

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

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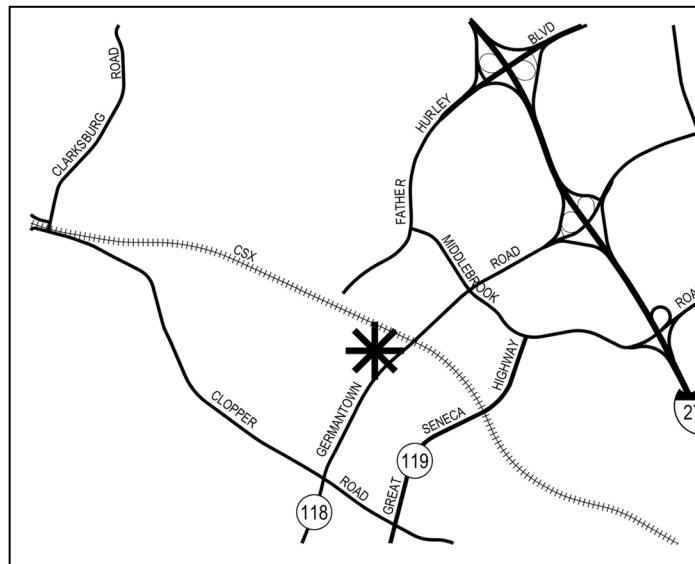
Richard Weaver, Chief, Area 3, Richard.Weaver@Montgomeryplanning.org, 301-495-4544

Staff Report Date: 12/5/19

Description

Limited Site Plan Amendment No. 81998022I:
Amendment to increase the density of previously approved, but unbuilt, Building 3 on the Qiagen Campus from 150,000 square feet to 157,700 square feet; enlarge the physical connector between the existing and new building; modify some existing building facades to match the new building; add new decorative structural elements; make minor adjustments to grading and landscaping; and address minor site changes and technical corrections; located on the north side of Germantown Road (MD Route 118) at the northeastern intersection of Dawson Farm Road; 24.33 acres zoned IM-2.5 H-80 and EOF-1.5 H-75 but reviewed under the previous I-1 and O-M zones, *1989 Germantown Master Plan*.

- Applicant: Qiagen Sciences, Inc.
- Acceptance Date: August 21, 2019



Summary

- Staff recommends Approval of the Limited Site Plan Amendment, with conditions.
- This Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 and is subject to the grandfathering provisions of Section 59.7.7.1.B.3 of the Zoning Ordinance.
- This Application proposes to increase the size of the building for a new entry connector that will provide a single, centralized point of access and circulation for employees and visitors.
- No community correspondence received to date.

SECTION 1: RECOMMENDATIONS AND CONDITIONS

Staff recommends approval with conditions of Site Plan Amendment No. 81998022I, QIAGEN Campus at Germantown Business Park, to (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. 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 new conditions below. All previously approved conditions related to this development which have not been expressly amended by this Application remain in full force and effect.

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.

SECTION 2: SITE DESCRIPTION

Site Vicinity and Analysis

Site Vicinity

The subject property is located in the northern quadrant of the intersection of Germantown Road (MD 118) and Dawson Farm Road ("Property" or "Subject Property"). The area around the Subject Property is developed primarily with single-family residential uses, both attached and detached, but also includes multi-family development across the CSX railroad tracks to the north, and some commercial development.

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

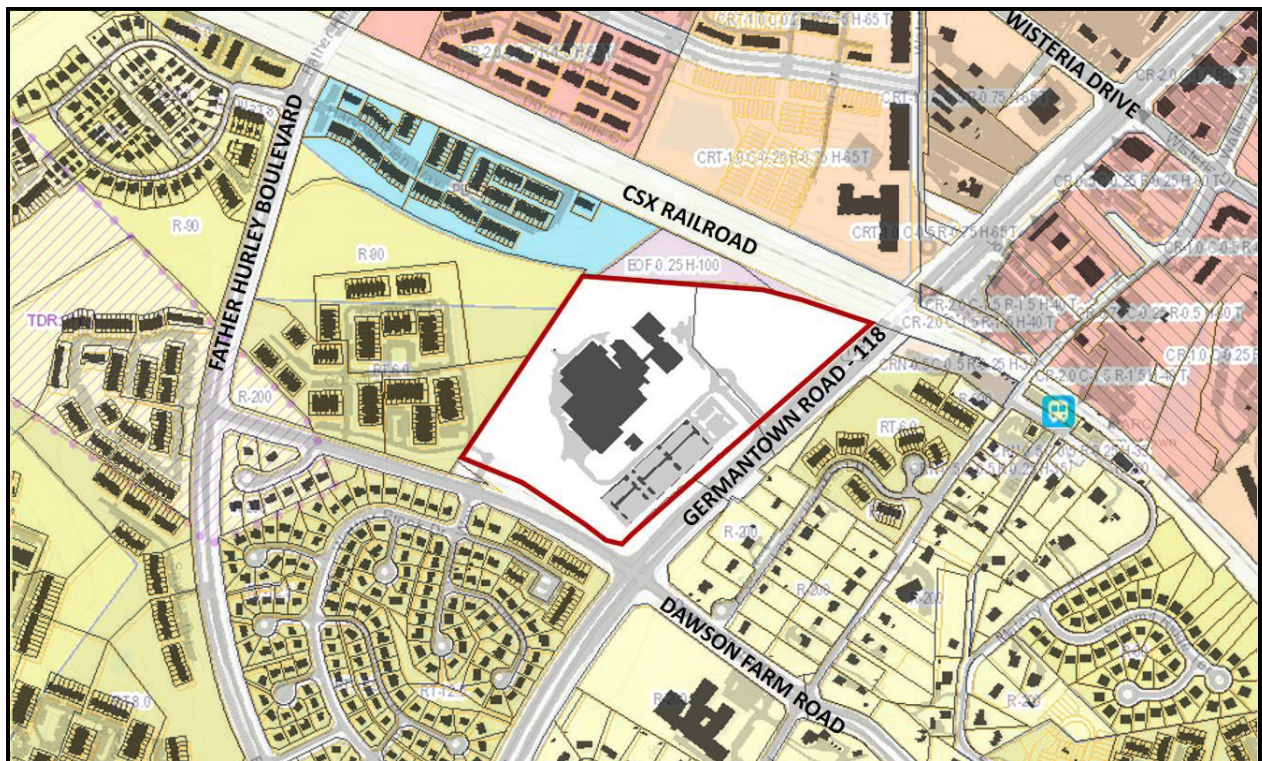


Figure 1: Vicinity and Zoning Map

Subject Property

The Subject Property totals 24.33 acres in size, is zoned IM-2.5 H-80 and EOF-1.5 H-75 but reviewed under the previous I-1 (7.62 acres) and OM (16.71 acres) zones and is located in the 1989 *Germantown Master Plan* area. The 2009 *Germantown Employment Area Sector Plan* area terminates at the adjoining CSX train tracks. As illustrated below, most of the Subject Property is zoned O-M, with a bean-shaped area floating in the northern portion of the Property zoned I-1. Both the existing structures and proposed new building cross the zoning lines and need to comply with the development standards of both zones.

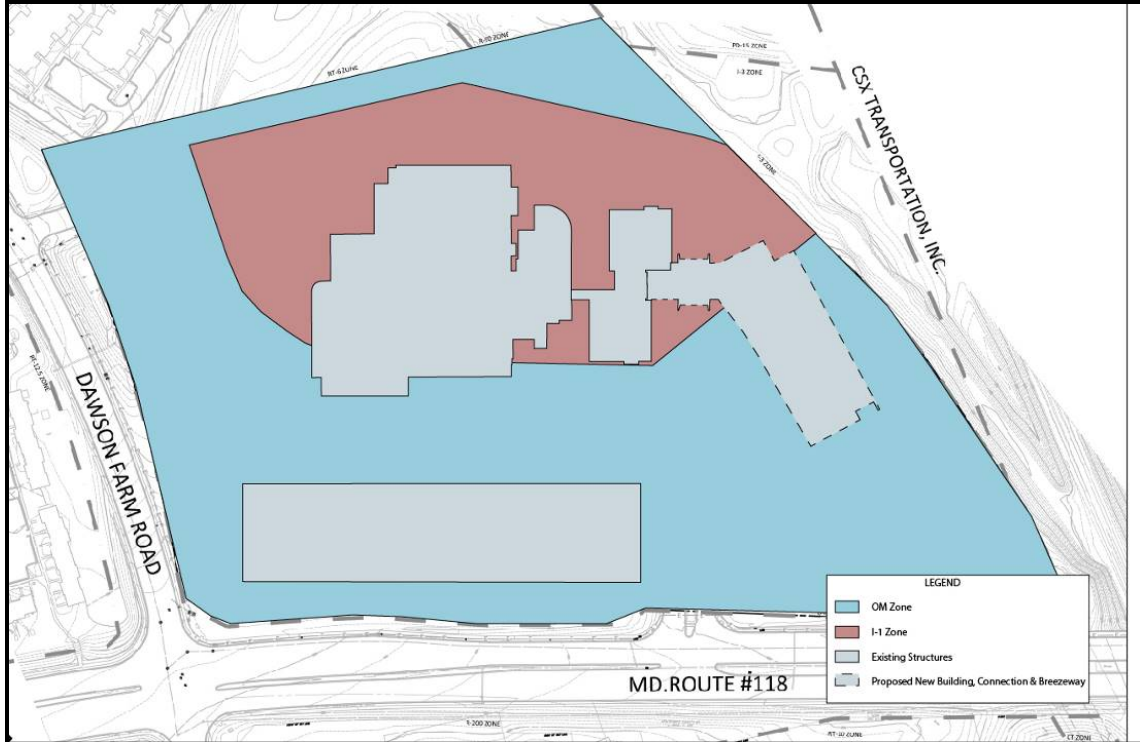


Figure 2: Zoning Diagram

Site Analysis

Currently, the Property serves as the North American headquarters and manufacturing center of QIAGEN Sciences, Inc., including an associated 2-story parking garage, and surface parking.

