




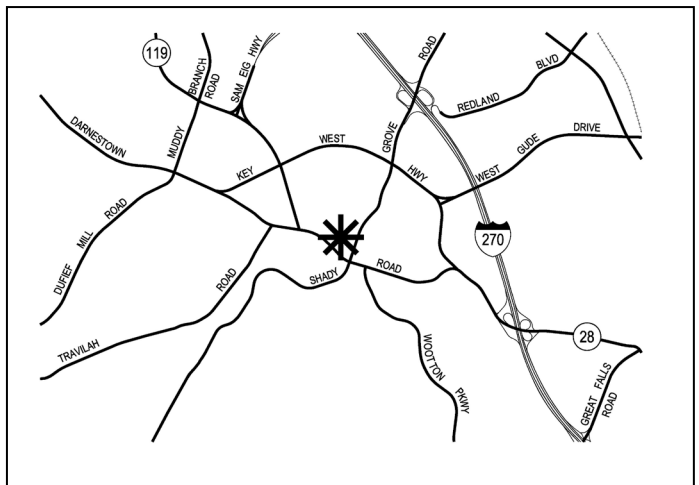
9800 Medical Center Drive, Site Plan Amendment and Final Water Quality Plan No. 81995045G

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Completed: July 1, 2021

Description

- **Site Plan:** Request to amend a previously approved Site Plan for the development of an additional 93,560-square-foot lab/office building and a 244-car parking garage, with stormwater management and landscape planting improvements;
- **Water Quality Plan:** Request to revise Final Water Quality Plan to allow for the addition of 37,410 square feet of new impervious surfaces;
- **Location:** Northwest quadrant of the intersection of Darnestown Road and Shady Grove Road in Rockville.
- **Tract Area:** Approximately 18.14 acres of land zoned LSC; within the 2010 *Great Seneca Science Corridor Master Plan* area, and the Piney Branch Special Protection Area (SPA);
- **Applicant:** ARE Maryland No. 24, LLC;
- **Acceptance date:** April 29, 2021;
- **Review Basis:** Chapters 59 and 19.



Summary

- Staff recommends approval with conditions.
- The Application is being reviewed under the requirements of the Montgomery County Zoning Ordinance in effect on October 29, 2014.
- The Application includes the transfer of 75,000 square feet of density from Shady Grove Medical Center.
- Staff has not received community correspondence as of the date of this Staff Report.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 81995045G for a new 93,560-square-foot lab/office building (for a total maximum site development of 550,779 square feet) and a 244-car parking garage with related circulation, landscape and other improvements. All previous conditions of approval for Site Plan No. 81995045E remain valid, in full force and effect except as modified by the conditions below. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Conformance with Previous Approvals & Agreements

1. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 12011008A as listed in MCPB Resolution No. 19-050, dated May 1, 2019.

Density and Height

2. Density

a) The Site Plan is limited to a maximum of 550,779 square feet of development, which is comprised of the 64,088 square feet of previously approved but unbuilt density on the Property, the existing 457,219-square foot buildings A, B, C, D, and F, and 29,472 square feet of approved but unbuilt density transferred from Shady Grove Life Sciences Center Ownership Lot 6A on Parcel 6 in the Shady Grove Life Sciences Center (formerly Parcels 1A, 3A, 3B, and K), as permitted by Section 59-C-5.321 of the 2004 Zoning Ordinance. 23,272 square feet of density was previously transferred to Parcel 7 in the Shady Grove Life Sciences Center as part of Site Plan No. 81997005B.

b) Prior to Certified Site Plan:

- i. The Applicant must provide Staff evidence of the recordation of covenants against the Sending Property, Shady Grove Life Sciences Center Ownership Lot 6A on Parcel 6 in the Shady Grove Life Sciences Center (formerly Parcels 1A, 3A, 3B, and K) and the Subject Property, Shady Grove Life Sciences Center Parcel 8 (formerly Parcels W and O/R), in the Land Records of Montgomery County reflecting the density transfer.
- ii. The covenants must be in a form approved by the M-NCPPC Office of General Counsel.
- iii. The liber/folio of the recorded covenants must be included on the Certified Site Plan.

3. Height

The development is limited to a maximum height of 110 feet, as measured from the building height measuring point(s), as illustrated on the Certified Site Plan. Each building will have its own building height measuring point.

Open Space, Facilities and Amenities

4. Public Open Space, Facilities, and Amenities

- a) The Applicant must provide a minimum of 158,122 square feet of public use space (20% of net lot area) on-site.
- b) The Applicant must construct the streetscape improvements along the Property's frontage on Medical Center Drive consistent with the Great Seneca Science Corridor Urban Design Guidelines.

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

c) Prior to issuance of first Use and Occupancy certificates for the occupants of the building, all public use space areas must be completed.

5. Maintenance of Public Amenities

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

Environment

6. Forest Conservation & Tree Save

The development must comply with the conditions of the approved Forest Conservation Exemption No. 42021132E, dated February 23, 2021.

7. Water Quality

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Preliminary/Final Water Quality Plan approval letter dated May 3, 2021, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

8. Stormwater Management

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management concept letter dated May 3, 2021, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

9. Department of Permitting Services-Right-of-Way

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services Right-of-Way Section (MCDPS-ROW) in its memo dated May 11, 2021, and incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in that agency's memorandum, which MCDPS-ROW may amend if the amendments do not conflict with other conditions of Site Plan approval.

10. The Applicant must provide a Project-Based Level 3 Results Plan to the Montgomery County Department of Transportation (MCDOT). The Plan must be submitted to and approved by MCDOT prior to issuance of any building permit by MCDPS. A Level 3 Results Plan requires commitment by the owner/applicant to achieve a base NADMS that is 5% higher than the Central District's goal (12.5 % transit for employees and 25% for residents) as well as related commuting goals at the project. A Project-based Level 3 Results Plan must include Project-based TDM Action Plan components and the following:

- a) Independent Monitoring (to determine whether the project is meeting its goals).
- b) Addition and/or Substitution of Strategies (if strategies initially selected by the owner/applicant do not result in the project achieving its goals after 6 years, revisions to the plan may be required).
- c) Additional Funding Commitment (if strategies selected by owner/applicant do not result in achievement of goals by 6 years after final occupancy, increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required if goals are not met after 8 years).

- d) Performance Incentives (owner/applicant may be eligible for incentives for continued achievement of goals over multiple years).

11. Fire and Rescue

The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Fire Department Access and Water Supply Section in its letter dated June 8, 2021, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which MCDPS may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Plan

12. Site Design

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

13. Landscaping

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

14. Lighting

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

15. Site Plan Surety and Maintenance Agreement

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

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to, plant materials, on-site lighting, site furniture, trash enclosures, retaining walls, fences, railings, sidewalks, bikeways, private utilities, paths and associated improvements of development, including storm drainage facilities, street trees and street lights.
- c) The bond or surety must be posted before issuance of any building permit, Sediment Control Permit or Use and Occupancy Permit and will be tied to the development program. Completion of all improvements covered by the surety for each phase of development will be followed by a site plan

completion inspection. The surety may be reduced based upon inspector recommendation and provided that the remaining surety is sufficient to cover completion of the remaining work.

- d) The bond or surety shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific Certified Site Plan sheets depicting the limits of development.

16. Development Program

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

17. Certified Site Plan

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

- a) Include the stormwater management concept approval letter and other applicable agency letters, development program, and Site Plan resolutions.
- b) Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- c) Modify data table to reflect development standards approved by the Planning Board.
- d) Ensure consistency of all details and layout between Site and Landscape plans.
- e) Label the curb radii for access points. Ensure of minimum curb radii that will accommodate the site traffic.
- f) Provide truck turning movement for all movements. Specify which specific movements, if any, are restricted based on the turning movement analysis.
- g) Show and label existing PIE along the Site frontage.
- h) Show/ label the existing sidewalks/ ramps where connection is made.
- i) Provide at-grade crossing at driveways.
- j) Coordinate with Staff to provide more intensive and varied landscaping at the base of the garage facing the plaza, similar to landscaping provided in the narrow courtyard between the proposed garage and Building D.
- k) Coordinate with Staff to create an iconic signage at the westernmost entry from Medical Center Drive.
- l) Coordinate with Staff to improve the design of the small western plaza along Medical Center Drive and west of the internal access drive to better screen the parking at ground level of Building E, create a gateway iconic signage and create a trail head that leads to the forest conservation areas to the west.
- m) Coordinate with Staff to plant more trees to act as buffers and provide shading along the drop-off area as shown in the Staff's sketch attached to this report.

SECTION 2: SITE DESCRIPTION

Site Vicinity

The 18.14-acre Property is zoned Life Science Center (LSC) and located in the “Central District,” one of the five Districts of the LSC as identified in the 2010 *Great Seneca Science Corridor* (GSSC) Master Plan. Other sites in vicinity of the Property include: Shady Grove Adventist Hospital to the north; the City of Rockville limits and Fallsgrove community (a mixed-use development with primarily retail and residential uses) to the east; and the Universities at Shady Grove campus and the former Human Genome Sciences Properties (located to the south and southwest, respectively). A new County Fire Station (#32) was constructed in 2012 on a parcel directly to the south of the Property at the intersection of Darnestown Road and Shady Grove Road. To the west are Research & Development (R&D) offices in the Shady Grove Life Sciences Center.



