



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item # 5
MCPB
10/17/02



MEMORANDUM

DATE: October 11, 2002
TO: Montgomery County Planning Board
VIA: Joe R. Davis, Chief *JRD*
Development Review Division
Michael Ma, Supervisor *Ma*
FROM: Wynn E. Witthans, RLA, AICP *W*
Planning Department Staff
(301) 495-4584

REVIEW TYPE: Site Plan Review
APPLYING FOR: Approval of 78,300 square feet office and 11,700 square feet day care use on 5.88 acres
PROJECT NAME: Germantown Business Park, Qiagen
CASE #: 8-98022B
REVIEW BASIS: Sec. 59-D-3, M. C. Zoning Ordinance

ZONE: OM
LOCATION: NW Quadrant of intersection of MD 118 Relocated and Dawson Farm Road
MASTER PLAN: Germantown
APPLICANT: Qiagen, Inc., Michael Burgett, VP of North American Operation

FILING DATE: August 19, 2002
HEARING DATE: October 17, 2002

STAFF RECOMMENDATION: Approval of 78,300 square feet office and 11,700 square feet day care use on 5.88 acres, inclusive of a waiver of 7 parking, with 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 7 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 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 DPS Stormwater Management Concept 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. Streets tree 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.

ISSUES RESOLVED IN THE COURSE OF STIE PLAN REVIEW

The site plan review is the last of the two earlier site plan approved on the site. The building completes the Qiagen campus' Planning Board approvals.

During the review a neighbor complained to Qiagen about noise coming from the boiler room in the existing manufacturing plant. The applicant reviewed the noise levels and found them to be in conformance with the Montgomery County Noise Ordinance. Montgomery County government has received no formal complaint on the noise. In response to the neighbor's concerns, Qiagen has made subsequent improvements to their noise levels. A noise study is attached that details the improvements Qiagen has made.

Staff has not received any correspondence from any neighbor regarding this application. The applicant has presented the proposal to the Germantown Citizens Association.

PROJECT DESCRIPTION: Surrounding Vicinity

MD 118 (relocated) forms the southern boundary and Dawson Farm Road forms the western boundary. Property adjoining the site to the east adjacent to the CSX railroad tracks is zoned I-3, and is currently undeveloped. It is part of the Germantown Station Ltd. Partnership property with access from Father Hurley Boulevard.

Property across Relocated MD 118 to the south is developed with single-family homes of the Liberty Heights subdivision in the R-200 zone and townhouses of the Landmark Station development in the RT-6 zone. Property across Dawson Farm Road to the west is developed with townhouses and single-family homes in the RT 12.5 zone. Property to the north is developed with townhouses of Germantown Estates.

