



MCPB
Item No.
Date: 07/29/21

Travilah Parcel N, Building A, Site Plan Amendment No. 82001012D



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Completed: 07/15/21

Description

Request to build up to 200,000 square feet for research and development use and a 562-space garage on Parcel N.

Location: On Darnestown Road, 500 feet east of Travilah Road.

Zone: MXN.

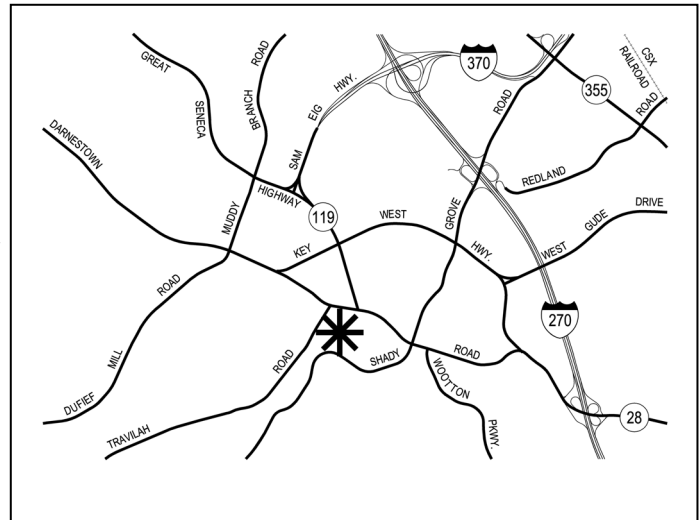
Master Plan: 2010 *Great Seneca Science Corridor Master Plan*.

Property Size: 48.61 acres.

Application Accepted: January 25, 2021.

Applicant: ARE-Maryland No. 49, LLC ("ARE").

Review Basis: Chapter 59 (Zoning Ordinance in effect on October 29, 2014.)



Summary

- Staff recommends approval with conditions.
- The Application is being reviewed under the requirements set forth in the Zoning Ordinance in effect on October 29, 2014 in accordance with Section 59.7.7.1.B.3 of the Zoning Ordinance.
- In 2001, the Planning Board originally approved Site Plan 820010120 to allow 1,030,000 square feet of Research and Development (R&D) land use, which only 500,000 sq. ft. was constructed on Parcel M. The remainder of 530,000 square feet is to be developed on Parcel N. Prior Amendments A, B, and C did not utilize density.
- Section 59.7.7.1.B.3.b allows old code site plans to be reviewed under the current Zoning Ordinance for parking.
- Staff has not received any community correspondence regarding this Site Plan Amendment.

SECTION 1: RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment No. 82001012D, Traville Parcel N, Building A, to construct a research and development building and parking garage. All previously approved conditions for Parcel M remain valid and in full force and effect. 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, which supersede all prior conditions of approval.¹

Density, Height & Housing

1. Density

The Site Plan is limited to a maximum of 200,000 square feet of total development on the Subject Property (Parcel N) for research and development uses.

2. Height

The development is limited to a maximum height of 100 feet, as measured from the building height measuring point, as illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

3. Green, Facilities, and Amenities

- a) The Applicant must provide a minimum of 60% of green area on-site.
- b) Before the issuance of Final Use and Occupancy certificates for the commercial development, all green area amenities associated with Building A and the garage on the Subject Property must be completed.

4. Maintenance of Public Amenities

The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to the green areas, landscape, hardscape and associated elements, and streetscaping.

Environment

5. Forest Conservation & Tree Save

- a) The Applicant must schedule the required site inspections by M-NCPPC Forest Conservation Inspection Staff per Section 22A.00.01.10 of the Forest Conservation Regulations.
- b) The Applicant must comply with all tree protection and tree save measures shown on the approved Final Forest Conservation Plan. Tree save measures not specified on the Final Forest Conservation Plan may be required by the M-NCPPC Forest Conservation Inspection Staff.
- c) Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit financial surety, in a form approved by the M-NCPPC Office of the General Counsel, to the M-NCPPC Planning Department for the 0.05 acres of new forest planting and for the new trees required to create a fully forested

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.

stream buffer on the Subject Property, as well as maintenance, including invasive species management controls, credited toward meeting the requirements of the FCP.

- d) Prior to the initial planting acceptance inspection by the M-NCPPC Forest Conservation Inspection Staff, the Applicant must install permanent conservation easement signage along the perimeter of the conservation easements as shown on the FCP, or as directed by the M-NCPPC Forest Conservation Inspection Staff.
- e) Prior to any demolition, clearing, grading or construction for this development Application, the Applicant must submit a five-year (5) Maintenance and Management Agreement (“MMA”) in a form approved by the M-NCPPC Office of General Counsel. The MMA is required for all forest planting areas, mitigation tree plantings, and landscape plantings credited toward meeting the requirements of the FCP. The MMA includes invasive species management control measures. All proposed measures should be chosen with consideration of the proximity to the on-site stream and wetlands and the sensitive nature of this watershed. The use of herbicides should be avoided where possible.
- f) The Limits of Disturbance (“LOD”) shown on the Final Sediment and Erosion Control Plan must be consistent with the LOD shown on the approved Final Forest Conservation Plan.
- g) Prior to the start of any demolition, clearing, grading or construction for the development Application or within 60 days of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan, the Applicant must record a new Category I Conservation Easement reflecting the new 0.05-acre easement area including the area that is not authorized to be removed. The new easement agreement must be in a form approved by the M-NCPPC Office of the General Counsel and must be recorded in the Montgomery County Land Records by deed prior to recordation of the deed of abandonment for the existing conservation easement. The entirety of the existing easement remains in full force and effect until the abandonment document and the revised easement have been approved and recorded in the Montgomery County Land Records.
- h) Prior to the start of any demolition, clearing, grading or construction for the development Application or within 60 days of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan, the Applicant must abandon the 0.05-acre area of the original Category I Conservation Easement within the stormwater outfall area recorded among the County Land Records in a form approved by M-NCPPC Office of the General Counsel. The abandonment document must be recorded in the Montgomery County Land Records by deed.
- i) Within ninety (90) days of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan, the Applicant must submit a complete record plat application that delineates the revised conservation easement and references the Book/Page of the recorded deed for the new revised Category I Conservation Easement.
- j) The revised Record Plat must be recorded in the Montgomery County Land Records within one (1) year of the mailing date of the Planning Board Resolution approving the amendment to the Final Forest Conservation Plan.

6. Water Quality

- a) The development must comply with the conditions of the Montgomery County Department of Permitting Services Preliminary (MCDPS)/Final Water Quality Plan approval letter dated July 6, 2021.

- b) The total impervious surface on Parcels M, N (the Subject Property), and Outlot O is limited to 13.16 acres within the Piney Branch SPA, as shown on the Impervious Surface Plan dated May 25, 2021.

7. 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 dated July 6, 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 Amendment approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the Storm Water Management easements and facilities.

Transportation & Circulation

8. Utilities

The Applicant must underground the utilities along Darnestown Road for the development phase associated with the road connection to Great Seneca Highway, to be confirmed or modified by PEPCO.

9. Transportation

Prior to any building permit for Building A, the applicant must enter into or modify the traffic mitigation agreement (TMAg) with the Montgomery County Department of Transportation (MCDOT) and the M-NCPPC.

10. Parking

The Applicant must construct a structure parking garage for Phase 1, containing a minimum of 562 parking spaces and 34 long-term bicycle parking. An additional 6 short-term bicycle parking spaces must be provided on Parcel N.

11. Pedestrian & Bicycle Circulation

- a) The Applicant must provide 34 long-term and 6 short-term bicycle parking spaces.
- b) The long-term spaces must be in secured, well-lit bicycle rooms in a parking garage or bicycle cages in a parking garage and in a secure parking area, and the short-term spaces must be inverted-U racks (or approved equal) installed along the building's frontage in a location convenient to the main entrance. The specific location(s) of the short-term bicycle rack(s) must be identified on the Certified Site Plan Amendment.
- c) The Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must comply with requirements set forth by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, prior to issuance of the right-of-way permit. At a minimum, the sidepath must be open to public use prior to issuance of the final use and occupancy certificate associated with Building A.
 - i. Darnestown Road: a sidepath, with a minimum effective width of eleven (11) feet, separated from vehicular traffic by a buffer with a minimum width of eight (8) feet.

12. Right of Way

- a) The Planning Board has reviewed and accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS), Right-of-Way in its letter dated May 27, 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 the Site Plan Amendment approval.
- b) Prior to Final Use and Occupancy permit for Phase 1, the applicant must construct the median along Darnestown Road to prevent left-turn movements into the existing internal Loop Driveway, to be determined or modified by MCDOT and MCDPS.
- c) Prior to Final Use and Occupancy permit for Phase 1, the applicant must remove the existing portion of the internal Loop Driveway for Phase 1.

13. 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 May 24, 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 Amendment approval.

Site Plan

14. Site Design

- a) The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A10.1-A10.15 of the submitted architectural drawings, as determined by M-NCPPC Staff.

15. Lighting

- a) Prior to certified Site Plan Amendment approval, 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 in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b) All onsite down-lights must have full cut-off or BUG-equivalent fixtures.
- c) Deflectors will be installed on proposed fixtures to prevent excess illumination and glare.
- d) Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at the lot line, excluding areas impacted by streetlights within the right-of-way.
- e) Streetlights and other pole-mounted lights must not exceed the height illustrated on the Certified Site Plan Amendment.
- f) On the rooftop of the building, the light pole height must not exceed the height illustrated on the Certified Site Plan Amendment.

16. 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 Amendment elements, including, but not limited to plant material, on-site lighting, site furniture, trash enclosures, railings, paths and associated improvements of development, including sidewalks, bikeways, storm drainage facilities, street trees and street lights. The surety must be posted before issuance of any building permit of development and will be tied to the development program.
- c) The bond or surety must be tied to the development program, and 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.

17. 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 Amendment.

18. Certified Site Plan Amendment

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

- a) Include the stormwater management concept approval letter, development program, and Site Plan Amendment resolution (and other applicable resolutions) on the approval or cover sheet(s).
- b) Add a note to the Site Plan Amendment stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c) 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."
- d) Modify data table to reflect development standards approved by the Planning Board.
- e) Ensure consistency of all details and layout between Site and Landscape plans.

