



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

**Staff Report: Preliminary Plan 11986115B Limited Amendment and Site Plan  
 81986065B Limited Amendment, Johns Hopkins University- Montgomery County  
 Campus**

ITEM #: \_\_\_\_\_

MCPB HEARING DATE: March 11, 2010

REPORT DATE: March 1, 2010

TO: Montgomery County Planning Board

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

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**APPLICATION  
 DESCRIPTION:**

Amendment to conditions 3 and 5 of Preliminary Plan 11986115A regarding the timing of intersection improvements and the required Traffic Mitigation Agreement with the Board, and an Amendment to the Concept Master Plan to reflect a reconfiguration of the buildings and parking in the southeast quadrant of the site which is located at the intersection of Broschart Road and Key West Avenue within the Gaithersburg and Vicinity Planning area.

**APPLICANT:** Johns Hopkins University

**FILING DATE:** February 16, 2010

**RECOMMENDATION:** Approval with conditions

**EXECUTIVE  
 SUMMARY:**

The Applicant is requesting that the Preliminary Plan be amended to change the timing for the completion of certain road and signal improvements and the execution of a Traffic Mitigation Agreement (TMAg). Specifically, the applicant wants the condition to read that the road improvements will be completed prior to issuing a use and occupancy permit rather than by the time of building permit and that the TMAg will not be required before a detailed site plan is submitted but must be executed before a building permit can be obtained. Staff, however, is recommending a phased progression of the improvements. All other conditions would remain in full force and effect. A Concept Master Plan was also required as part of the original application for the subject site, which is part of the Shady Grove Life Sciences Center,

