



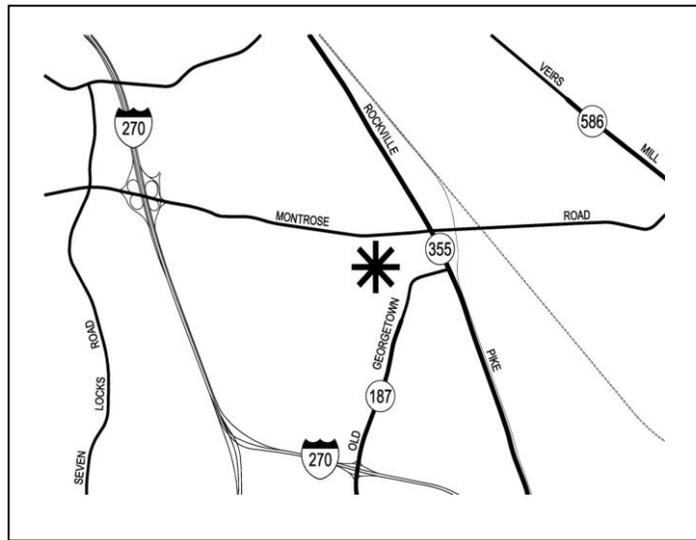
6111 Executive Boulevard Adequate Public Facilities Test No. APF 201601

- EA Ed Axler, Planner Coordinator, Area 2 Division, [Ed. Axler@montgomeryplanning.org](mailto:Ed.Axler@montgomeryplanning.org), 301-495-4536
- KA Khalid Afzal, Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- JK Glenn Kreger, Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Completed: 03/03/16

Description

- Request for Transportation Adequate Public Facilities determination for the proposed 8,000-square foot temporary trailer/modular addition for lab/medical office/general office use on Parcel "F", under County Code Section 8-32, Article IV for future building permits;
- 4.0 acres of recorded parcel, zoned EOF 0.75 H-100;
- Located at 6111 Executive Boulevard, Rockville, within the 1992 North Bethesda/Garrett Park Master Plan;
- Applicant: Kaiser Foundation Health Plan of Mid-Atlantic States, Inc.;
- Filing Date: November 25, 2015.



Summary

- Staff recommends approval with conditions.

STAFF RECOMMENDATION: Approval subject to the following conditions:

- 1) This Transportation Adequate Public Facilities (APF) determination is limited to a temporary trailer/modular addition of 8,000 square feet of lab/medical office/general office use to the existing 22,808 square feet for a total of 30,808 square feet.
- 2) The Applicant must make the Transportation Policy Area Review (TPAR) payment to Montgomery County Department of Permitting Services (MCDPS) equal to 25% of the development impact tax.
- 3) This APF determination will remain valid for eighty-five (85) months from the date of mailing of the Planning Board Resolution.

SITE AND PROJECT DESCRIPTION

The 4.0-acre property, Parcel F, zoned EOF 0.75 H-100 was recorded in 1973 on Plat No. 10551, (Attachment 1), and has been improved with a medical office building since 1973. It is located on the north side of Executive Boulevard between East Jefferson Street and Old Georgetown Road (MD 187)/Towne Road (previously known as Hoya Street). The Property is surrounded by other medical and general office buildings along Executive Boulevard.



Figure 1: Aerial photo of the site vicinity



Figure 2: Aerial photo of the Existing Site

The existing circulation with two existing vehicular access points from Executive Boulevard and an internal driveway loop, as shown on the photo of the existing conditions above, is being retained. The western driveway is 20 feet wide and the eastern driveway is 26 feet wide, with a median break along Executive Boulevard opposite the eastern driveway. The Applicant proposes to add a temporary building of 8,000 square feet in the existing parking lot (Attachments 2 to 5).

PRIOR REGULATORY ACTIONS

1. On November 30, 1972, the Planning Board approved the APF determination for Preliminary Plan No. 119721060 Group Health Association Building, for a medical office building in the prior I-3 zone. The Site Plan No. 819720350 was approved for the maximum square footage of 173,804 permitted in the I-3 zone and 121 parking spaces. Only 22,808 square feet were built on the Property.
2. On October 26, 1999, a NRI/FSD No. 420000590 was filed as part of Pre-Preliminary Plan No. 720000040 and Site Plan No. 82000010. The Preliminary Plan, Site Plan, and Trip Reduction Agreement were not implemented and the plans expired.
3. On February 3, 2000, the Planning Board approved the APF determination for Preliminary Plan No. 120000370, and Site Plan No. 820000100, Washington Science Center, Parcel "F" to replace the existing building with a new medical office building of 86,960 square feet and a parking deck. APF validity was approved through April 7, 2004 under the FY 2000 Alternative Review Procedures for Expedited Development Approvals (also known as Pay & Go). Refer to Attachments 6 to 8.

4. On May 23, 2002, a Trip Reduction Agreement, required as a condition of preliminary plan approval, was recorded in the land records.
5. On June 23, 2015, Staff approved a Forest Conservation Exemption and Simplified NRI/FSD No. 42015220E for the current application.