SECTION 2: SITE DESCRIPTION

Site Location

The Property is within walking distance of the Universities at Shady Grove (to the east), the Shady Gove Adventist Hospital (to the northeast) and several ARE research and development holdings along Medical Center Drive (to the north). Located to the east and southeast of the Property are residential neighborhoods that were developed under the MXN Zone, PD -3 (Planned Development) Zone, the R-200/TDR and RT-10 Zones. The Travilah Road corridor contains several small commercial areas developed under the C-1, C-2 and C-4 Zones, as well as some special exceptions. (See Figure 1)

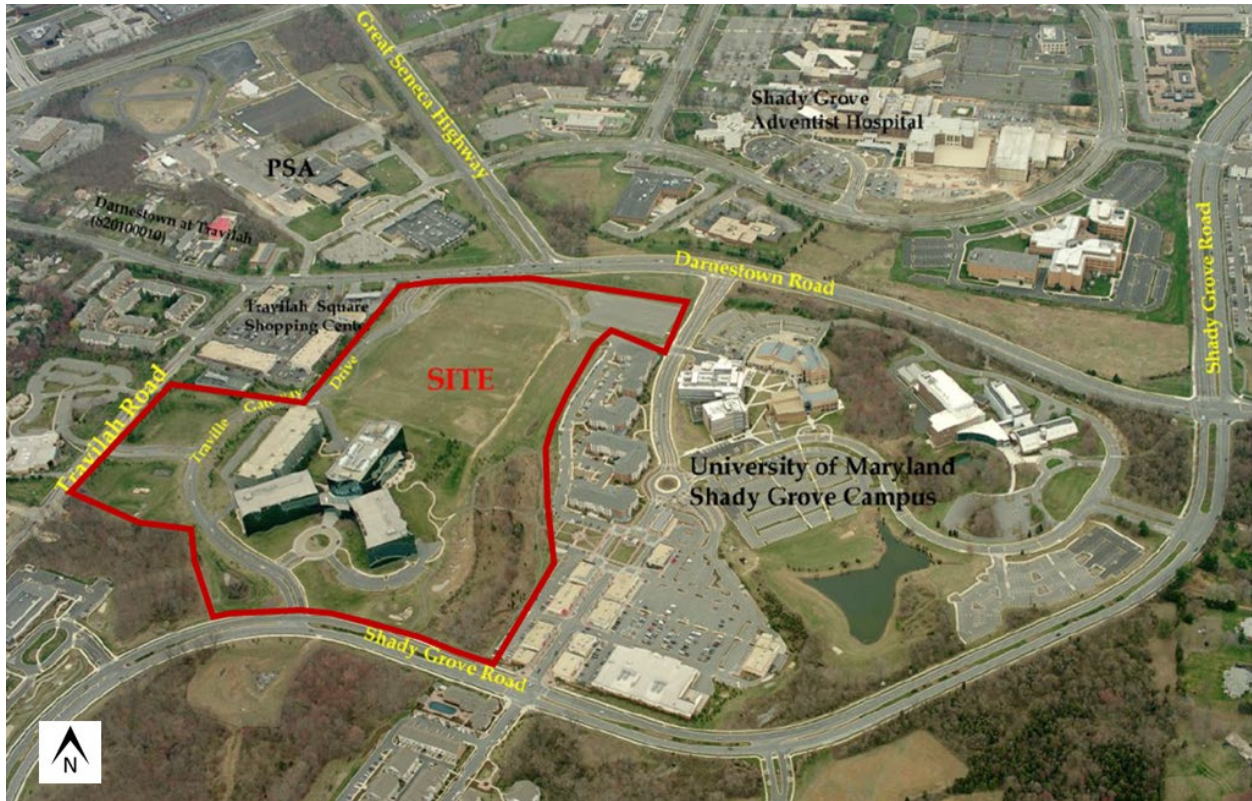


Figure 1: Property Vicinity Map

Site Description

The Property currently consists of three office buildings (Buildings 1A, 1B, and 1C), one structured parking garage (Parking Garage 1), and two surface parking facilities on Parcel M. On Parcel N, the undeveloped portion of the Site, there are two surface parking facilities and a continuation of the Loop Driveway that provides access to both Parcels M and N. Both Parcels M and N contain environmental buffers and are improved with the Loop Driveway and SWM facilities. (Figures 2 & 3)

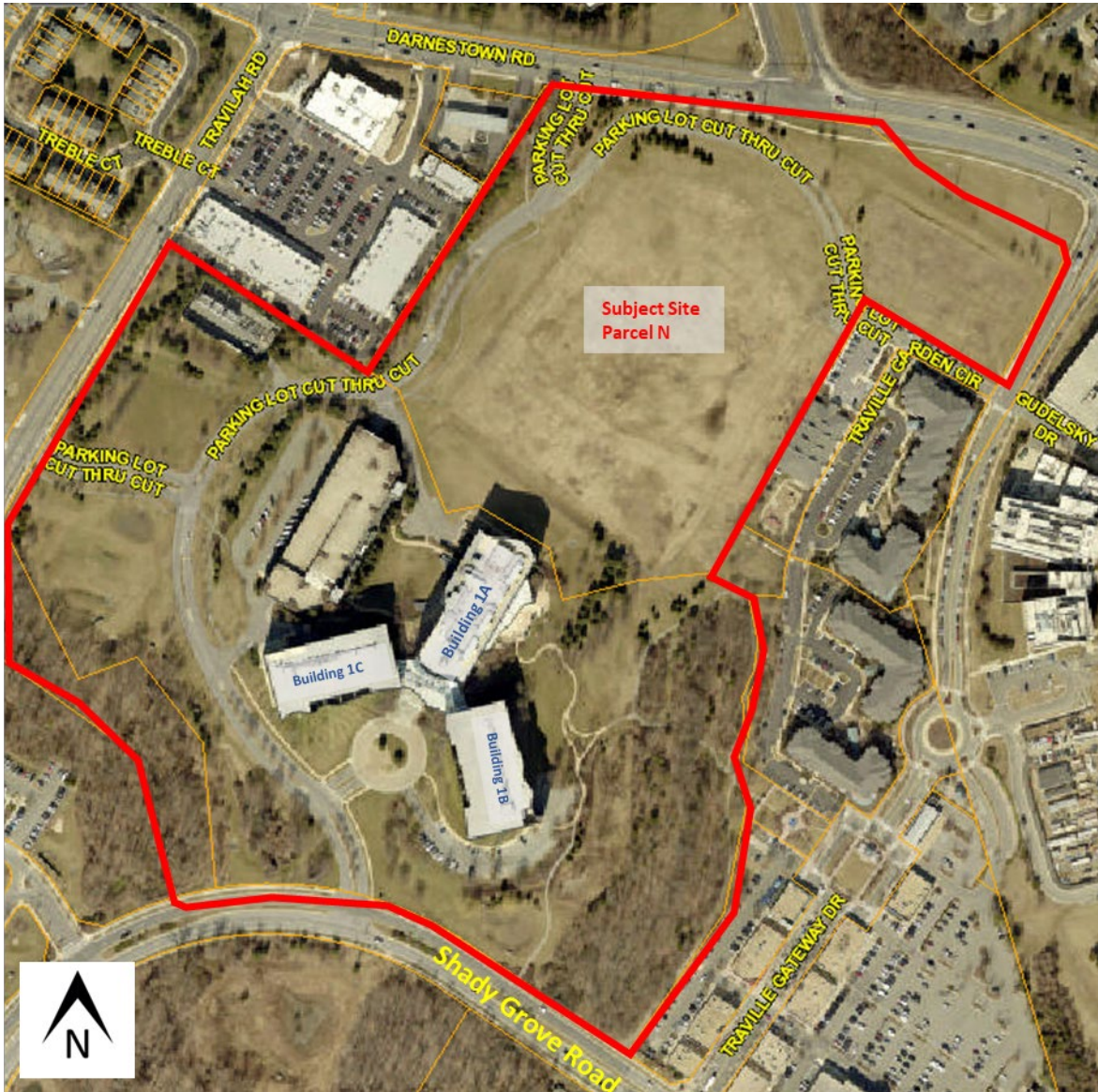


Figure 2: Existing Site

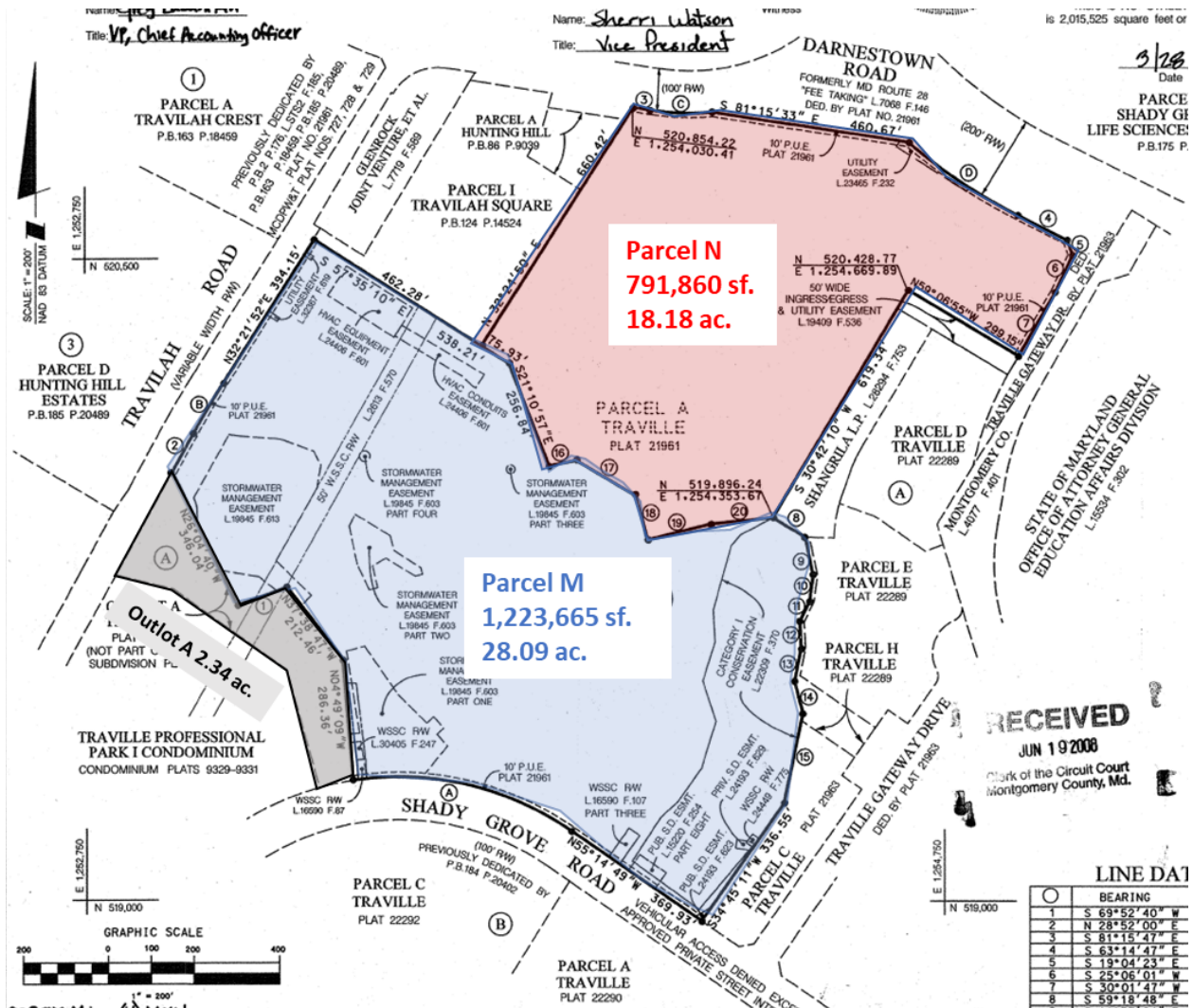


Figure 3: Traville, Block A, Parcels M-N, Resubdivision Plat 23852

Previous Approvals

Local Map Amendment (G-718), which changed the zoning from R-200 and R-200/TDR to the MXN zone, was approved by the District Council on July 2, 1996. A Development Plan accompanied that approval. The original Development Plan proposed a village center, a community park, a day care center, a health club, community center, office and research uses, and a variety of housing types. An overall maximum of up to 1.5 million square feet of non-residential uses and a maximum of up to 750 dwelling units was established for the entire Traville property.

