



9800 Medical Center Drive, Limited Site Plan Amendment, 81995045E and Final Water Quality Plan

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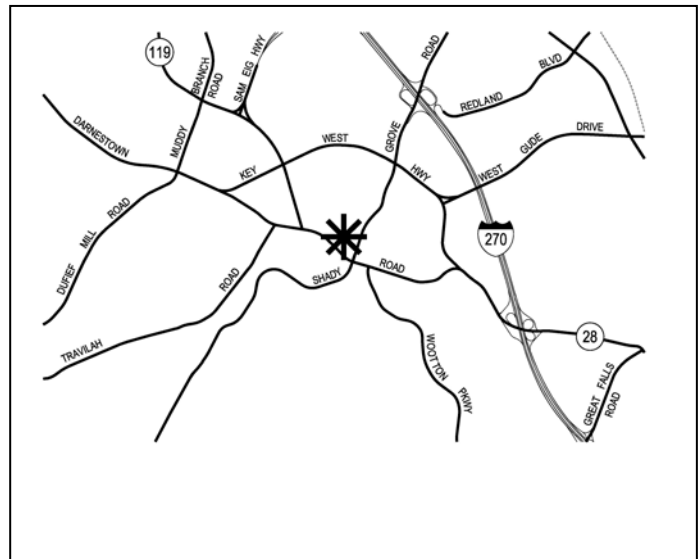
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Completed: 12/4/17

Description

- Request to amend a previously approved Site Plan for the development of an additional 175,840-square-foot lab/office building and a 746-car parking garage, with stormwater management and landscape planting improvements;
- 18.14 acres in the LSC Zone;
- The Property is within the Great Seneca Science Corridor Master Plan area, and the Piney Branch Special Protection Area (SPA);
- Applicant: ARE Maryland No. 24, LLC;
- Submittal Date: 8/10/2017;
- Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval of Site Plan Amendment 81995045E and Final Water Quality Plan, with conditions.
- The area subject to this Amendment is exempt from Chapter 22A, Forest Conservation, based on approval of Exemption No. 42017160E issued on July 12, 2017. The Site Plan No. 819950450, approved in 1995, required that the Landscape Plan provide 15 percent afforestation on-site for tree canopy coverage.
- The Applicant's Final Water Quality Plan addresses stormwater management with a combination of micro bioretention and bioretention facilities. While there is a small increase of imperviousness, this Site Plan Amendment reduces surface parking, removes imperviousness from the environmental buffer, and includes a forest planting plan for the environmental buffer.
- Per Section 7.7.1.B.1, this Amendment was reviewed under the provisions of the Zoning Ordinance in effect prior to October 30, 2014.
- No correspondence has been received from noticed parties as of the date of this Staff Report.

RECOMMENDATION & CONDITIONS

Staff recommends approval of Site Plan Amendment 81995045E for an additional 175,840 square feet of office/lab space with related circulation, landscape and other improvements. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Conformance with Previous Approvals & Agreements

1. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 120110080 as listed in MCPB Resolution No. 11-92 dated January 23, 2012.

Environment

2. Forest Conservation & Tree Save

The development must comply with the conditions of the approved Forest Conservation Exemption No. 42017160E, dated July 12, 2017.

- a) Prior to any demolition, clearing, or grading, the Applicant must record in the Montgomery County Land Records by deed a Category I Conservation Easement approved by the M-NCPPC Office of the General Counsel over all onsite environmental buffers that lie outside approved permanent encroachments and existing and proposed County easements. The Liber Folio for the easement must be referenced on the record plat.
- b) Prior to the end of the first planting season after issuance of the first sediment control permit, the Applicant must plant forest on the stream buffers that lie outside permanent encroachments, as shown on the Site Plan.
- c) Prior to any demolition, clearing, and grading, the Applicant must execute a five-year Maintenance and Management Agreement approved by the M-NCPPC Office of General Counsel.

3. Water Quality

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Preliminary/Final Water Quality Plan approval letter dated November 17, 2017, and incorporates them as conditions of approval (Attachment 3). The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

4. Stormwater Management

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Service (MCDPS) Water Resources Section in its stormwater management concept letter dated November 17, 2017, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Open Space, Facilities and Amenities

5. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 158,122 square feet of public use space (20% of net lot area) on-site.
- b) The Applicant must construct the streetscape improvements along the Property's frontage on Medical Center Drive, Medical Center Way, and Shady Grove Road, consistent with the Great Seneca Science Corridor Urban Design Guidelines.
- c) Prior to issuance of first Use and Occupancy certificates for the occupants of the building, all public use space areas must be completed.

6. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the public use space on Medical Center Drive.

Transportation & Circulation

7. Transportation

- a) Prior to Certified Site Plan, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and Montgomery County Department of Transportation (MCDOT) to participate in the Greater Shady Grove Transportation Management Organization (TMO).
- b) The Applicant must work with MCDOT Commuter Services Section regarding a bike sharing station on this site.

8. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 30 bicycle parking spaces as shown on the Certified Site Plan.
- b) The Applicant must provide 5-foot wide sidewalks along all public streets, except as noted below.
- c) Prior to issuance of the first Use and Occupancy certificate by the occupants of the building, the Applicant must provide the following pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the MCDOT, Division of Traffic Engineering and Operations.
 - i. 8-foot wide shared-use path on Medical Center Way.
 - ii. 10-foot wide shared-use path on Shady Grove Road.
 - iii. 5-foot wide sidewalk on Medical Center Drive.

9. Fire and Rescue

The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated March 13, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

10. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the site plan, as determined by M-NCPPC Staff.

11. Landscaping

Prior to the end of the first planting season after the issuance of the final Use and Occupancy Certificate, all landscape plant materials must be installed.

12. Lighting

- a) Prior to Certified Site Plan, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior area lighting must be installed in accordance with these standards.
- b) All onsite down-lights must have full cut-off fixtures.
- c) Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting residentially developed properties.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan.

13. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit and Sediment Control Permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K.4 [59-D-3.5(d)] of the Montgomery County Zoning Ordinance, with the following provisions:

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to, plant materials, on-site lighting, indoor and outdoor recreational facilities, site furniture, mailbox pad sites, trash enclosures, retaining walls, fences, railings, sidewalks, bikeways, private utilities, paths and associated improvements of development, including storm drainage facilities, street trees and street lights.
- c) The cost estimate must include a 5-year maintenance period for all plantings located in environmental buffers as part of the SPA requirements.
- d) The bond or surety must be posted before issuance of any building permit, Sediment Control Permit or Use and Occupancy Permit and will be tied to the development program. Completion of all improvements covered by the surety for each phase of development will be followed by a site plan completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.
- e) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance

Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

14. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved prior to the approval of the Certified Site Plan.

15. Certified Site Plan

Before approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a) Include the stormwater management concept approval letter and other applicable agency letters, development program, and Site Plan resolutions.
- b) Label the PIE on the easternmost driveway on Medical Center Drive.
- c) Modify the location of the parking structure's southern stair tower from the southeast corner to the southwest corner of the parking structure.
- d) Ensure the proposed handicap ramps and pedestrian refuge islands are aligned at the intersection of Medical Center Drive and Medical Center Way.
- e) Modify Landscape Sheet 7 to address minor technical corrections.
- f) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- g) Modify data table to reflect development standards approved by the Planning Board.
- h) Ensure consistency of all details and layout between Site and Landscape plans.

CONTEXT & PROPOSAL

Vicinity

The 18.14-acre Property (outlined in red) is zoned Life Science Center (LSC) and located in the “Central District,” one of the five Districts of the LSC as identified in the *Great Seneca Science Corridor (GSSC) Master Plan*. Other sites in vicinity of the Property include: Shady Grove Adventist Hospital to the north; the City of Rockville limits to the east and developed as the Falls Grove community (a mixed-use development with primarily retail and residential uses); and the Universities at Shady Grove campus and the former Human Genome Sciences Properties (located to the south and southwest, respectively). A new County Fire Station (#32) was constructed in 2012 on a parcel directly to the south of the Property at the intersection of Darnestown Road and Shady Grove Road. To the west are Research & Development (R&D) offices in the Shady Grove Life Sciences Center.