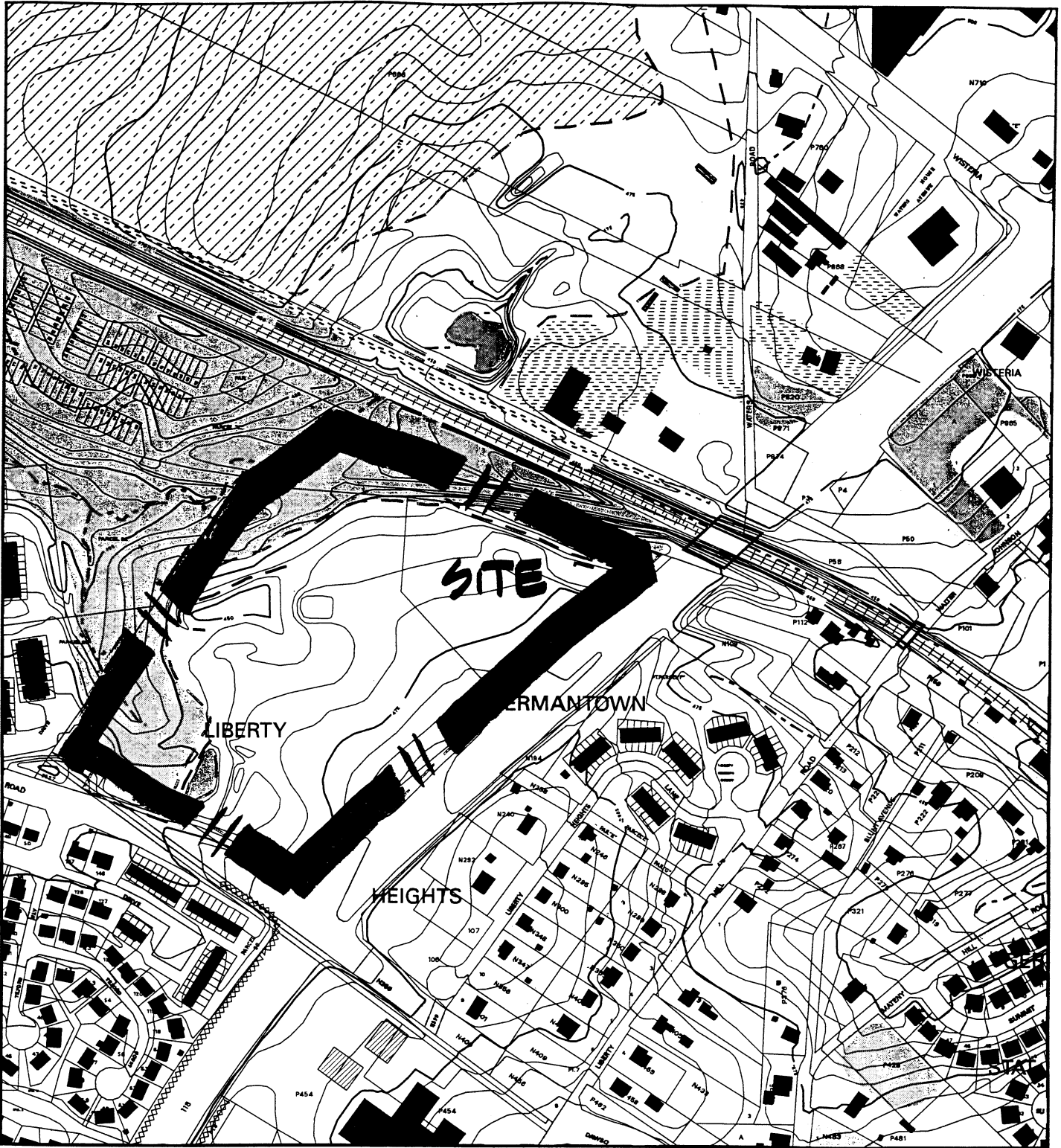
PROJECT DESCRIPTION: Site Description

The site, in its entirety, is very irregular in shape, forming an elongated "C". The O-M zone portion of the site wraps around a parcel that is zoned I-1. The topography slopes gently (3 to 8 percent) approximately 860 feet in length toward the southern property line. The site rises up from MD Route 118 with a steep slope that obscures views into the site. The views to the site from Dawson Farm Road are more open, particularly near the environmental areas within the northwest corner of the site.

The headwaters of an unnamed tributary of Little Seneca Creek rise in three locations at the rear of the property. The site is heavily wooded, but an existing WSSC sewer ROW borders the stream buffers and represents disturbance in these areas. A fully forested area is associated with the stream valley is partially forested. Existing slopes in these areas do not exceed 15%.

VICINITY MAP FOR

QIAGEN @ GERMANTOWN BUSINESS PARK-LOT 1 (8-98022B)



Map compiled on September 13, 2002 at 11:27 AM | Site located on base sheet no - 226NW13

