

**BELWARD CAMPUS
SITE PLAN AMENDMENTS
820220250 & 82021012A**

EXTENSION REQUEST NO. 1

Description

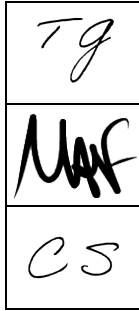
First request to extend the regulatory review period for Parcel A and Belward Campus Drive Phase II (820220250) and Johns Hopkins Medical Office and Surgery Center at Belward (82021012A) for four (4) additional months, from February 2, 2023, through June 1, 2023.

The Applications seek to make changes to the Final Forest Conservation Plan (82021012A) to accommodate the development proposed in Site Plan No. 820220250 (Belward Campus - Parcel A and Belward Campus Drive Phase II).

NO. 820220250 & 82021012A
COMPLETED: 12/19/22

MCPB
Item No. 3
1/5/23

2425 Reedie Drive
Floor 14
Wheaton, MD 20902



Tamika Graham, Planner III, Midcounty Planning, Tamika.Graham@montgomeryplanning.org, (301) 495-4551

Matthew Folden, Supervisor, Midcounty Planning, Matthew.Folden@montgomeryplanning.org, (301) 495-4539

Carrie Sanders, Chief, Midcounty Planning, Carrie.Sanders@montgomeryplanning.org, (301) 495-4653

Summary

LOCATION:

9951 Key West Avenue, Rockville, MD

MASTER PLAN

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

MASTER PLAN ZONE

LSC-1.0, H-150T

PROPERTY SIZE

11.18 acres (Johns Hopkins MOB)
66.5 acres (Trammell Crow Company)

APPLICANT

Johns Hopkins Facilities and Real Estate & Trammell Crow Company

ACCEPTANCE DATE:

October 5, 2022

REVIEW BASIS:

Chapter 22A, Forest Conservation Law
Chapter 59, Zoning Ordinance

- Section 59.7.3.C of the Zoning Ordinance provides a 120-day review period for Site Plan hearings. The Planning Board may, however, extend this period.
- Johns Hopkins Facilities and The Trammell Crow Company ("TCC") requested that the review period for Site Plan Nos. 820220250 & 82021012A, respectively, be extended from February 2, 2023 to June 1, 2023.
- Key issues for Site Plan No. 820220250 that require additional agency coordination include: (1) incorporation of additional design details, including architecture for the future buildings and parking garages; (2) refinement of proposed new roadways and related frontage improvements, including future Belward Campus Drive; (3) revisions for consistency between forest conservation for the Site Plan and the Forest Conservation Plan Amendment application for the Property that has been submitted concurrently by the owner, Johns Hopkins University; and (4) details for the future Muddy Branch Park.
- The purpose of Site Plan Amendment No. 82021012A is to amend the associated Final Forest Conservation Plan to accommodate the development proposed by The Trammell Crow Company ("TCC") in Site Plan No. 820220250 (Belward Campus - Parcel A and Belward Campus Drive). TCC has requested a four-month extension for Site Plan No. 820220250 to address outstanding comments by various agencies. Therefore, the Applicant, Johns Hopkins, seeks a corresponding four-month extension to facilitate regulatory coordination between the two applications.
- This extension will allow Johns Hopkins, TCC, Planning Staff, and other regulatory agencies to adequately address a variety of Development Review Committee comments. Follow-up meetings and correspondence have occurred post-DRC.
- The Planning Board hearing on the application may take place before the end of the review period and will be publicly noticed in accordance with the Zoning Ordinance. This is the first extension request associated with the subject applications.
- Staff recommends APPROVAL of the extension requests through June 1, 2023.

Attachments:

- A. Trammell Crow's Extension Request (dated December 2, 2022)
- B. Johns Hopkins MOB Extension Request (dated December 6, 2022)

Attachment A



7600 Wisconsin Avenue, Suite 700 • Bethesda, MD 20814 • lerchearly.com

Christopher M. Ruhlen
Attorney
301-841-3834
cmruhlen@lerchearly.com

December 2, 2022

VIA ELECTRONIC DELIVERY

Tamika Graham, Midcounty Planning Division
Montgomery County Planning Department
2425 Reddie Drive, 14th Floor
Wheaton, Maryland 20902

Re: Belward Campus – Parcel A and Belward Campus Drive
Site Plan No. 820220250 (the "Application")

Dear Ms. Graham:

Our firm represents Trammell Crow Company, the Applicant for the above-referenced Application. On behalf of the Applicant and pursuant to Montgomery County Zoning Ordinance Section 7.3.4.C, we respectfully request an extension of the time in which the Planning Board is required to hold a public hearing on the Application, which was reviewed by the Development Review Committee on October 25, 2022. The Applicant is requesting this extension to allow sufficient time to continue working with Planning Department Staff and County agencies to address comments received. Specifically, the Applicant requests an extension of four months, until June 1, 2023.