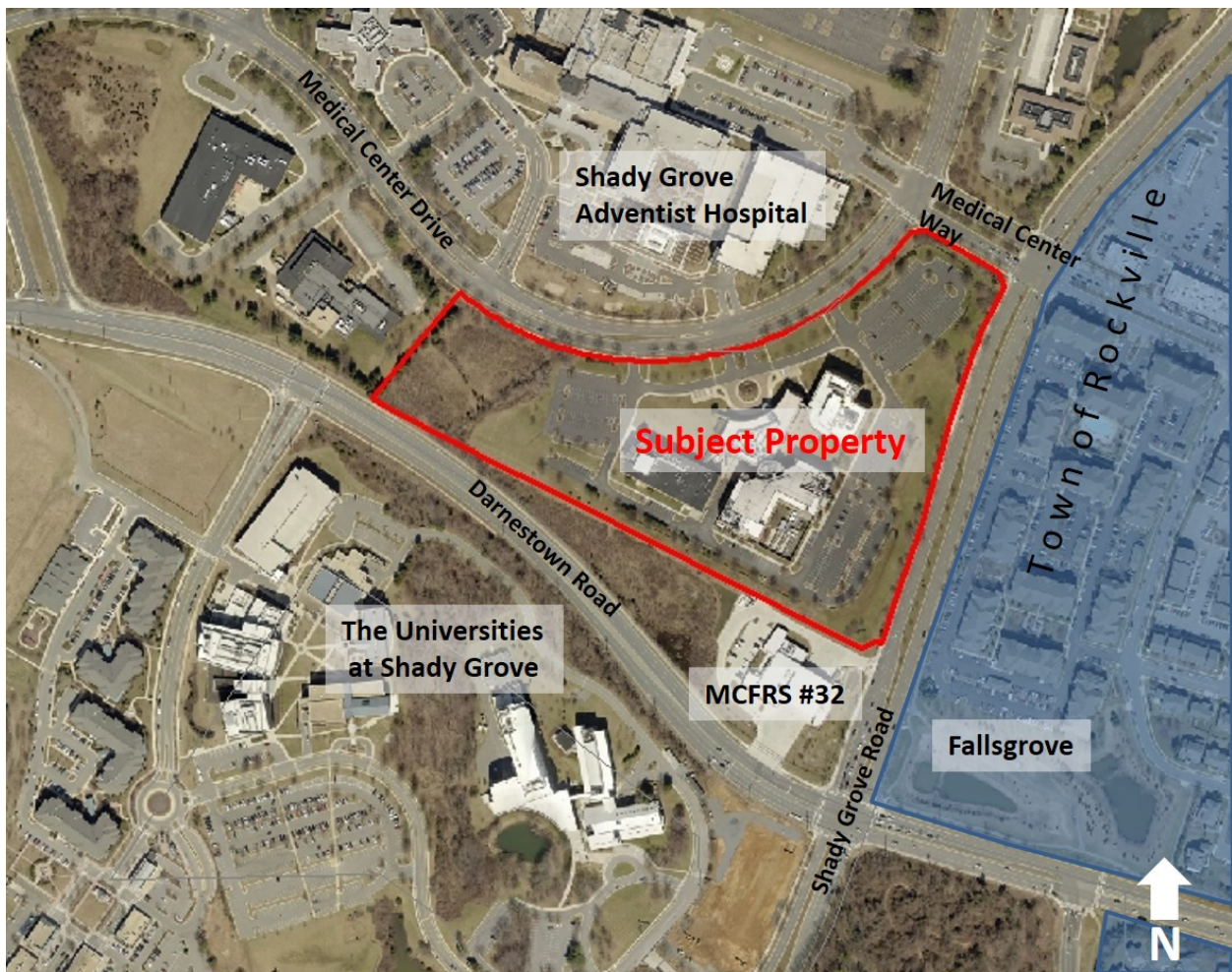


Figure 1: Surrounding Area

Existing Conditions

The Property is triangular-shaped and bound on three sides with public roads (Medical Center Drive to the north, Medical Center Way to the northeast, and Shady Grove Road to the east). It has four existing

vehicular access points, all on the south side of Medical Center Drive. The Property is currently developed with four R&D and office buildings (Buildings A-D) totaling 281,379 square feet. There are 581 existing off-street surface parking spaces that surround the four buildings. The Property's Medical Center Drive frontage has existing on-street, metered parking. Building A is the main entrance to the complex with a two-way, semi-circular vehicular driveway as a drop-off/pick-up area in the front along Medical Center Drive. The four buildings vary in heights from three to four-stories, and all have earth-tone brick facades. A loading dock area is located at the south side of the Property between Buildings C and D. There are two existing bike racks but no bike lockers. There is an interconnected network of sidewalks around the four buildings. The western portion of the Property contains an intermittent stream and its buffer, as well as some small wetlands and wetland buffers. The Property lies within the Piney Branch Special Protection Area (SPA). There are no known historic properties or features on site.



Figure 2: Existing Conditions

PROJECT DESCRIPTION

Previous Approvals

The Property has been subject to numerous previous regulatory approvals.

- On March 22, 1990, the Planning Board approved Preliminary Plan No. 119882330, creating 24 lots on 180.71 acres in the R-200 Zone. The Property was identified as Parcels W and O/R on this Plan and this Application was not subject to Chapter 22A Forest Conservation because it predated the effective date of the Law.

- On September 8, 1995, the Planning Board approved Site Plan No. 819950450 for 313,650 square feet of R&D and office uses (188,000 square feet of R&D and 125,650 square feet of office space). The Site Plan approval included a parking waiver for 100 spaces that lowered the required maximum number of off-street, surface parking spaces from 748 to 648 spaces. The maximum building height was established at 110 feet. In addition, the Landscape Plan had to provide 15 percent on-site afforestation (in the form of tree canopy coverage).
- On March 20, 2002, the Planning Director approved Site Plan Amendment No. 81995045A, for a change in building configuration and R&D use.
- On March 16, 2010, the Planning Director approved Site Plan Amendment No. 81995045B, for minor modifications to architecture, landscape plan and select site features.
- On May 4, 2010, the County Council rezoned the Property from R-200 to LSC by the GSSC Master Plan's Sectional Map Amendment (SMA).
- On September 8, 2011, the Planning Director approved Site Plan Amendment 81995045C for the addition of 2,479 square feet of maintenance and workshop area, limited rooftop mechanical equipment, penthouse areas, screen walls and a utility yard.
- On January 23, 2012, the Planning Board approved Preliminary Plan No. 120110080 for an addition of 230,929 square feet and a new total of 544,579 square feet of R&D uses, and 1,415 structured and surface parking spaces. The Plan included two additional buildings (Buildings E and F) for R&D and office uses, and a seven-level parking garage with 938 spaces.
- On December 8, 2016, the Planning Board approved Site Plan No. 81995045D for the addition of 117 surface parking spaces and associated stormwater management improvements and landscape elements. These parking spaces were to be constructed as an interim development, prior to the seven-level parking garage approved as part of Preliminary Plan No. 120110080.

Proposal

The proposed development would create a new 5-story, 175,840 square foot research and development building and associated parking structure. The new building (Building F) will provide visibility and pedestrian connections from Shady Grove Road, Medical Center Drive and Medical Center Way. The architectural concept is to bridge together the existing campus and the new development by using a combination of articulated brick facades and a high efficiency curtainwall. The floor to ceiling glass provides expansive views and daylighting into the lab and office space.



Figure 3: View from Medical Center Drive



Figure 4: View of parking structure from Shady Grove Road

The proposed parking structure is a 6-level precast concrete parking structure, containing approximately 746 parking spaces, including 15 handicapped accessible, three of which are van accessible; and spaces for bicycles and motorcycles. Two elevators and two stairways provide vertical access to all the parking levels. The garage's metal panel façade complements the proposed research building and existing campus architecture, as well as screens the view into the parking garage from Shady Grove Road.



Figure 5: View of arcade and parking structure (Building B on right)

The proposed development creates a new public plaza between the proposed building and Medical Center Drive. This plaza helps create a welcoming pedestrian entrance and human-scale space for informal gatherings, as well as several outside meeting areas. An arcade connects the plaza, proposed building, and proposed parking structure, providing a cohesive pedestrian experience.

The proposed development retains the existing curb cuts from Medical Center Drive, with the pedestrian drop-off and main entrance retained at Building A. The internal site circulation loop includes a pass-through at the ground level of the garage. The proposed development also includes bikeway improvements on Medical Center Drive, Medical Center Way, and Shady Grove Road.