Preliminary Plan No. 119970220 was approved by the Planning Board on September 11, 1997 (via MCPB Resolution No. 1-97022R) for 6 lots consisting of up to 750 multi-family dwelling units and up to 750,000 square feet of mixed commercial/employment on approximately 192 acres.

Preliminary Plan No. 119970220A was approved January 21, 1999. That Amendment included a phasing plan for the recordation of lots associated with the original approval.

The amended Development Plan (DPA 01-3) was approved on July 31, 2001 to: 1) delete the conference center; 2) reduce the non-residential development from 1.5 million square feet to 1.3 million square feet; 3) reduce the minimum amount of imperviousness from 35% to 33%; 4) change the location of the approved housing, local park, and portions of the research and development uses; and 5) conform to the Shady Grove Study Area Master Plan Guidelines (adopted in 1990).

Preliminary Plan No. 119970220B was approved in 2001 to reflect changes adopted through Development Plan DPA 01-3. Subsequent to Preliminary Plan No. 119970220B, the Planning Board approved three different Site Plans, designated Nos. 820010120, 81999040A, and 81999047A, (via MCPB Resolution Nos. 8-01012, 8-99040A, and 8-99047A, respectively) to advance development on portions of the overall Traville property.

Site Plan No. 820010120 was approved on March 22, 2001 (via MCPB Resolution No. 8-01012) for 1,030,000 square feet of Research and Development (R&D) land use on 49.98 acres of land zoned MXN. This certified site plan set forth an implementation phasing schedule consisting of Phase I (500,000 square feet on Parcel M), Phase 1A and Phase 2 (530,000 square feet to be built on Parcel N). The impervious limitation was restricted to 18.6 acres within the Final Water Quality Plan.

Site Plan No. 82001012A was approved on June 9, 2003 administratively for the construction of a temporary parking facility associated with Human Genome Science Building.

Site Plan No. 820010120B was approved by the Planning Board on September 28, 2006 (via MCPB Resolution No. 06-106) for modifications to the Site Plan Enforcement Agreement to extend the use of the temporary parking facility until November 2008 for the Maryland or Universities at Shady Grove students. A note was specifically added to the Site Plan to restrict any further development of the site until the Final Water Quality Plan was amended and approved by DPS.

Site Plan No. 82001012C was approved November 3, 2011 (via MCPB Resolution No. 11-74) to construct a 125,000-square foot building (Building D). This building was never constructed.

SECTION 3: PROPOSAL

Proposal

The Application proposes a 200,000-square foot building (Building A) of up to 100 feet in height (Building A in Figure 4) for Research and Development use and a five-level parking garage containing up to 562 spaces (P1 in Figure 4). Building A will be the first of three buildings planned for Parcel N (Figure 4). Together, these buildings will form a research and development campus that coordinates effectively with the current life sciences campus on Parcel M and with Darnestown Road. Future Buildings C, D, and P2 shown in Figure 4 below will require subsequent Site Plan amendments.



Figure 4: Parcel N Illustrative Concept Campus Plan



Figure 5: Parcel N Phase 1 (current application)

Building A is proposed along Darnestown Road on the northwestern portion of the Property. As the first building to be constructed on Parcel N, Building A will be accessed by the existing Loop Driveway that links both Parcels M and N to Darnestown Road and Traville Gateway Drive to the north and east, respectively. This access configuration will ultimately allow for improved campus circulation when the northern portion of the Loop Driveway is eliminated and the intersection is provided to the Great Seneca Highway extension (as shown in Figure 5).

Architecture

Proposed Building A will have five floors above grade and a maximum building height of 100 feet. The interior of the building will be constructed with higher ceiling heights (when compared to conventional office uses) and other design elements to accommodate specialized equipment used by R&D tenants. The exterior of the building will feature materials and design elements that create visual interest, particularly

on the building’s prominent western elevation facing Traville Gateway Drive and the north elevation facing Darnestown Road. Building A’s massing and elevations provide human-scaled architectural elements at the ground floor level as well as a strong roofline with pronounced capping details. The prominent canopy along the drop off area, along the north façade, will highlight the entrance into the building and enhance the pedestrian experience.

A unified sequence of open spaces in front of proposed Building A will consist of a landscaped area and a formal plaza, which will also serve as a vehicular drop-off area. The site design will create a pleasant and safe pedestrian environment and will facilitate easy access between the proposed Parking Garage P1 and Building A. The Subject Site Plan Amendment will also improve public sidewalks and pathways along Traville Gateway Drive and Darnestown Road.

Parking Garage P1, located to the south and west of Building A, will have five levels and will provide up to 562 parking spaces. The glass stairwell at the corner of the parking structure serves as a terminus of the open space in front of Building A and will provide direct access into Building A via internal sidewalks.



Figure 6: Building Perspectives (As viewed from Darnestown Road)



Figure 7: Architectural Elevations

Transportation & Circulation

The existing access point on the established Loop Driveway from Darnestown Road, which currently serves the Subject Property as well as the existing Human Genome Sciences campus to the south, will be maintained under the Subject Application. A portion of the existing Loop Driveway, located on the northern portion of the Property parallel to Darnestown Road, is proposed to be removed as part of this request as a means to accommodate the future extension of Great Seneca Highway. In conjunction with the northern portion of the Loop Driveway being removed, the Applicant will construct a new southern portion of the Loop Driveway on the south side of proposed Parking Garage P1 and future Parking Garage P2, to connect the existing Loop Driveway along the western Property frontage to Traville Gateway Drive to the east. The existing Loop Driveway to the west of the proposed drop-off area and driveway entrances is proposed to be reconfigured as part of this request to facilitate safer crossings for people walking east to west between the Parcel N and the Travilah Square shopping center. Similarly, the terminus of the new southern portion of the Loop Driveway will tie directly into the existing driveway entrance, connecting to Traville Gateway Drive.

The internal Loop Driveway will continue to provide circulation for the storage of private vehicles, pick-up/drop-off, deliveries, as well as other short-term parking needs. As illustrated on the submitted circulation plan sheets, vehicular and loading access to Building A and Parking Garage P1 are proposed to occur via both the existing Loop Driveway and the new southern portion of the Loop Driveway, preventing the addition of new access points onto adjacent public rights-of-way, in support of circulation goals in the 2010 *Great Seneca Science Corridor Master Plan*. To further improve traffic safety, a new raised median will be constructed along Darnestown Road to prevent left-turn movements into the existing internal Loop Driveway.

While Staff reviewed the proposed development in context with provisions within the 2004 Zoning Ordinance as prescribed by Section 59.7.7.1.B.1, the Applicant has elected to have parking and loading be reviewed per the current 2014 Zoning Ordinance. A loading dock for the proposed research and

development (Building A) is located off of the existing Loop Driveway, which meets requirements set forth in Section 59.6.2.8.B of the 2014 Zoning Ordinance.

Parking

The total number of parking spaces in the on-site parking garage, private on-street parking, and existing garage/surface parking areas meet the requirement per the current 2014 Zoning Ordinance, by providing 2,025 vehicle spaces, 34 long-term bike spaces, and 6 short-term bike racks. Long-term bicycle parking spaces are provided in the ground floor of the parking garage and short-term spaces are proposed adjacent to the western building entrance. Vehicular parking spaces will be located within the proposed garage and proposed street parking spaces along the southern portion of the Loop Driveway.



Figure 8: Parking Garage Rendering

Master-Planned Roadways

Darnestown Road: Darnestown Road has two separate classifications along the Property frontage. From Travilah Road to Great Seneca Highway, Darnestown Road is classified as a 100-foot wide four-lane Arterial Street, A-280, with an existing 100-foot wide public right-of-way. From Great Seneca Highway to Traville Gateway Drive, Darnestown Road is classified as a 150-foot wide six-lane Major Highway, M-90, with an existing 200-foot wide public right-of-way. Both segments of the existing roadway transition from four (4) lanes to six (6) lanes, with an existing center median dividing opposing lanes of travel. The Applicant proposes to maintain the existing right-of-way along the Property's frontage with both segments of Darnestown Road, enhancing public facilities for people walking and bicycling as

recommended by the *Great Seneca Science Corridor Master Plan* and the *Bicycle Master Plan*, as they relate to opportunities for creating complete streets and activating frontages along activity centers.

As recommended by the 2010 *Great Seneca Science Corridor Master Plan* and 2018 *Bicycle Master Plan*, a sidepath is planned for Darnestown Road, which is consistent with Boulevard and Downtown Boulevard standards within the draft *Complete Streets Design Guide*. As conditioned, the Applicant is building the master planned sidepath and associated buffer from vehicular traffic. The final details of the sidepath will be approved by MCDOT prior to issuance of the right-of-way permit and the sidepath will be open to public use prior to issuance of the final use and occupancy certificate associated with Building A.

Great Seneca Highway: Great Seneca Highway (identified as Road Q in the *Great Seneca Science Corridor Master Plan*) is a Business District Street, B-18, with a planned right-of-way width of 70-feet. As shown in Figure 9, it is prioritized in the *Great Seneca Science Corridor Master Plan* as a means of facilitating the construction of new multimodal connections to support the street grid network within the LSC Central district to the north, with walkable access to high frequency transit. The proposed extension of Great Seneca Highway is identified on the subject Site, from the Darnestown Road and Great Seneca Highway intersection, southwards to the planned B-18 and Traville Gateway Drive intersection (Business Street B-16 in Figure 9). Construction and/or dedication of right-of-way for the new Business Street will occur during a future phase of the overall campus master plan as it relates to future engineering and design of the alignment of the roadway. While this Site Plan Amendment application requests to defer construction of the Great Seneca Highway extension to Traville Gateway Drive, construction of Building A and the parking garage will not preclude construction and subsequent dedication of right-of-way for the roadway. Similarly, construction of the southern portion of the Loop Driveway will not prevent implementation of the Business District Street, and its location and final design will be handled in coordination with Planning Staff and the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations, in context with future transit and multimodal circulation.

For the internal Loop Driveway, the Applicant proposes ten-foot travel lanes, six-foot sidewalks outside the vehicular travel lanes, and bio-retention facilities between Building A and Parking Garage P1. The existing channelization island at the Loop Road/ Darnestown Road access point will be modified to facilitate the narrowing of the travel lanes for safer east-to-west pedestrian crossings. While paving of the southern portion of the Loop Driveway is proposed to be completed as part of this phase, construction of walking paths along the Loop Driveway will occur during the next phases of the overall campus master plan.

Public Transit Service

The Subject Site is serviced by Montgomery County Ride On, with existing bus stops located within a ¼ mile of the property along Darnestown Road, Traville Gateway Drive, and Shady Grove Road. The nearest public transit routes are as follows:

- 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 66 operates along Traville Gateway Drive, providing service between the Shady Grove Adventist Hospital, the Traville Transit Center, and the Shady Grove Metrorail Station.
- Ride On Route 67 operates along Shady Grove Road between the Traville Transit Center, Muddy Branch Shopping Center, and Shady Grove Metrorail Station.

The Corridor Cities Transitway (CCT) is planned to the north of the Subject Site, with the route planned to provide service along Medical Center Drive. A study analyzing potential modifications to the route is underway as part of the *Corridor Forward: I-270 Transit Plan*, which may propose a realignment of the route for optimal efficiency and ridership. A future bus rapid transit stop is planned at the former PSTA property, less than a ¼ mile north of the Property at the future Medical Center Drive and Travilah Road Extension intersection.

