, unless otherwise amended.
- 7) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.
- 8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution for this amendment.
- 9) Other necessary easements must be shown on the record plat.

## **SITE DESCRIPTION:**

Located in the Watts Branch watershed, the property, identified as Parcel M (Subject Property), is in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive (Attachment A). The Subject Property is zoned LSC (Life Science Center) and contains a gross tract area of 35.57 acres. The property is surrounded by R-200 properties on the east and west, LSC properties on the south and OM properties on the north. The site is currently developed with three (3) buildings containing approximately 55,000 square feet of office, 38,000 square feet of lab, 102,000 square feet of educational/classroom and 20,000 square feet is currently unoccupied.

## **PREVIOUS PLANNING BOARD REVIEW**

In the early 1980's, Montgomery County created the Shady Grove Life Sciences Center on property it owned west of I-270 near Shady Grove Road. In 1986, the County donated land to Johns Hopkins University and the University of Maryland to ensure that academic institutions would be an integral part of the life sciences and biotech community. In 1986, the County Council Adopted the Shady Grove Life Sciences Development Plan and the Declaration of Covenants and Easements to guide development in the area.

The original preliminary plan for the subject site, which is John Hopkins University – Montgomery County Campus, was approved by the Planning Board on September 25, 1986 and created one lot with specific conditions for 375,000 square feet of teaching, research, and related academic activities (see Attachment C). Subsequent to the preliminary plan approval, in 1986, the Planning Board approved a site plan for construction of buildings permitted by the preliminary plan, and in 2003 the Board approved a conceptual site plan in 2003 that anticipated the future construction of additional buildings and square footage beyond the original approval (Attachment B). It was noted at the time that amendment to the original preliminary plan, and subsequent site plans, would be needed for this additional square footage.

## **PROJECT DESCRIPTION:**

The applicant, Johns Hopkins University, has submitted the subject application in order to amend the preliminary plan conditions that limited development of the site to 375,000 square feet. The amendment includes an additional 519,636 square feet of research and academic uses. The total square footage proposed by this amendment, 894,636 gross square feet, is consistent with the approved conceptual site plan. This additional square footage would increase the existing FAR from 0.24 to 0.50. In accordance with Section 59-C-5.473(d) of the Zoning Ordinance, the increase to 0.5 FAR requires special trip reduction measures.

The previously approved access to the site from Medical Center Drive, Broschart Drive, and an extension of Blackwell Road do not change with this amendment. New building construction will occur within current open spaces and on the existing surface

parking areas, which will be replaced by parking decks. The site is served by public water and public sewer.

## **ANALYSIS AND FINDINGS:**

### **Master Plan Compliance**

The subject property is located in the boundaries of the 1990 Shady Grove Study Area Master Plan. The property was zoned R-200 until 1996 when the Sectional Map Amendment was approved and the property was rezoned to the newly created Life Sciences Center (LSC) zone. The 1990 Master Plan endorsed the design guidelines contained in the Life Sciences Center Development Plan adopted by the County Council in September 1986 (p. 63), particularly, the extension of Blackwell Road and the creation of "gateways" to enhance the image of the LSC. The Development Plan also creates a central core area of health care facilities with educational and life sciences facilities located on sites outside the central core. It also encourages office/commercial and worker-related retail development.

The subject preliminary plan amendment expands a previously approved research and educational facility that implements the mix of uses envisioned by the Master Plan and Development Plan. The amendment, therefore, complies with the requirements of the Master Plan.

### **Transportation**

Review of this amendment is primarily a review to determine that the proposal meets the adequate public facilities requirements for vehicle trips generated by the additional square footage. As discussed below, the proposed plan will satisfy all requirements with the proposed roadway improvements.

#### Site Access and Vehicular Circulation

Vehicular access to the site will be provided by: a full-movement driveway and right-in/right-out driveway on Broschart Drive; three driveways from the future extension of Blackwell Road; and a full-movement driveway on Medical Center Drive. The access to the site will be safe and adequate.

#### Local Area Transportation Review (LATR)

Sixteen local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the R&D Village Policy Area. The trips from the proposed ultimate development were added to the existing and background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was then assigned to the critical intersections to calculate the total future CLVs. The result of CLV calculation is shown in Table 1.

