



Limited Site Plan Amendment No. 81998022F: QIAGEN Campus at Germantown Business Park

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Staff Report Date: 05-24-13

Description

**Limited Site Plan Amendment No. 81998022F:
QIAGEN Campus at Germantown Business Park**

Proposal to construct 244,000 square feet building for office/ research and development uses; construct a 2-level parking garage; add 3rd level to an existing parking garage; reconfigure the main entry area; and revise the Lighting and Landscape Plans on 18.40 acres of land zoned I-1 and O-M. Located on the west side of Germantown Road (MD 118) and north of Dawson Farm Road within the Germantown Master Planning Area.

Staff Recommendation: Approval with Conditions

Applicant: QIAGEN Sciences, Inc.

Application Date: August 16, 2012

Review Basis: Chapter 59-D Zoning Districts – Approvals Procedures



Summary

- In prior approvals the subject property (“Subject Property”) consisted of two lots (Lot 1 and 6); however, these lots have been consolidated into one lot by a minor subdivision record plat submitted September 20, 2013. Therefore, the Subject Property has been referenced as one Lot 7 within this report.
- This Application conforms to the binding elements of the Schematic Development (G-662); as the development phasing plan was specifically approved by the subsequent Preliminary and Site Plans.
- The original office use (400,000 maximum square feet) was expanded to include Research & Development (R&D), warehouse, manufacturing and office uses when the ownership of the Subject Property was changed in 1999. The expanded uses were accepted and approved by the Planning Board in February 2000; the maximum number of peak hour trips (672 AM and 596 PM) allowed for office use is the limitation placed on this development.
- The number of peak hour trips generated by the proposed maximum gross floor area (544,000 square feet) does not exceed the total number of peak hour trips approved by the previously approved Preliminary Plan; therefore Staff recommends approval of this Application.

RECOMMENDATION AND CONDITIONS

The modifications requested under this Application do not alter the overall design character of the development in relation to the original approval, and the development remains compatible with existing and proposed developments adjacent to the site. The Applicant proposes to construct 244,000 square feet building for office and R&D uses, construct a 2-level parking garage, add third level to an existing parking garage, reconfigure of the main entry area and revise the Lighting and Landscape Plans on 18.40 acres of land zoned I-1 and O-M. These modifications do not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.

Staff recommends approval of Site Plan No. 81998022F, QIAGEN Campus at Germantown Business Park, for the amendments delineated above. All site development elements shown on the Site and Landscape Plans stamped "Received" by the M-NCPPC on May 17, 2013 are required except as modified by the following conditions.

Conformance with Previous Approvals

1. Development Plan Conformance
The development must comply with the binding elements of the Schematic Development Plan G-662.
2. Preliminary Plan Conformance
The development must comply with the conditions of approval for Preliminary Plan No. 11981142R as listed in the Planning Board Resolution (mailed February 24, 2000) unless amended.

Environment

3. Stormwater Management
The development is subject to stormwater management (SWM) concept approval conditions in a letter from Montgomery County Department of Permitting Services (MCDPS) dated June 21, 2012 unless amended and approved by MCDPS.
4. The Forest Conservation Plan (FCP) will be updated with standard notes, a developer's certificate and new limits of disturbance.

Transportation

5. Under the peak hour traffic generation by the uses, the development of the Subject Property is limited to 544,000 square feet with the following mixed use density:
 - a. 124,450 square feet of R&D;
 - b. 106,430 square feet of Warehouse;
 - c. 229,120 square feet of Manufacturing; and
 - d. 84,000 square feet of Office.

Site Plan

6. Lighting
 - a. The lighting distribution and photometric plan with summary report and tabulations

- must conform to IESNA standards for commercial development.
- b. On-site light fixtures directly adjacent to the county road and neighboring properties must be full cut-off fixtures.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the light poles must not exceed 14 feet including the mounting base.

7. Surety

Prior to issuance of first building permit within each relevant phase of development, Applicant must provide a performance bond(s) or other form of surety in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. Applicant must provide a cost estimate of the materials and facilities, which, upon staff approval, will establish the initial surety amount.
- b. The amount of the bond or surety must include plant material, on-site lighting, recreational facilities, site furniture, and entrance signage within the relevant phase of development.
- c. Prior to issuance of the first building permit, Applicant must enter into a Site Plan Surety & Maintenance Agreement with the Planning Board in a form approved by the Office of General Counsel that outlines the responsibilities of the Applicant and incorporates the cost estimate.
- d. Bond/surety must be tied to the development program, and completion of plantings and installation of particular materials and facilities covered by the surety for each phase of development will be followed by inspection and reduction of the surety.

8. Development Program

The Applicant must construct the development in accordance with a development program that will be reviewed and approved by Maryland National Capital Park and Planning Commission (M-NCPPC) prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. On-site amenities including, but not limited to, sidewalks, benches, trash receptacles, and bicycle facilities associated with each parking facility or building must be installed prior to release of any building occupancy permit.
- b. Clearing and grading must correspond to the construction phasing to minimize soil erosion, the Final Forest Conservation Plan, the Sediment Control Plan, the M-NCPPC inspection and approval of all tree-save areas and protection devices.
- c. The development program must provide phasing for installation of on-site landscaping and lighting associated with each parking facility or building, subject to seasonal requirements.
- d. Landscaping associated with each parking facility or building must be completed as construction of each parking facility or building is completed, subject to seasonal requirements.
- e. Pedestrian pathways and seating areas associated with each parking facility or building must be completed as construction of each parking facility or building is completed.
- f. The development program must provide phasing SWM, sediment and erosion control and other features.

9. Certified Site Plan

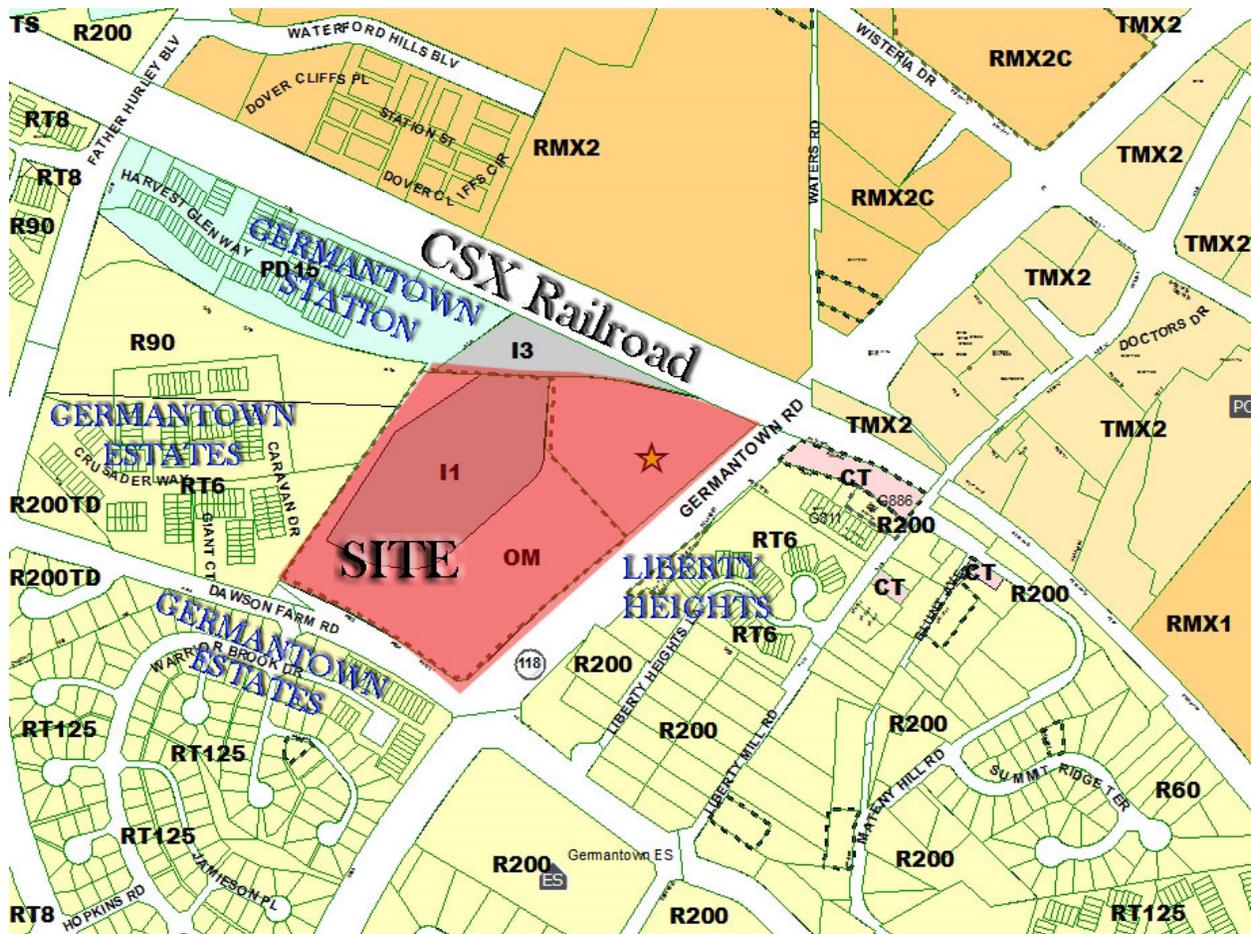
Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided is subject to M-NCPPC Staff review and approval:

- a. Include the SWM concept approval, Fire and Rescue approval letter, development program, inspection schedule, and Site Plan resolution on the approval or cover sheet.
- b. Add a note to the Site Plan stating that “M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading”.
- c. Modify data table to reflect development standards enumerated in the Staff Report.
- d. Ensure consistency of all details and layout between Site and Landscape Plans.

SITE DESCRIPTION

Vicinity

The Subject Property is zoned I-1 (7.62 acres) and OM (16.71 acres) within the Germantown Master Planning area. Germantown Road (MD 118) forms the southern property boundary, Dawson Farm Road forms the western boundary and the CSX railroad tracks directly adjoin the eastern edge of the Subject Property. A wooded stream valley buffer separates the Subject Property from the residential neighborhoods toward the north and west. The Liberty Heights subdivision (single-family homes) is located across MD 118 toward the south and is zoned R-200 and RT-6. Germantown Estates subdivision is located toward the north and west, and is developed with townhouses that are zoned R-200, RT-6 and RT-12.5. Germantown Station subdivision is located toward the northeast and is zoned PD-15.



Vicinity Map

Site Analysis

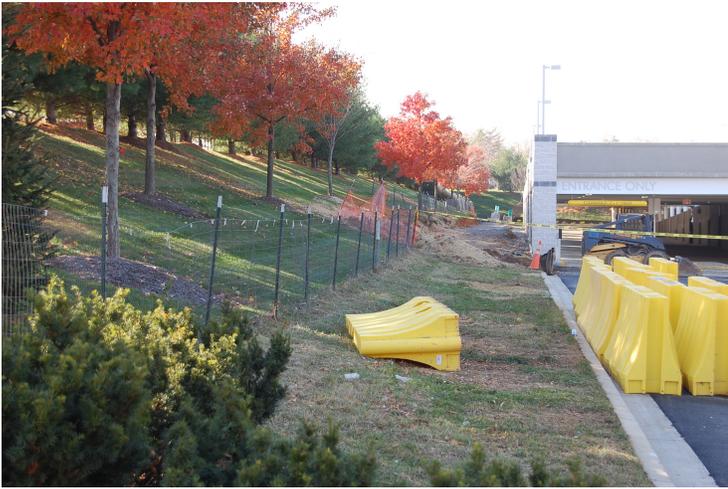
The Subject Property serves as the North American headquarters and manufacturing center of QIAGEN Sciences, Inc. The R&D uses (approximately 64,450 square feet), manufacturing/ production uses (approximately 118,455 square feet), warehouse and distribution uses (approximately 58,495 square feet).

feet), a 2-story parking garage and surface parking facility and a temporary surface parking facility located northeast of the main entrance from MD 118.



Aerial Photo

The site is currently improved with parking facilities (structured and surface), which are set back from MD 118 approximately 90 feet. The R&D, manufacturing and warehouse buildings are connected at the center of the site approximately 387 feet from MD 118, and approximately 335 feet from Dawson Farm Road. The topography along MD 118 rises up with the landscape berm that obscures major views from the roadways. The existing 2-story structured parking facility is adequately buffered from MD 118. The major views from Dawson Farm Road are adequately buffered, particularly near the existing SWM pond, the Category I Forest Conservation Easement and the stream valley buffer toward the north and northwest corners of the Subject Property.



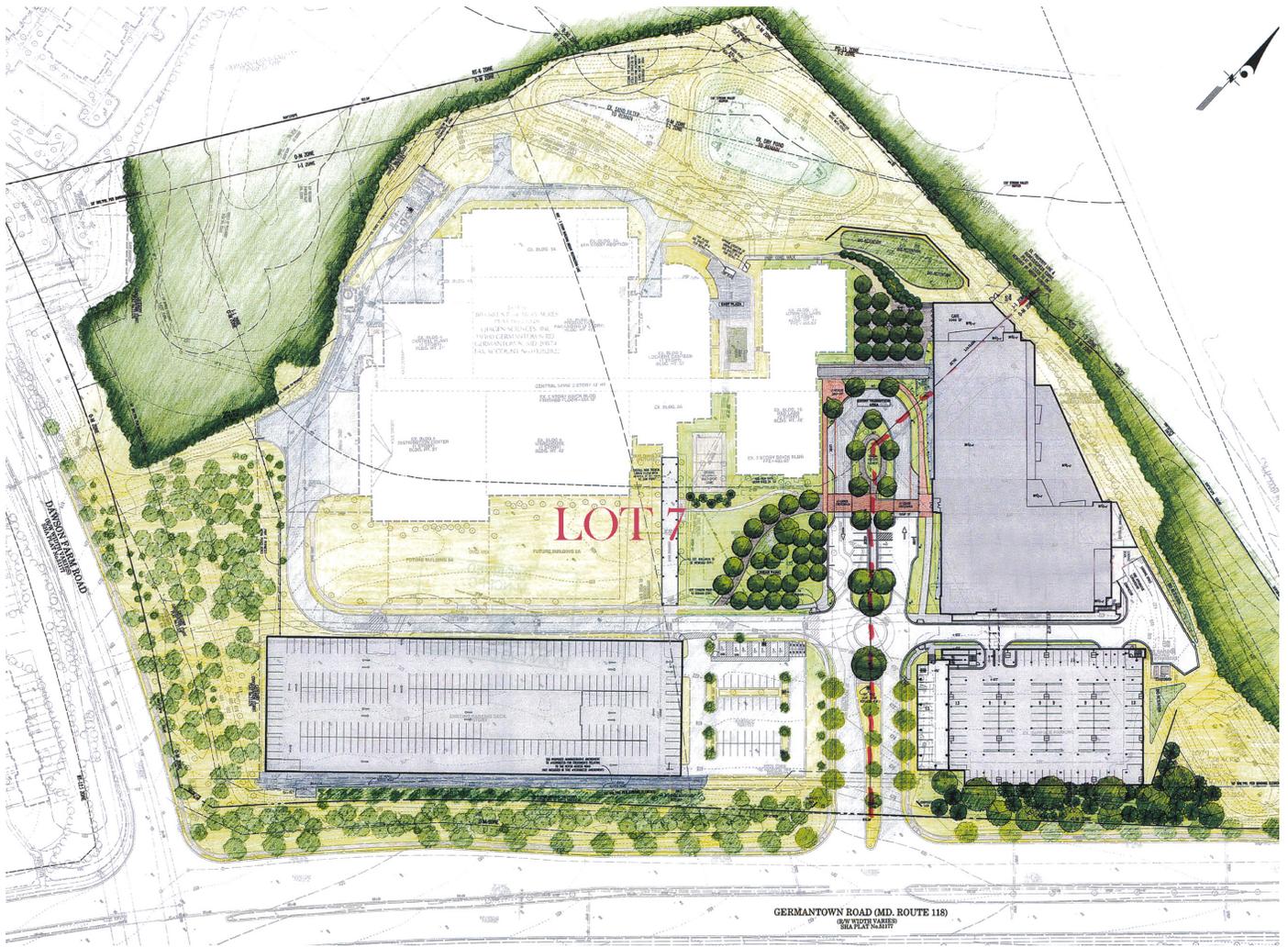
Major Views: Existing Conditions along MD 118

The Subject Property is within the Little Seneca Creek watershed. There are no known rare, threatened, or endangered species on-site; and with the exception of the stream valley buffers, there are no known historic properties or features on-site. The existing conditions were constructed during Phase I, the current Site Plan Application will discuss the beginning stages of Phase II.