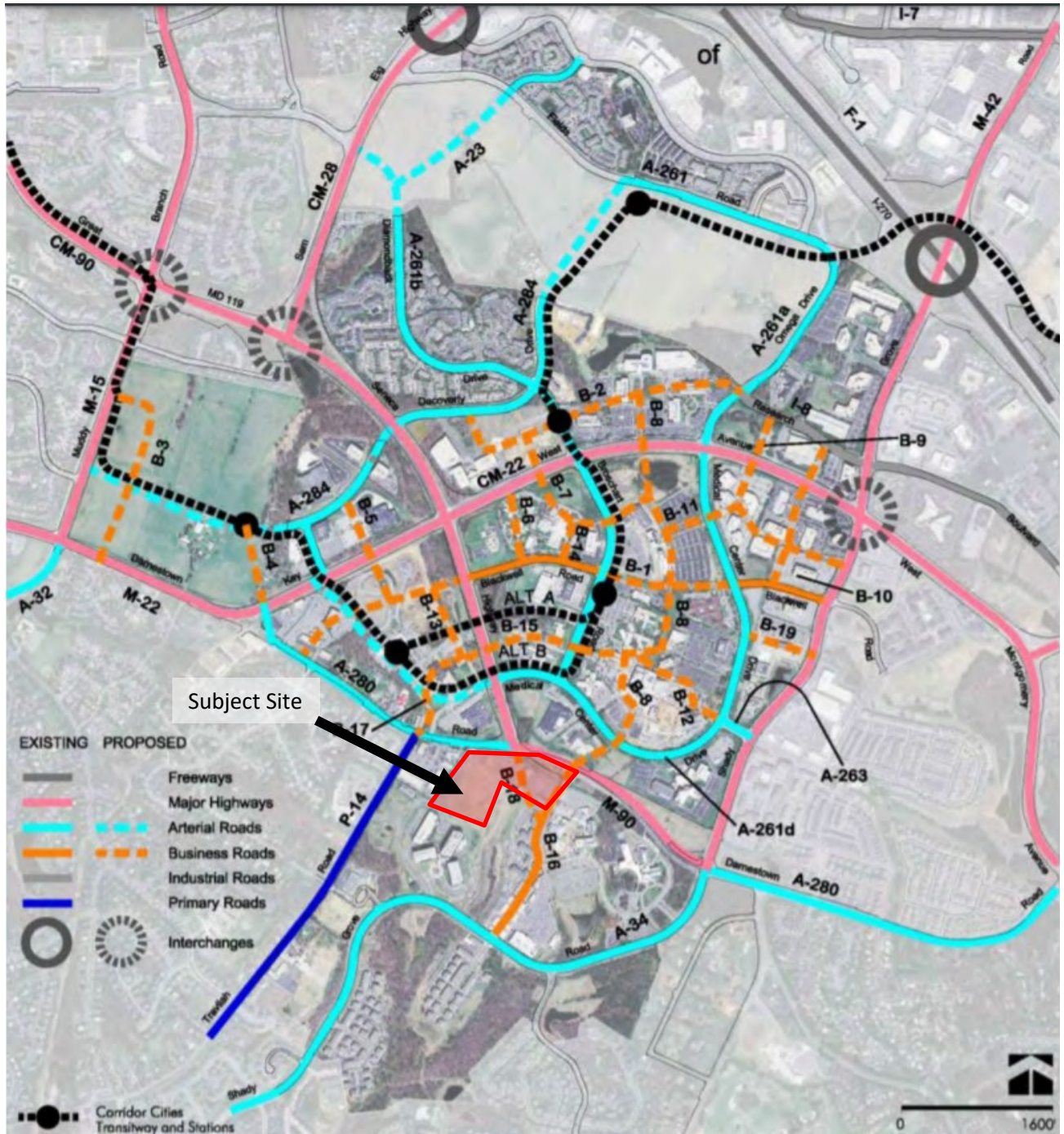


Figure 9: Life Sciences Center Circulation with planned street grid network and CCT

Pedestrian and Bicycle Facilities

The *Bicycle Master Plan* identifies a sidepath along both sides of Darnestown Road. As conditioned, the Applicant is proposing to extend the existing eleven-foot wide sidepath and street buffer along the Property frontage from its terminus east of the existing Sunoco gas station to Traville Gateway Drive.

Separated bikeways are the default facility for new Business Streets and are called for along both sides of the planned Great Seneca Highway extension between Darnestown Road and Traville Gateway Drive. Future bikeway designs will be reviewed for potential connections to the LSC Loop Trail during future implementation of the Great Seneca Highway Extension and as part of future site plan(s) for that portion of the Site.

The Applicant proposes to construct the southern portion of the Driveway Loop from the existing western Driveway Loop to Traville Gateway Drive, without sidewalk connectivity. Despite the lack of a sidewalk east of the proposed Parking Garage P1, new temporary connectivity for people walking is proposed eastwards from the proposed Building A to the existing buildings and surface parking area on Parcel L. Parcel L, located to the east of Parcel N, is built with a surface parking area and daycare. This interim connection will facilitate east-to-west walking and rolling travel in addition to the overall walking pathway network and sidepaths along Darnestown Road.

Local Area Transportation Review

As aforementioned, Preliminary Plan 119970220B amended the original approval for Development Plan DPA 01-3, with the subsequent Site Plan application modifying the originally requested density. The proposed 200,000-square foot proposed research and development structure was previously approved under Site Plan No. 820010120, as amended, which approved a total density of 1,030,200 square feet. The Subject Application remains within the previously approved density, therefore no additional transportation analysis is required. A Traffic Statement was submitted with the Application to demonstrate that the Subject Application remains within the previous trip generation of 1,010 AM and 887 PM peak hour vehicle trips. The proposed trip generation from this request for a 200,000-square foot research and development building does not exceed the trips from the original approval.

Table 1 – Vehicular Trip Generation

Vehicle Trip Generation	AM	PM
Site Generated Vehicle Trips (Total) (ITE 10 th Edition – 1,030,200 SF R&D)	1,010	887
Existing Vehicle Trips (Built 500,000 SF R&D)	-490	-430
New Vehicle Trips (ITE 10 th Edition – 200,000 SF R&D)	-84	-68
Net Remaining Vehicle Trips (Total)	446	397
Local Area Transportation Review Required? (Are AM or PM person trips ≥ 50?)	No	No

(Source: ITE, 10th Edition, revised from Applicant's Traffic Statement)

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.

SECTION 4: SITE PLAN AMENDMENT ANALYSIS AND FINDINGS

Pursuant to the grandfathering provision of Section 59.7.7.1.B.3 of the Zoning Ordinance, this Amendment was reviewed under the standards and procedures of the Zoning Ordinance in effect on October 29, 2014, since the original Site Plan was approved on March 22, 2001. The proposed Amendment does not alter the intent of 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;

Parcel N is subject to Development Plan Amendment DPA 01-3 that applies to the entire 192-acre area surrounding the site. DPA 01-3 (approved and adopted July 31, 2001) includes certain binding elements that supplement or supersede the development standards of the Zoning Ordinance that applies to the new development. Among other things, the binding elements: (i) limit the overall amount of commercial floor area that can potentially be developed within the plan area to 1.3 million square feet; (ii) limit the amount of impervious surface coverage that is permitted (i.e., 33 percent); and (iii) require the provision of a minimum amount of overall green space (i.e., 60 percent).

The proposed Application meets these requirements by staying within the established commercial development cap. There is currently 500,000 sf of commercial development on Parcel M with the remaining 530,000 sf of allowed density being available to Parcel N. The proposed Site Plan Amendment seeks approval for only 200,000 of the available square footage. As required by the original Site Plan for the property (No. 820010120), the impervious area cap of 18.6 acres remains in effect in the current site plan. Per the Green Area Exhibit submitted with the application, Parcel N will provide 12.53 acres or 69% green area.

(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 purpose and development standards of the MXN Zone as set forth in Section 59-C-7.71 et seq. of the 2004 Zoning Ordinance. In particular, the Project addresses specific development standards as follows:

- Section 59-C-7.751 establishes setbacks and building heights.
The Site Plan Amendment data table demonstrates how the Project complies with the applicable setback and height requirements.
- Section 59-C-7.752 requires compliance with external access and internal circulation standards.
The Project does not modify the current external access and circulation plans that were approved under Site Plan 820010120. It does, however, accommodate more robust access and circulation opportunities once the campus master plan is implemented.
- Section 59-C-7.753 requires the provision of facilities and dedications consistent with the Master Plan.
The Master Plan does not require any additional dedications or easements from the Property and the Application is providing the required side path facility along Darnestown Road.

- Section 59-C-7.754 requires internal compatibility of uses and development.
Proposed Building A is compatible with the adjacent and confronting uses, including existing development on Parcel M. The design of the building façade for Proposed Building A will be consistent with the existing character of the surrounding area. The structure itself is compatible in scale with the nearby buildings and is located such that it will not adversely impact existing adjacent uses.
- Section 59-C-7.761 green area requirements.
The 2004 Zoning Ordinance requires a minimum of 50% green space; however, DPA 01-3 increased this requirement for Parcels M and N to 60%. Per the Green Area Exhibit submitted with the Application, the Property will provide 37.51 acres or 77% green area.
- Section 59-C-7.77 establishes off street parking standards.
Per Section 7.7.1.B.3.b of the 2014 Zoning Ordinance, this Application is subject to current parking requirements, which, as discussed below, have been met.

Development Standards - The Site Plan Amendment meets all of the requirements of the zone in which it is located. The Site Plan Amendment meets the development standards in the MXN Zone (previous Zoning Code) as shown on the following table.

Table 2: Site Plan Data Table

MIXED USE NEIGHBORHOOD (MXN) ZONE DEVELOPMENT STANDARDS			
TRACT SIZE			
PARCEL M		28.09 AC	
PARCEL N		18.18 AC	
Outlot A Plat 21961		2.34 AC	
TOTAL		48.61 AC	
DEVELOPMENT/ SITE PLANS	DPA 01-3(G-718)	820010120	Proposed 82001012D
STANDARDS			
DENSITY (MAX)	0.46 FAR (1,082,030 SF)	500,000 sf constructed on Parcel M 0.47 FAR (1,030,200 sf approved)	200,000 sf requested on Parcel N 0.33 FAR TOTAL (500,000 sf + 200,000 sf = 700,000 sf)
SETBACK (MIN)	N/A	100 FT (TRAVILAH ROAD)	N/A
HEIGHT (MAX)	N/A	N/A	100FT
GREEN AREA (MIN)	60%	60%	77%
IMPERVIOUS AREA (MAX)	63.31 AC Parcel M And N (33%)	18.60 Ac Parcel M (33%)	13.16 Ac Parcel N (33% TOTAL)
PARKING ¹			
INTERNAL LANDSCAPE PARKING		5%	N/A
VEHICLE PARKING			
MIN	N/A	1,425 SPACES	700
MAX	N/A	3,605 SPACES	2100
PROVIDED		1,425 SPACES	2,025 SPACES
BICYCLE PARKING			
LONG	N/A	N/A	34
SHORT	N/A	N/A	6

¹ According to Section 7.7.1.B.3.b of the current Zoning Ordinance, "An applicant may apply for a minor site plan amendment to amend the parking requirements of a previously approved application (listed in Section 7.7.1.B.2) in a manner that satisfies the parking requirements of the Section 6.2.3 and Section 6.2.4."