Figure 1: Site Vicinity

Site Description

The Subject Property, Shady Grove Life Sciences Center Parcel 8 (formerly Parcels W and O/R), is triangular-shaped and bound on three sides with public roads (Medical Center Drive to the north, Medical Center Way to the northeast, and Shady Grove Road to the east). It has three existing vehicular entrances, all on the south side of Medical Center Drive. The Property is currently developed with five existing R&D and office buildings (designated as Buildings A, B, C, D, and F shown in Figure 2), totaling 457,219 square feet of development, and one parking garage. There are 728 parking spaces in the garage and 361 surface parking spaces on the Subject Property. The

Property's Medical Center Drive frontage has existing on-street, metered parking. The western portion of the Property contains an intermittent stream and its buffer, as well as some small wetlands and wetland buffers and is covered by a Category I Conservation Easement. The Property lies within the Piney Branch Special Protection Area (SPA). There are no known historic properties or features on site.

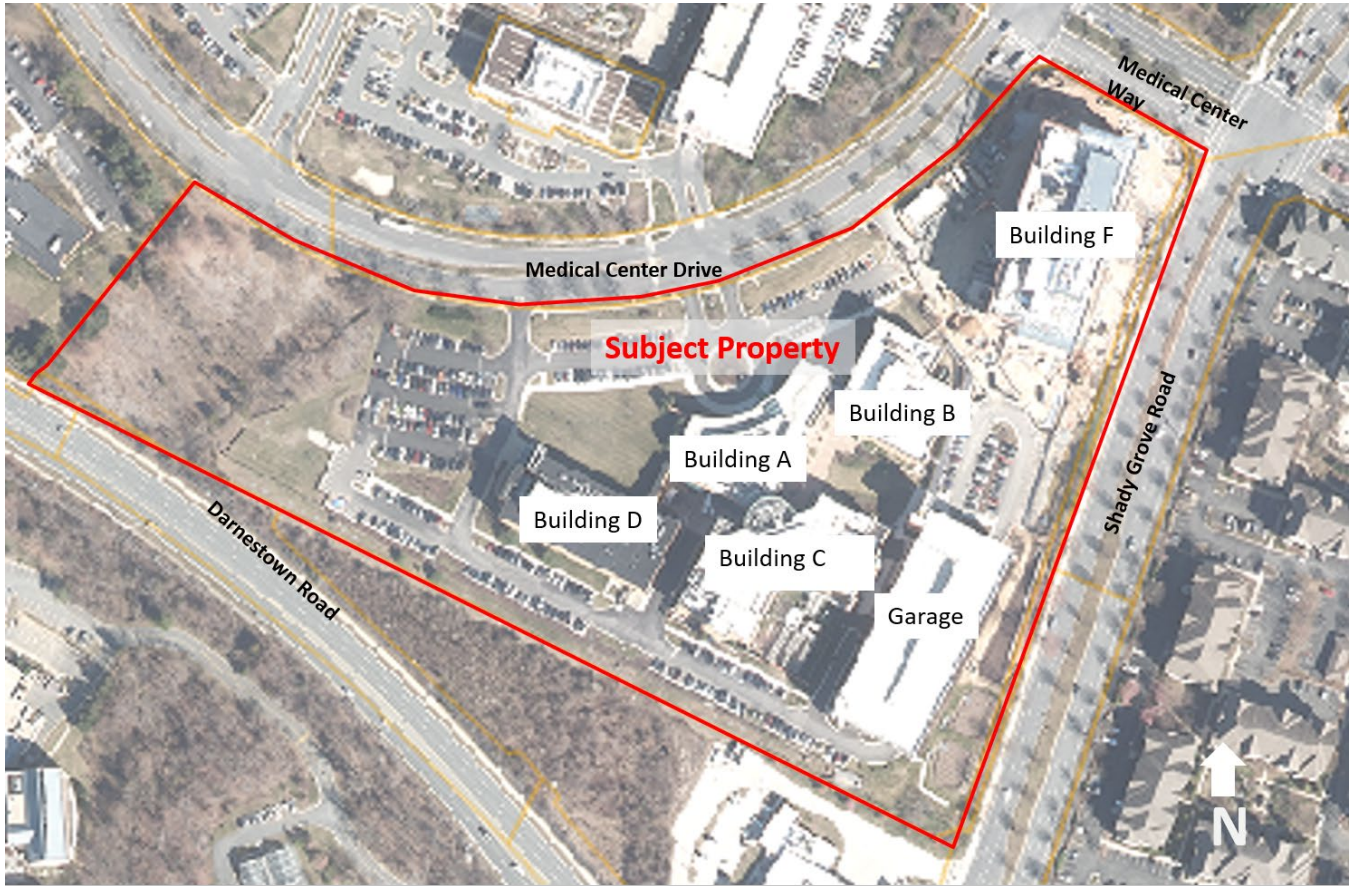


Figure 2: Site Map

Existing Building A is the main entrance to the complex with a two-way, semi-circular vehicular driveway as a drop-off/pick-up area in the front along Medical Center Drive. Existing Buildings A-D vary in heights from three to four-stories, with earth-tone brick facades. Existing Building F is a five-story glass and brick building. The existing parking garage is six levels, with a metal panel façade. Loading docks are located at the south side of the Property between existing Buildings C and D and on the south façade of existing Building F. Bicycle parking is included in the parking garage and outside of existing Building F. There is an interconnected network of sidewalks around the five buildings. The development of existing Building F included a plaza between the east façade and Medical Center Drive.

Previous Approvals

The Property has been subject to numerous previous regulatory approvals.

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

- On September 8, 1995, the Planning Board approved Site Plan No. 819950450 for 313,650 square feet of R&D and office uses (188,000 square feet of R&D and 125,650 square feet of office space). The Site Plan approval included a parking waiver for 100 spaces that lowered the maximum number of off-street, surface parking spaces from 748 to 648 spaces. The maximum building height was established at 110 feet. In addition, the Landscape Plan had to provide 15 percent on-site afforestation (in the form of tree canopy coverage).
- On March 20, 2002, the Planning Director approved Site Plan No. 81995045A, for a change in building configuration and R&D use.
- On March 16, 2010, the Planning Director approved Site Plan No. 81995045B, for minor modifications to architecture, landscape plan and select site features.
- On May 4, 2010, the County Council rezoned the Property from R-200 to LSC by the GSSC Master Plan’s Sectional Map Amendment (SMA).
- On September 8, 2011, the Planning Director approved Site Plan No. 81995045C for the addition of 2,479 square feet of maintenance and workshop area, limited rooftop mechanical equipment, penthouse areas, screen walls and a utility yard.
- On January 23, 2012, the Planning Board approved Preliminary Plan No. 120110080 for an addition of 230,929 square feet and a new total of 544,579 square feet of R&D uses, and 1,415 structured and surface parking spaces. The Plan included two additional buildings (Buildings E and F) for R&D and office uses, and a seven-level parking garage with 938 spaces.
- On December 8, 2016, the Planning Board approved Site Plan No. 81995045D for the addition of 117 surface parking spaces and associated stormwater management improvements and landscape elements. These parking spaces were to be constructed as an interim development, prior to the seven-level parking garage approved as part of Preliminary Plan No. 120110080.
- On December 14, 2017, the Planning Board approved Site Plan No. 81995045E for the development of an additional 175,840-square-foot lab/office building (Building F) and a 746-car parking garage, with stormwater management and landscape planting.
- On May 1, 2019, the Planning Board approved Preliminary Plan No. 12011008A for modifications to the timing of intersection improvements and the addition of bicycle and pedestrian improvements.
- On March 5, 2020, the Planning Director approved Site Plan No. 81995045F for minor modifications to the parking plan, architectural plans, and landscape plans.

The following table summarizes the history of the density allocation and use on the Subject Property.

Table 1 – Density Allocation and Use

Date	Plan Number	Approved Density	Built Density	Residual Density
3/22/1990	Preliminary Plan No. 119882330	313,650 square feet	0	313,650 square feet
9/8/1995	Site Plan No. 819950450	313,650 square feet	281,379 square feet	32,271 square feet
3/20/2002	Site Plan No. 81995045A	313,650 square feet	281,379 square feet	32,271 square feet
3/16/2010	Site Plan No. 81995045B	313,650 square feet	281,379 square feet	32,271 square feet
9/8/2011	Site Plan No. 81995045C	313,650 square feet	281,379 square feet	32,271 square feet
1/23/2012	Preliminary Plan No. 120110080	544,579 square feet	281,379 square feet	263,200 square feet
12/8/2016	Site Plan No. 81995045D	544,579 square feet	281,379 square feet	263,200 square feet
12/14/2017	Site Plan No. 81995045E	544,579 square feet	457,219 square feet	87,360 square feet

Date	Plan Number	Approved Density	Built Density	Residual Density
1/10/2019	Site Plan No. 81997005B	544,579 square feet	457,219 square feet	64,088 square feet (following 23,272 sf transfer to 9950 Medical Center Drive – L. 57139 F. 139)
5/1/2019	Preliminary Plan No. 12011008A	544,579 square feet	457,219 square feet	64,088 square feet
3/5/2020	Site Plan No. 81995045F	544,579 square feet	457,219 square feet	64,088 square feet

To construct the proposed 93,560-square-foot building, the Property requires the transfer of 29,472 square feet of approved but unbuilt density from Shady Grove Medical Center on Shady Grove Life Sciences Center Ownership Lot 6A on Parcel 6 in the Shady Grove Life Sciences Center (formerly Parcels 1A, 3A, 3B, and K) (SGMC). The Applicant has obtained this density through a Purchase and Sale Agreement with SGMC regarding 75,000 square feet of available density described in SGMC Preliminary Plan No. 120110160. Of this density, 51,930 square feet is from density originally assigned to SGMC in Preliminary Plan No. 119882330, which created the original 24 lots comprising the Life Sciences Center and is identified as Phase I density in Preliminary Plan No. 120110160. Phase I SGMC density expires July 25, 2023 pursuant to Preliminary Plan No. 120110160 and County Council Ordinance No. 19-12. A Covenant to Transfer this Development Density is recorded on both properties at L. 62504 at F. 40. The remaining density in the Purchase and Sale Agreement (i.e., 23,070 square feet) is Phase II density in Preliminary Plan No. 120110160. Phase II SGMC density expires April 27, 2025 pursuant to Preliminary Plan No. 120110160 and County Council Ordinance No. 19-12. Per this Preliminary Plan and the Great Seneca Science Corridor Master Plan (Master Plan), the Phase II density may be used immediately for healthcare services or for commercial uses once Stage 2 density in the Master Plan has been released.