PROJECT DESCRIPTION

Proposal

The Applicant has submitted a record plat to consolidate Lots 1 and 6, shown on the approved Site and Preliminary Plans, into one Lot 7 (*Appendix A*); therefore the following modifications will be applied to the entire campus and the site will no longer be referenced under individual lots:



Rendered Landscape Plan

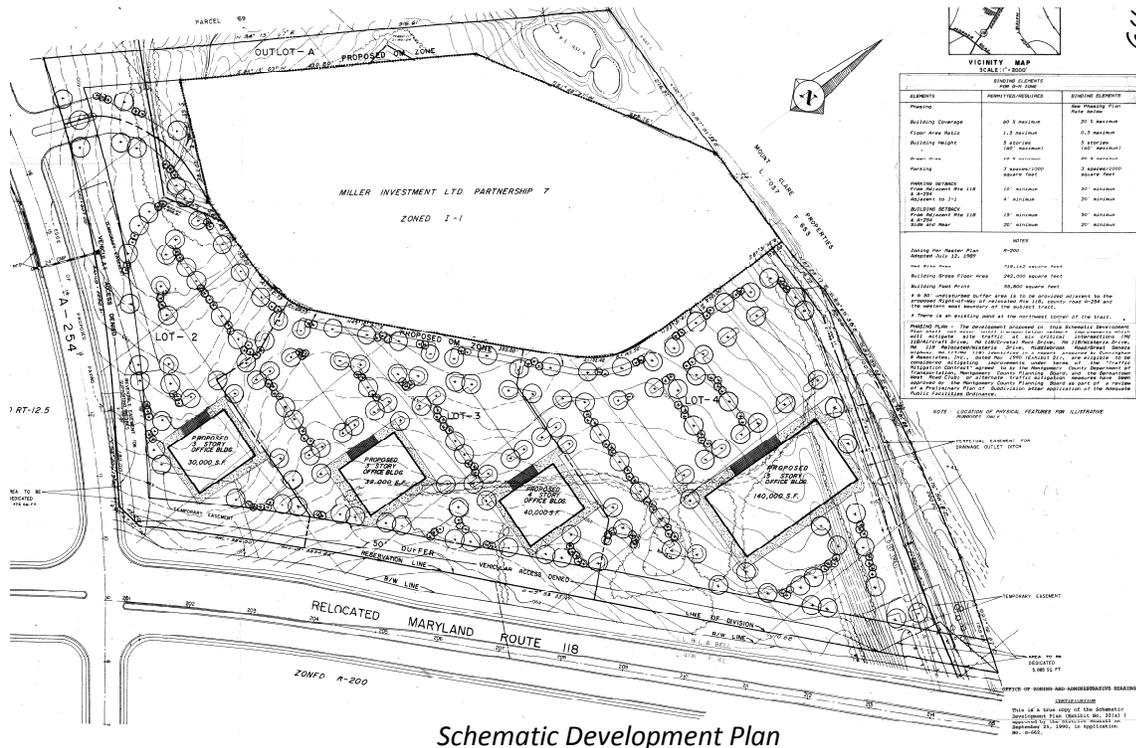
The current mixed-use density was first approved by Site Plan No. 81998022B, when the ownership of the Subject Property was changed in 1999. The original Preliminary Plan established the maximum peak hour trips for 400,000 square feet of office use based on the initial traffic study. The proposed peak hour trips for the current Site Plan Application were verified by the submitted traffic statement and reviewed by the M-NCPPC Staff. This Application proposes to increase the maximum gross floor area approved by the previous Site Plan No. 81998022E from 389,950 square feet to 544,000 square feet. The proposed uses are consistent with the previous approvals, and the increase in the gross floor area will not exceed the maximum peak hour trips (672 AM peak hour trips, 596 PM peak hour trips) permitted under the approved Preliminary Plan. Table 1 below compares the increased mixed-use density and the related total peak hour trips approved by the previous Site Plan (No. 81998022E) and proposed in this Application.

Table 1

Type of Use	Site Plan No. 81998022E (associated peak hour trips)	Proposed Gross Floor Area (associated peak hour trips)
Research & Development Uses (sf.)	64,450 sf. ¹ (Max. 172 AM, 165 PM)	124,450 sf. (Max. 161 AM, 155 PM)
Manufacturing/ Production Uses (sf.)	118,455 sf. (Max. 65 AM, 77 PM)	229,120 sf. (Max. 161 AM, 163 PM)
Warehouse & Distribution Uses (sf.)	58,495 sf. (Max. 68 AM, 48 PM)	106,430 sf. (Max. 85 AM, 63 PM)
Office Uses (sf.)	148,550 sf. (Max. 145 AM, 150 PM)	84,000 sf. (Max. 135 AM, 141 PM)
Totals:	389,950 sf. (Max. 450 AM, 440 PM)²	544,000 sf. (Max. 542 AM, 522 PM)

Previous Approvals

Sectional Map Amendment (G-652) was approved February 13, 1990 for the re-zoning the outermost portions of the Subject Property to R-200 (a.k.a. the portions nearest to Germantown Road and Dawson Farm Road, which will later become OM), and did not rezone the innermost portion of the property, which remained in the I-1 Zone.



¹ The original Site Plan actually approved 129,050 square feet for R&D uses.

² Original Preliminary and Site Plans approved a maximum 400,000 square feet of office use; which would have permitted a maximum of 672 AM and 596 PM total peak hour trips.

Schematic Development Plan (G-662) was adopted September 25, 1990 for the reclassification of 16.49 acres from R-200 to the OM Zone. Binding elements pertaining to coverage FAR, green area, parking setbacks, building setbacks and building height were established in addition to a phasing plan. The original plan proposed a maximum of 240,000 square feet of gross building floor area on only the OM portion of the property in two 3-story, one 4-story, and one 5-story office buildings.

PRELIMINARY PLANS

Preliminary Plan No. 119811420 was approved by the Planning Board (resolution mailed on November 15, 1989) for 9 lots on 24 acres of land zoned I-1. Full development of the site limited to 402,000 sf. of office uses, with 37,500 of office uses generating no more than 150 employees permitted in Phase I, based on the Planning Board's allocation of staging ceiling capacity.

Amended Preliminary Plan No. 119811420 was approved by the Planning Board (resolution mailed August 10, 1994) for 9 lots on 24 acres of land zoned I-1 and OM. The development was amended to include a maximum of 192,500 square feet of office, which generates no more than 770 total employees.

Amended Preliminary Plan No. 11981420 was approved by the Planning Board (resolution mailed August 29, 1994) for 9 lots on 24 acres of land zoned I-1 and OM, subject to conditions. The development included a maximum of 400,000 sf. of office generating no more than 1600 total employees (672 new peak hour trips, and 596 off-peak hour trips). Roadway improvements were necessary for the release of the building permits.

Amended Preliminary Plan No. 119811420 was approved by the Planning Board (resolution mailed on March 28 1997) for 9 lots on 24 acres of land zoned I-1 and OM, subject to conditions. Phase I consisted of 168,000 sf. maximum development for the land zoned I-1, and Phase II consisted of 232,000 sf. maximum development for the land zoned OM. An extension of the validity period for the Preliminary Plan was also granted.

Revised Preliminary Plan No. 11981142R was approved by the Planning Board (resolution mailed on February 24, 2000) for the consolidation of 4 lots on 18.45 acres of land zoned I-1 (7.6 acres) and OM (10.85 acres) into one lot (Lot 6), subject to conditions. All remaining gross floor area (400,000 square feet) was retained on the overall property, with a maximum 300,000 square feet on Lot 6 (including 130,000 of Research & Development (R&D), 100,000 square feet of Manufacturing and 100,000 square feet of Warehouse).

A Preliminary Plan Extension was approved by the Planning Board in December 2006. Therefore, the APFO validity period for this subdivision has been extended until August 29, 2018.

SITE PLANS

Site Plan No. 819980220 was mailed April 22, 1998 for the approval of 231,600 square feet of office on 16.5 acres of land zoned OM, subject to conditions. The ownership of the property at this time was different from the current Applicant, and this project was never constructed.

Site Plan No. 81998022A was approved by the Planning Board (resolution mailed January 24, 2000) for the construction of 300,000 square feet of R&D on Lot 6 only.

Site Plan No. 81998022B was approved by the Planning Board (resolution mailed October 28, 2002) for the construction of 78,300 square feet of office and 11,700 square feet of day-care or 90,000 square feet of office on 5.88 acres of land zoned OM. A parking waiver for 11 spaces was also granted.

Site Plan No. 81998022C was approved by the Planning Board (resolution mailed July 31, 2009) for the construction of a temporary parking facility, redistribution of R&D uses (building additions), revisions landscape plans, addition of mechanical equipment, reconfiguration of the entrance drive, restriping the handicap spaces, and providing fire access at the rear of the building.

Site Plan No. 81998022D was an Administrative Site Plan Amendment signed by the Planning Director on October 27, 2010 for the approval of the reallocation of gross floor area from Building 4A and 2A to Building 3A, addition of the transformers at Building 4 & 8, add underground fire protection vault behind Building 3A, remove exterior stairwell on Building 3A, and add 6 foot mulch path around SWM pond.

Site Plan No. 81998022E was an Administrative Site Plan Amendment signed by the Planning Director on November 20, 2012 for the approval of the provision of hard-surface access route required by PEPCO, transformers, a hard-surface pathway for emergency egress from Building 2, accessible egress from the parking garage and the installation of a generator pad.

FINDINGS

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved Project Plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the Project Plan.*

On February 13, 1990 the Sectional Map Amendment (G-652) was approved, and on September 25, 1990 the Local Map Amendment and Schematic Development Plan were adopted. This approval includes binding elements specifically pertaining to the building coverage, FAR, green area, parking setbacks, building setbacks and building height. The actual plan illustrated office uses (within 3 to 5-story building) and surface parking facilities on the OM portion of the property. The Local Map Amendment did not include the I-1 portion, and only rezoned the outermost portions of the property (near Germantown Road and Dawson Farm Road). A note regarding the development phasing was referenced in the opinion and on the actual plan, and established that the Schematic Development Plan shall not occur until the transportation network improvements had been agreed on and finalized. The following Table 2 compares the binding elements of the Schematic Development Plan to the current application.

Table 2: Comparison of Current Application to the Schematic Development Plan (Binding Elements)

	Required Binding Elements within the OM Zone	Proposed within the OM Zone
Max. Building Coverage (%) ³	20 %	13 %
Max. Floor Area Ratio (FAR)	0.5 FAR	0.41 FAR
Max. Building Height	5 stories (60 feet)	5 stories (60 feet)
Min. Green Area (%)	20 %	57 %
Min. Parking Setbacks (ft.)		
From MD 118	50 ft.	50 ft.
From Dawson Farm Road (A-254)	50 ft.	95 ft.
Min. Building Setbacks		
From MD 118	50 ft.	55 ft.
From Dawson Farm Road (A-254)	50 ft.	95 ft.
From the westernmost boundary	50 ft.	400 ft.

Staff finds that the current Application conforms to the binding elements of the Schematic Development Plan. The development phasing for the Subject Property was determined based on more detailed information (e.g. a traffic study) and approved with the subsequent approvals thereafter.

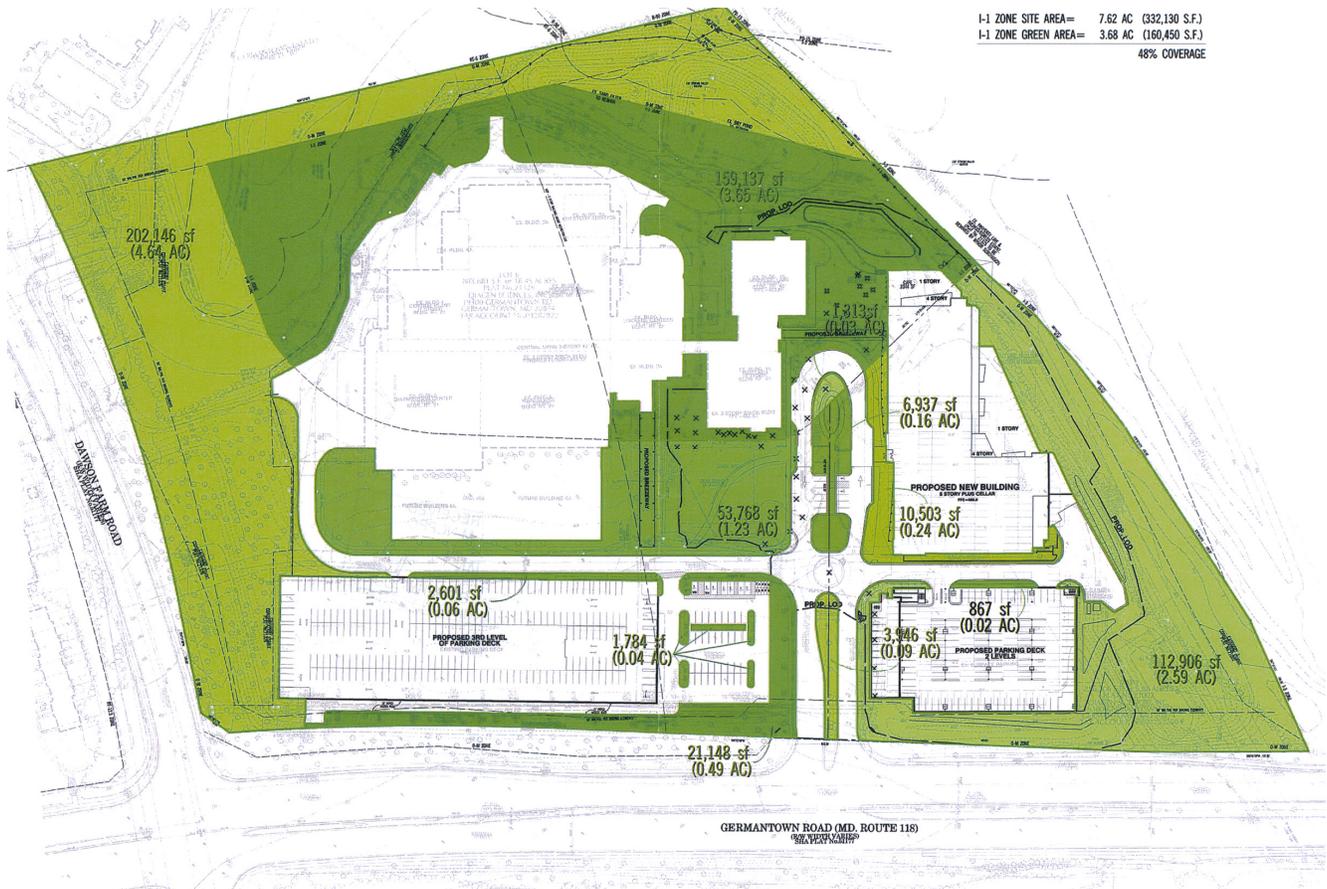
2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The proposed uses are allowed in the I-1 Zone, and the Site Plan fulfills the purpose by accommodating small to medium scale industrial activities, including R&D, warehousing and storage activities, light manufacturing and assembly of products, and other similar uses. This application meets the maximum building height, coverage, floor area ratio (FAR) and setback requirements for the I-1 Zone. With respect to the proposed green area within the I-1 portion of the Subject Property, approximately 48 percent of the area is dedicated toward green space.

The proposed uses are also allowed in the OM Zone, and the Site Plan fulfills the purpose by providing locations for moderate intensity office buildings in areas outside of the central business districts. Area where high-intensity uses are not necessarily appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighboring properties. This Application meets the building height, lot coverage, FAR and setback requirements for the OM zone. With respect to the proposed green area within the OM portion of the Subject Property, approximately 57 percent of this area will be dedicated toward green space.

The following diagram clearly illustrates the relationship of green space areas, improved circulation systems and building locations.

³ This does not include the parking structure, because the OM Zone permits additional building coverage for parking structures (Chapter 59E-?).



Green Space Diagram

Development Standards

The following Project Data Table indicates the proposal’s compliance with the Zoning Ordinance. Only the standards that are affected by this amendment are listed; a comprehensive modified data table will be included on the Certified Site Plan. In accordance with the Zoning Ordinance (section 59E-3.7) and the binding elements of the Schematic Development Plan, the off-street parking requirements for the office use remain unchanged from the previously approved Site Plan Amendment No. 81998022B. The R&D use does not have an associated parking rate calculation. However, the previously approved Site Plan Amendment Nos. 81998022A, 81998022C and 81998022D assumed the parking rate calculations of the industrial, manufacturing establishment or warehouse for these particular uses, including R&D.

Table 3: Project Data Table for the I-1 and OM Zones

	Required By I-1 Zone & the Binding Elements	Provided Within I-1	Required By OM zone & the Binding Elements	Proposed Within OM
Max. Building Height (ft.)	120 ft. (approx. 10 stories)	79 ft. (approx. 6 stories)	5 stories	5 stories (approximately 60 ft.)
Min. Green Area	10 %	47 %	10 %	57 %
Max. Building Coverage	N/A	N/A	20 %	13 %
Min. Building Setbacks				
From Master Plan ROW (ft.)	N/A	N/A	15 ft.	55 ft.
From Adjacent Residential Properties toward the northwest (ft.)	50 ft.	150 ft.	20 ft.	35 ft.
From Adjacent Industrial Property toward the northeast (ft.)	N/A	35 ft.	20 ft.	35 ft.

Parking Calculations

	Required	Proposed
Structured Parking Facilities		
Standard Spaces	N/A	958 spaces
ADA Spaces	N/A	17 spaces
Entry Area (structured)		
Standard Spaces	N/A	12 spaces
ADA Spaces	N/A	2 spaces
Surface Parking Facilities		
Standard Spaces	N/A	36 spaces
ADA Spaces	N/A	6 spaces
Total Parking Spaces	942 spaces*	1,031 spaces
Min. Motorcycle Spaces	16 spaces	16 spaces
Min. Bicycle Spaces	32 spaces	32 spaces

*Required Parking Calculations

- Office Space (84,000 sf. @ 3 spaces/ 1,000 sf.) = 252 spaces
- R&D, Manufacturing/ Production and Warehouse & Distribution space (460,000 sf. @ 1.5 spaces/ 1,000 sf.) = 690 spaces

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

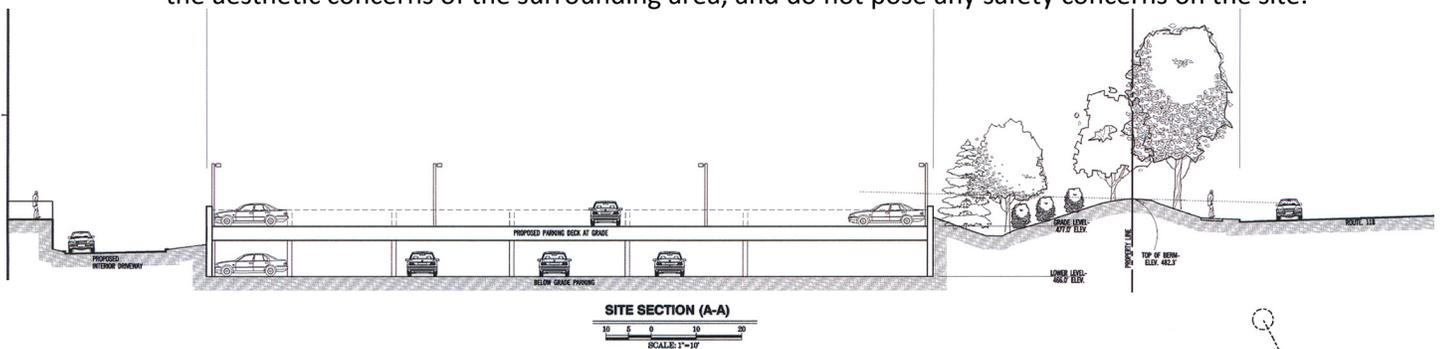
The original conceptual plan (as shown on the Schematic Development Plan) was never constructed, because the current owner (QIAGEN, Inc.) amended the Preliminary and Site Plan in February 2000. QIAGEN’s acquisition of the Subject Property established new lots lines, a new mix of uses, square footage allocations and maximum peak hour trips.