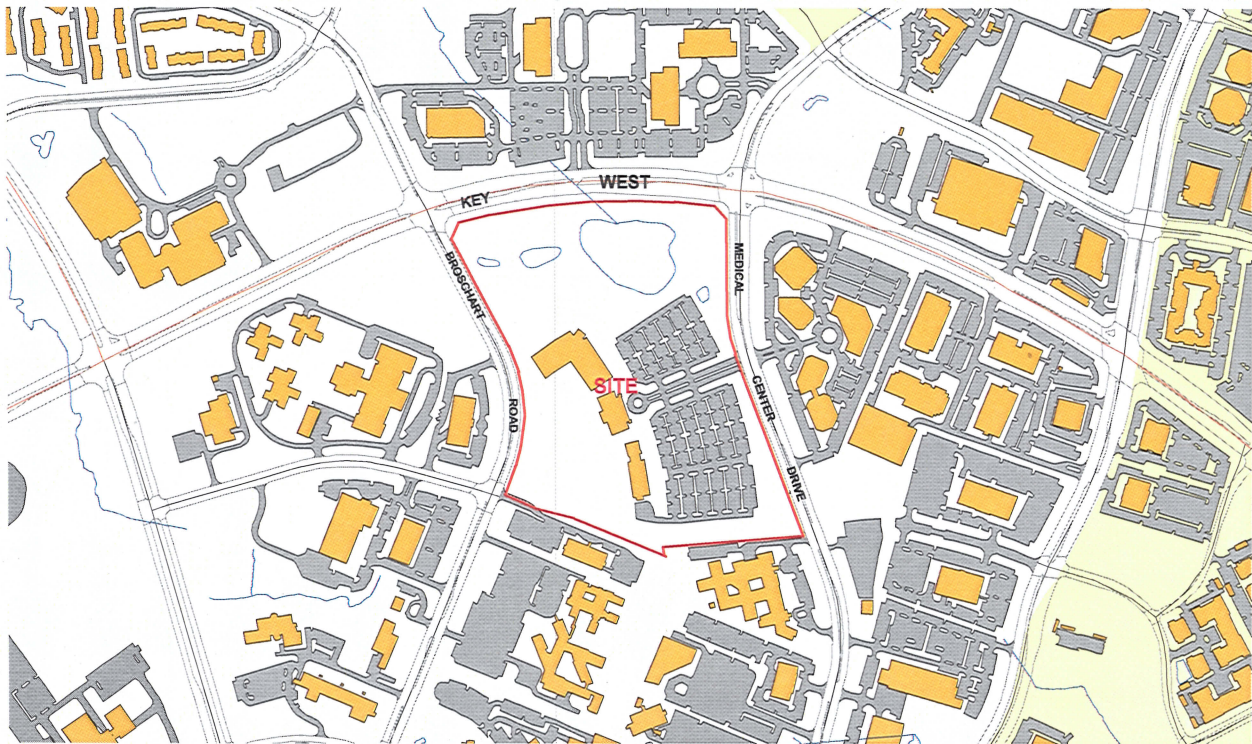


specifically to develop a campus plan that directed the detailed design of the subsequent site plan submittals. The Concept Master Plan is similar to a Land Use Plan with respect to the general layout of the buildings, roads and major site features. This amendment updates the previously approved Concept Master Plan, specifically to reconfigure Buildings V and VI, including a connector between the buildings and modifications to the parking structure with accessory retail on the front of the building.

## SITE DESCRIPTION

### Vicinity

The subject site is part of the Shady Grove Life Sciences Center created by Montgomery County to promote research and development for academic, scientific and medical technology.



*Vicinity Map*

The surrounding properties are a mix of research and development uses and buildings within the Life Science (“LSC”) zone and include the Shady Grove Adventist Hospital, Key West Research Center and Noyes Children’s Center. Properties to the north of Key West Avenue include Discoverly Industrial Park and the Shady Grove Industrial Center. Interstate 270 is located approximately ½ mile from the site with direct access from Shady Grove Road.



## Site Analysis

The 41-acre site (gross site area) is bounded by Key West Avenue to the north, Medical Center Drive to the east and Broschart Road to the west. Blackwell Road is envisioned as a future road connection separating the adjoining property to the south. The site is currently developed with three 3-story structures comprised of approximately 210,000 square feet of commercial space. A large stormwater pond is located near the intersection of Key West Avenue and Medical Center Drive and is intended to be an amenity for the campus setting.



*Aerial Photo*

## PROJECT DESCRIPTION

### Previous Approvals

Preliminary Plan 119861150 was approved on April 9, 1987 for the creation of one lot on 35.57 acres. An amendment to the Preliminary Plan (11986115A) was approved on October 18, 2007 to allow an additional 519,636 square feet of research and development related uses, in addition to the 375,000 square feet previously approved for a total of 894,636 square feet.

Site Plan 819860650 was approved on August 13, 1986 for a Concept Master Plan for the initial development of 375,000 square feet in phases on the property along with a detailed site plan for Building 1 (Phase I). Building I, consisting of approximately 44,000 square feet, was described as an academic and administrative building. Phase II was approved under Site Plan 819990050 for a 50,000 square foot academic building consistent with the Concept Master Plan. The Concept Plan was amended in 2003 (opinion dated February 25, 2003) to increase the total



square footage to 894,636, and was accompanied by a new site plan (820030160) for Building II (Phase III), which consisted of 122,165 square feet of specified uses. The 2003 Concept Plan provided a layout and plan for the entire site.

A new site plan will be required for the Buildings V, VI and parking deck C and associated retail, as well as for the other modifications.

## **Proposal**

### Preliminary Plan Amendment

The proposed limited amendment to Preliminary Plan 11986115A would revise conditions 3 and 5 of the Resolution dated October 18, 2007. The Applicant's proposed changes are as follows:

- 3) The applicant must complete the following roadway improvements, and have them open to traffic, prior to the issuance of ~~any building~~ any **use and occupancy** 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.
  
- 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~~ **issuance of any use and occupancy permit.**

Condition 3 establishes that various road and signal improvements must be completed prior to the release of any building permits above 375,000 square feet of development. Condition 5 requires that a Transportation Mitigation Agreement be executed prior to submission of a site plan for development above 375,000 square feet. Because the site was recently selected by the National Cancer Institute as the location for the consolidation of its facilities, the Applicant needs to move forward with construction as quickly as possible. Staff agrees that there is good reason to change the conditions but does not agree with the timing proposed by the applicant. Currently the timing mechanism for the off-site traffic improvements is at the time of building



permits, over which MNCPPC staff have some control. If the Planning Board were to allow the applicant's requested change in language, Staff would have to rely on DPS staff to make sure these off-site improvements were completed in a timely manner. Therefore, in addition to the proposed modification of condition 3, staff recommends the Planning Board also require the applicant to obtain a right-of-way permit that will include bonding for the traffic improvements. Staff recommends this additional language in order to be certain that the traffic improvements required by condition 3 will in fact be completed and open to traffic prior to use and occupancy permit.