Section 59-C-5.321 of the 2004 Zoning Ordinance allows density to be averaged over two or more lots that were created by the same subdivision plan by (1) evidencing the density transfer in recorded covenants on all the affected lots and (2) obtaining a site plan for the development where the additional density is transferred. Both the Property and Shady Grove Life Sciences Center Ownership Lot 6A on Parcel 6 in the Shady Grove Life Sciences Center (formerly Parcels 1A, 3A, 3B, and K) were created by Preliminary Plan No. 119882330, though they each have separate Preliminary Plans with additional density allocations.

Through this Site Plan, the Applicant is seeking site plan approval to ratify and transfer the entire 75,000 square feet of density to the Property, and to use 29,472 square feet for the current project. The remaining 45,528 square feet (75,000 square feet minus 29,472 square feet) will be used at a later date. As described, a Covenant has already been recorded on the sending and receiving properties for the 51,930 square feet of conveyed density (Phase I density). The remaining 23,070 square feet of Phase II density will be identified in a recorded covenant prior to Certified Site Plan to complete that transfer.

A breakdown of available densities is as follows:

Table 2 – Density Transfer

Property	Density Allocation	Built Density	Residual Density	Density for 81995045G
9800 Medical Center Drive (Preliminary Plan No. 120110080)	544,579 square feet	457,219 square feet	64,088 square feet ¹	64,088 square feet
Shady Grove Medical Center – Phase I (Preliminary Plan No. 120110160)	626,910 square feet ²	574,980 square feet	51,930 square feet	51,930 square feet proposed for transfer
Shady Grove Medical Center – Phase II (Preliminary Plan No. 120110160)	256,946 square feet ³	0 square feet	256,946 square feet	23,070 square feet proposed for transfer
TOTAL				139,088 square feet

As conditioned above, the proposed density transfer will be effectuated by transferring 75,000 square feet of approved but unbuilt density from Shady Grove Medical Center to the Property via recorded covenants on both the Property and Shady Grove Medical Center, on Shady Grove Life Sciences Center Ownership Lot 6A on Parcel 6 in the Shady Grove Life Sciences Center (formerly Parcels 1A, 3A, 3B, and K) and the approval of this Site Plan Amendment. As a result, 29,472 square feet of transferred Phase I density will be used for the proposed 93,560-square foot building in this Site Plan Amendment. The remaining density of 45,528 square feet (139,088 square feet minus 93,560 square feet) will be available to the Property as follows: 22,458 square feet for Stage I commercial density and 23,070 square feet for Stage II commercial density as allocated via the *Great Seneca Science Corridor Master Plan*.

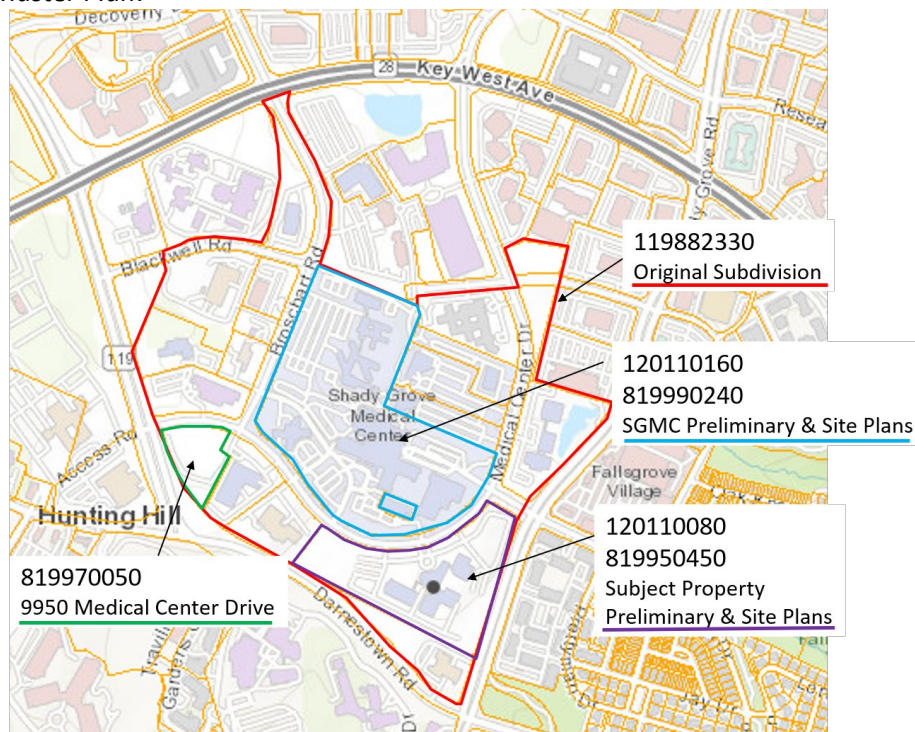


Figure 3: Density Transfer Map

¹ 23,272 square feet of density were transferred to 9950 Medical Center Drive, leaving 64,088 square feet of density.

² Commercial density allocated for Stage I of the Great Seneca Science Corridor Master Plan.

³ Commercial density allocated for Stage 2 of the Great Seneca Science Corridor Master Plan.

SECTION 3: PROJECT DESCRIPTION

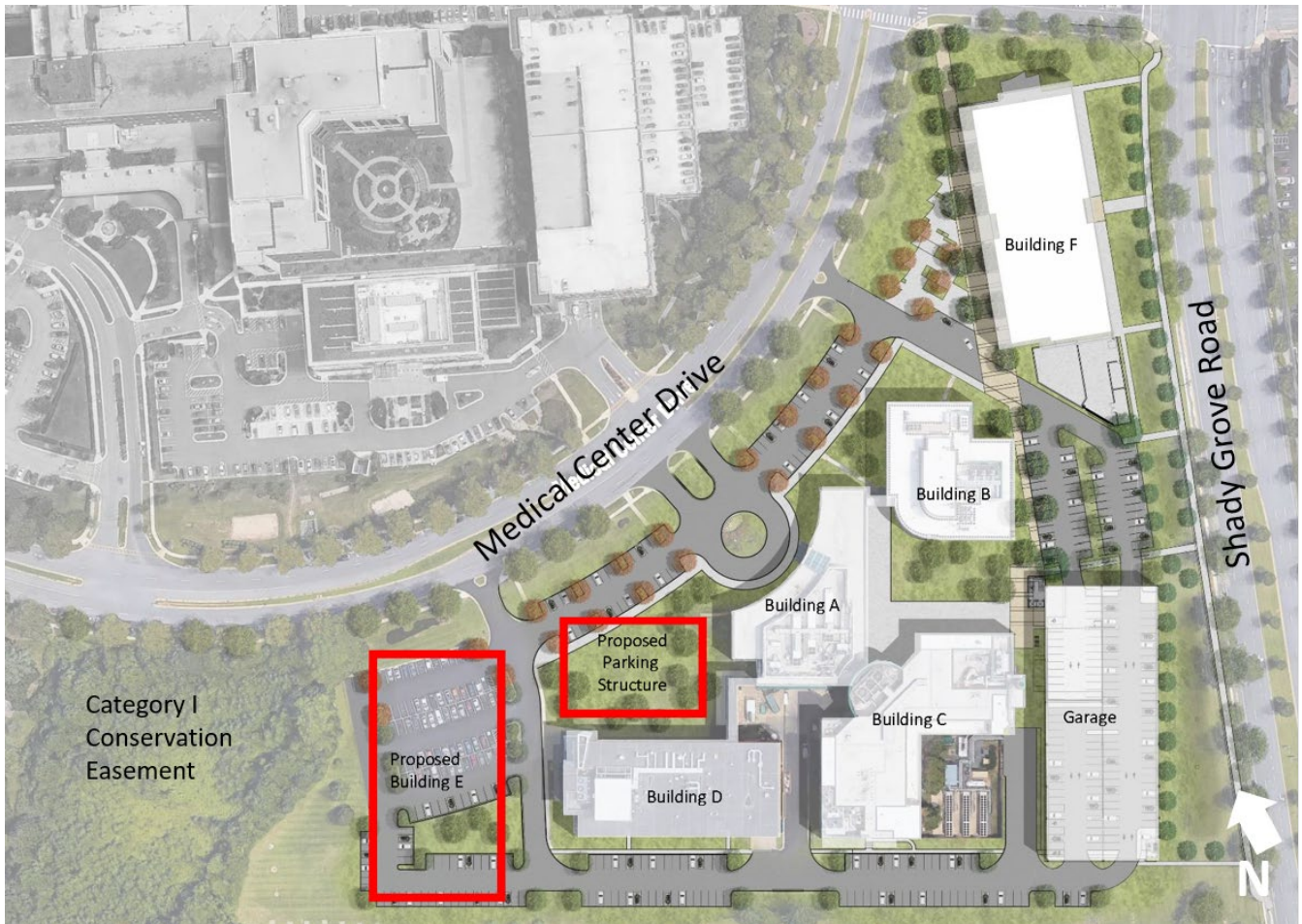


Figure 4: Proposed Conceptual Plan

The Applicant is proposing to construct a new three-story R&D building, designated as proposed Building E, and a new four-level parking structure to complete and complement the existing five buildings located at 9800 Medical Center Drive. Proposed Building E will be located on an existing surface parking lot. The proposed parking structure will be located between Medical Center Drive and existing Building D, on existing surface parking and green space.