**Table 1. Critical Lane Volume Analysis**

<b>Intersection Capacity Analysis with CLV                      Under Various Development Schemes                      During the Peak Hour</b>								
	Existing		Background		Total*		Total**	
	AM		AM	PM	AM	PM	AM	PM
Great Seneca Hwy/Sam Eig Hwy	1,136	1,482	1,285	1,547	1,339	1,584	1,339	1,329
Fields Rd/Omega Dr.	458	727	507	778	552	827		
Key West Av/Darnestown Rd	920	954	1,004	1,040	1,004	1,050		
Key West Av/Great Seneca Hwy	1,091	1,096	1,213	1,228	1,271	1,247		
Key West Av/Diamondback Dr	1,332	1,022	1,455	1,303	1,521	1,339	1,217	1,157
Key West Av/Omega Dr/Medical Center Dr	1,059	1,017	1,166	1,163	1,324	1,198		
Research Blvd/Shady Grove Rd	985	1,007	1,021	1,249	1,086	1,304		
Key West Av/Shady Grove Rd	1,116	1,284	1,248	1,637	1,358	1,723	1,281	1,549
Key West Av/W. Gude Dr/Fallsgrove Dr	814	752	867	837	881	862		
Darnestown Rd/Travilah Rd	1,008	888	1,122	1,070	1,141	1,089		
Darnestown Rd/Great Seneca Hwy	1,007	1,134	1,090	1,267	1,092	1,284		
Darnestown Rd/Traville Gateway Dr	981	682	1,050	720	1,050	720		
Medical Center Way/Fallsgrove Blvd	618	764	807	935	861	945		
Darnestown Rd/Shady Grove Rd	1,252	1,406	1,295	1,553	1,328	1,560	1,343	1,485
Darnestown Rd/Glen Mill Rd	982	815	1,016	886	1,022	901		
Shady Grove Rd/Traville Gateway Dr	375	542	428	571	429	577		

\* Total development conditions without proposed roadway improvements

\*\* Total development conditions with proposed roadway improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable 1,475 CLVs except at the Great Seneca Highway/Sam Eig Highway intersection during the PM peak hour. Under the background development condition, three intersections exceed the acceptable congestion standard of 1,475 CLV during the PM peak hour and these unacceptable conditions further deteriorate under the

total development. The applicant has proposed to provide roadway improvements to mitigate the impact of the site-generated traffic. The results indicate that traffic conditions with the proposed roadway improvements are projected to operate at acceptable congestion standards for all analyzed intersections, as can be seen in the last column of Table 1.

Staff finds that the subject application satisfies the LATR congestion standard of 1,475 CLV with the above-referenced improvements at identified locations.

### **Environmental**

The site does not contain any environmentally sensitive areas and the plan is exempt from the county Forest Conservation Law. The previously approved stormwater management concept for the site anticipated future development, but it will need to be revised by Montgomery County Department of Permitting Services (DPS) prior to approval of any future site plan(s).

### **Conformance to the Subdivision Regulations and Zoning Ordinance**

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed uses. The previously approved lot was reviewed for compliance with the dimensional requirements for the LSC zone as specified in the Zoning Ordinance, and future building construction, as determined by site plan, must meet all development standards in that zone. A summary of these requirements are included in attached Table 2. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

### **Citizen Correspondence**

The subject application pre-dated any specific requirements for citizen meetings, however, appropriate notice of the application and the date of the public hearing were given. No citizen correspondence has been received as of the date of this report.

### **CONCLUSION:**

The proposed lot meets all requirements established in the Subdivision Regulations and the LSC provisions of the Zoning Ordinance, and complies with the recommendations of the 1990 Shady Grove Study Area Master Plan. Access and public facilities will be adequate to serve the proposed uses, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Staff, therefore, recommends approval of the application with the conditions specified above.

