



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

**DATE:** July 26, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Joe R. Davis, Chief *JRD*  
Development Review Division  
**FROM:** Wynn E. Witthans *wo*  
Planning Department Staff  
(301) 495-4584



**REVIEW TYPE:** Site Plan Review  
**APPLYING FOR:** Approval of reconfiguration of parking, storm water management and paths  
**PROJECT NAME:** The Institute for Genomic Research  
**CASE #:** 8-94021-C  
**REVIEW BASIS:** Sec. 59-D-3, M. C. Zoning Ordinance  
**ZONE:** LSC  
**LOCATION:** Medical Center Drive, North East of the intersection of Medical Center Drive and Medical Center Way  
**MASTER PLAN:** Shady Grove Study Area Approved, July 1990  
**APPLICANT:** The Institute for Genomic Research (Damar Hawkins)  
**FILING DATE:** May 28, 2002  
**HEARING DATE:** August 1, 2002

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**STAFF RECOMMENDATION:**

Approval of reconfiguration of parking, storm water management and paths with the following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. The Site Plan Enforcement Agreement shall reference an Off-Site Parking agreement per Section 59-E-3.4 of the Zoning Ordinance in regards to the shared parking with the adjacent Tyner Property Site Plan #8-99041.D

## **ISSUES RESOLVED DURING SITE PLAN REVIEW**

The applicant has amended the application to include bike paths along Shady Grove Road instead of sidewalks.

During the review, staff realized that the modular lab spaces were placed on site in advance of staff signing the site plan amendment for their temporary placement on site. The applicant has submitted signature set document for staff to sign to correct the oversight. However, when the applicant also supplied the total square footage of the TIGR site to staff for review and it became apparent that the addition of the trailers exceeded the approved square footage for the original TIGR site plan by approximately 914 sf. The applicant is reviewing this discovery and will present the issue to the Planning Board in the August 1 hearing.

**PROJECT DESCRIPTION:** Surrounding Vicinity

The site is served by Medical Center Drive that forms the western boundary of the property. Property adjoining the site to the north is the Tyner Property site plan, zoned R&D. The Tyner site plan is proposed for amendment concurrently with this application. The Tyner site proposes a five-story office building with a connecting walk to this property. East of the site is the Shady Grove Road, a major highway beyond which is the Falls Grove Road site, within the City of Rockville. West of the site is Medical Center Drive, beyond which is the Shady Grove Seventh Day Adventist Hospital campus. The site is within the Shady Grove Life Sciences Center.

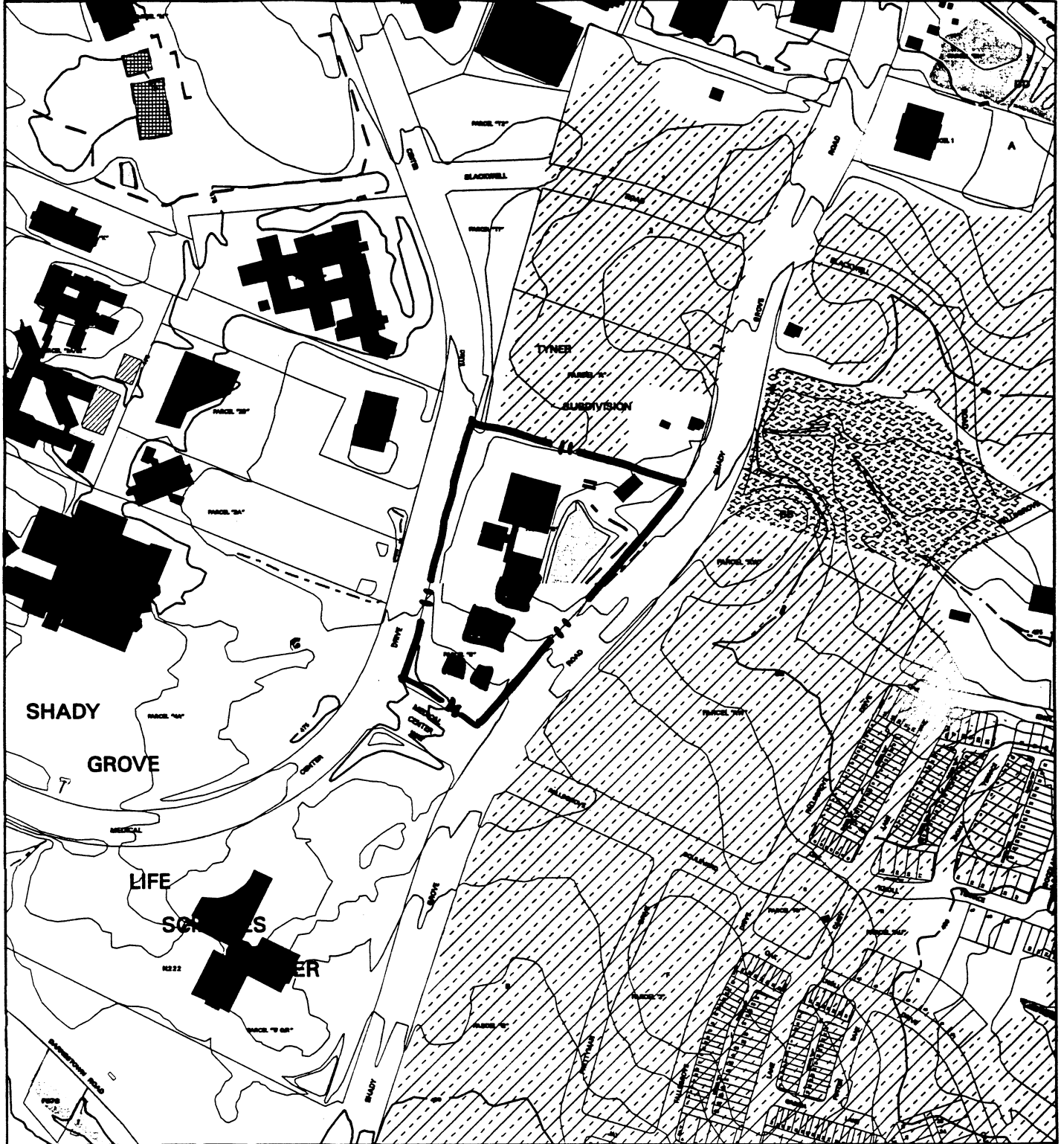
**PROJECT DESCRIPTION:** Site Description