Vehicular Circulation

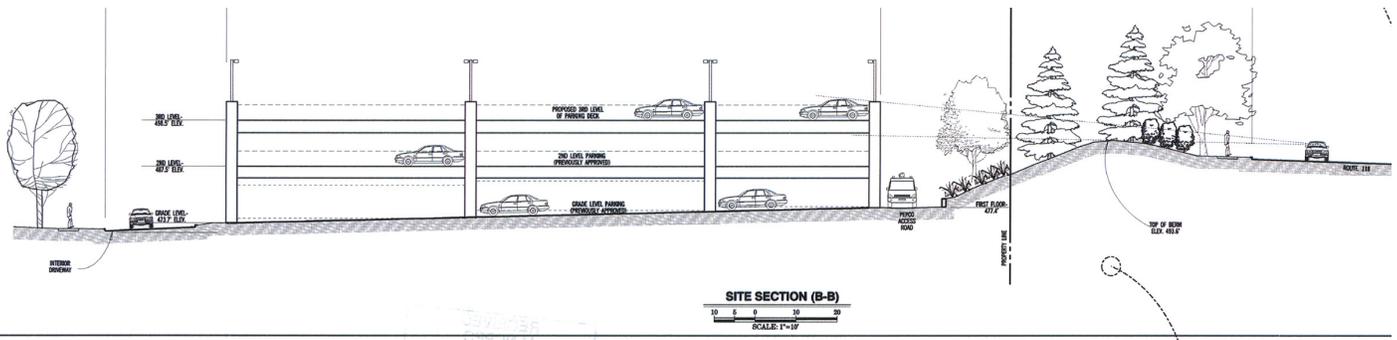
With regards to the vehicular circulations systems, Table 1 (page 10 of this report) compares the total peak hour trips of the previous approvals to the current proposal. Based on the traffic analysis and statement, the Subject Property will generate 130 less AM peak hour trips and 74 less PM peak hour trips when compared to the previous approvals. The original Preliminary Plan established a maximum gross floor area for 400,000 square feet of office, which generates a maximum of 672 AM peak hour trips and 596 PM peak hour trips. Therefore, the existing and proposed vehicular circulation will be adequately accommodated on-site and will not negatively impact the surrounding intersection improvements.

Locations of Buildings and Structures

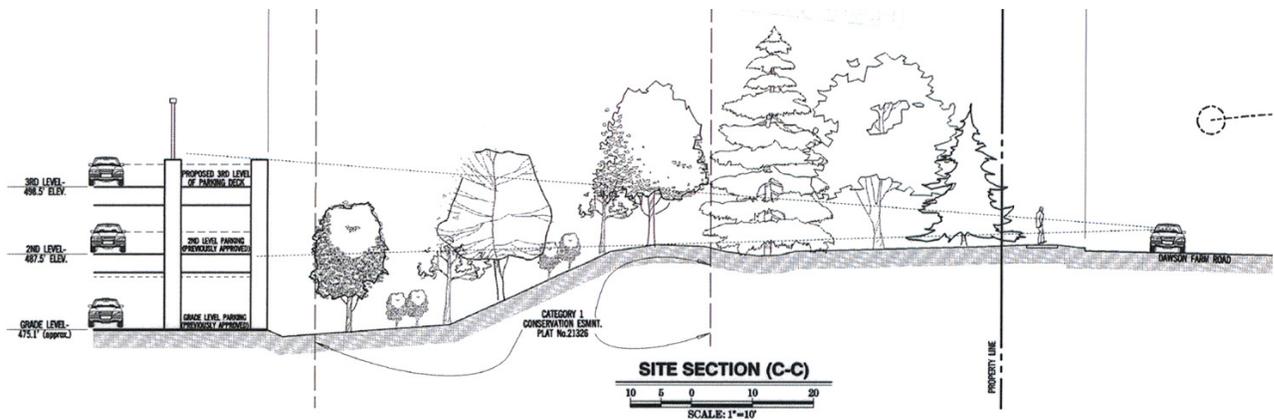
The existing and proposed buildings are centrally located, which are appropriate for the character envisioned by the Germantown Master Plan. The building locations and orientations provide safe access to the parking structures and allow maximum sun exposure within the entrance courtyard during the peak hours of the day. This Application proposes to remove the temporary surface parking lot, and replace it with a 5-story building (244,000 square feet) and a 2-level parking structure. In addition to these improvements, a third level will be added to the existing parking structure. The building height of the new 5-story building (approximately 60 feet) is measured from the top of the roof surface to the average elevation of the grade at the front of the site. The building is designed to comply with the County’s Green Building Law, and is compatible with the existing campus facilities. The existing and proposed parking structures step down to surface parking facilities directly adjacent to the entrance of site, in order to maximize the major views and sunlight into the site. The new parking structure will be adequately buffered by the planted berm along MD 118. The upper level parking deck will appear as a surface parking lot to the extent that it may be visible from the roadway. Staff finds the locations of the buildings and structures to be adequate, safe and efficient, while meeting the aesthetic concerns of the surrounding area, and do not pose any safety concerns on the site.



Section A-A: Proposed Parking Structure (major views from MD 118)



Section B-B: Parking Structure (major views from MD 118)



Section C-C: Parking Structure (major views from Dawson Farm Road)

Pedestrian Circulation, Open Space and Landscaping

The entry courtyard contributes to an attractive “main street” campus environment directly adjacent to the formal drop-off, loading and parking areas. The buildings are arranged to reinforce the courtyard’s edge, which is the terminus of the main access to the site. The existing and proposed plantings provide a screen for the parking facilities, and frame major views into the site. Shade trees and lighting fixtures are proposed along the driveway and sidewalks to enhance the pedestrian environment. The campus setting encourages parking near the entrance of the site, and provides pedestrian sidewalks to guide visitors toward the building entrances and central green spaces areas. The pedestrian linkages also safely connected into the existing sidewalks along Germantown Road and throughout the campus. The proposed open space areas blend into the existing green space areas, and provide an adequate landscape buffer between the development and neighboring residential properties toward the north. Some of the open spaces will serve as SWM quantity controls, which connect into the existing on-site extended detention pond within the rear yard of the Subject Property.

Lighting

Interior lighting will create enough visibility to provide a safe environment, but will not cause glare on the adjacent roads or properties. There are no recreation facilities required for this Site Plan, but seating areas and bicycle facilities are provided. Pedestrian access from the adjacent

sidewalks adequately and efficiently integrates this site into the surrounding area. The vehicular circulation pattern efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation. The building locations, open spaces, landscaping, site details and circulations systems adequately and efficiently address the needs of the proposed uses, while providing a safe work environment.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

This Application will initiate Phase II of the development. The proposed 5-story building and parking facilities are compatible with the adjacent and confronting uses. The existing streetscape along MD 118 will be enhanced with additional landscape plantings to adequately buffer visual impacts of the new 2-level parking garage from the roadway. Both parking structures are adequately buffered from the roadway and the surrounding residential properties, and will not adversely impact existing or proposed adjacent uses. The building orientation and parking calculations are consistent with the previous approvals, and the increase in the gross floor area does not exceed the maximum peak hour trips generated by office use (as previously approved).

The campus expansion will increase the building coverage to approximately 13 percent (not including the parking structures); however, by consolidating the proposed uses into one building, instead of two separate buildings (as previously approved) the energy consumption, building materials and construction activity will be reduced. The temporary surface parking facility (i.e. impervious surfaces) will also be replaced with a more sustainable uses that will not only serve the needs of the Subject Property, but will increase employment opportunities for the surrounding communities. This development will accommodate additional jobs and business components for the company, which ultimately contributes to the County's economic development objectives. The proposed uses are consistent with the existing uses on-site, and will allow the QIAGEN Corporation to better leverage the Montgomery County facilities in response to rapid changes in the biotechnology industry and global operational needs.

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

In accordance with the conditions of approval, the approved FCP will be updated with standard notes, a developer's certificate and new limits of disturbance directly corresponding to the modifications proposed in this Site Plan application. Otherwise, this Application complies with the approved FCP.

The SWM concept was approved by the MCDPS on June 21, 2012, and proposes to meet required SWM goals via green roofs, micro bio-filters and bio-swales. All existing improvements will continue to be served by existing SWM facilities.

CONCLUSION

This Application meets all requirements established by the I-1 and OM Zones and conforms to the recommendations of the Germantown Master Plan. This Application also complies with Chapter 22A, the Montgomery County Forest Conservation Law. Therefore, Staff recommends approval of this Limited Site Plan Amendment subject to the conditions contained at the beginning of this report.

COMMUNITY OUTREACH

The Applicant has complied with all submittal and noticing requirements, and Staff has not received correspondence from any citizens or community groups as of the date of this report.

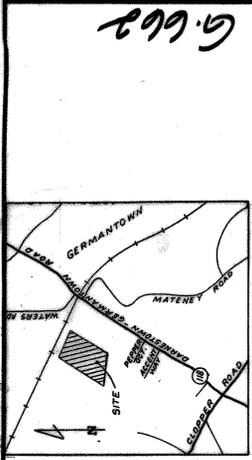
APPENDICES

- A. Previous Approvals
- B. Approval Letters
- C. Statement of Justification

APPENDIX A: Previous Approvals

REVISION	DATE	ADD TREE SAVE NOTE	ADD PHASING NOTES
1	5-22-90		
2	6-15-90		

SCALE	1"=50'
DRAWN	T.C.
DATE	FEB. 1990
SHEET	1 OF 1
FILE NO.	85086-12

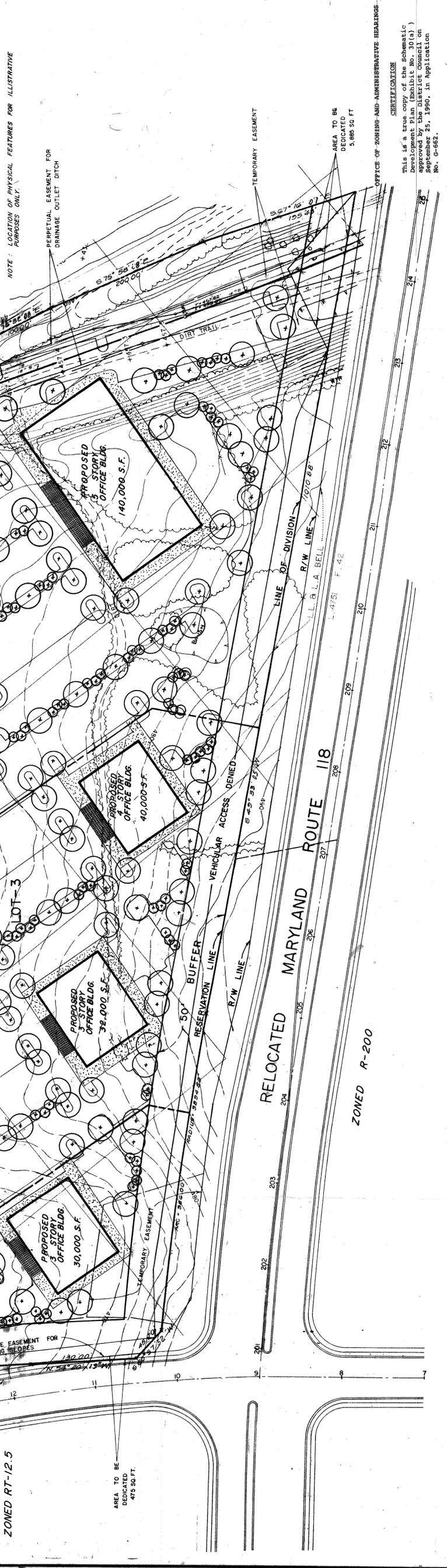


ELEMENTS	PHASING	PERMITTED/REQUIRED	BINDING ELEMENTS FOR CITY ZONE
Building Coverage	40% maximum	See Phasing Plan Rate below	20% maximum
Floor Area Ratio	1.5 maximum		0.5 maximum
Building Height	5 stories (45' maximum)		5 stories (45' maximum)
Green Area	10% minimum		20% minimum
Parking	3 spaces/1000 square feet		3 spaces/1000 square feet
PARKING SETBACK From Adjacent Rte 118 & A-254	10' minimum		50' minimum
BUILDING SETBACK Adjacent to I-1	4' minimum		20' minimum
BUILDING SETBACK From Adjacent Rte 118 & A-254 Side and Rear	15' minimum		50' minimum
			20' minimum

NOTES

Zoning Per Master Plan Adopted July 12, 1989
 R-200
 Net Site Area 718,162 square feet
 Building Gross Floor Area 242,000 square feet
 Building Foot Print 35,600 square feet
 * A 50' undisturbed buffer area is to be provided adjacent to the proposed right-of-way of relocated Rte 118, county road A-254 and the western most boundary of the subject tract.
 * There is an existing pond at the northwest corner of the tract.

PHASING PLAN - The development proposed in this Schematic Development Plan is to be constructed in three phases. Phasing I will mitigate site traffic at six critical intersections: 1) Rte 118/Crystal Rock Drive, 2) Rte 118/Wateria Drive, 3) Rte 118/Wateria Drive, 4) Rte 118/Wateria Drive, 5) Rte 118/Wateria Drive, 6) Rte 118/Wateria Drive. Phasing II will include the construction of a new 140,000 S.F. 5-story office building. Phasing III will include the construction of a new 30,000 S.F. 3-story office building. The proposed development is to be constructed in three phases. Phasing I will include the construction of a new 30,000 S.F. 3-story office building. Phasing II will include the construction of a new 40,000 S.F. 4-story office building. Phasing III will include the construction of a new 140,000 S.F. 5-story office building. The proposed development is to be constructed in three phases. Phasing I will include the construction of a new 30,000 S.F. 3-story office building. Phasing II will include the construction of a new 40,000 S.F. 4-story office building. Phasing III will include the construction of a new 140,000 S.F. 5-story office building.



NOTE: LOCATION OF PHYSICAL FEATURES FOR ILLUSTRATIVE PURPOSES ONLY.

PERPETUAL EASEMENT FOR DRAINAGE OUTLET DITCH

TEMPORARY EASEMENT

AREA TO BE DEDICATED 5,885 SQ. FT.

OFFICE OF ZONING AND ADMINISTRATIVE HEARINGS

CERTIFICATION
 This is a true copy of the Schematic Development Plan (Exhibit No. 30(a)) approved by the District Council on September 25, 1990, in Application No. G-662.

Mark J. Clark
 Hearing Examiner

Dated: January 31, 1991

ZONED RT-6
 GERMANTOWN ESTATES
 PARCEL 69
 OUTLOT-A
 ZONED R-90
 PARCEL 71
 MILLER INVESTMENT LTD. PARTNERSHIP 7
 ZONED I-1
 MOUNT CLARE PROPERTIES F. 653
 L. 703.7
 ZONED RT-12.5
 AREA TO BE DEDICATED 475 SQ. FT.

G.662

Exhibit C: Preliminary Plan No. 1-81142 (Opinion dated November 15, 1989)

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

9787 Georgia Avenue • Silver Spring, Maryland

Action: Approved Staff Recommendation, (Motion of Henry, seconded by Comm. Keeney, with a vote of 5-0. Commissioners Henry, Keeney, Bauman, Floreen and [redacted] voting in favor).

MON. MARY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142
NAME OF PLAN: LIBERTY HEIGHTS

On 07-28-81, GERMANTOWN ASSOC. LTD. submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 9 lots on 24.00 ACRES of land. The application was designated Preliminary Plan 1-81142. On 11-09-89, Preliminary Plan 1-81142 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 1-81142 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81142, subject to the following conditions:

APPROVAL of one lot only, subject to:

1. Agreement with Planning Board limiting development to 37,500 square foot office use general zoning no more than 150 employees. Prior to receiving any building permits, all road improvements as outlined in 11/6/89 Transportation Division memo must be under construction
2. Dedication of Route 118 for 150' right-of-way and A-254 for an 80' right-of-way
3. No direct access to Route 118
4. Conditions of DEP stormwater management approval of 7/25/88
5. Necessary easements

Date of Meeting: November 15, 1989

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

November 6, 1989

MEMORANDUM

TO: Malcolm Shaneman, Development Review Specialist
Development Review Division

VIA: Bud Liem, Transportation Coordinator *BL*
Transportation Planning Division

FROM: Ki H. Kim, Transportation Planner *KHK*
Transportation Planning Division

SUBJECT: Transportation APF Review for
Germantown Business Park, Germantown West
Preliminary Plan No. 1-81142

This memorandum represents the Transportation staff's APF review of the proposed Germantown Business Park Phase I development which is to be located north of MD 118 Relocated and west of Wisteria Drive in the Germantown West Policy Area.

