MEMORANDUM

DATE: July 6, 2007

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief
Catherine Conlon, Supervisor
Development Review Division

FROM: Dolores Kinney, Senior Planner (301) 495-1321
Development Review

REVIEW TYPE: Preliminary Plan Amendment Review
APPLYING FOR: Subdivision of Parcel M

PROJECT NAME: Montgomery County Medical Center
CASE #: 11986115A
REVIEW BASIS: Chapter 50, Montgomery County Subdivision Regulations

ZONE: LCS (Life Science Center)
LOCATION: Located in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive

MASTER PLAN: Shady Grove Special Study
APPLICANT: John Hopkins University
ENGINEER: Loiderman Soltesz Associates
ATTORNEY: Linowes and Blocher LLP

FILING DATE: February 9, 2007
HEARING DATE: July 19, 2007
STAFF RECOMMENDATION: Approval, pursuant to Chapter 50 of the Montgomery County Subdivision Regulations, and subject to the following conditions:

1) Approval under this preliminary plan is limited to an additional 519,636 square feet of Research and Development and related activities, for a maximum total of 894,636 square feet, with no more than 50% of the gross floor area to be general office.

2) The applicant must comply with the conditions of the MCDPS stormwater management approval dated May 3, 2007.

3) The applicant must complete the following roadway improvements, and have them open to traffic, prior to the issuance of any building permit that includes square footage beyond the initially-approved 375,000 square feet:
   a) The applicant must construct a third, westbound through-lane on Great Seneca Highway (MD 119) from Sam Eig Highway intersection to Muddy Branch Road.
   b) The applicant must construct a third, eastbound left-turn lane from Key West Avenue (MD 28) onto northbound Shady Grove Road.
   c) The applicant must fund the modification of the traffic signal operation at the Key West Avenue/Broschart Drive/Diamondback Drive intersection to split phase the north and south approaches and restripe the southbound Diamondback Drive approach to operate with a separate right-turn lane, a separate through lane, a shared through and left-turn lane, and a separate left-turn lane.
   d) The applicant must fund the modification of the traffic signal operation to run the north and south phases concurrently at the Darnestown Road/Shady Grove Road intersection.

4) The applicant must construct Blackwell Road along the property frontage to a two-lane undivided business district street, within 70 feet right-of-way, per the master plan recommendation. The timing of Blackwell Road construction will be determined at the review of site plan for the buildings that will require access from Blackwell Road.

5) The applicant must enter into a new or updated Traffic Mitigation Agreement with the Planning Board and DPWT to participate in the Greater Shady Grove Traffic Management Organization (TMO). The Agreement must be executed prior to submission of the next site plan for any portion of this project.

6) The applicant must comply with the conditions of the MCDPWT letter dated June 1, 2007, unless otherwise amended.

7) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, and bikepaths will be determined at site plan.

8) The Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board resolution for this amendment.

9) Other necessary easements must be shown on the record plat.
SITE DESCRIPTION:

Located in the Watts Branch watershed, the property, identified as Parcel M (Subject Property), is in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive (Attachment A). The Subject Property is zoned LSC (Life Science Center) and contains a gross tract area of 35.57 acres. The property is surrounded by R-200 properties on the east and west, LSC properties on the south and OM properties on the north. The site is currently developed with three (3) buildings containing approximately 55,000 square feet of office, 38,000 square feet of lab, 102,000 square feet of educational/classroom and 20,000 square feet is currently unoccupied.

PREVIOUS PLANNING BOARD REVIEW

In the early 1980's, Montgomery County created the Shady Grove Life Sciences Center on property it owned west of I-270 near Shady Grove Road. In 1986, the County donated land to Johns Hopkins University and the University of Maryland to ensure that academic institutions would be an integral part of the life sciences and biotech community. In 1986, the County Council Adopted the Shady Grove Life Sciences Development Plan and the Declaration of Covenants and Easements to guide development in the area.

The original preliminary plan for the subject site, which is John Hopkins University – Montgomery County Campus, was approved by the Planning Board on September 25, 1986 and created one lot with specific conditions for 375,000 square feet of teaching, research, and related academic activities (see Attachment C). Subsequent to the preliminary plan approval, in 1986, the Planning Board approved a site plan for construction of buildings permitted by the preliminary plan, and in 2003 the Board approved a conceptual site plan in 2003 that anticipated the future construction of additional buildings and square footage beyond the original approval (Attachment B). It was noted at the time that amendment to the original preliminary plan, and subsequent site plans, would be needed for this additional square footage.