The site is currently approved for 80,000 square feet of R&D (laboratory and office use) and 209 parking spaces. Currently 76,914 sf have been built and occupied. The Site Plan has been amended by the Planning Board to allow for a temporary cafeteria building. A tentative staff level approval would allow for the installation of two temporary trailers, at 2,000 sf each.

The existing site is developed with four buildings pods linked by hallways, surface parking areas and a regional stormwater management facility.

VICINITY MAP FOR

# THE INSTITUTE FOR GENOMIC RESEARCH (8-94021C)



Map compiled on June 06, 2002 at 9:51 AM | Site located on base sheet no - 220NW08

### NOTICE

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Key Map

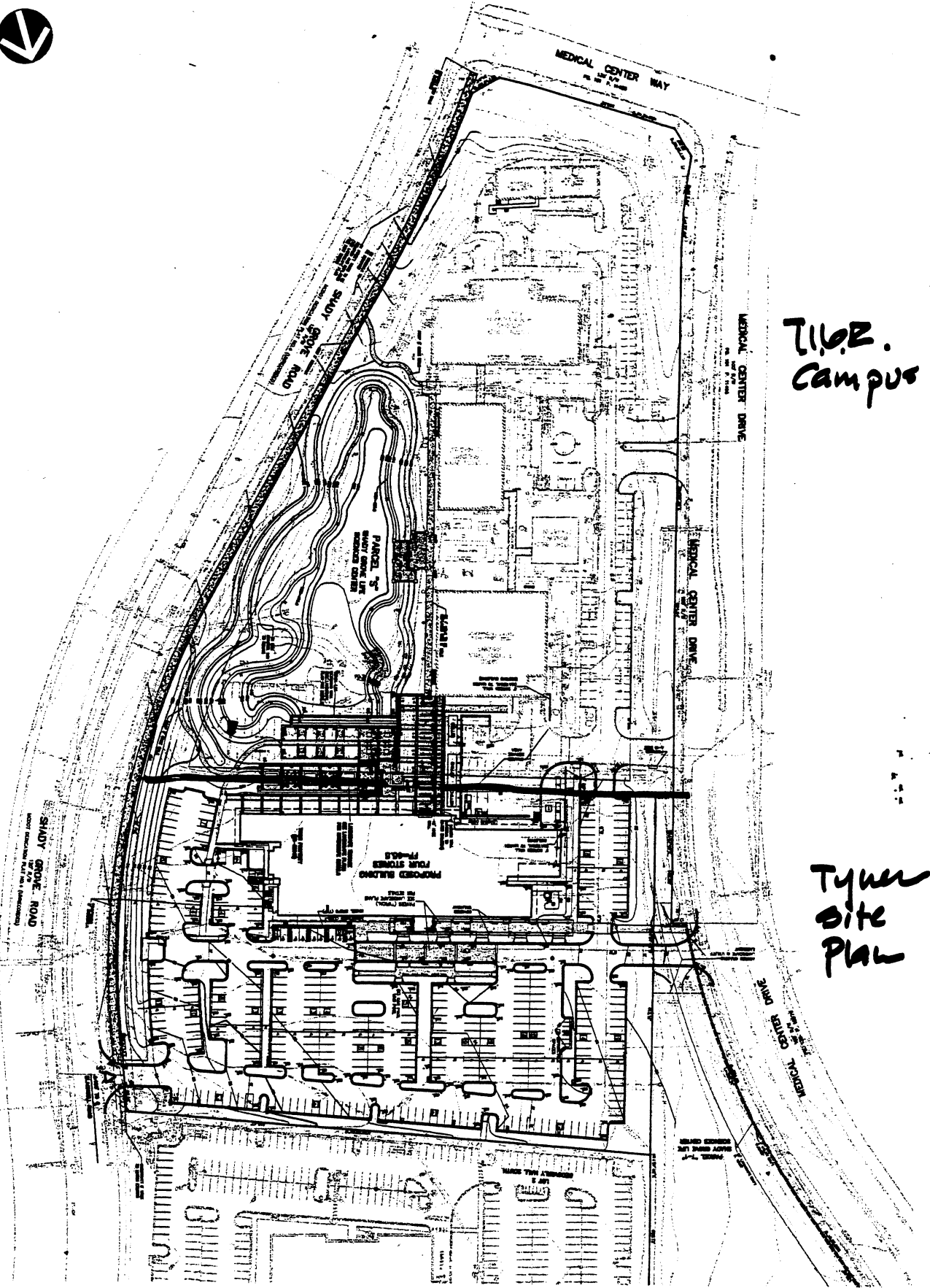


Research & Technology Center



1 : 4800

39



TIGER.  
Campus

Tyler  
Site  
Plan

3b

