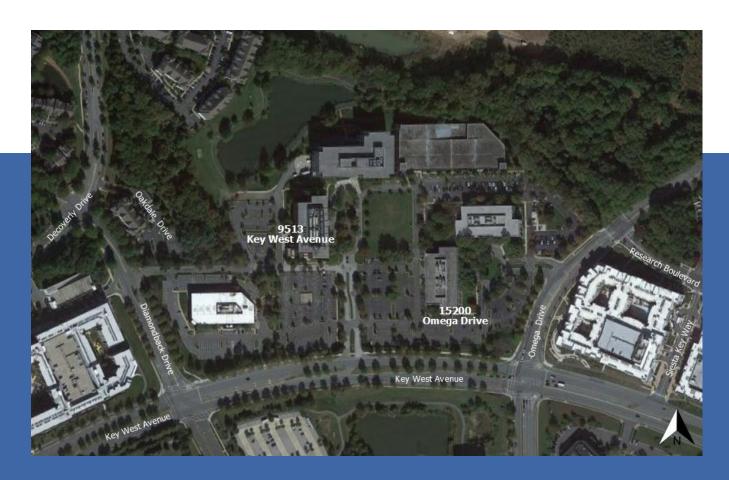
™ Montgomery Planning

DECOVERLY HALL PRELIMINARY PLAN NO. 11985245B & SITE PLAN NO. 81988015F



Description

Preliminary and Site Plan Amendments to change the currently approved office use at 9513 Key West Avenue and 15200 Omega Drive to Research and Development and Medical/Scientific Manufacturing and Production to allow flexibility for future tenants.

No. 11985245B

No. 81988015F

Completed: 7-11-2022

MCPB Item No. 11 07-21-2022 Montgomery County Planning Board 2425 Reedie Drive, Floor 14 Wheaton, MD 20902

Planning Staff



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LOCATION/ADDRESS

9513 Key West Avenue & 15200 Omega Drive

MASTER PLAN

2021 Great Seneca Science Corridor Minor Master Plan Amendment and 2010 Great Seneca Science Corridor Master Plan

ZONE

Employment-Office (EOF) 1.5, H-75 Zone

PROPERTY SIZE

Parcel Z: 247,504 sq. ft.; Parcel BB: 214,838 sq. ft.

APPLICANT

Beacon Capital Partners, LLC

ACCEPTANCE DATES

6/2/22 - Preliminary Plan

6/1/22 - Site Plan

REVIEW BASIS

Subdivision – Chapter 50 Zoning – Chapter 59 Forest Conservation – Chapter 22A

Summary:

- Staff recommends **approval** with conditions of Preliminary Plan Amendment B and Site Plan Amendment F.
- The initial Preliminary Plan No. 1-85245 approved the platting of seven (7) lots and a total of 832,100 square feet of office development. Site Plan No. 8-88015 approved 832,100 square feet of office development in seven buildings.
- The Planning Board approved Preliminary Plan Amendment No. 1-85245A for this Site through the MCPB Opinion dated January 10, 2005. The latest Director-level minor Site Plan Amendment No. 8-88015E was approved and dated February 15, 2011.
- The Amendments seek to modify the allowable use in two

 (2) of the existing office buildings on the Overall Site from
 Office to Research and Development (limited use) and
 Medical/Scientific Manufacturing and Production (permitted
 use).
- The Proposal includes an 113,000 square foot building located at 9513 Key West Avenue (Parcel Z) and an 82,000 square foot building located at 15200 Omega Drive (Parcel BB).
- The Amendment will not include changes to the exterior of the buildings, building footprints, or height.
- The Applications are subject to review under Chapter 22A.
 The Applicant was granted a new Forest Conservation
 Exemption (No. 42022271E), which was approved under
 Section 22A-5(k) of the Forest Conservation Law.
- The Applications are being reviewed under Section 59-7.7.1.A.2.b of the Zoning Ordinance in effect October 30, 2014
- No public correspondence has been received as of the date of this Staff Report.

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SECTION 1: RECOMMENDATIONS AND CONDITIONS

PRELIMINARY PLAN AMENDMENT 11985245B

Staff recommends approval with conditions of the Preliminary Plan Amendment No. 11985245B to modify the allowable use, for a 113,000-square foot building located at 9513 Key West Avenue (Parcel Z) and an 82,000-square foot building located at 15200 Omega Drive (Parcel BB), from Office to Research and Development and Medical/Scientific Manufacturing and Production. All site development elements shown on the latest electronic version of the Preliminary Plan Amendment as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions. All previously approved plans, findings, and conditions of approval remain in full force and effect, except for the following conditions:

Modified Conditions

Condition 1 of Preliminary Plan No. 1-85245, as modified herein (the deleted text is in strikeout, new text is underlined):

GENERAL APPROVAL

Condition No. 1

- 1. Agreement with the Planning Board limiting development to 832,100 square feet of development office space with reference on the plat. Such agreement shall be incorporated into the Site Plan Enforcement Agreement.
 - a. This Preliminary Plan Amendment is limited to two (2) lot(s), known as Parcel Z and Parcel BB, to allow for 113,000 square feet and 82,000 square feet respectively, of Commercial use within the Research and Development subcategory and Industrial use within the Medical/Scientific Manufacturing and Production subcategory.
 - b. Where Research and Development is applied to either building on Parcel Z or Parcel BB, it must satisfy the following standards as a limited use: a) Manufacturing, mixing, fermentation, or treatment of resultant products for marketing purposes is prohibited, and b) A maximum of 30% of the gross floor area may be used for assembly, packaging, and servicing of resultant products.

New Conditions

GENERAL APPROVAL

1. This Preliminary Plan Amendment is limited to two (2) lot(s) known as Parcel Z for 113,000 square feet and Parcel BB for 82,000 square feet for Commercial use within the Research and

<u>Development subcategory and Industrial use within the Medical/Scientific Manufacturing and Production subcategory.</u>

OUTSIDE AGENCIES

2. The Planning Board has reviewed and accepts the recommendations of the Montgomery
County Department of Permitting Services ("MCDPS") – Right-of-Way Section in its letter dated
May 13, 2022, and incorporates them as conditions of the Preliminary Plan approval. The
Applicant must comply with each of the recommendations as set forth in the letter, which may
be amended by MCDPS – Right-of-Way Section if the amendment does not conflict with any
other conditions of the Preliminary Plan approval.

OTHER APPROVALS

3. If an approved site plan amendment for the Subject Property substantially modifies the lot or right-of-way configuration or quantities shown on this Preliminary Plan, the Applicant must obtain approval of a Preliminary Plan amendment before certification of the site plan amendment.

CERTIFIED PRELIMINARY PLAN

- 4. <u>Prior to submittal of the Certified Amended Preliminary Plan, the Applicant must make the following changes:</u>
 - a) Show resolutions and approval letters on the approval or cover sheet(s).

SITE PLAN AMENDMENT 81988015F

Staff recommends approval of Site Plan Amendment No. 81988015F to modify the allowable use, for a 113,000-square foot building located at 9513 Key West Avenue (Parcel Z) and an 82,000-square foot building located at 15200 Omega Drive (Parcel BB), from Office to Research and Development and Medical/Scientific Manufacturing and Production. The development must comply with the conditions of approval for Preliminary Plan No. 11985245B as listed in the associated MCPB Resolution. All site development elements shown on the latest electronic version of the Site Plan Amendment as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

All previously approved plans, findings, and conditions of approval remain in full force and effect, except for the following conditions:

New Conditions

GENERAL APPROVAL

- This Site Plan Amendment is limited to two (2) lot(s) known as Parcel Z and Parcel BB, to allow for 113,000 square feet and 82,000 square feet respectively, of Commercial use within the Research and Development subcategory and Industrial use within the Medical/Scientific Manufacturing and Production subcategory².
- 2. Where Research and Development is applied to either building on Parcel Z or Parcel BB, it must satisfy the following standards as a limited use: a) Manufacturing, mixing, fermentation, or treatment of resultant products for marketing purposes is prohibited, and b) A maximum of 30% of the gross floor area may be used for assembly, packaging, and servicing of resultant products.

OUTSIDE AGENCIES

3. The Planning Board has reviewed and accepts the recommendations of the Montgomery
County Department of Permitting Services ("MCDPS") – Right-of-Way Section in its letter dated
May 13, 2022, and incorporates them as conditions of the Site Plan approval. The Applicant
must comply with each of the recommendations as set forth in the letter, which may be

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.

² The Commercial or Industrial use space can be changed to other Commercial or Industrial uses if there is no adverse impact on the Site Plan and APF findings and it is approved by Staff.

<u>amended by MCDPS – Right-of-Way Section if the amendment does not conflict with any other conditions of the Site Plan approval.</u>

CERTIFIED SITE PLAN

- 4. <u>Before approval of the Certified Site Plan the following revisions must be made and information provided subject to Staff review and approval:</u>
 - c) <u>Include the Amended Site Plan resolution and other applicable resolutions on the approval or cover sheet(s).</u>

SECTION 2: SITE DESCRIPTION

VICINITY

The 37.23-acre Overall Site ("Overall Site" or "Site") highlighted in red (Figure 2) is generally located about two miles south of the major intersection of I-270 and I-370. The Site is located approximately one (1) mile south from Downtown Crown, a mixed-used community with townhouses, multi-family residential structures, and commercial developments, and the Rio Washingtonian Center and Waterfront.

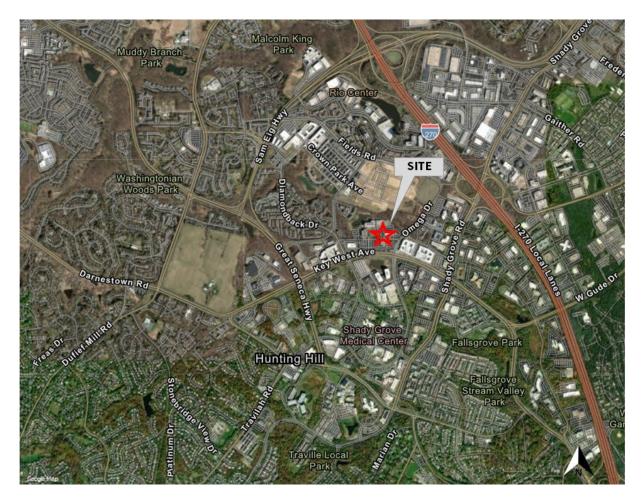


Figure 1: Vicinity Map

More specifically, the Site is on the north side of Key West Avenue between Diamondback Drive and Omega Drive. To the West, confronting the Site across Diamondback Drive, is the Camden Shady Grove Apartments. To the northwest of the Site are residential uses, mostly composed of single-family attached dwelling units. To the east, confronting the Site across from Omega Drive, are two large apartment complexes – Bell Shady Grove (formerly Siesta Key) and Mallory Square. To the south, confronting the Site across Key West Avenue (MD 28), is a large surface parking lot flanked to the south by a cluster of medical-related buildings associated with Johns Hopkins University and are zoned Life Science Center (LSC).

PROPERTY DESCRIPTION

Presently, the Overall Site is located within the *Great Seneca Science Corridor Master Plan* area and within the Life Sciences Center North and Washingtonian Cluster: Residential and Office (Figure 3). The Properties are currently zoned Employment Office (EOF) 1.5, H 75.

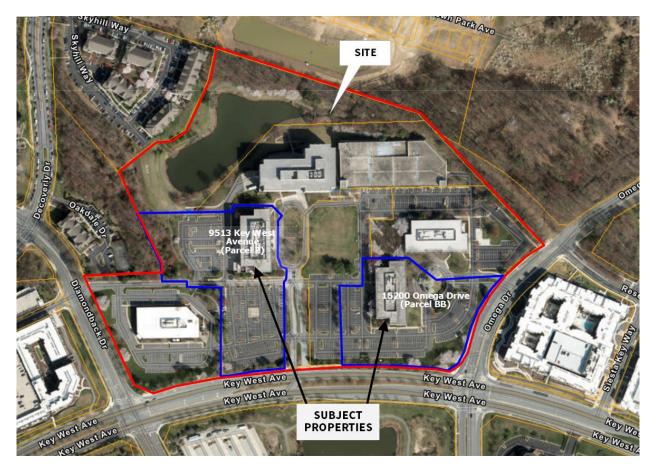


Figure 2: Overall Site (outline in red) and Subject Properties (outlined in blue)

The 37-acre Overall Site (highlighted in red above) is currently improved with five (5) office buildings, which are a mix of three-, four-, and six-stories, and a five-story structured parking garage.

The Subject Properties ("Property" or "Subject Applications"), outlined in blue in Figure 2, are existing buildings known as 9513 Key West Avenue (Parcel Z) and 15200 Omega Drive (Parcel BB). Parcel Z is 247,504 square feet and is improved with a four-story office building with 113,000 square foot gross floor area and a surface parking lot. Parcel BB is 214,838 square feet and improved with a three-story office building containing 82,000 square feet gross floor area and a surface parking lot. Both Properties are primarily accessible from the main driveway off of Key West Avenue between Diamondback Drive and Omega Drive.