The full development of the subject site calls for 402,000 square feet of office use; however, based on the Planning Board's allocation of the staging ceiling capacity on October 27, 1988, the subject preliminary plan application is allowed to receive staging capacity up to 150 employees, which is the proposed Phase I development (37,500 square feet of office).

RECOMMENDATIONS

Based on our review of the submitted traffic impact studies, we recommend approval of the proposed Phase I development of the Germantown Business Park with the following conditions:

1. The development is limited to 37,500 square feet of office space.
2. The applicant shall construct a right-turn lane on southbound Great Seneca Highway at Clopper Road (MD 117).
3. The applicant shall construct a separate right-turn lane on southbound Crystal Rock Drive at MD 118.

4. The applicant shall construct an extension of the eastbound right-turn lane on Middlebrook Road at MD 118, including an acceleration lane on MD 118, as requested by the MCDOT. (A copy of MCDOT's comment describing detailed requirements is attached.)
5. The applicant shall agree not to receive any building permit until all roadway improvements listed as conditions of approval are under construction by the applicant.

SUMMARY OF LOCAL AREA TRANSPORTATION REVIEW

The level of service (LOS) and critical lane volume (CLV) impacts of the proposed development on critical intersections along MD 118 and Middlebrook Road are presented in Table I. It is noted that the 385 peak hour trips, which equate to the maximum staging ceiling capacity available to this preliminary plan, were used in the Local Area Review. The following summarizes the Local Area Review.

1. Under existing traffic conditions, all intersections along MD 118 and other examined intersections are operating at acceptable LOS except the PM condition at MD 118 and Aircraft Drive.
2. Under background conditions, unacceptable LOS are projected at the intersections of MD 118 and Middlebrook Road, Crystal Rock Drive, and Aircraft Drive during both the AM and PM peak hours. Also, the PM condition at Great Seneca Highway/MD 117 intersection fails to operate at acceptable LOS. (Line 2 of Table I)
3. With the addition of the site traffic to the background condition and the proposed roadway improvements by the applicant in conjunction with the Phase I development, MD 118 intersections at Middlebrook Road, Crystal Rock Drive, and Aircraft Drive as well as the Great Seneca Highway/MD 117 intersection are projected to operate better than the traffic conditions under background conditions while all other intersections are expected to operate at acceptable levels of service. (Line 3 of Table I)

STAGING CEILING CAPACITY REVIEW

As indicated, the subject preliminary plan has been allowed to receive staging ceiling capacity up to 150 employees based on the completion date of their application. The 150 employees staging ceiling capacity equates to 37,500 square feet of office space, which is the density of the Phase I development.

CONCLUSION

Staff concludes that with implementation of all roadway improvements currently programmed in the Approved Road Program and proposed by the applicant in conjunction with the subject preliminary plan, all nearby intersections are anticipated to either operate within acceptable LOS or at an improved level over the background conditions. Therefore, it is the opinion of staff that the subject preliminary plan can meet the APF requirement.

KHK:khk/b:pp81142

Attachments



Montgomery County Government

Mr. Charles Loehr, Subdivision Coordinator
Development Review Division
Maryland-National Capital Park
& Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20907

SEP. 02 1986

RE: Preliminary Plan No. 1-81142
Liberty Heights

Dear Mr. Loehr:

We return herewith one copy of the above referenced plan recommended for approval subject to:

1. Necessary slope and drainage easements. Slope easements are to be as determined by study or to the building restriction line.
2. Dedication for Relocated MD 118 and A-254.
3. Grade establishments for all new streets and/or pedestrian paths must be approved prior to approval of record plat.
4. Submit storm drainage and/or flood plain studies with computations, based on proposed plan. Limit of flood plain and building restriction line to be shown on the plat where applicable. Flood plain is to be dimensioned from property lines.
5. "Additional road improvements may be required as a result of a review of a traffic study if such study is required by the Planning Board Staff."
6. Coordinate project with MCDOT Project No. 862171.
7. Showing Use, Gross Floor Area & Loading Docks.

MONTGOMERY COUNTY GOVERNMENT

DEPARTMENT OF TRANSPORTATION
SILVER SPRING, MARYLAND

Mr. Charles Loehr, Subdivision Coordinator
Preliminary Plan No. 1-81142
Liberty Heights
Page 2.

SEP 15 1988

8. Possible covenant for A-254 & MD RT. 118.
9. Public Improvements Agreement will not be required provided permanent monuments and property line markers, as required by Section 50-24(e) are certified on the record plat.

Sincerely,



For

Robert C. Merryman, Chief
Division of Transportation Engineering

RCM:DAB:sg
Enclosure(s)

cc: Maddox & Associates
Germantown Associates, Ltd.

7807Q(7)

M E M O R A N D U M

November 2, 1989

TO: K1 H. Kim, Transportation Planner
Transportation Planning Division
Maryland-National Capital Park and Planning Commission

FROM: John J. Clark, Director
Office of Planning & Project Development
Montgomery County Department of Transportation

SUBJECT: Germantown Business Park Update (Ph. I) Addendum
Preliminary Plan 1-81142

Our review of the Germantown Business Park Update (Ph. I) Addendum and Supplemental Addendum has been completed in terms of Local Area Review. Our comments are listed below.

The developer proposes an extended eastbound right turn lane at the intersection of MD 118/Middlebrook. That lane must be 350 feet long with the appropriate taper. Additionally, an acceleration lane for that movement must be constructed on MD 118 in accordance with AASHTO standards.

If you have any questions regarding this memorandum, please call Mark Thompson of this Office.

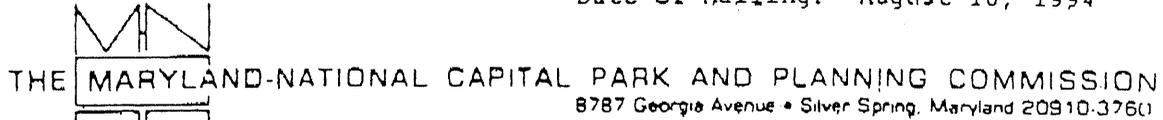
JJC:mt:5999U

cc: Ray Trout

Exhibit D: Preliminary Plan No. 1-81142 (Opinion dated August 10, 1994)

SALLY T. VECCHIO - 301 656-3912 **received** 2 PAGES

Date of Mailing: August 10, 1994



Action: Approved Staff Recommendation with Modifications (Motion of Comm. Richardson, seconded by Comm. Aron, with a vote of 4-0; Comms. Richardson, Aron, Baptiste and Hussmann voting in favor).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142
NAME OF PLAN: LIBERTY HEIGHTS

On 07-28-81, GERMANTOWN ASSOC. LTD. , submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 9 lots on 24.00 ACRES of land. The application was designated Preliminary Plan 1-81142. On 07-14-94, Preliminary Plan 1-81142 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 1-81142 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81142, subject to the following conditions:

APPROVAL, subject to:

- 1) Amend agreement with Planning Board to limit development to a maximum of 192,500 square feet of office use generating no more than 770 employees and to provide for the necessary roadway improvements as outlined in 11-6-89 and 7-11-94 Transportation Planning Division memos.
- 2) Record plat(s) to reflect a separate parcel from proposed Street "A" to adjoining Parcel 909 so as to facilitate a common ingress/egress
- 3) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan). Applicant shall satisfy all conditions prior to recording of Plat(s) or MCDEP issuance of sediment and erosion control permit, as appropriate
- 4) Conditions of MCDEP stormwater management approval dated 3-14-94

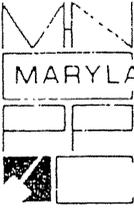
- Continued -

KATY - pages missing - Can you pull up & bring me MONDAY 1.5-11V

- 5) Access and improvements as required to be approved by MCDOT and MDSHA
- 6) No clearing, grading or recording of plat(s) prior to site plan approval as required
- 7) Location of buildings and parking facility plan to be approved at site plan as required
- 8) Dedication of MD Rt. 118 for 150' right-of-way and master planned A-294 for 80' right-of-way
- 9) No direct driveway access to MD Rt. 118
- 10) Record plat(s) to reflect delineation of wetland buffers and conservation easements
- 1) Other necessary easements
- 2) Final disposition (private vs. public) of access road to be determined at site plan

Exhibit E: Preliminary Plan No. 1-81142 (Opinion dated August 29, 1994)

Date of Mailing: August 29, 1994


THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910

Action: Approved Staff Recommendation with Modifications.
(Motion of Comm. Richardson, seconded by Comm. Baptiste,
with a vote of 3-0; Comms. Richardson, Baptiste and Hussmann
voting in favor, with Comms. Aron and Holmes being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142
NAME OF PLAN: LIBERTY HEIGHTS

On 07-28-81, GERMANTOWN ASSOC. LTD. , submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 9 lots on 24.00 ACRES of land. The application was designated Preliminary Plan 1-81142. On 08-11-94, Preliminary Plan 1-81142 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 1-81142 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81142, subject to the following conditions:

- 1) Amend agreement with Planning Board to limit development to a maximum of 400,000 square feet of office use generating no more than 1600 employees (676 new trips) as to provide for the necessary roadway improvements as outlined in 8-4-94 Transportation Planning Division memo
- 2) Record plat(s) to reflect separate parcel from proposed Street "A" to adjoining Parcel 909 so as to facilitate a common ingress/egress
- 3) Compliance with Environmental Planning Division approval regarding the requirements of the forest conservation legislation (as part of the preliminary plan) Applicant shall satisfy all conditions prior to recording of plat(s) or MCDEP issuance of sediment and erosion control permit, as appropriate
- 4) Conditions of MCDEP stormwater management approval dated 3-14-94

672 New Trips

- Continued -

- 5) Access and improvements as required to be approved by MCDOT and MDSHA
- 6) No clearing, grading or recording of plat(s) prior to site plan approval as required
- 7) Location of buildings and parking facility plan to be approved at site plan as required
- 8) Dedication of MD Rt. 118 for 150' right-of-way and master planned A-294 for 30' right-of-way
- 9) No direct driveway access to MD Rt. 118 or Destiny Drive
- 10) Record plat(s) to reflect delineation of conservation easements over the area of wetlands buffer
- 11) Other necessary easements
- 12) Final disposition (private vs public) of access road to be determined at site plan

19
8-11-94

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910

RECEIVED
AUG 05 1994
Development Review Division

August 4, 1994

MEMORANDUM

TO: Joe Davis, Coordinator
Development Review Division

VIA: Bud Liem, Coordinator
Transportation Planning Division

FROM: Ki H. Kim, Planner *KHK*
Transportation Planning Division

SUBJECT: Revised Transportation APF Review for
Germantown Business Park, Germantown West
Preliminary Plan No. 1-81142

This memorandum represents the Transportation Planning Division staff's revised APF review of the proposed Germantown Business Park development which is to be located south of the CSX railroad and north of the proposed A-254 in the Germantown West Policy Area. This memorandum provides the transportation conditions of approval for the subject preliminary plan which supersedes the conditions listed in our previous memoranda dated July 11, 1994, and November 6, 1989.

The proposed development under this preliminary plan includes a total of 400,000 square feet of office development.

RECOMMENDATIONS

Based on our review of the submitted traffic impact study and additional discussions with the applicant, we recommend approval of the proposed Germantown Business Park development with the following conditions.

1. The development is limited to 400,000 square feet of office development in accordance with available FY 95 staging ceiling capacity for this preliminary plan.
2. The applicant shall participate in providing a third south-bound lane on Aircraft Drive at MD 118 to be redesignated as one exclusive right-turn lane, one through/left-turn lane, and one exclusive left-turn lane.

3. At Middlebrook Road and Great Seneca Highway, the applicant shall participate in providing (1) a separate southbound (Middlebrook Road) right-turn lane, (2) a third southbound (Middlebrook Road) through lane, (3) a separate northbound (Middlebrook Road) left-turn lane, and (4) a second eastbound (Great Seneca Highway) left-turn lane.
4. The applicant shall participate in the construction of a separate right-turn lane on southbound Great Seneca Highway to westbound Clopper Road (MD 117).
5. The applicant shall participate in the construction of A-254 between Great Seneca Highway and existing MD 118.
6. The applicant shall agree that the applicant shall not receive any building permit until the following roadway improvements listed as conditions of approval are under construction:
 - a. Up to 50,000 square feet of office or total trip equivalent not to exceed a maximum of trips generated by the 50,000 square feet of office with roadway conditions two through three listed above.
 - b. Over 50,000 square feet up to 213,000 square feet of office or total trip equivalent not to exceed a maximum of trips generated by the 213,000 square feet of office with roadway conditions two through four listed above.
 - c. Over 213,000 square feet up to 400,000 square feet of office or total trip equivalent not to exceed a maximum of trips generated by the 400,000 square feet of office with roadway conditions two through five listed above.
7. The applicant shall agree that all necessary roadway design work must be complete and approved by the Montgomery County Planning Board prior to issuance of any building permits.

Summary of Local Area Transportation Review

The level of service (LOS) and critical lane volume (CLV) impacts of the proposed development on critical intersections in Germantown West are presented in Table I. The following summarizes the Local Area Review.

1. Under existing traffic conditions, all intersections analyzed are operating at an acceptable LOS. (Line 1 of Table I)
2. Under background conditions, unacceptable LOSs are projected at MD 117 intersections with MD 118 and Great Seneca Highway. (Line 2 of Table I).
3. With the addition of the site traffic to the background condition and the proposed roadway improvements by the applicant in conjunction with approval of the subject site, all intersections analyzed in the Germantown West area are projected to

3. With the addition of the site traffic to the background condition and the proposed roadway improvements by the applicant in conjunction with approval of the subject site, all intersections analyzed in the Germantown West area are projected to operate either at an acceptable LOS or better than under the background condition. (Line 3 of Table I)

Staging Ceiling Capacity Review

Based on the current FY 95 AGP Staging Ceiling capacity, there is a 7,023 job capacity available for employment development in the Germantown West Policy Area. This remaining staging ceiling capacity should be sufficient to accommodate the full development (400,000 square feet of office, equivalent to 1,600 jobs) of the subject preliminary plan.

CONCLUSION

Staff concludes that, with implementation of all roadway improvements currently programmed in the Approved Road Program and recommended in this memo to be conditioned upon approval of the subject preliminary plan, all nearby intersections are anticipated to operate within an acceptable LOS or at an improved level over background conditions. The new FY 95 AGP provides sufficient staging ceiling capacity to support approval of the subject preliminary plan in the Germantown West Policy Area.

KHK:plb\pp81142.rev
Attachments

Exhibit F: Preliminary Plan No. 1-81142 (Opinion dated March 28, 1997)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Richardson, seconded
by Comm. Holmes with a vote of 3-0;
Comms. Baptiste, Holmes, and Richardson
voting in favor; Comms. Aron and
Hussman temporarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142
NAME OF PLAN: LIBERTY HEIGHTS

On 07-28-81, GERMANTOWN ASSOC. LTD. , submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 9 lots on 24.00 ACRES of land. The application was designated Preliminary Plan 1-81142. On 03-27-97, Preliminary Plan 1-81142 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 1-81142 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81142, subject to the following conditions:

STAFF RECOMMENDATION: Approve revision to Preliminary Plan to include a phasing plan and grant extension of the validity period, subject to:

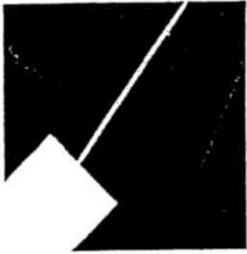
- (1) All previous conditions of preliminary plan approval contained in the Planning Board's Opinion dated August 29, 1994 remain in full force and effect
- (2) Record plats for this large scale employment project may be recorded in stages that allow for an additional period for the preliminary plan based on the following phases:

Phase I: Includes 168,000 square feet located within the I-1 zoned area to be recorded by October 1998

Phase II: Includes the remaining 232,000 square feet located within the O-M zoned area to be recorded by October 2001

400,000 SF

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

March 16, 1998

Miller Investments Limited Partnership
% Miller Properties
4813 Bethesda Avenue
Bethesda MD 20814

Preliminary Plan No. ~~1-81142~~
Request for an extension of the validity date for ~~GERMANTOWN BUSINESS PARK~~

This is to inform you that the Montgomery County Planning Board considered your request for an extension to the validity period under Phase I and Phase II of the above-mentioned plan at its regularly scheduled meeting of **March 12, 1998**. At that time, the Planning Board voted 4-0 to grant an extension (Commissioner Richardson made the motion; Commissioner Bryant seconded; Commissioners Richardson, Bryant, Holmes and Hussmann voted in favor.) The extension was granted subject to the following conditions:

- (1) Record plats for this large scale employment project may be recorded in stages that allow for an additional validity period for the preliminary plan based on the following phases:

Phase I: Includes 200,000 square feet to be recorded by April, 1999

Phase II: Includes the additional 200,000 square feet to be recorded by April, 2002

- (2) All other conditions contained in Planning Board opinion dated March 28, 1997 remain in full force and effect.

