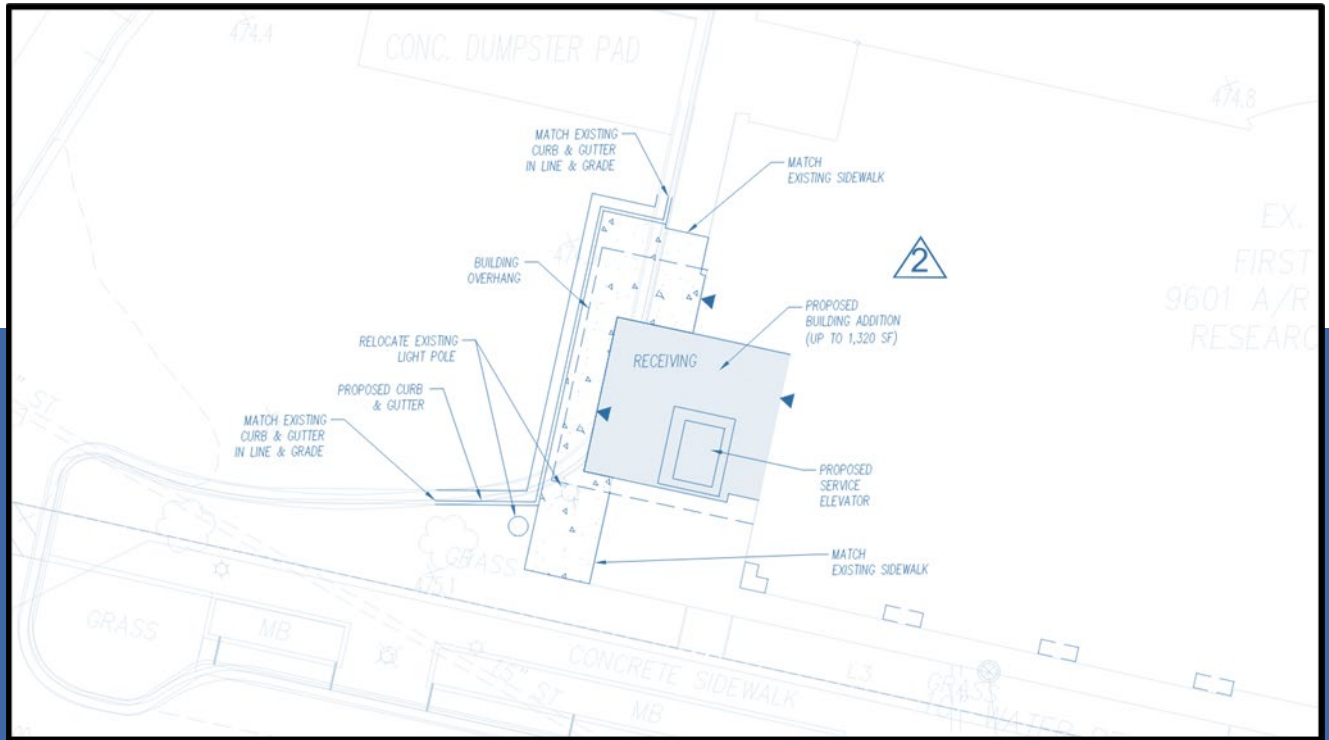


9615 MEDICAL CENTER DRIVE, SITE PLAN NO. 81999005A



Description

Request to construct a 1,320-square foot building addition on the southern façade of Building II to accommodate an elevator. Associated site improvements also include new curb, gutter, sidewalk, and a building overhang.

No. 81999005A

Completed: 1-13-22

MCPB

Item No.

1-27-22

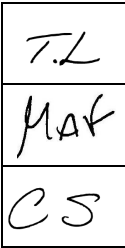
2425 Reedie Drive

Floor 14

Wheaton, MD 20902

Montgomeryplanning.org

Planning Staff



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LOCATION

On Blackwell Road, West of the intersection of Medical Center Drive and Blackwell Road.