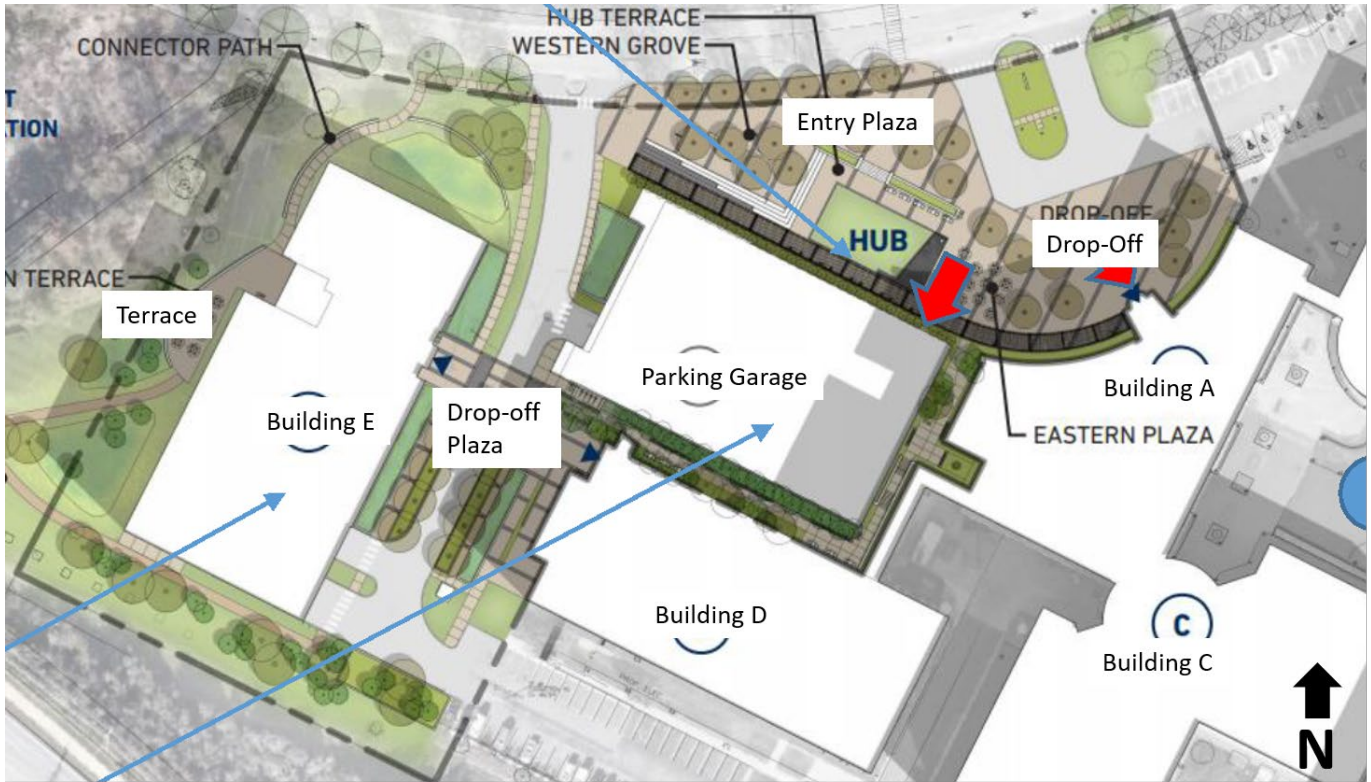


Figure 5: Proposed Development

Proposed Building E contains 93,560 square feet of lab/office space, with parking at the ground floor. Proposed Building E incorporates brick, metal screening, and a glass curtainwall, incorporating elements of existing Buildings A-D and the most recently developed Building F. The floor-to-ceiling glass curtain wall provides expansive views and great daylighting into the lab and office space. Approximately 48 parking spaces will be provided at grade under proposed Building E, including two handicap accessible spaces, one of which is van accessible. Bicycle storage and motorcycle parking will be also provided under the building. This building is targeting LEED Gold certification and includes many sustainability features.



Figure 6: Building E (NE perspective)

Proposed Building E is located adjacent to the existing Category I Conservation Easement and incorporates the natural area into its site design by adding a new terrace on the western façade and providing new pedestrian connections to the conservation area. Expansive windows also provide a visual connection.



Figure 7: Section through Buildings E and D

A plaza connects Building E to Building D and creates a shared entry and drop-off plaza. This new space will provide a distinctive new space, connecting the new building to the existing development. While the space is pedestrian-oriented and scaled, it still provides vehicular access for cars and trucks to access parking and loading spaces.



Figure 8: Parking Garage (North Facade)

The proposed parking structure is a 4-level precast concrete parking structure, containing approximately 244 parking spaces. Four of these spaces are handicapped accessible. Bicycle storage and motorcycle parking are also provided within the garage. A single elevator and two stairways provide vertical access to all the parking levels. The garage’s articulated metal screen façade complements the proposed research building and existing campus architecture. Landscaping softens the base of the garage and adds interest at the pedestrian level.

The parking garage takes advantage of the existing grading by having three levels (P2-P4) exposed along the north face, but four levels exposed on the south and west facades. The entrance to the garage is on the west side, at the P1 level.



Figure 9: Pedestrian Spaces

The proposed parking garage sits in front of existing Building D and adjacent to existing Building A. The Applicant has used this arrangement to create a pedestrian circulation system with a series of small seating spaces. The pedestrian areas are also used to negotiate the elevation changes, as well as connect the new development to the existing buildings. This walking area is between six (6) feet and 14 feet wide, with a detailed planting plan and pedestrian scale lighting for safety.

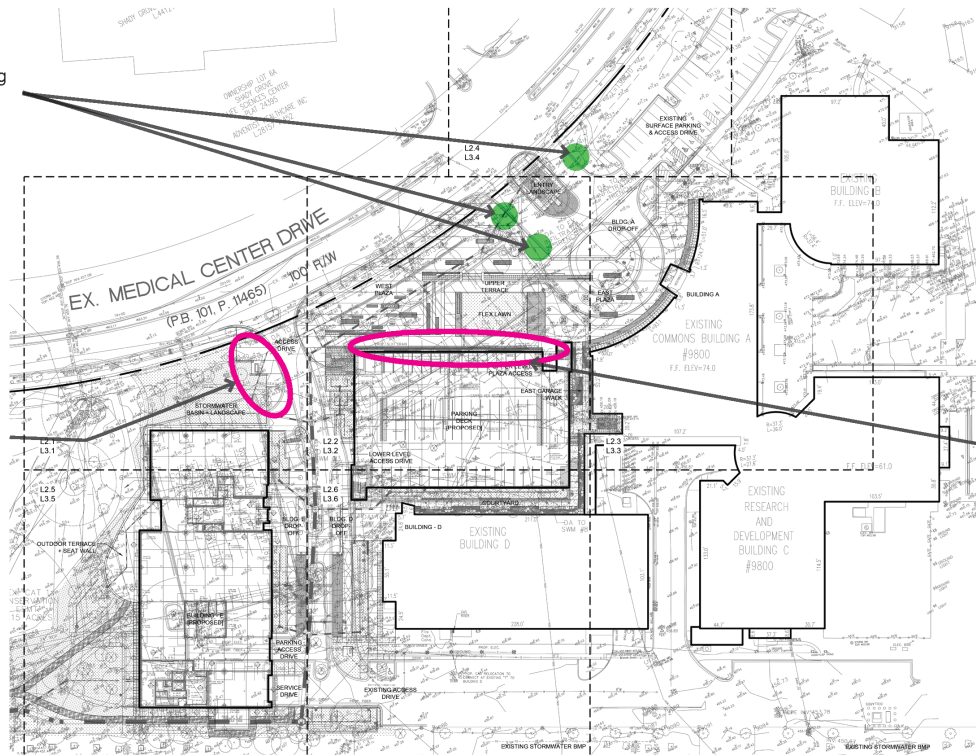


Figure 10: Entry Plaza

The proposed parking garage frames a new entry plaza for the entire complex. This open space provides a flexible, engaging gathering space for the workers in the surrounding buildings. The entry plaza includes a variety of seating areas, enhanced tree cover, and a “hub” space that will allow for future uses. The plaza is designed for active and passive uses and can host programming to further activate the space. The special pavers extend to Medical Center Drive as a public sidewalk, drawing people into the space.

Provide more trees along drop-off area.

Design of the plaza to better screen the parking at ground level off building E, create a gateway iconic signage and create a trail head leads to the forest conservation area to the west.



Provide more intensive and varied landscaping at the base of the garage facing the plaza, similar to landscape provided in the narrow courtyard between the proposed garage and building D.