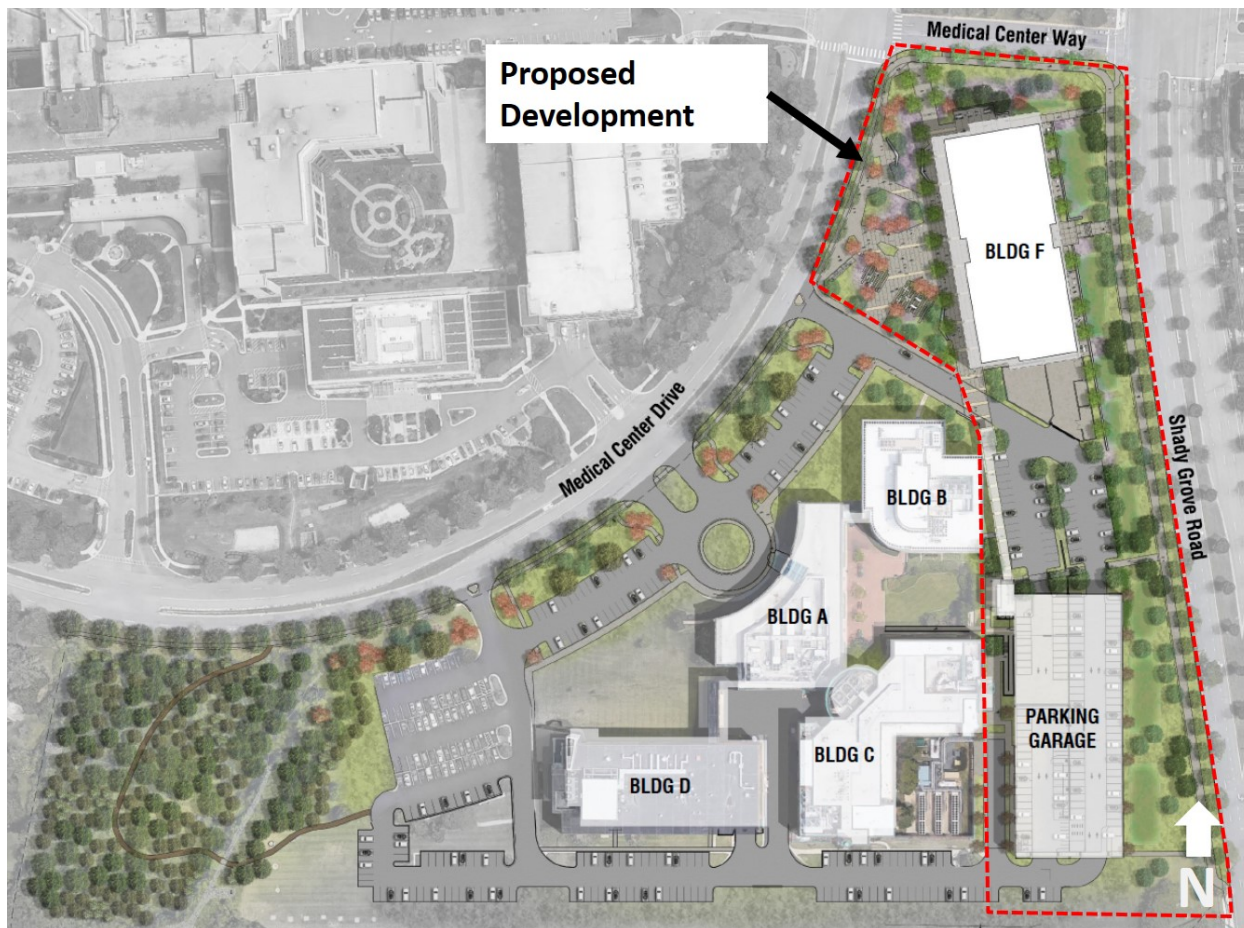


Figure 6: Illustrative plan

The proposed addition of a 175,840-square-foot building will generate 215 trips in the AM and 188 trips in the PM peak hours. The proposed development remains within the Adequate Public Facilities cap.

Existing Stormdrain Easement

The Property currently has a stormdrain easement adjacent to existing surface parking. This easement has not been in use and does not contain the actual stormdrain. The Applicant is proposing to abandon the existing easement and record a new stormdrain easement in the correct location. However, this action will require a formal abandonment process. Staff has proposed that the Applicant record the new easement through the platting process (already required for Preliminary Plan No. 120110080) and file an abandonment later. This will allow the proposed development to move forward and will ensure cleanup of the record plat.

Community Outreach

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has not received correspondence on this matter.

FINDINGS

Per Section 7.7.1.B.1 of the current Zoning Ordinance, this Amendment was reviewed under the provisions of the Zoning Ordinance in effect prior to October 30, 2014. Section 59-D-3.4 (c) of the Zoning Ordinance in effect prior to October 30, 2014, states: *In reaching its decision the Planning Board must require that:*

1. *The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

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

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

The purpose of the LSC Zone is to promote research, academic, and clinical facilities that advance the life sciences, health care services, and applied technologies. The proposed uses are allowed in the LSC Zone. The Site Plan fulfills the purposes of the zone by providing a 175,840-square-foot lab/office building and a 746-car parking garage.

Development Standards

The following data table indicates the development's compliance with the Development Standards of the LSC Zone:

| Development Standard | Permitted/Required | Proposed |
|--|-----------------------|----------|
| Maximum Building Height (feet) Sec. 59-C-5.31 | | |
| Proposed Building F | 110' (by Master Plan) | 93' |
| Proposed Garage | 110' (by Master Plan) | 80' |
| Minimum Building Setbacks (feet) | | |
| From Medical Center Drive | N/A | 65' |
| From Medical Center Way | N/A | 48' |
| From Shady Grove Road | N/A | 52' |
| Minimum Parking Garage Setbacks (feet) | | |
| From Shady Grove Road | N/A | 40' |
| From Adjacent Property | N/A | 82' |

| Development Standard | Permitted/Required | Proposed |
|--|---|---|
| Minimum Public Open Space (% of lot) Sec. 59-C-5.32 | 20% (3.63 acres) | 20% (3.67 acres) |
| Maximum Floor Area Ratio (FAR) | 0.69 FAR | 0.58 (FAR) |
| Building Area (square feet) | | |
| Previously approved | 544,579 s.f. per preliminary plan | 281,379 s.f. built |
| Proposed development | | 175,840 s.f. |
| Total proposed and existing | | 457,219 s.f. |
| Remaining approved development | | 87,360 s.f. |
| Minimum Parking Spaces Sec. 59-E-3.2 | | |
| Total proposed and existing parking | 1415 approved ² /686 required ³ | 1108 (746 spaces in the garage + 362 surface spaces) (incl. 15 ADA) |
| Minimum Bicycle Parking Sec. 59-E-2.3 | 1 bicycle/20 vehicle spaces (20 max) | 30 (20 in the garage and 10 outside Building F) |
| Minimum Motorcycle Parking Sec. 59-E-2.3 | 2% of total vehicle spaces (10 max) | 10 spaces |

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

The proposed building and parking structures of the development are located on areas already developed as surface parking lots. These locations provide easy access to the building from adjoining sidewalks and parking. The proposed development will anchor the corner of Medical Center Way and Shady Grove Road and provide a more substantial presence than the existing surface parking lot. The locations of the buildings and structures are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

The proposed public open space will create a welcoming entrance to the proposed Building F and includes smaller external gathering spaces with tables, benches and other seating areas, as well as clear public access. The stormwater management areas provide a landscaped buffer along Shady Grove Road. Street trees and lighting are provided along the street to enhance the pedestrian environment. Interior lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. A natural surface trail opens the planted stream valley buffer area to pedestrian access while still providing for enhancement and protection of the natural area. The open spaces, landscaping, and site details adequately and

²Total parking spaces approved as part of Preliminary Plan No. 120110080.

³ Based on the parking required for a 457,219-square foot project using a parking ratio of 1.5 spaces per 1,000 square feet.

efficiently address the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment.

Pedestrian and Bicycle Facilities

The existing sidewalks are as follows:

- A 10-foot-wide sidewalk with no green panel along the Shady Grove Road frontage.
- A 4-foot-wide sidewalk with 9-foot wide green panel along the Medical Center Way frontage.
- A 4-foot-wide sidewalk with 9-foot wide green panel along the Medical Center Drive frontage.

The Applicant is providing the following pedestrian improvements:

- ADA-compliant crosswalks across the three legs of the Medical Center Drive/Medical Center Way intersections where they do not exist.
- ADA-compliant internal pedestrian connections to/from the new laboratory building and parking garage.
- Lead-in sidewalks from Medical Center Drive, Medical Center Way, and Shady Grove Road.

Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area.

The 2010 *Great Seneca Science Corridor Master Plan* includes bicycle improvements along the opposite sides of Medical Center Drive, Medical Center Way, and Shady Grove Road. On January 23, 2012, the Planning Board approved Preliminary Plan No. 120110080 with the following condition related to bikeway improvements:

“The Applicant must construct an eight-foot wide shared use path on Shady Grove Road, with a green panel separating the path from the curb, as shown on the preliminary plan prior to issuance of a building permit. Final location of the shared use path will be determined at the time of site plan review.”

Subsequent to Preliminary Plan approval in 2012, the Planning Board reviewed the Life Sciences Center Bicycle Network Proposal with additional bicycle improvements on Medical Center Drive, Medical Center Way, and Shady Grove Road. The updated Countywide Bicycle Master Plan will incorporate these recommended improvements, which include:

- A two-way separated bikeway on both sides of Medical Center Drive.
- A one-way separated bikeway on both sides of Medical Center Way.
- A 10' shared-use path on both sides of Shady Grove Road.

The Applicant has proposed the following bicycle improvements:

- An 8' shared-use path on this side of Medical Center Way.
- A 10' shared-use path on this side of Shady Grove Road.

Implementation of the recommendations for Medical Center Drive and Medical Center Way may require dedication. Staff believes that the Applicant's proposal reconciles the goals of the updated Countywide Bicycle Master Plan with the bicycle improvements required by Preliminary Plan No. 120110080 within the existing ROW.

Parking

The old Zoning Ordinance does not contain a parking rate for R&D uses. The approved Preliminary Plan used the “Industrial” parking rate of 1.5 spaces per every 1,000 square feet of development because the LSC was considered an “Industrial Zone.” The site currently includes 581 surface parking spaces for the existing 281,379 square feet of development, which is a ratio of 2.1 spaces/1000 square feet. The proposed parking consists of the removal of 349 surface parking spaces and the addition of a 746-parking space garage and 130 surface parking spaces incorporated into the site circulation, for a total of 1108 parking spaces onsite. This is above the 686 minimum parking spaces that would be required for a 457,219-square foot project, using the 1.5 spaces per 1,000 square feet parking ratio.

Traffic Mitigation

Per Preliminary Plan No. 120110080, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and MCDOT to participate in the Greater Shady Grove Transportation Management Organization (TMO). The TMAg will apply to the entire development approved under the Preliminary Plan.