**ATTACHMENTS:**

Attachment A	Vicinity Map
Attachment B	Conceptual Site Plan for Ultimate Development
Attachment C	April 9, 1987 Preliminary Plan Opinion
Attachment D	Referenced Agency Correspondence

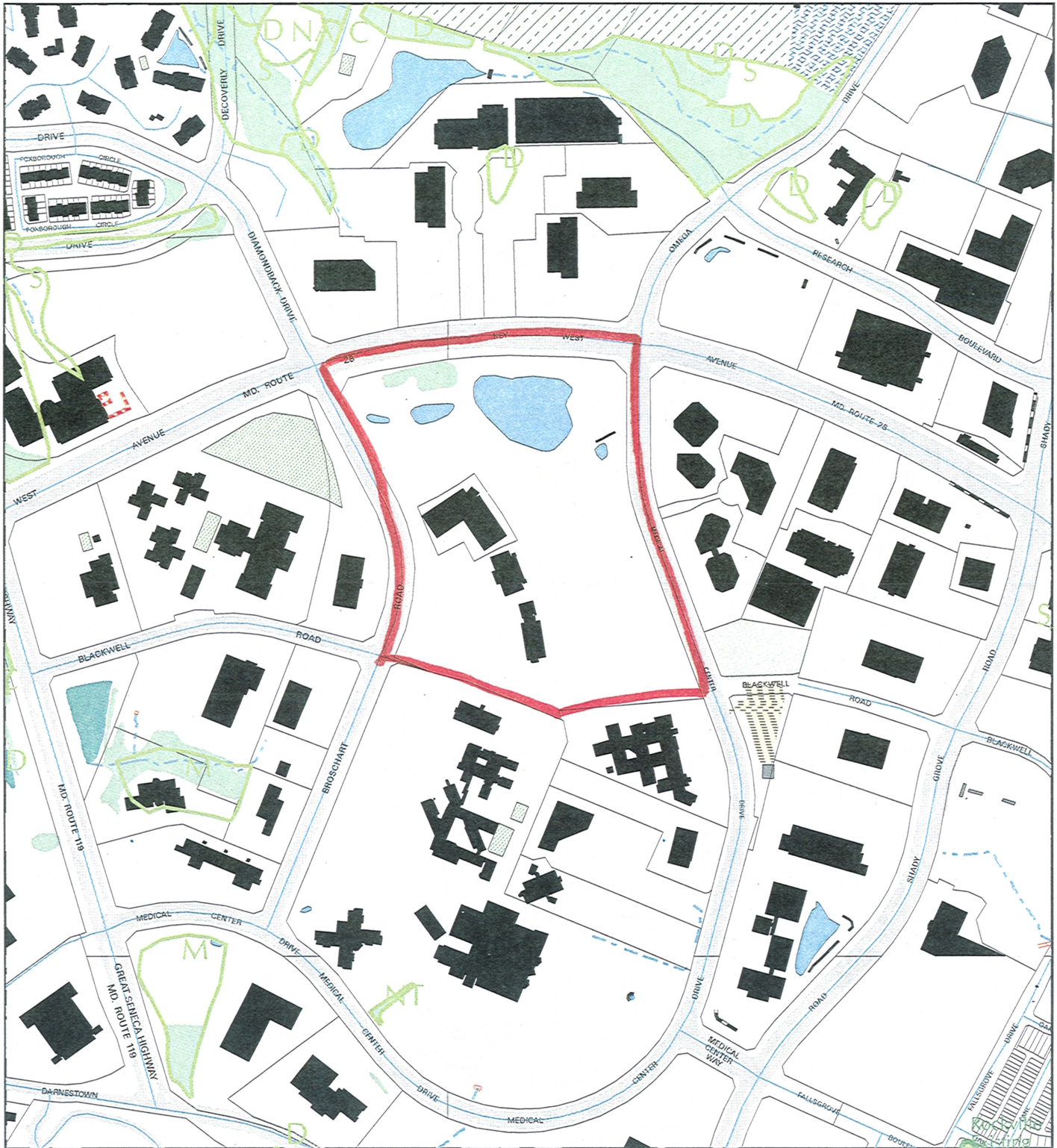
**TABLE 2. Preliminary Plan Data Table and Checklist**