MASTER PLAN

2010 Great Seneca Science Corridor Master Plan.

ZONE

Life Sciences Center (LSC)

PROPERTY SIZE

12.52 acres

APPLICATION

ARE-Maryland No. 53, LLC

ACCEPTANCE DATE

September 22, 2021

REVIEW BASIS

Chapter 59, Zoning Ordinance in effect on October 29, 2014.



Summary:

- Staff recommends approval with conditions.
- The Subject Site Plan Amendment seeks approval to construct a 1,320-square foot building addition on the southern façade of Building II. This addition will accommodate an elevator. Associated site improvements also include new curb, gutter, sidewalk, and a building overhang.
- Application approves a phased portion of the Final Forest Conservation Plan for the JHU Montgomery County Campus.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

SITE PLAN 81999005A

Staff recommends approval of Site Plan Amendment 81999005A, subject to the added conditions. All site development elements shown on the latest electronic version of Site Plan Amendment No. 81999005A submitted via ePlans as of the date of this staff report are required. All previous approved plans, findings, and conditions of approval remain in full force and effect, except as modified herein:

Density, Height & Housing

5. Density

The Site Plan is limited to a maximum of 50,000 square feet of existing development and 1,320 square feet of new development for a total of 51,320 square feet of research and development uses on the Subject Property.

Environmental

6. 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.
7. 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.
8. Prior to the start of any demolition, clearing, grading or construction for this development Application, the Applicant must submit the forest conservation fee-in-lieu payment to the M-NCPPC Planning Department for the 0.01 acres of afforestation/reforestation requirement.
9. 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.

Site Plan

10. Site Design

The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheet A 3.1.0 of the submitted architectural drawings, as determined by M-NCPPC Staff.

11. Site Plan Surety and Maintenance Agreement

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

- a) A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b) The cost estimate must include applicable Site Plan elements, including, but not limited to plant material, on-site lighting, railings, and sidewalks, private utilities, paths and associated improvements of development, including sidewalks and storm drainage facilities. 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.

12. 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.

SECTION 2: SITE DESCRIPTION

VICINITY

The LSC-zoned Property is located in the LSC Central District, one of the five Districts that make up the Life Sciences Center (LSC) within the 2010 *Great Seneca Science Corridor Master Plan* area (GSSC). The surrounding properties are primarily a mix of Research & Development and commercial office uses including the Shady Grove Adventist Hospital, Key West Research Center, and Noyes Children's Center. Properties to the north of Key West Avenue include Decoverly Industrial Park and the Shady Grove Industrial Center. The existing building, located to the east of the New NCI Building (Site Plan No. 82010009C) is used for office, educational, and research purposes.



Figure 1 - Vicinity Map

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

On August 7, 1986, the Planning Board approved Preliminary Plan No. 119861150 for the creation of one lot for the Property on 35.57 acres and a total of 375,000 square feet of development.

On April 25, 1995, the Planning Board approved Preliminary Plan No. 119950360 for the creation of three lots on the Property. This approval was not implemented.

On October 15, 1998, Site Plan No. 819990050 allowed the addition of 50,000 square feet for an academic building (Building II) consistent with the Concept Master Plan.