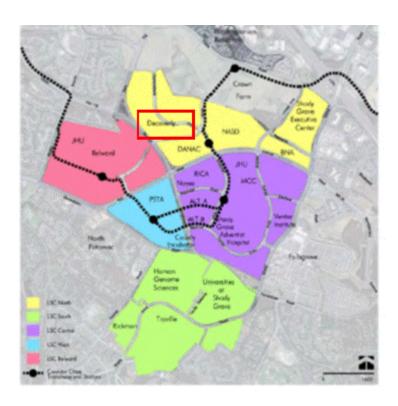


Figure 3: Life Sciences Center Districts (Site highlighted in red)

SECTION 3: PROJECT DESCRIPTION

PREVIOUS APPROVALS

The Preliminary and Site Plans for the Overall Site were initially approved when the 1985 *Gaithersburg* and Vicinity Master Plan was in effect for the plan area and when the prior zoning was O-M (Office Moderate).

<u>Preliminary Plan Approvals</u>

The Preliminary Plan was approved in 1986 and provided for the establishment of one (1) out lot for stormwater management and seven (7) separate lots for a total of 832,100 square feet office development on 44.27 acres of land. The original Preliminary Plan included the 22-acre Parcel MM that was subsequently separated from the Decoverly Hall Preliminary Plan Area and inevitably modified the boundaries of the Overall Site. Preliminary Plan Amendment No. 1-85245A was approved on January 10, 2005, which extended the validity period for adequate public facilities and created one (1) lot on the southeast quadrant of the intersection of Decoverly Drive and Diamondback Drive, which was limited to 168 garden apartments.

Site Plan Approvals

The Site is part of the original Decoverly Hall Preliminary Plan No. 1-85245 and Site Plan No. 8-88015, as amended.

The Site Plan was approved in 1988 for 832,100 square feet of office development. Subsequent Site Plan Amendments A through E approved various changes including building square footages, building heights, revisions to landscaping, hardscaping, screening and surface parking lots and the elimination of Parcel MM (part of the original Preliminary Plan area).

PROPOSAL

Preliminary Plan Amendment B and Site Plan Amendment F request to modify existing conditions of approval to allow permitted uses on two (2) lots – Parcels Z and BB - within the Site from Office to

Research and Development³ (R & D) and or Medical/Scientific Manufacturing and Production⁴. Parcel Z has an office building with 113,000 square feet gross floor area and Parcel BB has an office building containing 82,000 square feet gross floor area. Any change of use is categorized as a major amendment and must be reviewed and acted on by the Planning Board.

In the EOF Zone, Research and Development is permitted as a limited use and is a sub-classification of Office and Professional use associated with the Commercial use group (Zoning Code Section 59.3.5.8.C). The standards for R & D as a limited use is that: a) manufacturing, mixing, fermentation, or treatment of resultant products for marketing purposes is prohibited and b) a maximum of 30% of the gross floor area may be used for assembly, packaging, and servicing of resultant products.

In the EOF Zone, Medical/Scientific Manufacturing and Production is a permitted use and is a subclassification of Manufacturing and Production associated with the Industrial use group (Zoning Code Section 59.3.6.4.D).

The Applicant's rationale for this change in use request is to respond to the increasing demand for a wide array of bio-medical/life science research and development related building space in Montgomery County, and specifically in the Shady Grove Life Sciences Center area.

If a future tenant requires 30 percent or less of the floor area for the assembly, packaging and servicing of resultant projects, then the Applicant can proceed under the R&D use. However, if future tenants of either of the two buildings requires more than 30 percent of the floor area for the assembly, packaging and servicing of resultant projects, then the Applicant may proceed under the Medical/Scientific Manufacturing and Production use.

Flexibility with either industrial or commercial use, or a combination of both, will allow the Applicant to efficiently accommodate the needs of future bio-medical/life science research and development tenants. Therefore, the Applicant requests approval of two separate uses to be selected by the Applicant at a later date based on market demands.

³ Per Zoning Code Section 59.3.5.8.C.1., Research and Development means the study, research, and experimentation in one or more scientific fields such as life sciences, biomedical research, communications, chemistry, computer science, electronics, medicine, and physics. Research and Development also includes the development of prototypes and the marketing of resultant products and related activities, including administrative offices, educational facilities, libraries, and data services, and the manufacturing, mixing, fermentation, treatment, assembly, packaging, and servicing of products.

⁴ Per Zoning Code Section 59.3.6.4.D.1, Medical/Scientific Manufacturing and Production means a building used for the manufacturing, compounding, processing, assembly, or packaging, including incidental storage, sales, and distribution, of cosmetics, drugs, perfumes, pharmaceuticals, toiletries, synthetic molecules, products resulting from biotechnical and biogenetic research and medical, scientific, or technical instruments, devices, and equipment.

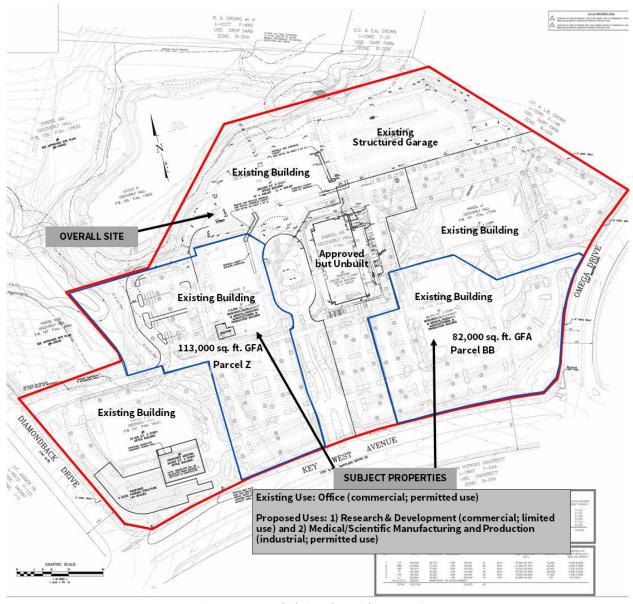


Figure 4: Amended Site Plan with Annotations

BUILDING/ARCHITECTURE

The proposed change in use does not entail changes to the exterior of the two buildings, the building footprints, or height. New rooftop equipment is planned; however, it will be located within the area currently delineated for such equipment.

OPEN SPACE

The proposed Site Plan Amendment does not encompass any changes to the existing 10% of amenity open space that was required under previous approvals.

TRANSPORTATION

The existing Site has 2,706 parking spaces that serve the two (2) office buildings on Parcel Z and Parcel BB. The proposed Site Plan amendment does not include any changes to on-site parking or circulation. Existing ingress and egress for the Properties from Key West Avenue, Diamondback Drive, and Omega Drive will be maintained.

The required parking rates identified in Section 59.6.2.4. of the Zoning Ordinance are the same for R & D and Medical/Scientific Manufacturing and Production uses and the existing parking is within the parking minimum-to-maximum range.

ENVIRONMENT

Environmental Guidelines and Forest Conservation

This Project proposes no ground disturbance or new construction. The submitted application is in conformance with the Montgomery County Planning Department's *Environmental Guidelines*.

An exemption from Article II of the Forest Conservation Law was confirmed for this application on June 22, 2022. The exemption (No. 42022271E), which was approved under Section 22A-5(k) of the Forest Conservation Law, confirmed that: The property is not subject to a previously approved forest conservation plan; was approved or extended between July 1, 1984 and July 1, 1991; and the construction will not result in the cutting, clearing, or grading of any forest in a stream buffer, or any forest located in a special protection area which must submit a water quality plan. The Preliminary Plan and Site Plan being revised will not result in the cutting of more than 5,000 additional square feet of forest (no forest is being removed for this application), and development or redevelopment of the property does not require resubdivision. With the confirmation of the forest conservation exemption, this application complies with the requirements of Chapter 22A, Forest Conservation.

SECTION 4: PRELIMINARY PLAN 11985245B FINDINGS AND ANALYSIS

The original Preliminary Plan No. 1-85245 approval with conditions is for the establishment of seven (7) separate lots for the future development of 832,100 square feet of office. Site Plan No. 8-88015 approved 832,100 square feet of office development with conditions.

Preliminary Plan Amendment No. 11985245B requests to modify the allowable use, for a 113,000-square foot building located at 9513 Key West Avenue (Parcel Z) and an 82,000-square foot building located at 15200 Omega Drive (Parcel BB), from Office to Research and Development and Medical/Scientific Manufacturing and Production.

The proposed Preliminary Plan Amendment B does not alter the intent of the previous findings, which remain applicable, except as modified below.

- The layout of the subdivision, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate for the subdivision given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.
 - a) The Lot(s) and Use comply with the basic requirements of Chapter 59

The lots were initially reviewed for compliance with Chapter 59 in relation to maximum density, height, setback compatibility, and minimum open space as specified in the Zoning Ordinance in effect on October 29, 2014. In the EOF zone, proposed Research and Development and Medical/Scientific Manufacturing and Production are allowed as limited and permitted uses, respectively. The scope of the Preliminary Plan Amendment is limited to a change of use only and will not alter the size, width, shape, or orientation of the original subdivision.

2. The Preliminary Plan substantially conforms to the Master Plan.

The Proposal is in substantial conformance with the 2021 *Great Seneca Science Corridor Minor Master Plan Amendment* and remain consistent with the 2010 *Great Seneca Science Corridor Master Plan and the Environmental Guidelines*.

The Overall Site and Properties are designated Life Sciences Center North and Washingtonian Cluster: Residential and Office within the 2010 *Great Seneca Science Corridor Master Plan* area. The proposed change in use remain consistent with the Master Plan goals to promote a wide array of life science uses in the Master Plan area.

The Amendments are also consistent with the recommendations of the 2021 *Great Seneca Science Corridor Minor Master Plan Amendment*. The Minor Master Plan Amendment recognizes "the pressing need to accommodate life sciences development to support the county's economic health, employment growth and global leadership in science and innovation." The primary purpose of the Minor Master Plan Amendment was to revise the staging requirements in order to allow more

development within the Master Plan area to accommodate life science uses. The Amendments achieve the Master Plan objective by changing the use in two of the existing buildings in the Decoverly subdivision from traditional office use to Research and Development and Medical/Scientific Manufacturing and Production uses.

3. Public facilities will be adequate to support and service the area of the subdivision.

a) Roads and other Transportation Facilities

Vehicular circulation through the Properties and to surrounding roads is primarily accomplished through several public roadway segments: Key West Avenue, Diamondback Drive, and Omega Drive. The change of use Proposal will not have any impact to circulation along existing roadway facilities, nor does it propose new road facilities or access points. These roads remain adequate for the overall Site and the Subject Properties.

The overall Site is currently serviced by Montgomery County Ride On bus service which operates various routes along Key West Avenue. There is an existing bus stop situated on the Property's frontage along Key West Avenue. The Proposal will not impact existing access to bus stops nearby the Properties, nor does it propose new public transit connections.

b) Local Area Transportation Review (LATR)

The Applicant submitted a Local Area Transportation Review (LATR) Exemption Statement for the proposed change of use for the two (2) office buildings located 9513 Key West Avenue and 15200 Omega Drive. The proposed buildings are expected to generate approximately 130 fewer person trips (131 fewer inbound and one (1) more outbound) during the AM peak hour and 132 fewer person trips (25 fewer inbound and 107 fewer outbound) during the PM peak hour. The net new trips generated by the proposed change in use falls below the threshold of 50 or more net new peak-hour person trips in the AM and PM peak hours. Therefore, no LATR is required for this Project.

More importantly, regardless of whether the future uses ultimately function as R & D use or as Medical/Scientific Manufacturing and Production use, the trip generation rates drop from the existing office land use classification. Neither proposed use would exceed the 50-person trip threshold, so that a traffic study would not be triggered, as shown in Table 1.

Table 1: Trip Generation for R & D versus Medical/Scientific Manufacturing & Production

Existing						Existing					
	ITE Code	ITE AM Trips	ITE PM Trips	Person AM Trips	Person PM Trips		ITE Code	ITE AM Trips	ITE PM Trips	Person AM Trips	Person PM Trips
Office	710	297	289	391	381	Office	710	297	289	391	381
Proposed	j					Proposed					
R&D	760	198	189	261	249	Medical Manufacturing	140	128	152	167	199
Change		-99	-100	-130	-132	Change		-169	-137	-224	-182

The proposed change in use from Office to Research and Development and Medical/Scientific Manufacturing and Production at 9513 Key West Avenue and 15200 Omega Drive will result in fewer person trips than its existing land use and will have a negligible impact on the transportation network surrounding the area.

c) Other Public Facilities and Services

As concluded in the original Preliminary Plan Resolution, the Project will be served by adequate public facilities (APF), including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. While the current validity period deadline is January 27, 2025, for the remaining unbuilt building⁵, the adequate public facilities test was previously validated for the two existing buildings that are the subject of the Applications. The impact of the proposed change in use from Office to Research and Development and Medical/Scientific Manufacturing and Production does not include changes in density, height, parking, or circulation patterns.

4. All Forest Conservation Law, Chapter 22A requirements are satisfied.

a) Forest Conservation Plan/Exemption

⁵ The initial validity period deadline for the Site was subsequently extended by a Planning Board extension followed by a series of legislative actions, including the Montgomery County Council's adoption of Ordinance No. 18-04 that pursuant to Section 4(c) granted a six-year extension, which extended the APF period to January 27, 2023. Per Ordinance No. 20-01, Section 4(e), the current validity period deadline is January 27, 2025.