<p>DATE: JAN 2002 SCALE: 1"=30' PROJECT/FILE NO: 4559 SHEET NO: _____</p>	<p>VIA REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	REVISION							<p><b>COMPOSITE SITE PLAN</b></p>	<p>THE INSTITUTE FOR GENOMIC RESEARCH SHADY GROVE LIFE SCIENCES CENTER PARCEL "S" 9th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>	<p><b>VIVA</b> ENGINEERS &amp; PLANNERS &amp; LANDSCAPE ARCHITECTS &amp; SURVEYORS &amp; GPS SERVICES VIVA INCORPORATED 20200 CENTURY BOULEVARD - SUITE 220 • GERMANTOWN, MARYLAND 20874 (301) 916-2100 • (301) 916-2812 GERMANTOWN, MD WELLS, VA</p>
NO.	DATE	REVISION											

**PROJECT DESCRIPTION:** Proposal

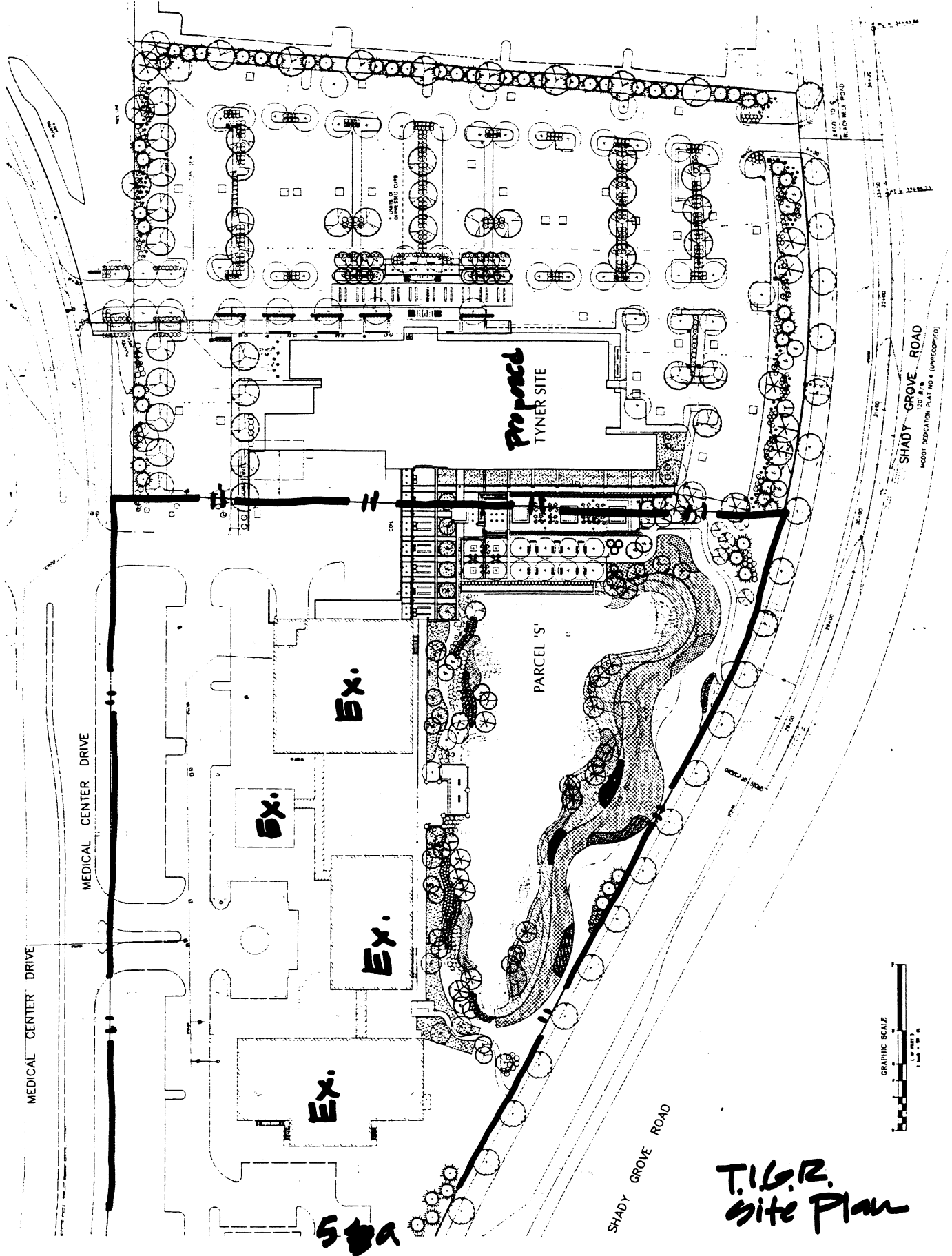
The proposal would rebuild the stormwater management pond to create more capacity and to realign the contours. Naturalistic landscaping is proposed around the pond and will include trees and wetland plants. Two paths will be added through the pond area to reach Shady Grove Road. The existing sidewalk along Shady Grove Road frontage of the property will be removed and replaced as a bikepath further from the street.