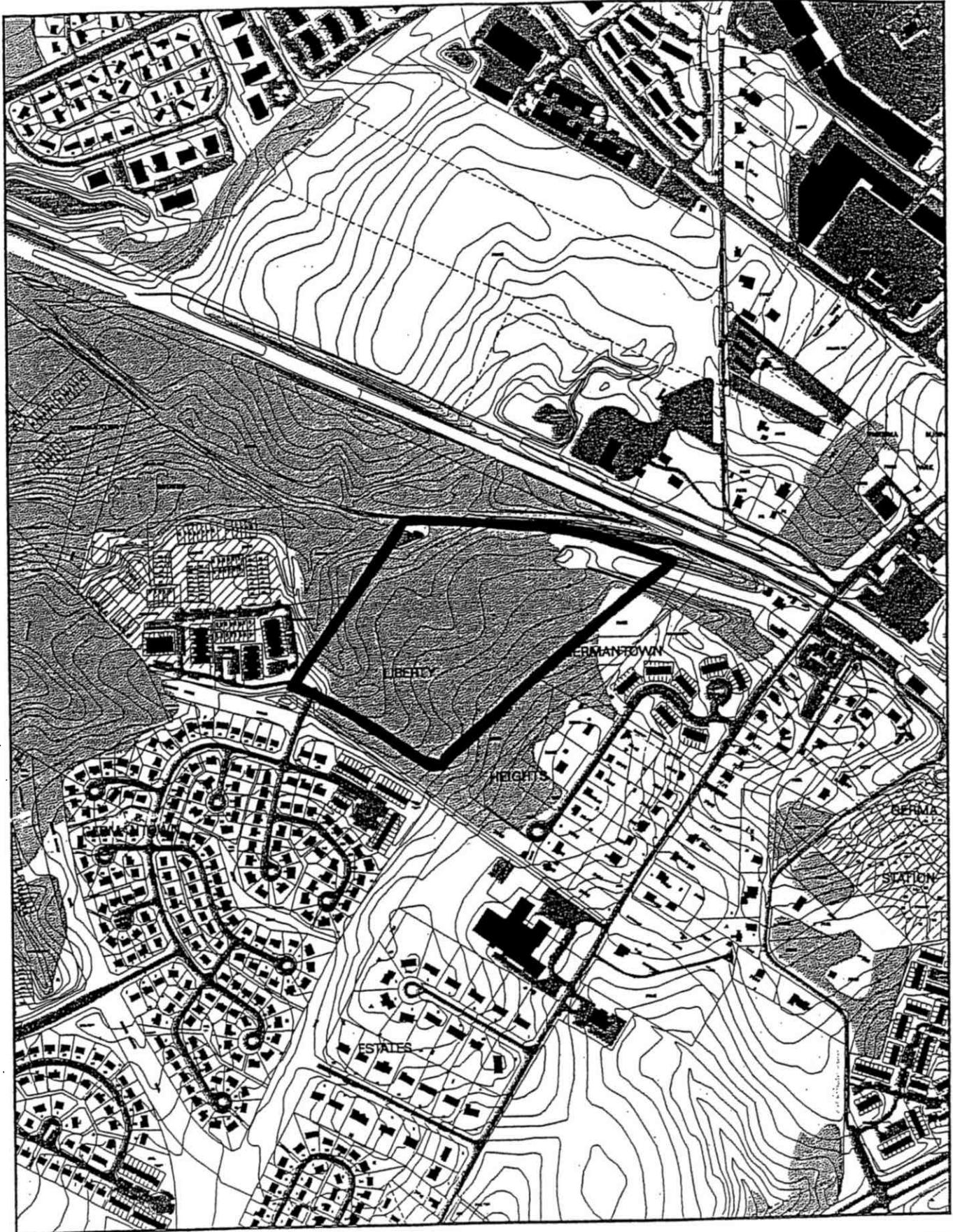
Please give me a call at 495-4595 if you have any questions concerning this Planning Board action.

Sincerely,

A handwritten signature in cursive script, appearing to read "A. Malcolm Shaneman".

A. Malcolm Shaneman
Development Review Division

OVERALL VICINITY MAP FOR 1-81142R GERMANTOWN



Map compiled on March 02, 1966 at 8:20 AM

DISCLAIMER

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Planning Commission, and may not be copied or reproduced

Key Map



6

Date Mailed: March 28, 1997

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation
(Motion of Comm. Richardson, seconded
by Comm. Holmes with a vote of 3-0;
Comms. Baptiste, Holmes, and Richardson
voting in favor; Comms. Aron and
Hussman temporarily absent.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142
NAME OF PLAN: LIBERTY HEIGHTS

On 07-28-81, GERMANTOWN ASSOC. LTD. , submitted an application for the approval of a preliminary plan of subdivision of property in the I1 zone. The application proposed to create 9 lots on 24.00 ACRES of land. The application was designated Preliminary Plan 1-81142. On 03-27-97, Preliminary Plan 1-81142 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 1-81142 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-81142, subject to the following conditions:

STAFF RECOMMENDATION: Approve revision to Preliminary Plan to include a phasing plan and grant extension of the validity period, subject to:

- (1) All previous conditions of preliminary plan approval contained in the Planning Board's Opinion dated August 29, 1994 remain in full force and effect
- (2) Record plats for this large scale employment project may be recorded in stages that allow for an additional period for the preliminary plan based on the following phases:

Phase I: Includes 168,000 square feet located within the I-1 zoned area to be recorded by October 1998

Phase II: Includes the remaining 232,000 square feet located within the O-M zoned area to be recorded by October 2001

Exhibit G: Preliminary Plan No. 1-81142R (Opinion dated February 24, 2000)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Action: Approved staff recommenda
Motion of Comm. Bryant, seconded b
Comm. Wellington with a vote of 5-
Comms. Bryant, Wellington, Holmes,
Hussmann and Perdue voting in favor

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-81142R

NAME OF PLAN: GERMANTOWN BUSINESS PARK

On 12/06/99, QIAGEN INCORPORATED submitted an application to revise the previous conditions of approval of a preliminary plan of subdivision of property in the I-1 AND O-M zones. The preliminary plan previously created 4 lots on 18.45 acres of land. The application was designated Preliminary Plan 1-81142R. On 01/20/00, Preliminary Plan 1-81142R 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 1-81142R to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves the revised conditions for Preliminary Plan 1-81142R, as follows:

- (1) Limit the preliminary plan revision for Lots #2, #3, #4 and #5 (New Lot #6) approval to a maximum of 130,000 square feet of R&D office; 100,000 square feet of manufacturing; and 100,000 square feet of warehouse for a cumulative total not to exceed 300,000 square feet. Prior to MCPB release of building permits, the applicant will confirm the final square footage allocation for each land use category and the related number of site generated peak hour trips. Preliminary Plan 1-81142 retains all remaining density of the 03/12/98 approval of 400,000 square feet of general office use
- (2) Compliance with the conditions of the re-approval of the preliminary forest conservation plan. The applicant must meet all conditions prior to recording of plat or MCDPS issuance of sediment and erosion control permit, as appropriate
- (3) Final landscape, lighting and parking facilities plan to be reviewed and approved with site plan
- (4) No clearing, grading or recording of plat prior to site plan approval
- (5) Conditions of MCDPS stormwater management approval dated 01/04/00

3/20/00

- (6) Access and improvements, as required, to be approved by MDSHA prior to recording of plat
- (7) All applicable conditions contained in the Planning Board opinion dated 08/29/94 remain in full force and effect
- (8) This preliminary plan will remain valid until March 24, 2003 (37 months from date of mailing, which is February 24, 2000). Prior to the expiration of this validity period, a final record plat for all property delineated on the approved preliminary plan must be recorded or a request for an extension must be filed.

C. CRAIG HEDBERG
President

To: Ronald C. Welke, Coordinator
M-NCPPC Transportation Planning Division

From: C. Craig Hedberg

Date: February 3, 2000

Subject: Germantown Business Park
Qiagen Development

=====
This memorandum summarizes the traffic impact of the Qiagen Development (in the Germantown Business Park) on the Great Seneca Highway (Md. 119)/Clopper Road (Md. 117) intersection. This analysis reflects a refined trip assignment for the Qiagen peak hour trips, given the additional capacity from roadway improvements that are now open to traffic, beyond those shown under future conditions in the original traffic study.

SUMMARY FINDING

The peak hour trips projected for the Qiagen development, when assigned to an expanded roadway network, will have less traffic impact on the Great Seneca Highway/Clopper Road intersection than would arise from 50,000 SF of office development (the amount which triggered the Great Seneca Highway/Clopper Road improvement originally, under the more constrained roadway network). The 50,000 SF of office development resulted in only a five (5) Critical Lane Volume (CLV) impact at the Great Seneca Highway/Clopper Road intersection in the PM peak hour. Only when progressing beyond this minimal quantity, was the turn lane improvement required. With the Expanded Roadway network trip assignment, the 300,000 SF of less intense uses planned for the Qiagen development would create a one (1) Critical Lane Impact at this intersection. Therefore the 300,000 SF Qiagen development can proceed to building permit before commencement of the construction of the southbound Great Seneca Highway to westbound Clopper Road right turn lane identified in the staged improvement schedule. However, further development in the Germantown Business Park in excess of the 300,000 SF Qiagen development cannot obtain a building permit until this right turn lane is under construction. This is consistent with the requirements of the staged improvement schedule.

BACKGROUND

The Germantown Business Park was originally approved in August 1994 for 400,000 SF of office space. As part of the approval, four roadway improvements were required in conjunction with phased development of the site. These improvements are as follows:

1. Participate in providing a third southbound lane on Aircraft Drive at Md. 118;

2. Participate in improvements to the Great Seneca Highway/Middlebrook Road intersection;
3. Participate construction of a right-turn lane on southbound Great Seneca Highway to westbound Clopper Road;
4. Participate in construction of A-254 between Great Seneca Highway and existing Md. 118.

Improvements 1, 2, and 4 have been implemented. Improvements 1 and 2 were associated with the trip generation equivalent of up to a 50,000 SF office building. Improvement No. 4 (which is also open to traffic) is associated with the trip equivalent of the last 187,000 SF of office (213,000 SF to 400,000 SF). Therefore improvements have been completed which are associated with 237,000 SF of office development.

The trip generation of ~~three office buildings approximately 80,000 SF each (i.e., 80,000 SF/80,000 SF/77,000 SF) that total 237,000 SF is compared to the 300,000 SF (130,000 SF R&D/99,000 SF Manufacturing/71,000 SF Warehouse) of Qiagen as shown in Table A. {Peak hour trips for the 300,000 SF mix of uses were generated using the trip equations/rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual (6th Edition), and the M-NCPPC Local Area Transportation Review (LATR) trip generation rates were used to generate peak hour trips associated with the office use}.~~

Table A
Trip Generation
(300,000 SF Qiagen vs. 237,000 SF Office)

Density/Use	AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total
130,000 SF R&D	143	29	172	25	140	- 165
71,000 SF Warehouse	26	6	32	9	28	37
99,000 SF Manufacturing	42	12	54	23	41	64
→ Qiagen Total Trips (Maximum)	211	47	258	57	209	266
237,000 SF Office (80,000 SF/80,000 SF/77,000 SF)	329	50	379	72	329	401
Difference	118	3	121	15	120	135

Roadway improvements associated with a significantly higher trip level than that generated by Qiagen (i.e., an excess of 121 AM/135 PM trips) have been completed, providing adequate traffic capacity within the overall staging program. However, the trip assignment reflected in this memorandum

**Exhibit H: Extension of Adequate Public Facilities Approval (Letter dated August
14, 2007)**



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

August 14, 2007

QIAGEN Sciences, Inc.
Attn: Sean Augerson
19300 Germantown Road
Germantown, MD 20874

RE: Request for an extension of the validity date for the **LIBERTY HEIGHTS, GERMANTOWN BUSINESS PARK**
Preliminary Plan No. 119811420

This is to confirm for you that the Montgomery County Planning Board considered your request for an extension to the adequate public facilities validity period for the above-mentioned preliminary plan at its regularly scheduled meeting of December 7, 2006. At that time, the Planning Board voted 5-0 to grant a six-year extension of the validity period until **August 29, 2012**. Commissioner Bryant made the motion; Commissioner Robinson seconded; Chairman Hanson, Bryant, Perdue, Robinson and Wellington voted in favor.

If you have any questions concerning this Planning Board action, please call me at (301) 495-4542.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Conlon".

Catherine Conlon
Subdivision Section Supervisor
Development Review Division

cc: William Kominers, Holland & Knight

Exhibit I: Site Plan No. 8-98022 (Opinion dated April 22, 1998)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

SITE PLAN

OPINION

DATE MAILED: April 22, 1998

SITE PLAN REVIEW: #8-98022

PROJECT: Germantown Business Park

Action: Approval subject to conditions. Motion was made by Commissioner Holmes, seconded by Commissioner Bryant, with a vote of 4-0, Commissioners, Bryant, Holmes, Hussmann and Richardson voting for.

The date of this written opinion is April 22, 1998, (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 May 22, 1988, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid until October, 2001 (which is the date that the validity period associated with the Preliminary Plan, 1-81142, is set to expire as of the date of this opinion), as provided in Section

On March 12, 1998, Site Plan Review #8-98022 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 and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, 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.

The Montgomery County Planning Board APPROVES Site Plan Review #8-98022 which consists of 231,600 square feet of office, subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Building heights to be limited in accordance with the Master Plan and with the approved Development Plan as follows:
 - a. Three stories on Lot #3 and on Lot #2 within 600 ft of A-254;
 - b. Four stories on Lot #2 beyond 600 ft from A-254; and
 - c. Five stories on Lot #1.
3. Parking ratio not to exceed 4 spaces/1,000 square feet without Planning Board approval, per Planning Board's Interim Parking Policy.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95;

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 2) Landscaping adjacent to road rights-of-way to be completed with first phase of development.
 - 3) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 4) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 5) Coordination of each section of the development and roads;

2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by MCDPS:
 - a. Undisturbed stream buffers at least 150 feet wide;
 - b. Limit of disturbance;
 - c. Methods and location of tree protection;
 - d. Forest Conservation areas;
 - e. Conditions of DPS Concept approval letter dated ;
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - g. The development program inspection schedule;
 - h. Conservation easement boundary;
 - i. Lighting distribution plan and lighting details .
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and MCDPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to Planning Department approval of signature set of plans.

Exhibit J: Site Plan Amendment No. 8-98022A (Opinion dated January 24, 2000)

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

CORRECTED OPINION

DATE MAILED: January 24, 2000
SITE PLAN REVIEW: #8-98002A #8-98022A
PROJECT: Germantown Business Park - Qiagen

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Wellington, with a vote of 5-0, Commissioners Bryant, Holmes, Hussmann, Perdue and Wellington voting for. All Commissioners were present.

The date of this written opinion is January 24, 2000, (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 February 23, 2000, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, then this site plan shall remain valid for as long as Preliminary Plan 1-81142R, as provided in Section 59-D-3.8.

On January 20, 2000, Site Plan Review #8-99002 98022A 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 and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;

3. The locations of the buildings and structures, the open spaces, the landscaping, 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.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99002 98022A which consists of 300,000 square feet subject to the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. All terms and conditions from the earlier Planning Board approval for Site Plan # 8-99002- 98022 shall remain in effect for Lot 1, which remains unchanged.
3. Applicant to submit a lighting plan that will provide safe and adequate light levels for the safety and orientation on site and will contain features that will create a minimum of off site impacts. Staff will evaluate a final photometric plan as part of the signature set. Staff will be reviewing the lighting plan for reduced foot candles at the edge of the paved surfaces; reduced wattage throughout the parking lot; lower pole heights; information on any building mounted lighting; light fixtures that will direct light patterns internally and parking deck lighting that conforms to the earlier objectives.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - 1) Internal street tree planting must progress as street construction is completed, but no later than six months after completion of the units adjacent to those streets.
 - 2) Community-wide pedestrian pathways and outdoor facilities must be completed prior to seventy percent occupancy of each phase of the development.
 - 3) Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed.
 - 4) Pedestrian pathways and seating areas associated with each facility shall be completed as construction of each facility is completed.
 - 5) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 6) Coordination of each section of the development and roads;
 - 7) Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation, community paths, trip mitigation or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Forest Conservation areas;
 - d. Conditions of DPS Stormwater Management Concept approval letter dated March 14, 1994;
 - e. Note stating the M-NCPPC staff must inspect new tree-save areas and protection devices prior to clearing and grading;
 - f. The development program inspection schedule.
 - g. Conservation easement boundary
 - h. Street trees if needed on center along all public streets;
3. Forest Conservation Plan shall satisfy all conditions of approvals prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

g:sp_opinio:8-98002 98022 A.wpd

Exhibit K: Site Plan Amendment No. 8-98022B (Opinion dated October 28, 2002)

MONTGOMERY COUNTY PLANNING BOARD

REVISED OPINION

DATE MAILED: ~~October 24, 2002~~ October 28, 2002
SITE PLAN REVIEW #: 8-98022B
PROJECT NAME: Germantown Business Park, Qiagen

Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Bryant, with a vote of 4-0, Commissioners Holmes, Bryant, Robinson and Wellington voting for. Commissioner Perdue was necessarily absent.

The date of this written opinion is October 24, 2002, (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 November 23, 2002 (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 October 17, 2002, Site Plan Review #8-98022B 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 ~~G-22~~ G-662 and the associated binding elements.*
2. *The Site Plan meets all of the requirement of the OM 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 its 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 ~~#8-98022~~ #8-98022B, which consists of 78,300 square feet office and 11,700 square feet day care use or 90,000 square feet of office use on 5.88 acres, inclusive of a waiver of 11 parking spaces, subject to the following conditions:

Lighting and Landscaping

1. The final Lighting Plan shall replicate the light levels, fixtures and house shields as shown on approved Site Plan #8-98022A for the top of the garage deck and elsewhere on site. Light fixtures to be revised on both site plans to include a fixture where the bulb (or lamp) is hidden.

Parking Space Phasing

2. The Planning Board approves a waiver of 11 parking spaces required for Lot 1 until they can be constructed off-site on the Phase II parking deck. The Site Plan Enforcement Agreement shall reference this arrangement.

Transportation Planning

3. Limit the total development to 78,300 square feet of office use and 11,700 square feet of day care facility or 90,000 square feet of office use under the subject site plan.

Signature Set Approval - Documents and Drawings

4. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set.