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The Property is within the 1992 North Bethesda/Garrett Park Master Plan (Master Plan), which makes no specific recommendation for the property. It recommends that it be retained as I-3. The zoning on the property was converted to EOF 0.75 H-100 in connection with the zoning code rewrite. The Property will be within the White Flint II Sector Plan that is now underway.

Master-Planned Roadways and Bikeways

The North Bethesda/Garrett Park Master Plan designates Executive Boulevard as a four-lane divided major highway, B-7, with a 120-foot right-of-way with a Class 2 bikeway (i.e., a bike lane) between East Jefferson Street and Old Georgetown Road. The Master Plan and the 2005 *Countywide Bikeways Functional Master Plan* recommend a bike lane, BL 25, along Executive Boulevard (within the existing space between the marked pavement edge line and curb). The existing Executive Boulevard right-of-way along the Property frontage is 120 feet wide and contains a 23.5-foot wide grass median.

The Master Plan designates Montrose Parkway as a four-lane divided arterial, A270, of 300-foot right-of-way with a Class 2 bikeway (i.e., bike lane) between Montrose Road and Parklawn Drive. The Master Plan and the 2005 *Countywide Bikeways Functional Master Plan* recommend a shared use path, SP-50, along Montrose Parkway. The existing Montrose Parkway along the Property frontage is a 4-lane divided parkway with a 26-foot wide grass median and an 8-foot wide shared use path on the south side.

Available Transit Service

The three Ride On bus routes operate along the property's Executive Boulevard frontage as follows:

1. Route 5 operates between the Silver Spring Metrorail Station and the Twinbrook Metrorail Station with 30-minute headways on weekdays and weekends.
2. Route 26 operates between the Glenmont Shopping Center and the Montgomery Mall Transit Center with 30-minute headways on weekdays and weekends.
3. Route 81 operates between the White Flint Metrorail Station and the Rockville Metrorail Station with 30-minute headways on weekdays only.

An existing bus stop is located on Executive Boulevard near the Property's western driveway/curb cut. The property is located approximately 3,800 feet to the northwest of the White Flint Metrorail Station.

Pedestrian and Bicycle Facilities

Along the property frontage, there are six-foot wide sidewalks and eight-foot wide green panels on both sides of Executive Boulevard. There are no lead-in sidewalks from the two driveways/curb cuts from Executive Boulevard. Bike lanes exist along Executive Boulevard within the existing space between the marked pavement edge line and curb.

Transportation APF - Local Area Transportation Review

The Applicant is proposing to expand the existing medical office space of 22,808 square feet by 8,000 square feet with a proposed temporary trailer/modular addition. The table below shows the number of weekday peak-hour trips generated within the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.):

Square Feet	Land Use	Weekday Peak-Hour Trips	
		Morning	Evening
Existing approx. 22,808 square feet	Medical Office	55	82
Proposed Increase of 8,000 Square Feet	Laboratory	10	11
	Medical Office	17	24
	General Office	13	12
Worse-Case Land Use	Medical Office	17	24

The Use and Occupancy certificate for the existing medical office building was released at least 12 years ago. The Montgomery County Council’s Resolution No. 17-601, “2012-2016 Subdivision Staging Policy” includes a section that states: “if use and occupancy certificates for 75% of the originally approved development were issued more than 12 years (ago)... the traffic study must be based on the increased number of peak-hour trips rather than the total number of peak-hour trips.”

A traffic study is not required to satisfy the LATR test because the proposed addition generates fewer than 30 total peak-hour trips within the weekday morning and evening peak periods.

Transportation APF - Policy Area Review

Per the Policy Area Review test, at the time of building permit the proposed addition will require a Transportation Policy Area Review (TPAR) payment to the MCDPS of 25% of the transportation impact tax because the site is located within the North Bethesda Policy Area where the transit capacity is inadequate. MCDPS will determine the amount of payment based on the type of land use proposed.

Other Public Facilities and Services

All other public facilities and services including the existing water and sewer service, electric, telecommunication, police and health services are available to serve the proposed addition at building permit review. The Montgomery County Department of Fire and Rescue Service comments directly to MCDPS at the Life Safety review at building permit.

Environmental Requirements

If required, MCDPS will review the stormwater management concept for the proposed addition. The site lies in the Cabin John watershed of the Muddy Branch and is outside of any Special Protection Areas.

Citizen Notification

The Applicant has met all noticing requirements. Staff has not received any communication from anyone on this Application.

CONCLUSION

The proposed temporary addition meets all requirements established under County Code Section 8-32, Article IV, and substantially conforms to the recommendations in the *North Bethesda/Garrett Park Master Plan*. The public transportation facilities will be adequate to serve the proposed addition. Therefore, staff recommends approval of the APF determination with the conditions specified at the beginning of this report.