A pedestrian plaza is proposed along the northern boundary of the pond and it will align with the adjacent Tyner site plan proposal. The plaza will include outdoor eating areas with moveable tables and chairs and outdoor sitting areas with benches and small terraces. The plaza is to be built at several different levels with stair, planters and decorative masonry retaining walls making the grade transitions. Three water features are proposed within the plaza adjacent to the Tyner building and eating area. Pole lights at 25 ft in height, bollard lights at 3.5 feet in height and step lights are placed within the terraces and steps. Sidewalks within the plaza connect to the adjacent TIGR campus sidewalks and proposed Tyner building and parking lot.

A second pedestrian area is proposed along the western edge of the pond. It is a series of two terraces at two levels with steps in between and four benches. Brick piers with concrete caps edge the terraces of special paving.

The service area for the proposed building will join with the service area for the Tyner site plan. Eight-foot screen walls are proposed to hide the service operations and will be constructed from the same materials as the adjacent buildings

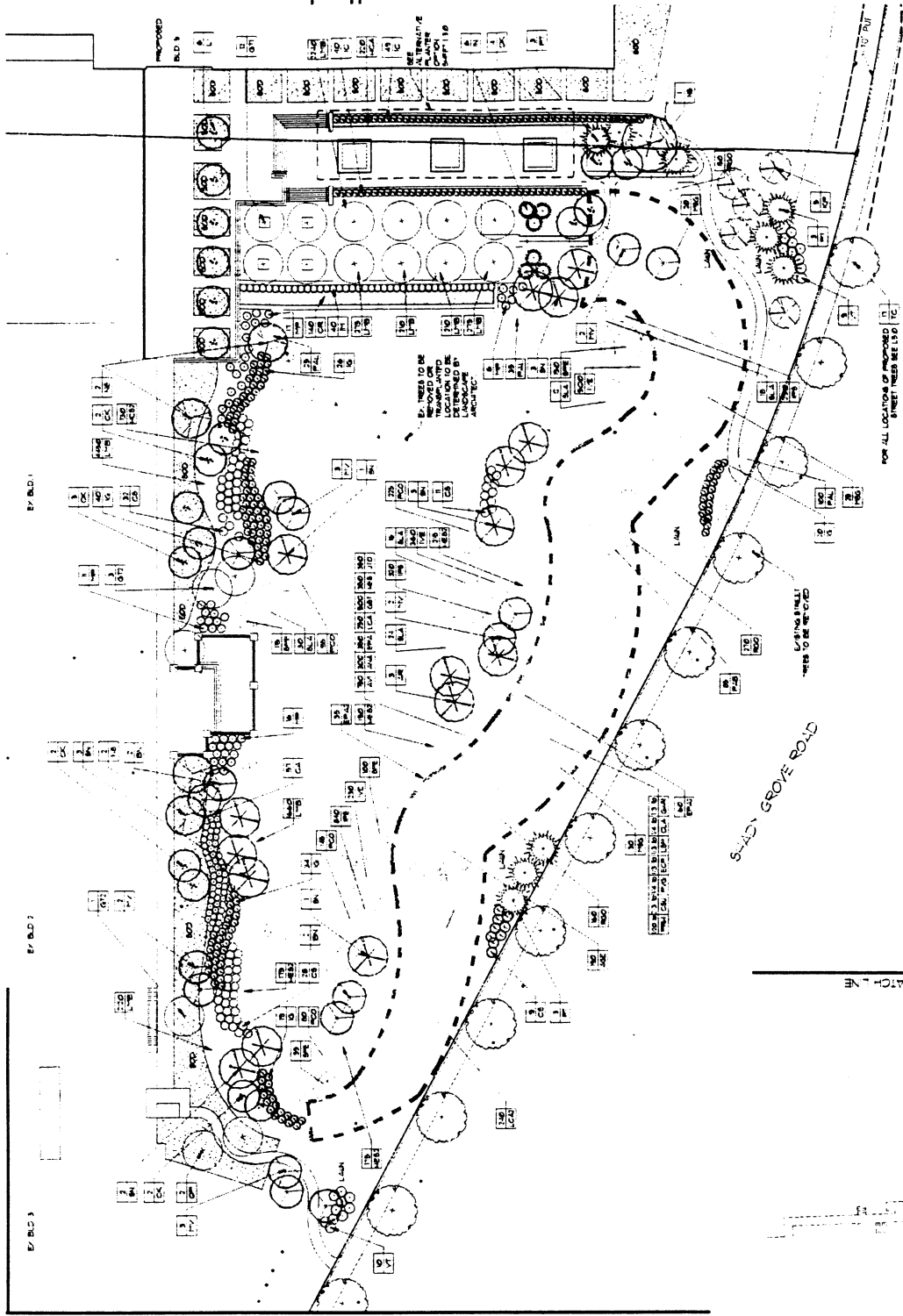
A grove of shade trees in a grid pattern will be placed along the pedestrian plaza area to the north and walk to the west. Linear shrub beds are placed in between the terraces, creating a transition between the different levels. Naturalistic clusters of shade trees, perennials and shrubs are located throughout the pond area. Shade trees are added along the Shady Grove Road frontage, replacing the existing trees.