<b>Plan Name: Montgomery County Medical Center</b>				
<b>Plan Number: 11986115A</b>				
<b>Zoning: LSC</b>				
<b># of Lots: 1</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Medical Center</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval on the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	Not Specified	35.57 acres previously approved	<i>Dun</i>	June 11, 2007
Lot Width	Not Specified	--	<i>Dun</i>	June 11, 2007
Lot Frontage	Not Specified	--	<i>Dun</i>	June 11, 2007
Setbacks				
Front	Determined by Site Plan	Must meet minimum <sup>1</sup>	<i>Dun</i>	June 11, 2007
Side/Rear	Determined by Site Plan	Must meet minimum <sup>1</sup>	<i>Dun</i>	June 11, 2007
Height	100 ft.	Must not exceed maximum <sup>1</sup>	<i>Dun</i>	June 11, 2007
Max FAR	0.30	Must not exceed maximum <sup>1</sup>	<i>Dun</i>	June 11, 2007
Max Office Use	50% of gross floor area	Must not exceed maximum <sup>1</sup>	<i>Dun</i>	
Site Plan Req'd?	Yes	Yes	<i>Dun</i>	June 11, 2007
<b>FINDINGS</b>				
<b>SUBDIVISION</b>				
Lot frontage on Public Street	Yes		<i>Dun</i>	June 11, 2007
Road dedication and frontage improvements	Yes		DPWT Memo/SHA Memo	June 1, 2007 /April 16, 2007
Environmental Guidelines	Yes		Environmental Planning	June 4, 2007
Forest Conservation	Yes		Environmental Planning	June 4, 2007
Master Plan Compliance	Yes		Community Based Planning	June 26, 2007
<b>ADEQUATE PUBLIC FACILITIES</b>				
Stormwater Management	Yes		DPS Memo	May 3, 2007
Water and Sewer (WSSC)	Yes		WSSC Comments	4/16/2007
Local Area Traffic Review	Yes		Transportation Planning	June 21, 2007
Fire and Rescue	Yes		MCDFRS	May 22, 2007

<sup>1</sup> Final determination as part of Sec. 59-D-3 site plan, and by MCDPS at time of building permit.



# MONTGOMERY COUNTY MEDICAL CENTER (11986115A)



Map compiled on June 26, 2007 at 3:42 PM | Site located on base sheet no - 220NW09

**NOTICE**

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

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This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998



1 inch = 600 feet  
1 : 7200

# MONTGOMERY COUNTY MEDICAL CENTER (11986115A)



Map compiled on June 26, 2007 at 3:47 PM | Site located on base sheet no - 220NW09