ATTACHMENTS

Attachment 1 – Parcel F 1973 Record Plat 10551

Attachment 2 – Applicant’s letter dated June 12, 2015

Attachment 3 – Applicant’s letter dated November 25, 2015

Attachment 4 – Plan showing the Proposed 8,000 sq. ft. Addition

Attachment 5 - Aerial Photo showing the Proposed 8,000 sq. ft. Addition

Attachment 6 – Planning Board’s 1972 Preliminary Plan Action

Attachment 7 - Planning Board’s 1972 Site Plan Action

Attachment 8 – Detailed from Planning Board’s 1972 Approval Site Plan

ATTACHMENT 1 - PARCEL F 1973 RECORD PLAT 10551

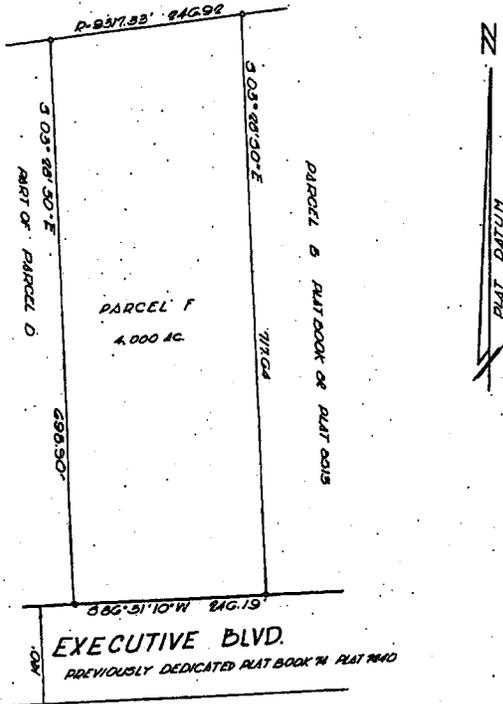
PROPOSED OUTER CIRCUMFERENTIAL HIGHWAY **PLAT No. 10551**

ENGINEERS CERTIFICATE

We hereby certify that the plan shown hereon is correct: that it is a subdivision of all the land described in a conveyance from Frank M. Ewing Company, Inc. to Group Health Association, Inc. by deed dated September 6, 1972 and recorded in Liber 4675 of folio 444 and also a resubdivision of part of Parcel D, Washington Science Center as shown on a plot recorded in Plat Book 90, Plat 5676 both among the Land Records of Montgomery County, Maryland and that iron pipe marked thus \circ are in place where shown.

Date: December 7, 1972 STERLING R. MADDOX & Assoc.

By Harold M. Bradshaw
HAROLD M. BRADSHAW
 No. REG. No. 4432



OWNERS DEDICATION

We Group Health Association, Inc. by M. Brent Oldham, President, and Ralph B. Bristol, Jr., Secretary, owners of the property shown and described hereon hereby adopt this plan of subdivision, establish the minimum building restriction lines, and grant slope easements to the front building restriction lines.

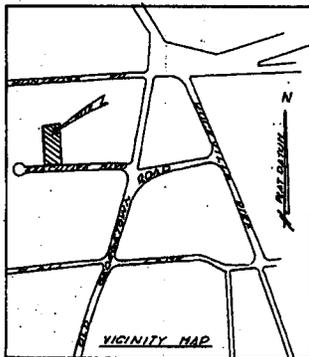
Date: DEC. 9, 1972 GROUP HEALTH ASSOCIATION, INC.

Attest Ralph B. Bristol, Jr. M. Brent Oldham
 Ralph B. Bristol, Jr., Secretary M. Brent Oldham, President

We assent to this plan of subdivision

Date: December 18, 1972 SUBURBAN TRUST COMPANY

Harold M. Bradshaw R. E. White
 Witness SR Trust officer



PARCEL F
WASHINGTON SCIENCE CENTER
 ROCKVILLE ELECTION DISTRICT No. 4
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=100' DEC. 1972

STERLING R. MADDOX & ASSOC.
 ENGINEER & SURVEYORS
 BETHESDA - MD.

RECORDED:
PLAT BOOK:
PLAT NO.:

FILED
 JAN 5 1973

NOTE: There is no street dedication by this plat.

FOR PUBLIC SEWER & WATER SYSTEMS ONLY

MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

APPROVED: December 14, 1972
Chairman Secretary/Treasurer

MNCPPC FILE No. 515-92

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PUBLIC WORKS

APPROVED: JANUARY 18, 1973
 AS TO ROAD AND STREET GRADES

Richard J. ...
 Asst. Director of Public Works

ATTACHMENT 2 – APPLICANT’S LETTER DATED JUNE 12, 2015

LINOWES
AND | BLOCHER LLP
ATTORNEYS AT LAW

June 12, 2015

Phillip A. Hummel
phummel@linowes-law.com
301.961.5149

Emily J. Vaias
evaia@linowes-law.com
301.961.5174

By Overnight Delivery

Ms. Gwen Wright
Director, Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: 6111 Executive Boulevard, Rockville – Request for Determination of Adequate Public Facilities

Dear Ms. Wright:

The purpose of this letter is to request a timely determination under Article IV of Chapter 8 of the Montgomery County Code (the “Code”) that public facilities will be adequate to serve a proposed freestanding addition of up to 8,000 square feet of medical office/laboratory use (the “Expansion”). The Expansion will be located at Kaiser Permanente’s (“Kaiser”) property located at 6111 Executive Boulevard in Rockville (the “Property”). As discussed in greater detail below, there are adequate transportation facilities, water and sewerage facilities, and police, fire, and health services to serve the Expansion in accordance with Article IV of Chapter 8 of the Code and the 2012-2016 Subdivision Staging Policy.¹ As a result, we respectfully request approval such that the Department of Permitting Services may issue a building permit to construct the Expansion.