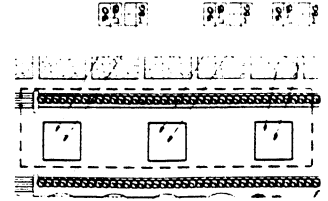
SHADY GROVE ROAD  
WOOD DEDICATION PLAT NO. 4 (UNRECORDED)

**T.I.G.R.**  
**Site Plan**

**5th**



ALTERNATE PLANTER  
 OPTION SCALE 1:200



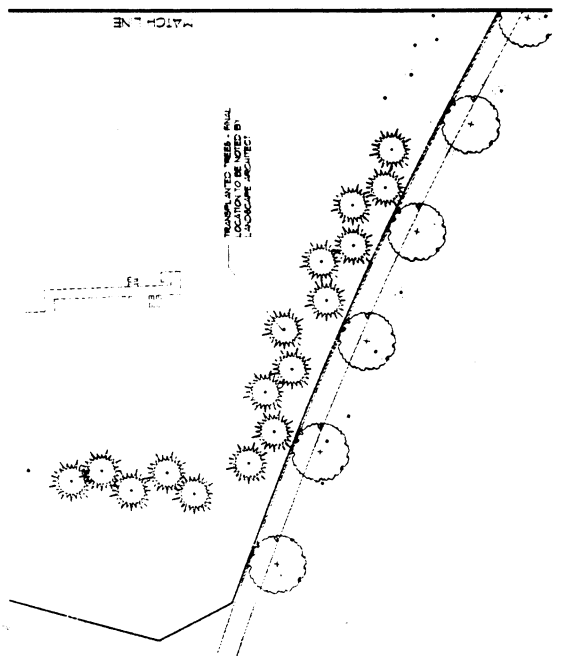
NOT FOR  
 CONSTRUCTION

SCALE 1:200

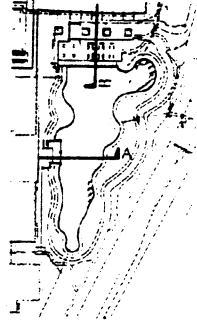
PARCEL S'  
 PLANTING PLAN

L7.0

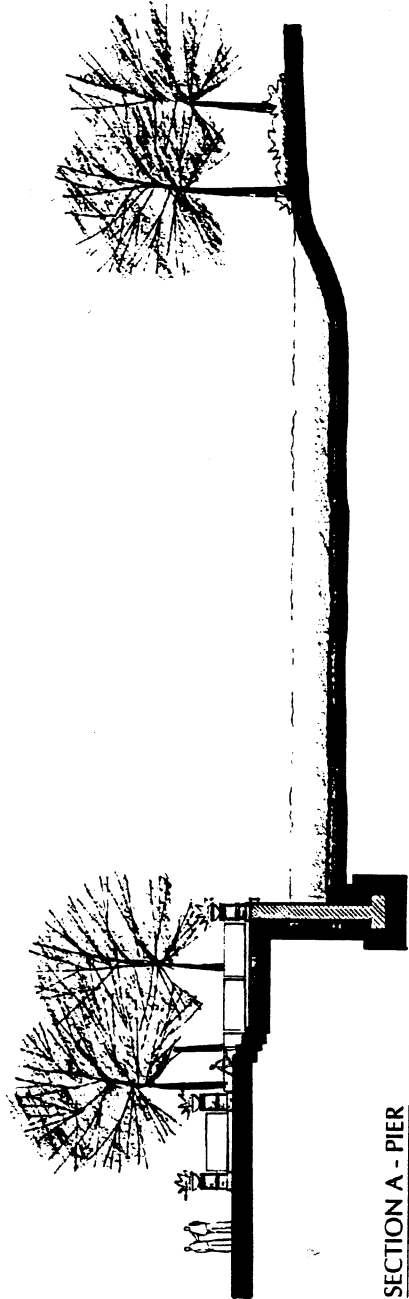
**Pond Detail**  
**TIGR.**  
**Site Plan**  
**556**



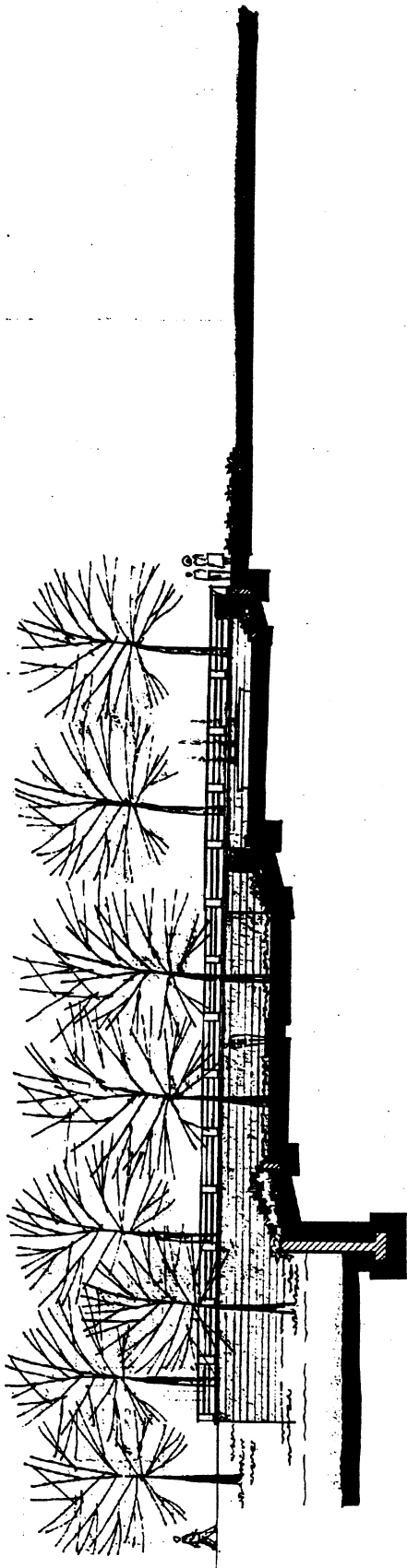




KEY PLAN



SECTION A - PIER  
Scale: 1/8"=1'-0"



