



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

MCPB No. 19-133
Site Plan No. 81998022I
Qiagen Campus at Germantown Business Park
Hearing Date: December 19, 2019

DEC 23 2019

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, under Section 59-7.7.1.B.3, the Planning Board reviewed this site plan under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, on March 12, 1998, the Planning Board (Resolution mailed on April 22, 1998), approved Site Plan No. 819980220, to construct 231,600 square feet of office, subject to conditions on 24.33 acres of land zoned I-1 and O-M, located on the north side of Germantown Road (MD Route 118) at the northeastern intersection of Dawson Farm Road ("Subject Property"), in the 1989 *Germantown Master Plan* ("Master Plan") area; and

WHEREAS, on January 20, 2000, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022A, to increase density to 300,000 square feet of research and development, industrial, and office uses on the Subject Property; and

WHEREAS, on October 17, 2002, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022B, to construct 78,300 square feet of office and 11,700 square feet of day care on Lot 1 and granting a parking waiver for 11 spaces on the Subject Property; and

WHEREAS, on July 16, 2009, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022C, to construct a temporary parking facility on Lot 1, redistribute research and development uses, revise the landscaping plans, reconfigure the entrance drive, and provide fire access on the Subject Property; and

Approved as to

Legal Sufficiency

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WHEREAS, on October 18, 2010, the Planning Director approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022D, to reallocate gross floor area from buildings 4A and 2A to building 3A, add transformers at buildings 4 and 8, add underground fire protections behind building 3A, and add paths around the stormwater management pond on the Subject Property; and

WHEREAS, on November 19, 2012, the Planning Director approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022E, to allow a hard surface access route required by PEPCO, a hard surface pathway for emergency egress from building 2, accessible egress from the parking garage, and installation of a generator pad on the Subject Property; and

WHEREAS, on May 24, 2013, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022F, for approximately 114,000 square feet of non-residential density consistent with the trip caps of the preliminary plan and for the construction of a 244,000 square foot building for office and research and developments 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 on the Subject Property; and

WHEREAS, on July 26, 2018, the Planning Board approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022G, to reduce the density of previously-approved building from 244,000 square feet to 150,000 square feet, modify the vehicular entry and the building footprint, add a connection between the old and new buildings, and replace a previously-approved parking garage with a surface parking lot on the Subject Property; and

WHEREAS, on May 24, 2019, the Planning Director approved an amendment to the previously-approved site plan, designated Site Plan No. 81998022H, to adjust the location of the footprint for the next phase building and for revisions to areas within the final footprint location for the excavation of 29,152 square feet for a cellar level on the Subject Property; and

WHEREAS, on August 21, 2019, Qiagen Sciences ("Applicant"), filed an application for approval of an amendment to the previously approved site plans for approval of the following modifications:

1. Increase the density of previously approved, but unbuilt, Building 3 to 157,700 square feet for office and R&D, while retaining the unused remainder of previously-approved total density for future phases;
2. Enlarge the physical connector between the existing and new building;
3. Modify certain existing building facades to match the new building;

4. Add new decorative structural elements;
5. Make minor adjustments to grading and landscaping.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81998022I, Qiagen Limited Site Plan Amendment ("Site Plan," "Amendment," or "Application"); and

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 November 22, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on December 19, 2019, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 81998022I, subject to the following conditions:

1. 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 August 27, 2019, 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.

2. 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 December 3, 2019, 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 Preliminary Plan approval.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect. All site development elements shown on the latest electronic version of Site Plan No. 81998022I, Qiagen

Limited Site Plan Amendment, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are required.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, and that all findings not specifically addressed below remain in effect; and

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 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	Approved
Max. Building Coverage (%)	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	50
From Dawson Farm Road (A-254)	50	95
Min. Building Setbacks (ft.)		
From Germantown Road (MD 118)	50	235
From Dawson Farm Road (A-254)	50	280
Side and Rear	20	35

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 Subject Property is located within both the I-1 and OM zones, and the allocated uses are allowed in each of these zones. As discussed below, the Application continues to comply with the development standards of the I-1 and O-M zones.