Background

A. Development History

The Montgomery County Planning Board (the “Planning Board”) originally approved medical facilities for the Property in 1973 through Preliminary Plan No. 1-72106 and Site Plan

¹ A review of the adequacy of public school facilities is not required under the 2012-2016 Subdivision Staging Policy as the Expansion does not include residential uses.

Ms. Gwen Wright
Director, Montgomery County Planning Department
June 12, 2015
Page 2

No. 8-72035 pursuant to the prior I-3 zone.² The Property consists of Parcel F (4.000 acres) shown on a plat entitled Parcel F, Washington Science Center recorded among Land Records of Montgomery County on January 31, 1973 at Plat No. 10551 and is now zoned EOF 0.75 H-100 T. The record plat for the Property is attached hereto.

In 2000, the Planning Board granted Preliminary Plan No. 1-00037 and Site Plan No. 8-00010 to allow Kaiser to replace its existing building with a new 86,960 square foot medical office building and parking deck. These approvals, however, were only valid until April 7, 2004, which was the expiration date of the determination of adequate public facilities. Accordingly, they have expired without being implemented and thus are invalid. In addition, although Kaiser entered into a Trip Reduction Agreement pursuant to a condition of Site Plan No. 8-00010 that was recorded among the County's land records on May 23, 2002, it was not activated unless/until Site Plan No. 8-00010 was implemented. Therefore, it too is invalid.

B. The Expansion

As noted above, the Expansion comprises up to 8,000 square feet of medical office/laboratory use. The Expansion will be contained in a separate structure located behind the front of Kaiser's existing medical office/laboratory building. The Expansion is proposed to be sited at the rear of the surface parking lot near the Property's eastern boundary.

Adequacy of Public Facilities

A. Transportation Facilities

Under the 2012-2016 Subdivision Staging Policy, TPAR only applies if the proposed development will generate 3 or more peak hour trips, while LATR only applies if the proposed development generates 30 or more peak hour trips. Kaiser anticipates using the Expansion mainly for laboratory use, but based on various definitions regarding potential uses, and in an attempt to be as overly inclusive as possible, we have analyzed the peak hour trip generations for the Expansion based on a laboratory use, medical office use, or general office use. According to a letter from Kaiser's traffic consultant attached hereto, each potential use generates less than 30 peak hour trips. Thus, the Expansion is subject to TPAR and eligible for exemption from LATR.

The Property is located in the North Bethesda Policy Area, which is adequate under the TPAR roadway test, but inadequate under the transit test. The 2012-2016 Subdivision Staging

² Due to their age, Kaiser has not been able to locate copies of these development approvals from the Montgomery County Planning Department.

Ms. Gwen Wright
Director, Montgomery County Planning Department
June 12, 2015
Page 3

Policy provides that if a policy area does not meet either the roadway test or the transit test standards, there is a transportation mitigation payment that is equal to 25% of the general district transportation impact tax.

B. Water and Sewerage Facilities

The Property is located in the W-1 and S-1 sewer and water categories and has existing service, thus, there is adequate on-site water and sewer service to serve the Expansion.

C. Police, Fire, and Health Services

Police stations, firehouses, and health clinics are considered adequate under the 2012-2016 Subdivision Staging Policy unless there is evidence that a local area problem will be generated. There are no circumstances present that would rebut this presumption of adequacy.

Conclusion

Kaiser respectfully requests that the Planning Board find that all applicable public facilities are adequate to support the proposed Expansion consistent with the 2012-2016 Subdivision Staging Policy. The above analysis and supporting information establish that the Expansion satisfies the required findings that the Planning Board must make to find adequacy of public facilities in accordance with Article IV of Chapter 8 of the Code and the 2012-2016 Subdivision Staging Policy. Thus, Kaiser requests approval to proceed with obtaining a building permit to construct the Expansion.

Very truly yours,

LINOWES AND BLOCHER LLP



Emily J. Vaias



Phillip A. Hummel

Ms. Gwen Wright
Director, Montgomery County Planning Department
June 12, 2015
Page 4

Attachments

cc: Ms. Catherine Conlon
Mr. Khalid Afzal
Mr. Ed Axler
Mr. Mital Patel
Mr. Alton Millwood
Mr. Jerry Marinzel
Mr. John Sekerak
Mr. Christopher Kabatt

MOST RECENT PLAT

PLAT NO. 10551

ENGINEERS CERTIFICATE

We hereby certify that the plan shown herein is correct: that it is a subdivision of all the land described in a conveyance from Frank M. Ewing Company, Inc. to Group Health Association, Inc. by deed dated September 6, 1974 and recorded in Liber 4993 of folio 444 and also a resubdivision of part of Parcel D, Washington, Swincoe Center as shown on a plat recorded in Plat Book 60, Plat 5076 both among the land records of Montgomery County, Maryland and that iron pipe marked thus \odot are in place where shown.

Date: December 3, 1972 STERLING R. MADDOX & ASSOC.

By: H. M. M. M. M.
HAROLD M. MADDOX
No. 628 W. 44th

OWNERS DEDICATION

We Group Health Association, Inc. by M. Brent Oldham, President and Ralph A. Bristol, Jr. Secretary, owners of the property shown and described herein hereby adopt the plan of subdivision, establish the minimum building restriction lines, and grant slope easements to the front building restriction lines.