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

The proposed 5-story Building F and associated 6-story parking garage will be compatible with other uses (surface parking lots in vicinity of the Property at Shady Grove Adventist Hospital and Fire Station #32) and other site plans and existing and proposed adjacent development. The proposed building will have a brick and glass facade with an office building character and the garage will have decorative metal screening at all levels.

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.*

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (No. 42017160E) on July 12, 2017. There are no forested areas or 100-year floodplains on the property. The site contains streams plus their buffers and a small area of wetlands and associated buffers. The total area of sensitive areas is approximately 2.1 acres.

Forest Conservation and Tree Save

The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) but exempt from Article II as per Section 22A-5(t). Staff approved a Forest Conservation Exemption on July 12, 2017 (Exemption No. 42017160E). However, the Applicant was required to provide treecover over 15% of the site, as per the conditions of approval for Site Plan No. 819950450. Additionally, Preliminary Plan No. 120110080 required afforestation of the environmental buffers. These plantings are shown on the Landscape Plan and will be covered by a Category I Conservation Easement.

Water Quality

This Site Plan Amendment is within the Piney Branch Special Protection Area (SPA). The Planning Board approved a Preliminary Water Quality Plan as part of Preliminary Plan No. 120110080.

On December 1, 2016, a Final Water Quality Plan was approved in association with the approval of Site Plan Amendment 81995045D. This amendment requires approval of a new Final Water Quality Plan to address the proposed development.

A Final Water Quality Plan has been submitted as required by Article V of Chapter 19, Erosion, Sediment Control and Storm Water Management for development in an SPA. Approval authority for Water Quality Plans is split between the Montgomery County Department of Permitting Services (MCDPS) and the Montgomery County Planning Board. The MCDPS's approval authority includes performance goals or criteria for the approved best management practices (BMPs); the BMP monitoring plan (if required); the Stormwater Management Concept Plan; and the Erosion and Sediment Control Concept Plan. The Applicant's Water Quality Plan includes an approval letter from MCDPS for their portion of the Water Quality Plan review (Attachment 3).

The Planning Board reviews Water Quality Plans for conformity with the Environmental Guidelines and for conformity with any policy or requirement for SPAs in master plans, watershed plans, development plans, or the Comprehensive Water Supply and Sewer System Plan. The Piney Branch SPA does not include a specific impervious limit on land development projects. In SPAs without a cap on imperviousness, developments are required to demonstrate that imperviousness has been minimized. Montgomery County Executive Regulations 29-95, Regulations for Water Quality Review-Special Protection Areas, require that the Final Water Quality Plan must include a plan that describes the proposed development which minimizes impervious areas and, if applicable, meets any required imperviousness limits.

Currently, the total Property has an imperviousness of 49.6 percent (391,850 square feet of impervious surfaces out of a total land area of 791,178 square feet). The proposal to develop an additional 175,840 square feet of laboratory and office space and a 746-car parking garage will add 32,490 square feet of new impervious surfaces, increasing the total site imperviousness by 4.1 percent to 53.7 percent (424,340 square feet total impervious surface). By building largely on existing parking lots, the development proposal would increase the overall developed density on the site by 38.5% and reduce the net surface parking by 237 spaces. Fifteen current surface parking spaces will be removed from an existing wetland buffer, and the buffer restored in compliance with Conditions 4.a. and 4.b. of Preliminary Plan No. 120110080 as required by the approved Preliminary Water Quality Plan.

Staff finds that the additional increment of imperviousness associated with this Site Plan Amendment is minimal based on the following: (1) new development is confined largely to existing impervious areas resulting in a significant increase in development density with a small increase in impervious cover; (2) net reduction of surface parking by 237 spaces; (3) creation of structured parking; and (4) removal of 15 surface parking spaces within or adjacent to a wetland buffer, and restoration of the buffer. Staff therefore concludes that new imperviousness is being minimized, and recommends approval of the Final Water Quality Plan for Site Plan Amendment No. 81995045E.

CONCLUSION

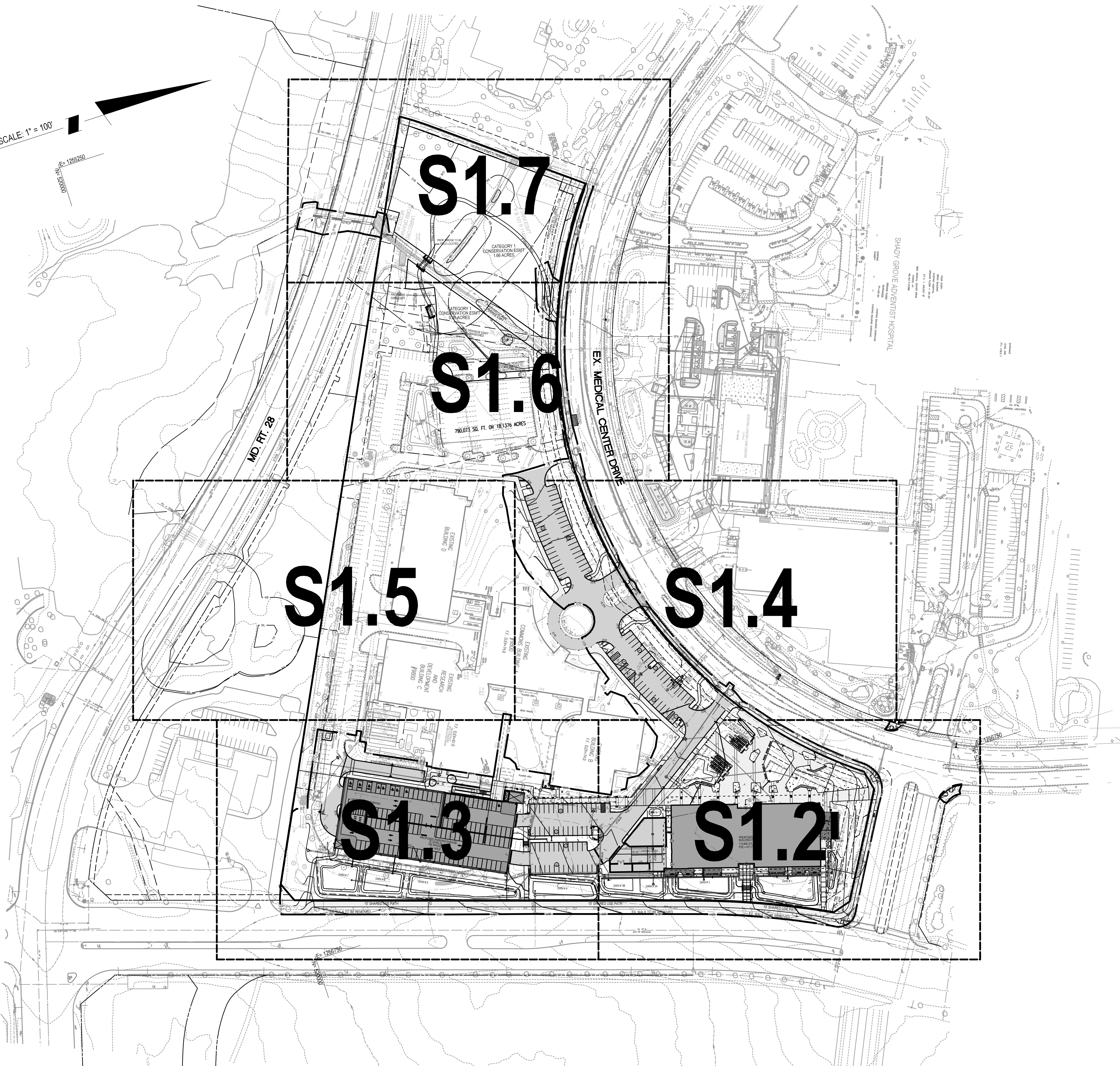
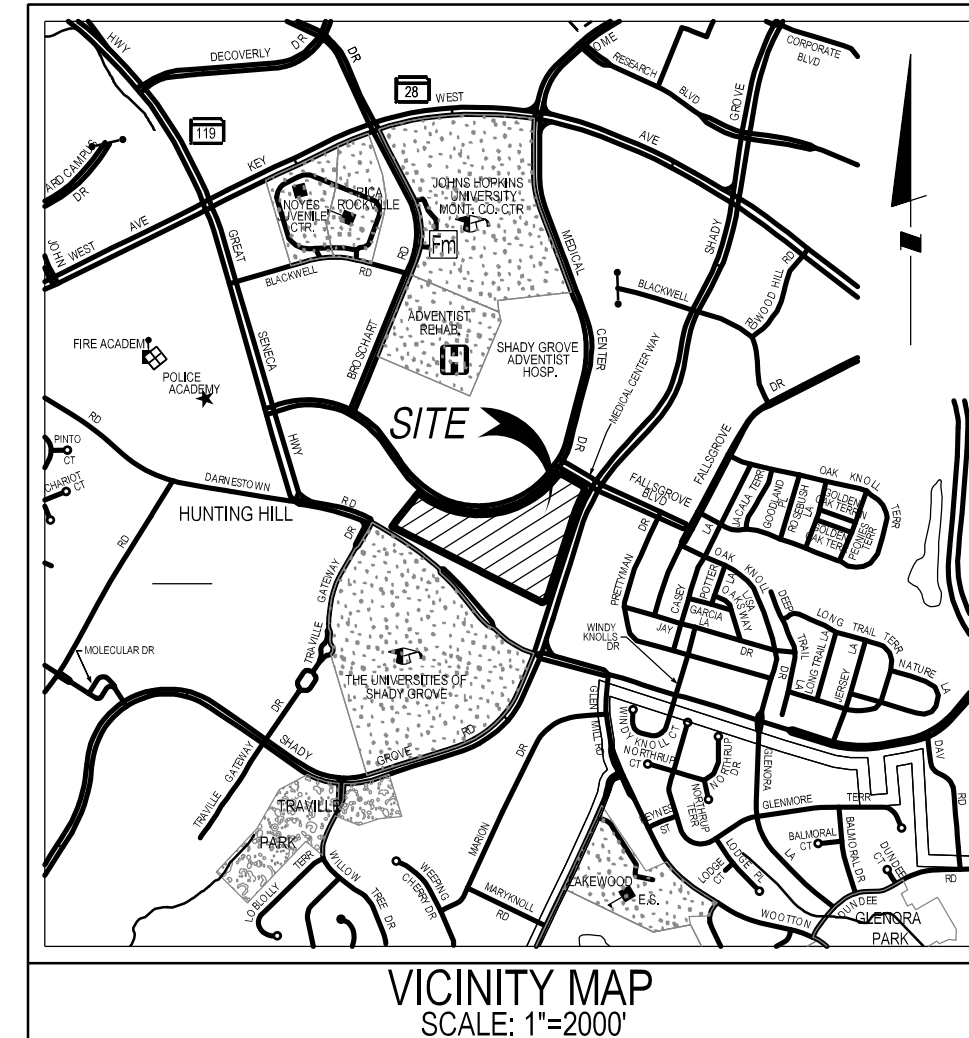
Based on the review by Staff and other relevant agencies, and the analysis contained in this report, Staff finds that the proposed Site Plan Amendment meets all the required findings and complies with the applicable Zoning Ordinance standards. Staff recommends approval of this Site Plan Amendment No. 81995045E, subject to the conditions at the beginning of this report.