Development Program to include a phasing schedule as follows:

- a. Community-wide pedestrian pathways must be completed prior to seventy percent occupancy of each phase of the development.
 - b. Landscaping associated with the parking lot and building shall be completed as construction of the facility is completed.
 - c. Pedestrian pathways and outdoor areas associated with the facility shall be completed as construction of each facility is completed.
 - d. Clearing and grading to correspond to the construction phasing, to minimize soil erosion.
 - e. Phasing of dedications, stormwater management, sediment/erosion control, recreation, forestation and other features.
5. The site plan enforcement agreement shall include a provision for the utilization of off site parking spaces per Section 59-E-3.4.
 6. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
 - a. Undisturbed stream buffers as shown.
 - b. Limits of disturbance.
 - c. Methods and locations of tree protection.
 - d. Forest Conservation areas.

- e. Conditions of **attached** DPS Stormwater Management Concept **Reconfirmation** approval letter dated July 30, 2002.
 - f. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
 - g. The development program inspection schedule.
 - h. Conservation easement boundary.
 - i. Street trees 50 feet on center along all public streets, if required with this Phase.
7. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
8. No clearing or grading prior to M-NCPPC approval of signature set of plans.

Attachment

Exhibit L: Site Plan Amendment No. 81998022C (Opinion dated July 31, 2009)



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

MCPB No. 09-76

Site Plan No. 81998022C

Project Name: Qiagen Campus @ Germantown Business Park

Hearing Date: July 23, 2009

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on April 13, 2009, Qiagen Sciences ("Applicant"), filed a site plan amendment application designated Site Plan No. 81998022C ("Amendment") for approval of the following modifications:

1. Add temporary parking lot
2. Redistribute uses in phase II (building additions)
3. Landscape changes
4. Add mechanical equipment
5. Reconfigure entrance drive
6. Re-stripe existing handicap spaces
7. Provide fire access at rear of building

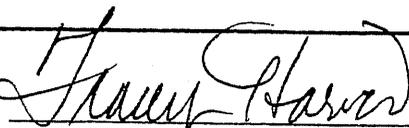
WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated July 3, 2009 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on July 16, 2009, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 81998022C.

BE IT FURTHER RESOLVED, that this Resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

Approved as to
Legal Sufficiency:


M-NCPPC Legal Department

BE IT FURTHER RESOLVED, that this Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this written resolution is JUL 31 2009 (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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Alfandre, seconded by Commissioner Presley, with Commissioners Hanson, Alfandre, and Presley voting in favor of the motion, and with Commissioner Cryor absent and one Planning Board position vacant, at its regular meeting held on Thursday, July 23, 2009, in Silver Spring, Maryland.



Royce Hanson, Chairman
Montgomery County Planning Board

Exhibit M: Site Plan Amendment No. 81998022D (Letter dated October 27, 2010)



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

Memorandum

TO: Rollin Stanley, Planning Director

VIA: Rose Krasnow, Chief 
Robert Kronenberg, Supervisor
Development Review Division

FROM: Josh Kaye, Senior Planner 
Development Review Division

RE: Qiagen Campus at Germantown Business Park
SITE PLAN #81998022D

DATE: October 18, 2010

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 September 13, 2010, Qiagen Sciences, Inc. ("Applicant") filed a site plan amendment application designated Site Plan No. 81998022D ("Amendment") for approval of the following modifications:

1. Shift density from Buildings 4A & 2A to Building 3A.
2. Add transformers at Buildings 4 & 8.
3. Add underground fire protection vault behind Building 3A.
4. Remove exterior stairwell on Building 3A.
5. Add six foot mulch path around SWM pond.

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on September 13, 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. The amendment is limited to modifications for building #7 at Seneca Meadows Corporate Center, Phase II. 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

10-27-10

Date Approved



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

MCPB
Item # 1B
9-20-2012

MEMORANDUM

DATE: September 7, 2012

TO: Montgomery County Planning Board

VIA: Catherine Conlon, Supervisor
D.A.R.C. Division 
(301) 495-4542

FROM: Stephen Smith, Senior Planner 
D.A.R.C. Division
(301) 495-4522

Williamayah, Principal Planning Technician 
D.A.R.C. Division
(301) 495-2178

SUBJECT: Informational Maps and Summary of Record Plats for the Planning Board
Agenda for September 20, 2012

The following record plats are recommended for APPROVAL, subject to the appropriate conditions of approval of the preliminary plan and site plan, if applicable, and conditioned on conformance with all requirements of Chapter 50 of the Montgomery County Code. Attached are specific recommendations and copies of plan drawings for the record plats. The following plats are included:

220121880 Germantown Business Park
220122020 Blair Park
220130010 Chevy Chase, Section 2

Plat Name: Germantown Business Park
Plat #: 220121880

Location: Located on the northeast quadrant of the intersection of Germantown Road (MD118) and Dawson Farm Road.
Master Plan: Germantown
Plat Details: O-M & I-1 zones; 1 lot
Community Water, Community Sewer
Applicant: Qiagen Sciences, Inc.

Staff recommends approval of this minor subdivision plat pursuant to **Section 50-35A (a)(3)** of the Subdivision Regulations, which states:

Consolidation of Two or More Lots or a Part of a lot into One Lot. Consolidating more than one lot into a single lot is permitted under the minor subdivision procedure provided:

- a. Any conditions applicable to the original subdivision remain in full force and effect and the number of trips generated on the new lot do not exceed those permitted for the original lots or as limited by an Adequate Public Facilities agreement.
- b. Any consolidation involving a part of a lot may occur under the minor subdivision process if the part of a lot was created by deed recorded prior to June 1, 1958

Staff applied the above-noted minor subdivision criteria for the property included in this application and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(3) and supports this minor subdivision record plat.

MINOR SUBDIVISION PLAT REVIEW SHEET

(This form contains 3 pages)

Plat Name: Germentown Business Park Plat Number: 220121880
 Plat Submission Date: 5/30/2012
 DRD Plat Reviewer: U. M. ...
 DRD Prelim Plan Reviewer: N/A
 *For category of minor subdivision see pages 2 and 3

Initial DRD Review:

Pre-Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Preliminary Plan No. _____ Checked: Initial _____ Date _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____
 Site Plan Name if applicable: _____ Site Plan Number: _____
 Planning Board Opinion - Date _____ Checked: Initial _____ Date _____

Lot # & Layout Lot Area Zoning Bearings & Distances Coordinates
 Plan # Road/Alley Widths Easements Open Space N/A Non-standard
 BRLs N/A Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map
 SPA N/A

Agency Reviews Req'd	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	5/31/12	6/15/12	6/21/12	
Research	Bobby Fleury			6/14/12	Get. 1 Easement
SHA	Corren Giles				OK
PEPCO	Bobbie Dickey				
Parks	Doug Powell				
DRD	Keiona Clark				

Final DRD Review:

	Initial	Date
Consultant Notified (Final Mark-up):	<u>WM</u>	<u>7/11/12</u>
Final Mylar & DXF/DWG Received:	<u>WM</u>	<u>9/5/12</u>
Final Mylar Review Complete:	<u>WM</u>	<u>9/6/12</u>
Board Approval of Plat:		
Plat Agenda:	<u>WM</u>	<u>9/20/12</u>
Planning Board Approval:	_____	_____
Chairman's Signature:	_____	_____
MCDPS Approval of Plat:		
Consultant Pick-up for DPS Signature:	_____	_____
Final Mylar for Reproduction Rec'd:	_____	_____
Plat Reproduction:		
Addressing:	_____	_____
File Card Update:	_____	_____
Final Zoning Book Check:	_____	_____
Update Address Books with Plat #:	_____	_____
Update Green Books for Resubdivision:	_____	_____
Complete Reproduction:	_____	_____
Notify Consultant to Seal Plats:	_____	_____
Surveyor's Seal Complete:	_____	_____
Sent to Courthouse for Recordation:	_____	_____
Recordation Info Entered into Hansen	_____	_____

No. _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: OK
N/A

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot
Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

MINOR SUBDIVISION SECTION 50-35A

Select which Category of Minor Subdivision and fill information as required

Requirements under Sec 50-35A (A)

(1) Minor Lot Adjustment

- a) Total area does not exceed 5% of combined area affected: _____
- b) No additional lots created: _____
- c) Adjusted line is approximately parallel/does not significantly change shape of the lots: _____
- d) Date sketch plan submitted: _____
- e) Sketch plan revised or denied within 10 business days: _____
- f) Final record plat submitted within ninety days: _____
- g) Sketch shows following information:
 - i. proposed lot adjustment: _____
 - ii. physical improvements within 15 feet of adjusted line: _____
 - iii. alteration to building setback: _____
 - iv. amount of lot area affected: _____

(2) Conversion of Outlot into a Lot

- a) Outlot not required for open space or otherwise constrained: _____
- b) Adequate sewerage and water service/public or private: _____
- c) Adequate public facilities and AGP satisfied: _____
- d) Any conditions/agreements of original subdivision: _____
- e) Special Protection Area, Water Quality Plan required: _____

(3) Consolidation Of Two of More Lots

- a) Any prior subdivision conditions: _____
- b) Part of lot created by deed prior to June 1 1958: OK
N/A

(4) Further Subdivision of Commercial/Industrial/Multi-Family Lot

Any subdivision/conditions; APF agreement satisfied: _____

(5) Plat of Correction

- a) All owners and trustees signed: _____
- b) Original Plat identified: _____

(6) Plats for Residentially Zoned Parcels Created by Deed prior to June 1958

- a) Deed(s) submitted: _____
- b) Developable with only one single family detached unit: _____

(7) Plat for Existing Places of Worship, Private Schools, Country Club, Private Institution, and Similar Uses located on Unplatted Parcels

- a) Adequate Public Facilities satisfied: _____
- b) Street dedication required: _____
- c) Forest conservation: _____
- d) Storm water management: _____
- e) Special Protection Area/Water Quality Plan: _____
- f) Landscaping and lighting plan including parking lot layout: _____
- g) Approved Special Exception: _____

SITE PLAN ENFORCEMENT AGREEMENT

This Agreement by and between Qiagen ("Applicant"), and the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission ("Planning Board"), is effective the date signed by the Planning Board.

WHEREAS, § 59-D-3.3 of the Montgomery County Code ("Code") requires the Applicant, as part of the site plan review process, to enter into a formal agreement with the Planning Board; and

WHEREAS, the Code requires the Applicant to agree to execute all features of the approved site plan noted in § 59-D-3.23 in accordance with the development program required by § 59-D-3.23(m).

NOW THEREFORE, in consideration of the mutual promises and stipulations set forth herein and pursuant to the requirements of § 59-D-3.3 of the Code, the parties hereto agree as follows:

1. The Applicant agrees to comply with all the conditions set forth in the Planning Board's Opinion and to execute all of the features of approved Site Plan No. 8-98022A ("Site Plan"), including all features noted in § 59-D-3.23, in accordance with the approved Development Program required by § 59-D-3.23(m), attached and incorporated herein by reference.

2. This Agreement is binding on the Applicant, its successors and assigns, and on the land and improvements in perpetuity or until released in writing by the Planning Board.

IN WITNESS WHEREOF, the parties hereto have set our hands and seals of the date and year set forth below.

Joseph R. Davis

Joseph R. Davis, Chief, Development Review

Montgomery County Planning Board
of the Maryland-National Capital Park
and Planning Commission

JAN 28, 2000

Date

William Kaminski, AGENT

Applicant

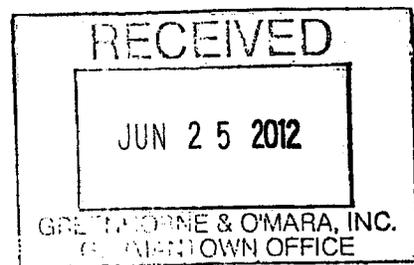
APPROVED AS TO LEGAL SUFFICIENCY

J. Lerner
M-NCPPC Legal Department

Date

2/8/00

APPENDIX B: Approval Letters



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R. Schwartz Jones
Director

June 21, 2012

Ms. Kim Currano
Greenhome and O'Mara, Inc.
20410 Century Blvd., Suite 200
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request
for Qiagen Germantown Campus Extention
Preliminary Plan #: 1-81142R
SM File #: 242549
Tract Size/Zone: 18.4 acres/ I-1 & O-M
Total Concept Area: 3.9 acres
Lots/Block: 6
Parcel(s): N146
Watershed: Great Seneca Creek

Dear Ms. Currano:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via green roof, micro biofilters, and a bio swale.

The following items will need to be addressed during the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov

Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB: tla

cc: SM File # 242549

ESD Acres:	3.9 acres
STRUCTURAL Acres:	0
WAIVED Acres:	0

APPENDIX C: Statement of Justification

Statement of Justification
Limited Site Plan Amendment #81998022F
QIAGEN CAMPUS AT GERMANTOWN BUSINESS PARK
19300 Germantown Road
Germantown, Maryland

Overview 3

Background 3

I. Property Description 6

 A. Site Location and Characteristics 6

 B. Zoning and Permitted Uses 7

 C. Existing Conditions 8

 D. Surrounding Land Uses 9

II. Proposed Development 10

 A. Development Program 10

 B. Architecture and Site Design 14

 C. Parking and Circulation 17

 D. Site Engineering 18

III. Prior Approvals 18

 A. Development Plan 18

 B. Preliminary Plans 19

 C. Site Plans 23

IV. Master Plan Conformance 26

 A. Generally 26

 B. Recommendations 26

V. Zoning Ordinance Conformance 29

 A. Purposes 29

 B. Development Standards 30

VI. Findings for Approval 31

 A. Site Plan 31

VII. Community Outreach 38

VIII. Conclusions 38

Overview

This application is a request by QIAGEN Sciences, Inc. to amend the existing site plan for its North American headquarters campus at 19300 Germantown Road at the Germantown Business Park. The application arises from the need to accommodate current business needs of the company and to plan facilities that will accommodate the expected business growth in the future. The amendment proposes to reconfigure and/or expand building elements already a part of the approved Site Plan, as well as remove some previously approved building elements, and replace them with new spaces elsewhere on the site. The amendment contemplates the consolidation of the existing two lots into a single lot. No new adequate public facilities review is needed, because the vehicle trips associated with these building elements fall within the amount of trips already approved for the property, and that APF approval remains valid today.

Background

On October 27, 2010, the Montgomery County Planning Director ("Planning Director") approved Site Plan Amendment No. 81998022D ("Site Plan No. 81998022D") for the Germantown Business Park campus at 19300 Germantown Road in Germantown, Maryland ("Property"). The Property serves as the North American headquarters and manufacturing center of QIAGEN Sciences, Inc., a global biotechnology company ("QIAGEN" or "Applicant").

Site Plan No. 81998022D reallocated certain previously approved, but unbuilt, density for the Property to new functional purposes associated with the Applicant's operations. Site Plan No. 81998022D also updated certain elements of the plan to correspond with as-built conditions. The Planning Director found that, even with such reallocated densities, the Property continued to operate within the trip capacity allowances that were established by the Montgomery County Planning Board ("Planning Board") at the time of Preliminary Plan approval.

The density reallocations proposed with Site Plan No. 81998022D reflected the Applicant's best understanding, at that time, of its immediate business needs and future growth potential. However, the business patterns for biotechnology companies are not usually linear, but instead characterized by peaks and valleys that change rapidly with technology change and acquisition of product lines. QIAGEN has continued to grow at a rapid pace since Site Plan No. 81998022D, particularly through acquisitions, and now desires to utilize more of the remaining capacity for the Germantown Business Park to accommodate consolidation of business units and plans for future growth and employment opportunities on the Property. As such, the Applicant requests approval of a Limited Site Plan Amendment to allow the following:

- (1) Develop a new five-story building, two-level parking garage, and related improvements in the northeastern portion on the site to replace the approved building on Lot 1 under Site Plan No. 8-98022B;
- (2) Eliminate two previously-approved R & D Lab/Admin/QC Lab building modules identified on Site Plan No. 81998022D as Building 7 and Building 8, and consolidate their space into the expanded five-story building, creating more open, natural views as people enter the Property;
- (3) Add a third parking level to the previously approved two-level employee parking garage along Germantown Road ("MD Route 118");
- (4) Reallocate of the remaining approved but unbuilt density under Site Plan No. 81998022D to better reflect the anticipated future needs for the site; and
- (5) Other minor changes to ensure consistency between the approved plans and as-built conditions.

These elements, collectively referred to herein as the "Project", will provide the Applicant with the ability to grow and concentrate future operations in Montgomery County, while continuing to remain within the approved trip envelope for the Property.¹

I. Property Description

A. Site Location and Characteristics

The Property is located in the northern quadrant of the intersection of Germantown Road ("MD Route 118") and Dawson Farm Road and just west of the CSX Railroad tracks. The overall Property—also currently known as Lots 1 and 6, "Germantown Business Park" Subdivision—has a gross tract area of approximately 1,077,877 square feet, or 24.74 acres, including 17,990 square feet of prior road dedications.² The net lot area of the Property is approximately 1,059,887 square feet or 24.33 acres.

¹ The Applicant met with Staff of the Maryland-National Capital Park and Planning Commission ("M-NCPPC") on March 30, 2012. As a result of this pre-submission meeting, Staff determined that the Project qualifies for review as a Limited Plan Amendment because revisions to the underlying trip capacity approvals for the Property are not required, and because the Project will otherwise conform to applicable zoning standards and development conditions as described herein.

² The Applicant submitted a minor subdivision application to M-NCPPC on May 29, 2012, which will eliminate the property line between Lots 1 and 6 to create a new single lot on the Property ("Lot 7"). M-NCPPC approval of this minor subdivision application ("Case No. 220121880") is pending.

In terms of topography, the Property possesses a variety of slopes, as shown on the Site Plan. From MD Route 118, the site rises with a substantial berm that significantly obscures views into the Property. The views to the site from Dawson Farm Road are more open, but plantings within the Forest Conservation Easement area along the southern portion of the site filter these views into the Property and will provide even more significant screening over time.

The headwaters of an unnamed tributary of Little Seneca Creek rise the western corner of the Property, and stream valley buffers are located on site. An existing WSSC sewer right-of-way meanders along the northern and western borders of the Property.