PROPOSAL

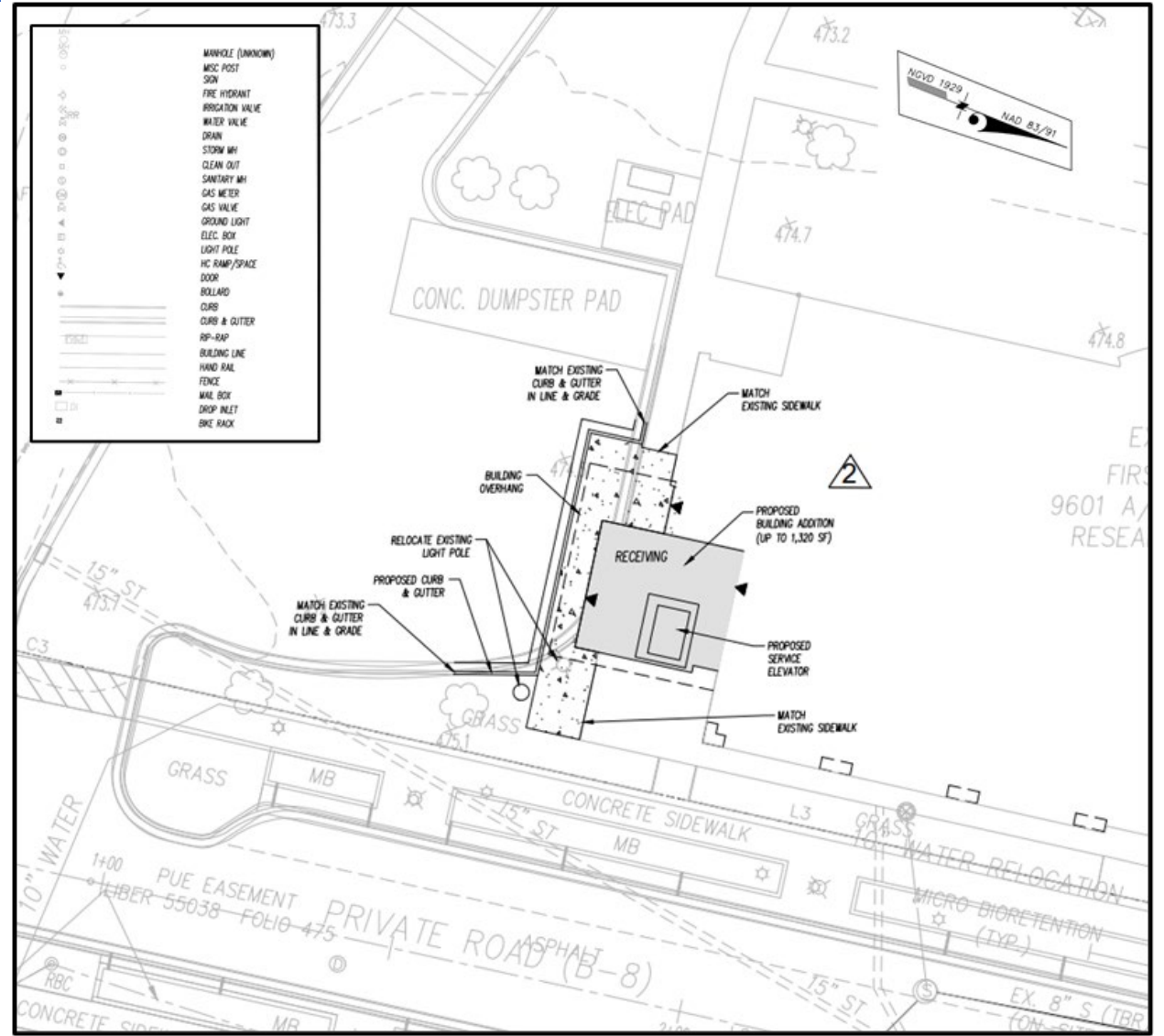


Figure 2 – Proposed Plan

SECTION 4: SITE PLAN 81999005A FINDINGS AND ANALYSIS

Site Plan Amendment No. 81999005A will not alter the overall character, or significantly impact the development with respect to the original findings of approval under Site Plan No. 819990050, and all other findings remain in full force and effect, except for the added findings below:

satisfies applicable use standards, development standards, and general requirements under this Chapter;

- i. ***Division Section 59-C-5.47. Special regulations LSC zone.***

Table 1: 9615 Medical Center Drive, Site Plan Amendment No. 81999005A Data Table for LSC-zoned, 59-C-5.47. Special regulations LSC zone.