Date: DEC. 8, 1972 GROUP HEALTH ASSOCIATION, INC.
M. Brent Oldham
Ralph A. Bristol, Jr.
M. Brent Oldham, President

We agree to the plan of subdivision
Date: December 8, 1972 SUBURBAN TRUST COMPANY

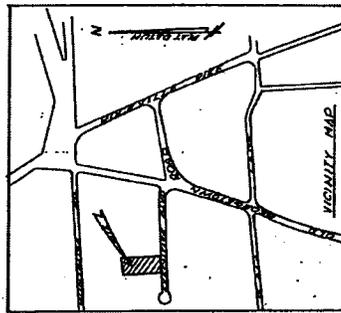
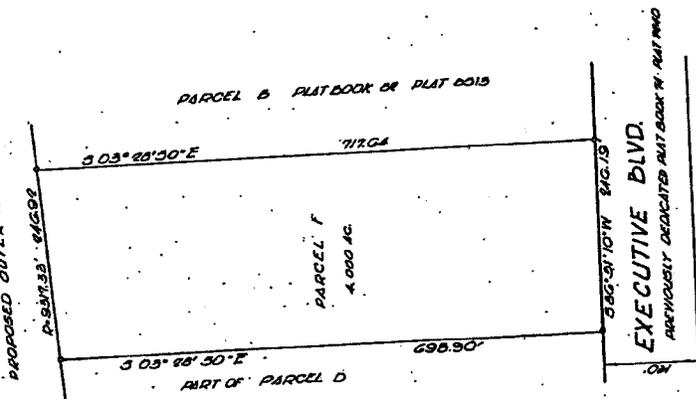
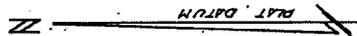
Harold M. Maddox
Witness R. A. Bristol
SR. Trust Officer

PARCEL F
WASHINGTON SCIENCE CENTER
ROCKVILLE ELECTION DISTRICT No. 1
MONTGOMERY COUNTY, MARYLAND
SCALE 1"=100' DEC. 1972

STERLING R. MADDOX & ASSOC.
ENGINEER & SURVEYORS
BETHESDA, MD.

FILED
JAN 31 1973

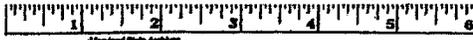
NOTE: There is no street dedication by this plat.



RECORDED
PLAT BOOK
PLAT NO.

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PUBLIC WORKS
APPROVED AS TO ROAD AND STREET DIMENSIONS
Richard J. ...
BY THE DIRECTOR OF PUBLIC WORKS

FOR PUBLIC SAFETY & WATER SYSTEMS ONLY
MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD
APPROVED December 14, 1972
Chairman SECRETARY Tracy ...
MNCPPC FILE NO. 515-92





WELLS + ASSOCIATES

June 12, 2015

Mr. Ed Axler
Transportation Planning Division, M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Traffic Exemption Statement
6111 Executive Boulevard;
Montgomery County, Maryland

Dear Mr. Axler:

This letter serves as a Traffic Exemption Statement for the proposed expansion of the existing building at 6111 Executive Boulevard in North Bethesda, Maryland.

The existing building, currently operating as a 24,011 SF medical office/laboratory facility, is located on Executive Boulevard between Montrose Parkway and Old Georgetown Road and was built more than 12 years ago. The proposed expansion would add up to 8,000 SF to the facility. Access to the site is provided, and proposed to remain with the expansion, by two driveways on Executive Boulevard. A copy of proposed site plan, Adequate Public Facilities Exhibit, prepared by Stantec is attached for reference.

Although currently anticipated to be used for medical laboratory space, we have analyzed and calculated the number of trips generated by lab space, medical office space and general office space using either Trip Generation, 9th Edition published by the Institute of Transportation Engineers (ITE) or LATR trip rates. The trip generation for each use is shown in Table I.

The resulting trip generation of the additional facility for lab space will result in 10 and 11 new peak hour trips on the existing traffic network in the AM and PM peak hour, respectively.

The resulting trip generation of the additional facility for medical office will result in 17 and 24 new peak hour trips on the existing traffic network in the AM and PM peak hour, respectively.

The resulting trip generation of the additional facility for general office will result in 13 and 12 new peak hour trips on the existing traffic network in the AM and PM peak hour, respectively.

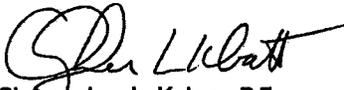
Per the Local Area Transportation Review and Transportation Policy Area Review Guidelines, projects that are projected to generate less than 30 new peak hour trips for LATR and less

than three trips for TPAR may need to submit only a traffic exemption statement. Since the expansion, assuming the most intense use (medical office space) will generate no more than 17 and 24 new peak hour trips during the AM and PM peak hours, respectively, the application is not subject to LATR requirements but will be subject to the TPAR requirements.