Development Standards

The following Project Data Table indicates compliance with the Zoning Ordinance. Only the standards that are affected by this Amendment are listed; a comprehensive modified data table is included on the Certified Site Plan. In accordance with Zoning Ordinance Sections 59-E-3.7, 59-C-4.31, and 59-C-5.3 and the binding elements of the Schematic Development Plan, the modifications are shown below. Previous approvals were for a total of 544,000 square feet of non-residential uses on the 24.33 acres. Currently, the site planned density is 391,400 square feet of non-residential uses, which this Application increases by 7,700 square feet to 399,100 square feet. The Application retains the unused remainder of previously-approved total density for future phases.

The Amendment is correcting minor errors to the development density table from the Certified Site Plan No. 81998022G related to square footage distribution within the different approved uses. The total square footage for each approved use remains the same while the square footage for some sub-categories was adjusted.

Table 2: Project Data Table for the I-1 and OM Zones

Density	Allowed		Approved	
I-1	241,400 sf		241,400 sf	
OM	302,600 sf		157,700 sf	
Total	544,000 sf		399,100 sf	
Parking Calculations				
Use	Required Rate (per 1,000 sf)	Approved use sf with Amendment	Parking Required	Parking Approved
Office	3	84,000	252	
Research and Development	1.5	124,232	186	
Manufacturing	1.5	120,768	181	
Warehouse	1.5	70,100	105	
Total		399,100	724	842

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 the new structure of the development are centrally located within the Property. The existing connection between buildings has been broadened out to a formal connection and while the building footprint has increased, it is minimal at 7,700 square feet. 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 is better aligned and on axis with the Property's access, which improves visibility and wayfinding. In addition, it provides a circulation pattern that safely balances the accessibility of pedestrians walking into the Property 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 adequate, safe, and efficient.

Open Space, Landscaping and Lighting

The open space and landscaping will remain safe, adequate, and efficient. While there are minor adjustments to the landscaping within the central open space, they are de minimis. The adjustments to the landscaping help to improve the central open space as they increase the amount and variety of plantings and are a response to subtle shifts in the pedestrian paths and the revised building footprint.

Pedestrian and Vehicular Circulation

The pedestrian and vehicular circulation will remain safe, adequate, and efficient. The Amendment includes a minor modification to the fire turnaround with no impacts to the pedestrian or other vehicle circulation, and adjustments to the hardscape at the pedestrian area in front of the drop-off. The Fire Marshall's office has reviewed and recommended approval of the modifications to the fire turnaround. The minor changes to the pedestrian connections are de minimis. The path that was previously shown in the ellipse-shaped island will be removed, pushing pedestrian travel to the sidewalks located around the perimeter of the drop-off. This modification eliminates pedestrians having to cross the drive lanes within the drop-off and results in a safer pedestrian environment.

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

The new entryway and structural elements are compatible with the existing structures on-site as well as the existing development adjacent to the Property.

The architecture for Building 3 and the circulation connector has been adjusted to unify and connect with the existing buildings on the campus. The facades of the existing buildings near the entry connector will be re-clad with the same materials to be used on Building 3, which provides architectural compatibility. Additionally, there are structural elements and an architectural embellishment being added to the roof to visually connect the buildings, while also framing the view towards the main entrance to the campus. The contemporary aesthetics of the architecture and the shared material palette unify the design and identity for the campus. Areas of the new building will be adjacent to an undeveloped parcel that backs up to the railroad right-of-way. 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).

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 Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is DEC 23 2019 (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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

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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 Cichy, seconded by Commissioner Verma, with Chair Anderson, Vice Chair Fani-González, and Commissioners Cichy and Verma voting in favor, and Commissioner Patterson absent at its regular meeting held on Thursday, December 19, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board