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



Figure 3: Aerial Photo

SECTION 3: PROJECT DESCRIPTION

Previous Approvals

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

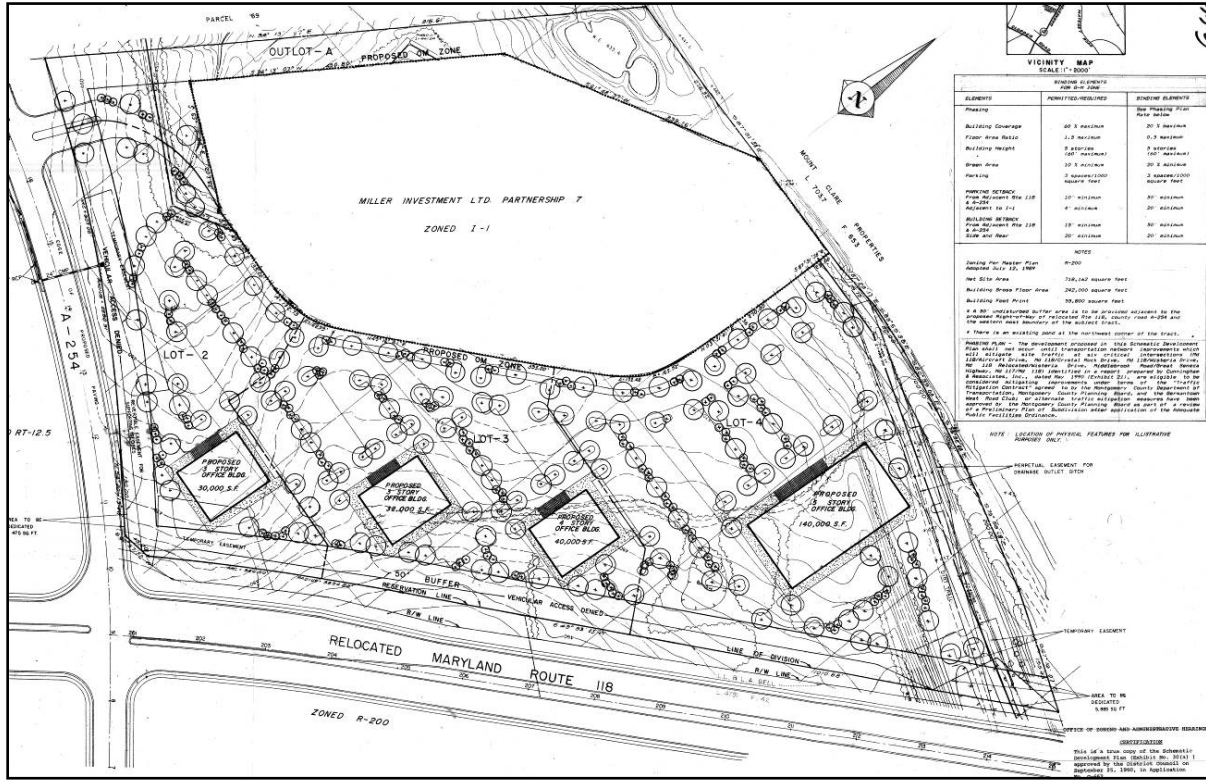


Figure 4: Schematic Development Plan (G-662)

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

The Property was not developed until around 2000 when the current property owner, Qiagen, purchased the land and obtained Planning Board approval under Preliminary Plan 11981142R for up to 400,000 square feet on two lots for research and development, manufacturing, warehousing, and office uses. On January 24, 2000, the Planning Board approved Site Plan Amendment 81998022A for construction of up to 300,000 square feet on one of the lots. The development was designed, approved, and built across zoning boundaries, with portions of buildings in both zones.

In 2012, a minor subdivision (220121880) consolidated the two lots. In 2013, the Planning Board approved Site Plan Amendment 81998022F that allowed the overall density on-site to increase to 544,000 square feet¹ for the construction of a new 244,000 square foot building (Building #3), two story parking garage, a third story addition onto the existing two-story parking garage, and reconfiguration of the main entry area.

¹ The additional density was based on the same number of trips as the previous approval.

In 2018, the Planning Board approved Site Plan Amendment 81998022G which reduced the density of the previously approved building on Qiagen’s campus from 244,000 square feet to 150,000 square feet. The building footprint was modified while the remainder of the density was retained. The Amendment also added a connection from the new building to the existing building and replaced the two-story parking garage with a surface parking lot. In 2019, the Planning Director approved Minor Site Plan Amendment 81998022H which established the final location for the new building and addressed revisions to areas within the footprint with the excavation of 29,152 square feet for a cellar level.



Figure 5: Rendered Site Plan

Proposal

The Applicant proposes to increase the density of the previously approved, but unbuilt, Building 3, from 150,000 square feet to 157,700 square feet, and reconfigure the building entry by enlarging the physical corridor between the existing and new building, and make the following additional changes:

- modify some existing building facades in select locations around the new primary entrance in order to match and unify the existing buildings with Building 3;
- add new structural elements and architectural embellishments to centralize the new entrance and visually connect the existing buildings with Building 3;
- provide minor adjustments to grading and landscaping in the areas surrounding the new entry and the next phase building; and
- address minor site changes and technical corrections that cover a new generator pad, confirmation of the layout for the building in the next phase of development, removal of a previously approved breezeway between the existing buildings and parking, and correcting minor errors to the development

density table from the Certified Site Plan from the previous site plan amendment related to square footage distribution within the different approved uses.

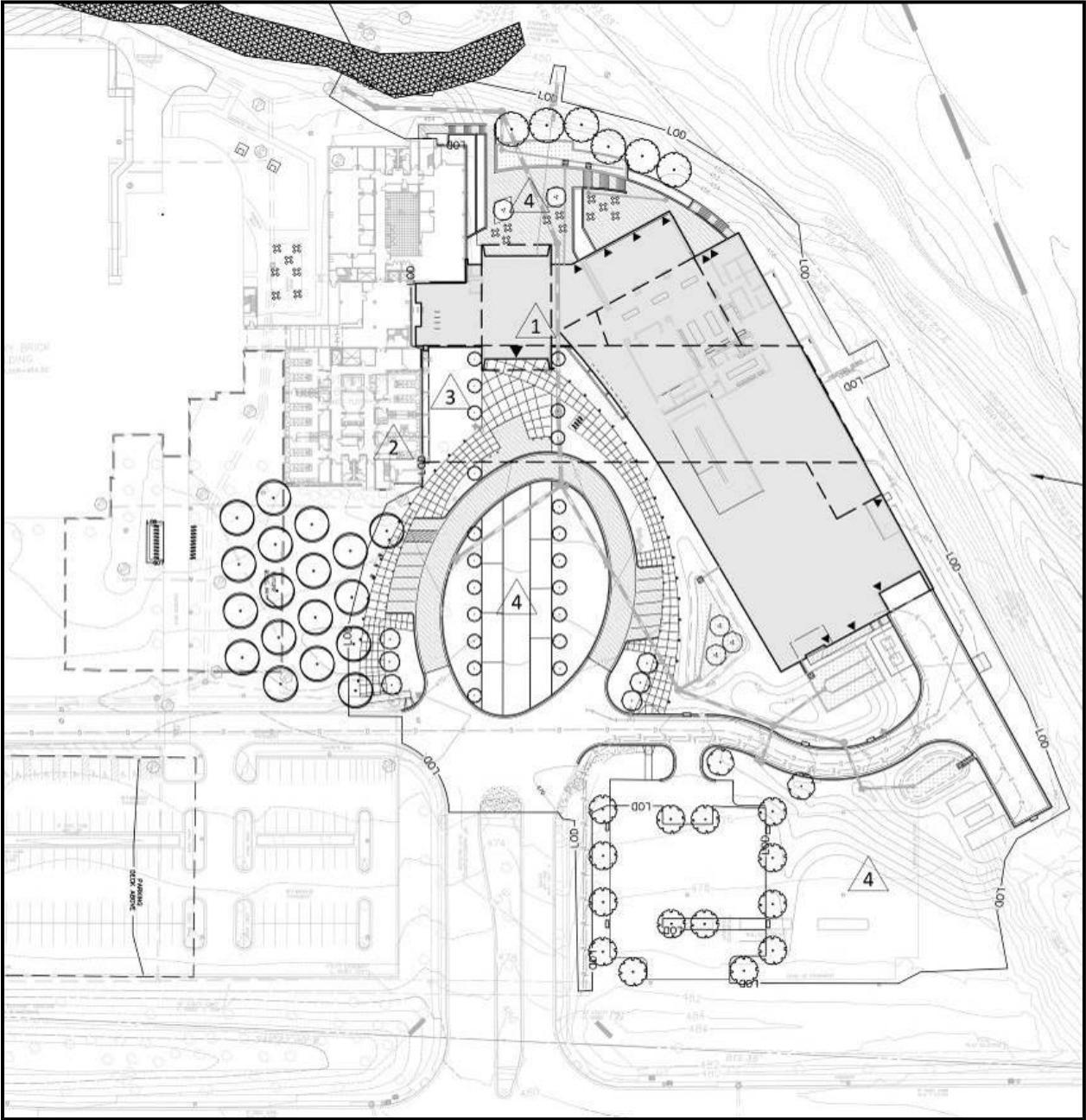


Figure 6: Site Plan 819980221



Figure 7: View from MD-118 looking NW

Building

The new 157,700 square-foot building (Building 3) will accommodate the expansion of uses already approved for the Subject Property: office, research and development, maintenance and production, and warehousing. A secure interior connection is proposed from the new building to the existing buildings through an enlarged corridor that opens to a two-story space with a main lobby and atrium, which also includes pedestrian plazas with landscaping. The new entry connector will provide a single, centralized point of access and circulation for employees and visitors. Employees will have access to the different buildings on campus by means of a secure lower level corridor located at the front of the facility below grade. This area is identified on the cellar plan from the previous amendment and accounts for 3,670 square feet, which does not count towards the FAR. Visitors and guests to the campus will have limited and controlled access by means of a main lobby at grade level that opens to a two-story atrium space accounting for 3,266 square feet, which would be classified as basement and counts towards the FAR. The lower level corridor provides amenities such as a coffee bar and gathering spaces.