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0 600

1 inch = 600 feet  
1 : 7200

**NUMBER PLANT SPEC DATA**

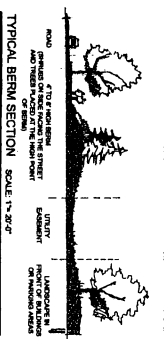
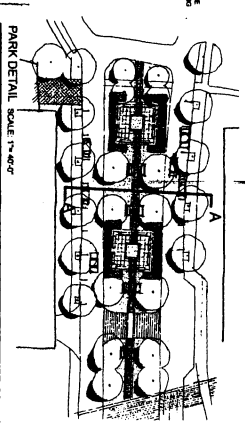
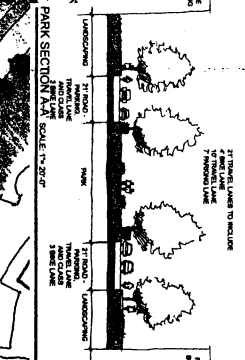
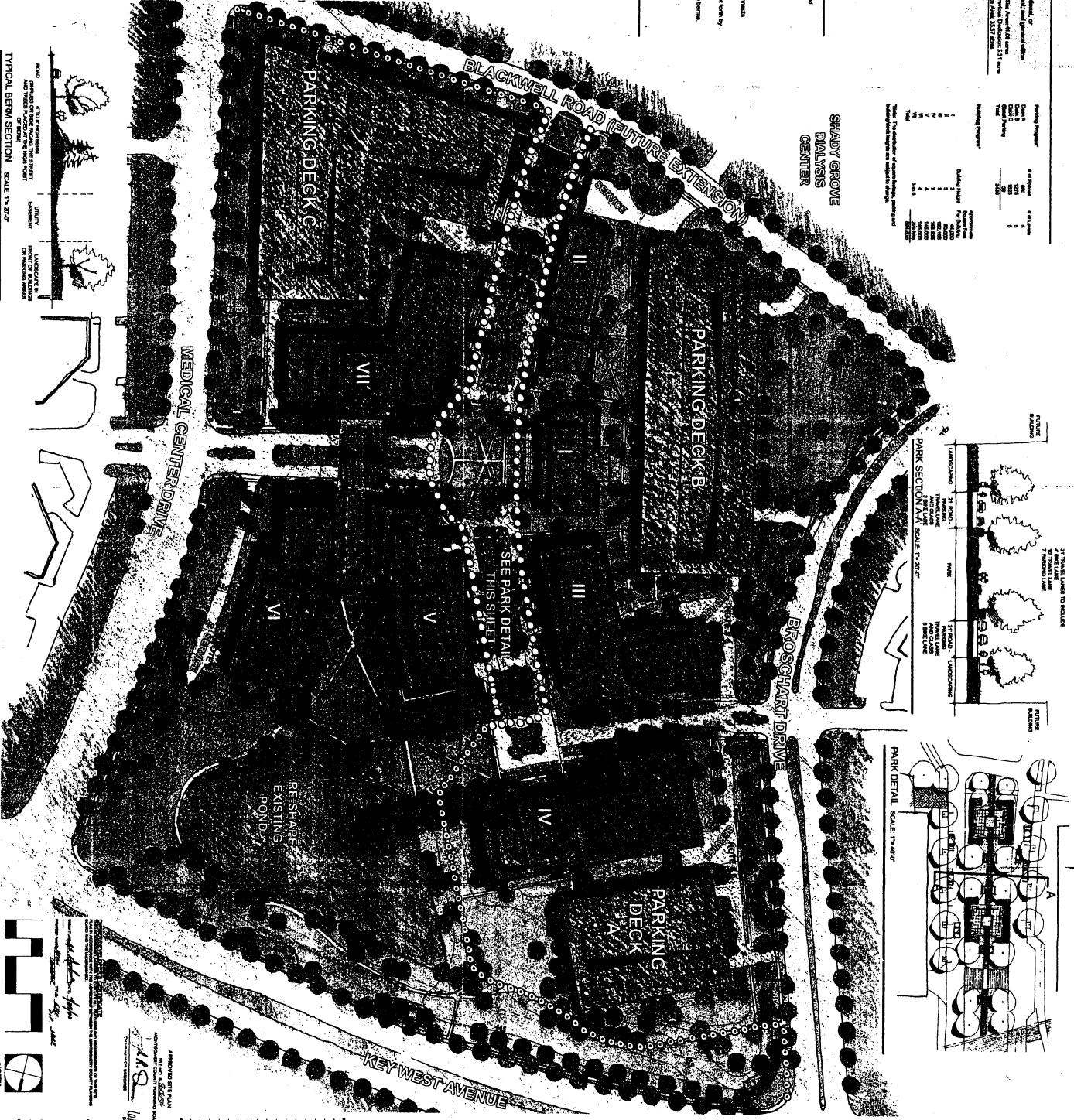
Zone	Plant Name	Quantity	Plant Size	Plant Spacing
Zone 1	1. 10' DBH (Future Plant)	1	10'	10' x 10'
	2. 8' DBH (Future Plant)	1	8'	8' x 8'
	3. 6' DBH (Future Plant)	1	6'	6' x 6'
	4. 4' DBH (Future Plant)	1	4'	4' x 4'
Zone 2	1. 10' DBH (Future Plant)	1	10'	10' x 10'
	2. 8' DBH (Future Plant)	1	8'	8' x 8'
	3. 6' DBH (Future Plant)	1	6'	6' x 6'
	4. 4' DBH (Future Plant)	1	4'	4' x 4'
Zone 3	1. 10' DBH (Future Plant)	1	10'	10' x 10'
	2. 8' DBH (Future Plant)	1	8'	8' x 8'
	3. 6' DBH (Future Plant)	1	6'	6' x 6'
	4. 4' DBH (Future Plant)	1	4'	4' x 4'

- Notes:**
- No existing plants to be removed in excess of 20% of the total number of plants to be installed. The percentage of plants to be removed shall be determined by the contractor.
  - Plantings shall be done in accordance with the specifications and drawings.
  - The contractor shall be responsible for obtaining all necessary permits for the installation of plants.
  - Plants shall be installed in accordance with the specifications and drawings.
  - Landscaping shall be installed in accordance with the specifications and drawings.
  - All services shall be performed in accordance with the specifications and drawings.