NOTICE

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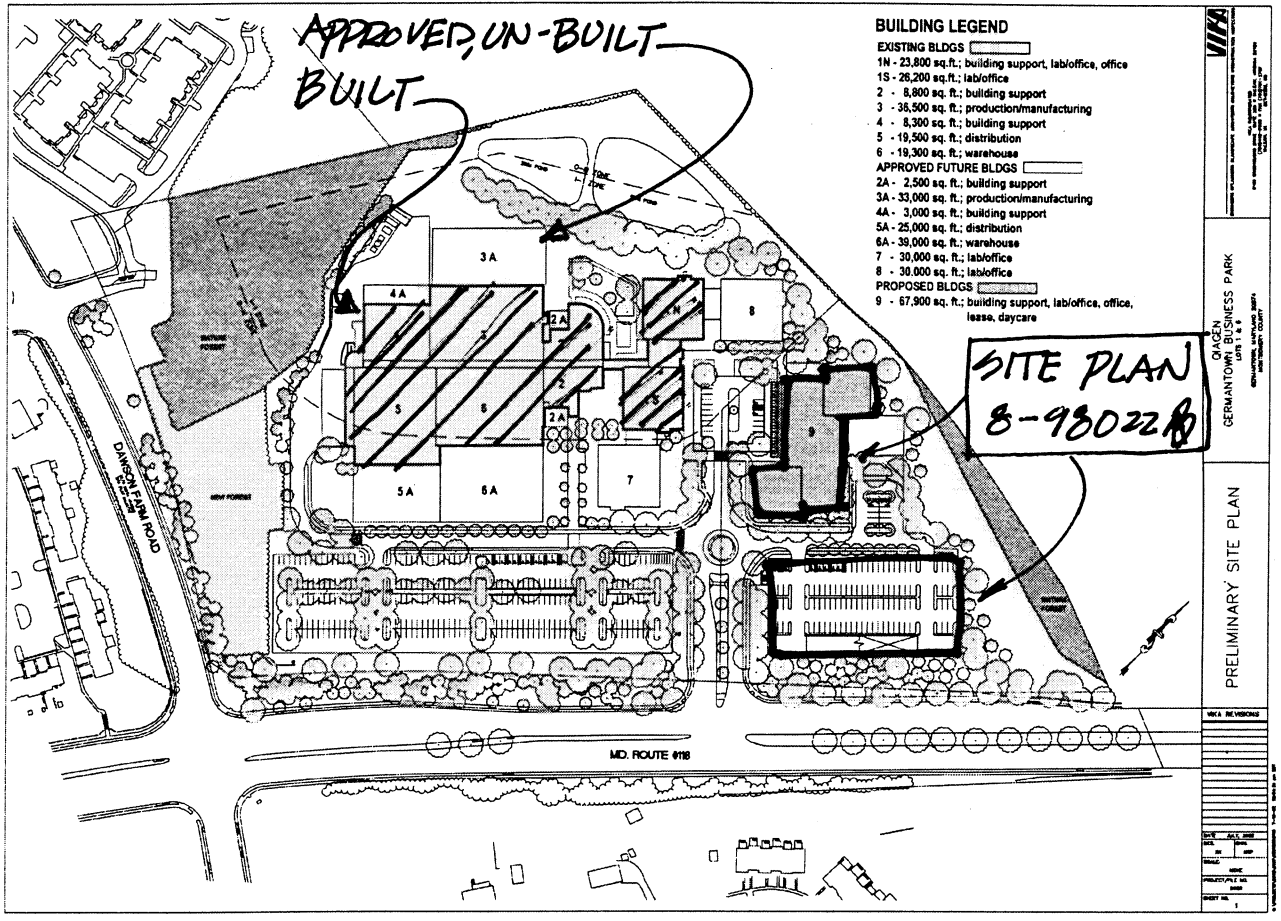
Key Map



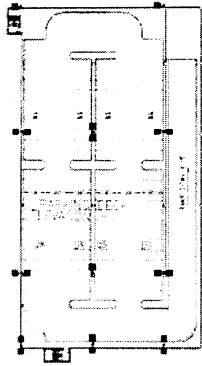
Research & Technology Center



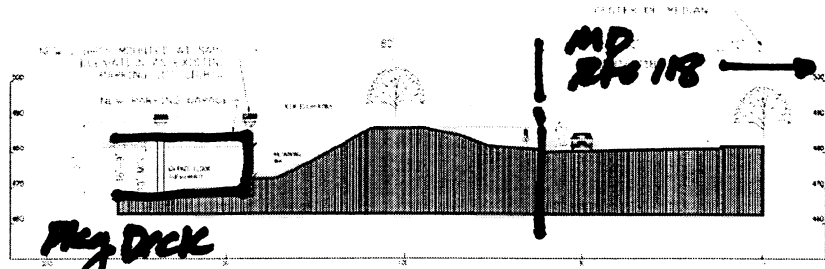
1 : 4800



^ SITE PLAN ~
TOTAL DIAGEN
CAMPUS



PARKING DECK LAYOUT



NEW PARKING GARAGE (SECTION A-A)