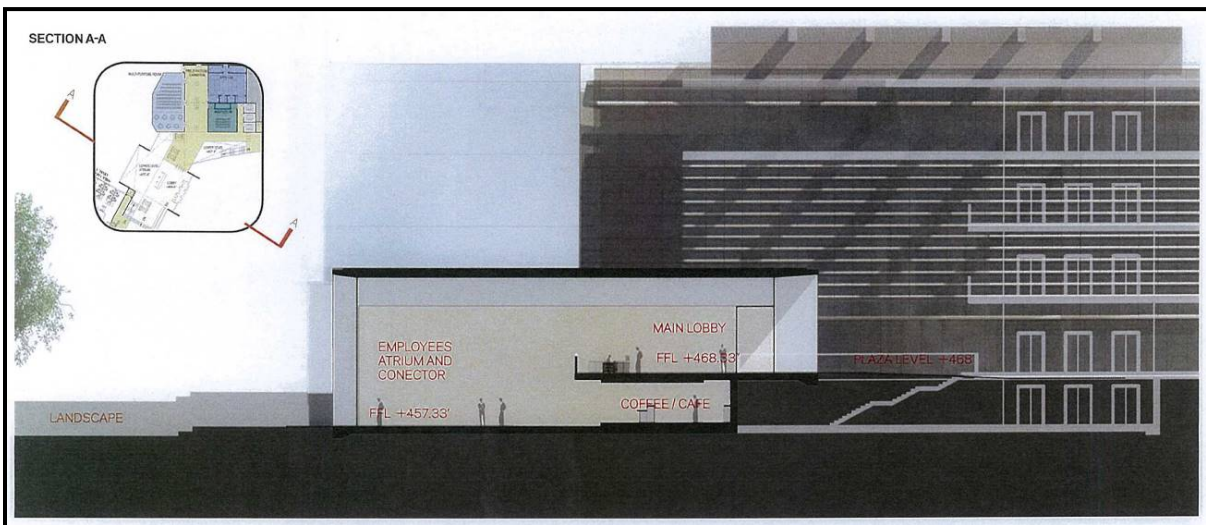


Figure 8: Section through Lobby and Atrium

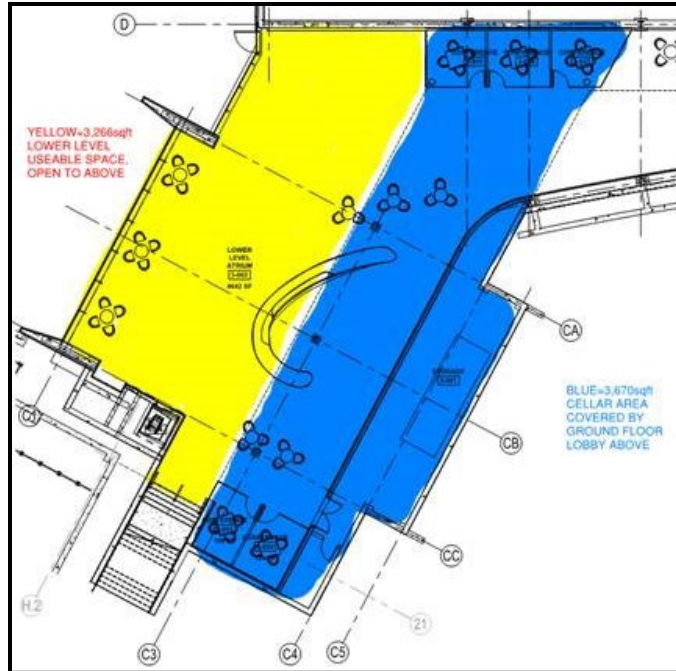


Figure 9: Cellar and Atrium Floor Plan

Landscaping and Open Space

The proposed revisions to landscaping and open space are limited to modifying the shape and layout of the elliptical roundabout and the outdoor seating and gathering areas located between the existing and new buildings (See Figures 10 and 11 below). Within the roundabout island, a previously proposed pathway will be removed and a centralized planting area will be provided with specialty paving and trees to visually enclose the new entry. The layout and landscaping for the outdoor seating and gathering areas will be revised based on the new enclosed entry connector between Building 1 and Building 3 providing two different plazas for people.

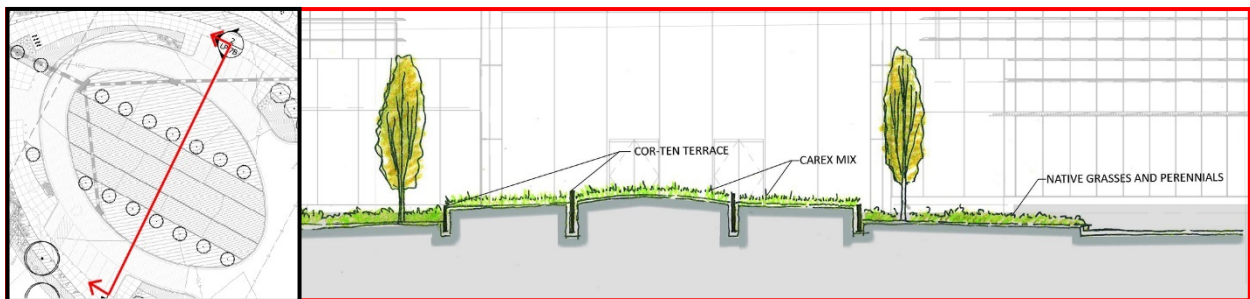


Figure 10: Plan of Landscaped Entry Way, Figure 11: Section of Entry Way

Circulation

The proposed layout will continue to utilize the established entry drive from Germantown Road (MD 118). The Project proposes to make minor revisions to the geometry of the previously approved elliptical entry drive in front of the new building. Loading will still be provided along the southwestern side of the building off a driveway from the main entry. The elliptical roundabout will still function as the fire turnaround.

Community Outreach

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

SECTION 4: ANALYSIS AND FINDINGS

This Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014 and is subject to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance. The proposed Amendment does not alter the previous findings, except as modified below.

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

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

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

	Required Binding Elements	Proposed
Max. Building Coverage (%)	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 proposed 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 the proposal's compliance with the Zoning Ordinance. Only the standards that are affected by this Amendment are listed; a comprehensive modified data table will be included on the Certified Site Plan. In accordance with Zoning Ordinance 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 proposes to increase 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		Proposed	
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)	Proposed use sf with Amendment	Parking Required	Parking Proposed
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

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

Locations of Buildings and Structures

The existing buildings and proposed structure of the development are centrally located within the 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 proposes 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

and Staff has reviewed the minor changes to the pedestrian connections and considers them to be 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 have 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 proposed 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).

CONCLUSION

This Application meets all requirements established by the I-1 and OM zones and the binding elements of the Schematic Development Plan. The locations of buildings and structures, open spaces, landscaping, and pedestrian and vehicular circulation systems are adequate, safe, and efficient. Therefore, Staff recommends approval of this Limited Site Plan Amendment subject to the conditions contained at the beginning of this report.

APPENDICES

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

APPENDICES

A. Previous Approvals

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

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

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

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

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

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

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

The Planning Board approved an amendment to increase the maximum development to 400,000 sf. of office generating no more than 1,600 total employees (672 new trips). Roadway improvements were necessary for the release of the building permits.

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

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

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

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

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

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

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

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

APPENDICES

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

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

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

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

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

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

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

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

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

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

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

The Planning Board approved approximately 114,000 square feet of non-residential density consistent with the trip caps of the preliminary plan and approved plans for the construction of a 244,000 square foot building for office and R&D uses, a two level parking garage, a third level to an existing two story parking garage, reconfiguration of the main entry area, and revisions to the Lighting and Landscaping Plans.

Site Plan No. 81998022G, Resolution mailed on September 13, 2018

The Planning Board approved a limited amendment to reduce the density of a 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 to replace a previously approved two-story parking garage with a surface parking lot.

Administrative Site Plan No. 81998022H, Approved May 24, 2019

The Planning Director approved adjusting the location of the footprint of the next phase building and for associated revisions to associated areas within the final footprint location, including the excavation of 29,152 square feet for a cellar level.



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Hadi Mansouri
Acting Director

August 27, 2019

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

Re: **Revised COMBINED STORMWATER
MANAGEMENT CONCEPT/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Qiagen Campus
Preliminary Plan #: 819980221
SM File #: 283701
Tract Size/Zone: 24/OM
Total Concept Area: 4.55ac
Lots/Block: 7
Parcel(s): N127
Watershed: Seneca Creek

Dear Mr. Mounaud:

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

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. An engineered sediment control plan must be submitted for this development.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
4. Clear SWM access must be provided to micro bioretention facility #4.
5. **This approval letter was reissued to correct a typo in the relevant Preliminary Plan Number. Disregard the letter dated August 23, 2019.**

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

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located



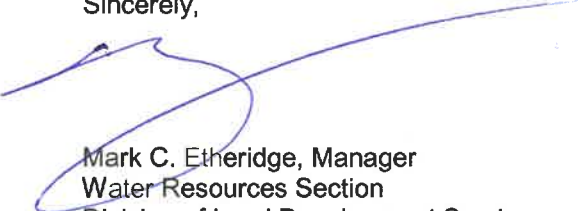
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Laurent Mounaud
August 27, 2019
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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 Thomas Weadon at 240-777-6309.

Sincerely,



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

MCE: TEW

cc: N. Braunstein
SM File # 283701

ESD: Required/Provided 16,998cf / 14363 cf
PE: Target/Achieved: 1.79"/1.5"
STRUCTURAL: 3,135 cf
WAIVED: N/A

81998022I Qiagen Campus at Germantown Business Park

Contact: Sam Farhadi at 240 777-6333

We have reviewed site plan file:

“07-RSITE-81998022I-SP-1.pdf V3” uploaded on/ dated **“8/21/2019”**.