Staff also does not support the applicant's requested change in language to condition 5. Currently, the Traffic Mitigation Agreement (TMAg) with the Planning Board must be executed prior to submission of the next site plan for any portion of this project. Again, changing the timing of this condition to use and occupancy eliminates a mechanism for MNCPPC staff to ensure that the TMAg has been successfully executed with the Planning Board. Therefore, staff recommends that the language of condition 5 be changed from, "prior to the submission of the next site plan..." to, "prior to issuance of any building permit that includes square footage beyond the initially approved 375,000 square feet." This would ensure that the TMAg is approved in a timely manner and in a way that MNCPPC staff can control.

With these revisions to the Applicant's suggested amendments, staff finds that the preliminary plan continues to satisfy the requirements for Local Area Transportation Review and the adequate public facilities traffic test.

### **Preliminary Plan Recommendation and Conditions**

Staff recommends approval of the limited preliminary plan amendment with the following modified conditions. All other conditions included in the October 18, 2007 resolution for the original approval remain in full force and effect.

- 3) The Applicant must complete the following roadway improvements, and have them open to traffic, prior to the issuance of ~~any building~~ **any use and occupancy** permit that includes square footage beyond the initially-approved 375,000 square feet:
  - e. The Applicant must construct a third, westbound through-lane on Great Seneca Highway (MD 119) from Sam Eig Highway intersection to Muddy Branch Road.
  - f. The applicant must construct a third, eastbound left-turn lane from Key West Avenue (MD 28) onto northbound Shady Grove Road.
  - g. 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.
  - h. 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.



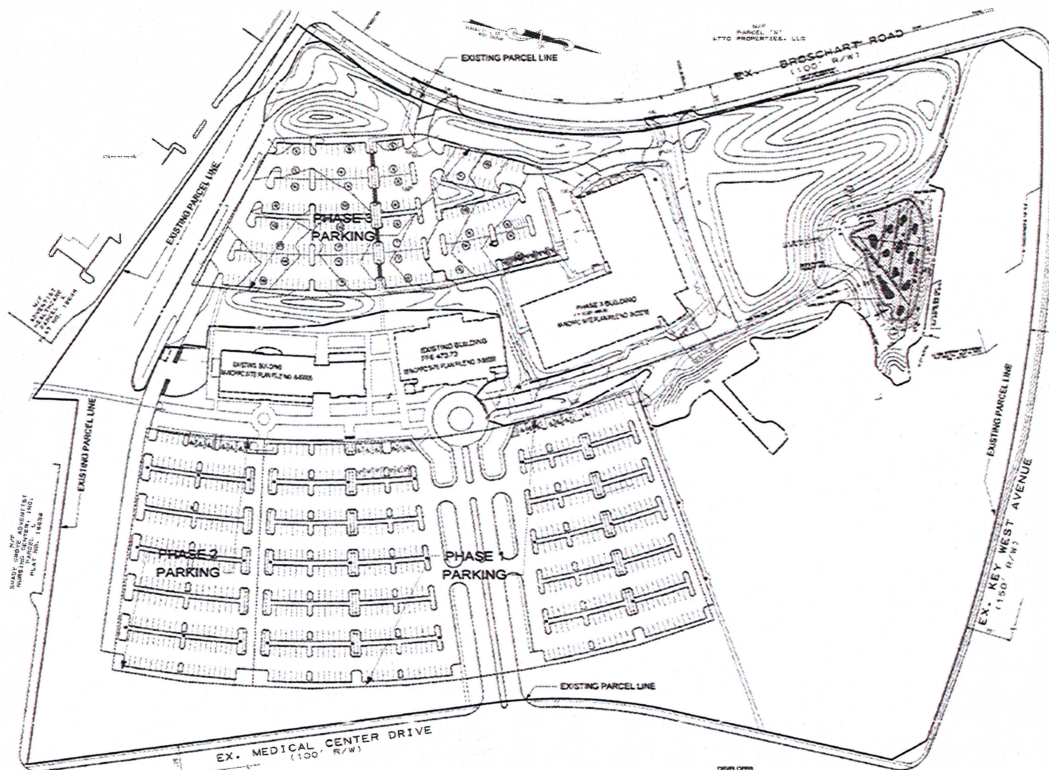
The Applicant must obtain a right-of-way permit from the Department of Permitting Services to include bonding of all improvements above prior to issuance of any building permit that includes square footage beyond the initially-approved 375,000 square feet.