Figure 11: Remaining Design Issues

There are three design issues to be addressed at time of Certified Site Plan:

1. The plantings at the base of the proposed parking garage should include a greater variety of plants, creating a more pedestrian scale experience.
2. Additional trees should be added along the drop-off loop to emphasize the entrance and separate pedestrians from vehicles.
3. The design of the small western plaza along Medical Center Drive should be improved to better screen the parking at ground level of Building E, create a gateway iconic signage, and create a trail head that leads to the forest conservation areas to the west.

SECTION 4: SITE PLAN ANALYSIS AND FINDINGS

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

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

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

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

The purpose of the LSC Zone is to promote research, academic, and clinical facilities that advance the life sciences, health care services, and applied technologies. The proposed uses are allowed in the LSC Zone and fulfill the purposes of the Zone by providing a 93,560-square-foot Research & Development building. The Applicant is not required to purchase Building Lot Terminations (BLTs) because all uses on the Property are related to Life Sciences, pursuant to Section 59-C-5.473 of the pre-2014 Zoning Ordinance .

Development Standards

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

Table 3 – Data Table: LSC

Development Standard	Allowed/Required	Previously Approved	Proposed
Maximum Building Height (feet) Sec. 59-C-5.31			
Proposed Building E	110 feet (by Master Plan)		80 feet
Proposed Garage	110 feet (by Master Plan)		36 feet
Minimum Building Setbacks (feet)			
From Medical Center Drive	N/A		50 feet
From Shady Grove Road	N/A		820 feet
From Darnestown Road	N/A		45 feet
Minimum Parking Garage Setbacks (feet)			
From Shady Grove Road	N/A		540 feet
From Medical Center Drive	N/A		50 feet

Development Standard	Allowed/Required	Previously Approved	Proposed
From Darnestown Road	N/A		235 feet
Minimum Public Open Space (% of lot) Sec. 59-C-5.32	20% (3.63 acres)		21.4% (3.89 acres)
Maximum Floor Area Ratio (FAR)	0.69 FAR		0.70 FAR
Building Area (square feet)			
Previously approved	544,479 square feet approved per Preliminary Plan No. 120110080	457,219 square feet built	
Previously transferred density to 9950 Medical Center Drive		23,272 square feet	
Unbuilt density			64,088 square feet
Density transferred from Shady Grove Medical Center (Stage I)			51,930 square feet
Density transferred from Shady Grove Medical Center (Stage II)			23,070 square feet
Proposed development (Building E)			93,560 square feet
Total proposed (Building E) and existing			550,779 square feet
Density remaining (Stage I)			22,358 square feet
Density remaining (Stage II)			23,070 square feet
Minimum Parking Spaces Sec. 59-E-3.2			
Total proposed and existing parking	1,102 required	1,089	1,195 proposed
Minimum Bicycle Parking Sec. 59-E-2.3	1 bicycle/20 vehicle spaces (60 max)		60 (20 in the existing garage, 20 outside Building F, 16 in Building E, and 4 outside Building E)
Minimum Motorcycle Parking Sec. 59-E-2.3	2% of total vehicle spaces (10 max)		10 spaces

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

The proposed Building E is located on an area already developed as a surface parking lot. The proposed garage is located in front of Building D. The design of the new development is integrated into the existing development using pedestrian connections and open space design. The proposed development will provide a more substantial presence on Medical Center Drive than the existing surface parking lot. The locations of the buildings and structures are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

The proposed Public Open Space will create a welcoming entrance to the entire development. It includes smaller external gathering spaces with tables, benches and other seating areas, as well as clear public access. The stormwater management areas provide a landscaped buffer along the north façade of Building E. Street trees and lighting are provided along the street to enhance the pedestrian environment. Interior lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. The terrace on the west face of Building E connects to the natural surface trail within the planted stream valley buffer area. The open spaces, landscaping, and site details adequately and efficiently address the needs of the use and the recommendations of the Master Plan, while providing a safe and comfortable environment.

Transportation

Circulation

The three existing access points which currently service the existing central vehicular drop-off area and surface parking areas to the east and west along Medical Center Drive will be maintained as part of this request. However, due to the proposed conversion of vehicular parking from existing surface lots to a consolidated four-level garage, shared access between the central drop-off area and the existing driveway to the west will be severed as a result of the new garage proposed to be built in place of the existing surface parking area. There are no proposed modifications for the existing driveway to the east of the central drop off area as part of this request. Access to the site is limited to Medical Center Drive, which provides vehicular access into the existing/future development and its associated internal circulation. The existing private driveway layout will continue to provide circulation for the storage of private vehicles, pick-ups/drop-offs, deliveries, as well as other short-term parking needs. Furthermore, the existing private driveway which will service the new structure and parking garage will continue to provide through access to the surface parking areas to the rear of the existing office and laboratory structures.

Vehicular Site Access Point and Parking

Vehicular access to the Property's proposed parking garage and loading areas is from Medical Center Drive. Three access points along this arterial currently provide ingress and egress for the existing office and laboratory development. The Applicant proposes to remove the existing shared access presently located in between the driveway to the west of the drop-off area, as a means to build the new four-level parking garage and outdoor plaza space, adjacent to the public right-of-way and the existing Commons Building A. The existing shared access and driveway entrance to the east of the vehicular drop-off area, will each be maintained.

No parking, deliveries, or other short-term parking needs will occur within the public right-of-way. Garage entrances, loading, and the proposed layby drop-off area will be located within the Applicant's internal private street network. A plaza is proposed to be constructed adjacent to the vehicular drop-off area, which is proposed to be reconfigured from its current circular arrangement into a layby lane as a means to maximize space for people walking. Providing such short- and long-term vehicular access will prevent on-street conflicts and maintain multimodal flow on Medical Center Drive.

A loading dock for Building E is proposed off of the existing private driveway, which meets requirements set forth in Section 6.2.8.B of the Zoning Ordinance.

Parking

The total number of parking spaces in the on-site parking garage meet the requirement per the Zoning Ordinance, by providing 1,199 vehicle spaces, 36 long-term bike spaces, and 24 short term bike racks (with 244 vehicle spaces and 16 long-term bike parking spaces in the proposed garage, and 48 vehicle parking spaces under the proposed Building E). Vehicular parking spaces will be located within the existing garage, below grade of Building E, and as existing surface off-street parking spaces to the north, east, and south of the office/laboratory complex.

Sector/Master-Planned Roadways

Medical Center Drive: Medical Center Drive is classified as a 100-150-foot four-lane Arterial Street, A-261, with an existing 100-foot of public right-of-way. The existing section has four (4) lanes, with an existing raised, vegetated median dividing opposing lanes of travel. A 50-foot transit easement is currently positioned along the northern frontage of the roadway, to the opposite of Medical Center Drive from the Subject Property for potential future routing of the Corridor Cities Transitway. The Applicant proposes to maintain the 100-foot right-of-way, with non-vehicular elements recommended by the 2010 *Great Seneca Science Corridor Urban Design Guidelines*, as they relate to opportunities for public spaces and the preservation of environmentally sensitive resources.

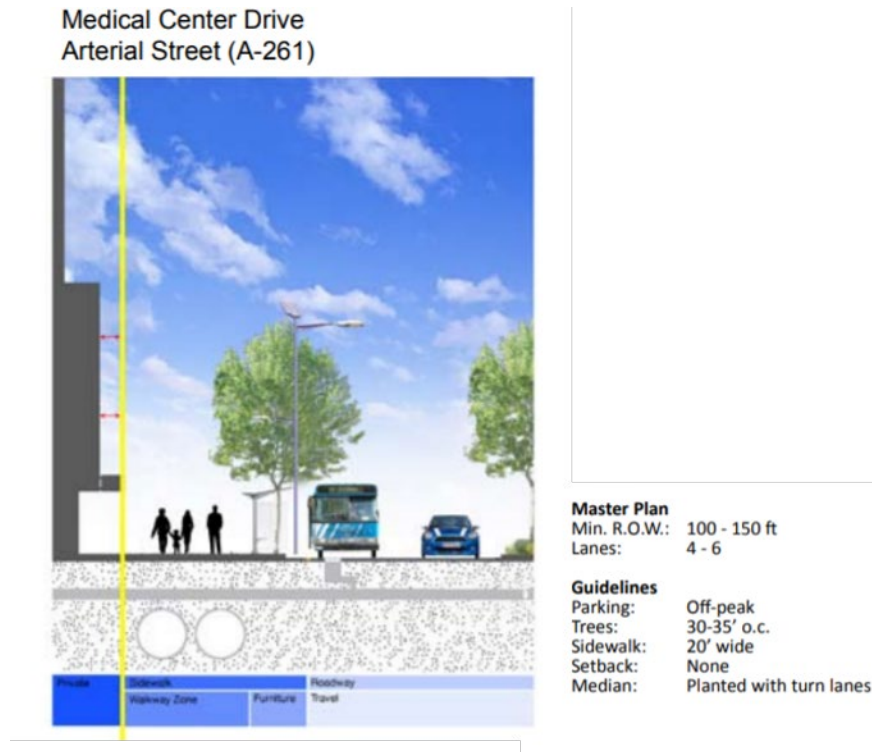


Figure 12: Planned Medical Center Drive Section

The Applicant has collaborated with Planning Staff and MCDOT with regards to providing an active and programmable plaza space open to the public framed by Medical Center Drive, the vehicular drop-off area, and parking garage structure. Consistent with previous approvals for the overall development, the Applicant proposes to maintain the existing five-foot sidewalk and six-foot green panel, as a means to

avoid impacting the existing Category I Conservation Easement to the west of the proposed office and laboratory structure. The edge of the easement lies approximately 14-feet south to the back of the existing sidewalk, which creates challenges to the implementation of planned bikeway and sidewalk improvements along the corridor. As a result, streetscape improvements as shown in Figure 13 identified within the *Great Seneca Science Corridor Urban Design Guidelines* were not provided in previous approvals and continue to not be included in this proposed amendment.