As there seems to be minimal impact to the County ROW (per the above site plan), we do not have any comments at this point.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 20-Jun-13
TO: Laurent Mounaud
VIKA, Inc
FROM: Marie LaBaw
RE: Qiagen
81998022F

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **20-Jun-13** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

***** Approval of parking garage layout *****

***** 1/29/2018 Amendment: revised building layout 81998022G *****

***** 9/19/2019 Amendment: revised vehicular access to pedestrian plaza at Building 3 entrance *****

***** 12/5/2019 Amendment: retaining wall alterations *****



December 3, 2019

Marie LaBaw, PhD, PE
MCFRS
255 Rockville Pike
2nd Floor
Rockville, MD 20850

Re: **Qiagen Campus – Fire Access Inset**
 VIKA # VM6600Q

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation

BY: SMC FM: 43 DATE: 12/5/2019
original 6/20/2013

Dear Marie,

Per our meeting on December 3, 2019 at your offices, VIKA has created an inset exhibit to highlight the wall change at the rear patio area, that updates the approved plan on file dated ~~September 19, 2019~~ June 20, 2013.

Per coordination with structural engineers, the previously approved two (2) terrace wall system, adjacent to the existing building #1, will not work per their research. As such, the wall has been revised per their design, and is shown as a single wall on the inset exhibit. The new single wall design now extends from the left-wing wall of the lower atrium window bay. This configuration increases the amount of walkable width from the previous layout.

As per the new wall design, the landscaping has been adjusted as well. There is now a four (4) foot wide planting bed directly adjacent to the base of the wall, to soften the overall wall height of eight (8) feet. In accordance with the wall height, we are required to place a 42" inch railing on top of the wall for safety. On the top of the wall, the clearance from the railing to the building is approximately nine (9) feet wide. There will also be some medium sized shrubs directly behind the railing.

This minor adjustment does not impact the walkable path and reduces the overall length from 435' to 410'. Based on this information, we are seeking approval of this inset exhibit, in addition to the current approved fire access plan.

If you have any questions or need more information, please do not hesitate to contact us so that we may discuss this matter further.

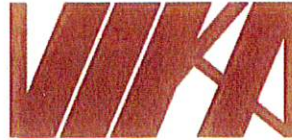
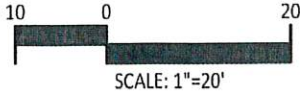
Sincerely,
VIKA Maryland, LLC

Logan Alomar
Project Manager

Enclosures

Z:\1000-9999\6600_DOCUMENTS\6600Q\PLANNING\AMENDMENT I\2019-1203 INSET LETTER TO FIRE MARSHALL.docx.doc





VKA MARYLAND, LLC ■
 ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■
 SURVEYORS ■ SUSTAINABLE DESIGN ■
 20251 CENTURY BOULEVARD SUITE 400 ■
 GERMANTOWN, MD 20874 ■
 (301)916-4100 ■ FAX (301)916-2262 ■
 WWW.VKA.COM ■

QIAGEN CAMPUS - REAR PATIO INSET

2ND ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

WSSC MAP: 226 NW 13
 TAX MAP: EU 31

FIRE CODE ENFORCEMENT

Fire Department Access Review

Review based only upon information contained on this plan. Does not cover unsatisfactory layout resulting from omissions, errors or failure to clearly indicate conditions on this plan. Correction of such unsatisfactory layout to afford required access will be required if found upon inspection after installation.

BY: SML FM: 43 DATE: 12/15/2019
original 6/20/2013

EXISTING BUILDING 1

PROPOSED BUILDING 3 CONNECTOR



12/05/2019



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

This application is a request by QIAGEN Sciences, Inc. ("QIAGEN", or the "Applicant") to amend the existing site plan for the Germantown Business Park, which is located at 19300 Germantown Road in Germantown, Maryland (the "Property"). QIAGEN is a global biotechnology company, and the Property serves as its North American headquarters and manufacturing center (the "Germantown Headquarters").

The Montgomery County Planning Board ("Planning Board") last reviewed and approved a site plan amendment for the Property – Site Plan Amendment No. 81998022G – in 2018 to accommodate a variety of adjustments related to the Applicant's business objectives for the Germantown Headquarters (the "Previous Amendment").¹ These adjustments included, among other things, the following: (i) a reduction in the density of the building that will be created in the next phase of construction, deferring the unused remainder to future phases, and (ii) adjustments to the floor area allocations for specific uses that will be provided in those future phases.² As with other preceding site plan amendments for the Germantown Headquarters, the plans approved with Amendment G reflected the Applicant's best understanding, at that time, of its immediate business needs and future growth potential.

As QIAGEN has continued to grow (particularly through corporate acquisitions), and the biotechnology industry has simultaneously continued to change due to technological innovations and product line acquisitions, QIAGEN's intentions and needs for the Germantown Headquarters have continued to evolve. Consequently, QIAGEN has determined that a package of functional and aesthetic revisions will be beneficial to refine the Previous Amendment and to help the company better realize the objectives for the Germantown Headquarters. Primarily, these revisions are intended to create a more unified identity as a single, identifiable, and coherent whole for the Germantown Headquarters, that will simultaneously enhance connectivity between the existing buildings and the next phase building, improve the entrance focus, separate and simplify visitor and employee circulation experiences, allowing the buildings to better appear

¹ The Planning Director also approved a subsequent minor administrative amendment, Site Plan Amendment No. 81998022H, on May 24, 2019. As described in the Land Use Entitlement Summary attached as [Exhibit A](#), this minor administrative amendment was approved for the limited purposes of adjusting the location of the footprint of the next phase building, and for accommodating corresponding, associated revisions to areas immediately surrounding and within the final footprint location.

² For a full description of the modifications that the Planning Board approved with the Previous Amendment, please refer to the Land Use Entitlement Summary ([Exhibit A](#)).

and operate as an integrated campus. Thus, the Applicant requests approval of this Limited Major Site Plan Amendment ("Limited Amendment," or "Amendment") to allow for the following changes to be incorporated into the plans for the Germantown Headquarters:

- i. Enlargement of the secure physical corridor between the existing and new building and associated increases in the amount of building floor area that will be constructed in the next phase of development (reducing the amount remaining for future phases);
- ii. Modification of some of the facades of the existing building to mirror the new building;
- iii. Addition of structural elements (including architectural embellishments);
- iv. Minor adjustments to grading and landscaping; and
- v. Related minor site changes, such as the incorporation of a generator pad to accommodate anticipated future needs.

As stated above, these elements – collectively referred to herein as the "Project" – are not intended to depart from the concepts that were approved for the Germantown Headquarters with the Previous Amendment and that have guided the incremental development of the Campus since inception, but rather as a modest refinement. Importantly, the Amendment maintains the total amount of development and the specific functional use categories that the Planning Board approved at the time of the last review. The above-referenced modifications that are proposed with the Limited Amendment require only slight adjustments to the amount of building floor area that will be constructed in the near term, the configuration of the future buildings, and other associated site elements. More specifically, the floor area that will be constructed in the next phase of development will be modestly increased with this Amendment from 150,000 square feet to 157,700 square feet, an increase of only 7,700 square feet or approximately 5 percent. As with previous amendments, the unused square footage associated with the approved trip envelope for the Property will remain allocated to other future building areas on the Property, for future expansion. The current Adequate Public Facilities ("APF") approval remains valid today and no new adequate public facilities review is needed, because the quantity of uses and the related vehicle trips associated with these building elements fall within the amount of trips already approved for the Property.³ Similarly, because the quantity of uses remains unchanged

³ The Applicant met with Staff of the Montgomery County Planning Department ("Planning Department") on February 27 and April 24, 2019. As a result of these pre-submission meetings, Staff determined that the Project qualifies for review as a Limited Site Plan Amendment because revisions to the underlying trip capacity approvals for the Property are not required, and because the Project will otherwise conform to applicable zoning standards and development conditions as described herein.

from the Previous Amendment, this Limited Amendment does not require the preparation of a new Traffic Impact Statement.

I. Property Description

A. Site Location and Characteristics

The Property (also known as Lot 7, "Germantown Business Park" Subdivision) is located in the northern quadrant of the intersection of Germantown Road ("MD Route 118") and Dawson Farm Road, just west of the CSX Railroad tracks.⁴ The Property has a gross tract area of approximately 1,077,877 square feet, or 24.74 acres, including 17,990 square feet of prior road dedications. The net lot area of the Property is approximately 1,059,887 square feet or 24.33 acres.

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

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

B. Zoning and Permitted Uses

The Property is currently split-zoned between the EOF (Employment Office) zone, EOF-0.25, H-100', and the IM (Moderate Industrial) zone, IM-2.5, H-80'. Approximately 17.11 acres of gross tract area is located in the EOF zone, and approximately 7.62 acres of gross tract area is located in the IM zone.⁵ The EOF zoned portion of the Property fronts on both MD Route 118 and Dawson Farm Road, and encircles the IM-zoned area on the interior.

⁴ Minor Subdivision Plat No. 220121880, which the Planning Board approved on September 20, 2012, pursuant to the minor subdivision procedures of the Montgomery County Subdivision Regulations (*i.e.*, former Section 50-35A(a)(3)), allowed for the consolidation for the two former lots – Lots 1 and 6 – that had comprised the Property up until that time. Upon recordation of the Minor Subdivision Plat, a new single lot was created for the Property (*i.e.*, current Lot 7).

⁵ The EOF zoned portion of the Property has a net lot area of approximately 16.71 acres. The IM zoned portion of the Property – which does not abut any public right-of-way – has a net lot area equal to its gross tract area, or 7.62 acres.