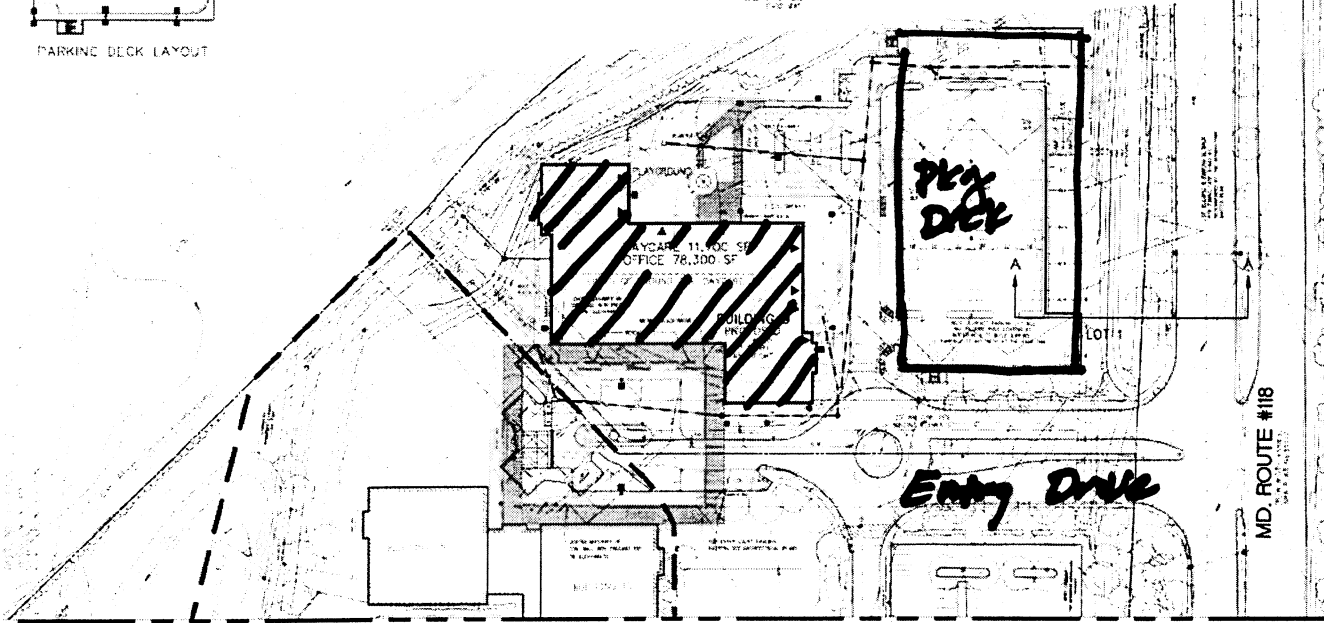
MD
Rt 118

Play Deck

Play Deck

Entry Drive

MD. ROUTE #118



VIA
 CHAGEN
 GERMANTOWN BUSINESS PARK
 LOT 11
 NEW PARKING GARAGE SECTION
 MD. ROUTE #118

Site Plan
 B-98022 B

PROJECT DESCRIPTION: Proposal

The proposal consists of a three story office/daycare building and a two level parking garage for the North American World Headquarters for the Qiagen. The proposed structures complete the Planning Board approvals for the Qiagen campus, first approved by the Planning Board on January 20, 2000. Phase I has been built by the applicant. Phase II is un-built - it will include an expansion of the existing manufacturing facilities and a new parking garage.

The first level of the office building will house 11,700 square feet of day care center and the remainder shall be 78,300 square feet of administrative offices for Qiagen. Qiagen shall occupy the remaining two floors. A two level parking garage will be located to the south along the MD Route 118 frontage, in a similar fashion to the parking garage previously approved for Phase I and II. The upper level of the parking garage is level with the road surface of MD Route 118. An earthen berm divides the parking garage from MD Route 118 and is 6 feet taller than the parking garage. The berm will be landscaped with evergreen plant materials as well.

The main drive into the Qiagen campus will end in a parking/drop-off court that serves the existing and proposed buildings' front doors. Sidewalks will link the two buildings and connect to MD Route 118. Special paving is included in crosswalks and within the walks of the parking court. A piece of sculpture will be added to the central landscaped island. The back of the building will include the entry for the daycare center. A small parking court and drop-off loop will allow parents to take children directly into the building.