Table 3: Project Density Tracker

Density Tracker					
Plan #	820010120	82001012A	82001012B	82001012C	82001012D
Density (max)	1,030,000 sf approved (500,000 sf constructed only on Parcel M)	n/a	n/a	125,000 sf approved (never constructed)	200,000 sf (proposed for Parcel N)
Area	Parcel M & N 48.61 ac	Parcel M & N 48.61 ac	Parcel M & N 48.61 ac	Parcel M & N 48.61 ac	Parcel N 18.18 ac
Total Density Remaining	330,000 sf available for future development on Parcel N and no density is available for Parcel M				

(3) the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient;

Building A, Parking Garage P1, open spaces, landscaping, and circulation systems are safe, adequate, and efficient and are appropriate for the character envisioned by the 2010 *Great Seneca Science Corridor Master Plan*. As conditioned, these elements provide easy access to Building A and Parking Garage P1 from adjoining sidewalks and parking. The locations of the buildings and structures are adequate and efficient and do not pose any safety concerns on the site.

(4) each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development; and

Building A is compatible with the adjacent and confronting uses as well as pending development. The design of the Building A and Parking Garage P1 facades will be consistent with the existing architectural character of nearby development. The structure is appropriately scaled when compared with the nearby buildings and is located such that it will not adversely impact existing or proposed adjacent uses.

(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

Traville Parcel N Building A is part of the much larger Traville development encompassing approximately 192 acres in what is now the LSC South District of the 2010 *Great Seneca Science Corridor Master Plan*. A Natural Resources Inventory/Forest Stand Delineation for the Traville site was approved by Planning Staff on September 11, 1995, and re-certified on August 2, 1999. At the time of the Preliminary Plan approval (Preliminary Plan No. 119970220), there were 95 acres of existing forest in the area covered by the Preliminary Plan, as well as streams and stream buffers, wetlands and wetland buffers, steep slopes, 100-year floodplains, and a population of endangered *Krigia dandelion*.

A small area of environmental buffer extends into the southeastern portion of Parcel N. The submitted Site Plan Amendment keeps all buildings, parking, roads, and stormwater management facilities out of the buffer. A small encroachment (approximately 0.05 acres) into the buffer is occurring for the installation of a stormwater outfall. The Applicant will be required to expand the buffer by an equivalent area, plant it to forest, and record the area under a Category I Forest Conservation Easement under the buffer averaging protocol to mitigate for the lost buffer function.

The Special Protection Area requirements of the *Environmental Guidelines* also require that buffers in the SPA must be forested; therefore, the Applicant will be required to afforest any portion of the stream buffer on their Property that is not currently forested.

As conditioned, the Site Plan Amendment is in conformance with the *Environmental Guidelines*.

Forest Conservation

Forest conservation requirements for Traville Parcel N have also been addressed as a part of the overall Traville Development site. All forest conservation requirements have been met through the preservation of existing forest and planting of forest within stream buffers that run through the larger Traville site, with Parcel N included on the Overall Forest Conservation Plan. The original Site Plan for this portion of Traville, No. 820010120, includes a note stating that “All reforestation requirements have been met for this site as represented on the ‘Traville Overall Final Forest Conservation Plan.’ The Applicant has included a graphic with their submission showing the areas of forest preservation that fulfill the Forest Conservation Law requirements. The Site Plan Amendment for Parcel N includes an amended Final Forest Conservation Plan for the Applicant’s portion of the overall FFCP.

The portion of the FFCP being amended is within the stream buffer that extends onto the Applicant’s Property in the southeast corner of the Site. The proposed stormwater outfall includes a Limit of Disturbance (LOD) within an area of the buffer that is largely forested, and should be entirely forested to meet both the requirements of the Overall Final Forest Conservation Plan and the requirement that all stream buffers be forested under the Special Protection Area requirements of the *Environmental Guidelines*. This area is also within a Category I Conservation Easement.

To remain in compliance with the Overall Final Forest Conservation Plan for Traville, the area of the LOD within the Category I Easement must be replaced at a 1:1 ratio on site. The Applicant will be required to expand the buffer by an equivalent area, plant it to forest, and record this area in a Category I Conservation Easement. This is the same requirement as stated above in the discussion of conformance with the *Environmental Guidelines*.

As conditioned, the FFCP amendment will be in compliance with Chapter 22A, Forest Conservation.

Water Quality Plan

Because the Site lies within the Piney Branch Special Protection Area (SPA), approval of a Water Quality Plan is required. The Water Quality Plan approval is shared by the Montgomery County Department of Permitting Services (MCDPS) and the Montgomery County Planning Board. MCDPS is responsible for approving the stormwater management plan for the Site. The Montgomery County Planning Board is responsible for determining that impervious areas are minimized in the site design, and that the plan is in compliance with the SPA recommendations of the *Environmental Guidelines*.

While the Piney Branch SPA does not include an imperviousness cap, previous approvals for the overall Traville development do impose a maximum imperviousness cap of 33% for the entire site. The initial requirements were established during the review and approval of LMA G-718. A maximum imperviousness amount was distributed to individual sites throughout the overall Traville development to ensure that the development would remain under the 33% cap. Parcel M and N were combined into one area for purposes of the imperviousness distribution. The Water Quality Plan for Site Plan No. 820010120 stipulated that these two sites together are restricted to a maximum impervious cover of 18.6 acres. The Applicant has submitted exhibits showing that the current impervious cover on Parcels M and N is 10.06 acres. The Site Plan

Amendment for Parcel N Building A will increase the total imperviousness on the Site to 13.16 acres, which is below the maximum of 18.6 acres allowed.

Among the site design approaches used to minimize imperviousness on Parcel N are compact building footprints and the use of structured parking. Staff notes that the initial Site Plan Amendment submittal included surface parking that came very close to the stream buffer. The switch to structured parking makes a significant difference in the impervious area on the Site, and should help protect water quality. With these design features, the Site Plan Amendment meets the requirement to minimize new imperviousness.

With the condition that the environmental buffer be afforested in areas currently not covered by forest, and with the condition requiring expanding the buffer by 0.05 acres to compensate for the small encroachment, the Site Plan Amendment is in compliance with the SPA requirements of the *Environmental Guidelines*.

MCDPS approved the Stormwater Concept Plan, including their portion of the Water Quality Plan analysis and approval, in a letter dated July 6, 2021.

Staff recommends approval of the Water Quality Plan accompanying this Application.

SECTION 5: CITIZEN CORRESPONDENCE AND ISSUES

The Applicant has met all proper signage, noticing and pre-submission meeting requirements for the submitted Applications. A pre-submission meeting for the Site was held virtually on November 30, 2021. As of the date of this report, Staff has not received any correspondence regarding the proposed amendment.

SECTION 6: CONCLUSION

The proposed development meets all of the requirements established in the Zoning Ordinance in effect on October 29, 2014, satisfies current parking requirements, and conforms to the recommendations of the 2010 *Great Seneca Science Corridor Master Plan* and the 2018 *Bicycle Master Plan*. The Application was reviewed by other applicable County agencies, all of whom have recommended approval of the plans. Therefore, Staff recommends approval of the Application, with the conditions as specified at the beginning of the Staff Report.

Attachments

1. Previous Approvals
2. Agency Letters
3. Site Plan

ATTACHMENT 1

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: May 31, 2001
SITE PLAN REVIEW : # 8-01012
PROJECT NAME: Human Genome Sciences

Action: Approval of Final Water Quality Plan subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 3 -0, Commissioners Bryant, Holmes and Hussmann voting for, Commissioners, Perdue and Wellington were necessarily absent.

Action: Approval of Site Plan #8-01012 subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 3 -0, Commissioners Bryant, Holmes and Hussmann voting for, Commissioners, Perdue and Wellington were necessarily absent.

The date of this written opinion is May 31, 2001 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 30, 2001 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid for as long as Preliminary Plan #1-97022R is valid, as provided in Section 59-D-3.8. Once the property is recorded, this Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8

On March 22, 2001, Site Plan Review #8-01012 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with the approved diagrammatic plan as required;*
2. *The Site Plan meets all of the requirement of the Mixed Use Neighborhood Zone;*
3. *The location of the buildings and structures, the open spaces, the landscaping, and the pedestrians and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*

Therefore, the Montgomery County Planning Board **APPROVES** Site Plan #8-01012, which consists of 1,030,000 square feet of research and development land use on 49.98 acres, subject to the following conditions:

FINAL WATER QUALITY PLAN:

Approval of a Final Water Quality Plan for Site Plan # 8-01012 with the following conditions:

1. Conditions of DPS Final Water Quality Plan approval letters dated March 13, 2001.
2. Approval of the Planning Board's components of the Final Water Quality Plan only under the following conditions:
 - A) Permanent protection of environmental buffer areas and additional areas from disturbance during and after construction per final forest conservation plan/grading plan.
 - B) Implementation of the requirements of the final forest conservation plan as incorporated herein. Environmental buffers shall be placed in Category I Easement, with allowance for landscaping, pedestrian walkways and limited maintenance areas as shown on the final forest conservation plan approved as a part of the signature set. The forest conservation plan will include forestation to the stream valley buffer by active planting per the Special Protection Area requirements and the detailed requirements of the FCP approval.
 - C) Imperviousness is limited to no more than 18.6 acres on 49.98 acres of land as referenced in Loiederman Associates, Inc. memo dated March 21, 2001, unless required by a government agency, or as a revision with appropriate justification and approved by the Planning Board. All impervious areas shall be included in overall cumulative total for Traville per textual stipulation #2 of the Diagrammatic Plan approved July 2, 1996.

SITE PLAN REVIEW # 8-01012 – Human Genome Sciences

Approval of 1,030,200 square feet of Research and Development land use with the following conditions to be addressed prior to the issuance of signature set:

1. Standard Conditions dated October 10, 1995, Appendix A.
2. The Loop Road shall follow the pavement depth standards of minimum of tertiary streets as provided for the private street construction per the Montgomery County subdivision code.
3. Final site and landscaping and lighting plans to include curbs or equivalent at the noses of the islands in center median.
4. Phasing
 - a. The sidewalk along Darnestown Road shall be installed at the time of the construction of the Darnestown Road improvements or the construction of Traville Gateway Drive whichever comes first.
 - b. Buildings D, E, F, G and the second half of Parking Garage One and the entirety of Parking Garage Two shall be reviewed by the Montgomery County Planning Board for further detailing of landscaping, lighting, site pedestrian and vehicular circulation and loading operations prior to the release of signature set.

5. Lighting

Lighting for the Loop Road and any other site lighting shall be reviewed by MNCPPC staff prior to the release of signature set. The plans shall be in general conformance IESNA guidelines and shall provide adequate, safe and compatible lighting levels. Lighting plans shall include the pole height, fixture design, projected footcandles in a grid format and other relevant information for the review.

6. Construction of Parking

The construction of the proposed parking garages or interim surface parking should be reviewed by staff and phased with development of the office buildings. This review shall ensure that at each phase of development, HGS's employee parking requirements will help to meet the overall performance goal of 25% reduction in peak-hour traffic by the Traville property without a transportation demand program, transit use, or rideshare program as required in the preliminary plan. Any proposed changes to the parking plan for Phase I and later phases shall be reviewed by staff for landscape, lighting and circulation patterns consistent with the review of the site plan as presented.