PROJECT DESCRIPTION:

The applicant, Johns Hopkins University, has submitted the subject application in order to amend the preliminary plan conditions that limited development of the site to 375,000 square feet. The amendment includes an additional 519,636 square feet of research and academic uses. The total square footage proposed by this amendment, 894,636 gross square feet, is consistent with the approved conceptual site plan. This additional square footage would increase the existing FAR from 0.24 to 0.50. In accordance with Section 59-C-5.473(d) of the Zoning Ordinance, the increase to 0.5 FAR requires special trip reduction measures.

The previously approved access to the site from Medical Center Drive, Broschart Drive, and an extension of Blackwell Road do not change with this amendment. New building construction will occur within current open spaces and on the existing surface
parking areas, which will be replaced by parking decks. The site is served by public water and public sewer.

ANALYSIS AND FINDINGS:

Master Plan Compliance

The subject property is located in the boundaries of the 1990 Shady Grove Study Area Master Plan. The property was zoned R-200 until 1996 when the Sectional Map Amendment was approved and the property was rezoned to the newly created Life Sciences Center (LSC) zone. The 1990 Master Plan endorsed the design guidelines contained in the Life Sciences Center Development Plan adopted by the County Council in September 1986 (p. 63), particularly, the extension of Blackwell Road and the creation of “gateways” to enhance the image of the LSC. The Development Plan also creates a central core area of health care facilities with educational and life sciences facilities located on sites outside the central core. It also encourages office/commercial and worker-related retail development.

The subject preliminary plan amendment expands a previously approved research and educational facility that implements the mix of uses envisioned by the Master Plan and Development Plan. The amendment, therefore, complies with the requirements of the Master Plan.

Transportation

Review of this amendment is primarily a review to determine that the proposal meets the adequate public facilities requirements for vehicle trips generated by the additional square footage. As discussed below, the proposed plan will satisfy all requirements with the proposed roadway improvements.

Site Access and Vehicular Circulation

Vehicular access to the site will be provided by: a full-movement driveway and right-in/right-out driveway on Broschart Drive; three driveways from the future extension of Blackwell Road; and a full-movement driveway on Medical Center Drive. The access to the site will be safe and adequate.

Local Area Transportation Review (LATR)

Sixteen local intersections were identified as critical intersections for analysis to determine whether they meet the applicable congestion standard of 1,475 Critical Lane Volume (CLV) for the R&D Village Policy Area. The trips from the proposed ultimate development were added to the existing and background traffic (trips generated from approved but unbuilt developments) to determine the total future traffic. The total future traffic was then assigned to the critical intersections to calculate the total future CLVs. The result of CLV calculation is shown in Table 1.
Table 1. Critical Lane Volume Analysis