ATTACHMENTS

1. Site plan
2. Landscape plan
3. Agency letters

PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 100'



DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81995045E, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: ALEXANDRIA REAL ESTATE EQUITIES, INC. SCOTT ROBERTS, CONTACT PERSON
Address: 940 CLOPPER ROAD GAITHERSBURG, MD 20878
Phone: 210-243-0818
Signature: _____

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
LICENSE NO. 11154 EXPIRATION DATE: 11-21-2018



OVERALL SITE PLAN

SITE PLAN 81995045E
9800 MEDICAL CENTER DRIVE

GAITHERSBURG (6TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.946.2750 F. 301.946.9067
www.solteszco.com

| NO. | | REVISIONS | | BY | | DATE | |
|-----|--|----------------------------------|--|--------------------|--|---------------|--|
| 1 | | DATE: JUNE 2017 | | DESIGNED: K.L. | | CHECKED: K.L. | |
| | | CAD STANDARDS VERSION: V5 - 2005 | | TECHNICIAN: G.M.M. | | | |

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
940 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-0818
CONTACT: SCOTT ROBERTS

| | |
|--------------------------------|----------------------|
| MAP: S163 | GRID: JS |
| TAX MAP: FR 553, FR 343 | ZONING CATEGORY: LSC |
| WBC 200 SHEET: 219 NW 09 | XXXX: |
| SITE DATUM: HORIZONTAL: NAD 83 | XXXX: |
| VERTICAL: NGVD 29 | |

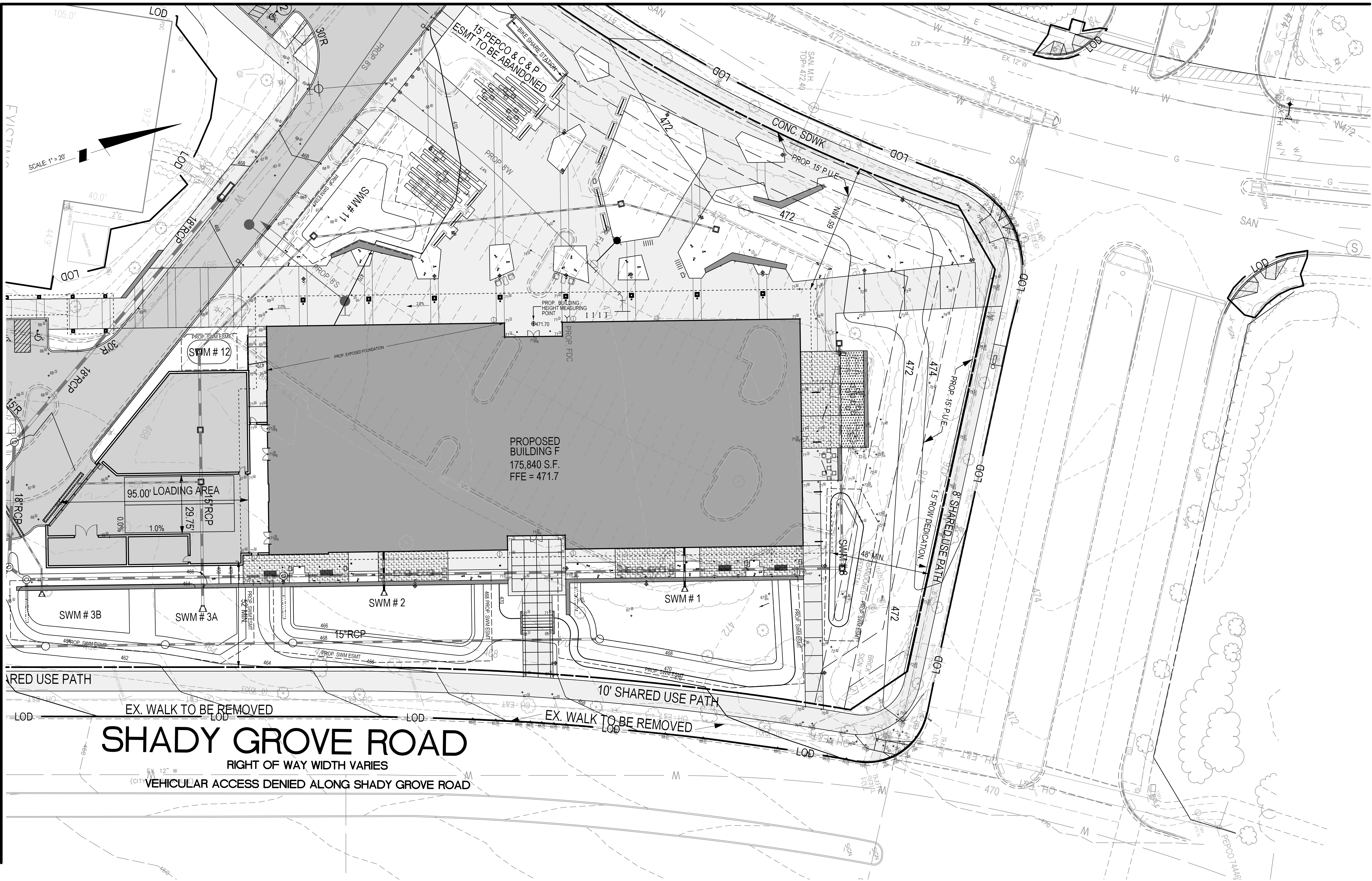


| | |
|-------------|-------------|
| SHEET | S1.1 |
| PROJECT NO. | 1507-01-06 |

PLANNING DEPARTMENT USE ONLY (E-PLANS)

MATCHLINE SEE SHEET S1.3

MATCHLINE SEE SHEET S1.4



SOLTESZ

Rockville Office
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.946.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

| NO. | DATE | REVISIONS | BY | DATE |
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| 1 | JUNE 2017 | DESIGNED: K.L. | | |
| 2 | | TECHNICIAN: G.M.M. | | |
| 3 | | CHECKED: K.L. | | |

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OWNER/DEVELOPER/APPLICANT

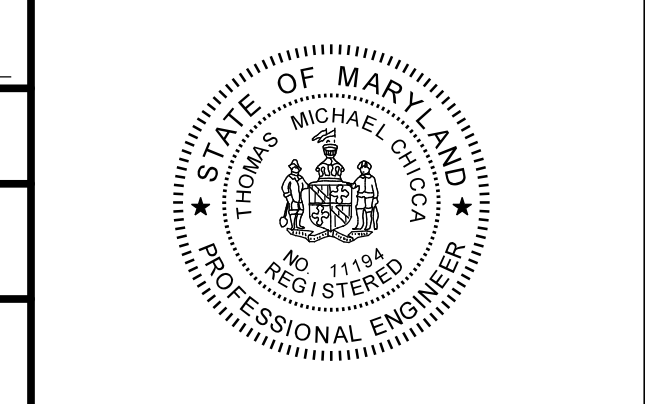
ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-8618
CONTACT: SCOTT ROBERTS

| | |
|--------------------------------|----------------------|
| MAP: S163 | GRID: JS |
| TAX MAP: FR 593, FR 343 | ZONING CATEGORY: LSC |
| WBC 200' SHEET: 219 NW 09 | XXXX |
| SITE DATUM: HORIZONTAL: NAD 83 | XXXX |
| VERTICAL: NGVD 29 | |

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 11194 EXPIRATION DATE: 11-21-2018



SITE PLAN

SITE PLAN 81995045E
9800 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DEVELOPER'S CERTIFICATE

The Undersigned agrees to execute all the features of the Site Plan Approval No. 81995045E, including Approval Conditions, Development Program, and Certified Site Plan.