7. Noise Levels

The proposed cooling towers and other mechanical equipment for HGS located next to Travilah Road shall comply with Montgomery County noise ordinance standards in regards to noise levels at the property line.

8. Final Site and Landscape and Lighting Plans to conform to the requirements of the Environmental Planning Memo of March 14, 2001.
9. Final Site and Landscape and Lighting Plans to conform to the requirements of the revised Transportation Planning Memo of March 21, 2001.
10. Final Site and Landscape and Lighting Plans to conform to the requirements of the Division of Permitting Services Right-Of Way Permitting and Plan Review Section Memo of March 9, 2001.
11. Future Site and Landscape and Lighting Plans and any proposed amendments to them shall include an updated tally or status of green space, impervious areas and transportation improvements.
12. The color of the garage may be modified but will remain in the earth tone color range. Staff will review the proposal for consistency with the approved site plan.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion of the buildings adjacent to those streets.
 - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - 6) Coordination of each section of the development and roads.
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
 - b. Site Plan Enforcement Agreement to delineate transportation management program as approved by the Planning Board March 8, 2001 via Transportation Memo dated March 5, 2001.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance.
 - b. Methods and locations of tree protection.
 - c. Forest Conservation areas.
 - d. Conditions of DPS Final Water Quality Plan approval letter dated March 13, 2001.
 - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - d. The development program inspection schedule.
 - e. Conservation easement boundary.
 - f. Street trees as shown along all public streets.

3. Forest Conservation Plan shall satisfy conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit including the following:
 - A) The planting plan and proposed maintenance schedule shall be revised to reflect reforestation requirements as specified in the "Trees Technical Manual":
 - a) In the buffer area on the south side of the stream, full reforestation shall occur between the path and the stream in accordance with the Trees Technical Manual definition of forest and reforestation. This includes canopy, shrub species, and no maintenance areas (except as necessary to create forest) for the area below the dumpster location in the Village Center parking lot down to Shady Grove Road.
 - b) In the buffer area on the north side of the stream to just below the boardwalk crossing, full reforestation shall occur in the minimum areas between the path and the stream in accordance with the Trees Technical Manual definition of forest and reforestation (including canopy, shrub species, and no maintenance except as necessary to create forest). The minimum areas are to be forested at the prescribed density include all wetlands and a 50' buffer area, and the extent of the floodplain, whichever is greater.
 - B) In other buffer areas outside the areas described in item #1, wildflower and shrub mass areas will be permitted as shown in the final landscape plan, so long as a minimum 25' forested buffer along the wetland area is provided.
 - C) The planting/landscape plan for areas surrounding the asphalt connector path and north should show additional canopy trees within the areas designated as "Small Tree Transplant Zone". More detail shall be provided on canopy and shrub species and density that will mature to forest cover.
 - D) At a minimum, all un-maintained areas of the Environmental Buffer shall be placed in Category I conservation easement. Other areas of the buffer may be placed in a Category I conservation easement with appropriate reference language to allow for selective elements including landscaping and maintenance, an asphalt circumferential path and an asphalt connector path. Or, they shall be protected through the signature set documents and/or a detailed forest maintenance and management agreement, as approved by staff at site plan signature set.
 - E) The forest maintenance and management agreement shall specify forest maintenance and replacement for a period of five years following successful planting, per SPA Guidelines.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

With attachments:

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

NOV 15 2006

MCPB No. 06-106

Site Plan No. 82001012B

Project Name: Traville Lot 1, Human Genome Sciences

Hearing Date: September 28, 2006

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on January 18, 2006, Human Genome Sciences ("Applicant"), filed a site plan amendment application designated Site Plan No. 82001012B ("Amendment") for approval of the following modifications:

1. Amendment to revise the Site Plan Enforcement Agreement to extend the use of temporary parking lot for Human Genome Sciences until November 2008 for the Universities of Shady Grove ("USG") students, faculty, visitors and construction personnel (for private parking use only).
2. A note shall be placed on the certified site plan amendment and in the revised site plan enforcement agreement that states: No further development of the site shall occur unless the final water quality plan is amended and approved by the Montgomery County Department of Permitting Services.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated September 15, 2006 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on September 28, 2006, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82001012B; and

MCPB No. 06-106
Site Plan No. 82001012B
Project Name: Traville Lot 1, Human Genome Sciences
Page 2

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

BE IT FURTHER RESOLVED, that this site plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

NOV 15 2006 BE IT FURTHER RESOLVED, that the date of this written resolution is (which is the date that this opinion is mailed to all parties of record); and

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

* * * * *

CERTIFICATION CLAUSE

At its regular meeting, held on September 28, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Commissioner Robinson, seconded by Commissioner Wellington, and with Commissioners Hanson, Robinson and Wellington voting in favor, and with Commissioners Bryant and Perdue absent. This Resolution constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for (Minor) Site Plan Amendment No. 82001012B, Traville Lot 1, Human Genome Sciences.

Adopted by the Montgomery County Planning Board this 28th day of September 2006.



Royce Hanson, Chairman
Montgomery County Planning Board



MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 11-74

Site Plan No. 82001012C

Project Name: Human Genome Sciences (Traville Parcels M & N)

Hearing Date: July 28, 2011

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, the Planning Board approved (and on May 31, 2001 adopted) Site Plan No. 820010120 for 1,030,000 square feet of Research and Development office use on 49.98 acres of land zoned MXN ("Original Site Plan");

WHEREAS, on May 22, 2003 the Planning Board approved an amendment to the Site Plan as Site Plan No. 82001012A for the construction of a temporary parking facility; which was to remain temporary for 2-3 years in accordance with the future development of the Human Genome Sciences Parcels M & N;

WHEREAS, on September 28, 2006 the Planning Board approved an amendment to the Site Plan as Site Plan No. 82001012B for modifications to the Site Plan Enforcement Agreement to extend the use of the temporary parking facility until November 2008 for the Universities of Maryland students;

WHEREAS, on September 10, 2010, Biomed Realty Trust, LSA Inc. (Human Genome Sciences) ("Applicant"), filed a site plan amendment application (including amendments to the Water Quality and Forest Conservation Plans previously approved for the Property) designated No. 82001012C, Human Genome Sciences (Traville Parcels M & N) (the "Amendment") for approval of the following modifications:

1. Construct Building D (125,000 square feet) in accordance with phase 1A of the certified site plan;
2. Revise the approved Forest Conservation Plan;
3. Revise the approved Water Quality Plan;
4. Revised the Stormwater Management Plan (SWM) and utilities;
5. Delete the temporary surface parking lot located along Darnestown Road;

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 200, Silver Spring, MD 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

6. Add a new temporary surface parking facility with 327 spaces in close proximity to Building D;
7. Modify the existing lighting and landscape plans; and
8. Modify the Site Plan Enforcement Agreement for development phasing of Parcels M & N.

WHEREAS, following review and analysis of the Amendment by Planning Board staff (“Staff”) and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated July 18, 2011, setting forth its analysis and recommendation for approval of the Amendment (“Staff Report”); and

WHEREAS, on July 28, 2011, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the “Hearing”) where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, on July 28, 2011, the Planning Board approved the Amendment subject to the conditions as set forth in the Staff Report and revised at the Hearing on the motion of Commissioner Dreyfuss, seconded by Commissioner Presley, with a vote of 5-0, Commissioners Anderson, Carrier, Dreyfuss, Presley and Wells-Harley voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff’s recommendation and analysis set forth in the Staff Report as revised at the Hearing, and hereby APPROVES the Water Quality Plan subject to the following conditions:

1. Conformance to the conditions as stated in the Montgomery County Department of Permitting Services (DPS) Revised Final Water Quality Plan approval letter dated April 14, 2011.
2. Directional boring of the new sewer line within the Environmental Buffer must be in accordance with Final Forest Conservation Plan #82001012C, sheet 5 of 5, which will allow an access area of approximately 200 square feet within the environmental buffer on the east side of the stream. Directional boring must not occur prior to the certification of the Site Plan for this Amendment; and

APPROVES the amendment to the Forest Conservation Plan subject to the following condition:

3. Applicant must record a new record plat consistent with this Amendment within fifteen (15) months of the mailing of the Planning Board Resolution; and

APPROVES the Limited Site Plan 82001012C, Human Genome Sciences (Traville Parcels M and N). All site development elements shown on the site and landscape plans (submitted June 27, 2011) are required except as modified by the following conditions:

4. The development must comply with the binding elements of the Amended Development Plan (DPA 01-3) adopted July 31, 2001.
5. The development must comply with the conditions of approval for the amended preliminary plan 11997022R, approved in September 2001. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DPWT & DOT conditions, and DPS stormwater conditions.
6. The proposed development must comply with the conditions of approval for the original Site Plan 820010120, as listed in the Planning Board Resolution dated May 31, 2001, and any amendments thereafter.
7. LEED Certification
 - a. The Applicant commits to achieving, at a minimum, a Leadership in Energy and Environmental Design (LEED) “Certified/Silver/Gold/Platinum” Rating Certification, as defined by the U.S. Green Building Council (USGBC) under the LEED Standard for New Construction and Major Renovation (LEED-MC).
 - b. Prior to the submission for certification, the Applicant must complete project registration with USGBC for LEED Certification.
 - c. As required by MCDPS during the review of the Building Permit and Use and Occupancy Permit processes, the Applicant must:
 - i. Complete the LEED Certification process and achieve a “Certified/Silver/Gold/Platinum” Rating Certification with USGBC;
 - ii. Provide the M-NCPPC Staff with a copy of the final certification.
8. Transportation
 - a. Prior to submitting a certified site plan, the applicant must enter into a traffic mitigation agreement (TMAg) with the Montgomery County Department of Transportation (MCDOT) and the M-NCPPC in order to achieve a desirable overall performance goal of a 25 percent reduction in the total peak hour traffic generated by the Traville Property.
 - b. Total number of parking spaces for the proposed Phase 1A development must not exceed 327 spaces as shown on the plans submitted January 10, 2011.

9. Site Design

- a. The building elevations must be included in the certified Site Plan set.
- b. The design of the building façade(s) for Building D should be consistent with the existing facades of Buildings IA, IB and IC.

10. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for office/commercial development.
- b. All onsite light fixtures must be full cut-off fixtures.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels must not exceed 0.5 footcandles at any property line abutting residential properties.
- e. The height of the light poles must not exceed 20 feet including the mounting base.

11. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. Street lamps and sidewalks must be installed within six months after street construction is completed. Street tree planting may wait until the next growing season.
- a. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities must be installed prior to release of any building occupancy permit.
- b. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final Forest Conservation Plan, Sediment Control Plan, and the M-NCPPC inspection and approval of all tree-save areas and protection devices.
- c. The development program must provide phasing for installation of on-site landscaping and lighting.
- d. Landscaping associated with each parking lot and building must be completed as construction of each facility is completed.
- e. The development program must provide phasing of stormwater management, sediment and erosion control, afforestation improvements, and other features.

12. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and information provided subject to staff review and approval:

- a. Include the final forest conservation approval, stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices prior to clearing and grading".
- c. Modify the data table to reflect development standards enumerated in the staff report.
- d. Ensure consistency of all details and layout between site plan and landscape plan.
- e. The Applicant must coordinate with M-NCPPC regarding the revisions to the Site Plan Enforcement Agreement at the time of site plan certification.
- f. The Revised Site Plan Enforcement Agreement must be finalized prior to the certification of the site plan.