- Legend:**
- CLASS 3 TREE: 10' DBH (Future Plant)
  - CLASS 2 TREE: 8' DBH (Future Plant)
  - CLASS 1 TREE: 6' DBH (Future Plant)
  - CLASS 0 TREE: 4' DBH (Future Plant)

**MONTGOMERY COUNTY PLANNING BOARD**  
**OFFICE**  
 DATE: February 21, 2008  
 PROJECT NAME: Johns Hopkins University - Campus Master Plan Amendment

The site of the existing campus is shown in the attached site plan. The site is located at the intersection of Key West Avenue and Blackwell Road. The site is bounded by Key West Avenue to the south, Blackwell Road to the east, and an unnamed road to the west. The site is currently used for parking and is surrounded by residential and commercial development. The proposed master plan amendment includes the construction of a new medical center, parking decks, and landscaping. The plan also includes the removal of existing trees and the installation of new trees and landscaping. The plan is subject to the approval of the Montgomery County Planning Board.



**JOHNS HOPKINS UNIVERSITY**  
**MONTGOMERY COUNTY CAMPUS MASTER PLAN**  
 ROCKVILLE, MARYLAND

**191**  
 CONSULTING ENGINEERS  
 2000 North 17th Street, Suite 200  
 Rockville, MD 20850  
 301-581-8900 FAX


**REVISIONS:**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

**DESIGNED BY:** [Signature]  
**CHECKED BY:** [Signature]  
**DATE:** February 21, 2008

**MP 101**

Date of Mailing: April 9, 1987



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved staff recommendation. (Motion by Comm. Heimann, Seconded by Comm. Floreen, with a vote of 3-0; Commissioners Christeller, Heimann and Floreen voting in favor, Commissioners Keeney and Krahnke absent.)

## MONTGOMERY COUNTY PLANNING BOARD

## OPINION

Preliminary Plan 1-86115 R  
NAME OF PLAN: MONT.CO. MEDICAL CENTER

On 04-21-86, JOHN HOPKINS UNIVERSITY, submitted an application for the approval of a preliminary plan of subdivision of property in the C 200 zone. The application proposed to create 1 lots on 35.57 ACRES of land. The application was designated Preliminary Plan 1-86115. On 03-26-87, Preliminary Plan 1-86115 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-86115 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-86115, subject to the following conditions:

1. Dedication along Key West Avenue (150' right-of-way), Broschart Road (100' right-of-way) and Medical Center Drive (100' right-of-way).
2. Site Plan Enforcement agreement limiting development to 375,000 square foot teaching, research and related academic facility with reference on plat.
3. Pro-rata participation in widening of Key West Avenue to 6 lanes between Shady Grove Road and Great Seneca Highway and 4 lanes between Shady Grove Road and Gude Drive. Site plan enforcement agreement to require that 4 lanes between Shady Grove and Great Seneca be under construction prior to occupancy of Phase I and that 4 lanes between Shady Grove and Great Seneca be complete prior to occupancy of more than 44,000 square feet.
4. P.I.A. with County for construction of following intersection improvements:
  - (a) A Southbound right turn lane on Shady Grove

(continued)

Road at the intersection of Shady Grove Road  
and Key West Avenue

- (b) (1) A westbound right turn lane on Research Boulevard and an acceleration lane on Shady Grove Road; (2) A southbound right turn lane on Shady Grove Road at Research Boulevard; (3) Two left turn lanes and one through lane on eastbound Research Boulevard at the intersection of Shady Grove Road and Research Boulevard
  - (c) An exclusive left and right turn lane on eastbound and westbound Key West Avenue at Diamondback Road
  - (d) An exclusive left and right turn lane on eastbound and westbound Key West Avenue at the intersection of Key West Avenue and Omega Drive/Medical Center Drive
5. No clearing, grading or recording of lots prior to site plan approval by MCPB.
  6. County Council approval of Life Sciences Center Development Plan amendment consistent with this preliminary plan prior to recording.
  7. Necessary easements.
  8. Record plat to indicate that all development must be in accordance with approved development plan.
  9. Blackwell Road to be constructed as shown on approved site plan.