Ultimately, a 20-foot sidewalk and one-way sidepath are planned for Medical Center Drive, which is consistent with Downtown Street standards within the draft *Complete Streets Design Guidelines*. Adjacent properties have not constructed segments of the *Bicycle Master Plan* recommended separated bikeway. Staff concurs with the proposed approach presented by the Applicant, to defer streetscape improvements following the outcome of the *Corridor Forward: I-270 Transit Plan* as it relates to future routing of the Corridor Cities Transitway and its associated multimodal access improvements and right-of-way needs.

Traville Gateway Drive: Traville Gateway Drive is a planned Business Street, B-16, with a planned right-of-way of 70-feet. As shown in Figure 13, it is prioritized in the 2010 *Great Seneca Science Corridor Master Plan* as a means of facilitating the construction of new connections to support a street grid network with walkable access to high frequency transit. A portion of the planned street is identified on the subject Site, from the Medical Center Drive and Medical Center Way intersection, southwards to the Darnestown Road and Traville Gateway Drive intersection. Construction and/or dedication of right-of-way for the new Business Street is not feasible at this time due to the presence of the aforementioned Conservation Easement in place of the planned alignment of the roadway. While the proposed office and laboratory structure will not preclude future construction of the roadway, further technical analysis is necessary in order to balance the need for the protection of natural resources with future multimodal transportation goals for the overall Life Sciences Center area.

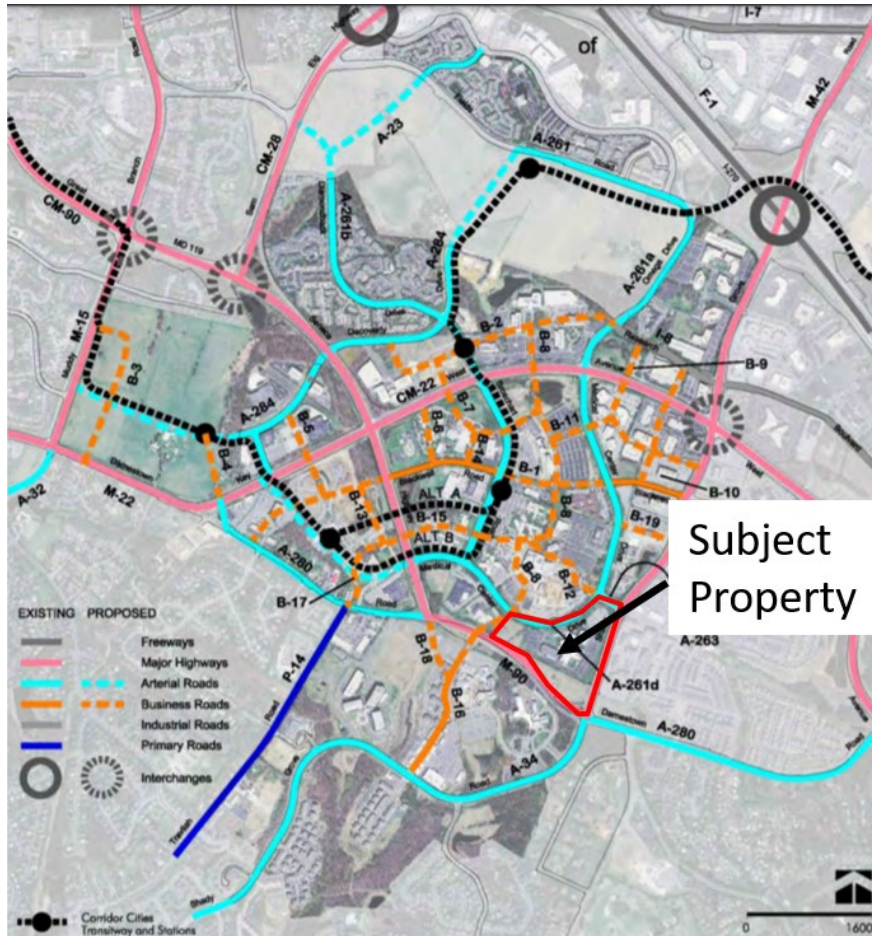


Figure 13: Life Sciences Center circulation with planned street grid network

For the internal private street network, the Applicant proposes ten-foot travel lanes, eight-foot sidewalks, bio-retention facilities, along the modified existing driveway, between the proposed office and laboratory structure and the parking garage. The existing divider at the ingress/egress of the driveway at Medical Center Drive will be removed to facilitate the narrowing of the pavement for safer crossings for people walking east-to-west. The remainder of the internal drive aisles to access the rear of the Site will remain in place.

Public Transit Service

The Subject Site is serviced by Ride On, with one existing bus stop located along the Property's frontage with Medical Center Drive and one along Shady Grove Road. The nearest public transit routes are as follows:

- Ride On Route 43 operates along Medical Center Drive and Shady Grove Road, providing service between the Traville Transit Center, Universities at Shady Grove, and the Shady Grove Metrorail Station.
- Ride On Route 45 operates along Shady Grove Road between the Rockville Regional Transit Center, Montgomery College, the Rockville MARC Station, and Rockville/Twinbrook Metrorail Stations.
- Ride On Route 56 operates along Darnestown Road and Shady Grove Road between the Lakeforest Mall Transit Center, the NIST, and the Rockville Metrorail Station.

- Ride On Route 301 operates along Medical Center Drive and Shady Grove Road, providing service between the Potomac Oak Shopping Center and the Rockville Metrorail Station.

While the Corridor Cities Transitway route is not currently planned along this segment of Medical Center Drive or Shady Grove Road, the outcome of the Corridor Forward: I-270 Transit Plan may propose a realignment for optimal efficiency and ridership. As aforementioned, a 50-foot transit easement has been provided along the properties to the north of Medical Center Drive and no action is required as part of this request. A future bus rapid transit stop is planned approximately 570 feet north of the Medical Center Drive and Broschart Road intersection.

Pedestrian and Bicycle Facilities

The Bicycle Master Plan identifies a one-way sidepath along both sides of Medical Center Drive. Due to the uncertainty of the Corridor Cities Transitway routing and associated streetscaping, construction of the planned separated bikeway along Medical Center Drive is not proposed with this Amendment. The Applicant is proposing to maintain the existing five-foot wide sidewalk and six-foot green panel along Medical Center Drive, while providing a publicly-accessible plaza space with physical separation in the form of street trees and outdoor seating.

Similarly, separated bikeways are also planned along both sides of the planned Traville Gateway Drive extension between Medical Center Drive and Darnestown Road.

Additionally, per recommendations outlined in the *Great Seneca Science Corridor Master Plan*, specific guidance is directed towards the restoration of environmental functions, particularly as it relates to the protection of water quality and biological diversity in forested habitats. This proposed Amendment continues to foster the designation of this sensitive natural area carried over from previous approvals, while also retaining the strategy of providing passive natural trails for recreation. Mulch pathways emanating from the public and private internal sidewalk networks will meander through the protected forests and wetlands and will encourage and facilitate all users to the open space area while also preserving the natural drains currently in its place.

Local Area Transportation Review

The proposed 93,560-square foot proposed office structure was originally approved under Preliminary Plan No. 120110080, which approved a total of 544,579 square feet of density. No additional density beyond the previously approved 544,579 square feet is proposed as part of this request. Furthermore, the Montgomery County Council's Resolution No. 19-655, "2020-2024 Growth and Infrastructure Policy," stipulates that a Local Area Transportation Review is not required if a proposed development's primary use is classified as bioscience facility, as defined in Section 52-39.

As such, under the 2020-2024 Growth and Infrastructure Policy, a traffic study is not required to satisfy the LATR test.

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

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

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

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (No. 42021132E) on February 23, 2021. The Site contains streams plus their buffers and a small area of wetlands and associated buffers. The total of sensitive areas is approximately 2.1 acres.

Forest Conservation and Tree Save

The Property is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) but exempt from Article II as per Section 22A-5(t). Staff approved a Forest Conservation Exemption on February 23, 2021 (Exemption No. 42021132E). However, the Applicant was required to provide treecover over 15% of the site, as per the conditions of approval for Site Plan No. 819950450. Additionally, Preliminary Plan No. 120110080 required afforestation of the environmental buffers. These plantings are shown on the Landscape Plan and the planted areas are covered by a Category I Conservation Easement. The proposed development will not impact the existing Category I Conservation Easement.

Water Quality

This Site Plan Amendment is within the Piney Branch Special Protection Area (SPA). The Planning Board approved a Preliminary Water Quality Plan as part of Preliminary Plan No. 120110080. On December 1, 2016, a Final Water Quality Plan was approved in association with the approval of Site Plan Amendment 81995045D. On December 14, 2017, the Planning Board approved a revised Final Water Quality Plan with Site Plan No. 81995045E. This Amendment requires approval of a revised Final Water Quality Plan to address the proposed development.

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

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

Currently, the total Property has an imperviousness of 54.5 percent (429,269 square feet of impervious surfaces out of a total land area of 791,416 square feet). The proposal to develop an additional 93,560 square feet of laboratory and office space and a 244-car parking garage will add 37,410 square feet of new impervious surfaces, increasing the total site imperviousness by 4.7 percent to 59.2 percent (466,679 square feet total impervious surface). By building largely on an existing parking lot, the development proposal would increase the overall developed density on the site by 20.5% and reduce the net surface parking by 182 spaces.