B. Zoning and Permitted Uses

The Property is split zoned between the O-M (Office Building, Moderate Intensity) and I-1 (Light Industrial) zones, with approximately 17.11 acres of gross tract area located in the O-M zone and approximately 7.62 acres in the I-1 zone.³ The O-M zoned portion of the Property fronts on both MD Route 118 and Dawson Farm Road, and encircles the I-1 zoned area on the interior.

³ The O-M zoned portion of the Property has a net lot area of approximately 16.71 acres. The I-1 zoned portion of the Property—which does not abut any public right-of-way—has a net lot area equal to its gross tract area, or 7.62 acres.

The Montgomery County Zoning Ordinance ("Zoning Ordinance") permits a variety of uses by right in the O-M and I-1 zones, including office, research and development, manufacturing and warehouse uses.

C. Existing Conditions

The Applicant's North American headquarters and manufacturing facility is a campus-style, multi-component structure that accommodates a variety of functions, including research and development, a manufacturing and production facility, a warehouse and distribution center, laboratories, administrative offices, a locker/canteen/support space, and a central plant. In terms of design, the facility consists of several discrete, but interconnected building volumes that are arranged in a generally symmetrical manner around an interior central spine corridor that extends across the site. Due to the secure nature of the Applicant's manufacturing operations, the employee entrance is provided in a central location on the site. Separate entrances for the administrative offices and warehouse are provided to the north and south, respectively.

In accordance with previous Site Plan approvals for the Property, construction is currently underway for 59,600 square feet of new building area, including 49,610 square feet of production area, 6,360 square feet of central plan/maintenance area, and 3,630 square feet of locker/canteen/support space. Approximately 58,550 square feet of additional expansion area is also permitted under the approved Site Plan No. 81998022D,

but remains unbuilt at present. This Limited Plan Amendment proposes to reallocate and disperse this yet unbuilt area to new functional uses on the Property, as described in Section II.A below.

Vehicular access to the site is provided solely from MD Route 118 via a boulevard-style entry that ends in a drop-off court with visitor parking. Surface parking is provided along the eastern frontage of the Property, where it is generally buffered from offsite views by a berm along MD Route 118. As a part of QIAGEN's second phase of development, as already revised by Site Plan No. 81998022D, a second-level parking deck is currently being added to the existing surface parking lot located to the west of the vehicular entry drive. The existing berm is also planned to buffer views of the new parking deck level.

Significant landscaping is provided on the berm, within the parking lot, and around the boundaries of the Property, including along the southern boundary next to the Dawson Farm Road and within the buffer along MD Route 118.

D. Surrounding Land Uses

MD Route 118 forms the eastern boundary of the Property, and Dawson Farm Road forms the southern boundary. The confronting areas located across MD Route 118 to the east are developed with the single-family homes of the Liberty Heights subdivision

in the R-200 zone, as well as the Landmark Station townhouses in the RT-6 zone. The land located to the south across Dawson Farm Road is developed with townhouses and single-family homes in the RT-12.5 zone. The area to the west of the Property is developed with the townhouses of the Germantown Estates community, which is zoned RT-6 and R-90.

The adjoining property to the north (adjacent to the CSX railroad tracks) is primarily zoned I-3 and is currently undeveloped. This I-3 zoned property was part of the property that became the Germantown Station community (zoned PD-15), and is accessed exclusively from Father Hurley Boulevard.⁴

II. Proposed Development

A. Development Program

This Limited Plan Amendment proposes to revise the approved Site Plan for the Property so as to better accommodate anticipated future growth at the Applicant's

⁴ Please note that the I-3 residue of the Germantown Station property is currently landlocked solely as a result of the voluntary actions of its owners, who conveyed away a part of the property that was expected—and able—to provide such access, without reserving any future access for themselves. Furthermore, these owners consciously relinquished any potential access at the time of the rezoning of portions of the adjoining property to PD-15 with Local Map Amendment Application No. G-723, approved by Resolution No. 13-618 on July 23, 1996. The Applicant has thoroughly documented these facts in connection with previous Site Plan approvals for the Property.

headquarters campus.⁵ More specifically, the Limited Plan Amendment will refine the Site Plan so as to allow the following:

- (1) A new five-story building and two-level parking garage within the O-M zoned portion of the Property;
- (2) Reallocation of approximately 58,600 square feet of approved but unconstructed building area to new functional uses that are more in line with QIAGEN's current use needs and growth projections;
- (3) Elimination of two previously-approved R & D Lab/Admin/QC Lab building modules—i.e., Building 7 and Building 8 on Site Plan No. 81998022D—in order to consolidate functions in the new five-story building, and to create added green areas and more open, natural views within the Property.
- (4) New active and passive recreational spaces for employee use;
- (5) A third parking level within the footprint of the approved two-level deck adjacent to MD Route 118; and

⁵ The Applicant anticipates that such growth will occur both as a result of expansions of existing operations, and as a result of the acquisition and integration of other businesses.

- (6) Other necessary revisions to ensure conformance with as-built conditions.

The Applicant plans to immediately occupy about half of the new, five-story North American headquarters building. The remainder is intentionally planned to be vacant in the immediate future. This is a part of QIAGEN's long term strategic plan for this Montgomery County site in the context of the company's global operations. The ready availability of such space will allow QIAGEN to better leverage its Montgomery County facilities in responding to rapid changes in the biotechnology industry and global operational needs. By having space ready for immediate occupancy, the Property will be positioned with the company as the primary candidate for accommodating new jobs and business components of the company when opportunities for expansion occur. This, in turn, will contribute positively to the County's economic development objectives. In this way, when expansion of an existing internal business component is proposed, the Property will be able to immediately accommodate that proposal, increasing the likelihood that the expansion will take place in Montgomery County, rather than elsewhere. Similarly, part of the analysis for acquisitions is their integration into existing company facilities. Again, the presence of immediately available space enhances the ability to consolidate new business acquisitions in Montgomery County.

The Limited Plan Amendment proposes a total building floor area of 544,000 square feet on the Property (of which 389,950 square feet represents existing approvals), as set forth on the 2012 Total Proposed Development Summary attached hereto as Exhibit A. Based on a gross tract area of 17.11 acres in the O-M zone and 7.62 acres in the I-1 zone, the Project will result in a new floor area ratio ("FAR") of approximately 0.41 on the O-M zoned portion of the Property and approximately 0.73 in the I-1 zone. As described in Section V.B below, this resulting density is less than the applicable limitations for the Property established by the approved Development Plan and the Zoning Ordinance.⁶

The Applicant's traffic consultant has confirmed that the new overall building floor area of 544,000 square feet (with the mix of uses described) will generate 542 AM peak hour trips and 522 PM peak hour trips, or 130 fewer morning and 74 fewer evening peak hour trips than the 672 morning and 596 evening peak hours trips currently allowed for the Property. The new total square footage of 544,000 represents an increase of 144,000 square feet over the current density total in the Preliminary Plan that is approved for the Property.⁷ However, the mix of uses that make up the QIAGEN use generate fewer peak hour vehicle trips than the exclusively office use that was the subject of the original APF approval. Thus, the additional development can be added without exceeding the approved traffic capacity for the Property. The Project's traffic impacts

⁶ The Zoning Ordinance does not numerically limit density in the I-1 zone.

⁷ Please note that only 389, 950 square feet have proceeded through Site Plan review.

will remain within the peak hour trip envelope established with the original Preliminary Plan approval for the Germantown Business Park and the related Adequate Public Facilities ("APF") determination. Please refer to the Updated Trip Envelope Memorandum prepared by the Applicant's traffic consultant for more detailed information.

B. Architecture and Site Design

The Project seeks to continue the existing campus environment that is inspiring and attractive, and which will support QIAGEN's vision of promoting innovation, co-operation, and the exchange of knowledge. In addition to the previously approved but unbuilt components of the existing multi-component building on Lot 6, as well as the replanning of the currently-approved but unbuilt 90,000 office building on Lot 1, the Project will provide a new larger five-story office building (244,000 SF) on Lot 1, a new two-level parking structure (surface and below grade), and addition of a third level to the existing parking deck.

The proposed new office building will provide 244,000 square feet of building floor area, plus a full cellar. The height of the proposed building will be 60 feet, as measured from the top of roof surface to the average elevation of the grade at the front of the building facing MD Route 118. The Applicant anticipates that the first floor will contain a building lobby and common area, conference rooms, a training/exhibit area, and

a manufacturing/distribution area; the second, third, and fourth floors will be used or available for research and development; and the fifth floor will house administrative offices. The cellar will contain mechanical rooms, storage spaces, or similar areas which will not be permanently occupied and will not generate additional vehicular trips. An underground corridor will connect the cellar with the sub-surface level of the existing building.

This new office building has been designed to comply with the County's Green Buildings Law and will be contemporary in style. The current concept incorporates light-color precast concrete panels and large aluminum windows. One of the Applicant's key objectives was to make the new building compatible with the existing campus facilities. The geometry of the new office building will therefore be broken down into smaller elements so as to keep the new building at a compatible scale, and the façade will be stepped back with recessed terraces at the top floor. The main entrance will open to the entrance court on the southwestern frontage, so as to form an attractive "main street" to the Campus.

To satisfy parking requirements and the anticipated needs of the Applicant's employees, a new parking structure is proposed to the south of the new office building, as well as one-level addition to the existing parking deck (the second story of which is currently under construction). The proposed new 233 space parking structure has two levels: (1) a top level which will be positioned a few feet lower than MD Route 118

(behind the berm), so that from inside the site it will appear to be a surface parking lot; and (2) a lower level which will be mostly below grade, with an entrance on grade at the north side and other openings for ventilation. The new parking structure will be similar in appearance to the existing parking structure, featuring precast concrete panels and some split-face concrete block finishes.

In addition to the new structure, a one-level addition is proposed to the existing parking deck which will provide 265 additional parking spaces on-site. This new parking level addition will be consistent with the style and appearance of the existing parking deck.

In terms of site design, the Project emphasizes simple vehicular travel, pedestrian friendly walkways, relaxing outdoor gathering areas between buildings, recreational areas, an effective fire access loop, and covered breezeways linking buildings themselves, and buildings with parking areas. The Project's carefully designed landscaping features and storm water management systems will serve to bring a park-like environment to the QIAGEN campus. A formal vehicular drop-off to serve visitors to the campus, with specialty paving, trees, and a special feature element, will be provided between the existing and proposed buildings to establish a 'boulevard' feel. A raised crosswalk will demarcate the parking/vehicular and passenger drop-off areas. To the northwest of this entry transition area will be an active gathering space and outdoor seating area for the future cafeteria (which is presently under construction). This area, with an overlay of a

tree grid, will integrate with bio-retention areas. A generously planted passive open space designed around a paved path and a seat-wall will be established to the south of the pedestrian crosswalk, in front of part of the existing building. The existing buffer along Route 118 will be maintained.

C. Parking and Circulation

The proposed layout will continue to utilize the established entry drive with vehicular access provided from MD Route 118. However, new internal driveways and access aisles will provide access to the new five-story building volume and two-level parking structure. Loading for the existing campus buildings will continue to be accommodated at the rear of the facility, the limited necessary loading for the new five-story office building will be provided along the northern façade of the building (facing the railroad tracks) in order to provide adequate separation from the adjacent parking area.

The Project will also provide new pedestrian sidewalks which will link to established paths along MD Route 118 and within the existing campus. New open-air breezeways will be provided between the existing facility and the new five-story office building, and between the existing building and the existing parking area along MD Route 118. A secure underground connection between the lower level of the new

employee parking structure and the five-story office building will also be provided for the convenience and safety of the engineering staff.

D. Site Engineering

While all existing improvements will continue to be served by the existing stormwater facilities, the proposed improvements will be served by a combination of several contemporary Environmental Site Design ("ESD") practices (i.e., green roof, bioretention, grassed swale). These stormwater facilities will be generously planted in the context of their location and in accordance with Montgomery County Department of Permitting Services ("DPS") and Maryland Department of the Environment ("MDE") requirements.

III. Prior Approvals

A. Development Plan

The County Council approved Zoning Case No. G-662 on May 24, 1990, thereby reclassifying portions of the Property from the R-200 zone to the O-M zone. In connection with Zoning Case No. G-662, the County Council also approved a Schematic Development Plan with binding elements pertaining to coverage, FAR, green area,

parking setbacks, building setbacks and building height, all of which are reflected in the data table in Section V.B herein.

B. Preliminary Plans

The Property was originally subject to certain staging ceiling limitations which required development on the Property to be approved in incremental portions, restrictions that were removed once the full development achieved approval. Nevertheless, the Property has been subject to a series of Preliminary Plan approvals over time, as summarized on the Preliminary Plan & Site Plan Chronology Exhibit attached as Exhibit B and as described below:

1. Preliminary Plan No. 1-81142 (Opinion dated November 15, 1989). The Planning Board approved the first preliminary plan of subdivision of the Property at a public hearing on November 9, 1989. The proposed full development of the Property sought 402,000 square feet of office use, but the requested amount could not be fully approved at that time. As noted in the Opinion attached hereto as Exhibit C, this approval authorized an initial phase of development which was limited to 37,500 square feet of office use. An accompanying Staff Report from Transportation Planning dated November 6, 1989 (included with Exhibit C), explains that this limitation reflected the Planning Board's allocation of limited staging ceiling capacity.

2. Preliminary Plan No. 1-81142 (Opinion dated August 10, 1994). The Planning Board increased the amount of development permitted on the Property at its July 14, 1994, meeting. As the Opinion attached hereto as Exhibit D shows, this approval instructed the applicant to amend the prior APFO agreement with the Planning Board to raise development limits to 192,500 square feet for office use. This action by the Planning Board was also a limited approval, granting less than the full amount sought in the application.

3. Preliminary Plan No. 1-81142 (Opinion dated August 29, 1994). The Planning Board granted a new approval for the Property which permitted the full amount of on-site development, replacing the prior limited actions. The new maximum was 400,000 square feet of office use generating no more than 676 trips (increased from the prior 192,500 square feet).

Prior to final action by the Planning Board, Transportation Planning undertook a new APFO review in order to establish that conditions were adequate to accommodate the full development and to determine what road improvements would be recommended for that amount. The August 4, 1994, Staff Report for this revised APFO Review—included with the attached Exhibit E—indicates that

the increase in development rights was justified on the basis of the available FY 95 Staging Ceiling capacity.⁸

As discussed below, the trip capacity amount approved by the Planning Board with this Opinion remains controlling for development on the Property.

4. Preliminary Plan No. 1-81142 (Opinion dated March 28, 1997). The Planning Board approved a phasing plan on March 27, 1997, and extended the Preliminary Plan's validity period. The March 28, 1997 Opinion (attached as Exhibit F) otherwise reaffirmed that all prior conditions of approval contained in the August 29, 1994, Opinion were to remain in full force and effect.

A letter from Malcolm Shaneman dated March 16, 1998, included with Exhibit F, indicates that the Planning Board revised this 1997 approval on March 12, 1998 to adjust the area and staging requirements of record plats for the subdivision of the Property, but did not otherwise alter the terms of the August 29, 1994 approval.

5. Preliminary Plan No. 1-81142R (Opinion dated February 24, 2000). This Opinion (attached as Exhibit G), formalized the Planning Board's January 20, 2000, approval of Preliminary Plan No. 1-81142R, an amendment for the first two

⁸ The Staff Report also establishes that the transportation conditions of approval for this Preliminary Plan were intended to supersede conditions listed in previous Staff memoranda dated July 11, 1994, and November 6, 1989.

phases of the QIAGEN project. More specifically, Preliminary Plan No. 1-81142R continued to permit up to 400,000 square feet of office floor area on the Property. Although this Opinion revised certain conditions of other previous preliminary plan approvals, the Opinion specifically noted that all applicable conditions contained in the August 29, 1994, approval were to remain in full force and effect.

As shown above, the August 29, 1994 Preliminary Plan supplanted the conditions of other prior approvals and authorized a substantially greater amount of development on the basis of Transportation Planning's revised APF review. As a result, the APF determination for the Property which occurred with the August 29, 1994, Preliminary Plan has subsequently remained as controlling the overall amount of development permitted on the Property. This APF determination currently remains valid until August 29, 2016.⁹

⁹ In accordance with Section 50(c)(3)(i) of the Montgomery County Code, the APF determination was initially to have remained valid for 12 years, or until August 29, 2006. The Planning Board approved a six-year extension to the APF validity period for the Property, as indicated by the Letter dated August 14, 2007, attached hereto as Exhibit H. Furthermore, an additional four-year extension was granted by the Montgomery County Council action in legislatively extending all currently valid approvals, pursuant to Subdivision Regulation Amendments No. 09-01 effective April 1, 2009, and No. 11-01, effective April 1, 2011.

C. Site Plans

The first Site Plan for the Property ("Site Plan No. 8-98022"), prior to QIAGEN's ownership, was approved on March 12, 1998 for an office park development, as indicated by the April 22, 1998, Opinion attached hereto as Exhibit I. This initial Site Plan—which applied only to the O-M zoned portion of the Property—was submitted by the previous owner and was never constructed.

Since QIAGEN's acquisitions of separate portions of the Germantown Business Park in 2000 and 2001, the Planning Board has approved Amendments to the original Site Plan to accommodate QIAGEN's evolving business needs on the Property. These Amendments are as follows:

1. Site Plan Amendment No. 8-98022A (Opinion dated January 24, 2000). The Planning Board approved Site Plan Amendment No. 8-98022A at its public hearing on January 20, 2000. As noted in the Opinion attached hereto as Exhibit J, Site Plan Amendment No. 8-98022A allowed for 300,000 square feet of mixed use building area (R&D, lab, administration, manufacturing, production, warehouse and distribution) within the Lot 6 portion of the Property. Importantly, Site Plan Amendment No. 8-98022A preserved all terms and conditions of the initial Site Plan pertaining to the remainder of the property (i.e., Lot 1, then retained by the original subdivider). The Planning Board anticipated at this time that the final

build-out of the Property would result in an overall 400,000 square feet of building area, or the equivalent of 676 vehicle trips.