- 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 issuance of any building permit that includes square footage beyond the initially-approved 375,000 square feet.

### Site Plan Amendment

The Applicant requests the following modifications to the Concept Master Plan:

- Reconfigure Buildings V and VI with a connector between the buildings;
- Reconfigure Parking Deck C to better serve Buildings V and VI;
- Reconfigure Building VII with a limited amount of accessory retail on the ground level of the building (approximately 11,960 s.f.);
- Modify the main entrance;
- Reconfigure/relocate the surface parking;
- Propose alternate locations for Building IV; and
- Reconfigure north/south roadway.



*Phasing Plan indicating existing structures and improvements*







The amount of parking has been reduced by approximately 75 spaces based on the actual experience of the three existing buildings that are currently on-site and the educational space they contain. The site currently provides more spaces than actual demand requires. The new parking deck (Deck C) is an 8-level structure accounting for 2,500 spaces to respond to the tenants of Buildings V and VI. Accessory ground floor retail is located on the northern end of the parking deck.

**Landscaping and Lighting**

The internal streetscape for the east-west connection will be evaluated in more detail with the detailed site plan and in relation to the current campus setting and surrounding public street network. Along with the design of the garage, landscaping will also be an important feature of the detailed site plan and should include appropriate materials, green screen, and appropriate lighting levels to enhance its relationship to the rest of the site.

**Architectural Design**

The design of Buildings V and VI as well as the parking deck will be an important aspect of the detailed site plan and will be evaluated in context with the campus setting and surrounding vicinity.

**Development Standards**

The subject site is zoned LSC which is intended to support academic, scientific, medical, educational, or technological research and development, as well as general office. Minor changes are proposed to the development standards due to the reconfiguration of the buildings, parking and reallocation of the square footage associated with the overall development. The detailed site plan will provide the building and parking setbacks in more detail. The proposed amendment continues to meet the purpose and requirements of the zone.

The following data table indicates the proposed development’s compliance with the Zoning Ordinance.

*Project Data Table for the LSC Zone*

<b>Development Standard</b>	<b>Permitted/Required</b>	<b>Proposed for Approval</b>
<b>Building Height (feet)</b>	100	100
<b>Number of Stories/Floors</b>		
Building I		3
Building II		3
Building III		3
Building IV		6
Buildings V & VI		7



Building VII		1
Min. Building Setbacks (ft.)		
From R/W of Interior Roads	25	25
From R/W of Perimeter Roads	50	50
From Interior lot lines	20	N/A
Min. Parking Setbacks (ft.)		
From R/W	50	50
From Interior Lot Line	15	N/A
From Blackwell Road and curb line of access roadways	25	25
<b>Green Area (% of lot)</b>	<b>25 % (387,385 sf.)</b>	<b>37 % (661,391 sf.)</b>
<b>Floor Area Ratio (FAR)</b>	<b>0.50</b>	<b>0.50</b>
<b>Building Area (square feet)</b>	<b>894,636</b>	
Building I		50,000
Building II		44,000
Buiding III		122,165
Building IV		154,233
Buildings V & VI		512,278
Building VII		11,960

## COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on February 12, 2010. Staff has not received correspondence on this matter.