Staff finds that the additional increment of imperviousness associated with this Site Plan Amendment is minimal based on the following: (1) new development is confined largely to existing impervious areas resulting in a significant increase in development density with a small increase in impervious cover; (2) net reduction of surface parking by 182 spaces; and (3) creation of structured parking. Staff therefore concludes that new imperviousness is being minimized and recommends approval of the Final Water Quality Plan for Site Plan No. 81995045G.

SECTION 5: CONCLUSION

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

ATTACHMENTS

- A. Agency letters
- B. Water Quality Plan
- C. Staff Sketch



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

May 3, 2021

Mr. Timothy Hoffman P.E.
Soltesz, Inc.
2 Research Place, Suite 100
Rockville, Maryland 20850

Re: **COMBINED REVISED FINAL WATER QUALITY PLAN/SITE DEVELOPMENT STORMWATER MANAGEMENT PLAN** for 9800 Medical Center Drive
Preliminary Plan #: 120110080
SM File #: 238926
Tract Size/Zone: 18.08 acres/LSC
Total Concept Area: 4.39 acres
Lots/Block: N/A
Parcel(s): N/A
Watershed: Piney Branch SPA

Dear Mr. Hoffman:

Based on a review by the Department of Permitting Services Review Staff, the Revised Final Water Quality Plan for the above-mentioned site is **acceptable**. The Revised Final Water Quality Plan proposes to meet required stormwater management goals via micro bioretention and an existing infiltration trench with pretreatment. This approval is for elements of the Water Quality Plan of which DPS has lead agency responsibility and does not include limits on imperviousness or buffer encroachments.

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

1. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
2. All the proposed micro bioretention structures must meet the MCDPS sizing criteria and drainage area limits.
3. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required**. BMP monitoring fees will be required per Special Protection Area regulations.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Revised Final Water Quality Plan approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and



2425 Reedie Drive, 7th Floor, Wheaton, Maryland 20902 | 240-777-0311
www.montgomerycountymd.gov/permittingservices

Mr. Timothy Hoffman P.E.
May 3, 2021
Page 2 of 2

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 Revised Final Water Quality Plan request shall be required.

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

Sincerely,

Mark Etheridge

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

MCE: lmg

cc: N. Braunstein
SM File # 238926

ESD: Required/Provided 22,145 cf / 20,346 cf
PE: Target/Achieved: 2.0"/1.84"
STRUCTURAL: 1,800 cf
WAIVED: 0 ac.



**Department of Permitting Services
Fire Department Access and Water Supply Comments**

DATE: 30-Oct-17
TO: Keely Laretti
Loiederman Soltesz Associates, Inc
FROM: Marie LaBaw
RE: 9800 Medical Center Drive
81995045E

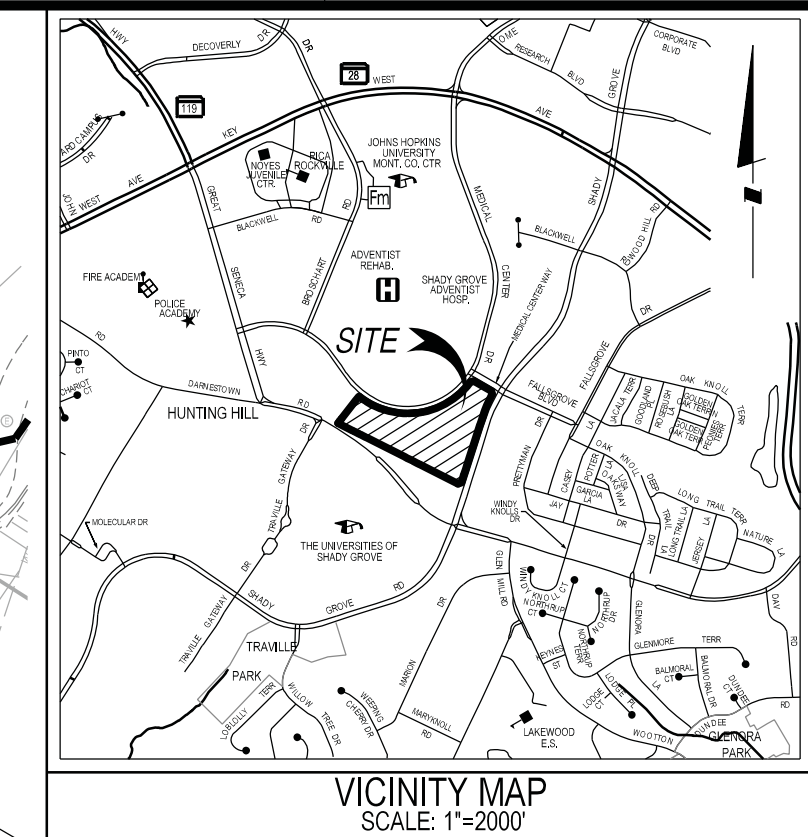
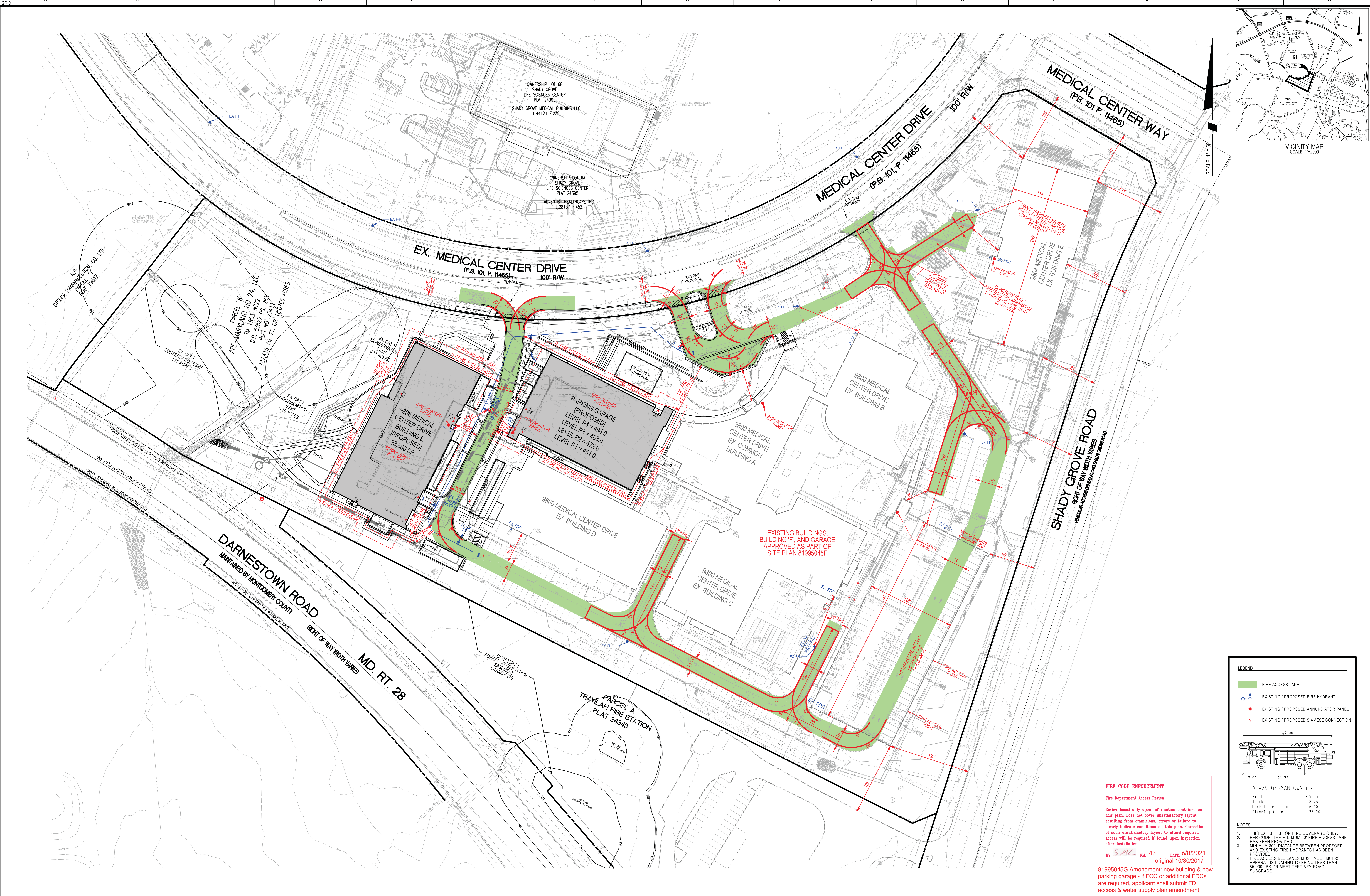
PLAN APPROVED

1. Review based only upon information contained on the plan submitted **30-Oct-17** .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.

***** 1/16/2018 Amendment to FDC locations, plaza pavement scoring pattern, & parking layout changes ONLY. Any other alterations were not reviewed as part of this amendment *****

***** 6/8/2021 81995045G Amendment: new building & new parking garage - if FCC or additional FDCs are required, applicant shall submit FD access & water supply plan amendment *****

The original of this drawing document was prepared by Soltesz, Inc. (SOLTESZ). This document was not obtained directly from SOLTESZ, Inc. (SOLTESZ). SOLTESZ cannot guarantee the accuracy of any information that has been transmitted by electronic means.