SECTION B - TERRACE  
Scale: 1/8"=1'-0"

5 sec

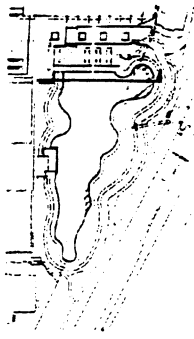
Pond Detail

TYNER PROPERTY PARCEL "S"

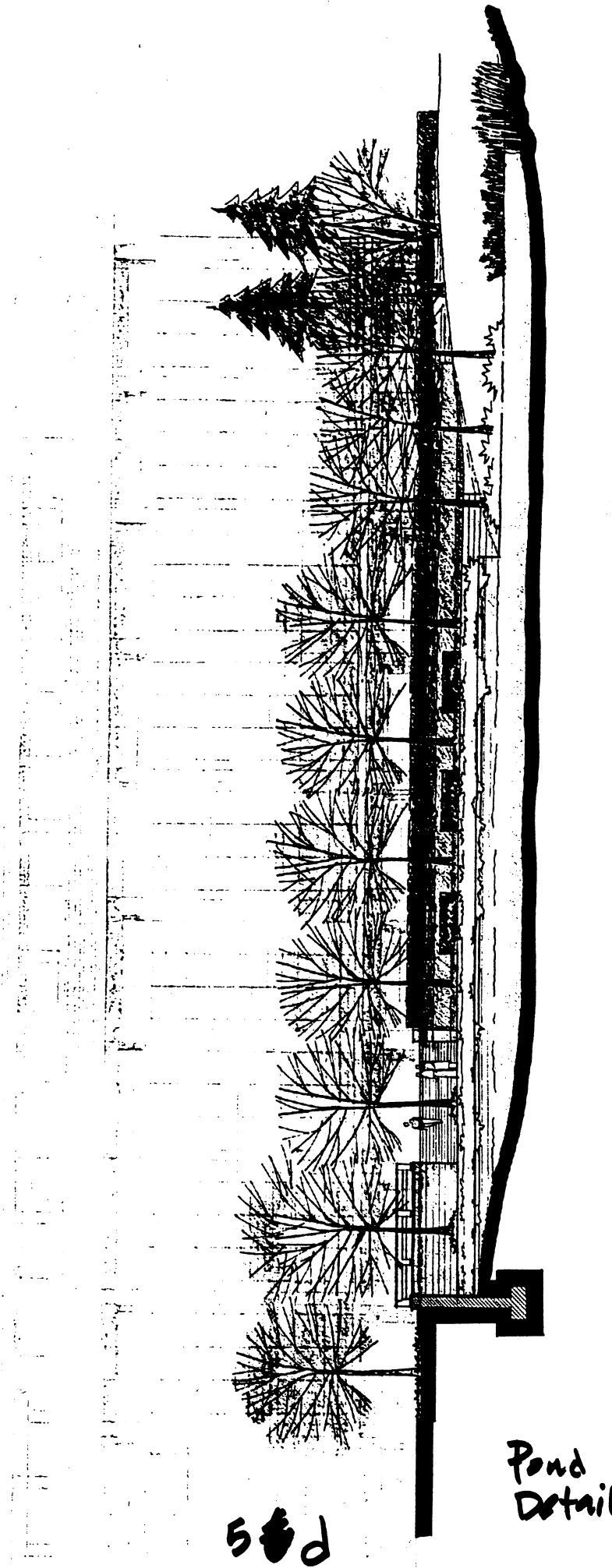
THE INSTITUTE FOR GENOMIC RESEARCH

LEWIS SCULLY GIONET

MAY 30, 2002



KEY PLAN



50d

Pond Detail



LEWIS SCULLY GIONET  
ARCHITECTS

TYNER PROPERTY PARCEL "S"

THE INSTITUTE FOR GENOMIC RESEARCH

Terrace - South Elevation

MAY 10, 2007

**PROJECT DESCRIPTION:** Prior Approvals

The TIGR site was first approved on June 6, 1994 for the campus that is currently on site. Subsequent amendments have allowed a temporary cafeteria and two laboratory modular units to be located on site for a finite period of time. The temporary cafeteria has been removed and the two laboratory modular units are located within the parking lot to the southwest. Additional landscaping will be added to better screen the units from the entrance to the Shady Grove Life Sciences Center. When the property was first approved, the site was still within the R-200 zone with a Life Sciences Center Development Plan to provide site design guidelines. Those design guidelines are now part of the Shady Grove Life Sciences Center Zone that is in place for the site.

Preliminary Plan # 1- 88233 was approved for the site in March 15, 1990. The site conforms to the preliminary plan as it proposes no changes to the square footage of the property.