# Correspondence

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES**  
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: May 3, 2007

MEMO TO: Catherine Conlon, Supervisor for  
Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist  
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review  
Preliminary Plan 11986115A; Montgomery County Medical Center  
Subdivision Review Meeting April 16, 2007 SWM File # 1-86115

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

**SM CONCEPT PLAN PROPOSED:**

- On-site:**  CPv  WQv  Both  
 CPv < 2cfs, not required  
 **Waiver:**  CPv  WQv  Both  
 On-site/Joint Use  Central (Regional): waived to  
 Existing Concept:  Approved Date, August 14, 1998  
 **Other**

**Type Proposed:**

- Infiltration  Retention  Surface Detention  Wetland  Sand Filter  
 Separator Sand Filter  Underground Detention  Non Structural Practices  Other

**FLOODPLAIN STATUS:** 100-Year Floodplain On-Site  Yes  No  Possibly

- Provide the source of the 100-Year Floodplain Delineation for approval:  
 Source of the 100-Year Floodplain is acceptable.  
 Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.  
 Dam Breach Analysis  Approved  Under Review  
 100 yr. floodplain study  Approved  Under Review

**SUBMISSION ADEQUACY COMMENTS:**

- Downstream notification is required.  
 The following additional information is required for review: \_\_\_\_\_

**RECOMMENDATIONS:**

- Approve  as submitted  with conditions (see approval letter).  
 Incomplete; recommend not scheduling for Planning Board at this time.  
 Hold for outcome of the SWM Concept review.  
 Comments/Recommendations: At which time the site plan is revised to reflect the proposed buildings the applicant must resubmit a stormwater management concept to address onsite water quality and recharge.

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll:DRC.3/03

06/01/07 FRI 15:41 FAX 2407772080

002



## DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION

Isiah Leggett  
County Executive

June 1, 2007

Arthur Holmes, Jr.  
Director

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Group  
The Maryland-National Capital  
Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-1986115A  
Montgomery County Medical Center

Dear Ms. Conlon:

We have completed our review of the February 9, 2007 letter from Ms. Barbara A. Sears requesting permission to increase the permitted development density on the property to 894,636 square feet. That letter also indicates a detailed site plan is required for each of the seven buildings shown on the Concept Site Plan Amendment.

This request was reviewed by the Development Review Committee at its meeting on April 16, 2007. We recommend approval of the request subject to the following comments - information to be provided as part of the applicable site plan submissions:

1. Submit capacity and impact analyses of post-development ten year runoff on any existing downstream County-maintained storm drainage system, in accordance with our Storm Drain Criteria and errata. For drainage to closed section streets, provide inlet capacity and spread analyses. Improvements to the existing public system(s) may be required as a result of the review(s).
2. Delineate the horizontal alignment and typical section on Blackwell Road as an arterial classification roadway, per the Master Plan. Provide conceptual roadway profile. Provide sight distance studies for the entrances as applicable.
3. The amended Traffic Impact Study is currently under review; comments on that document will be provided separately.

Thank you for the opportunity to comment on this request. If you have any questions regarding this letter, please e-mail me at [greg.leck@montgomerycountymd.gov](mailto:greg.leck@montgomerycountymd.gov) or call me at 240-777-2197.

Sincerely,

Gregory M. Leck, Manager  
Development Review Group  
Traffic Engineering and Operations Section

Division of Operations



06/01/07 FRI 15:42 FAX 2407772080

TRAFFIC ENGR

003

M:\sub\gm\docs\pp\1-1986115A, Montgomery Cty Medical Ctr, defer PP issues to Site Plan stage

CC: Barbara A. Sears; Linowes and Blocher, LLP  
Scott C. Wallace; Linowes and Blocher, LLP  
James E. Belcher; Loiederman Soltesz Associates, Inc.  
Michael Renner; Jones Lang LaSalle  
Shahriar Etemadi; M-NCPPC Transportation Planning  
Dolores Kinney; M-NCPPC Development Review  
Raymond Burns; MSHA Engineering Access Permits  
Sarah Navid; DPS Right-of-Way Permitting and Plan Review  
Sam Farhadi; DPWT Traffic Engineering and Operations  
David Adams; DPWT Traffic Engineering and Operations