As previously noted, an exemption (No. 42022271E) from Article II of the Forest Conservation Law was confirmed for this application on June 22, 2022 under Section 22A-5(k) of the Forest Conservation Law. The Preliminary Plan and Site Plan being revised will not result in the cutting of more than 5,000 additional square feet of forest (no forest is being removed for this application), and development or redevelopment of the property does not require resubdivision. Therefore, with the confirmation of the forest conservation exemption, the Applications comply with the requirements of Chapter 22A, Forest Conservation.

5. All stormwater management, water quality plan, and floodplain requirements of Chapter 19 are satisfied.

The original Preliminary Plan received a Stormwater Management concept approval. The Preliminary Plan Amendment for the proposed change in use does not require a new stormwater management concept plan or trigger any sediment control requirements as there is no land disturbance. Further, the change of use clause in Per Section.59.19-2 of the Zoning Code states a permit is not required for any minor land-disturbing activity that is not associated with a change of use from residential to any other use.

SECTION 5: SITE PLAN 81988015F FINDINGS AND ANALYSIS

This Proposal is being reviewed under the Zoning Code in effect on October 30, 2014 per Section 7.7.1.A.2.b: Any allowed use, up to the density limits established by the current zoning, may be located in a building or structure deemed conforming under Section 7.7.1.A.1.

Site Plan Amendment No. 81988015F requests to modify an existing condition of approval allowing Office use to Research and Development and Medical/Scientific Manufacturing and Production, for a 113,000-square foot building located at 9513 Key West Avenue (Parcel Z) and an 82,000-square foot building located at 15200 Omega Drive (Parcel BB). All prior findings remain valid, except as updated or modified below by the relevant finding sections below.

2) To approve a Site Plan, the Planning Board must find that the proposed development:

b) satisfies any previous approval that applies to the site;

The proposed Amendments have satisfied previously approved Preliminary and Site Plans applicable to the Overall Site.

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

i. Division 4.6 Employment Zones

The subsequent report section for the Preliminary Plan Analysis and Findings summarizes the requirements for use standards for the Properties.

ii. Division 59-6 General Development Standards

(1) Division 6.1 Site Access

Vehicular Access and Circulation

The Overall Site is currently accessed from a variety of improved roadways – Key West Avenue, Decoverly Drive, Diamondback Drive, and Omega Drive. No changes are proposed for general use or for fire and rescue related access and circulation.

Pedestrian and Bike Access

Currently, there are some bicycle and pedestrian accommodations along the existing sections of Key West Avenue that frame the Site. The previous approval included up to 100 bicycle parking spaces and the required construction of an eight-foot-wide multi-use path along the frontage of the Property within the Decoverly Drive right-of-way, with a street tree panel.

The Proposal does not include any changes or additions to the sidewalk, bicycle parking, or bikeway infrastructure within and along the periphery of the Site and Subject Properties.

(2) Division 6.2 Parking, Queuing and Loading

Parking and Loading

Currently, the overall Site has an abundance of surface parking (over 2,700 spaces) and a five-story structured parking garage to support the five (5) office buildings. The existing parking facilities were approved prior to October 30, 2014 and are considered to be conforming per Zoning Code Section 59.6.2.2.A and Section 59.7.7.1.A.1.

The Proposal to allow Research and Development and/or Medical/Scientific Manufacturing and Production uses on Parcel Z and Parcel BB will require less parking under the current Zoning Ordinance requirements. However, the Site Plan Amendment is not changing the existing parking count or arrangement. Existing circulation via internal access aisles and periphery roads will not alter access to parking accommodations.

The maximum parking rates identified in Section 59.6.2.4.B of the Zoning Code are the same for Office, R & D, and Medical/Scientific Manufacturing and Production uses (3.0 spaces per 1,000 square feet). The Applicant is not proposing to build new vehicular parking spaces. The parking breakouts by existing and proposed uses is summarized below:

- Existing Requirement for office: 390 min./585 max.
- Existing Provided for office: 598 spaces (out of the overall 2,706 spaces)
- Required for either new use: 195 min./585 max.
- Proposed for either new use: 563 spaces (out of the overall 2,706 spaces)

Therefore, the required parking count is within the parking minimum-to-maximum range associated with the requested change of use to R & D and Medical/ Scientific Manufacturing and Production.

Transit

As noted under the Preliminary Plan findings, the overall Site is currently serviced by Montgomery County Ride On bus service which operates various routes along Key West Avenue. The Proposal will not impact existing access to bus stops nearby the Properties.

f) Satisfies the applicable requirements of:

iii. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

As previously, noted, the Proposal to request a change in use from office does not trigger DPS requirements for erosion, sediment control, or stormwater management as there is no land disturbance proposed.

iv. Chapter 22A, Forest Conservation.

With the confirmation of the new forest conservation exemption No. 42022271E, the Applications comply with the requirements of Chapter 22A, Forest Conservation and the Planning Board's Environmental Guidelines.

g) Provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

Given the non-structural or material changes proposed, the Site Plan Amendment will not alter the existing circulation patterns through the Overall Site, the building massing of the two (2) existing office buildings under review, or amenity open spaces or site amenities.

h) Substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The Proposal for a change in use is in substantial conformance with the vision and goals of the 2021 GSSC Minor Master Plan Amendment and 2010 GSSC Master Plan, which contains recommendations that were not superseded by the plan amendment. The primary purpose of the Minor Master Plan Amendment was to revise the staging requirements in order to allow more development within the plan area to accommodate life sciences development to support the County's economic health, employment growth and global leadership in science and innovation (2021; page 2). This Amendment specifically focuses on evaluating the staging requirements of the 2010 Master Plan and does not provide recommendations for land use, zoning, transportation, parks, trails and open space, the environment, or historic resources.

The Life Sciences Center (LSC) is planned as a concentrated and interconnected hub for science, health care, housing, open spaces, and transit. At the time of print, the 2010 Plan recognized that the LSC had the largest concentration of, and is the premier location for, research and biotechnology companies in the County (2010; page 15). Therefore, the Plan's vision for the LSC aimed to build upon the strong foundation of existing institutions, businesses, health services, academia, and research and development companies combined with an updated land use strategy.

The 2010 Master Plan establishes a blueprint for the Life Sciences Center that includes an expanded medical center, research facilities, academic institutions, and services and amenities. The Plan also states that life science uses should be given priority in order to help implement the vision. The 2021 Minor Master Plan Amendment carries this blueprint forward and provides relief to the life sciences industry development based on recent development trends.

Additionally, the 2010 Master Plan emphasized that transforming the suburban, auto-oriented nature of the LSC into a walkable, vibrant science center would require changing the built environment and the mix of uses over time. The Applications reflect economic needs that have changed over time. With the change in use to a new subcategory of commercial and the introduction of industrial use on an

existing Site, the probability of abandonment or vacancy is reduced due to the efficient use of the two buildings. The requested new uses are either of a similar intensity or marginally more intensive which remains in conformity to the zoning code, without any adverse impacts to existing and proposed developments. More importantly, the change in use Applications address the critical need identified in both Master Plan documents to enable the continued growth of the life sciences industry in the county both for the economic competitiveness of Montgomery County and for the advancement of vital sciences.

i) will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

The adequate public facilities test was previously validated for the two existing buildings that are the subject of the Applications. The impact of the proposed change in use from Office to Research and Development and Medical/Scientific Manufacturing and Production does not include changes in density, height, parking, or circulation patterns.

k) on a property in all other zones, is compatible with existing, approved or pending adjacent development.

The requested change in use from Office to Research and Development and Medical/Scientific Manufacturing and Production is compatible with existing and approved adjacent development. The character of the surrounding area is mixed, but largely of a non-residential character particularly for confronting properties across Key West Avenue to the south. A significant portion of the surrounding area serves employment primarily for life science and institutional uses. The new uses would complement existing activities that are occurring within surrounding properties and would complement the character of this area by introducing similar uses in close proximity to the existing employment and institutional uses to create a greater mix of complementary uses.

While screening requirements do not apply for the overall Site or the two properties, existing Outlot No. 5, inclusive of its stream valley buffer, is situated to the north of Parcel Z and Parcel BB and will continue to serve as a physical barrier from existing residential uses to the north and northwest located off of Diamondback Drive, west of Decoverly Drive. The orientation of the Site's border roadways to the west and east, Diamondback Drive and Omega Drive, respectively, create a natural barrier between multi-family residential uses. And the physical distance between the proposed non-residential uses and existing residential uses are further enhanced when substantial building setbacks from the property lines are considered.

As previously emphasized, there will be no material alterations to the building exteriors, footprints, or heights of the two buildings and the change of use will therefore have a minimal visual impact on the surrounding community and existing uses.

SECTION 6: COMMUNITY OUTREACH

According to the Planning Board's Administrative Procedures for Development Review, a Major Preliminary Plan Amendment and a Major Site Plan Amendment do not require a pre-submittal community meeting. The Applicant has met all proper site signage and written noticing requirements for the submitted Applications.

As of the date of this report, Staff has not received any correspondence from adjacent property owners, community members, or interested parties.

SECTION 7: CONCLUSION

As conditioned, the Preliminary Plan Amendment B and Site Plan Amendment F applications meet all the applicable requirements established in the Montgomery County Code, Chapter 59, the Montgomery County Zoning Ordinance per Section 59.7.7.1.B.1 and 2 and the prior Code in effect on October 29, 2014 found at 59-C-5.3 et seq. of the Zoning Ordinance in effect on October 29, 2014 applicable to the EOF Zone, and Chapter 22A, Forest Conservation Law, and substantially conforms with the recommendations of the applicable 2021 *Great Seneca Science Corridor Minor Master Plan Amendment*. This Application has been reviewed by other applicable County agencies, all of which have recommended approval of the application with conditions. Therefore, Staff recommends approval of the Amended Preliminary Plan and Amended Site Plan with the conditions specified at the beginning of this report.

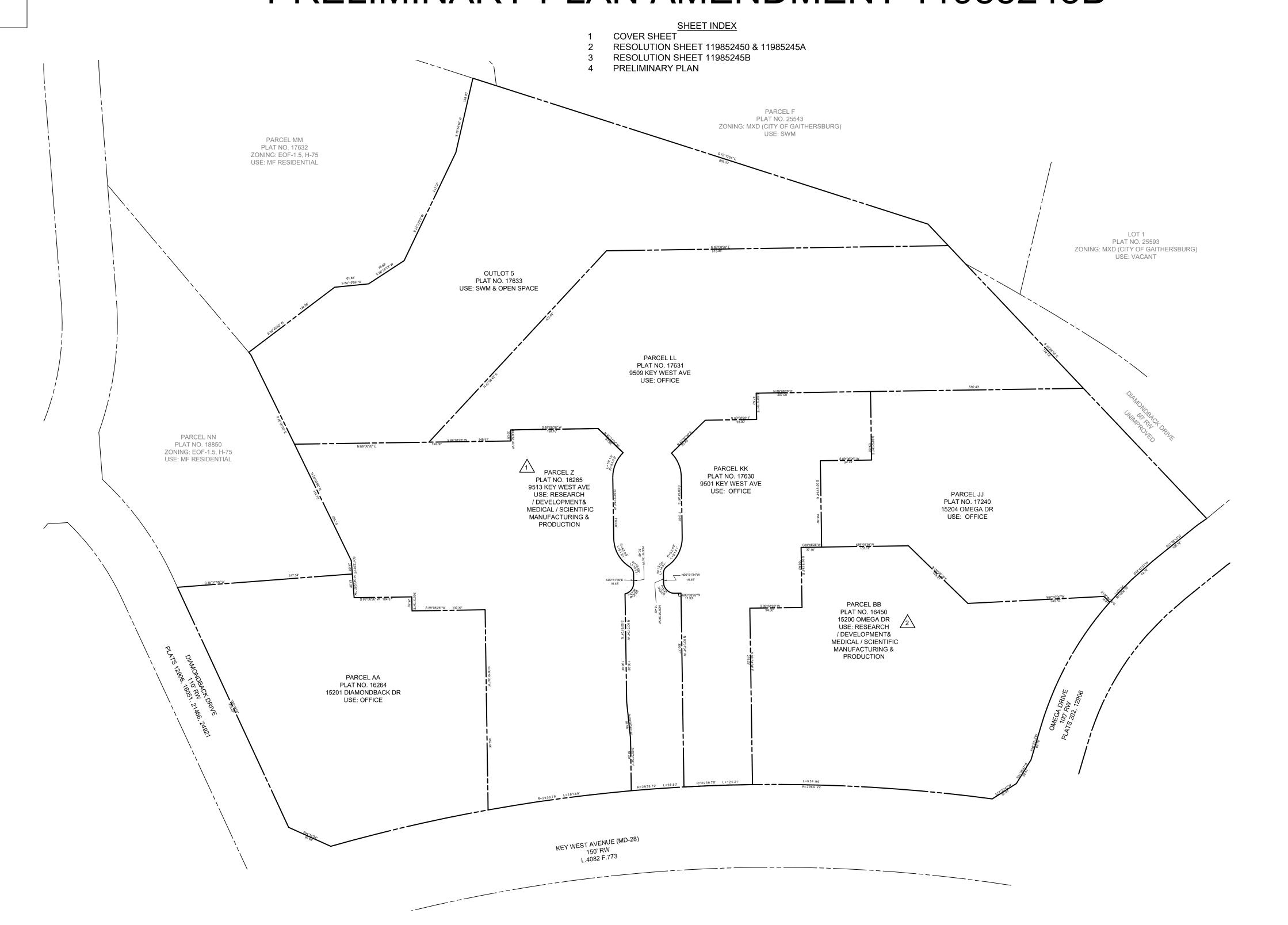
ATTACHMENTS

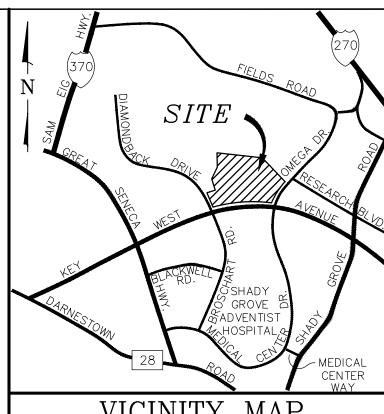
Attachment A: Amended Preliminary Plan

Attachment B: Amended Site Plan
Attachment C: Prior Approvals
Attachment D: Agency Letters