At the time of the Planning Board's original Site Plan approval and of several of the previous Site Plan Amendments for the Property (including Site Plan Amendment Nos. 8-98022A, 8-98022B, 8-98022C, and 81998022F), the EOF-zoned portion of the Property was located in the O-M (Office Building, Moderate Intensity) Zone, and the IM zoned portion was located in the I-1 (Light Industrial) Zone. These zoning classifications were converted to the currently applicable zoning classifications as a result of District Map Amendment G-956, which was adopted by the District Council on July 15, 2014, with an effective date of October 30, 2014. Therefore, pursuant to Section 7.7.1.B.3 of the current Montgomery County Zoning Ordinance ("Zoning Ordinance"), this Application proposes to amend the site plan for the Property in accordance with the standards and requirements of the former O-M and I-1 zones, in accordance with the version of the Zoning Ordinance in effect for the O-M and I-1 zones prior to October 30, 2014 (the "2004 Zoning Ordinance").⁶ For more detailed information regarding previous Planning Board and Planning Director approvals for the Germantown Headquarters, please refer to the Land Use Entitlement Summary attached as Exhibit A.

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

C. Existing Conditions

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

A total of approximately 302,600 square feet of additional unbuilt expansion area is currently permitted in phases under the approved Previous Site Plan Amendment. As described in Section II.A below, the Limited Amendment now proposes to reconfigure a portion of this unbuilt area and related associated site elements, and to reallocate the functional uses in the proposed building from those approved with the Previous Amendment. With the Limited

⁶ The Planning Director has also approved several administrative Site Plan applications for the Germantown Headquarters, including Site Plan Application Nos. 81998022D, 81998022E, and 81998022H. Like the above referenced applications, these amendments were also reviewed in accordance with the standards and requirements of the former O-M and I-1 zones.

Amendment, the building that QIAGEN will construct in the near term will be slightly increased in size from the current approval of approximately 150,000 square feet, to approximately 157,700 square feet. QIAGEN will then construct the remainder of the approved expansion at a future date, subject to the approval of future site plan amendments and the continued validity of the APF determination for the Property. Although the general area for that future expansion is set aside with this application, a new site plan amendment will be required prior to implementation of that future development.

Vehicular access to the Germantown Headquarters is provided solely from MD Route 118 via a boulevard-style entry that currently ends in a drop-off court with visitor parking.⁷ Parking is provided along the southern frontage of the Property within an existing three-story garage and within surface lots, all of which are generally buffered from offsite views by a landscaped berm along MD Route 118. An access drive for PEPCO switchgear is located to the immediate south of the three-story garage structure, behind the existing berm. The existing berm has been planned to buffer views of the PEPCO access drive and the new parking deck level. Significant landscaping is also provided on the berm, within the parking lot, and around the boundaries of the Property, including along the southern boundary next to the Dawson Farm Road and within the buffer along MD Route 118.

D. Surrounding Land Uses

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

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

⁷ As discussed at the time of the Planning Board hearing for the Previous Amendment, certain limited driveway improvements are also located on the southwestern side of the Property. These improvements do not provide access to the Germantown Headquarters. Rather, these driveway improvements provide access to Dawson Farm Road for the adjacent residential townhome development. The Applicant has not planned, and is not currently interested in seeking approval for, any internal connection to those driveway improvements. In addition, certain practical constraints exist that would make establishing a connection challenging, if not impossible (including, for example, an existing Forest Conservation Easement, a stream valley buffer, and wetlands). Please refer to the Applicant's letter to the Planning Board dated August 9, 2018, attached hereto as Exhibit B, for more information.

II. Proposed Development

A. Development Program

As stated above, this Limited Amendment is intended to refine the concepts that the Planning Board approved with the Previous Amendment for the Property to accommodate future growth at the Applicant's headquarters campus, based on the latest information available about the company's anticipated expansion needs and intentions, as well as its vision for the Germantown Headquarters.⁸ More specifically, the Limited Amendment will refine the Site Plan so as to allow for the following:

1. Enlargement of the secure corridor: The Limited Amendment proposes to expand the secure corridor connecting between the existing buildings and the next-phase building that was approved with the Previous Amendment, with an associated small increase in the amount of building floor area that will be constructed in the next phase of development to accommodate this change. The expanded corridor will allow for the creation of an identifiable, centralized entrance point that will be organized on the axis of the entry drive into the Property. The new entrance will serve the entire Germantown Headquarters (*i.e.*, the existing buildings and the next phase building), and will also include a new lower level that will allow employees to circulate securely between the different buildings, while separate from visitors who will have carefully controlled and limited access.

As described in Section II-B below, the new secure corridor connector has been designed as a visually transparent portal that will frame views from the front entrance drive into the open spaces that are located to the west of the entrance area (in the vicinity of the existing stormwater management pond on the Property) and into the woods beyond. The corridor connector will not only provide a centralized front entrance for the facilities at grade level, but will also allow for employee ingress and egress to a new employee gathering space that will be provided at the rear of the corridor, below the grade level at the front of the facility, and thus invisible to visitors, who will look over this area as their views are focused over the lower level and into the natural environment beyond. The Amendment proposes to provide additional employee amenities in the lower level corridor (including gathering spaces and a coffee bar) and storage space, partly in a lower level atrium that will be open to the first floor above, and partly in cellar areas that will be located below the first floor.

⁸ The Applicant anticipates that such growth will occur both as a result of expansions of existing operations, and as a result of the acquisition and the resulting integration of other businesses.

2. Modification of portions of the existing building facades. The Amendment proposes minor façade renovations for portions of the existing buildings in the vicinity of the new centralized entrance. These façade renovations will allow the appearance of the existing buildings to be made more compatible with the building that will be constructed in the next phase of development, creating a unified aesthetic and an improved arrival experience for employees of, and visitors to, the Germantown Headquarters.
3. Addition of structural elements. The Amendment proposes a rooftop architectural feature that will span the existing buildings and the next-phase building in the vicinity of the new centralized entrance. This rooftop architectural feature is specifically intended to enhance the centralized entrance, and to create a more connected appearance for the existing and new buildings, while focusing and framing arrival views, particularly of the natural landscape to the west of the entrance area.
4. Minor adjustments to grading and landscaping. Limited grading and landscaping revisions are proposed in connection with the previously described modifications to the secure physical corridor and the next phase building. These changes do not radically depart from the plans approved with the Previous Amendment, but rather refine the arrival sequence for employees and visitors arriving at the Germantown Headquarters to accommodate the new centralized entrance that will be created for the existing and next-phase buildings.
5. Related minor site changes and technical corrections. The Amendment includes other minor site changes and technical corrections, including but not limited to the following: (i) incorporating a new generator pad to provide necessary infrastructure for anticipated facility needs, (ii) confirming the final design and configuration option for the building that will be constructed in the next phase of development, (iii) eliminating a previously approved breezeway between the existing buildings and the parking area; and (iv) correcting minor, inadvertent errors that have been identified in the development density table that was included on the Certified Site Plan for the Previous Amendment, which are unrelated to the modifications that the Limited Amendment proposes.⁹

⁹ The development density table that was included on the Certified Site Plan for the Previous Amendment correctly lists the overall use allocations that have approved for the functional use categories on the Property (*i.e.*, research and development, manufacturing/production, warehouse/distribution, and office). However, the development density table included certain inadvertent errors with respect to the floor areas allocated to the sub-components of these overall functional categories with the Previous Amendment (for example, within the manufacturing and production use category, between the discrete allocations of floor area for production uses, central plant/maintenance uses, and circulation corridors). The subject Limited Amendment therefore provides corrected information for the functional area allocations that were proposed for such sub-components with the Previous Amendment, in addition to updated functional use allocations for the proposed Limited Amendment.

The Applicant plans to construct the revised 157,700 square foot building in the near term to house a variety of new office, research and development, maintenance and production, and warehouse functions, with the remainder of the existing approved building floor area to be constructed at a future date, in accordance with future site plans.¹⁰ Like the Previous Amendment, the subject Limited Amendment proposes to maintain a total building floor area of 544,000 square feet on the Property, of which 241,400 square feet has already been constructed, as set forth on the 2019 Total Proposed Development Summary attached hereto as Exhibit C. Based on a gross tract area of 17.11 acres in the EOF (former O-M) zone and 7.63 acres in the IM (former I-1) zone, the Project will achieve a floor area ratio ("FAR") of approximately 0.42 on the EOF/O-M zoned portion of the Property and approximately 0.73 in the IM/I-1 zone at final build-out. As described in Section IV.B below, like the development approved with the Previous Amendment, this resulting density remains less than the limitations for the Property established by the approved Development Plan and the applicable requirements of the Zoning Ordinance.¹¹

With respect to the APF determination for the Property, at the time of Site Plan Amendment No. 81998022F in 2013, the Applicant's traffic consultant confirmed that the overall building floor area of 544,000 square feet (with the mix of uses described) would generate 542 AM peak hour trips and 522 PM peak hour trips. With the proposed Limited Amendment, the overall amount of building floor area approved for the Property will remain at 544,000 square feet, and the total quantities of the office, research and development, manufacturing and production, and warehouse functional uses at final build-out will be preserved. Only minor increases in the amount of building floor area that will be constructed for these functional uses in the next phase of development are proposed with this Limited Amendment, causing no effect on the net amount of vehicle trips generated by such functions and no increase in the total development approved for the Property. Thus, as with the Previous Amendment, the Project's traffic impacts will remain within the peak hour trip envelope established with the original Preliminary Plan approval for the Germantown Business Park and the related APF determination.

¹⁰ This approach is consistent with QIAGEN's long term strategic plan for this Montgomery County site in the context of the company's global operations, and with the previous history of the Germantown Campus. The ready availability of this new space will allow QIAGEN to better leverage its Montgomery County facilities in responding to rapid changes in the biotechnology industry and global operational needs. By having space ready for immediate occupancy in the near term and other space available for future long-term growth, the Property will be positioned within the company as the primary candidate for accommodating new jobs and business components when opportunities for expansion occur. This, in turn, will contribute positively to the County's economic development objectives. In this way, when expansion of an existing internal business component is proposed, the Property will be able to immediately accommodate that proposal, increasing the likelihood that the expansion will take place in Montgomery County, rather than elsewhere. Similarly, part of the analysis for acquisitions is their integration into existing company facilities. Again, the presence of immediately available space at the Germantown Headquarters will enhance the ability to consolidate new business acquisitions in Montgomery County.