The Applicant has constructed Phase I of Site Plan Amendment No. 8-98022A, which consists of approximately 181,800 square feet of floor area. This existing floor area is allocated among various functional uses, as more specifically described on the attached Preliminary Plan & Site Plan Chronology Exhibit (Exhibit B).

2. Site Plan Amendment No. 8-98022B (Opinion dated October 28, 2002). The Planning Board approved Site Plan No. 8-98022B at its meeting on October 17, 2002, as noted in the attached Opinion (Exhibit K). Site Plan No. 8-98022B applied only to the Lot 1 portion of the Property. Lot 1 had retained rights to 100,000 square feet of office use and so the new Site Plan No. 8-98022B substituted the development of either (i) 78,300 square feet of office and 11,700 square feet of day care use; or (ii) 90,000 square feet of office (Exhibit K) (again, based on trip equivalency). At this time, the building has not been constructed on Lot 1.

3. Site Plan Amendment No. 81998022C (Opinion dated July 31, 2009). The Planning Board approved Site Plan Amendment No. 81998022C as a Consent Agenda Item on July 23, 2009. As indicated by the Opinion attached hereto as

Exhibit L, Site Plan Amendment No. 81998022C reallocated portions of QIAGEN's approved but unbuilt floor area on the Property under Site Plan Amendment No. 8-98022A to a new mix of those same functional uses, but did not otherwise modify the amount of floor area permitted under Site Plan Amendment No. 8-98022A. Site Plan Amendment No. 81998022C allowed other minor site revisions, including but not limited to the construction of a temporary parking lot on Lot 1 (for use by existing employees during construction of the second level parking deck on the Lot 6 portion of the Property), landscaping changes, and reconfiguration of the entrance drive.

4. Site Plan Amendment No. 81998022D. The Planning Director approved an Administrative Amendment to the Certified Site Plan for the Property on October 27, 2010 (Exhibit M), which again reallocated portions of the approved but unbuilt floor area on the Property to a new mix of those functional uses, in addition to making other minor site revisions.

Approximately 59,600 square feet of floor area approved with Site Plan Amendment No. 81998022D is currently under construction. This portion of QIAGEN's Phase 2 area is anticipated to be completed in 2012, and will result in approximately 241,400 square feet of overall building floor area on the Property. The unbuilt remainder of the uses from Amendment No. 81998022D will again be reallocated with the current proposed Site Plan amendment.

IV. Master Plan Conformance

A. Generally

The Property is subject to the 1989 Approved and Adopted Germantown Master Plan ("Master Plan"), one of the overarching objectives of which is to ensure the provision of opportunities for employment land uses for a variety of businesses and enterprises. The Project directly advances this objective by allowing QIAGEN to more fully utilize the previously approved trip capacity for its headquarters campus for the purpose of facilitating new business growth and employment opportunities on the Property.

B. Recommendations

The Property is located within the Master Plan's Kingsview Village Analysis Area and is recommended for development with employment uses, with an emphasis on the provision of distinctive building forms and screened parking. The Master Plan specifically recommends the following:

Given the proximity of existing and approved single-family residential uses, this Plan recommends that compatibility with the adjacent residential areas be achieved in the following manner:

- *Provision of a 50-foot undisturbed easement along the perimeter of the property on all sides except the railroad property boundary.*
- *Provision of on the sides, along MD 118 and A-254, a 200-foot deep area (including the easement) of moderate intensity offices.*
- *Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254, with the tallest structure adjacent to the railroad.*

The interior of the property is recommended to retain its existing I-I classification. The easement and office area are suitable for moderate intensity office development in the O-M Zone if the following compatibility issues can be addressed:

- *Provision of an undisturbed easement 50 feet deep along the three edges of the property adjacent to residential areas.*
- *Preservation of mature trees to the maximum extent possible.*
- *Limiting building heights to three stories along A-254 and for 600 feet along MD 118 northeast from A-254.*

See Master Plan, Page 73.

The Planning Board has previously found the approved Site Plans for the Property to substantially conform with these Master Plan recommendations. The Limited Plan Amendment continues to be in substantial conformance with the Master Plan, in that the Limited Plan Amendment continues to provide for a 50-foot buffer, tree preservation and afforestation, and otherwise respects the recommended limits on building heights.

V. Zoning Ordinance Conformance

A. Purposes

As set forth in Section 59-C-4.310 of the Zoning Ordinance, the purpose of the O-M Zone is to provide locations for moderate intensity office buildings in areas outside of central business districts (where high-intensity uses are not appropriate, but where moderate intensity office buildings will not have an adverse impact on the adjoining neighborhood). Similarly, Section 59-C-5.2 provides that the I-1 Zone is intended to accommodate small to medium scale industrial activities, including but not limited to research and development, warehousing and storage activities, light manufacturing and assembly of products, and other similar uses. As evidenced by the Planning Board's approval of the previous Preliminary Plans and Site Plans for QIAGEN's use of the Property, the Applicant's headquarters and manufacturing facility is a moderate intensity/medium scale use that is compatible with the specific purposes of the O-M and I-1 zones.

B. Development Standards

The applicable development standards for the Project are set forth in Section 59-C-4.31 of the Zoning Ordinance (for the O-M Zone), and Sections 59-C-5.3 and 59-C-5.4 (for the I-1 Zone). The Project complies with these development standards as follows:

TABLE 1: O-M ZONE REQUIREMENTS

ZONING REQUIREMENTS	PERMITTED/REQUIRED	PROVIDED
BUILDING HEIGHT	5-STORY (MAX.)	VARIES (5 STORIES MAXIMUM) (60')
GREEN AREA	10% (MIN.)	57% OR 9.56 ACRES
FLOOR AREA RATIO	1.5	0.41 FAR (302,600 S.F. GFA) - INCLUDES FUTURE BUILDINGS 5A, 6A (SEE NOTE 19 ON SITE PLAN COVER SHEET.) (FAR MAY INCREASE IN ACCORDANCE WITH NOTE 15 ON SITE PLAN COVER SHEET.)
BUILDING COVERAGE*	60%	13% OR 2.15 ACRES -INCLUDES FUTURE BUILDINGS 5A, 6A (SEE NOTE 19 ON SITE PLAN COVER SHEET.)
	(75% with parking structure)	28% OR 4.66 ACRES -INCLUDES FUTURE BUILDINGS 5A, 6A (SEE NOTE 19 ON SITE PLAN COVER SHEET.)
BUILDING SETBACKS**		
FROM MASTER PLAN ROW	15' MIN.	TO RTE 118: 55' MINIMUM (PARKING DECK) 235' MINIMUM (LOT #1 BUILDING)
		TO A-254: 95' MINIMUM (PARKING DECK) 280' MINIMUM (LOT #6 BUILDING)
		TO WESTERNMOST BOUNDARY: 400' MINIMUM (LOT #1 BUILDING) 580' MINIMUM (PARKING DECK)
FROM ANY OTHER LOT LINE	20' (MIN. @ 60' HT. BLDG.)	35' MINIMUM

*THE BINDING ELEMENTS FOR THE O-M ZONE RESTRICT THE BUILDING COVERAGE TO 20% FOR THE LOT COVERAGE WHICH IS NOT USED FOR OFF-STREET PARKING. THE O-M ZONE ALLOWS COVERAGE TO INCREASE TO 75% FOR A LOT OF AT LEAST ONE ACRE, WHEN AT LEAST 80% OF THE ADDITIONAL FLOOR AREA IS USED FOR OFF-STREET PARKING AND AT LEAST 15 PERCENT OF THE LOT AREA IS DEVOTED TO GREEN AREA. WITH THIS AMENDMENT, 100% OF THE ADDITIONAL FLOOR AREA IS USED FOR OFF-STREET PARKING AND GREEN AREA IN THE O-M ZONE IS 57%.

**A 50' UNDISTURBED BUFFER AREA IS TO BE PROVIDED ADJACENT TO THE PROPOSED RIGHT-OF-WAY OF RELOCATED RTE. 118, COUNTY ROAD A-254 AND THE WESTERN MOST BOUNDARY OF THE SUBJECT TRACT.

TABLE 2: I-1 ZONE REQUIREMENTS

ZONING REQUIREMENTS	PERMITTED/REQUIRED	PROVIDED
BUILDING HEIGHT	W/SITE PLAN 10 STORIES OR 120'	79' (LOT 6 BUILDING)
GREEN SPACE	10%	47% OR 3.61 AC
BUILDING SETBACKS FROM MASTER PLAN ROW	NONE	N/A
FROM ANY OTHER LOT LINE	NONE	35' MINIMUM

NOTE: BECAUSE THE I-1 ZONE PORTION OF THIS PROPERTY IS NOT ADJACENT TO A RESIDENTIAL ZONE NOR A RIGHT OF WAY, SETBACKS ARE NOT REQUIRED PER MC ZONING ORDINANCE SEC. 59-C-5.33. HOWEVER, IF A YARD IS PROVIDED, IT MUST BE GREATER THAN 10'.

VI. Findings for Approval

As described in the following Section, the proposed Project satisfies each of the requirements listed in Section 59-D-3.4(c) which govern the Planning Board's approval of a Site Plan application.

A. Site Plan

- The site plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development, if required, unless the Planning Board expressly modifies any element of the project plan.*

The Limited Site Plan conforms to the binding elements of the Schematic Development Plan that were approved by the District Council in connection with Zoning Case No. G-662. The following table demonstrates the Project's compliance with these binding elements (which apply only to the O-M zoned portion of the Property):

TABLE 3: BINDING ELEMENTS FOR O-M ZONE

ELEMENTS	PERMITTED/REQUIRED	PROVIDED
BUILDING COVERAGE*	20% MAXIMUM	13% OR 2.15 ACRES - INCLUDES FUTURE BUILDINGS 5A, 6A (SEE NOTE 19 ON SITE PLAN COVER SHEET.)
FLOOR AREA RATIO	0.5 MAXIMUM	0.41 FAR (302,600 S.F. GFA) - INCLUDES FUTURE BUILDINGS 5A, 6A (SEE NOTE 19 ON SITE PLAN COVER SHEET.) (FAR MAY INCREASE IN ACCORDANCE WITH NOTE 15 ON SITE PLAN COVER SHEET.)
BUILDING HEIGHT	5 STORIES (60' MAXIMUM)	VARIES 5 STORIES MAXIMUM (60' MAXIMUM)
GREEN AREA	20% MINIMUM	57% OR 9.56 ACRES
PARKING SETBACK FROM ADJACENT RTE. 118 & A-254 AND WESTERNMOST BOUNDARY**	50' MINIMUM	TO RTE 118: 55' MINIMUM FROM PARKING LOT ON LOT 6 50' MINIMUM FROM PARKING LOT ON LOT 1 TO A-254: 95' MINIMUM FROM PARKING LOT ON LOT 6 TO WESTERNMOST BOUNDARY: 580' MINIMUM FROM PARKING LOT ON LOT 6
BUILDING SETBACK FROM ADJACENT RTE. 118 & A-254 AND WESTERNMOST BOUNDARY**	50' MINIMUM	TO RTE: 118: 55' MINIMUM (PARKING DECK) 235' MINIMUM (LOT #1 BUILDING) TO A-254: 95' MINIMUM (PARKING DECK) 280' MINIMUM (LOT #6 BUILDING) TO WESTERNMOST BOUNDARY: 400' MINIMUM (LOT #1 BUILDING) 580' MINIMUM (PARKING DECK)

*THIS DOES NOT INCLUDE THE PARKING STRUCTURE. THE BINDING ELEMENTS FOR THE O-M ZONE RESTRICTS THE BUILDING COVERAGE WITH THE FOLLOWING LANGUAGE: "20% FLOOR AREA COVERAGE COMPARED TO THE 60% PERMITTED IN THE O-M ZONE." THE O-M ZONE PERMITS ADDITIONAL BUILDING COVERAGE FOR PARKING STRUCTURE, ALLOWING COVERAGE TO INCREASE TO 75% FOR A LOT OF AT LEAST ONE ACRE, WHEN AT LEAST 80% OF THE ADDITIONAL FLOOR AREA IS USED FOR OFF-STREET PARKING AND AT LEAST 15 PERCENT OF THE LOT AREA IS DEVOTED TO GREEN AREA. SEE NOTE 12 ON SITE PLAN COVER SHEET.

**A 50' UNDISTURBED BUFFER AREA IS TO BE PROVIDED ADJACENT TO THE PROPOSED RIGHT-OF-WAY OF RELOCATED RTE. 118, COUNTY ROAD A-254 AND THE WESTERN MOST BOUNDARY OF THE SUBJECT TRACT.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The Project complies with the requirements of the O-M and the I-1 zones which apply to the respective portions of the Property, as described in Section IV.B herein.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.*

The Project has been designed to ensure that the locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe and efficient.

- (1) Buildings and Structures: The buildings have been arranged to create well-defined entry courts, and will collectively contribute to an attractive "main street" campus environment in the area surrounding the new formal vehicular entrance. The parking deck addition and the new parking structure will each continue the style of the previously approved parking deck. Like the existing parking deck, the new parking structure will also utilize the landscaped berm

for screening. The berm, and the grading of the site will make the upper parking level appear as a surface lot to the extent it may be visible from MD Route 118. The design of the new five-story building will be in keeping with the existing and approved but unbuilt buildings on site, the design of the new building will create a unified presence for the entire Campus. The scale and location of the buildings will ensure that a proper separation is maintained from adjacent and confronting residential uses.

- (2) Open Spaces: The proposed open space areas will continue to blend in with the open spaces on the remainder of the Property and will maintain a suitable open space buffer between development on the Property and the residential neighborhood to the north. Storm water quantity controls will continue to be addressed by the existing on-site extended detention pond, which contributes to bringing a park-like environment to the QIAGEN Campus.

- (3) Landscaping and Lighting: The landscaping proposal for the site will continue the design used with the existing building, but will create a more unified campus environment. Landscaping on the site consists of pedestrian friendly walkways, outdoor gathering and seating areas between buildings, recreational areas, covered breezeways linking

buildings and parking, and a formal vehicular entrance with specialty paving, trees, and a special feature element. Buffer plantings on the berm along MD Route 118 and along the eastern portion of the site will continue to be provided to minimize views into the Campus from adjoining roads and properties.

The Project's lighting plan will ensure that light levels on-site are adequate, without creating off-site impacts (i.e., light spillover or excessive glare).

- (4) Recreation Facilities: Requirements for the provision of recreation facilities are not applicable to commercial sites. Nonetheless, the Applicant proposes to provide a new sand volleyball/multi-sport court for the recreational use of employees at the Property. The volleyball/multi-sport court will be carefully set between two wings of the existing building.
- (5) Vehicular and Pedestrian Circulation: The street access point to the Property will remain as currently existing and will be in conformance with the approved Preliminary Plan, with access continuing to be provided via the established entry drive. The proposed on-site vehicular routes will also allow for well-defined,

safe vehicle movements, and otherwise minimize conflicts between vehicles and pedestrians in the vicinity of the new five-story building and parking structure. Pedestrian sidewalks will continue to connect to established paths along MD Route 118 and within the existing Campus.

4. *Each structure and use is compatible with other uses and other site plans, and with existing and proposed adjacent development.*

The proposed new site elements—including the new five-story office building, two-level parking structure, and third parking level addition—will be compatible with the previously approved buildings on the Property, and with surrounding uses and development. The new office building, parking structure, and parking addition will blend with the existing structures to create a unified campus environment. The new office building has been designed to a compatible scale and will ensure that the Property continues to maintain a desirable relationship with adjacent development. The new two-story parking structure has also been designed to minimize its appearance as a multi-level parking structure and instead appear as a surface parking lot, so as to maintain attractive views into the Property.

The Project proposes to utilize existing entry drives. No new vehicular access points are proposed. The landscaped berm along MD Route 118 will continue to provide

a buffer along the edge of the site. In addition, the proposed lighting plan will ensure that lighting on the Property does not create a visual intrusion. In combination, these measures will ensure that the activity associated with the Applicant's operations will not cause any negative effects on the surrounding area (i.e., the adjoining residential uses, railroad tracks, and roads).

5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The Applicant has previously satisfied its forest conservation obligations with a combination of on-site forest conservation, on-site reforestation, on-site large landscape area and off-site reforestation. A "Plan of Compliance" has been prepared in support of the Limited Plan Amendment to demonstrate that the proposed limits of disturbance for this amendment do not exceed those that were approved by Final Forest Plan 8-98022 and, therefore, that no further forest conservation measures are required.

The Stormwater Concept for the Project has been approved by DPS. While all existing improvements will continue to be served by the existing stormwater facilities, the proposed new improvements will be served by a combination of several contemporary ESD practices (e.g., green roof, sheet flow, grassed bioretention pools) to the maximum extent practicable.

VII. Community Outreach

The December 2007 Approved and Adopted Manual of Development Review Procedures does not require the Applicant to hold any pre-submission meetings for this Limited Plan Amendment. Nonetheless, the Applicant communicated with several community stakeholders prior to submitting this application for review, including Montgomery County Councilmember Craig Rice, Upcounty Regional Services Center Director Cathy Mathews, and the Gaithersburg Germantown Chamber of Commerce.

VIII. Conclusions

As demonstrated by this Statement, the Project complies with the applicable requirements of the Zoning Ordinance which govern development in the O-M and I-1 zones, as well as the approved Preliminary Plan, the applicable APF determination, and the binding elements of the applicable Schematic Development Plan for the O-M zoned portion of the Property. Furthermore, the Project continues to be in general conformance with the recommendations of the Sector Plan. For these reasons, we respectfully request that the Planning Board approve the Limited Plan Amendment as proposed. We appreciate your consideration of this matter.