BE IT FURTHER RESOLVED, that the Planning Board FINDS that the Amendment is consistent with the provisions of § 59-D-3.7 of the Zoning Ordinance and that the Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in connection with the Original Site Plan, Water Quality Plan and Forest Conservation Plan, and

BE IT FURTHER RESOLVED that all site development elements as shown on Human Genome Sciences Traville Parcels M & N drawings stamped by the M-NCPPC on January 10, 2011 shall be required, except as modified by the above conditions of approval; and

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

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

~~BE IT FURTHER RESOLVED~~, that the date of this written resolution is NOV 9 2011 (which is the date that this resolution is mailed to all parties of record); and

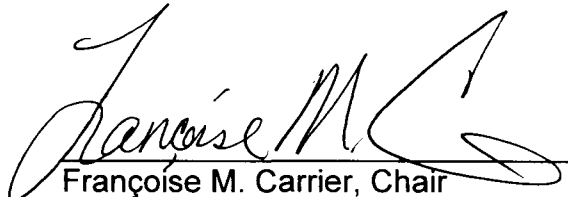
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Anderson, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson and Dreyfuss voting in favor of the motion, and with Commissioner Presley absent, at its regular meeting held on Thursday, October 27, 2011, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date Mailed: April 23, 2001

Action: Approved Staff Recommendation

Motion of Comm. Bryant, seconded
by Comm. Perdue with a vote of 4-0;
Comms. Bryant, Hussmann Perdue and
Wellington voting in favor
Comms. Holmes absent

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-97022R
NAME OF PLAN: TRAVILLE

On 11/30/00, TRAVILAH PARK DEVELOPMENT CORPORATION submitted an application for the approval of a preliminary plan of subdivision of property in the MXN zone. The application proposed number of lots (will be determined at Site Plan) on 192.2 acres of land. The application was designated Preliminary Plan 1-97022R. On 03/08/01, Preliminary Plan 1-97022R was brought before the Montgomery County Planning Board for a public hearing to request to revise the previous conditions of approval for Preliminary Plan no. 1-97022 to increase the amount of approved development and establish applicant's participation in a proposed Transportation Management Organization (TMO). At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form, attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-97022R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-97022R.

Comments: On September 11, 1997 the preliminary plan was originally presented to the Planning Board for consideration. The Board, at that hearing, approved only a portion of the development due to the limited staging ceiling available in the R&D Policy Area. The amount of development approved by the Board at that hearing accounted for 750 Multi-Family Dwelling units and 750,000 square feet, of the 1.3 million square feet, of Retail, Office and R&D development. In January 1999 the Planning Board amended the approved preliminary plan to include a Phasing Schedule and Extension of the Validity Period for the plan. The applicant is requesting this revision to the preliminary plan to seek approval of the remaining development submitted under the original preliminary plan application. The remaining amount of development under this application is 572,500 square feet of Office and R&D. The applicant filed this request pursuant to the Annual Growth Policy Alternative Review Procedures for Expedited Development Approval ("Pay-and-Go"). This additional development is allocated to Phase I and Phase II of the revised conditions. The revised conditions also include a requirement for participation in the Transportation Management Organization.

Staff Recommendation: Approval of an Additional 572,500 Square Feet of Office and R&D Development Pursuant to the FY2001 Annual Growth Policy Alternative Review Procedures for Expedited Development ("Pay-and-Go") and Establishment of the Applicant's Participation in the Transportation Management Organization (TMO), Subject to the Revised Conditions:

- (1) Submit an amended Adequate Public Facilities (APF) agreement with the Planning Board to limit development to a maximum of 750 multi-family dwelling units and 1,322,500 square feet of retail, office and R&D development. The applicant is to pay to the Montgomery County Department of Finance the expedited development approval excise tax for the additional 572,500 square feet of office and R&D development prior to receipt of building permits for that portion of the development
- (2) Applicant to enter into a traffic mitigation agreement with the Montgomery County Department of Public Works and Transportation and M-NCPPC to participate in the Transportation Management Organization (TMO) and abide by the goals set forth in Greater Shady Grove Transportation Management District and achieve a desirable overall performance goal in the order of a 25% reduction in the total peak hour traffic generated by the Traville property without a Transportation demand program, transit use, or ride share the requirements under the Diagrammatic Plan Amendment as stipulated in the Transportation Planning Division memorandum dated March 1, 2001 (revised March 5, 2001)
- (3) Applicant shall pay their pro-rata share of the developer's participation cost in the Montgomery County Department of Public Works and Transportation's (MCDPW&T) CIP Project, "Spur Road"
- (4) Record plats for this large scale residential and mixed commercial/employment development may be recorded in stages that allow for a nine year validity for the preliminary plan based on the following phases

Phase I: January 1, 1999 to January 1, 2003 plats must be recorded for the minimum of 250 multi-family dwelling units and a minimum of 536,250 square feet of mixed commercial/employment development

Phase II: January 1, 2003 to January 1, 2005 plats must be recorded for an additional 250 multi-family dwelling units and an additional 536,250 square feet of mixed commercial/employment development

Phase III: January 1, 2005 to January 1, 2008 record plats must be commercial/employment development recorded for the remaining 250 multi-family dwelling units and the remaining 250,000 square feet of

- (5) The applicant is to continue to coordinate with MCDPW&T in developing a roadway improvement project addressing the traffic safety issues currently existing along Darnestown Road (MD 28) in front of the Travilah Square Shopping Center
- (6) The validity of the preliminary plan is dependent upon the applicant abiding by and complying with the conditions of approval of the Diagrammatic Plan under Zoning Application G-718
- (7) This Preliminary Plan and the Adequate Public Facilities (APF) Review will remain valid as long as the applicant abides by the phasing schedule outlined in Condition #4 above
- (8) All applicable previous conditions of the approved preliminary plan as contained in the Planning Board's opinion dated November 11, 1997 remain in full force and effect

ATTACHMENT 2



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

July 6, 2021

Ms. Amanda Junge
Macris, Hendricks & Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886

Re: **COMBINED PRELIMINARY AND FINAL
WATER QUALITY PLAN/SITE
DEVELOPMENT STORMWATER
MANAGEMENT PLAN** for
Traville Gateway Parcel N
Site Plan Amendment #: 820010120
SM File #: 286623
Tract Size/Zone: 18.17 acres/CRT-0.5. C-0.5
Total Concept Area: 18.17 acres
Lots/Block: Block A
Parcel(s): N
Watershed: Piney Branch SPA

Dear Ms. Junge:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above-mentioned site is **acceptable**. The Preliminary/Final Water Quality Plan proposes to meet required stormwater management goals via micro bioretention, a bioswale and existing structural measures including a dual cell surface sand filter and extended detention dry pond that were previously designed to include the contributing drainage area. 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 micro bioretention structures are to provide 1' of stone enhancement below the underdrain pipe to promote groundwater recharge.
3. The drainage areas to the micro bioretention facilities may not exceed 20,000 square feet.

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**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The Preliminary/Final Water Quality Plan approval is based on all stormwater management



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

Ms. Amanda Junge
July 6, 2021
Page 2 of 2

structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

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

Sincerely,

Mark Etheridge

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

MCE: lmg

cc: N. Braunstein
SM File # 286623

ESD: Required/Provided 27,416 cf / 26,013 cf
PE: Target/Achieved: 1.4"/1.33"
STRUCTURAL: 1,403 cf
WAIVED: 0 ac.



Department of Permitting Services
Fire Department Access and Water Supply Comments

DATE: 25-May-21
TO: Stephen Crum - scrum@mhgpa.com
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Traville Parcel N, Building A
82001012D

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **24-May-21**. 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.

EWING COLE
 840 1/2 Park Street
 Baltimore, MD 21203-3970
 Tel: 410-537-5940
 Fax: 410-234-8600

CONSULTANTS
 CONSULTING ENGINEERS
 ARCHITECTS
 INTERIORS
 LANDSCAPE ARCHITECTS
 PLANNING

PROJECT INFORMATION
 PROJECT NAME: ALEXANDRIA BUILDING A
 PROJECT ADDRESS: 14200 SHADY GROVE ROAD
 ROCKVILLE, MD 20859
 CLIENT: ALEXANDRIA REAL ESTATE EQUITIES, INC.
 PROJECT NO.: 2017-012

DATE
 5/25/2021

KEY PLAN

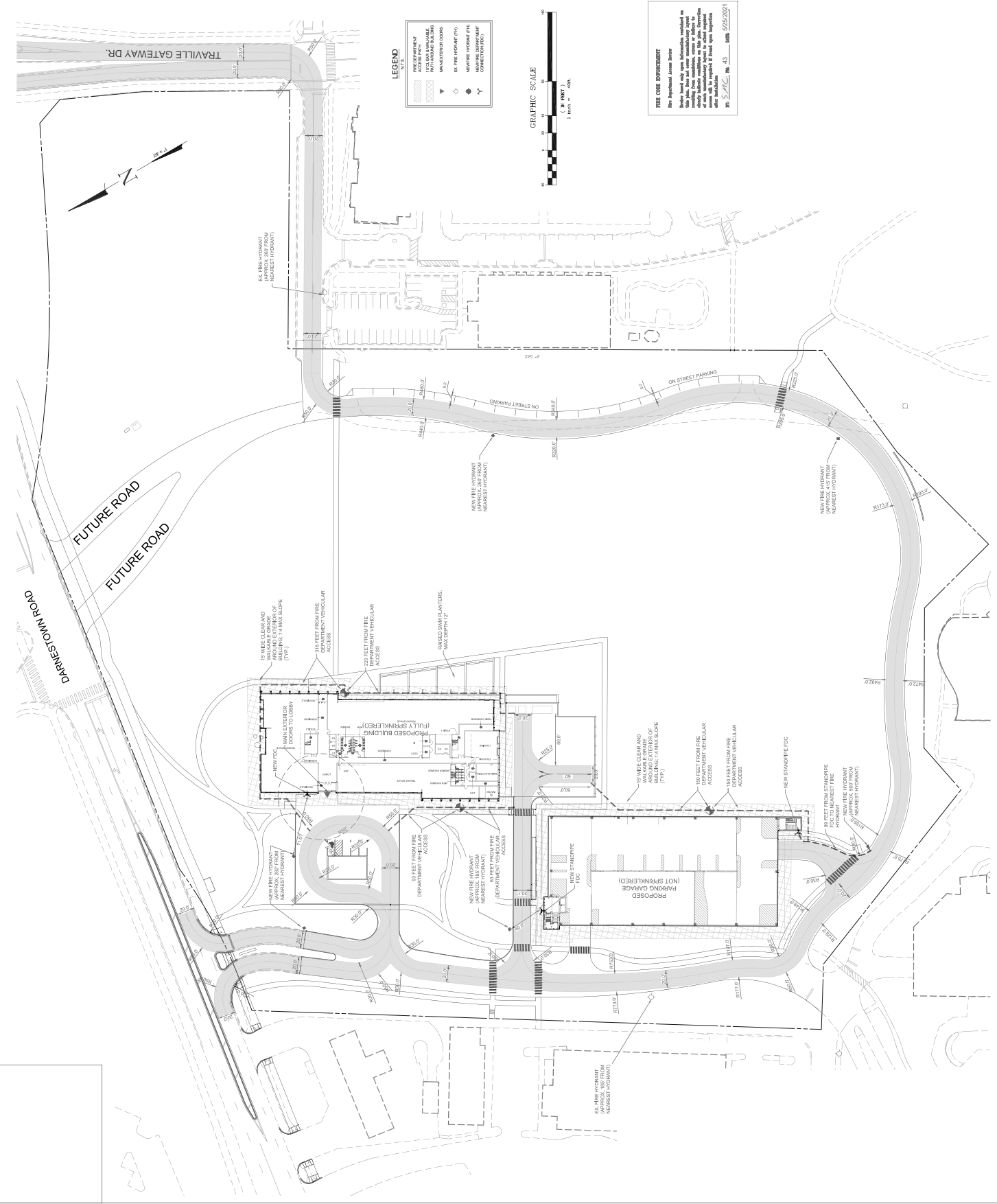
REVISIONS

NO.	DATE	DESCRIPTION

DATE: 5/25/2021
 DRAWN BY: [redacted]
 PROJECT NO.: 2017-012
 SCALE: T = 4"
 DRAWING NAME: FIRE ACCESS PLAN
 FLOOR SECTION PHASE: DRAWING NO.