¹¹ Applicable provisions of the 2004 Zoning Ordinance for the I-1 zone do not numerically limit density in that zone.

B. Architecture and Site Design

As previously stated, this Limited Amendment application is intended to refine the design concept that was approved for the Germantown Headquarters expansion with the Previous Amendment. The revised design is driven by two primary goals: creating a new image for a facility that will take greater prominence as the Applicant's North American headquarters, and unifying the new construction with the existing campus so as to meld the site elements into a cohesive whole.

As previously described, the Limited Amendment proposes to add a new centralized entry to the campus buildings using the corridor connector between the existing and new buildings, creating a new focal point for staff and visitors as they arrive on the site. A rooftop architectural feature – *i.e.*, a canopy element – will span above this entry to directly connect the new and existing buildings while accenting the new centralized entrance, which itself will be a visually transparent portal that will frame the view to the woods beyond. In addition, the new canopy will define an outdoor gathering space for staff and visitors at the center of the campus and help to shade the south side of the fully-glazed façades of the entry and the connector.

The new building's façade has been given a strong horizontal expression via the use of a deep sunshade at the first and fourth floors and closely-spaced shallow sunshades in the middle levels. As it approaches the secure corridor connection, the top floor is peeled back, stepping the massing down to relate more directly to the scale of the existing building at the end of the connector, which will be partially re-clad in a complementary glazing system. These horizontal accents on both buildings will further help to accentuate the focal point created by the new entry and canopy, and to unify the buildings on the campus through consistent material selection for that initial public approach.

C. Vehicle/Pedestrian Access and Circulation

Like the Previous Amendment, the proposed layout will continue to utilize the established entry drive, with vehicular access provided from MD Route 118. The Project will also continue to utilize the internal driveways and access aisles that have been constructed pursuant to previous land use entitlements. However, the vehicular roundabout feature at the main entry that was approved with the Previous Amendment around the central ellipse, has been redesigned in connection with the establishment of the new singular entrance for the existing and next-phase buildings, rather than creating separated entrances.

Loading for the existing campus buildings will continue to be accommodated at the rear of the facility and, as with the Previous Amendment, the limited necessary loading for the

proposed new 157,700 square foot building will be provided along the northern side of the building (facing the railroad tracks). This location will provide adequate separation between loading functions and the adjacent surface parking area and pedestrian access to the new building. The loading dock area itself will be recessed into the structure of the building and covered by the floors above.

Finally, the Project will continue to provide new pedestrian sidewalks that will link to established paths along MD Route 118 and within the existing campus. The expanded secure corridor connector between the existing facility and the next-phase building will be climate-controlled, and will include a lower level that will provide a separate pathway for employees, distinct from the circulation of visitors to the Germantown Headquarters above, on grade with the entrance.

D. Site Engineering

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

III. **Master Plan Conformance**

As previously described, the proposed Limited Amendment is intended as a modest refinement of the development concepts that the Planning Board approved for the Property with the Previous Amendment. Thus, like the Previous Amendment, the proposed Limited Amendment will substantially conform with the 1989 Approved and Adopted Germantown Master Plan ("Master Plan"), as described below.

A. Generally

One of the overarching objectives of the Master Plan is to ensure the provision of opportunities for employment land uses for a variety of businesses and enterprises. With the subject Limited Amendment, the Project continues to directly advance this objective by allowing QIAGEN to more fully utilize the previously approved capacity for its headquarters campus to

facilitate new business growth and employment opportunities on the Property. QIAGEN is an important element of the business community and employment sector of Germantown.

B. Recommendations

The Property is located within the Master Plan's Kingsview Village Analysis Area and is recommended for development with employment uses, with an emphasis on the provision of distinctive building forms and screened parking. Given the proximity of existing and approved single-family residential uses, the Master Plan includes a variety of recommendations to promote compatibility, including, for example, recommendations to provide undisturbed easements along three edges of the Property, to generally concentrate building heights and more intense uses away from MD 118 and A-254, and preserving mature trees to the maximum extent possible. See Master Plan, Page 73.

The Planning Board has previously found that all of the approved Site Plans for the Property substantially conform with these Master Plan recommendations, and the proposed Limited Amendment will continue to be in substantial conformance. While this Amendment serve to reconfigure the elements that comprise the campus, and shift the internal functions, the exterior relationships to surrounding streets and neighbors remain unchanged. The Limited Amendment will continue to address the variety of recommendations of the Master Plan (to the extent that such recommendations are not conflict with other superseding recommendations of more recent, applicable County plans), and will otherwise respect the recommended limits on building heights.

IV. Zoning Ordinance Conformance

Pursuant to Section 7.7.1.B.3 of the current Zoning Ordinance, the applicant is within the period during which it may apply to amend any previously approved application under the development standards and procedures of the property's zoning on October 29, 2014, if the amendment:

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

The proposed Limited Amendment does not increase overall density or building height on the Property, proposing instead to reallocate density from one phase to another, but within the overall approved amount for the Property, to accommodate a slight increase in the size of the new building and secure physical corridor that will be constructed in the near term. The Limited Amendment does not propose to affect setbacks from residential detached zones, or propose to increase the tract area of the Property. Accordingly, this Limited Amendment satisfies the requirements of Section 7.7.1.B.3 and is being submitted under the standards and procedures of the previously applicable O-M and I-1 zones in effect on October 29, 2014, as set forth in the 2004 Zoning Ordinance. The following Section addresses the Amendment's conformance with such applicable standards and requirements.

A. Purposes

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

B. Development Standards

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

DATA TABLE FOR THE O-M ZONE

DEVELOPMENT STANDARD	REQUIRED/ ALLOWED	BINDING ELEMENTS OF SDP G-662	PREVIOUSLY APPROVED WITH AMEND. G [1][4]	PROPOSED WITH AMEND. I
PROPERTY AREA				
TRACT	N/A	N/A	745,630	745,630
DEDICATIONS	N/A	N/A	17,990	17,990
SITE	N/A	N/A	727,640	727,640
BUILDING COVERAGE (MAX %)	60/75 [2]	20 [2]	13 [2]	13 [2]
DENSITY (MAX FAR)	1.50	0.50	0.42	0.42
DENSITY (MAX SF)	1,091,460	372,815	302,600	302,600
BUILDING HEIGHT (MAX FT)	60/72 [2]	60 (5 stories)	60 (5 stories)	60 (5 stories)
GREEN AREA (MIN %)	10/15 [2]	20	67	67
BUILDING SETBACKS (MIN FT)				
RT 118	15	50	55/235 [3]	55/235 [3]
DAWSON FARM RD (A-254)	15	50	95/280 [3]	95/280 [3]
WESTERN BOUNDARY	20	50	400/580 [3]	400/580 [3]
NORTHERN BOUNDARY	20	N/A	35	35
SURFACE PARKING SETBACKS (MIN FT)				
RT 118	N/A	N/A	50	50
DAWSON FARM RD (A-254)	N/A	N/A	95	95
WESTERN BOUNDARY	N/A	N/A	580	580

NOTES

[1] DENSITY LISTED IS FOR OVERALL ALLOWED IN ZONE; DENSITY ASSOCIATED WITH CORRIDOR LINK IS ALLOCATED TO THE O-M ZONE; OF THE 302,600SF APPROVED, A MAXIMUM OF 157,700SF WILL BE CONSTRUCTED PURSUANT TO AMENDMENT I, WITH THE REMAINDER TO BE CONSTRUCTED IN FUTURE PHASES AND USEABLE IN EITHER O-M OR I-1 ZONE.

[2] SECTION 59-C-4.311 ALLOWS COVERAGE TO INCREASE TO 75% AND HEIGHT TO 72 FEET IF (1) THE LOT IS AT LEAST 1/2 ACRE, (2) AT LEAST 80% OF THE ADDITIONAL FLOOR AREA IS FOR OFF-STREET PARKING, GREEN AREA IS INCREASED TO 15%. EXCLUDES COVERAGE FOR OFF-STREET PARKING, AND EXCLUDES PARKING STRUCTURES.

[3] NUMBERS ARE PROVIDED FOR PARKING STRUCTURE / OCCUPIABLE BUILDING, RESPECTIVELY.

[4] DATA TABLE WAS NOT CHANGED WITH THE 'H' AMENDMENT.

DATA TABLE FOR THE I-1 ZONE			
DEVELOPMENT STANDARD	REQUIRED/ ALLOWED	PREVIOUSLY APPROVED WITH AMEND. G [1][3]	PROPOSED WITH AMEND. I
PROPERTY AREA			
TRACT	N/A	332,176	332,176
DEDICATIONS	N/A	0	0
SITE	N/A	332,176	332,176
DENSITY (MAX FAR)	N/A	0.73	0.73
DENSITY (MAX SF)	N/A	241,400	241,400
BUILDING HEIGHT (MAX FT)	120 (≈ 10 stories)	79 (≈ 4 stories)	79 (≈ 4 stories)
GREEN AREA (MIN %)	10	48	48
BUILDING SETBACKS (MIN FT)			
RIGHT-OF-WAY	N/A	N/A	N/A
ADJACENT RESIDENTIAL [2]	N/A	150	150
ABUTTING INDUSTRIAL	0	35	35
NOTES			
[1] 241,400SF REPRESENTS EXISTING IMPROVEMENTS; DENSITY ASSOCIATED WITH CORRIDOR LINK IS ALLOCATED TO THE O-M ZONE; OF THE 302,600SF APPROVED, REMAINDER OF 144,900SF TO BE CONSTRUCTED IN FUTURE PHASES AND USEABLE IN EITHER O-M OR I-1 ZONE.			
[2] THERE IS NO REQUIREMENT FOR A SETBACK UNLESS THE PROPERTY "ADJOINS" RESIDENTIALLY-ZONED PROPERTY, BUT THE PREVIOUS APPROVAL INCLUDED THIS STANDARD, WHICH IS MAINTAINED.			
[3] THE DATA TABLE WAS NOT CHANGED WITH THE 'H' AMENDMENT.			