The proposed Landscaping Plan will preserve the existing plantings installed with the Phase I buildings and extend the design themes established there. The evergreen screen landscaping along MD Route 118 repeats the design established in Phase I. Along the east side of the property, an evergreen buffer is planted towards the railroad tracks. Shade trees are added along the drives, daycare drop-off court and top of the parking garage.

Lighting proposed for the site provides light for all areas of the site. At this time, the poles, light fixtures and light levels differ from the Phase I site plan. In order to maintain continuity within the site, staff recommends that the light design be revised to reflect the earlier approvals within Site Plan #8-98022A. This would include the similar wattage, style of light, house shields on the street side of the parking deck and the resultant footcandle distribution should be the same.

PROJECT DESCRIPTION: Prior Approvals

Development Plan

On May 24, 1990, the Planning Board recommended approval of the zoning case and schematic development plan for the property, Zoning Case #G-662. The County Council approved the case on September 25, 1990, for reclassification from the R-200 zone to the O-M zone. A schematic development plan was approved for the property with binding elements pertaining to coverage, FAR, green area, parking setbacks, building setbacks and building height, all of which are reflected in the site plan data table in the Findings section of this report.

Preliminary Plan

The first preliminary plan approval was on July 28, 1981. The Planning Board approved the preliminary plan of subdivision for the property, Preliminary Plan #1-81142, with the following conditions: APPROVAL of one lot only, subject to:

1. *Agreement with Planning Board limiting development to 37,500 square foot office use generating 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*
4. *Necessary easements*

On August 29, 1994 the Planning Board Opinion was released for an amendment to the Preliminary Plan, limiting development to a maximum of 400,000 square feet of office use generating no more than 1,600 employees (676 new trips) as to provide for the necessary roadway improvements. The opinion is attached.

On March 27, 1997, the Planning Board approved an amendment to the Preliminary Plan of subdivision for the property, with the following conditions:

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.

Preliminary Plan #1-81142R was amended on January 20, 2000 with the conditions of approval as follows:

Preliminary Plan

1. *Limit the Preliminary Plan revision for Lots #2, #3 #4, #5, and 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 not to exceed 300,000 square feet.*
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 storm water management approval dated 1-4-00.*
6. *Access and improvements, as required, to be approved by MISHA prior to issuance of record plat.*
- i. *All applicable preliminary plan conditions contained in the Planning Board opinion dated August 29, 1994 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.*

Transportation Planning staff has review the proposal in regards to the original APF approvals and they have recommended limitation fro the site. They recommend the following:

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

A memo with their analysis is attached.

Site Plans #8-98022 and #8-98022A

The first site plan for the site was approved on March 12, 1998 for an office park. The plans were never built. Qiagen submitted an amendment to create a new design for their campus. The Planning Board approved that site plan on January 20, 2000. Phase I has been built, see sketches attached.

ANALYSIS: Conformance to Master Plan

The 1989 Germantown Master Plan recommended the area of this application as suitable for the O-M zone with a maximum FAR of .5. The Master Plan designates this site as part of Analysis Area KI-6 and recommends the following (pp. 72-73):

Given the proximity of existing and new 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-1 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.*

The proposed site plan provides for a 50-foot buffer, tree preservation (and afforestation) and a limit to building heights to be in conformance with the Master Plan.

ANALYSIS: Conformance to Development Standards Lot 1

PROJECT DATA TABLE

<u>Development Standard</u>	<u>Required</u>	<u>Proposed</u>
Lot Area		5.88 ac in O-M
Building or Floor Area Coverage (max %):	20%*	11.7% Bldg (.68 ac. Bldg)
Floor Area Ratio (max FAR):	.5*	.35
	90,000 sf bldg in O-M zone/ 256,206 sf	
Green Space (min %):	20% min*	2.38 acres 40.3%*
Building Height (max stories.):	5 stories/60'	3 stories
Setbacks Buildings:		
From MD 118 ROW	50 ft*	50 ft (Pkg deck)
From A-254 ROW	50 ft*	50 ft+
From Lot Lines	20 ft*	20 ft min
Setbacks - Parking :		
From MD 118 ROW	50 ft*	50
From A-254 ROW	50 ft*	50 ft +
Side and Rear	20 ft*	n/a
Parking (spaces):		
Office @ 3/1,000 sf of office	235	
Daycare – 75 students, 20 staff		
Drop Off and Pick up (1/6)	12	
Non-resident staff	<u>20</u>	
(handicapped-accessible	7	7)
Total Vehicle	267	259**
Motorcycle	5	5
Bicycle	16	16