LEGEND

- FIRE ACCESS LANE
- EXISTING / PROPOSED FIRE HYDRANT
- EXISTING / PROPOSED ANNUNCIATOR PANEL
- EXISTING / PROPOSED SIAMESE CONNECTION

AT-29 GERMANTOWN feet

- Width : 8.25
- Track : 8.25
- Lock to Lock Time : 6.00
- Steering Angle : 33.20

NOTES:

1. THIS EXHIBIT IS FOR FIRE COVERAGE ONLY. PER CODE, THE MINIMUM 20' FIRE ACCESS LANE HAS BEEN PROVIDED.
2. MINIMUM 300' DISTANCE BETWEEN PROPOSED AND EXISTING FIRE HYDRANTS HAS BEEN PROVIDED.
3. FIRE ACCESSIBLE LANES MUST MEET MCFRS APPARATUS LOADING TO BE NO LESS THAN 85,000 LBS OR MEET TERTIARY ROAD SUBGRADE.

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: *SAC* PW: 43 DATE: 6/8/2021
original 10/30/2017

81995045G Amendment: new building & new parking garage - if FCC or additional FDCs are required, applicant shall submit FD access & water supply plan amendment



PROFESSIONAL CERTIFICATION

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

LICENSE NO. 49426 EXPIRATION DATE: 05-31-2022



FIRE ACCESS PLAN

SITE PLAN AMENDMENT 81995045G
9808 MEDICAL CENTER DRIVE
ROCKVILLE, MD 20850
(PART OF 9800 MEDICAL CENTER DRIVE SITE PLAN)

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

SHEET **1**
OF **1**

PROJECT NO.
1507-01-12

SOLTESZ, INC.

Rockville
Lanham
Waldorf
Leonardtown
Frederick
Soltesz DC, LLC

ROCKVILLE OFFICE
2 Research Place, Suite 100
Rockville, MD 20850
P. 301.948.2750 F. 301.948.9067

www.soltesz.com

NO.	DATE	DESIGNED	TECHNICIAN	REVISIONS	BY	DATE
1	MARCH 2021	EEO	EEO			

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-271-7777. 48 HOURS PRIOR TO THE START OF EXCAVATION, IF CLEARANCES ARE LESS THAN SHOWN ON THE PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

OWNER/DEVELOPER/APPLICANT

ALEXANDRIA REAL ESTATE EQUITIES- MARYLAND
NO. 24 LLC
948 CLOPPER ROAD
GAITHERSBURG, MD 20878
PHONE (301) 547-1770
CONTACT: WILLIAM DEPIPO

ADC MAP	5163	GRID	JS
TAX MAP	FR 553, FR 343	ZONING CATEGORY:	LSC
WBSG 200 SHEET		WATERSHED:	
SITE DATUM	219 NW 09	WATTS BRANCH	
HORIZONTAL	NAD 83	MODE STREAM CLASS	
VERTICAL	NGVD 29	CLASS 1	

81995045G 9800 Medical Center Drive

Contact: Sam Farhadi at 240 777-6333

We have reviewed site and landscape plans files that were uploaded on/ dated “5/7/2021”.

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

1. Darnestown Road at this location is County maintained, please clarify on the plan and remove the state designation.
2. Access points on public roads:
 - a. Label the curb radii for access points. Ensure of minimum curb radii that will accommodate the site traffic;
 - b. Provide truck turning movement for all (especially right turn) movements. If a specific movement is restricted that needs to be clarified on the site plan.
3. Provide public sidewalk:
 - a. Public and private sidewalks when adjacent each other need to have the physical limits of maintenance provided or PIE/ ROW for the additional sidewalk is needed. This needs to be specified on the plans clearly.
 - b. All proposed brick pavement sections should be per CR 16-931 and MC-111.02 (provide a label accordingly). MCDPS would need to review and approve non-standard sidewalk pavement and streetscape. Once approved, a maintenance and liability covenant would be required.
 - c. Show and label PIE along the site frontage.
 - d. Show/ label the existing sidewalks/ ramps where connection is made.
 - e. Provide of at-grade crossing at driveways.
4. Provide downstream storm drain analysis for the current site plan.
5. Proposed street trees:
 - a. Need to be approved street tree species list at the designated spacing;
 - b. Silva Cells details for street trees need to approved at ROW permit so they can be included in the above maintenance and liability covenant.

And the following needs to be a condition of the certified site plan:

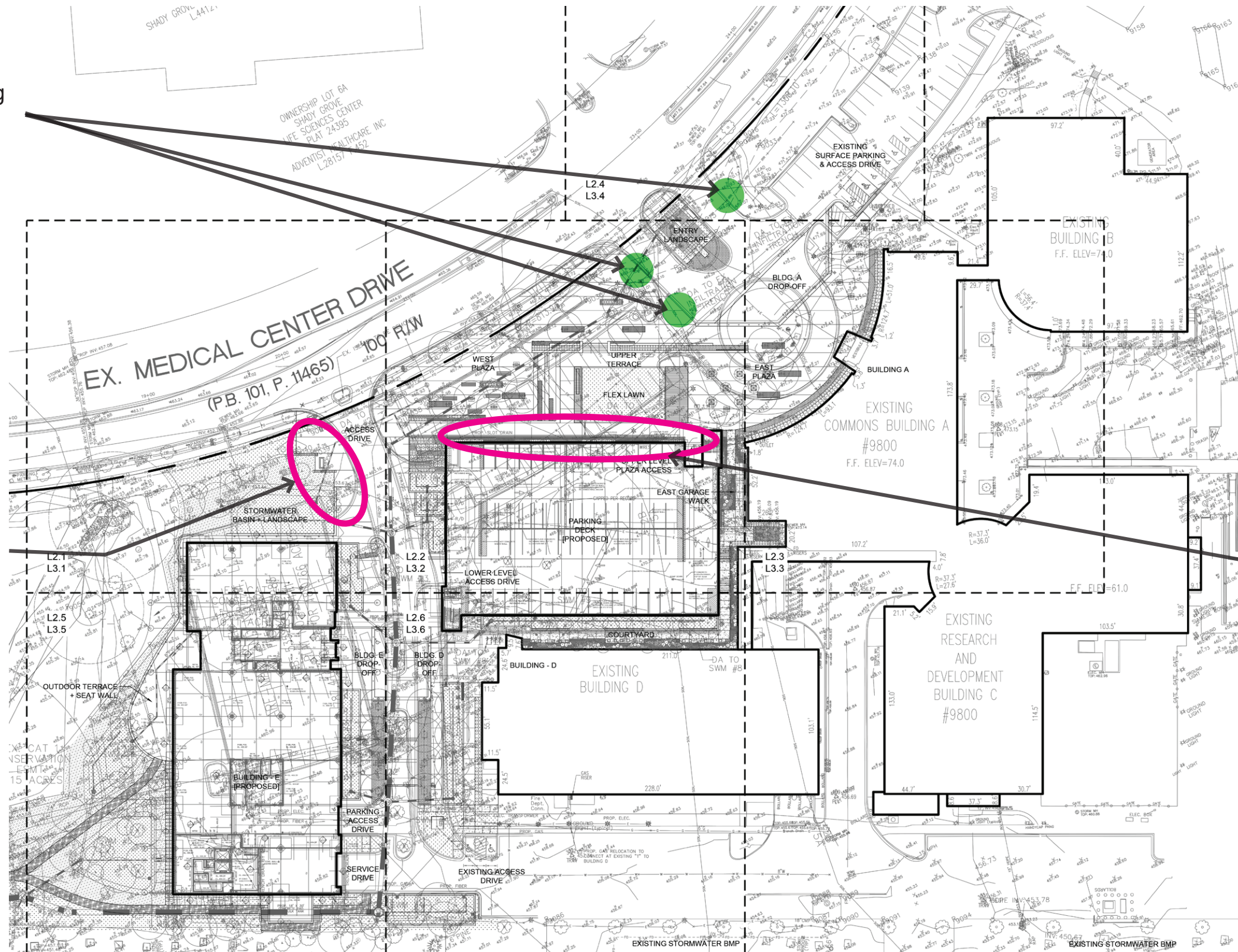
1. MCDOT Commuter Services Section comments:

The project is located in the Red SSP Area and the Greater Shady Grove TMD. The project proposes to develop 93,560 gsf. A project with greater than 40,000 gsf must submit a Project-Based Level 3 Results Plan. The Plan must be submitted to and approved by MCDOT prior to issuance of any building permit by DPS. A Level 3 Results Plan requires commitment by the owner/applicant to achieve a base NADMS that is 5% higher than the District’s goal (12.5 % transit for employees and 25% for residents) as well as related commuting goals at the project. A Project-based Level 3 Results Plan must include Project-based TDM Action Plan components and the following:

- Independent Monitoring (to determine whether the project is meeting its goals)
- Addition and/or Substitution of Strategies (if strategies initially selected by the owner/applicant do not result in the project achieving its goals after 6 years, revisions to the plan may be required)
- Additional Funding Commitment (if strategies selected by owner/applicant do not result in achievement of goals by 6 years after final occupancy, increased funding by the owner for existing or new TDM strategies. Additional increases in funding may be required to if goals are not met after 8 years)
- Performance Incentives (owner/applicant may be eligible for incentives for continued achievement of goals over multiple years).

Provide more trees along drop-off area.

Design of the plaza to better screen the parking at ground level off building E, create a gateway iconic signage and create a trail head leads to the forest conservation area to the west.



Provide more intensive and varied landscaping at the base of the garage facing the plaza, similar to landscape provided in the narrow courtyard between the proposed garage and building D.