Development Standard	81990050 Approved	8199005A Proposed
Site Area (acres)	n/a	12.52
Medical (sq)	50,000	51,320
Building Height (ft)	52.24	52.24
Building Coverage (sq)	16,131	16,666
Minimum Setbacks (ft)		
Front R/W line	50	50
From Interior lot line	20	20
Parking	718	718

Satisfies the applicable requirements of Chapter 22A, Forest Conservation:

Environmental Guidelines

Staff approved a Natural Resource Inventory/Forest Stand Delineation (NRI/FSD No. 420101820) on October 11, 2011. The Property contains no streams or stream buffers, wetlands or wetland buffers, hydraulically adjacent steep slopes, 100-year floodplains, or known habitats of Rare, Threatened and Endangered species, or historic resources. The Property is within the Muddy Branch Watershed, which is a Maryland State Use Class I stream. This watershed is not in a Special Protection Area. The subject Site Plan Amendment is in conformance with the Montgomery County Planning Department's Environmental Guidelines.

Forest Conservation

The Project is subject to the Montgomery County Forest Conservation law (Chapter 22A of the Code) and a Final Forest Conservation Plan (FFCP) was submitted in conjunction with the subject Site Plan Amendment. A Preliminary Forest Conservation Plan was approved for the Johns Hopkins University Montgomery County Medical Center (JHU MCMC) Campus on October 12, 2011 (PFCP No. 11986115C). For purposes of Forest Conservation, the net tract area is 31.97 acres, which includes the entire 35.57-acre campus minus 3.6 acres of dedication for roads and improvements not being constructed as part

of this development. The Preliminary Forest Conservation Plan requires a combined afforestation and reforestation of 4.8 acres. This requirement is to be satisfied with off-site reforestation, payment of a fee-in-lieu, or a combination thereof. The Final Forest Conservation Plan is phased with each Site Plan approved for the JHU MCMC Campus. The amount of afforestation/reforestation credit proposed with each Site Plan must be commensurate with the proportion of the net tract area being developed until the total of 4.8 acres of afforestation and reforestation is accomplished.

The Final Forest Conservation Plan must be revised with each new Site Plan to reflect the total forest mitigation completed for all previous phases, including the current phase. The proposed Site Plan has a Limit of Disturbance (LOD) of 0.04 acres, which represents approximately 0.1% of the net tract area. The Applicant is providing 0.01 acres of afforestation/reforestation credit, which will be met through payment of fee-in-lieu. This leaves 4.47 acres of mitigation to be fulfilled in subsequent phases of development. Based on the analysis above, this Site Plan amendment is in conformance with the Environmental Guidelines and in compliance with Chapter 22A, Forest Conservation Law.

SECTION 5: COMMUNITY OUTREACH

The Applicant has met all proper signage and noticing requirements for the subject Site Plan Amendment. As of the date of this report, Staff has not received any correspondence regarding the proposed amendment.