*Development standards from Development Plan #G-662- Binding Elements

** The Approval of Site Plan 8-99022A for Phase I and II showed a surplus of 76 parking spaces once the parking deck is built. The deficit of eight spaces on this site plan will be provided in the parking deck when it is constructed. The site plan enforcement agreement shall include a provision for the utilization of off-site parking spaces.

The site plan conforms to the development standards of the zone and the binding elements of the zoning approval.

FINDINGS: For Site Plan Review

1. *The Site Plan is consistent with an approved development plan G-662 and the associated binding elements as shown in the data table.*
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 buildings are arranged to create a well-defined court for the entry to each building. The parking deck will continue the previously approved parking deck and will create a unified theme for the frontage of the property. The building design is in keeping with the existing buildings on site and will create a unified presence for the entire campus. The scale and location of the buildings will keep the proposal separate from confronting and adjacent residential uses.

b. Open Spaces

The open spaces on site will blend in with the open spaces on the remainder of the original lot and will create an open space buffer between this property and the residential neighborhood to the north.

Storm water quantity controls will be addressed by the on site-extended detention dry pond with a flow splitter to a sand filter forebay. The pond needs to be designed to minimize thermal impact to the watershed. The pond will provide water quantity control for the entire site. Water quality shall be provided for all area not draining directly to the pond through the use of an infiltration trench.

The noise impacts to adjacent neighbors have been addressed by meeting Montgomery County noise standards and by providing extra measures to further mitigate the noise emissions from the venting system.

c. Landscaping and Lighting

The landscaping proposal for the site will continue the design of the existing building and to create a unified campus. Landscaping on the site consists of buffer planting on the berm along MD Route 118 and along the eastern portion of the site to minimize views in to the campus from adjoining roads and properties. Shade trees are included in the drop-daycare drop-off parking court and on the roof of the parking deck to provide shade to cars.

The lighting plan will create adequate light levels on site but will not create the offsite impacts of light trespass or excessive glare. The lighting plans need to match the earlier approved plans and in order to maintain a consistent lighting design throughout the campus and to keep light levels in conformance with IESNA guidelines within the site.

d. Recreation

Provision of recreation is not a requirement of commercial sites in regards to the Planning Board approval.

e. Vehicular and Pedestrian Circulation

The street access points to the site are in accordance with the approved Preliminary Plan. The proposed layout provides access to the site utilizing the established entry drive. The vehicular connections to the day care facility also allow for well- defined pedestrian access.

Pedestrian sidewalks link to established paths along MD Route 118 and within the existing campus. Access to the existing employee open space will be through the existing buildings.

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

The proposed building and parking deck blends with the existing buildings and parking deck on site to create a unified campus. The low scale of the proposed buildings at three stories will create a desirable relationship with adjacent development and will create attractive views as viewed from adjacent roadways. The building will utilize existing entry driveways and will contribute to the definition of the campus entry.

Effective buffers are planned utilizing an earthen berm with landscaping along MD Route 118 and the evergreen landscaping along the eastern boundary. The proposed lighting plan, as conditioned, will maintain lighting on the site and not create a nuisance

The activity associated with the proposed office and day care center will not cause any negative effect on the adjoining railroad tracks, residential uses or roads.

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

Revised Site Plans are in conformance with and were shown as part of the approved Forest Conservation Plan dated January 31, 2000. The existing condition from the prior approval stands.



October 11, 2002

Wynn Witthans
Development Review Division
Montgomery County Parks and Planning
8787 Georgia Avenue
Silver Spring MD 20910-3760

Wynn:

I am pleased to offer the following summary of the acoustical surveys that have been performed in reference to QIAGEN Sciences' boiler room noise.