Developer's Name: ALEXANDRIA REAL ESTATE EQUITIES, INC. SCOTT ROBERTS, CONTACT PERSON

Address: 946 CLOPPER ROAD GAITHERSBURG, MD 20878

Phone: 210-243-8618

Signature: _____

PROJECT NO. 1507-01-06

SHEET S1.2

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PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 20'

EXISTING FIRE STATION

MATCHLINE SEE SHEET S1.5

MATCHLINE SEE SHEET S1.2

SHADY GROVE ROAD
RIGHT OF WAY WIDTH VARIES
VEHICULAR ACCESS DENIED ALONG SHADY GROVE ROAD

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81995045E, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: ALEXANDRIA REAL ESTATE EQUITIES, INC. SCOTT ROBERTS, Contact Person
Address: 946 CLOPPER ROAD GAITHERSBURG, MD 20878
Phone: 210-243-0818
Signature: _____

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LICENSE NO. 11194 EXPIRATION DATE: 11-21-2018



SITE PLAN

SITE PLAN 81995045E
9800 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

SHEET S1.3

PROJECT NO. 1507-01-06



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.946.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

| NO. | | REVISIONS | | BY | | DATE | |
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| 1 | | DATE: JUNE 2017 | | DESIGNED: K.L. | | CHECKED: K.L. | |
| 2 | | CAD STANDARDS VERSION: V5 - 2009 | | TECHNICIAN: G.M.M. | | | |

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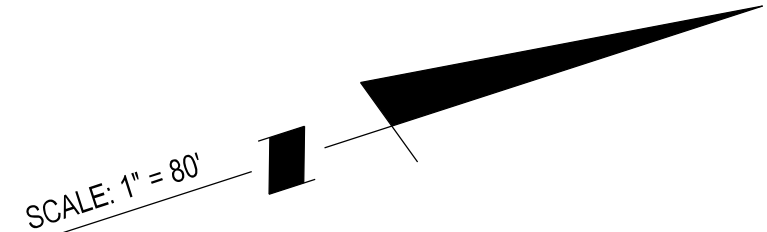
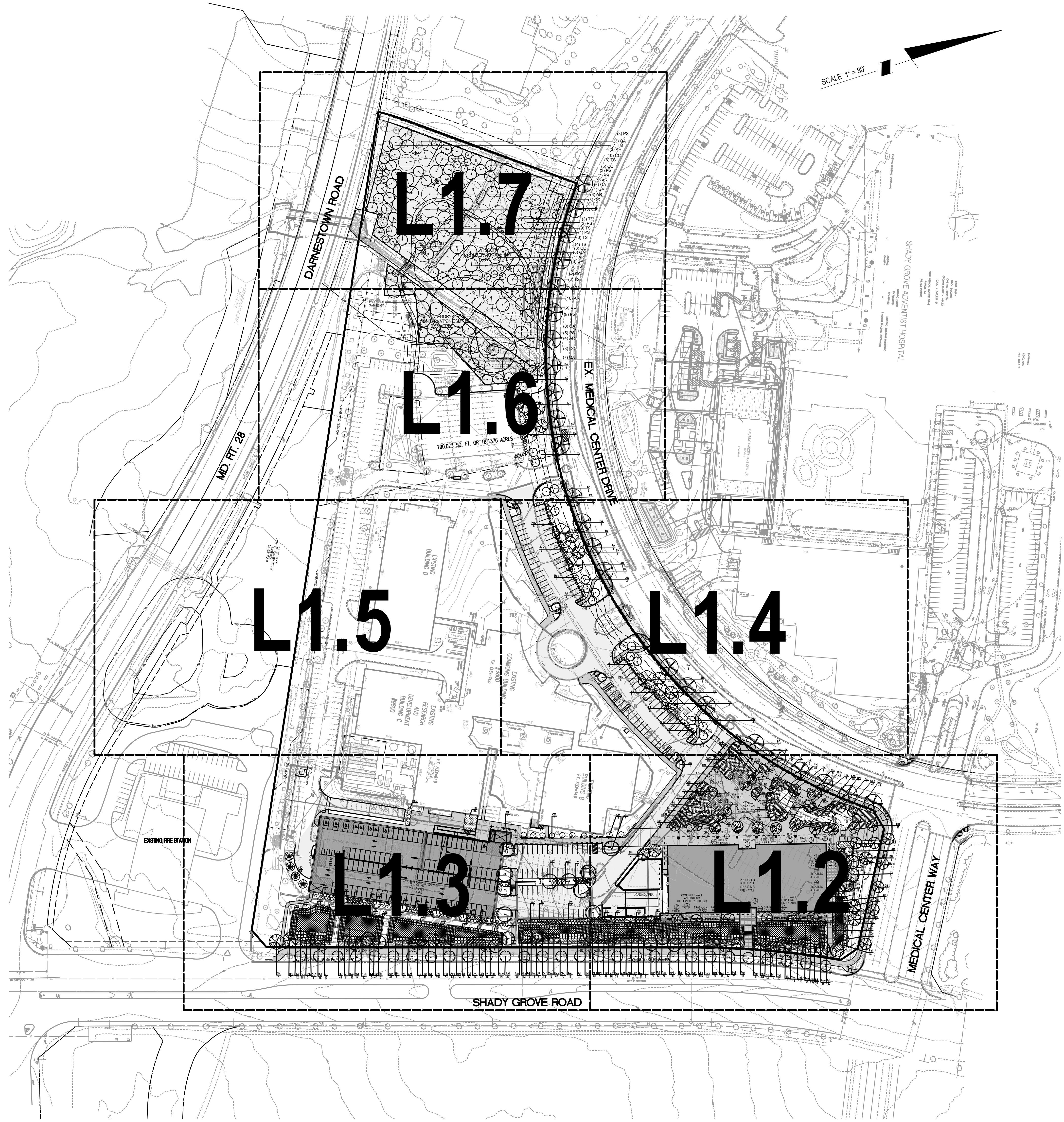
OWNER/DEVELOPER/APPLICANT

ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-0818
CONTACT: SCOTT ROBERTS

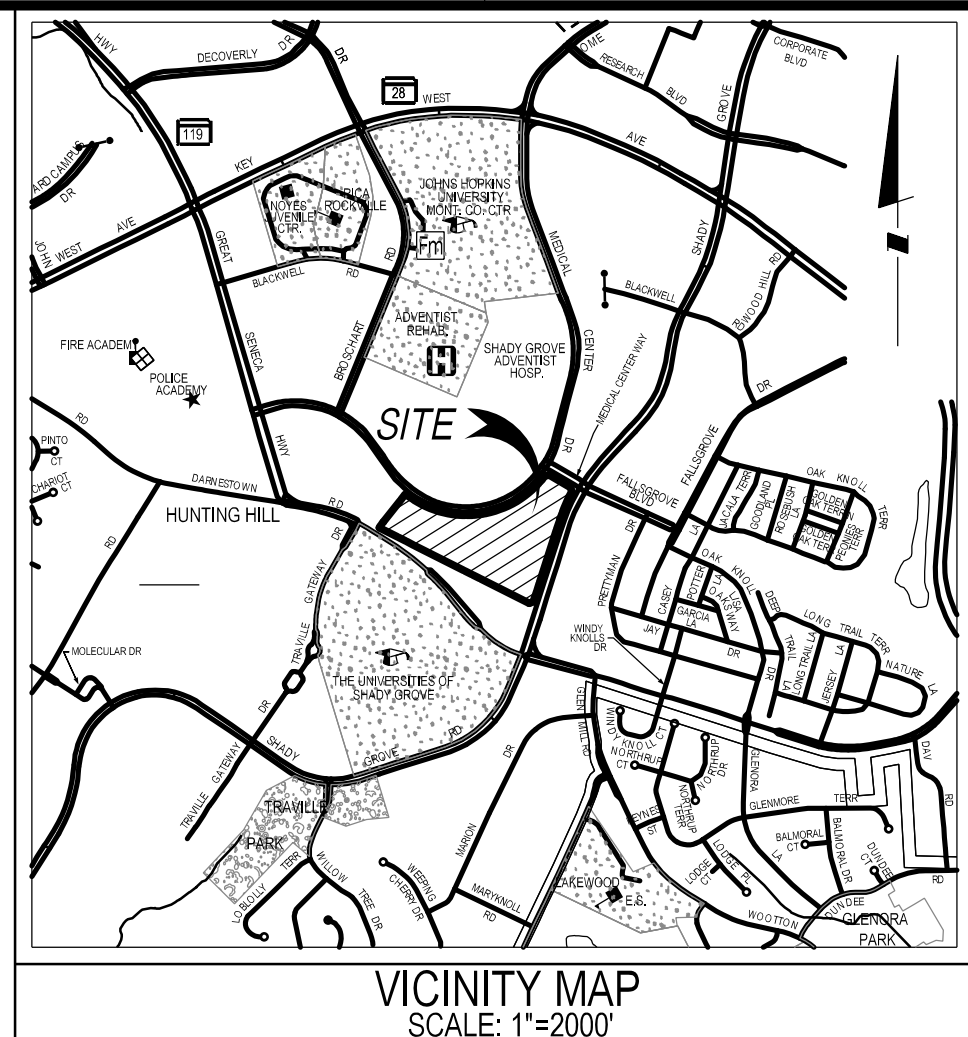
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| MAP: S163 | GRID: JS |
| TAX MAP: FR 593, FR 343 | ZONING CATEGORY: LSC |
| WBC 200' SHEET: 219 NW 09 | XXXX |
| SITE DATUM: HORIZONTAL: NAD 83 | XXXX |
| VERTICAL: NGVD 29 | |