V. Findings for Approval

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

A. Site Plan

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

The Limited Amendment continues to conform with the binding elements of the Schematic Development Plan that were approved by the District Council in connection with Zoning Case No. G-662. The table provided in Section IV-B of this Statement (Page 12) demonstrates the Project's compliance with these binding elements (which apply only to the portion of the Property that was formerly zoned O-M and is now zoned EOF).

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

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

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

Like the development that was approved with the Previous Amendment, the Project has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.

- (1) Buildings and Structures: The location of the building that will be constructed in the next phase of development will be substantially the same as that approved with the Previous Amendment, which the Planning Board has already determined to be adequate, safe, and efficient. However, the proposed secure corridor will provide a more prominent connection between the new building and the existing building to provide a new consolidated entrance for both buildings, and to create a unified presence for the Germantown Headquarters. The rooftop architectural

element and the proposed façade renovations to portions of the existing buildings will also serve to unite the existing and proposed buildings into a more coherent whole. As with the Previous Amendment, these changes will create an attractive "main street" campus environment in the vicinity of the consolidated building entrance, where architectural and site elements will be utilized to promote employee activity, gathering and interaction.

- (2) Open Spaces: The proposed open space areas will continue to blend with the open spaces on the remainder of the Property, and will maintain a suitable open space buffer between development on the Property and the residential neighborhood to the north. Storm water quantity controls will continue to be addressed by the existing on-site extended detention pond, which contributes to bring a park-like environment to the QIAGEN Germantown Headquarters.
- (3) Site Design and Lighting: The site design concept for the Project will provide linkages with the existing building to create a more unified campus environment. The site design presents pedestrian friendly walkways, outdoor gathering and seating areas between buildings, and a revised vehicular roundabout with specialty paving, trees, and a central planting area that will provide visual relief from the paving and enclose the main entry. The Amendment will maintain the conditions along the perimeter of the Property that were approved with the Previous Amendment and, thus, will continue to minimize views into the Germantown Headquarters from adjoining roads and properties.

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

- (4) Vehicular and Pedestrian Circulation: The street access point to the Property will remain as it currently exists, with access continuing to be provided via the established entry drive, and will remain in conformance with the approved Preliminary Plan. The proposed on-site vehicular routes will also be maintained to allow for well-defined, safe vehicle movements. Although necessary limited changes to the new roundabout feature and driveways are proposed to accommodate the new building and secure corridor, the proposed design of these features has been carefully considered to minimize conflicts between vehicles and pedestrians in the

vicinity of the new building. Pedestrian sidewalks will continue to be provided to connect to established paths along MD Route 118 and within the existing Germantown Headquarters.

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

The proposed new site elements – including the revised building, the secure physical corridor connector, the renovations to portions of the existing building facades to conform to the new building, and the modified landscaping – will be compatible with the previously approved buildings on the Property and with surrounding uses and development. These new elements will blend with the existing structures to create a unified campus environment. The proposed rooftop architectural feature and the façade renovations for portions of the existing buildings in the vicinity of the new consolidated building entrance will ensure that the existing and proposed buildings have a more unified appearance. All of these changes will ensure that attractive views into the Property from MD Route 118 are maintained.

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

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

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

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

VII. Community Outreach

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

VIII. Conclusions

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

EXHIBIT A

Land Use Entitlement Summary

A variety of previous land use entitlements affect the development of the Germantown Business Park and the property located at 19300 Germantown Road in Germantown, Maryland (the "Property"). For convenience, these entitlements are summarized below.

A. Development Plan

The Montgomery County Council approved Zoning Case No. G-662 on May 24, 1990, which reclassified portions of the Property from the R-200 zone to the O-M zone. In connection with Zoning Case No. G-662, the County Council also approved a Schematic Development Plan with binding elements pertaining to coverage, FAR, green area, parking setbacks, building setbacks and building height, all of which are reflected in the data table in Section IV.B of the Statement of Justification for the proposed Amendment.¹²

B. Preliminary Plans

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

- a. Preliminary Plan No. 1-81142 (Opinion dated November 15, 1989). The Montgomery County Planning Board approved the first preliminary plan of subdivision of the Property at a public hearing on November 9, 1989 (prior to acquisition of any of the Property by QIAGEN). The proposed full development of the Property sought 402,000 square feet of office use, but the requested amount could not be fully approved at that time. This approval authorized an initial phase of development which was limited to 37,500 square feet of office use. An accompanying Staff Report from the Transportation Planning Division dated

¹² The binding elements of the Schematic Development Plan approved with Zoning Case No. G-662 continue to apply to the Property pursuant to Section 7.7.1.B.5 of the Zoning Ordinance, which states that any development allowed on property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment must satisfy any binding elements until: (i) the property is subject to a Sectional Map Amendment that implements a master plan approved after October 30, 2014 and obtains approval for development under the SMA-approved zoning; (ii) the property is rezoned by Local Map Amendment; or (iii) the binding element is revised by a development plan amendment under the procedures in effect on October 29, 2014.

November 6, 1989, explains that this limitation reflected the Planning Board's allocation of limited staging ceiling capacity.

- b. Preliminary Plan No. 1-81142 (Opinion dated August 10, 1994). The Planning Board increased the amount of development permitted on the Property at its July 14, 1994, meeting. This approval instructed the applicant at that time to amend the prior Adequate Public Facilities Ordinance ("APFO") agreement with the Planning Board to raise development limits to 192,500 square feet for office use. This action by the Planning Board was also approval of a limited amount of density, granting less than the full amount sought in the application.
- c. Preliminary Plan No. 1-81142 (Opinion dated August 29, 1994). The Planning Board granted a new approval for the Property which permitted the full amount of on-site development that had been requested, and replaced the prior limited actions. The new maximum was 400,000 square feet of office use generating no more than 676 trips (increased from the prior 192,500 square feet).

Prior to final action by the Planning Board, Transportation Planning undertook a new APFO review in order to establish that conditions were adequate to accommodate the full development and to determine what road improvements would be recommended in conjunction with that amount. The August 4, 1994, Staff Report for this revised APFO Review indicates that the increase in development rights was justified on the basis of the available FY 95 Staging Ceiling capacity.¹³

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

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

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

¹³ The Staff Report also establishes that the transportation conditions of approval for this Preliminary Plan were intended to supersede conditions listed in previous Staff memoranda dated July 11, 1994, and November 6, 1989.

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

As shown above, the August 29, 1994 Preliminary Plan supplanted the conditions of other prior approvals and authorized a substantially greater amount of development on the basis of Transportation Planning's revised Adequate Public Facilities ("APF") review. As a result, the APF determination for the Property which occurred with the August 29, 1994, Preliminary Plan has subsequently remained as controlling the overall amount of development permitted on the Property. This APF determination currently remains valid until August 29, 2020.¹⁴

C. Record Plats

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

D. Site Plans

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

¹⁴ In accordance with Section 50(c)(3)(i) of the Montgomery County Code, the APF determination was initially to have remained valid for 12 years, or until August 29, 2006. The Planning Board approved a six-year extension to the APF validity period for the Property, pursuant to their Letter dated August 14, 2007. Furthermore, an additional eight-year extension was granted by the Montgomery County Council action in legislatively extending all currently valid approvals, pursuant to the Subdivision Regulation Amendments ("SRAs") approved as SRA No. 09-01 (effective April 1, 2009), SRA No. 11-01 (effective April 1, 2011), SRA No. 13-01 (effective April 1, 2013), and SRA No. 15-01 (effective March 31, 2015).

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

1. Site Plan Amendment No. 8-98022A (Opinion dated January 24, 2000). The Planning Board approved Site Plan Amendment No. 8-98022A at its public hearing on January 20, 2000. Site Plan Amendment No. 8-98022A allowed for 300,000 square feet of mixed use building area (R&D, lab, administration, manufacturing, production, warehouse and distribution) within the portion of the Property formerly known as Lot 6. Importantly, Site Plan Amendment No. 8-98022A preserved all terms and conditions of the initial Site Plan pertaining to the remainder of the property (i.e., the former Lot 1, then retained by the original subdivider).

The Applicant constructed Phase I of Site Plan Amendment No. 8-98022A, which consisted of approximately 181,800 square feet of floor area. This existing floor area was allocated among various functional uses, as more specifically described on the attached Preliminary Plan & Site Plan Chronology Exhibit (Exhibit B).

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

4. Site Plan Amendment No. 81998022D. The Planning Director approved an Administrative Amendment to the Certified Site Plan for the Property on October 27, 2010, which again reallocated portions of the approved but unbuilt floor area on the Property to a new mix of those functional uses, in addition to making other minor site revisions.

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

5. Site Plan Amendment No. 81998022E. The Planning Director approved a subsequent minor administrative amendment on November 9, 2012. This minor administrative amendment was approved solely for the purpose of accommodating limited revisions to certain approved site features (*e.g.*, retaining walls, accessibility improvements, generator pads, the access drive for PEPCO switchgear), as well as the applicable landscape plan for the Property. The Applicant did not seek to obtain authorization for any new building floor area in connection with this minor administrative amendment, nor authorization for any reallocation of the previously approved functional uses.
6. Site Plan Amendment No. 81998022F. The Planning Board approved the Previous Site Plan Amendment on June 6, 2013, which allowed for the following adjustments to the approved development program:
 - a. Development of a new five-story building, two-level parking garage, and related improvements in the northeastern portion on the site to replace the approved building on former Lot 1 under Site Plan No. 8-98022B;
 - b. Reallocation of approximately 58,600 square feet of approved but unconstructed square footage to new functional uses;
 - c. Elimination of two previously-approved R & D Lab/Admin/QC Lab building modules identified on Site Plan No. 81998022D as Building 7 and Building 8, and consolidation of their space into the expanded five-story building;
 - d. Addition of a third parking level to the previously approved two-level employee parking structure behind the berm along MD Route 118;
 - e. Reallocation of the remaining approved but unbuilt density under Site Plan No. 81998022D to better reflect then-anticipated future needs; and

- f. Minor changes to ensure consistency between the approved plans and as-built conditions.