ALEXANDRIA.
 ALEXANDRIA REAL ESTATE EQUITIES, INC
 14200 SHADY GROVE ROAD
 TRAVILLE GATEWAY, PARCEL N
 BUILDING A
 ROCKVILLE, MD 20859

PROFESSIONAL CERTIFICATION
 I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the above drawings and that I am a duly Licensed Professional Engineer in the State of Maryland.
 Date: 5/25/2021
 Signature: [redacted]
 Title: Professional Engineer



TRAVILLE GATEWAY DR

DANESTON ROAD
 FUTURE ROAD
 FUTURE ROAD

PROPOSED BUILDING (FULLY SPRINKLERED)

PROPOSED PARKING GARAGE (NOT SPRINKLERED)

14200 SHADY GROVE ROAD TRAVILLE GATEWAY, PARCEL N BUILDING A

82001012D Traville Parcel N, Building A

Contact: Sam Farhadi at 240 777-6333

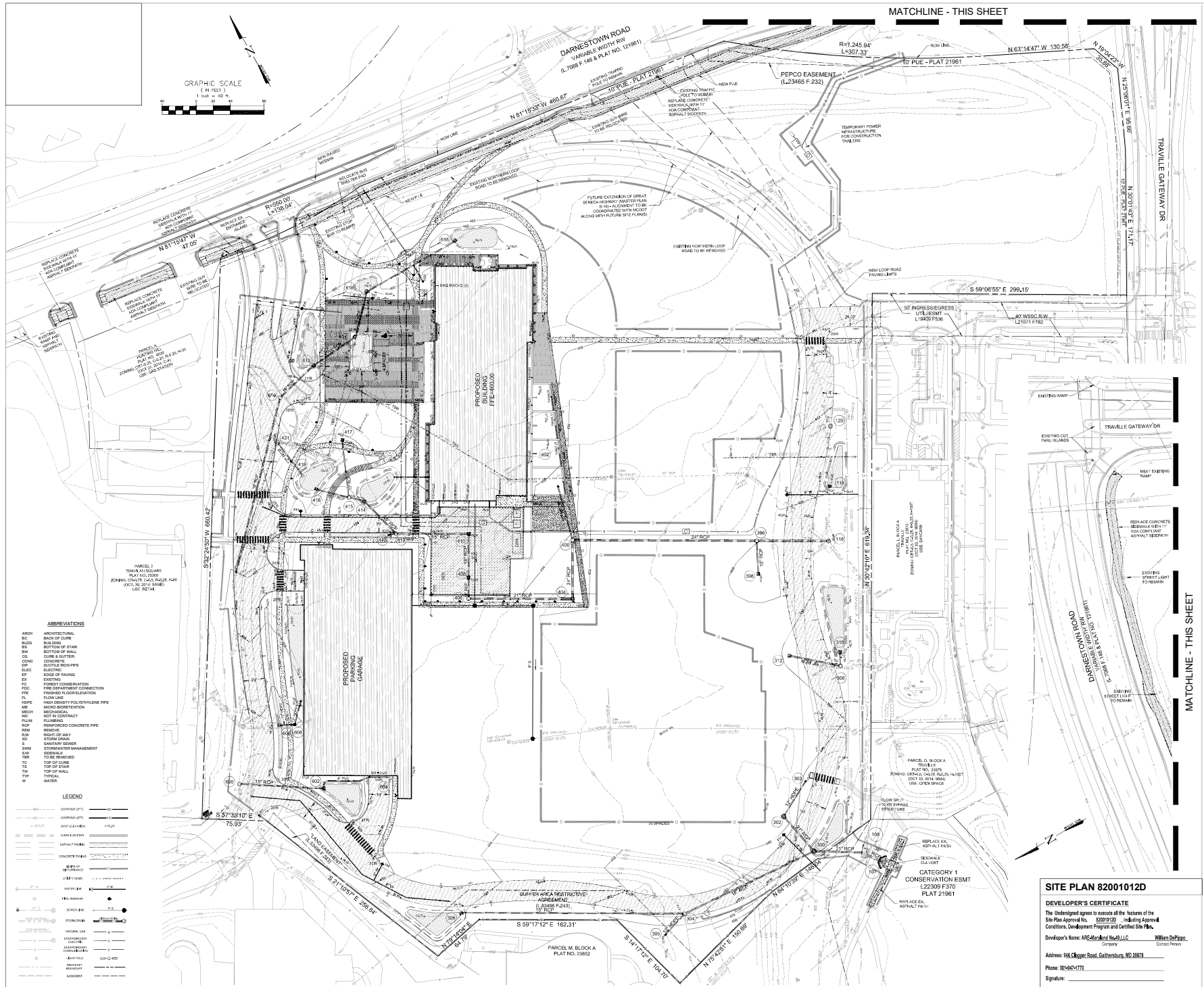
We have reviewed site and landscape plans files:

“07-SITE-82001012D-C2.01.pdf V3” uploaded on/ dated “5/25/2021”,
“08-LL-82001012D-L3.1.pdf V3” uploaded on/ dated “5/25/2021”.

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

1. Access points on public roads:
 - a. Provide minimum curb radii that will accommodate the site traffic;
 - b. Provide sight distance analysis confirming the existing driveway is safe.
 - c. Please adjust the proposed Darnestown Road median length to provide for 50 feet of taper and 200 feet of queuing for left turns onto great Seneca Highway.
2. On landscaping plan, provide street trees per approved minor tree species list at the required spacing where overhead lines exist and major species otherwise accordingly.
3. Coordinate with DOT-Division of Transportation Engineering to provide sufficient space for CCT station along Traville Gateway Drive.
4. MCDOT need to make a determination as to whether or not this project is grandfathered under the previous law or the revised TDM legislation. We will contact the applicant with our determination.

ATTACHMENT 3



GRAPHIC SCALE
(IN FEET)
1" = 40'



MATCHLINE - THIS SHEET

**EWING
COLE**

810 Light Street
Baltimore, MD 21230-3370
Tel: 410-837-5040
Fax: 410-234-8010

CONSULTANTS
CON: THE ENGINEERING CONSULTANTS OF BALTIMORE, INC.
1000 W. JONES ROAD, SUITE 100
BALTIMORE, MD 21202
PHONE: 410-659-7400
FAX: 410-659-7401
WWW: WWW.ECONCONS.COM

LAND PLANNERS & LANDSCAPE ARCHITECTS
RFP: BROWN CALDWELL
1000 W. JONES ROAD, SUITE 100
BALTIMORE, MD 21202
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FAX: 410-659-7401
WWW: WWW.BROWN-CALDWELL.COM

STRUCTURAL ENGINEERS
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FAX: 410-659-7401
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SUSTAINABILITY CONSULTANTS
RFP: BROWN CALDWELL
1000 W. JONES ROAD, SUITE 100
BALTIMORE, MD 21202
PHONE: 410-659-7400
FAX: 410-659-7401
WWW: WWW.BROWN-CALDWELL.COM

KEY PLAN

REVISIONS

NO.	BY DESCRIPTION	DATE

ALEXANDRIA REAL ESTATE EQUITIES, INC
14200 SHADY GROVE ROAD
TRAVILLE GATEWAY, PARCEL N
BUILDING A
ROCKVILLE, MD 20850

DRAWN BY: PGL DATE: 05/25/2021
PROJECT NO.: 2020.111.11 SCALE: 1" = 40'
DRAWING NAME: SITE PLAN
FLOOR/SECTION PHASE: DRAWING NO.: C2.01

SITE PLAN 82001012D

DEVELOPER'S CERTIFICATE
The Undersigned agrees to execute all the features of the Site Plan Approval No. 82019101, including Approval Conditions, Development Program and Certified Site Plan.
Developer's Name: **AREX Real Estate LLC** William DePippo
Company: Contact Person

Address: 166 Chaper Road, Gaithersburg, MD 20878
Phone: 301-941-1772
Signature: _____

- ABBREVIATIONS**
- ARCH ARCHITECTURAL
 - BC BUILDING
 - BS BOTTOM OF SLAB
 - BTM BOTTOM OF TOWER
 - CB CURB & GUTTER
 - CONC CONCRETE
 - CP CURBLINE PIPE
 - ELC ELECTRIC
 - EP EDGE OF PAVING
 - EXIST EXISTING
 - FC FOREST CONSERVATION
 - FDC FIRE DEPARTMENT CONNECTION
 - FFE FINISHED FLOOR ELEVATION
 - FL FLOW LINE
 - FS HIGH DENSITY POLYETHYLENE PIPE
 - MS MICRO-BREKERTION
 - MEDH MECHANICAL
 - NIC NOT IN CONTRACT
 - PLUM PLUMBING
 - RFC REINFORCED CONCRETE PIPE
 - REMOVE REMOVE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SWM STORMWATER MANAGEMENT
 - SSB SEWER
 - T&E TO BE REMOVED
 - TC TOP OF CURB
 - TOB TOP OF BASE
 - TFM TOP OF WALL
 - TYP TYPICAL
 - W WATER
- LEGEND**
- CONTOUR 10
 - CONTOUR 20
 - CONTOUR 30
 - CONTOUR 40
 - CONTOUR 50
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 - CONTOUR 290
 - CONTOUR 300
- SYMBOLS**
- ARCHITECTURAL
 - BUILDING
 - BOTTOM OF SLAB
 - BOTTOM OF TOWER
 - CURBS & GUTTERS
 - CONCRETE
 - CURBLE LINE PIPE
 - ELECTRIC
 - EDGE OF PAVING
 - EXISTING
 - FOREST CONSERVATION
 - FIRE DEPARTMENT CONNECTION
 - FINISHED FLOOR ELEVATION
 - FLOW LINE
 - HIGH DENSITY POLYETHYLENE PIPE
 - MICRO-BREKERTION
 - MECHANICAL
 - NOT IN CONTRACT
 - PLUMBING
 - REINFORCED CONCRETE PIPE
 - REMOVE
 - STORM DRAIN
 - SANITARY SEWER
 - STORMWATER MANAGEMENT
 - SEWER
 - TO BE REMOVED
 - TOP OF CURB
 - TOP OF BASE
 - TOP OF WALL
 - TYPICAL
 - WATER