On June 11, 2002 an acoustical survey was performed at QIAGEN Sciences' facility located in Germantown, Maryland to determine the residential property line noise level due to boiler room equipment. We have analyzed the survey results and although the survey confirms that the noise from the boiler room equipment does not exceed the Montgomery County, Maryland noise code, QIAGEN continues to seek a solution that will further reduce the current noise levels.

Martin Beam of Miller, Beam & Paganelli, Inc performed the survey, survey analysis and has made noise level reduction recommendations. This survey and subsequent follow up surveys have been performed as a result of notification by a neighbor to noticeable noise emanating from the facility. I have continued to maintain an open dialogue with the neighbor, frequently communicating updates on recommendations and progress on the implementation of these recommendations.

The Montgomery County noise code prohibits noise in excess of 55dBA to cross a residential property line during the nighttime hours of 9 PM to 7 AM and 65 dBA during the daytime hours. As the boiler room equipment could operate at any time during the day or night, the survey has evaluated noise levels to the more stringent

QIAGEN Sciences, Inc.
19300 Germantown Road
Germantown, MD 20874

Wynn Withams, 10/10/02

Page 2 of 2

nighttime criteria. In evaluating the survey results it is important to understand that the decibel scale is logarithmic. A 3 decibel decrease is therefore equal to a factor of 2 in energy (such as changing a stereo amplifier from 10 watts to 5 watts) but to the human ear is only slightly perceptible. A change in 10 decibels is equal to a factor of 10 in energy and is subjectively one half as loud.

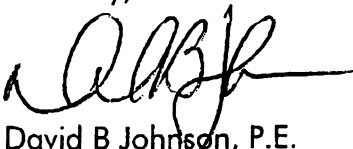
Survey measurements performed on June 11, 2002 indicated that the noise emanating from the boiler room with the boilers at high fire (the loudest operating level) was 52dBA at the nearest property line, which is 3 dBA below the noise code. The survey analysis produced the recommendation that, in order to reduce the noise level further below the Montgomery County nighttime code requirement of 55 dBA, a 20 gauge piece of sheet metal with a 4-inch thickness of 1.5 lb density acoustical ductliner be mounted on the inside each of the boiler room louvers.

This installation of additional soundproofing was completed and a supplemental acoustical survey was performed on September 23, 2002. Initial results from this survey indicate that the noise level has decreased to 50 dBA at the nearest property line.

While this noise level continues to be well below the Montgomery County noise code level, QIAGEN Sciences continues to discuss with Mr. Beam additional modifications that will further reduce the property line noise level. While we recognize that no measures will render the noise inaudible, we are hopeful that proper implementation of Mr. Beams' recommendations will further reduce the noise impact on the neighbors. This should result in a noise level at the property line approximately equal to the ambient noise level and well below the level allowed by the noise code.

Please feel free to contact me with any further questions that you may have.

Sincerely,



David B Johnson, P.E.
Director of Engineering
QIAGEN Sciences, Inc.
d.johnson@qiagen.com
240.686.7400
fax 240.686.7401



MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES
APPROVED
FOR STORMWATER MANAGEMENT

Montgomery County Government CONCEPT RECONFIRMATION

March 14, 1994

Reviewed

Date

Richard J. Gee
Approved

7/30/02
Date

1-81142

Mrs. Irene A. Carrato, P.E.
Rodgers and Associates, Inc.
15800 Crabbs Branch Way
Rockville, Maryland 20855

Re: Stormwater Management *Concept* Review for
Germantown Business Park
Preliminary Plan #: 1-81142
SM File No.: 1139
Tract Size/Zone: 24.1 ac/OM/I-1
Montg. Co. Grid: 13A10

Dear Mrs. Carrato:

Based on a review by the Permitting and Plan Review Staff, the stormwater management concept for the above mentioned site is acceptable and is hereby approved.

The concept consists of:

1. An on-site extended detention dry pond with a flowsplitter to a sand filter forebay. The pond needs to be designed to minimize its thermal impact to the watershed. The pond will provide water quantity control for all areas of the site.
2. Water quality shall be provided for all areas not draining directly to the pond through the use of an infiltration trench. The trench will be designed to provide storage for the first flush from all impervious surfaces that the developer is responsible for. Should infiltration be deemed infeasible then the use of a sand filter may be acceptable. However, regardless of the method used, the facility must be located at the ground surface.