Although the Applicant constructed the third-level expansion to the existing parking structure approved with Site Plan Amendment No. 81998022F, other site elements such as the new five-story building and the associated two-story garage, were not constructed, and were modified and divided into two phases in the next Amendment.

7. Site Plan Amendment No. 81998022G (i.e., the Previous Amendment). The Planning Board approved the Previous Amendment on July 26, 2018, which allowed for the following modifications:

- a. Reduction of previously approved (but unbuilt) building square-footage for the next phase of construction from 244,000 square feet to 150,000 square feet, while re-allocating remaining density to future phases on the Property;
- b. Modification of proposed building footprint, placement, and elevations;
- c. Revised interior and exterior programming to reflect current and proposed operations;
- d. Addition of secure connection between existing and proposed buildings;
- e. Addition of an open canopy along the pedestrian path from existing parking structure to existing building;
- f. Updated entry vehicular circulation pattern and pedestrian circulation in response to new building configuration and parking changes;
- g. Removal and re-design of some surface parking;
- h. Updated SWM facilities in response to current ESD requirements and proposed limits of disturbance;
- i. Updated utilities in response to new layout; and
- j. Accommodation of fire access standards.

Although the Applicant processed the Certified Site Plan for the Previous Amendment, construction of the improvements proposed with that application has not commenced at this time, due to internal review of the design and the desire to pursue the revisions in the current Application for the Amendment.

8. Site Plan Amendment No. 81998022H. The Planning Director approved a subsequent minor administrative amendment on May 24, 2019. This minor administrative amendment was approved for the limited purposes of adjusting the location of the footprint of the next phase building, and for accommodating corresponding, associated revisions to areas immediately surrounding and within the final footprint location (including excavation of approximately 29,152 square feet as a cellar level).

Again, the Applicant has not commenced construction of the buildings and improvements that were approved with the Previous Amendment. Thus, the amount of building floor area that has been constructed at the Germantown Headquarters remains at approximately 241,400 square feet (*i.e.*, the buildings approved with Site Plan Amendment No. 8-98022A and Site Plan Amendment No. 81998022D). With approval of the subject Limited Amendment, the Applicant will construct a portion of the unbuilt, approved density – approximately 157,700 square feet of the remaining cumulative approved 302,600 square feet – in the near term, in the proposed building. It would then be necessary for the Applicant to site plan, and then construct, the approximately 144,900 square feet of unbuilt remaining approved floor area in future phases of development. (The Applicant anticipates that this unbuilt remainder will be situated generally to the south of the existing buildings at the Germantown Headquarters, as shown on the Limited Amendment, but details for this future expansion will be confirmed at a later date in connection with subsequent site plan amendments. As stated previously, only the general area for that future expansion is being set aside with the subject application.)

EXHIBIT B

Letter from Lerch, Early & Brewer to the
Montgomery County Planning Board dated August 9, 2018



August 9, 2018

VIA E-MAIL AND REGULAR MAIL

Casey Anderson, Chair
Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910

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

Dear Chair Anderson and Members of the Planning Board:

On behalf of our client, QIAGEN Sciences, Inc. (the "Applicant"), we respectfully submit this letter for inclusion in the public record for Limited Site Plan Amendment No. 81998022G (the "Limited Amendment"), which applies to the Applicant's North American headquarters campus at 19300 Germantown Road at the Germantown Business Park (the "Property"). This letter is particularly intended to supplement and correct the Record with respect to certain background information that was presented by the Applicant's team to the Planning Board in good faith belief at the public hearing, but which, upon further research, has been found to be incorrect. In order to avoid any potential confusion with respect to future matters involving the Property, we thought it prudent to submit this letter to provide additional information.

As you know, the Montgomery County Planning Board approved the Limited Amendment on July 26, 2018. The Applicant sincerely appreciates the Planning Board's – and the Montgomery County Planning Department's – thorough review, consideration and favorable action on the Limited Amendment. We are pleased to report that the Applicant has now directed its consultants to begin the process of preparing the Certified Site Plan set for submission this Fall, with building permit submissions anticipated to occur shortly thereafter.

At the time of the hearing, Commissioner Cichy asked two questions about certain driveway improvements (the "Driveway Improvements") that solely provide access to Dawson Farm Road for the adjacent Destiny Road townhome community, and are not utilized by the Applicant for its business operations. Commissioner Cichy asked: (1) whether the Driveway Improvements were located on the Property, and (ii) whether it would be beneficial for the Applicant to pursue the necessary approvals to connect the Driveway Improvements with the other internal drives within the Property, so as to provide a second point of vehicular access. While the Applicant was not proposing any such connection with the Limited Amendment, Commissioner Cichy observed that providing this connection could establish another means in ingress and egress for employees at the Property, potentially reducing utilization of the access point onto MD 118.

In partial response to Commissioner Cichy, the Applicant and its consultants responded with the belief that the Driveway Improvements – which are located well outside of the area proposed for revisions through the Limited Amendment – were not located on the Applicant's Property. That belief was later found to be incorrect.

Neither the Applicant nor its consultants had information available during the hearing to confirm the precise location of the Driveway Improvements. After the conclusion of the proceedings, however, the Applicant and its consultants were able to research and study the Driveway Improvements in more detail. Apparently, this access point was authorized many years ago, well before Applicant's ownership of the Property. The area was never utilized for any of Applicant's facilities. At the time of the Applicant acquiring the Property, details of this area of the site do not appear to have been fully understood. But based on this current research, the Applicant is now able to correct the understanding presented at the hearing, and to confirm that the Driveway Improvements are, in fact, located within the boundaries of the Property.

Authorization for the Driveway Improvements was granted by the Applicant's predecessor-in-title to benefit the adjacent residential townhome development, allowing ingress, egress, and construction of the Driveway Improvements by the developer of the adjacent townhomes. While clearly and primarily being planned for and benefiting the adjacent townhouse development, nothing appears to preclude the Applicant's potential utilization of the Driveway Improvements for business purposes.

At the same time, the Applicant has not planned, and is not currently interested in seeking approval for any internal connection to the Driveway Improvements. The Applicant has not had any occasion to utilize that portion of the Property, particularly due to the intervening forest conservation area. Consequently, the Applicant had not studied the Driveway Improvements or their potential utilization in any detail, nor has the Applicant confirmed that such a connection could be established.

Furthermore, as noted at the hearing, practical physical constraints also make establishing a connection to the Driveway Improvements challenging, if not impossible. A substantial Category I Forest Conservation Easement separates the access driveway from the remainder of the QIAGEN campus, thus, effectively precluding access. In addition, a stream valley buffer and wetlands exist between the Driveway Improvements and the Applicant's facilities. The elevations of the Property also change in a manner that could require construction of a short bridge in order to access the Driveway Improvements, which would likely be prohibitively expensive.

For all of these reasons, the Applicant does not foresee any utilization of the Driveway Improvements in the near future. The Applicant also apologizes for the factual misunderstanding about the location that was inadvertently presented to the Planning Board.

Thank you for your consideration of the above. Please let us know if there are any questions or if you require additional information.

Very truly yours,

LERCH, EARLY, & BREWER CHARTERED



William Kominers



Christopher M. Ruhlen

cc: Board Members
Mr. Paul Nevins
Ms. Elza Hisel-McCoy
Ms. Grace Bogdan
Ms. Laura Hodgson
Matthew Mills, Esquire
Mr. David Johnson
Mr. Joshua Sloan

EXHIBIT C

2019 Total Proposed Development Summary

2019 Total Proposed Development Summary
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

Use	Functional Areas, Per Approved Plan	6/03/2019							
		Proposed Site Plan # 81998022I							
		(Lot 7)							
		Total Approved Area (S.F.)	Current Total Approved Area (Corrected) (S.F.) ⁱ	Total Proposed (Total of Built, Proposed for Development, and Remaining Approved) (S.F.)	Built Area (S.F.) ⁱⁱ	Proposed for Development with Site Plan Amendment (S.F.)	Remaining Approved Area (S.F.) ⁱⁱⁱ		
Lot 7 ^{iv}	Research & Development	R& D Labs/Admin/QC Labs	124,450	124,450	124,450	64,450	59,782	218	
	Manufacturing/Production ^v	Production	205,995	203,495	203,495	95,330	2,313	105,852	
		Central Plant/Maintenance	16,125	18,625	18,625	16,125	-	2,500	
		Circulation Corridor	7,000	7,000	7,000	7,000	-	-	
	Warehouse & Distribution ⁴	Lockers/Canteen/Support	17,080	19,080	19,080	17,080	2,000	-	
		Distribution Centre	25,750	25,750	25,750	20,750	5,000	-	
		Warehouse	63,600	61,600	61,600	20,665	4,605	36,330	
	Office	Admin/Fitness/Meeting Rooms	84,000	84,000	84,000	-	84,000	-	
	SUBTOTAL			544,000	544,000	544,000	241,400	157,700	144,900
	TOTAL (CONSOLIDATED LOT 7)			544,000	544,000	544,000	241,400	157,700	144,900

ⁱ Tabulations shown reflect the updated information for the functional use areas that is being provided with Amendment I to correct minor, inadvertent errors that were included in the development density table on the Certified Site Plan for Amendment G. More specifically, the development density table that was included on the Amendment G Certified Site Plan correctly listed the overall use allocations that have approved for the primary functional use categories on the Property (i.e., research and development, manufacturing/production, warehouse/distribution, and office). However, the development density table included certain inadvertent errors with respect to the floor areas allocated to the sub-components of these overall functional categories with the Previous Amendment (for example, within the manufacturing and production use category, between the discrete allocations of floor area for production uses, central plant/maintenance uses, and circulation corridors).

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

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

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

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