<table>
<thead>
<tr>
<th>Intersection Capacity Analysis with CLV Under Various Development Schemes During the Peak Hour</th>
<th>Existing AM</th>
<th>Existing PM</th>
<th>Background AM</th>
<th>Background PM</th>
<th>Total* AM</th>
<th>Total* PM</th>
<th>Total** AM</th>
<th>Total** PM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Great Seneca Hwy/Sam Eig Hwy</td>
<td>1,136</td>
<td>1,285</td>
<td>1,547</td>
<td>1,339</td>
<td>1,584</td>
<td>1,339</td>
<td>1,329</td>
<td></td>
</tr>
<tr>
<td>Fields Rd/Omega Dr</td>
<td>458</td>
<td>507</td>
<td>778</td>
<td>552</td>
<td>827</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Key West Av/Darnestown Rd</td>
<td>920</td>
<td>1,004</td>
<td>1,040</td>
<td>1,004</td>
<td>1,050</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Key West Av/Great Seneca Hwy</td>
<td>1,091</td>
<td>1,213</td>
<td>1,228</td>
<td>1,271</td>
<td>1,247</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Key West Av/Diamondback Dr</td>
<td>1,332</td>
<td>1,455</td>
<td>1,303</td>
<td>1,521</td>
<td>1,339</td>
<td>1,217</td>
<td>1,157</td>
<td></td>
</tr>
<tr>
<td>Key West Av/Omega Dr/Medical Center Dr</td>
<td>1,059</td>
<td>1,166</td>
<td>1,163</td>
<td>1,324</td>
<td>1,198</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Research Blvd/Shady Grove Rd</td>
<td>985</td>
<td>1,021</td>
<td>1,249</td>
<td>1,086</td>
<td>1,304</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Key West Av/Shady Grove Rd</td>
<td>1,116</td>
<td>1,248</td>
<td>1,637</td>
<td>1,358</td>
<td>1,723</td>
<td>1,281</td>
<td>1,549</td>
<td></td>
</tr>
<tr>
<td>Key West Av/W. Gude Dr/Fallsgrove Dr</td>
<td>814</td>
<td>867</td>
<td>837</td>
<td>881</td>
<td>862</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darnestown Rd/Travilah Rd</td>
<td>1,008</td>
<td>1,122</td>
<td>1,070</td>
<td>1,141</td>
<td>1,089</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darnestown Rd/Great Seneca Hwy</td>
<td>1,007</td>
<td>1,134</td>
<td>1,267</td>
<td>1,092</td>
<td>1,284</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darnestown Rd/Traville Gateway Dr</td>
<td>981</td>
<td>1,050</td>
<td>720</td>
<td>1,050</td>
<td>720</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Medical Center Way/Fallsgrove Blvd</td>
<td>618</td>
<td>807</td>
<td>935</td>
<td>861</td>
<td>945</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Darnestown Rd/Shady Grove Rd</td>
<td>1,252</td>
<td>1,406</td>
<td>1,295</td>
<td>1,553</td>
<td>1,328</td>
<td>1,560</td>
<td>1,343</td>
<td>1,485</td>
</tr>
<tr>
<td>Darnestown Rd/Glen Mill Rd</td>
<td>982</td>
<td>1,016</td>
<td>886</td>
<td>1,022</td>
<td>901</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shady Grove Rd/Traville Gateway Dr</td>
<td>375</td>
<td>428</td>
<td>571</td>
<td>429</td>
<td>577</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* Total development conditions without proposed roadway improvements
** Total development conditions with proposed roadway improvements

As shown in the above table, all existing intersections analyzed are currently operating at acceptable 1,475 CLVs except at the Great Seneca Highway/Sam Eig Highway intersection during the PM peak hour. Under the background development condition, three intersections exceed the acceptable congestion standard of 1,475 CLV during the PM peak hour and these unacceptable conditions further deteriorate under the
total development. The applicant has proposed to provide roadway improvements to mitigate the impact of the site-generated traffic. The results indicate that traffic conditions with the proposed roadway improvements are projected to operate at acceptable congestion standards for all analyzed intersections, as can be seen in the last column of Table 1.

Staff finds that the subject application satisfies the LATR congestion standard of 1,475 CLV with the above-referenced improvements at identified locations.

Environmental

The site does not contain any environmentally sensitive areas and the plan is exempt from the county Forest Conservation Law. The previously approved stormwater management concept for the site anticipated future development, but it will need to be revised by Montgomery County Department of Permitting Services (DPS) prior to approval of any future site plan(s).

Conformance to the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. Access and public facilities will be adequate to support the proposed uses. The previously approved lot was reviewed for compliance with the dimensional requirements for the LSC zone as specified in the Zoning Ordinance, and future building construction, as determined by site plan, must meet all development standards in that zone. A summary of these requirements are included in attached Table 2. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

Citizen Correspondence

The subject application pre-dated any specific requirements for citizen meetings, however, appropriate notice of the application and the date of the public hearing were given. No citizen correspondence has been received as of the date of this report.

CONCLUSION:

The proposed lot meets all requirements established in the Subdivision Regulations and the LSC provisions of the Zoning Ordinance, and complies with the recommendations of the 1990 Shady Grove Study Area Master Plan. Access and public facilities will be adequate to serve the proposed uses, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Staff, therefore, recommends approval of the application with the conditions specified above.
ATTACHMENTS:

Attachment A  Vicinity Map
Attachment B  Conceptual Site Plan for Ultimate Development
Attachment C  April 9, 1987 Preliminary Plan Opinion
Attachment D  Referenced Agency Correspondence
## TABLE 2. Preliminary Plan Data Table and Checklist

| Plan Name: Montgomery County Medical Center |
| Plan Number: 11986115A |
| Zoning: LSC |
| # of Lots: 1 |
| # of Outlots: 0 |
| Dev. Type: Medical Center |