Q:\1507\0100\15070106\ENGINEERING\SITE PLAN\07-BSITE-81995045E-S1.3.sht Scale= 20,000 R / in. User= klauritti PLT.dwg PDF_Grey_150.plt dtd 11/26/2017 11:26:36 PM

PLANNING DEPARTMENT USE ONLY (E-PLANS)



SCALE 1" = 80'



LEGEND

- SITE BOUNDARY
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED GRASSES
- EXISTING CONTOUR
- WL WETLAND
- WB WETLAND BUFFER
- SVB STREAM VALLEY BUFFER
- SPA SPECIAL PROTECTION AREA

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 81950045E, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: SOLTESZ, LLC
Address: 988 CLOPPER ROAD, GAITHERSBURG, MD 20878
Phone: 202-242-0818
Signature: _____



Rockville Office
2 Research Place, Suite 100
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www.solteszco.com

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OWNER/DEVELOPER/APPLICANT
ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-0818
CONTACT: SCOTT ROBERTS

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| VERTICAL: NGVD 29 | |



OVERALL LANDSCAPE PLAN

LANDSCAPE AND LIGHTING PLAN
9800 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1507-01-06

SHEET L1.1

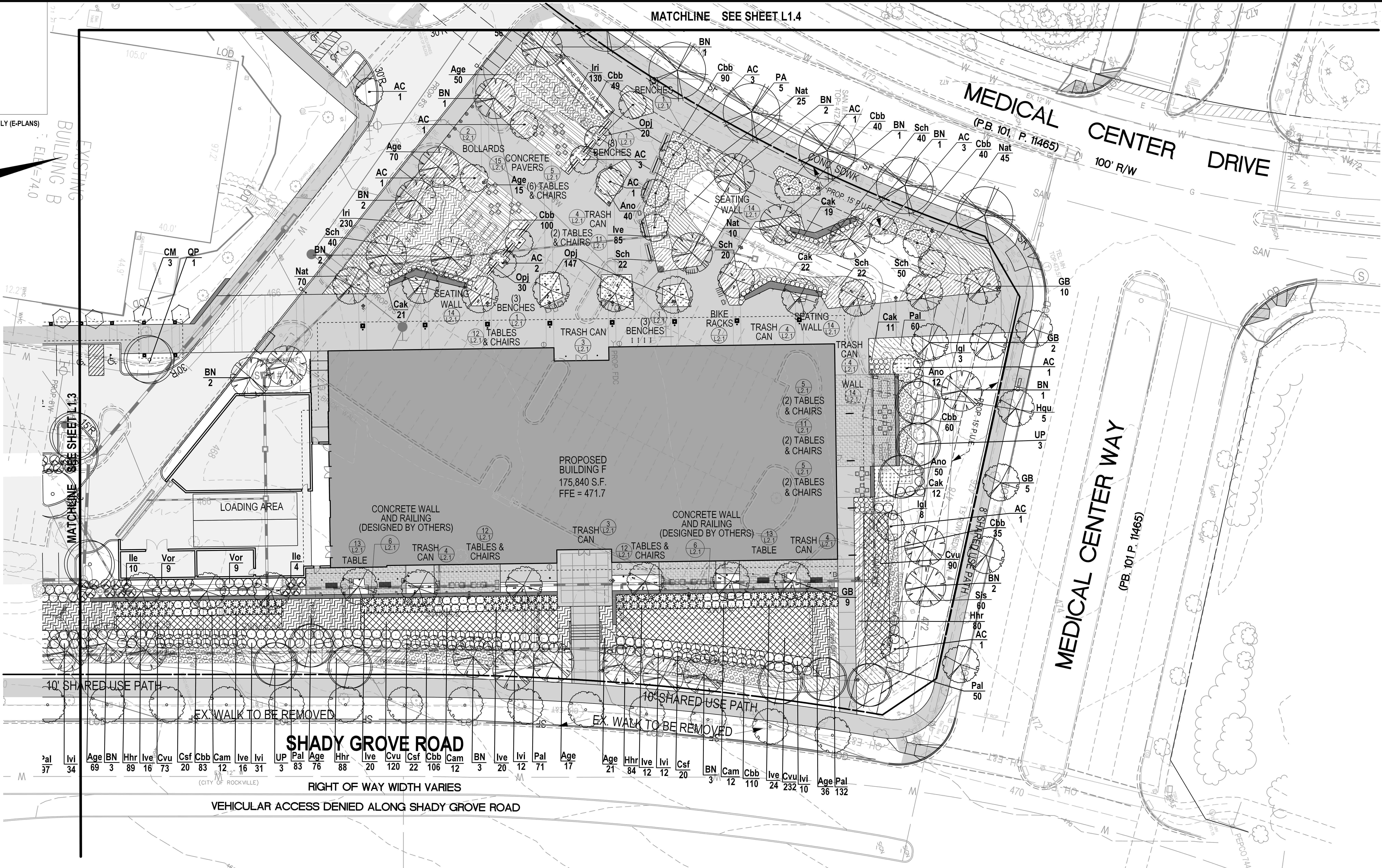
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PLANNING DEPARTMENT USE ONLY (E-PLANS)

SCALE: 1" = 20'

MATCHLINE SEE SHEET L1.4



10' SHARED USE PATH

EX. WALK TO BE REMOVED

SHADY GROVE ROAD

RIGHT OF WAY WIDTH VARIES

VEHICULAR ACCESS DENIED ALONG SHADY GROVE ROAD

10' SHARED USE PATH

EX. WALK TO BE REMOVED

MEDICAL CENTER WAY
(P.B. 101 P. 11465)

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 8195045E, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: SOLTESZ, INC. (SOLTESZ)
Address: 980 CLOPPER ROAD, GAITHERSBURG, MD 20878
Phone: 202-242-0818
Signature: _____



ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.946.2750 F. 301.948.9067

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

| NO. | DATE | REVISIONS | BY | DATE |
|-----|-----------|--------------------|----|------|
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| 2 | | TECHNICIAN: G.M.M. | | |
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OWNER/DEVELOPER/APPLICANT

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NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-8818
CONTACT: SCOTT ROBERTS

| | |
|--------------------------------|----------------------|
| MAP: 5163 | GRID: JS |
| TAX MAP: FR 563, FR 343 | ZONING CATEGORY: LSC |
| WBC 200' SHEET: 219 NW 09 | XXXX |
| SITE DATUM: HORIZONTAL: NAD 83 | XXXX |
| VERTICAL: NGVD 29 | |



LANDSCAPE AND LIGHTING PLAN

LANDSCAPE AND LIGHTING PLAN 9800 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



1" = 20'