As stated in the Guidelines, the Transportation Mitigation Payment is charged to developments in policy areas determined as inadequate for transit or roadway conditions. The evaluation prepared by Planning Department staff and approved by the Planning Board indicates the North Bethesda policy area is inadequate under the Transit Test and adequate under the Roadway Test. Therefore, a payment equal to 25 percent of the General District Transportation Impact Tax is required. Currently, the Transportation Impact Tax for office is \$12.30 per square foot of Gross Floor Area (GFA), for Bioscience is \$0 per GFA, and Other Non-residential is \$6.15 per GFA. The appropriate TPAR fee, 25 percent of the Transportation Impact Tax, will be determined based on the approved GFA and use of the expansion.

If you have any questions or require clarification during your review, please call me at (301) 971-3416 or email me at clkabatt@mjwells.com.

Sincerely,

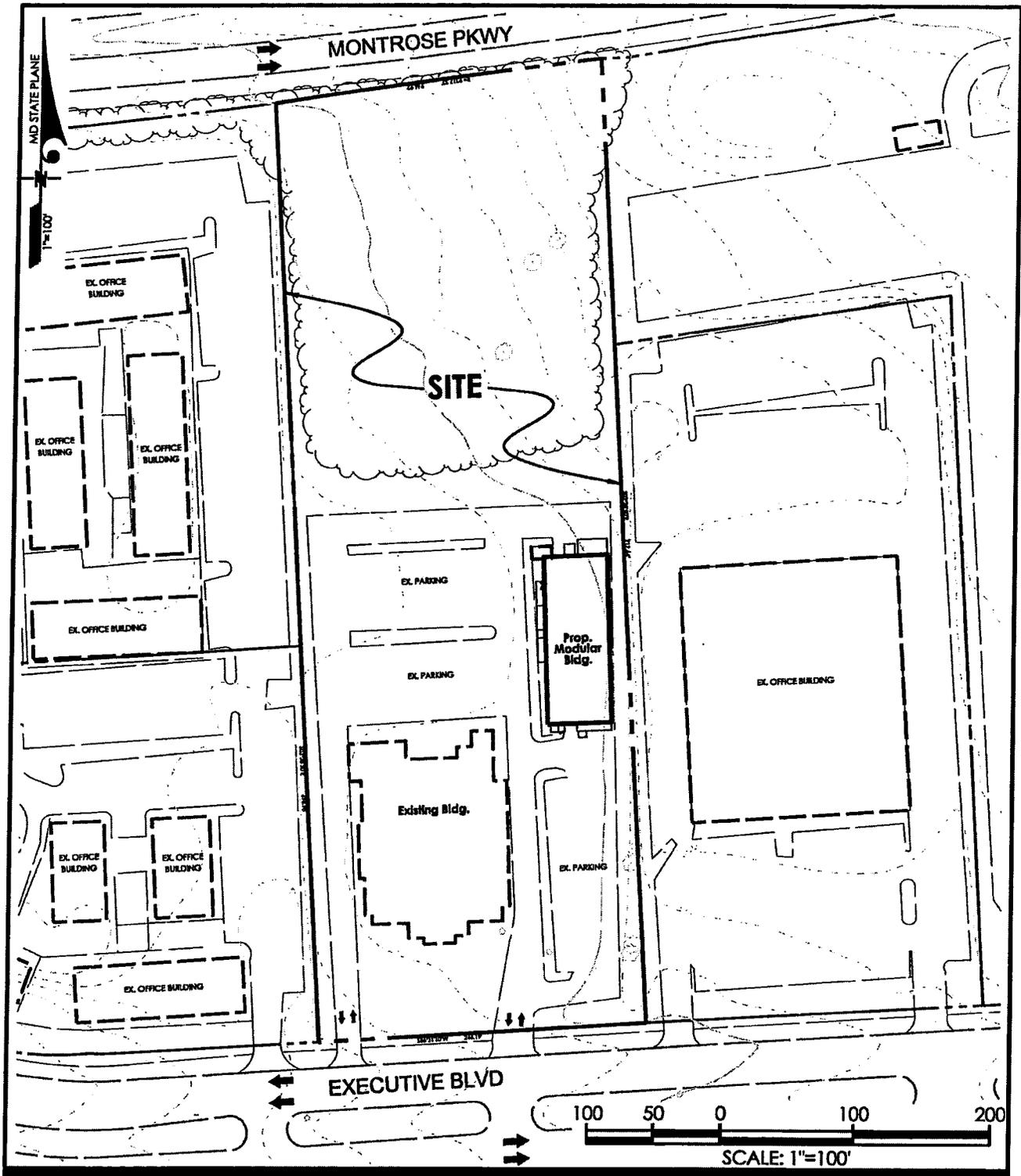


Christopher L. Kabatt, P.E.
Principal Associate

cc: Mit Patel, Kaiser Permanente
Emily Vaias, Esq., Linowes and Blocher, LLP

Table 1
 6111 Executive Boulevard
 Site Trip Generation

Development/Use	Rate Source	Amount	Units	AM Peak Hour		PM Peak Hour		Total	
				In	Out	In	Out		
Lab Expansion	ITE 760	8,000	SF	8	2	10	6	5	11
Medical Office Expansion	ITE 720	8,000	SF	13	4	17	6	18	24
General Office Expansion	M-NCPPC	8,000	SF	11	2	13	2	10	12