<table>
<thead>
<tr>
<th>PLAN DATA</th>
<th>Zoning Ordinance Development Standard</th>
<th>Proposed for Approval on the Preliminary Plan</th>
<th>Verified</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum Lot Area</td>
<td>Not Specified</td>
<td>35.57 acres previously approved</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Lot Width</td>
<td>Not Specified</td>
<td>--</td>
<td>June 11, 1007</td>
<td></td>
</tr>
<tr>
<td>Lot Frontage</td>
<td>Not Specified</td>
<td>--</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front</td>
<td>Determined by Site Plan</td>
<td>Must meet minimum¹</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Side/Rear</td>
<td>Determined by Site Plan</td>
<td>Must meet minimum¹</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Height</td>
<td>100 ft.</td>
<td>Must not exceed maximum¹</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Max FAR</td>
<td>0.30</td>
<td>Must not exceed maximum¹</td>
<td>June 11, 2007</td>
<td></td>
</tr>
<tr>
<td>Max Office Use</td>
<td>50% of gross floor area</td>
<td>Must not exceed maximum¹</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Site Plan Req'd?</td>
<td>Yes</td>
<td>Yes</td>
<td>June 11, 2007</td>
<td></td>
</tr>
</tbody>
</table>

### FINDINGS

#### SUBDIVISION

| Lot frontage on Public Street | Yes | June 11, 2007 |
| Road dedication and frontage improvements | Yes | DPWT Memo/SHA Memo | June 1, 2007/April 16, 2007 |
| Environmental Guidelines | Yes | Environmental Planning | June 4, 2007 |
| Forest Conservation | Yes | Environmental Planning | June 4, 2007 |
| Master Plan Compliance | Yes | Community Based Planning | June 26, 2007 |

#### ADEQUATE PUBLIC FACILITIES

| Stormwater Management | Yes | DPS Memo | May 3, 2007 |
| Water and Sewer (WSSC) | Yes | WSSC Comments | 4/16/2007 |
| Local Area Traffic Review | Yes | Transportation Planning | June 21, 2007 |
| Fire and Rescue | Yes | MCDFRS | May 22, 2007 |

¹ Final determination as part of Sec. 59-D-3 site plan, and by MCDPS at time of building permit.
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved staff recommendation. (Motion by Comm. Heimann, Seconded by Comm. Floreen, with a vote of 3-0; Commissioners Christeller, Heimann and Floreen voting in favor, Commissioners Keeley and Krahne absent.)

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-86115 R
NAME OF PLAN: MONT.CO. MEDICAL CENTER

On 04-21-86, JOHN HOPKINS UNIVERSITY submitted an application for the approval of a preliminary plan of subdivision of property in the C 200 zone. The application proposed to create 1 lots on 35.57 ACRES of land. The application was designated Preliminary Plan 1-86115. On 03-26-87, Preliminary Plan 1-86115 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 by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-86115 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-86115, subject to the following conditions:

1. Dedication along Key West Avenue (150' right-of-way), Broschart Road (100' right-of-way) and Medical Center Drive (100' right-of-way).

2. Site Plan Enforcement agreement limiting development to 375,000 square foot teaching, research and related academic facility with reference on plat.

3. Pro-rata participation in widening of Key West Avenue to 6 lanes between Shady Grove Road and Great Seneca Highway and 4 lanes between Shady Grove Road and Gude Drive. Site plan enforcement agreement to require that 4 lanes between Shady Grove and Great Seneca be under construction prior to occupancy of Phase I and that 4 lanes between Shady Grove and Great Seneca be complete prior to occupancy of more than 44,000 square feet.

4. P.I.A. with County for construction of following intersection improvements:
(a) A Southbound right turn lane on Shady Grove

(continued)
Road at the intersection of Shady Grove Road and Key West Avenue

(b) (1) A westbound right turn lane on Research Boulevard and an acceleration lane on Shady Grove Road; (2) A southbound right turn lane on Shady Grove Road at Research Boulevard; (3) Two left turn lanes and one through lane on eastbound Research Boulevard at the intersection of Shady Grove Road and Research Boulevard

(c) An exclusive left and right turn lane on eastbound and westbound Key West Avenue at Diamondback Road

(d) An exclusive left and right turn lane on eastbound and westbound Key West Avenue at the intersection of Key West Avenue and Omega Drive/Medical Center Drive

5. No clearing, grading or recording of lots prior to site plan approval by MCB.

6. County Council approval of Life Sciences Center Development Plan amendment consistent with this preliminary plan prior to recording.