SECTION 6: CONCLUSION

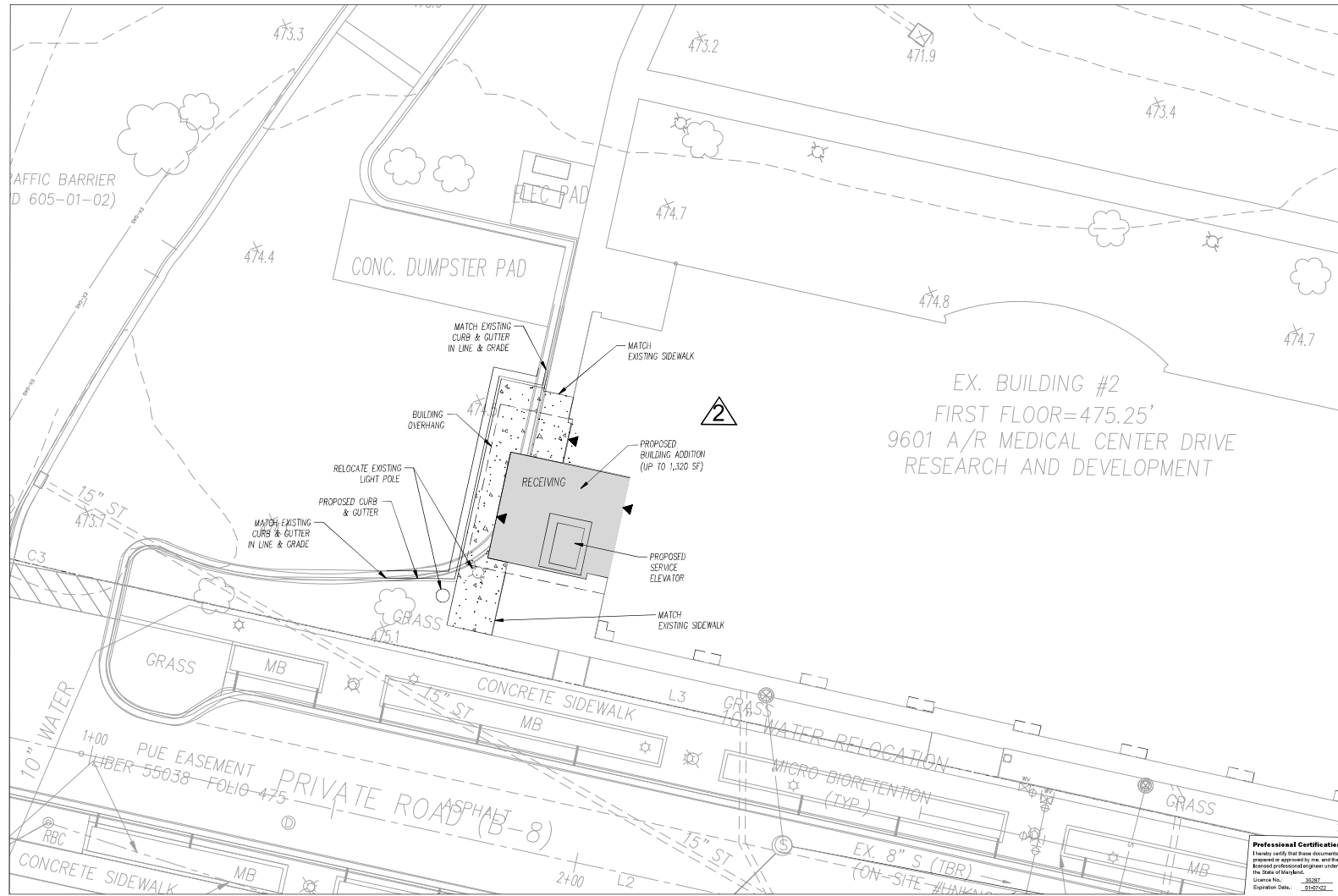
The proposed project remains compatible with the existing and proposed development adjacent to the site and with respect to the surrounding neighborhood, in terms of efficiency, adequacy, safety, structures, uses, vehicular and pedestrian circulation, open space, landscaping and lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone and Master Plan. Therefore, Staff recommends approval with the added conditions at the beginning of this Staff Report.

ATTACHMENTS

Attachment A: Site Plan

Attachment B: FCP

ATTACHMENT A



AMENDMENT REVISION

1. ADDITION OF SERVICE ELEVATOR TO A-R
BUILDING
-ADDITIONAL APPROXIMATELY 1,320 SF TO
BUILDING AREA.

Developer's Certificate
The design and plans are the property of the State of Maryland, and are not to be used for any other purpose without the written consent of the State of Maryland.

Developer: ARE-Maryland No. 53, LLC Ari Hoffman

Address: 946 Clapper Road, Gaithersburg, MD 20878

Phone: (301)-355-2139

Signature:

JOHNS HOPKINS UNIVERSITY
PARCEL M
SITE PLAN AMENDMENT
SERVICE ELEVATOR
ROCKVILLE, MD



PROJECT:
SCALE: 1"=10'
DATE: 10/21/21
SHEET: C-48
FILE NO: 09-061

J.B.A.
Johnson-Bernat Associates, Inc.
Engineering • Surveying • Planning

10/21/21	CSP #19990054
KEY	DATE
NO.	REVISIONS

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