The following items will need to be addressed during the detailed stormwater management/sediment control plan review stage. This list may not be all inclusive and may change based on available information at that time:

- o The soil boring and percolation test information to support an infiltration design must be submitted at the time of the FIRST submittal of the Sediment Control Plan.

The proposed pond will need MD State Department of Natural Resources Pond safety review. Please coordinate the project with DNR prior to the detailed plan submission. Keep Richard Gee of my staff informed.

Any divergence from the information provided to this office or additional information received during the subdivision process, may constitute grounds to rescind or amend any approval actions taken; and to reevaluate the site to determine if there is a need for additional stormwater management requirements. A copy of this letter must appear on the plan.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

October 9, 2002

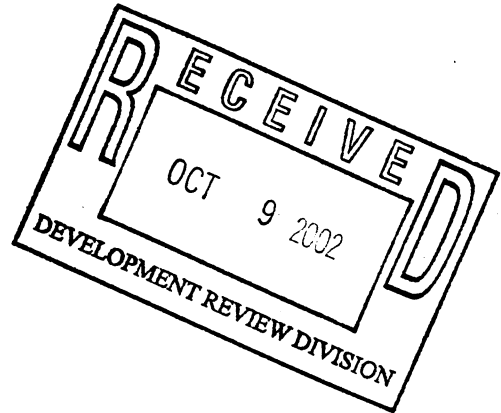
MEMORANDUM

TO: Wynn Witthans, Planner
Development Review Division

VIA: Ronald C. Welke, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner
Transportation Planning

SUBJECT: Site Plan No. 8-98022B
Qiagen at Germantown Business Park - Lot 1
Germantown



This memorandum is Transportation Planning staff's review of the subject site plan for the Qiagen at Germantown Business Park - Lot 1. The subject site is located on the north side of MD 118 east of Dawson Farm Road in the Germantown West Policy Area. The site has an approved preliminary plan for 400,000 square feet of office use and a site plan for 300,000 square feet of mixed use development in Lot 6. The subject application is for 90,000 square feet of the mixed use development in Lot 1 that includes 78,300 square feet of office use and 11,700 square feet of day care facility.

RECOMMENDATION

Staff recommends the following condition related to approval of the subject site plan.

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

DISCUSSION

LATR and Policy Area Review

The Adequate Public Facilities issues on the subject development were addressed at the time of the preliminary plan application. As indicated, the site has an

approved preliminary plan for 400,000 square feet of office use in Lots 1 & 6 and an approved site plan for 300,000 square feet of mixed use development in Lot 6. Based on the traffic statement submitted by the applicant, the total number of weekday morning and evening peak hour trips generated by the approved site plan (300,000 square feet of mixed use development in Lot 6) and the proposed mixed use development in Lot 1 is fewer than would be generated by the approved 400,000 square feet of general office development. The table below shows the weekday peak hour trips to be generated by each scenario during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and evening peak period (4:00 p.m. to 7:00 p.m.):

Land Use	Lot	Square Feet	Peak Hour Trips	
			Morning	Evening
Approved General Office	1 & 6	400,000	672	596
Approved Qiagen Site Plan				
R&D Office	6	130,000	172	165
Warehouse	6	71,000	32	37
Manufacturing	6	99,000	54	64
Total Approved	6	300,000	258	266
Remaining Trips			414	330
Proposed Office	1	78,300	125	133
Proposed Day Care*	1	11,700	38	50
Total Proposed	1	90,000	163	183
Net Remaining Trips	1 & 6		251	147

- The weekday peak hour trips for the day care facility represent new trips to be generated by the facility, i.e., the total trips minus pass-by trips.

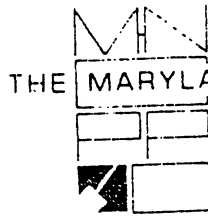
The site is in the Germantown West Policy Area where there is sufficient staging ceiling capacity available (3,530 jobs as of September 30, 2002) to accommodate the proposed development.

Site Access and Circulation

The existing monumental access from MD 118 with a 5' sidewalk on both sides provides safe and adequate access for vehicles and pedestrians. The internal vehicular circulation as shown on the site plan is adequate and safe.

KHK:cmd

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) and 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

- 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