**ANALYSIS:** Conformance to Master Plan

The site plan conforms to the Master Plan as demonstrated in it's earlier approval.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	n/a	341, 954 s.f. or 7.85 acres
Gross Floor Area (sq. ft.):	n/a	80, 000 sf
Floor Area Ratio (FAR):	.3	.23
Green Space (%):	30% or 102,580 sf	68.1% or 232, 859 sf
Building Coverage (%)(unchanged per earlier approval) 25%		11%
Building Height (ft.):(unchanged per earlier approval) 100 ft		30 ft
Parking:		

**Existing TIGR site - Parcel "S"**

2.9sp/1,000 sf of 61,000 gen office= 176.9 spaces  
 1.5sp/1,000 sf of 61,620 laboratory = 246.5 spaces  
 1sp / 4 seats of 200 seat conf. ctr = 50 spaces  
 Total spaces req'd = 205 spaces

Total: 209 existing spaces

Parking removed from TIGR due to SWM pond expansion and service area combination 90 spaces  
 Parking Relocated to Tyner property 86 spaces

**Adjacent Proposed Tyner**

2.9 sp/1,000 sf of gen office 143 spaces  
 (or 4 sp/1,000 sf of office under interim pkg policy – 196 spaces)  
 1.5 sp/1,000 sf of laboratory 111 spaces  
 (or 2.5 sp/1,000 sf of lab. Per interim pkg policy – 184 spaces)  
 Required parking 254 ( or 380 per interim parking policy)

Parking provided 345 spaces inclusive of 8  
 handicapped spaces and 5 car/ van  
 pool spaces at front door

Bicycle parking  
 5% of 345 or 18 20 provided

Motorcycle parking  
 2% of 345 or 7 7 provided

Joint Parking Agreement required between the TIGR and Tyner sites to allow for shared parking between the two facilities as follows:

	Required	Provided
TIGR	205	119
Tyner Property	<u>254</u>	<u>345</u>
Total	459	464

The site plan conforms to the Development Plan for the Shady Grove Life Sciences Center via it's earlier approval. This amendment conforms to the Design Guidelines in the following ways: it screens the service areas so they don't detract from the design of the facility, the pedestrian areas are designed with special paving surfaces, the landscaping is informal, will be low in maintenance and has seasonal interest.

**FINDINGS: For Site Plan Review**

1. *The Site Plan is consistent with the approved development plan for the optional method of development as required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*

a. Buildings

The plan establishes a connection between the buildings in this site plan and the proposed building in the adjacent site plan. The open spaces have been developed to create a relationship between the two buildings by joint pedestrian use and by the coordinated use of plant materials to connect the building massing. The existing buildings remain as they are but now are placed in a desirable relationship with the proposed building on the adjacent parcel.

b. Open Spaces

[Acres of open space provided on the site at stormwater management concept consists of (1) on-site water quantity control via construction of an on-site retention pond and the use of the existing off-site \_\_\_\_\_ and, (2) on-site water quality control via permanent wetland marsh within the pond, extended detention, and grassed swales.

Stream Buffers

c. Landscaping and Lighting

The landscaping will create pleasant outdoor spaces for the use of the building's employees. The planting scheme will provide shade, will provide seasonal color and texture and will enhance the appearance of the stormwater management pond with trees and water's edge planting. The planting scheme will create an attractive view from the adjacent public streets and within the project.

d. Recreation

Recreation is not a requirement of commercial properties.

e. Vehicular and Pedestrian Circulation

The service area combination with the adjacent site's service area will increase the functionality of the service area by no longer having to mingle with parking lot function. The screening provided by the walls and the adjacent building will further help to increase the function of the service area.

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

The landscaping and other pedestrian improvements will improve the views to the site and will improve pedestrian function within the TIGR campus. The stormwater management pond improvements will increase the treatment of stormwater runoff for the area.

Buffers provided with the screening of the service areas will help in the

The activity associated with the proposed landscaping and stormwater management facility will not cause any negative effect on adjacent R&D properties.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

The site is grandfathered and therefore exempt for Forest Conservation requirements due to an approved Preliminary Plan of Subdivision that occurred within the grandfathering period of 1984-1991.

## APPENDIX

- A. Standard conditions dated October 10, 1995.
- B. Memos from other agencies

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

1. Submit a Site Plan Enforcement Agreement and Development Review 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) Streets tree planting must progress as street construction is completed, but no later than six months after completion project.
    - 2) Community-wide pedestrian pathways and recreation facilities must be completed prior to completion of the development.
    - 3) Landscaping associated with the development shall be completed as construction of the pedestrian areas are completed.
    - 4) Pedestrian pathways and seating areas shall be completed as construction of the 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. Conditions of DPS Stormwater Management Concept approval letter dated June 13, 2002.
  - c. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
  - d. The development program inspection schedule.
  - e. Conservation easement boundary.
  - f. Streets trees 50 feet on center along all public streets.
3. No clearing or grading prior to M-NCPPC approval of signature set of plans.

Sp\8-94021.C





July 26, 2002

The Honorable Derek Berlage, Chairman  
Montgomery County Planning Board  
The Maryland National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

Re: Site Plan Review No. 8-99041D  
The Tyner Property - Request for Waiver

Dear Chairman Berlage:

The Institute for Genomic Research ("TIGR") hereby requests waivers from the perimeter planting requirements and standard side and rear setbacks applicable to the proposed off street parking facility for the Tyner Property. The Tyner Property is classified in the R&D Zone and was previously approved for the development of a medical office building. Site Plan Review No. 8-99041D requests an amendment of the approved Site Plan to enable TIGR to develop the Tyner site as part of an extension of its existing campus in the adjacent Life Science Center.