Project No.	Scale
218310185	1"=100'
Design	Checked
SS	
Drawn	Date
	June 2015
Sheet	

Owner/Developer:
 Kaiser Foundation Health Plan of Mid Atlantic States Inc.
 2101 E. Jefferson Street, Rockville MD 20850
 Phone: (301) 816-5658
 Contact/Attn: Mittal R. Patel

DRAWING TITLE
 Adequate Public Facilities Exhibit

6111 Executive Boulevard, Rockville MD 20850
 4th Election District
 Montgomery County, Maryland



20410 Century Boulevard, Suite 200
 Germantown, Maryland 20874
 Phone: (301) 444-8282 Fax: (301) 444-8181
 www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any error or omissions shall be reported to Stantec without delay. The Copyright to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

ATTACHMENT 3 – APPLICANT’S LETTER DATED NOVEMBER 25, 2015

LINOWES AND | BLOCHER LLP ATTORNEYS AT LAW

November 25, 2015

Emily J. Vaias
evaias@linowes-law.com
301.961.5174

Phillip A. Hummel
phummel@linowes-law.com
301.961.5149

By Overnight Delivery

Ms. Gwen Wright
Director, Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: 6111 Executive Boulevard, Rockville –Request for Planning Board Hearing for Determination of Adequate Public Facilities and Submission of Updated Plan

Dear Ms. Wright:

The purpose of this letter is to request a hearing before the Planning Board for a determination of adequate public facilities in order to allow the issuance of a building permit to construct a freestanding addition of a temporary office trailer/modular for medical office/laboratory use at Kaiser Permanente’s (“Kaiser”) property at 6111 Executive Boulevard in Rockville (the “Property”).

By way of background, Kaiser submitted a letter dated June 12, 2015 (the “June 12 Letter”) requesting a timely determination under Article IV of Chapter 8 of the Montgomery County Code (the “Code”) that public facilities will be adequate to serve a proposed freestanding addition of up to 8,000 square feet of medical office/laboratory use on the Property. Also included in Kaiser’s June 12 Letter was the record plat for the Property, a traffic statement noting that the 8,000 square foot expansion is eligible for LATR exemption and subject to TPAR, and an exhibit showing the general location of the proposed expansion on the Property. A copy of the June 12 Letter is attached hereto as Exhibit “A”.

Since sending the June 12 Letter, Kaiser has refined the site plan for inclusion with the building permit application with the Department of Permitting Services (the “Building Permit Site Plan”). The Building Permit Site Plan depicts, among other things, the dimensions, location, and setbacks of the expansion, as well as the Property’s zoning, subdivision, boundary and topographic information, and required parking tabulations under Section 59.6.2.4.B of the Zoning Ordinance. The Building Permit Site Plan is attached hereto as Exhibit “B” for the Planning Board’s convenience.

**L&B 5374845v1/06990.0141

Ms. Gwen Wright
Director, Montgomery County Planning Department
November 25, 2015
Page 2

The Building Permit Site Plan specifically shows the proposed expansion containing 6,000 square feet of temporary office trailers/modular (48' x 125'). In order to maintain the greatest degree of flexibility and account for the most intensive use, Kaiser seeks a determination of adequate public facilities for up to 8,000 square feet of medical office/laboratory use, which is consistent with the transportation analysis provided in the June 12 Letter. The Building Permit Site Plan confirms that minimum parking requirements can be satisfied for the Property's existing building with a proposed expansion up to 8,000 square feet. Furthermore, as stated in the June 12, 2015 Letter, an expansion of up to 8,000 square feet satisfies the findings that the Planning Board must make to find adequacy of public facilities in accordance with the Code and the 2012-2016 Subdivision Staging Policy.

Kaiser respectfully submits that all necessary information has been provided to Planning staff and therefore requests that the instant matter be placed on the next available Planning Board agenda. We sincerely appreciate all of Planning staff's thoughtful analysis and close coordination to date. Please let us know if we can be of any further assistance.