## RECOMMENDATION AND CONDITIONS

The proposed modifications to the site plan are beneficial and appropriate to the overall design character of the development in relation to the original approval. The site remains compatible with existing and proposed development adjacent to the site. The reconfiguration of the buildings is intended to address the current needs of the site and program of the new tenants. These modifications only positively impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.



The proposed modifications to the site plan will not alter the overall character or impact of the development with respect to the original findings of approval. Further, these modifications will not affect the compatibility of the development with respect to the surrounding neighborhood.

Staff recommends approval of site plan amendment 81986065B, Johns Hopkins University-Montgomery County Campus, for the amendments delineated on page 6 of the report. All site development elements shown on the Concept Master Plan stamped "Received" by the M-NCPPC on February 18, 2010 are required except as modified by the following conditions.

### **Conformance with Previous Approvals**

1. Site Plan Conformance

The proposed development must comply with the conditions of approval for Site Plan 81986065A as listed in the Planning Board resolution dated February 25, 2003 except as modified herein.

2. A detailed site plan must be submitted for the area of the site that will include Buildings V and VI and the new parking structure and road configuration.

3. Certified Site Plan

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

- a. Include the stormwater management concept approval, development program, and site plan resolution on the approval or cover sheet.
- b. Modifications to the data table including number of parking spaces,
- c. The phasing of the intersection improvements as approved with the Preliminary Plan.

## **APPENDICES**

A. Prior Resolution(s)





**MONTGOMERY COUNTY PLANNING BOARD**  
 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OCT 18 2007

**MCPB No. 07-181**  
**Preliminary Plan No. 11986115A**  
**Montgomery County Medical Center**  
**Date of Hearing: July 19, 2007**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION<sup>1</sup>**

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on February 9, 2007, John Hopkins University ("Applicant"), filed an application for approval of an amendment to the Preliminary Plan of Subdivision of property that would create one lot on 35.57 acres of land located in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive ("Property" or "Subject Property"), in the Shady Grove Special Study Master Plan Area ("Master Plan"); and

WHEREAS, Applicant's preliminary plan application was designated Preliminary Plan No. 11986115A, ("Preliminary Plan" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated July 6, 2007 setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on July 19, 2007, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

APPROVED AS TO LEGAL SUFFICIENCY  
*[Signature]* 25 Sept 07  
 M-NCPPC LEGAL DEPARTMENT

<sup>1</sup> This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.



WHEREAS, on July 19, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Bryant, Cryor, Hanson, Lynch and Robinson, voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan No. 11986115A to amend the Preliminary Plan approval for one lot on 35.57 acres of land located in the southwest quadrant of the intersection of Key West Avenue and Medical Center Drive ("Property" or "Subject Property"), in the Shady Grove Special Study Master Plan Area ("Master Plan"), 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, and general office space for a maximum total of 894,636 square feet, with no more than 50% of the gross floor area to be general office space.
- 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 Site Plan review 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) Subject to Condition 4, the Applicant must comply with the conditions of the DPWT letter dated June 1, 2007 unless otherwise amended.
- 7) Final approval of the number and location of buildings, dwelling units, 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 (894,636 total square feet) 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.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Preliminary Plan substantially conforms to the Master Plan.*

The Subject Property is located in the Shady Grove Study Area Master Plan. The Master Plan conforms with the land use recommendations contained in the Life Sciences Center Development Plan Update, adopted by the County Council in September 1986. The current Development Plan creates a central core area of health care facilities. Educational and life sciences facilities are located on sites outside the central core. The Development Plan also encourages office/commercial and worker-related retail development. The 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 Application complies with the requirements of the Master Plan.

- 2. Public facilities will be adequate to support and service the area of the proposed subdivision.*

The review of this Application is primarily a review to determine if it meets the adequate public facilities requirements for vehicle trips generated by the additional square footage. As discussed below, the proposed plan and improvements satisfy all requirements.

#### Site Access, Vehicular, and Pedestrian Circulation

Vehicular access to the site would 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 Planning Board finds the existing and proposed access to the site, as shown on the Site Plan, to be safe and adequate.

#### Local Area Transportation Review

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 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.

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.

