



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

MCPB No. 18-067
Site Plan No. 81973005C
Washington Science Center- 6000 Executive Blvd
Date of Hearing: June 21, 2018

AUG 01 2018

CORRECTED RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, the Planning Board approved site plan No. 819730050 (previously referred to as No. 8-73005) for a seven-story office structure of approximately 128,572 square feet on 6.78 acres of Industrial (I-3) zoned-land, located at 6000 Executive Boulevard ("Subject Property"), in the North Bethesda Garrett Park Master Plan ("Master Plan") area; and

WHEREAS, on September 19, 2008, the Planning ~~Board-Director~~ approved an amendment to Site Plan No. 81973005A to add a right-turn lane exiting the property, add an ADA accessible parking booth, reconfigure the parking layout removing twelve parking spaces, relocate existing light poles, and remove an existing tree on the Subject Property; and

WHEREAS, on May 28, 2015, the Planning Board approved an amendment to the Site Plan No. 81973005B (MCPB No. 15-57) to add 12,857 square feet of general office; modify the minimum vehicle and bicycle parking requirements; and install bicycle parking facilities; and

WHEREAS, on March 20, 2018, CPH 6000 LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plan(s) to allow relocation of underground utilities and approve an associated forest conservation plan on the Subject Property; and

WHEREAS, the application to amend the site plan was designated Site Plan No. 81973005C, Washington Science Center- 6000 Executive Blvd ("Site Plan," "Amendment," or "Application"); and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
MNCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 11, 2018, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 21, 2018, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on June 21, 2018 the Planning Board voted to approve the Application subject to conditions, on the motion of Commissioner Fani-Gonzalez, seconded by Commissioner Dreyfuss, with a vote of 5-0; Commissioners Anderson, Cichy, Dreyfuss, Fani-Gonzalez, and Patterson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 81973005C to allow relocation of underground utilities and approve an associated forest conservation plan by adding the following conditions:

1. The Applicant must record a certificate of compliance for the purchase of off-site mitigation credit from an approved forest-mitigation bank among the land records of Montgomery County prior to any clearing and grading occurring on site.
2. The Sediment and Erosion Control Plan and Storm Water Management Plan must be consistent with the limits of disturbance and the associated tree/forest preservation measures of the Final Forest Conservation Plan (FFCP).
3. The Applicant must comply with all tree protection and tree save measures shown on the approved FFCP. Additional tree save measures not specified on the FFCP may be required by the M-NCPPC forest conservation inspector at the required pre-construction meeting.
4. Per the *White Flint 2 Sector Plan*, the trees in the forested area between the trail and the southern property boundary shall be preserved to the maximum extent possible, and preserved trees shall be shown on the landscape plan of any future Site Plan or Site Plan Amendment.
5. No clearing or grading of the Property prior to Certified Site Plan.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged, and in full force and effect.

BE IT FURTHER RESOLVED that all site development elements shown on the latest electronic version of Washington Science Center- 6000 Executive Blvd Site Plan No. 81973005C, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan as revised by previous amendments, and all findings not specifically addressed remain in effect.

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

BE IT FURTHER RESOLVED that this Site Plan shall remain valid as provided in Montgomery County Code § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is AUG 01 2018 (which is the date that this resolution is mailed to all parties of record); and

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Commissioner Fani-González, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, July 26, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board