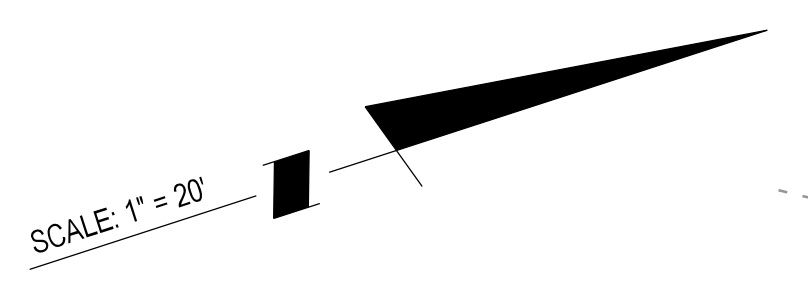
SHEET L1.2

PROJECT NO. 1507-01-06

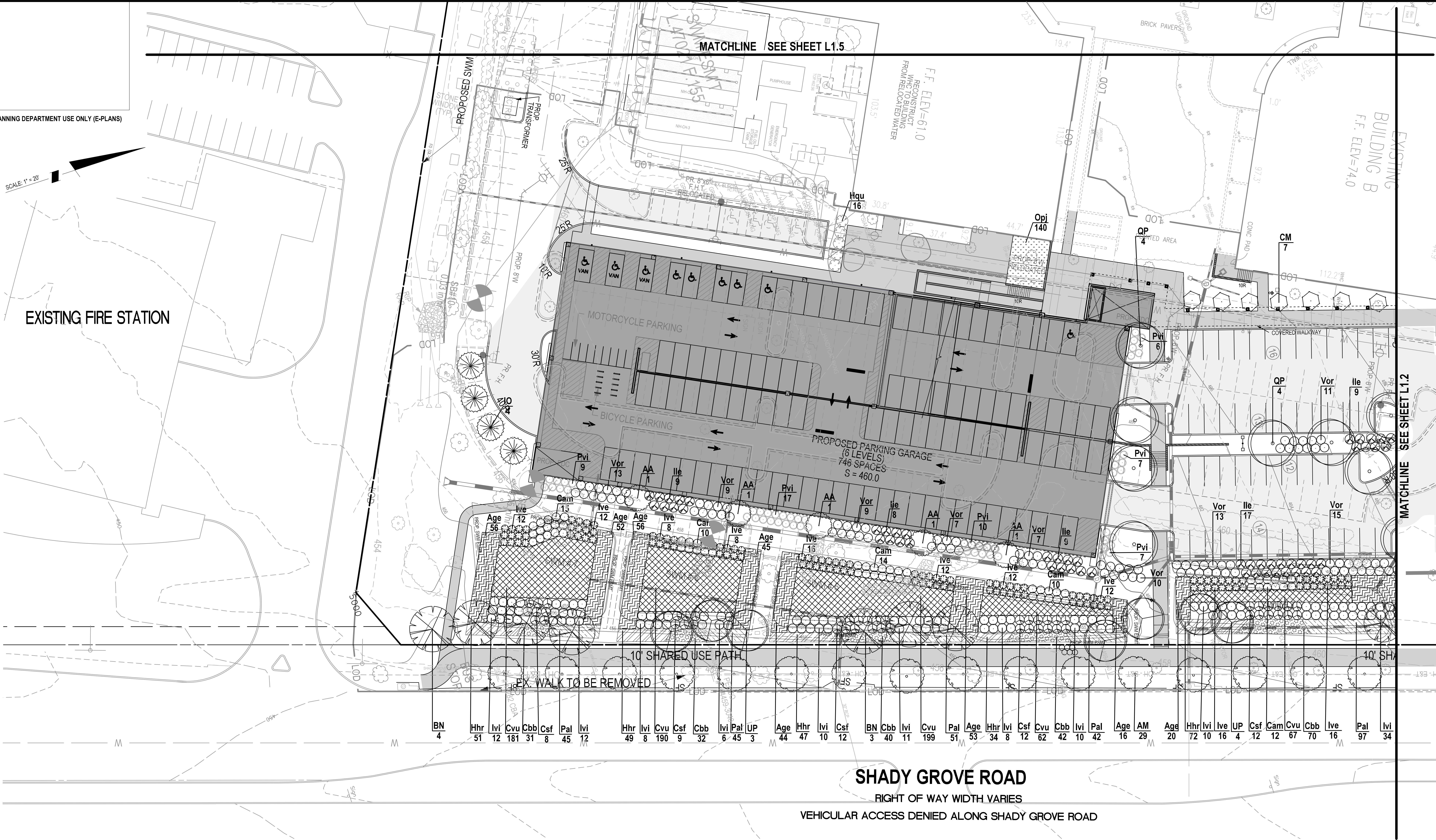
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EXISTING FIRE STATION





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2 Research Place, Suite 100
Rockville, MD 20850
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Rockville
Lanham
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Soltesz DC, LLC

www.solteszco.com

| NO. | | REVISIONS | | BY | | DATE | |
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| 1 | | DATE: JUNE 2017 | | DESIGNED: K.L. | | CHECKED: P.R.J. | |
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OWNER/DEVELOPER/APPLICANT

ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-8818
CONTACT: SCOTT ROBERTS

| | |
|--------------------------------|----------------------|
| MAP: 5163 | GRID: JS |
| TAX MAP: FR 563, FR 343 | ZONING CATEGORY: LSC |
| WISC 200' SHEET: 219 NW 09 | XXXX |
| SITE DATUM: HORIZONTAL: NAD 83 | XXXX |
| VERTICAL: NGVD 29 | |



LANDSCAPE AND LIGHTING PLAN

LANDSCAPE AND LIGHTING PLAN
9800 MEDICAL CENTER DRIVE

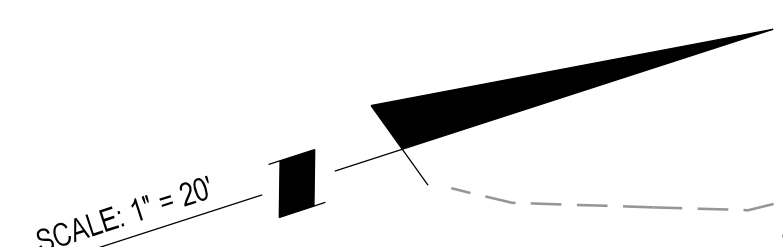
GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

PROJECT NO. 1507-01-06

SHEET **L1.3**

DEVELOPER'S CERTIFICATE
The undersigned agrees to execute all the features of the Site Plan Approval No. 8195045E, including Approval Conditions, Development Program, and Certified Site Plan.
Developer's Name: SOLTESZ, LLC
Address: 946 CLOPPER ROAD GAITHERSBURG, MD 20878
Phone: 210-243-8818
Signature: _____

Q:\1507010015070106\ENGINEER\LANDSCAPE\Plans\08-8LL-8195045E-L1.3.dwg Scale: 20,000 R / In. User: klauretti PLT.dwg PDF: Grey_150_pldtgy Penibm* TEXT: SUB.tbl 10/31/2017 11:28:19 PM



DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 81995045E, including Approval Conditions, Development Program and Certified Site Plan.

Developer's Name: ALEXANDRIA REAL ESTATE EQUITIES-MARYLAND, INC. SCOTT ROBERT
Company Contact Person

Address: 1465 CLOPPER ROAD GANTHERSBURG, MD 29378

Phone: 215-233-6818

Signature: _____



Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

www.solteszco.com

[illegible]

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NO. 24 LLC
946 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE: 210-243-0818
CONTACT: SCOTT ROBERTS

| | | | |
|---|--|-------------------------|--|
| MAP 5163 | | GRID J5 | |
| TAX MAP FR 563, FR 343 | | ZONING CATEGORY: LSC | |
| WSSC 200' SHEET 219 NW 09 | | XXXX: | |
| SITE DATUM HORIZONTAL: NAD 83 VERTICAL: NGVD 29 | | XXXX: | |



LANDSCAPE AND LIGHTING PLAN
9800 MEDICAL CENTER DRIVE

GAITHERSBURG (9TH) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND



SHEET L1.7

| | |
|-------------|------------|
| PROJECT NO. | 1507-01-06 |
|-------------|------------|

ATTACHMENT 3



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

November 17, 2017

Mr. Timothy Hoffman
Soltesz
2 Research Place
Rockville, Maryland 20850

Re: **COMBINED FINAL WATER QUALITY
PLAN/SITE DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
9800 Medical Center Drive
Preliminary Plan #: 1-88233
SM File #: 238926
Tract Size/Zone: 18.13 acres/LSC
Total Concept Area: 8.83 acres
Lots/Block: N/A
Parcel(s): W, O/R
Watershed: Watts Br./Piney Br. SPA

Dear Mr. Hoffman:

Based on a review by the Department of Permitting Services Review Staff, the Final Water Quality Plan for the above-mentioned site is **acceptable**. The Final Water Quality Plan proposes to meet required stormwater management goals via a combination of micro bioretention, bioretention facilities and ultimately drains to the Gudelsky Regional Pond. This approval is for the elements of the Final Water Quality Plan that DPS has lead agency responsibility, and does not include limits on imperviousness or buffer encroachments.

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. Micro bioretention drainage areas are to be limited to 20,000 square feet.
3. The existing infiltration structures are to be protected from sediment contamination at all times during the construction phase.
4. Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section.

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

The performance goals that were established at the pre-application meeting are to be met through the implementation of the Water Quality Plan. They are as follows:



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

Timothy Hoffman
November 17, 2017
Page 2

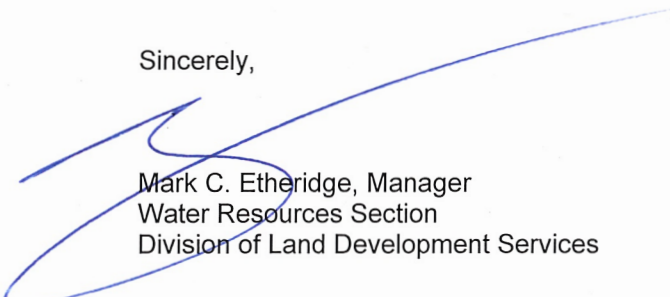
1. Minimize storm flow run off increases.
2. Minimize sediment loading.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. A BMP monitoring fee for the disturbed area within the SPA is required.

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.

If you have any questions regarding these actions, please feel free to contact Leo Galanko at 240-777-6242.

Sincerely,



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

MCE: lmg

cc: N. Braunstein
SM File # 238926

ESD: Required/Provided 35,107 cf / 35,107 cf
PE: Target/Achieved: 1.8"/1.8"
STRUCTURAL: 0 cf
WAIVED: 0 ac.

81995045E 9800 Medical Center Drive

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that have been uploaded on/ dated **“10/25/2017”**.

DPS notes that the site plan contemplates relocation of a drainage easement within the Applicant's property. This will require a formal abandonment of the portion of the drainage easement that is being removed in order for DPS to approve the record plat.

Also, the followings need to be addressed prior to the certification of site plan:

1. Label the PIE on the easternmost driveway on Medical Center Drive.
2. Ensure the proposed handicap ramps and pedestrian refuge islands are aligned at the intersection of Medical Center Drive and Medical Center Way.
3. Please coordinate with MCDOT-Commuter Services Section to address their comments.