The Board finds that the subject Preliminary Plan Amendment Application satisfies LATR congestion standard of 1,475 CLV with the above-referenced improvements at identified locations.



3. *The size, width, shape, and orientation of the proposed lots are appropriate for the location of the subdivision.*

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 lot and uses. The proposed lot size, width, shape and orientation are appropriate for the location of the subdivision.

The lot was reviewed for compliance with the dimensional requirements for the LSC zone as specified in the Zoning Ordinance. The lot as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks in that zone. The Application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan.

4. *The Application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A.*

The site does not contain any environmentally sensitive areas and the plan is exempt from the county's Forest Conservation Law.

5. *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.*

At the 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.

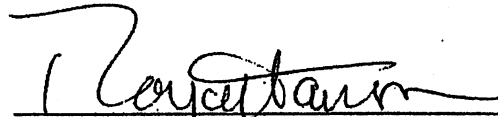
BE IT FURTHER RESOLVED, that this Preliminary Plan will remain valid for 36 months from its Initiation Date (as defined in Montgomery County Code Section 50-35(h), as amended) and that prior to the expiration of this validity period, a final record plat for all property delineated on the approved Preliminary Plan must be recorded among the Montgomery County Land Records or a request for an extension must be filed; and

BE IT FURTHER RESOLVED, that the date of this Resolution is OCT 18 2007 (which is the date that this Resolution is mailed to all parties of record); and

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

\* \* \* \* \*

At its regular meeting, held on Thursday, October 4, 2007, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Robinson, seconded by Commissioner Bryant, with Commissioners Hanson, Robinson, and Bryant voting in favor, and Commissioners Cryor and Lynch absent, ADOPTED the above Resolution, 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. 11986115A, Montgomery County Medical Center Amendment.

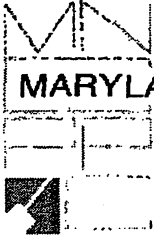


Royce Hanson, Chairman  
Montgomery County Planning Board

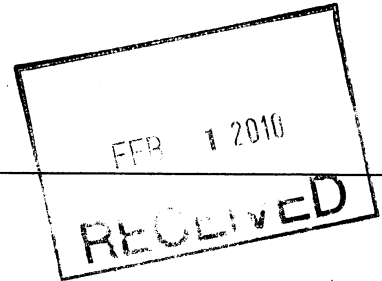


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



MONTGOMERY COUNTY PLANNING BOARD  
OPINION



Site Plan Review #8-86065  
Project Johns Hopkins University

On June 27, 1986, The Hillier Group submitted an application for the approval of a site plan for property in the R-200 zone. The application was designated Site Plan Review #8-86065.

On August 7, 1986, Site Plan Review #8-86065 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 Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development; and
4. the site plan is consistent with the approved (by MCPB) Shady Grove Life Sciences Center Development Plan Update.

and approves Site Plan Review #8-86065 subject to the following conditions:

1. A Site Plan Enforcement Agreement and Development Program shall be submitted for staff's approval.

The Johns Hopkins University Master Plan should incorporate the following:

2. The parking lots and deck should be sunk into the site so parking levels are lower than or at least equal to the adjoining street grades unless engineering studies show that its unfeasible. More at-grade parking is recommended to allow additional and more optimal conditions for tree growth; the parking deck will ultimately become a three-level parking garage.
3. The parking lots should contain a maximum of green space to counterbalance the immense paved surface and should look like a

formalized forest. Eight-foot linear parking islands shall separate every double row of head-on parking spaces and tree islands parallel to the cars shall be added as indicated on a concept sketch to be presented at the hearing.

4. The pedestrian plaza (and buildings) should be elevated so the plaza ground plane is approximately four feet above the grade of the adjoining parking surface and edged with an appropriate railing. Pedestrian connections between the parking lot and pedestrian plaza ~~should occur on two sides of the entry.~~
5. A suitable pedestrian, vehicular, and spatial transition should be made in future site plans between the Johns Hopkins University site and the southern half of the Shady Grove Life Sciences Center. Interim plans should maintain a continuous path connection.
6. The number of parking spaces shall be reevaluated with each site plan to reflect an on-going analysis of existing parking lot usage to be carried out by the applicant.
7. More parking lot-to-building path connections should be added. A path connection to the intersection of Omega Drive and Key West Avenue should be added to conform to the Development Plan Update recommendations.
8. The Development Plan Update and the Johns Hopkins University Master Plan will serve as a guide for remaining development of the site unless amended. The continuity of the building form over time will be of key importance for future site plans. More detailed phasing of buildings, parking, open space development, and student population should be submitted with the next site plan.