DECOVERLY HALL

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5 PRELIMINARY PLAN AMENDMENT 11985245B





SCALE 1" = 2,000



Civil Engineers

Land Planners

Landscape Architects

Land Surveyors

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I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the Laws of the State of Maryland. Lic. No. 16905 Exp. Date. 04.21.2024

PREPARED FOR:

BEACON CAPITAL PARTNERS, LLC 200 STATE STREET, 5TH FLOOR BOSTON, MA 02109 CONTACT: ADRIANA CALDERON (312) 260-7503 ACALDERON@BEACONCAPITAL.COM

REV	ISIONS	
NO.	DESCRIPTION	DATE
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MAD ES3/11 WISSO 220NIWO

PLATS 16264, 16265, 16450, 17240, 17630, 17631 & 17633 9TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5

DECOVERLY HALL

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	1"= 100'
DATE	04.15.2022

PRELIMINARY PLAN AMENDMENT 11985245B

COVER SHEET

PROJECT NO.	87.217.14
SHEET NO.	1 of 4

Date of Mailing: Dec. 10, 1986

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20907 MONTGOMERY COUNTY PLANNING BOARD

Preliminary Plan No. 1-85245 Project: Decoverly Hall, Parcel "S"

Action: Approval with Conditions (Motion of Comm. Krahnke, Seconded by Chm. Christeller, with a vote of 2-1. Comm. Keeney in favor; Comm. Floreen and

On November 19, 1985, Decoverly Corporation submitted an application for the approval of a preliminary plan of subdivision of property in the O-M Zone. The application was designated Preliminary Plan No. 1-85245. The application proposes to create 7 lots and 1 outlet on 44.27 acres

The property which is the subject of this application is an existing single recorded lot. Development of the property is limited by a previously approved site plan (Site

The purpose of this application is to resubdivide the property into 7 fee simple lots and one outlot which will be used for stormwater management. The plan also proposes the abandonment of Diamondback Drive to the north of the

On October 2, 1986, Preliminary Plan No. 1-85245 was brought before the Montgomery County Planning Board for a public hearing. 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, the Planning Board finds Preliminary Plan No. 1-85245 to be in accord with the pruposes and requirements of the Subdivision Regulations and approves Preliminary Plan No. 1-85245 subject to the

1) Agreement with Planning Board limiting development to 832,100 sq. ft. of office space with reference on the plat. Such Agreement shall be incorporated into the Site Plan Enforcement Agreement.

Pro-Rata participation in intersection improvements at Shady Grove Road and Research Boulevard as described in a

MCPB Opinion Preliminary Plan No. 1-85245

> Transportation Division Memo, dated September 29, 1986. No participation in this road improvement a all be required for the recording of those lots containing building completed or under construction as of October 2, 1986.

3) Pro-Rata participation in widening of Key West Avenue to 4 lanes between Shady Grove Road and Great Seneca Highway as described in the September 29, 1986 Transportation Division Memo as corrected. No participation in this the recordation of lots containing existing buildings or buildings under construction as of October 2, 1986, or for those lots which are recorded after the execution by the County of a contract for the construction of this road improvement. Pro-rata participation shall be calculated on a per lot basis, based on the ratio of the square footage of the lot to the total square footage of all lots approved herein except those containing existing buildings or buildings under construction as of

- 4) Revision of approved site plan prior to recording, if necessary.
- Planning Board approval of Abandonment
- 6) Necessary Easements.
- 7) Dedication of Right-of-Way for A-284 as shown on the preliminary plan.

The only issue raised at the public hearing on the application was whether the Plan meets the requirements of the Adequate Public Facilities Ordinance that the propose subdivision is adequately served by roads and public facilities. Based upon the testimony and evidence submitted, the Planning Board finds that with the conditions imposed as a part of this Opinion, Preliminary Plan No.1-85245 meets the requirements of the Adequate Public Facilities Ordinance.

MCPB Orinion Preliminary Plan No. 1-85245

At the time of the public hearing, the applicant urged the Planning Board to find that no review of the adequacy of public facilities was required for the application since it does not propose any increase in development over the existing approved site plan, but only involves "the drawing of individual lot lines for seven (7) lots on the record plat." The Planning Board rejects that contention. Prelimary Plan No. 1-85245 proposes to resubdivide the subject property and therefore the Planning Board is required, pursuant to Section 50-35(k) of the Subdivision Regulations, to make a determination that the public facilities are adequate to service the proposed subdivision.

The 832,069 sq. ft. of development previously approved has been considered "in the pipeline" and has been counted in the threshold calculations. The current plan proposes no increase in development. Therefore, the traffic impact analysis of the proposed resubdivision is focused on the Local Area Transportation Review.

Based upon the Transportation Division memo dated September 29, 1986, and Staff testimony, the Montgomery County Planning Board finds that if the road improvements set out in Conditions 2 and 3 of this Opinion are implemented, the public road facilities would be adequate to

The Board accepts the Staff's conclusion that the staging element of the master plan was not an issue in this case since the project had already been counted in the threshold calculations.

DEMMA (MILES & STOCKBRIDGE) WASHINGTON GAS LIGHT CO. PEPCO C&P CROWN, J.F. HALLIBURTON COMPANY STATE OF MARYLAND MONTGOMERY COUNTY BNA WASHINGTON, INC. CROWN, C.O. RUBY O. CROWN, ET AL SMART, LTD. WHIPP, ET AL OSTWALD, ET AL DANAC REAL ESTATE INC. CORP. THE DECOVERLY CORPORATION KIDDE CONSULTANTS, INC.

PLANNING BOARD OPINION 119852450



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

JAN 1 0 2005 er Spring, Maryland 20910-3760 Date Mailed: Action: Approved Staff

Recommendation Motion of Commissioner Wellington, seconded by Commissioner Bryant. with a vote of 5-0: Chairman Berlage and Commissioners. Perdue, Bryant, Wellington, and Robinson voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-85245A NAME OF PLAN: Avalon at Decoverly Phase2

The date of this written opinion is ______ JAN 10 2005 (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 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 of Court -

On 12/6/03, Avalon Bay Communities, Inc. submitted an application for the approval of a preliminary plan of subdivision of property in the O-M zone. The application proposed to create 1 lot on 44.09 acres of land located at Southeast quadrant of the intersection of Decoverly Drive and Diamondback Drive, in the Gaithersburg & Vicinity master plan area (the "Property"). The application was designated Preliminary Plan 1-85245A. On 10/28/04, Preliminary Plan 1-85245A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. No speakers testified in opposition to the application and the record contains no correspondence opposing the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staffgenerated minutes of the Subdivision Review Committee meeting(s) on the application;

all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

- a) Preliminary Plan Amendment No. 1-85245A substantially conforms to the Gaithersburg & Vicinity master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot is appropriate for
- the location of the subdivision. d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is
- subject to the applicable condition(s) of approval. e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept
- The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

Plan meets MCDPS' standards.

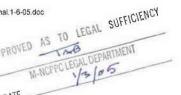
¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-85245A in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan Amendment No. 1-85245A, subject to the following

- Applicant to record a declaration of covenants ("Declaration") for future dedication of right-of-way for the Corridor Cities Transitway ("CCT right-ofway") prior to issuance of building permit. The CCT right-of-way shall be 50 feet wide and contiguous to the eastern boundary of the Decoverly Drive right-of-way along the frontage of the Property, from the common boundary with Parcel M-M to the northern boundary line of the Property. Declaration to be reviewed and approved by MNCPPC legal staff prior to recordation. Approval under this preliminary plan is limited to 168 garden apartments.
- Application is bound by the conditions of approval for Special Exception S-4) Compliance with the conditions of approval for the preliminary forest
- conservation plan. The applicant must satisfy all conditions prior to MCDPS issuance of sediment and erosion control permits. Forest conservation easements as shown on approved preliminary forest conservation plan to be recorded in the Montgomery County land records. 5) Applicant to grade the full width of four lanes of Decoverly Drive but construct two lanes from the approximate end of the existing pavement through the
- property with a median, including planting street trees as shown on the approved site and landscape plan. Provide an eight-foot bike/pedestrian path, along the frontage of the Property, within the Right of Way of Decoverly Drive, with street tree panel at curb.
- Compliance with conditions of MCDPWT letter dated September 20, 2004. Compliance with conditions of MCDPS letter dated July 19, 2004. The Adequate Public Facility (APF) Review for Preliminary Plan Amendment No. 1-85245A will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Opinion.

W:\TAB\opinions\PreliminaryPlan\1-85245A.Avaion at Decoverty Phase 2.final.1-6-05.doc



[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday January 6, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of Commissioner Robinson, seconded by Commissioner Bryant, with Chairman Berlage, and Commissioners Bryant, and Robinson voting in favor of the motion, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 1-85245A, Avalon at Decoverly, Phase 2.

> Certification As To Vote of Adoption M. Clara Moise, Technical Writer

PLANNING BOARD OPINION

11985245A

PRELIMINARY PLAN **AMENDMENT 11985245B**

LIST OF AMENDMENT ITEMS

CHANGE OF USE ON PARCEL Z (9513 KEY WEST AVE) TO RESEARCH / DEVELOPMENT &

CHANGE OF USE ON PARCEL BB (15200 OMEGA DRIVE) TO RESEARCH / DEVELOPMENT &

MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

RESOLUTION SHEET 119852450 & 11985245A

> PROJECT NO. 87.217.14 SHEET NO. 2 of 4

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Montgomery Village, MD 20886

Landscape Architects

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REVISIONS

TAX MAP FS341

MARYLAND

PROJ. MGR

DRAWN BY

SCALE

DATE

PLATS 16264, 16265, 16450, 17240,

PARCELS AA, BB, JJ, KK,

17630, 17631 & 17633 9TH ELECTION DISTRICT

LL, Z & OUTLOT 5

DECOVERLY HALL

MONTGOMERY COUNTY

WSSC 220NW09

PGL

PGL

NTS

04.15.2022

NO. DESCRIPTION

BEACON CAPITAL PARTNERS, LLC 200 STATE STREET, 5TH FLOOR BOSTON, MA 02109 CONTACT: ADRIANA CALDERON (312) 260-7503 ACALDERON@BEACONCAPITAL.COM

RESERVED FOR PLANNING BOARD RESOLUTION 11985024B



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NO. DESCRIPTION DATE

TAX MAP FS341 WSSC 220NW0

PLATS 16264, 16265, 16450, 17240, 17630, 17631 & 17633 9TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5

DECOVERLY HALL

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SCALE	NTS
DATE	04.15.2022
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PRELIMINARY PLAN AMENDMENT 11985245B