8. Record plat to indicate that all development must be in accordance with approved development plan.

9. Blackwell Road to be constructed as shown on approved site plan.
Correspondence
MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: May 3, 2007

MEMO TO: Catherine Conlon, Supervisor for Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review Preliminary Plan 11986115A; Montgomery County Medical Center Subdivision Review Meeting April 16, 2007 SWM File # 1-86115

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:
☒ On-site: CPv ☑ WQv ☑ Both
☐ CPv < 2cfs, not required
☒ Waiver: CPv ☐ WQv ☒ Both
☐ On-site/Joint Use ☐ Central (Regional): waived to
☐ Existing Concept: ☑ Approved Date, August 14, 1998
☐ Other

Type Proposed:
☐ Infiltration ☒ Retention ☒ Surface Detention ☐ Wetland ☐ Sand Filter
☐ Separator Sand Filter ☐ Underground Detention ☐ Non Structural Practices ☒ Other

FLOODPLAIN STATUS: 100-Year Floodplain On-Site ☒ Yes ☐ No ☐ Possibly
☐ Provide the source of the 100-Year Floodplain Delineation for approval:
☐ Source of the 100-Year Floodplain is acceptable.
☐ Submit drainage area map to determine if a floodplain study (>or equal to 30 acres) is required.
☐ Dam Breach Analysis ☐ Approved ☐ Under Review
☐ 100 yr. floodplain study ☐ Approved ☐ Under Review

SUBMISSION ADEQUACY COMMENTS:
☐ Downstream notification is required.
☐ The following additional information is required for review:

RECOMMENDATIONS:
☒ Approve ☐ as submitted ☐ with conditions (see approval letter).
☐ Incomplete; recommend not scheduling for Planning Board at this time.
☐ Hold for outcome of the SWM Concept review.
☒ Comments/Recommendations: _At which time the site plan is revised to reflect the proposed buildings the applicant must resubmit a stormwater management concept to address onsite water quality and recharge.

cc: Steve Federline, Environmental Planning Division, MNCPPC
June 1, 2007

Ms. Catherine Conlon, Subdivision Supervisor
Development Review Group
The Maryland-National Capital
Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 1-1986115A
Montgomery County Medical Center

Dear Ms. Conlon:

We have completed our review of the February 9, 2007 letter from Ms. Barbara A. Sears requesting permission to increase the permitted development density on the property to 894,636 square feet. That letter also indicates a detailed site plan is required for each of the seven buildings shown on the Concept Site Plan Amendment.

This request was reviewed by the Development Review Committee at its meeting on April 16, 2007. We recommend approval of the request subject to the following comments - information to be provided as part of the applicable site plan submissions:

1. Submit capacity and impact analyses of post-development ten year runoff on any existing downstream County-maintained storm drainage system, in accordance with our Storm Drain Criteria and errata. For drainage to closed section streets, provide inlet capacity and spread analyses. Improvements to the existing public system(s) may be required as a result of the review(s).

2. Delineate the horizontal alignment and typical section on Blackwell Road as an arterial classification roadway, per the Master Plan. Provide conceptual roadway profile. Provide sight distance studies for the entrances as applicable.

3. The amended Traffic Impact Study is currently under review; comments on that document will be provided separately.

Thank you for the opportunity to comment on this request. If you have any questions regarding this letter, please e-mail me at greg.leck@montgomerycountymd.gov or call me at 240-777-2197.

Sincerely,

[Signature]
Gregory M. Leck, Manager
Development Review Group
Traffic Engineering and Operations Section

Montgomery County Maryland

Division of Operations
101 Orchard Ridge Drive, 2nd Floor • Gaithersburg, Maryland 20878
240-777-6000 • 240-777-6013 TTY • 240-777-6030 FAX
www.montgomerycountymd.gov
M:\ub\gm\docs\pp\1-1986115A, Montgomery Cty Medical Ctr, defer PP issues to Site Plan stage

CC: Barbara A. Sears; Linowes and Blocher, LLP
Scott C. Wallace; Linowes and Blocher, LLP
James E. Belcher; Loiedian Soltesz Associates, Inc.
Michael Renner; Jones Lang LaSalle
Shahriar Etemadi; M-NCPPC Transportation Planning
Dolores Kinney; M-NCPPC Development Review
Raymond Burns; MSHA Engineering Access Permits
Sarah Navid; DPS Right-of-Way Permitting and Plan Review
Sam Farbadi; DFWT Traffic Engineering and Operations
David Adams; DFWT Traffic Engineering and Operations