The Phase One Site Plan should incorporate the following:

9. All revisions made in the Johns Hopkins University Master Plan shall be reflected in this site plan where applicable. All revised plans shall be submitted to staff for their review and shall meet with their approval.
10. The first phase parking lot shall have at least 10% of the parking spaces reserved for carpools and, excepting handicapped spaces, they shall be located most conveniently to the building.
11. The pedestrian plaza shall be constructed for one hundred feet to provide useable pedestrian open spaces.
12. Landscaping plans, which include parking lot-to-building sidewalks, shall be adjusted to reflect any new parking lot location. Additional green space shall be provided to follow the concept sketch presented to the Planning Board. Crosswalks shall be marked in the vehicular travel lanes and shall be highly visible and shall have a change in paving materials.
13. Beyond the Phase I Site Plan, eight-foot asphalt walks should be built to connect the front entry of this project to Key West Avenue and the



southern half of the core parcels of the Shady Grove Life Sciences Center.

14. The conditions of the M-NCPPC Environmental Planning Division memo dated July 28, 1986, shall apply to this Site Plan and shall include relocation of the stormwater management pond riser to the side slope of the pond and inclusion of oil/grit separators within the parking lot.

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15. ~~Lighting fixtures shall be in accord with the lighting standards and styles approved in the Development Criteria.~~
16. Blackwell Road shall be extended between Broschart Road and Medical Center Drive to connect to the internal circular street (Village Street) or other connections as shown on staff sketch. Ownership of the street is to be retained by Montgomery County.

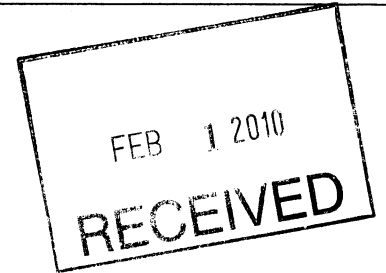


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

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MONTGOMERY COUNTY PLANNING BOARD

OPINION



**DATE MAILED:** February 25, 2003

**SITE PLAN REVIEW #:** 8-86065A

**PROJECT NAME:** Johns Hopkins University – Concept Master Plan Amendment

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*Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Robinson, with a vote of 4-0, Commissioners Berlage, Bryant, Robinson and Wellington voting for, and no Commissioners voting against. Commissioner Perdue was necessarily absent.*

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The date of this written opinion is February 25, 2003, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before March 26, 2003 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On February 13, 2003, Site Plan Review #8-86065A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

- 1. The Site Plan is consistent with an approved development plan or a project plan for the optional method of development if required;*
- 2. The Site Plan meets all of the requirement of the LSC zone;*
- 3. The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*



4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board APPROVES Site Plan #8-86065A, which consists of a Concept Master Plan Amendment for Johns Hopkins University Campus on 35.57 acres subject to the following conditions:

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Signature Set Documents and Drawings:

1. Submit a Site Plan Enforcement Agreement and Development Program for review prior to approval of the signature set.
2. No building permits for development in excess of 375,000 square feet shall be issued until an amendment to Condition # 2 of the Preliminary Plan #1-86115R is obtained to increase the permitted density level.
3. All conditions of the earlier approval shall remain in effect except, as expressly modified by the Planning Board's approval of subsequent site plans and this proposed amendment and the applicable conditions of this approval.
4. Prior to the release of the building permit for Building 3, submit for staff review the "as-built" gross square footage areas for existing Buildings 1, 2 and Building 3 as proposed.
5. The bike path shall include no less than a 4 foot Class II marked path within the street and shall be included within the sidewalk in the northern portion of the future Blackwell Road.