RESOLUTION SHEET 11985245B

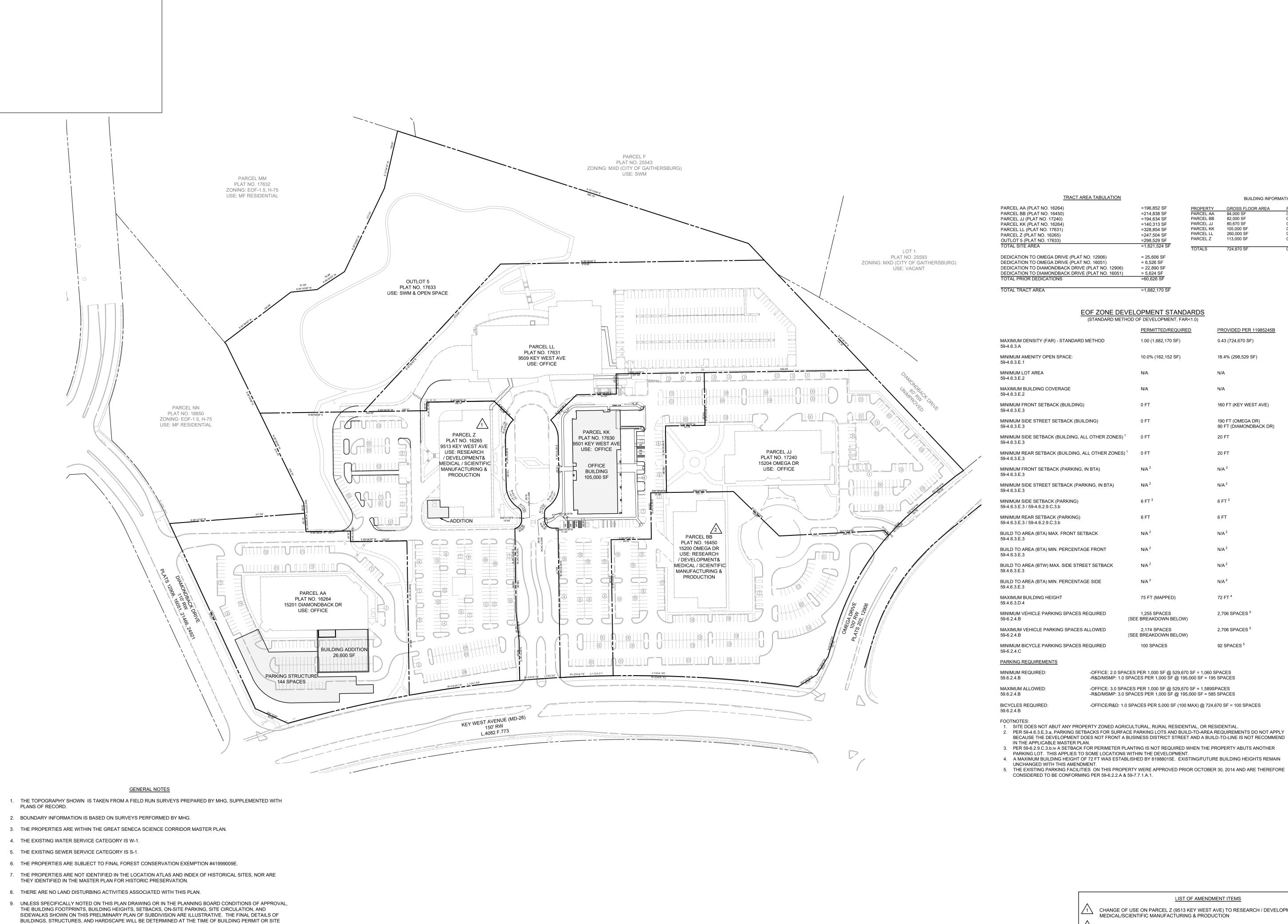
LIST OF AMENDMENT ITEMS

CHANGE OF USE ON PARCEL Z (9513 KEY WEST AVE) TO RESEARCH / DEVELOPMENT & MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

2 CHANGE OF USE ON PARCEL BB (15200 OMEGA DRIVE) TO RESEARCH / DEVELOPMENT &

MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

PROJECT NO. 87.217.14
SHEET NO. 3 OF 4



PLAN REVIEW, AS REQUIRED.



Civil Engineers Land Planners Landscape Architects Land Surveyors

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PREPARED FOR:

BUILDING INFORMATION

0.05 0.05 0.06 0.15 0.07

45 FT 42 FT

59 FT 72 FT

=196,852 SF

=214,838 SF

=194,634 SF

=140,313 SF

=328,854 SF

=247,504 SF

=298,529 SF

=1,621,524 SF

= 25,606 SF

= 6.526 SF

= 22,890 SF

= 5,624 SF

EOF ZONE DEVELOPMENT STANDARDS

(STANDARD METHOD OF DEVELOPMENT, FAR<1.0)

0 FT

0 FT

75 FT (MAPPED)

1,255 SPACES

2,174 SPACES

100 SPACES

(SEE BREAKDOWN BELOW)

(SEE BREAKDOWN BELOW)

-OFFICE: 2.0 SPACES PER 1,000 SF @ 529,670 SF = 1,060 SPACES -R&D/MSMP: 1.0 SPACES PER 1,000 SF @ 195,000 SF = 195 SPACES

-OFFICE: 3.0 SPACES PER 1,000 SF @ 529,670 SF = 1,589SPACES

-R&D/MSMP: 3.0 SPACES PER 1,000 SF @ 195,000 SF = 585 SPACES

-OFFICE/R&D: 1.0 SPACES PER 5,000 SF (100 MAX) @ 724,670 SF = 100 SPACES

PERMITTED/REQUIRED

1.00 (1,682,170 SF)

10.0% (162,152 SF)

PARCEL BB

PARCEL JJ

PARCEL KK

PARCEL LL

PARCEL Z

TOTALS

82,000 SF

80.670 SF

105,000 SF

260,000 SF

113,000 SF

724,670 SF

PROVIDED PER 11985245B

0.43 (724,670 SF)

18.4% (298,529 SF)

160 FT (KEY WEST AVE)

90 FT (DIAMONDBACK DR)

190 FT (OMEGA DR)

N/A

N/A

20 FT

20 FT

6 FT

N/A²

72 FT ⁴

2,706 SPACES 5

2,706 SPACES ⁵

92 SPACES 5

BEACON CAPITAL PARTNERS, LLC 200 STATE STREET, 5TH FLOOR **BOSTON, MA 02109** CONTACT: ADRIANA CALDERON (312) 260-7503 ACALDERON@BEACONCAPITAL.COM

REVISIONS NO. DESCRIPTION

WSSC 220NW09

PLATS 16264, 16265, 16450, 17240, 17630, 17631 & 17633 9TH ELECTION DISTRICT MONTGOMERY COUNTY MARYLAND

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5

DECOVERLY HALL

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DATE	05.24.2022

PRELIMINARY PLAN **AMENDMENT 11985245B**

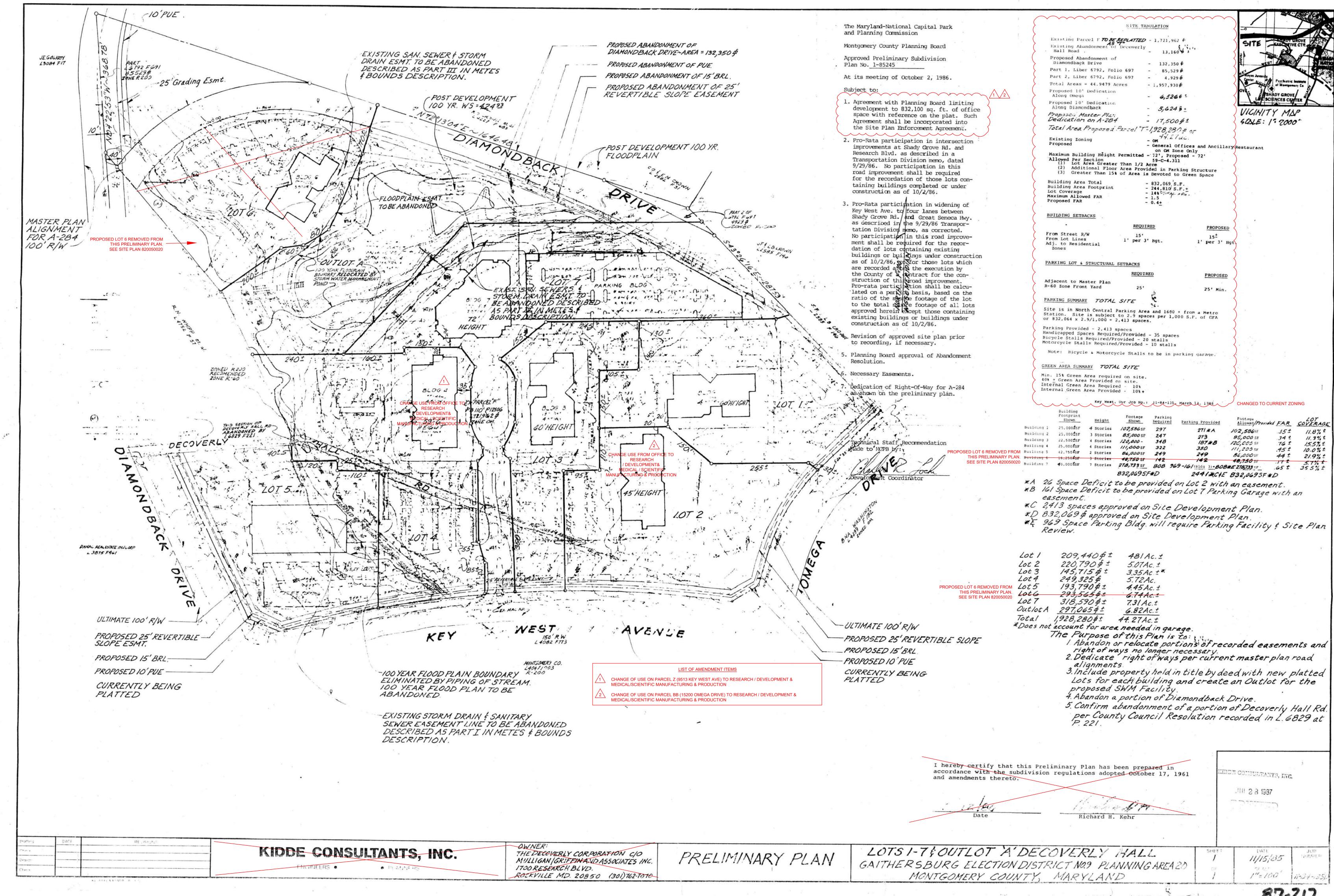
PRELIMINARY PLAN

DDO IECT NO	07.047.44
PROJECT NO.	87.217.14
 SHEET NO.	4 OF 4

LIST OF AMENDMENT ITEMS

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DECOVERLY HALL

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5 MONTGOMERY COUNTY, MARYLAND M-NCPPC SITE PLAN AMENDMENT FILE #81988015F

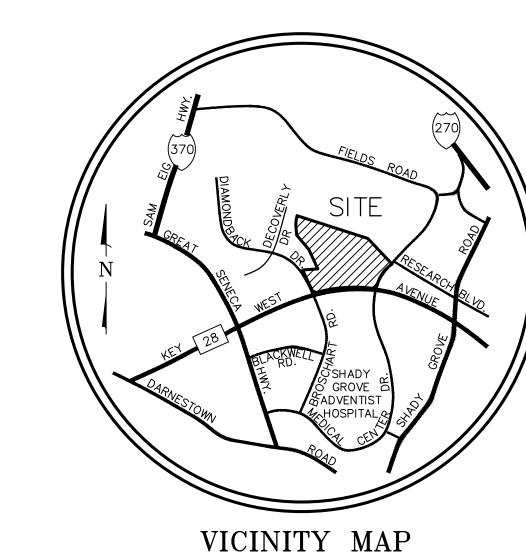
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MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION



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Landscape Architects

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SHEET INDEX

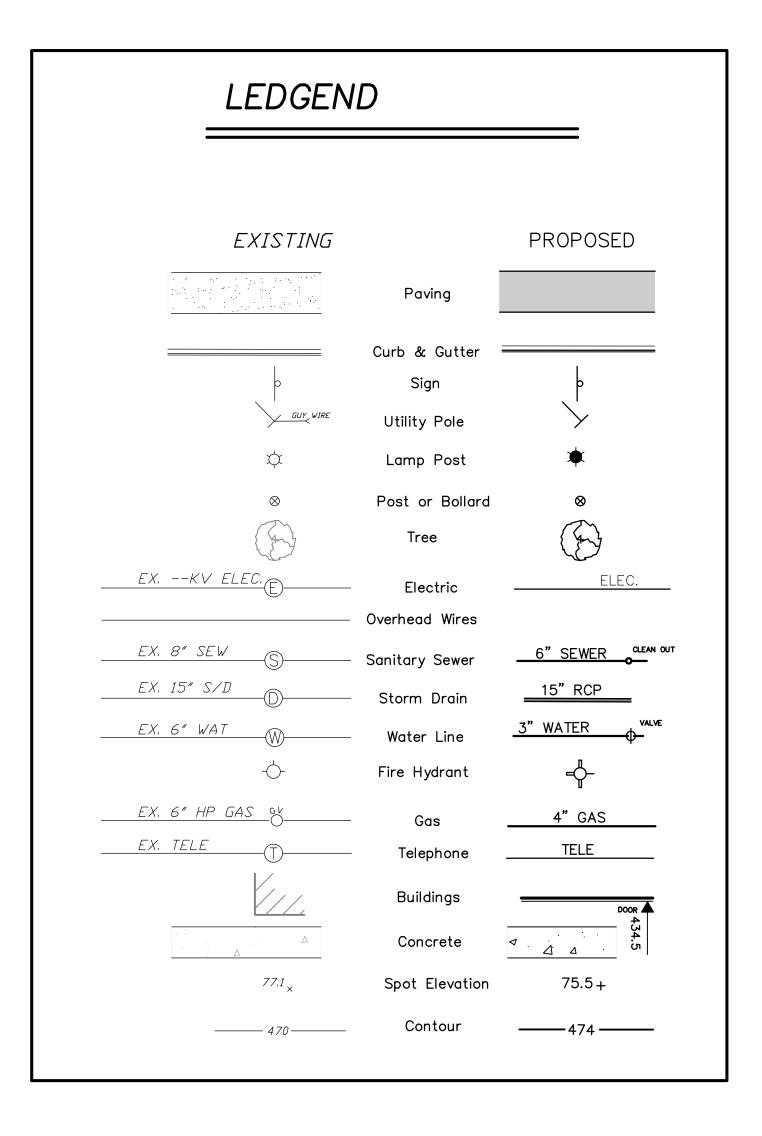
* SP-1 SITE PLAN COVER SHEET

** SP-1.1 SITE PLAN APPROVALS SHEET

* SP-2 SITE PLAN

LS-1 LANDSCAPE PLAN

* SHEET MODIFIED BY THIS AMENDMENT** SHEET ADDED BY THIS AMENDMENT



DPS/M-NCP&PC DEVELOPMEN	Γ PROGRAM INSF	PECTION SCHEDULE
DPS/M-NCP&PC SIGNATURE	DATE	TASK PERFORMED
		PRE CONSTRUCTION MEASURES IN PLACE BEFORE CLEARING AND GRADING
		PRIVATE ROAD CONSTRUCTION
		INSTALLATION OF LIGHTING
		INSTALLATION OF ORNAMENTAL LANDSCAPING
		POST CONSTRUCTION PRIOR TO PLANTING (REFORESTATION)
		AFTER REFORESTATION-BEGINNING OF TWO-YEAR MAINTENANCE PERIOD
		AFTER TWO-YEAR MAINTENANCE PERIOD MUST MEET SURVIVABILITY