Very truly yours,

LINOWES AND BLOCHER LLP



Emily J. Vaias

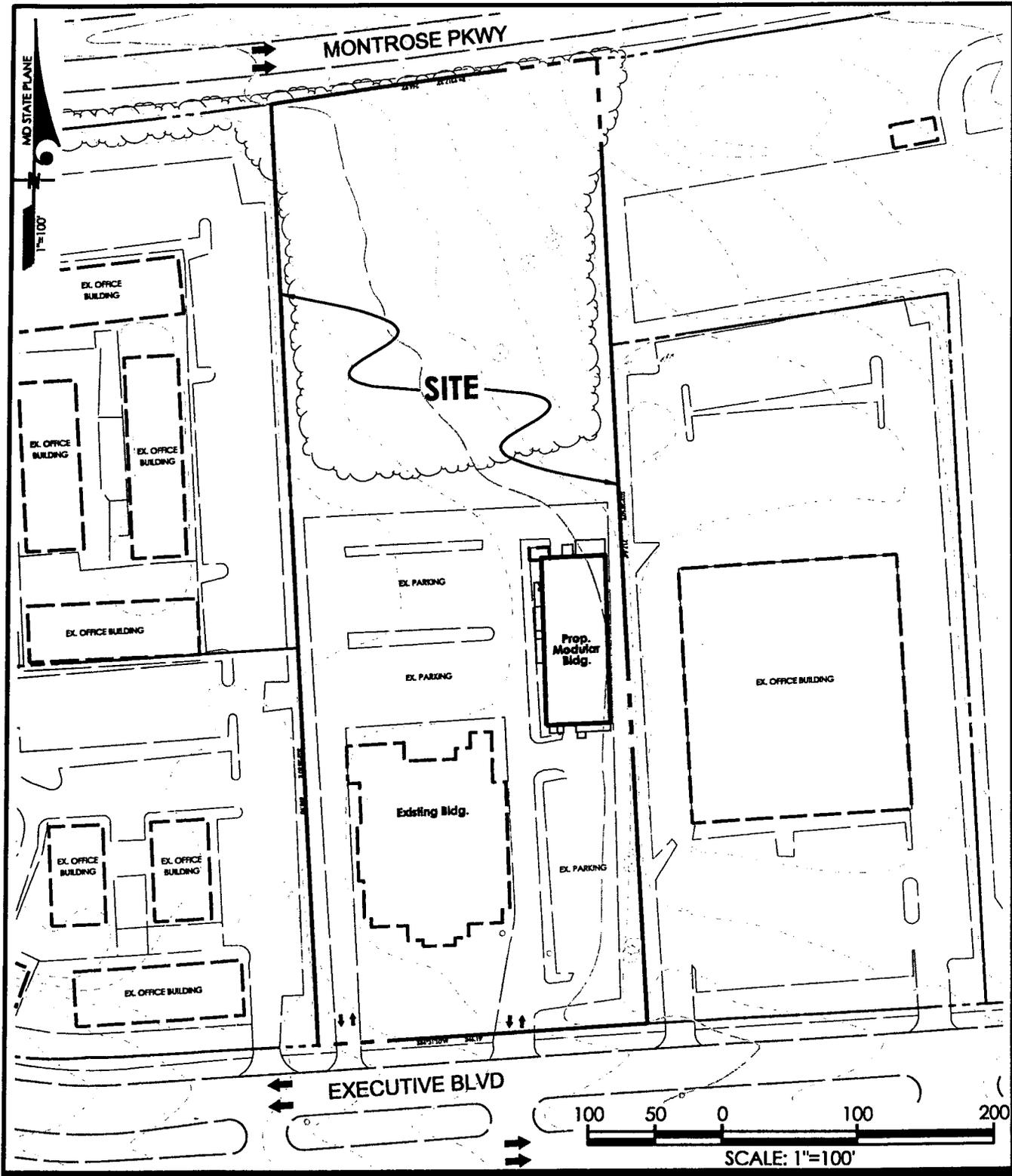


Phillip A. Hummel

Enclosures

cc: Ms. Catherine Conlon
Mr. Khalid Afzal
Mr. Ed Axler
Mr. Mital Patel
Mr. Alton Millwood
Mr. Jerry Maritzel
Mr. John Sekerak
Mr. Christopher Kabatt

ATTACHMENT 4 – PLAN SHOWING THE PROPOSED 8,000 SQ. FT. ADDITION



Project No.	Scale
218310185	1"=100'
Design	Checked
SS	
Drawn	Date
	June 2015
Sheet	

Owner/Developer:
Kaiser Foundation Health Plan of Mid Atlantic States Inc.
 2101 E. Jefferson Street, Rockville MD 20850
 Phone: (301) 814-5658
 Contact/Attn.: Mitul R. Patel

DRAWING TITLE
Adequate Public Facilities Exhibit

6111 Executive Boulevard, Rockville MD 20850
 4th Election District
 Montgomery County, Maryland



20410 Century Boulevard, Suite 200
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ATTACHMENT 6 - PLANNING BOARD'S 1972 PRELIMINARY PLAN ACTION

11/30/72 - MCPB Agenda

BOARD ACTION

19. 1-72106; Group Health Association.
Building
(Preliminary Plan)

GROUP HEALTH ASSOCIATION, OWNER
S. R. Maddox & Associates, Engineer

I-3; 1 Lot; 3.99 Acres
Sewer & Water (Cabin John Basin)

Action required by 12/5/72

Staff Recommendation: APPROVAL subject
to necessary slope and drainage ease-
ments

Motion: ANDERSON/BRENNAN

Vote:

Yea: 3-0

Nay:

Other: GELMAN ABSENT

Action: APPROVED STAFF
RECOMMENDATION

ATTACHMENT 7 - PLANNING BOARD'S 1972 SITE PLAN ACTION

11/30/72 - MCPB Agenda

BOARD ACTION

6. 8-72035, Group Health Association Building
(Site Plan Review)

GROUP HEALTH ASSOC., INC., Owner
Higgs & Higgs, Engineer

North Bethesda-Garrett Park Planning Area
I-3 Zone, 3.99 Acres, 173,804 Sq. Ft.
Office Building, 121 Parking Spaces

Staff Recommendation: APPROVAL Subj. to
Acceptable Landscaping, Screening &
Lighting Plan

Motion: GELMAN/ANDERSON

Vote:
Yea: 3-0

Nay:

Other:

Action: APPROVED STAFF
RECOMMENDATION