TIGR presently operates from an attractive LSC zoned campus located on Parcel S in the Shady Grove Life Science Center. It acquired the Tyner Property approximately two years ago intending to develop it in a coordinated and harmonious fashion to blend with and establish pedestrian and vehicle connectivity to the existing TIGR campus. The Site Plan now before the Planning Board accomplishes that goal. The design for the Tyner Property provides for vehicular and pedestrian ways that connect the two properties. Careful attention has been given to the perimeters of the Tyner Property, which adjoins an existing office complex and off-street parking in the R&D zone to the north and the LSC zoned TIGR campus to the south.

Section 59-C-5.34 of the Zoning Ordinance establishes the setback standards for the R&D zone. It provides that all off-street parking, loading and maneuvering areas must be set back a distance of 25 feet from lot lines abutting industrial zoning other than the I-3 or R&D zones. The standard setback from the TIGR campus would ordinarily be 25 feet. The setback from the adjacent, developed R&D zoned property would ordinarily be 20 feet.

The setbacks proposed from the R&D property to the north and the TIGR campus to the south are, respectively, 12 feet and 5 feet. The proposed parking facility adjacent to the developed R&D property to the north abuts an existing parking facility with perimeter landscaping. Section 59-E -2.72 of the Zoning Ordinance requires that a perimeter landscape strip at least 4 feet in width be provided along the perimeter of a parking facility. The proposed landscape strip adjacent to the northern property line is 12 feet. The parking facility's southern edge connects directly with the relocated drive isle of the existing TIGR parking facility in the LSC Zone and does not meet the standard setback requirement.

4920 Elm Street, Suite 200  
Bethesda, Maryland 20814

Tel 301.986.4142  
Fax 301.656.3740

①

The Honorable Derek Berlage

July 26, 2002

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Section 59-E-4.5 authorizes the Planning Board to waive a parking facility plan requirement that is not necessary to accomplish the objectives enumerated in Section 59-E-4.2 of Article E of the Zoning Ordinance. Section 59-E-4.6 (b) provides for the review of parking facility plans by the Planning Board in conjunction with the site plan review procedures of Division 59-D-3. In addition, 59-C-5.45 authorizes the Planning Board to approve setbacks in the R&D Zone that are less than those required under the standard method of development upon a finding that site design and pedestrian circulation would be enhanced and that the resulting development would not have an adverse impact on the use of adjacent land.

The proposed setback waivers achieve the design objectives of the R&D zone in that the design of the combined parking facilities for the Tyner and TIGR properties establishes "parking and vehicular access areas ... that are suited to promote an attractive, active and safe pedestrian-oriented environment within the project and ..." and provide connectivity between the sites to achieve a blended campus environment. It should be noted that the Zoning Ordinance provides that "where internal connection between adjacent parking lots is planned in the J SC Zone the total combined parking setback from an interior lot line is eight (8) feet." The intent of that provision is also achieved by the requested waiver.

The northern setback is well landscaped and compatible with the adjacent R&D property. The requested eight-foot setback reduction will not have an adverse impact on that adjacent property.

The planting materials for the proposed parking facility include a mix of deciduous, shade and evergreen trees and shrubs designed to provide an attractive and natural appearance. To the extent that such plantings do not meet the minimum requirements for shade trees, a waiver of that requirement is requested.

Favorable action by the Planning Board on the waivers requested will facilitate the coordinated development of the site and aid in achieving a maximum of compatibility among the adjacent site plan developed properties.

Very Truly Yours

DUFOUR & KOHLHOSS, CHTD.

By:   
Stephen J. Orens

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## DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan  
County Executive

June 13, 2002

Robert C. Hubbard  
Director

Mr. Richard E. Hoyme  
VIKA, Inc.  
20250 Century Boulevard, Suite 220  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Tyner Property  
Preliminary Plan #: 1-99024  
SM File #: 205294  
Tract Size/Zone: 5.5 ac  
Total Concept Area: 6.8 ac  
Tax Plate: FS51  
Parcel: A  
Liber/Folio: 18849/55  
Montg. Co. Grid: 28 F4  
Watershed: Watts Branch

Dear Mr. Hoyme:

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 consists of on-site water quantity control via a wet pond and on-site water quality control via a wetland marsh with pretreatment via a water quality inlet.

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

1. The modifications to the existing pond will be submitted to the next Wetland Coordination Committee meeting. Please contact me for the meeting date and time.
2. A water quality inlet was used for pretreatment due to the shallow storm drain. If there is a change in the storm drain design, the plan will be reevaluated for its suitability for alternative pretreatment.
3. Any modifications to the approved concept pond design or configuration will be submitted to this office as a revision.
4. A simplified dam breach will be required for the final pond design.
5. A joint use agreement will be required.

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. 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



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Richard E. Hoyme  
June 19, 2002  
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If you have any questions regarding these actions, please feel free to contact Nadine Vurdelja Plontka at 240-777-8334.

Sincerely,



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

RRB:am CN205284

cc: M. Shaneman  
S. Federline  
SM File # 205284

QN - onsite; Acres: 8.8  
QL - onsite; Acres: 6.8

4