DEVELOPER'	S CERTIFICATE	
_	SIGNED AGREES TO EXECUTE ALL THE FEA PPROVAL CONDITIONS, DEVELOPMENT PR	TURES OF SITE PLAN APPROVAL NO. 81988015 OGRAM, AND CERTIFIED SITE PLAN.
DEVELOPER:	BEACON CAPITAL PARTNERS, LLC	ADRIANA CALDERON
	COMPANY	CONTACT PERSON
ADDRESS: 2	00 STATE STREET, 5TH FLOOR, BOSTON, M	A 02109
PHONE: (312) 260-7503	
EMAIL: ACAL	DERON@BEACONCAPITAL.COM	

TAX MAP FS341	WSSC 220NV
PLATS 16264, 162 17630, 17631 & 17 9TH ELECTION DISTE MONTGOMERY COUN MARYLAND	7633 RICT
PARCELS AA	
PARCELS AA LL, Z & OUTL	

PROJ. MGR	PGL
DRAWN BY	PGL
SCALE	NTS
DATE	04.15.2022
SITE PLAN	

SITE PLAN COVER SHEET 1998015F

> JECT NO. 87.217.14 ET NO. 1 OF 4



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BOSTON, MA 02109

(312) 260-7503

AMENDMENT 81988015E APPROVAL MEMORANDUM MONTGOMERY COUNTY PLANNING DEPARTMENT THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION Rose Krasnow, Chief Roll Robert Kronenberg, Supervisor Joshua Sloan, Coordinator Decoverly Hall SITE PLAN #81988015E DATE: February 15, 2011 Pursuant to Montgomery County Code Division 59-D-3.7 (Minor Amendments), the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan. A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director. On November 24, 2010, CR Decoverly 9501 LLLP ("Applicant") filed a site plan amendment application designated Site Plan No. 81988015E ("Amendment") for approval of the following 1. Building #3, Parcel KK, layout; 2. Landscaping; and 3. Height to coordinate previous approvals. A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on November 30, 2010. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record. The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan. This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications. ACCEPTED & APPROVED BY: Rollin Stanley, Planning Director 8787 Georgia Avenue, Silver Spring, Maryland 20910 301.495.4600 www.MontgomeryPlanning.org

RESERVED FOR AMENDMENT 81988015E RESOLUTION

1 2

CHANGE OF USE ON PARCEL BB (15200 OMEGA DRIVE) TO RESEARCH / DEVELOPMENT & MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

THE UNDERSIGNED AGREES TO EXECUTE ALL THE FEATURES OF SITE PLAN APPROVAL NO. 81988015F INCLUDING APPROVAL CONDITIONS, DEVELOPMENT PROGRAM, AND CERTIFIED SITE PLAN.

DEVELOPER'S CERTIFICATE

PHONE: (312) 260-7503

DEVELOPER: BEACON CAPITAL PARTNERS, LLC COMPANY

EMAIL: ACALDERON@BEACONCAPITAL.COM

ADDRESS: 200 STATE STREET, 5TH FLOOR, BOSTON, MA 02109

REV	ISIONS	
NO.	DESCRIPTION	DATE

TAX MAP FS341 WSSC 220NW09

PLATS 16264, 16265, 16450, 17240, 17630, 17631 & 17633

9TH ELECTION DISTRICT MONTGOMERY COUNTY

PARCELS AA, BB, JJ, KK, LL, Z & OUTLOT 5

LIST OF AMENDMENT ITEMS

CHANGE OF USE ON PARCEL Z (9513 KEY WEST AVE) TO RESEARCH / DEVELOPMENT & MEDICAL/SCIENTIFIC MANUFACTURING & PRODUCTION

DECOVERLY HALL

ADRIANA CALDERON
CONTACT PERSON

PROJ. MGR DRAWN BY

MARYLAND

DRAWN BY PGL
SCALE NTS
DATE 04.15.2022

SITE PLAN APPROVALS SHEET

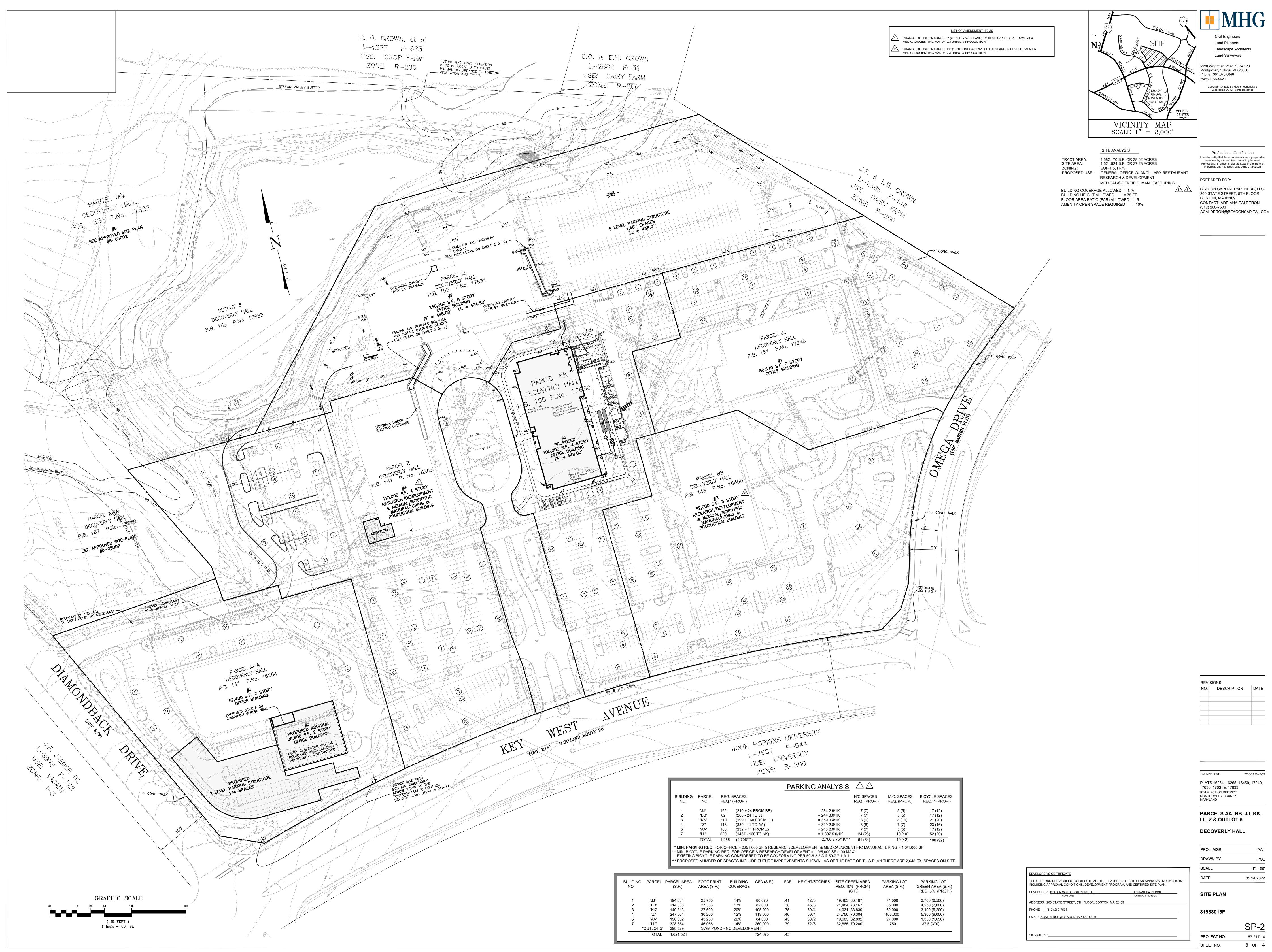
81998015F

 SP-1.1

 PROJECT NO.
 87.217.14

 SHEET NO.
 2 OF 4

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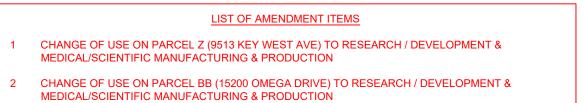