Although the Applicant is requesting an extension until June 1, 2023, it is the Applicant's and Staff's intention that the Application will be scheduled on the earliest possible Planning Board hearing date after the outstanding comments have been resolved.

Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in blue ink that reads "Christopher M. Ruhlen".

Christopher M. Ruhlen, Esq.

cc: Mr. William Brewer
Robert G. Brewer, Jr., Esq.



Montgomery County Planning Department
Maryland-National Capital Park and Planning Commission

Page 1 of 2

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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Phone 301.495.4550

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REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

MNCPPC Staff Use Only			
File Number		MCPB Hearing Date	
Date Received			

Plan Name: Belward Campus - Parcel A and Belward Campus Drive

Plan No. 820220250

This is a request for extension of:

☐ Project Plan

☐ Preliminary Plan

☐ Sketch Plan

☒ Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/02/2023

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

☐ Owner, ☒ Owner's Representative, ☐ Staff (check applicable.)

Christopher M. Ruhlen

Lerch, Early & Brewer, Chtd.

Name

Affiliation/Organization

7600 Wisconsin Avenue, Suite 700

Street Address

Bethesda

MD

20814

City

State

Zip Code

(301) 841-3834

cmruhlen@lercheearly.com

Telephone Number

Fax Number

E-mail

We are requesting an extension for 4 months until 06/01/2023

Describe the nature of the extension request. Provide a separate sheet if necessary.

The Applicant requests additional time to continue to work with MNCPPC, DOT, DPS, and Parks Staff, as needed, to adequately address Development Review Committee comments including but not limited to the following: (1) incorporation of additional design details, including architecture for the future buildings and parking garages; (2) refinement of proposed on-site roadways and related frontage improvements, including future Belward Campus Drive; (3) revisions to ensure consistency with the associated Site Plan for Forest Conservation Plan Amendment application for the property that has been submitted by the owner, Johns Hopkins University; and (4) details for future Muddy Branch Park. Although the Applicant is requesting an extension until June 1, 2023, it is the Applicant's intention that the Application be scheduled for the earliest possible Planning Board hearing date available after the outstanding comments have been resolved.

Signature of Person Requesting the Extension


Signature

12/2/2022
Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.

Attachment B

Page 1 of 2



Montgomery County Planning Department Maryland-National Capital Park and Planning Commission

Effective: January 29, 2021

2425 Reedie Drive
Wheaton, Maryland 20902

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Phone 301.495.4550
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REGULATORY REVIEW EXTENSION REQUEST

☒ Request #1

☐ Request #2

M-NCPPC Staff Use Only

File Number	_____	MCPB Hearing Date	_____
Date Received	_____		

Plan Name: Johns Hopkins Medical Office & Surgery Center at Belward **Plan No.** 82021012A

This is a request for extension of:

☐

Project Plan

☐

Sketch Plan

☐

Preliminary Plan

☒

Site Plan

The Plan is tentatively scheduled for a Planning Board public hearing on: 02/02/2023

The Planning Director may postpone the public hearing for up to 30 days without Planning Board approval. Extensions beyond 30 days require approval from the Planning Board.

Person requesting the extension:

☒ Owner, ☐ Owner's Representative, ☐ Staff (check applicable.)

Johns Hopkins University, Facilities and Real Estate

Name

Affiliation/Organization

3910 Keswick Road, Suite N3100

Street Address

Baltimore

MD

21211

City

State

Zip Code

(443) 997-1694

mbonanno@jhu.edu

Telephone Number

Fax Number

E-mail

We are requesting an extension for 4 months until 06/01/2023

Describe the nature of the extension request. Provide a separate sheet if necessary.

The purpose of Johns Hopkins University's ("JHU") Site Plan No. 82021012A is to amend the associated final forest conservation plan for accommodating the development proposed by The Trammell Crow Company ("TCC") in Site Plan No. 820220250 (Belward Campus - Parcel A and Belward Campus Drive).

Both JHU and TCC have been diligently working to address DRC review comments on their respective applications. TCC has recently requested a four month extension for Site Plan No. 820220250 while it works with multiple agencies to resolve outstanding comments. As the purpose of Site Plan No. 82021012A regarding the final forest conservation plan amendments is to accommodate the development proposed in Site Plan No. 820220250, JHU seeks a corresponding four month extension to facilitate regulatory coordination between the two applications and promote the efficient use of administrative resources.

Signature of Person Requesting the Extension

Phillip A. Hummel, Esq., Miles & Stockbridge P.C.

12/6/22

Signature Counsel for Applicant Johns Hopkins University, Facilities and Real Estate

Date

Extension Review

Planning Director Review for Extensions 30 days or less

I, the Planning Director, or Director's designee, have the ability to grant extensions of the Planning Board public hearing date of up to 30 days and approve an extension of the Planning Board public hearing date from _____ until _____.

Signature

Date

Planning Board Review for Extensions greater than 30 days

The Montgomery County Planning Board reviewed the extension request on _____ and approved an extension for more than 30 days of the Planning Board public hearing date from _____ until _____.