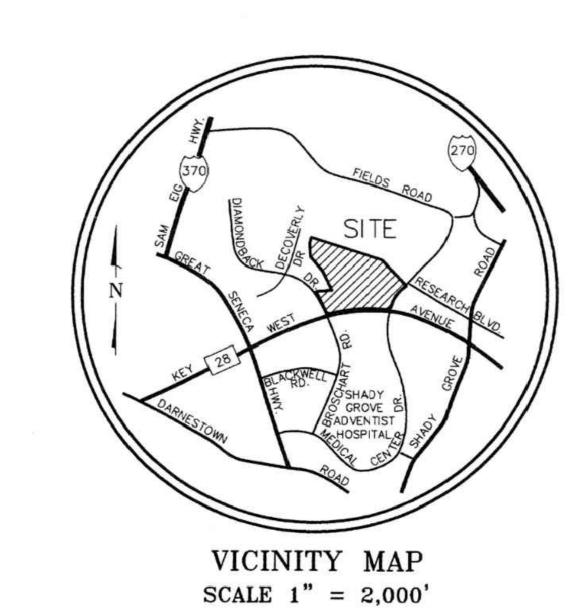
05.24.2022

87.217.14 3 OF 4

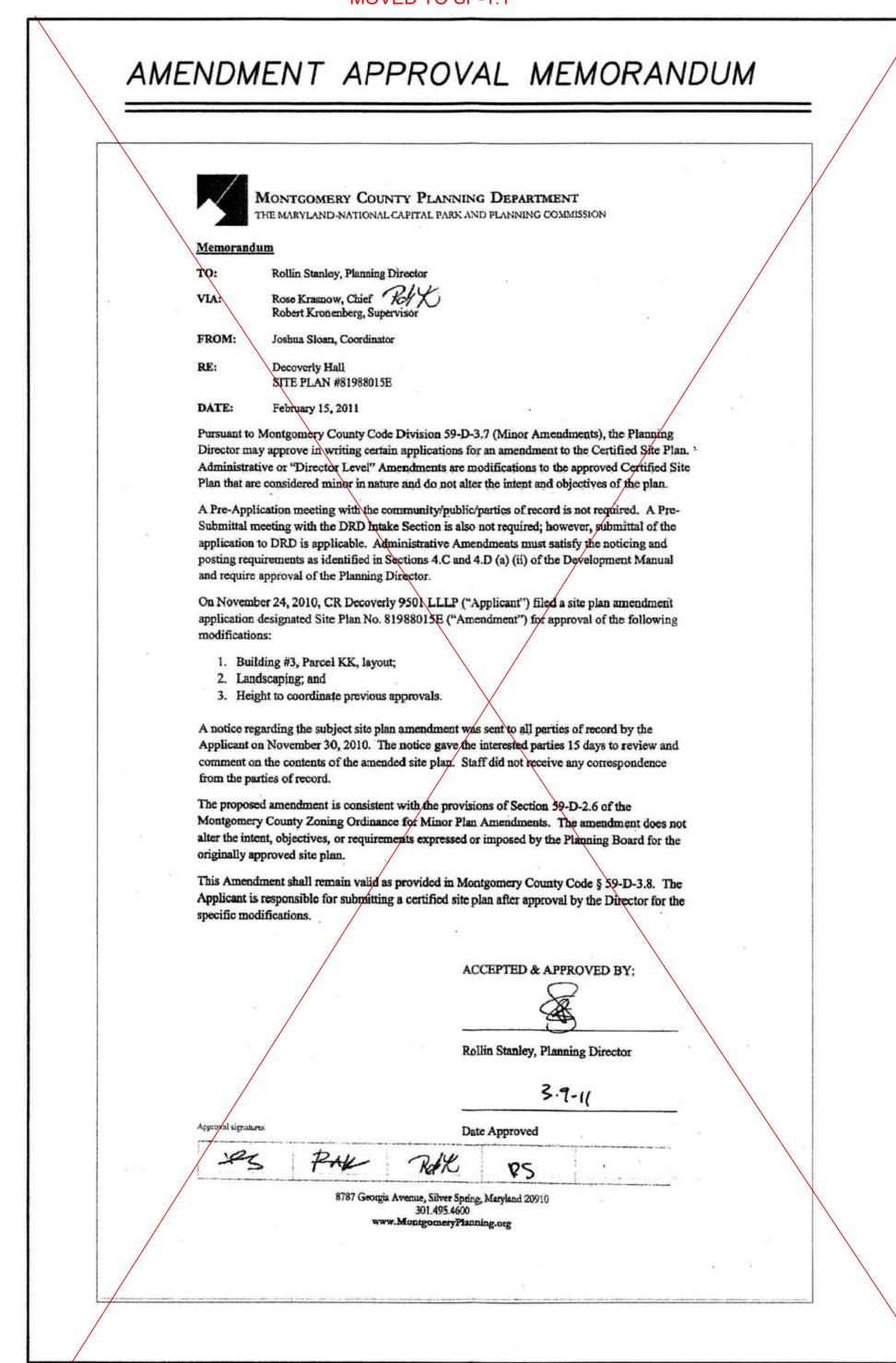
DECOVERLY HALL

PARCELS AA, BB, JJ, KK, LL & Z MONTGOMERY COUNTY, MARYLAND M-NCPPC SITE PLAN AMENDMENT FILE #81988015E F





MOVED TO SP-1.1



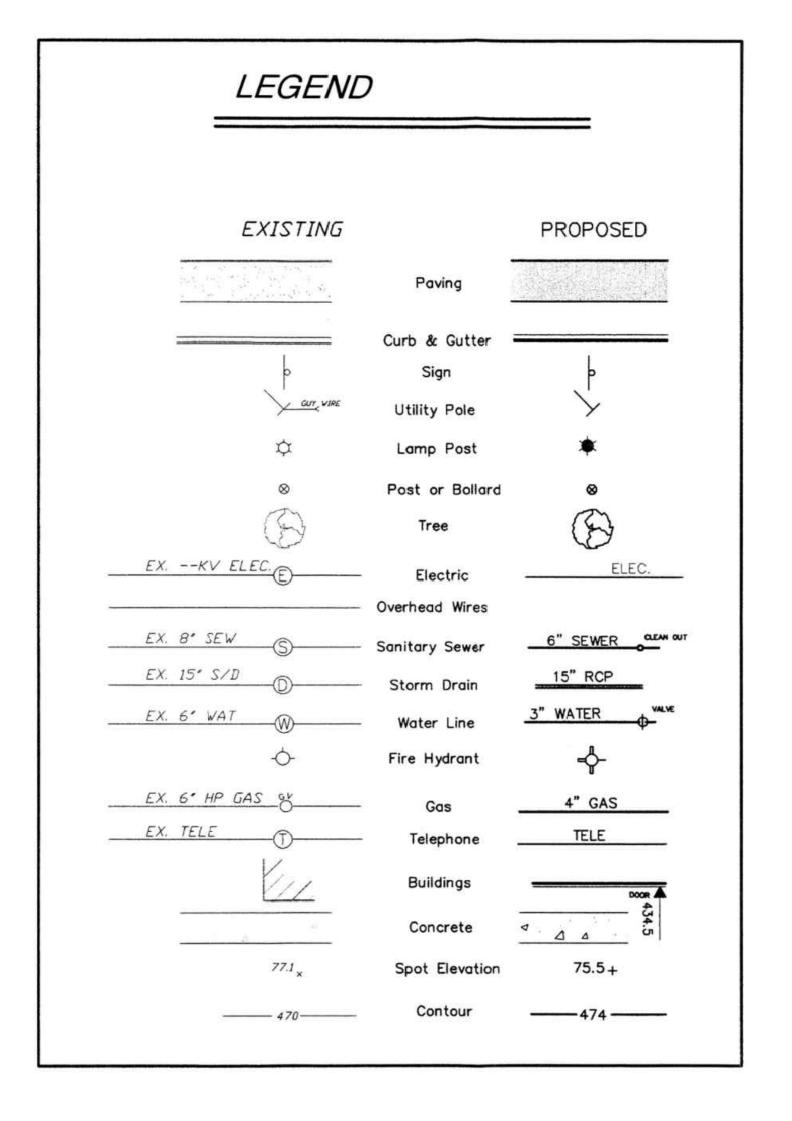
SHEET INDEX

* SP-1: Site Development Plan Amendment - Cover Sheet ** SP-1.1: SITE PLAN APPROVALS SHEET

* SP-2: Site Plan Amendment

LS-1: Landscape Plan

SHEET MODIFIED BY THIS AMENDMENT SHEET ADDED BY THIS AMENDMENT



AMENDMENT:

THIS AMENDMENT COORDINATES PREVIOUS AMENDMENTS B, C, AND D AND INCLUDES THE COORDINATION OF THE BUILDING LAYOUT ON PARCEL KK AND THE SITE AND PARKING ANALYSIS

REFER TO THE PREMOUSLY APPROVED SHE PLAN FOR OTHER DETAILED SITE INFORMATION.



M-NCRPC APPROVAL STAMP Certified Site Plan Montgomery County Planning Board Chairman or Designee

MONTGOMERY COUNTY PLANNING DEPARTMENT Professional Certification:

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 14979, Expiration Date: 7-02-12

DPS/M-NCP&PC SIGNATURE	DATE	TASK PERFORMED
		Pre Construction Measures in Place Before Clearing and Grading
		Private Road Construction
		Installation of lighting
		Installation of Ornamental Landscaping
		Post Construction Prior to Planting (Reforestation)
		After Reforestation—Beginning of Two—Year Maintenance Period
		After Two—Year Maintenance Period Must Meet Survivability

SDP #81988015E

SITE PLAN AMENDMENT - COVER SHEET SP-1 PARCELS AA, BB, JJ, KK, LL & Z

DECOVERLY HALL

www.mhgpa.com

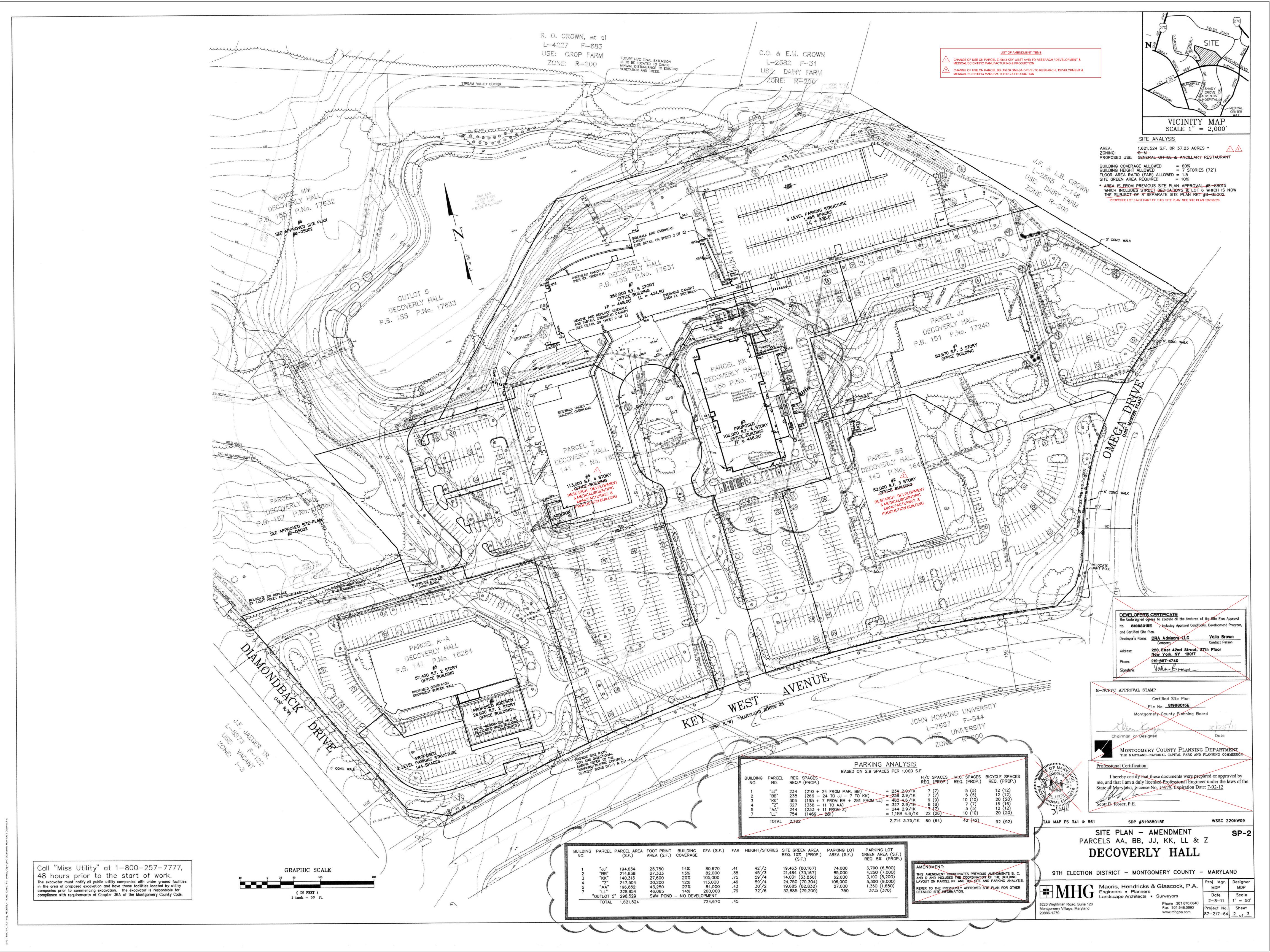
NONE

Project No. Sheet

9220 Wightman Road, Suite 120 Montgomery Village, Maryland

9TH ELECTION DISTRICT - MONTGOMERY COUNTY - MARYLAND Macris, Hendricks & Glascock, P.A.
Engineers • Planners
Landscape Architects • Surveyors Phone 301.670.0840 Fax 301.948.0693

Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with underground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation. The excavator is responsible for compliance with requirements of Chapter 36A of the Montgomery County Code.



ATTACHMENT C



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue Silver Spring, Maryland 20910-3760 301-495-4500, www.mncppc.org

Date Mailed:

JAN 1 0 2005

Action: Approved Staff

Recommendation

Motion of Commissioner Wellington, seconded by Commissioner Bryant,

with a vote of 5-0;

Chairman Berlage and Commissioners.

Perdue, Bryant, Wellington, and

Robinson voting in favor.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-85245A NAME OF PLAN: Avalon at Decoverly Phase2

On 12/6/03, Avalon Bay Communities, Inc. submitted an application for the approval of a preliminary plan of subdivision of property in the O-M zone. The application proposed to create 1 lot on 44.09 acres of land located at Southeast quadrant of the intersection of Decoverly Drive and Diamondback Drive, in the Gaithersburg & Vicinity master plan area (the "Property"). The application was designated Preliminary Plan 1-85245A. On 10/28/04, Preliminary Plan 1-85245A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. No speakers testified in opposition to the application and the record contains no correspondence opposing the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staffgenerated minutes of the Subdivision Review Committee meeting(s) on the application;

all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

FINDINGS

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies¹; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

- a) Preliminary Plan Amendment No. 1-85245A substantially conforms to the Gaithersburg & Vicinity master plan.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot is appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.
- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

¹ The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended approval of the application.

CONDITIONS OF APPROVAL

Finding Preliminary Plan No. 1-85245A in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan Amendment No. 1-85245A, subject to the following conditions:

- Applicant to record a declaration of covenants ("Declaration") for future dedication of right-of-way for the Corridor Cities Transitway ("CCT right-of-way") prior to issuance of building permit. The CCT right-of-way shall be 50 feet wide and contiguous to the eastern boundary of the Decoverly Drive right-of-way along the frontage of the Property, from the common boundary with Parcel M-M to the northern boundary line of the Property. Declaration to be reviewed and approved by MNCPPC legal staff prior to recordation.
- 2) Approval under this preliminary plan is limited to 168 garden apartments.
- 3) Application is bound by the conditions of approval for Special Exception S-2597.
- Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to MCDPS issuance of sediment and erosion control permits. Forest conservation easements as shown on approved preliminary forest conservation plan to be recorded in the Montgomery County land records.
- 5) Applicant to grade the full width of four lanes of Decoverly Drive but construct two lanes from the approximate end of the existing pavement through the property with a median, including planting street trees as shown on the approved site and landscape plan.
- 6) Provide an eight-foot bike/pedestrian path, along the frontage of the Property, within the Right of Way of Decoverly Drive, with street tree panel at curb.
- 7) Compliance with conditions of MCDPWT letter dated September 20, 2004.
- 8) Compliance with conditions of MCDPS letter dated July 19, 2004.
- 9) The Adequate Public Facility (APF) Review for Preliminary Plan Amendment No. 1-85245A will remain valid for sixty-one (61) months from the date of mailing of this Planning Board Opinion.

W:\TAB\opinions\PreliminaryPlan\1-85245A.Avalon at Decoverly Phase 2.final.1-6-05.doc

APPROVED AS TO LEGAL SUFFICIENCY

M-NCPPC LEGAL DEPARTMENT

DATE

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

CERTIFICATION OF BOARD VOTE ADOPTING OPINON

At its regular meeting, held on Thursday January 6, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson. seconded Bryant, with Chairman Berlage, Commissioner Commissioners Bryant, and Robinson voting in favor of the motion, ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 1-85245A, Avalon at Decoverly, Phase 2.

Certification As To Vote of Adoption M. Clara Moise, Technical Writer



THE MARYLAND-NATIONAL CAPITAL PARK AND PLATE THE STEEL STEEL

495-4041

June 20, 1985

MONTGOMERY COUNTY PLANNING BOARD

Opinion

Site Plan Review No. 8-85034 Decoverly Hall; Parcel F (Ke Yest Avenue Bld)

Action: Approval Subject to conditions (Motion By Comm. Heimann, seconded by Comm. Granke, with a vote of 3-0, Comm'rs. Krahnke and Keeney abstaining.)

On March 13, 1985, Kidde Consultants, Inc., Submitted for approval a site plan located on the north side of Key West Avenue between Diamondback Drive and Omega Drive. The application was designated Site Flan Review No. 8-85034. The 39.53 acre parcel is zoned O-N and is located within the Shady Grove planning area. The developer, Muligan/Griffin & Associates, Inc., wishes to develop the Rey West site with up to seven office buildings to be erected in phases which are yet to be determined.

On May 23, 1985, Site Plan Review No. 8-85034 was brought before the Montgomery County Planning Board for a public hearing pursuant to Article 28, Annotated Code of Maryland and Division 59-D-3, Montgomery County Code. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented, the Montgomery County Planning Board approves Site Plan No. 8-85034 subject to the following conditions:

- 1. Prior to issuance of building permit, the applicant must alter the parking layout west of Building #4 to allow at least 20'-25' of landscaping between the pedestrian/bicycle path and the parking lot edge, subject to staff approval. This may require the loss of some spaces. Total building floor area to be determined by the number of parking spaces approved by staff. Neither the number of parking spaces nor the total floor area may exceed the application figures.
- 2. The applicant will work with M-MCPPC to develop a high-quality pedestrian/bicycle path through the site, to include a minium 8-foot-wide asphalt surface with appropriate landscaping along its length. Particular

and parking areas. The final location, landscaping, grading, and character of the bath will be approved by M-NCPPC staff prior to issuance of building permit.

A STATE

- 3. The applicant must provide one or more landscaped areas as picnic areas at the lake edge. These areas will be minimum 25' x 35', attractively paved with premium materials, and provided with attractive landscaping to supply shade and seasons! color. At least six benches with backs will be provided in each area. A source of electric power will be provided at each area, as will sufficient outdoor lighting to allow the areas to be used in early evening
- 4. The applicant must remove from the center "green" between Buildings #3 and #4 the parking spaces located in the green. These spaces may be located around the perimeter drive of the "green" or elsewhere according to a plan to be approved by staff prior to building permit.
- The applicant must sign a Site Plan Enforcement Agreement to provide all the elements of site plan approval.
- 6. The applicant must install oil/water separators in the parking areas according to a plan to be approved by N-NCPPC staff prior to building permit.
- 7. The applicant must install steel bars in parking lot storm drain inlets three not more than 2" apart, or will submit for staff; valuanother means of controlling trash and other "f" atables" that could make their way to the ponds, such as a program for regular vacuuming of parking areas.
- 8. Prior to building permit, the applicant must submit plans for channelization of the small tributary streams between the pipe culvert outfall and the larger stream channel for staff approval. The tributary stream must be ripapped between the pipe outfall and the larger streams channel unless an alternate means of stream control is approved by staff.
- 9. The applicant must show the 100-year floodpool of the pond and "developed condition" 100-year floodplains for the two streams for staff approval prior to building permit.
- 10. The sediment control plan shall include two stone filters (one on each stream) to be installed prior to rough

PB OF STATE 5034 The Review No.

grading of and small to expension of the sta

Ple Along the Act

unige of the pond, the applicant must save as many rees as is practical given the installation of a new sewer line in this location. Trees to be saved must be flagged and will be inspected by M-MCPPC staff prior t clearing in this area. The area must be restored and storested by the applicant to the extent acceptable wisc.

- 12. The applican must dedicate to public use an area along Diamondback are and along Omega Drive sufficient to achieve the " R.O.W. needed for the Master Plan Divided Arte al road system.
- 13. This site plan is approved subject to approval of all vehicular en ance points by MCDOT.
 - Building #6 orth of the pond will not be permitted a building permit until a second vehicular access point is 14. provided to samendback brive.
 - The applica must provide a public sidewalk along the 15. north side Key West Avenue between Omega Drive and Dismondback Relies according to the county standard applicable to Key West Avenue.

he Planning Board finds that:

The site plan meets all of the requirements of the O-M zone as shown in the following table:

		Permitted/Required	Provided
	int Size	Aging galanting for the control of t	39.5308 acres =1,721,961.6 sq. ft.
	Building Pootpr	=	244,810 sq. ft.
	Coverage	en der	146
	Ploor Area Rati	1.5	.49
	Gross Floor Ares	Car etc.	Up To 832,069 sq. ft.
Sec.	Building Setbacks	15' from ROW	75'
	Other - 1' per 3' of heigh	ht 34°	34'

MCPS Opinion Site Plan Review No. 8-85034 Page Four

Item	Permitted/Required	Provided
Building Height	72'	72'
Parking Lot and Structure Setback	4' from next lot	25 '
Parking 2.	* up To 2413 spaces	Up To 2413 spaces
Green Area	Total 15% on site Internal Parking 10%	35% 10%

II. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;

The pedestrian/bicycle connection from the south (The Life Solutions Contex. Area) to the north (The Mashingtonian project) is a major uphasis in the Master Plan. The Board concurs in the staff transmission that additional area west of Building () must be claracter of the path and to screen it in the path should prose May Meet became a blancater being. The Board shares the First concern that parties pathing is the precombinant characteristic of the proposal, but accords staff a finding that the extensive landsmaping proposed by the applicant will help to soften the import of the satisfies areas and will to some degree or other he import of the satisfies areas and vill to some degree or the staff that the small parting lot within the green should be removed in order for the green to function best as a central focus)

III. Such structure and use is compatible with other uses and other site plane and with existing and proposed adjacent development.

The Board accepts the staff testimony that the proposal as modified by the conditions imposed herein meets this requirement.

Date thilled | | Struck Cl. 51981

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8757 Designa Avenue + Saver Spring, Maryland 2005 17

is the following

15/4

HONTCOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review 08-85034 (Amendment)

Project Decoverly Hall, Parcel F

On March 18, 1985, Shilligan, Griffin & Associates subsitted an application from the approval of a site plan for property in the 0 M zone. The application was designated Site Plan Review #8-85014 (Amendment).

On January 23, 1986, Size Plan Review #8-85034 (Amendment) was brought before the Huntgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Hontgomery County Planning Board finds:

- 1. the site plan mets all of the requirements of the zone in which it is legates:
- the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
- each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.

and approves Site Flan Review #8-85034 (Amendment) subject to the following conditions:

- B. A revised Site Plan Enforcement Agreement and Development Program shall be submitted for staff review and approval.
- The total building floor area and number of parking spaces shall be no more than the limits established with the initial site plan approval. Those limits are 832,069 maximum gross square feet and 2,413 maximum parking spaces. All such revisions will be reviewed by staff in order to make sure that any additions or revisions are coordinated with the established limits.
- 3 The upper level of the parking deck shall not be placed any closer than 15' to the Public Utility Essessint. This will allow adequate

space for berning and planting to screen the parking deck state shall review and approve this revision

- 4. Final designs of signs shall be submitted to staff for review approval, and coordination with signage proposed for Shady Grove Life Sciences Center:
- 5. The landscape plan shall incorporate the following recommendations:
 - a. Henove all plantings from the Public Utility Easements where possible. Place shade trees along Diamondback Drive within property.
 - b. Additional screening is needed along Diamondback Drive, Key West Avenue and along the path's interior green space.
 - e. M:MCFFC staff shell inspect the landscaped buffer along the parking dock at the completion of Phase II. Additional plant asterial will be added as needed to effectively screen the parking dock and cars.
 - d. He less than five shade trees shall be added to the upper level of the parking deck during Phase II.
 - e. The developer shall replace all plant materials removed due to utility maintanance. (This applies most directly to Diamondback Series area.)
- 4. A sidewalk shall be added to connect all parking spaces with building entriness and shall be reviewed and approved by staff. The hithur/hiber path will be sight feet between the intersection of May that frames and Manhothack Drive and where it enters the site. The path will be placed in the right-of-way with staff review and approval.
- 7. The english spinion dated June 20, 1985 covering the entire site plan will skill runsin in effect.

D-NATIONAL CAPITAL PARK AND PLANNING COMMISSION 8787 Georgia Avenue • Silver Spring, Maryland 20910-3760 MONTCOMERY COUNTY PLANNING BOARD OPINION Site Plan Review #8-88015 (Amends 8-85034) Date Mailed: June 8, 1988 Project: Decoverly Hall Action: (Motion was made by Commissioner Keeney, seconded by Commissioner Floreen, with a vote of 5-0, Commissioners Christeller, Keeney, Floreen, Henry, and Hewitt voting for and no Commissioner voting against.) On Harch 4, 1988, Macris, Hendricks & Witner, for the Decoverly Corporation, submitted an application for the approval of a site plan for property in the O-H zone. The application was designated Site Plan Review #8-88015. On May 19, 1988, Site Plan Review #8-88015 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Hontgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds: the Site Plan meets all of the requirements of the zone in which it is located; the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrien and vehicular circulation systems are adequate, safe, and efficient; and each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development; and approves Site Plan Review #8-88015 subject to the following conditions, to

be addressed prior to release of building permits:

tion areas.

County Council adoption of Zoning Application G-587.

the upper deck of the parking structure.

A final landscape and lighting plan shall be submitted for staff review and approval. The plan shall include landscape materials for

A final grading plan showing limit of disturbance and tree preserva-

Page Two - OPINION - Site Plan #8-88015

- 4. All tree-save areas shall be delineated in the field with snow fencing or equivalent. No grading, sediment control, or erosion control permits shall be released by MCDEP prior to staff inspection and approval of tree-save areas.
- A Site Plan Enforcement Agreement and Development Program shall be submitted for staff review and approval.
- Final design of signs for the bike path shall be submitted for review, approval, and coordination with signage proposed for the Shady Grova Life Sciences Center.

The following require approval per an Environmental Planning Hemorandum dated Hay 3, 1988:

- 7. Standard 3 chamber cil/grit separator inlets must be employed on the last storm drain inlet collecting runoff from each parking lot. This would mean that inlet 17 and manhole 18A, potentially, will be so equipped. Also, the runoff i on the roof of the proposed parking garage must be directed to an oil/grit separator inlet. The lower three levels need not drain into the storm drain system, but the WSSC may require an oil/grit interceptor on its sanitary sewer line for the garage.
- A previous condition requiring metal grates on storm drain inlets may be waived for inlets equipped with oil/grit separators; however, all other inlets should have these grates.
- 9. The tree-save area designated in the previous site plan along the morth edge of the pond must be shown on the new site plan (see attached map). If clearing has occurred or will occur in this area, the applicant must reforest and restore it to the extent acceptable to WSSC.
- 10. The storm drain outfalls downstream of the pend (point 14) and at the east end of the pend (point 10) must be stabilized with rip-rap if necessary to reduce outflow velocities to non-erosive levels (less than 5 fps).

ATTACHMENT D

Development Applications and Regulatory Coordination Division

Effective 4/1/2015

M-NCPPC

8787 Georgia Avenue, Silver Spring, MD 20910

301-495-4550, fax: 301-495-1306

Property Information				
15200 OMEGA DRIV	E AND 9513 KEY WEST AVE	ENUE F	ROCKVILLE	
Address DECOVERLY HALL	PLATS 16264, 16265, 164	City 150, 17240, 17630, 1 7 631, 17633 PARCEL	S AA, BB, JJ, KK, LL	., Z & OUTLOT 5
Subdivision Name 09-02857203 09-028	Plat(s) Lot(s 57180 09-02813734 09-026	Block(s) 98492, 09-02857178, 09-0267640	15 AND 09-026	76416
Property Tax ID 1	Property Tax ID 2	Property Tax ID 3		perty Tax ID 4
Preliminary or Site P	lan(s)			
Enter approved prelimi	inary or site plan(s) for which	the provisions of Section 22A-5(subject property:
aaac.(3)	985245B			
Plan Name(s): <u>D</u>	ECOVERLY HALL	,DECOVE	RLY HALL	
Applicant (Owner or ADRIANA CALDERON	Owner's Representative)	BCSP 15200 PROPERT BEACON CAPITAL PAR		9513 PROPERTY, LLC C/0
Name 200 STATE STREET,	ETH ELOOP	Company		
Street Address	STRTLOOR		144	
BOSTON city			MA State	
312-260-7503		ACALDERON@BEACONCAPIT		Zip code
 The property The lot or lots permit before was a 	is not subject to a previously are covered by a preliminary July 1, 1991, and the prelimi approved before July 1, 1984	ts apply to the requested exe approved forest conservation play plan of subdivision or site plan to inary plan of subdivision or site plan to and has less than 40,000 square	an. hat did not rece lan:	
■ The property ■ The lot or lots permit before ■ was a OR, all of ■ was a ■ the c	is not subject to a previously are covered by a preliminary July 1, 1991, and the preliminary approved before July 1, 1984, the following: approved or extended between struction will not result in any forest in a stream but any forest on property loss.	approved forest conservation play plan of subdivision or site plan to inary plan of subdivision or site p, and has less than 40,000 square en July 1, 1984 and July 1, 1991, the cutting, clearing, or grading of ocated in a special protection are	an. chat did not recellan: cfeet of forest chand of:	over. bmit a water quality plan.
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