

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

**Date Mailed:**

JAN 19 2005

**Action:** Approved Staff  
Recommendation

**Motion** of Commissioner Bryant, seconded by Commissioner Wellington, with a vote of 3-0; Commissioners Perdue, Bryant, and Wellington voting in favor. Chairman Berlage and Commissioner Robinson necessarily absent.

**MONTGOMERY COUNTY PLANNING BOARD**

**OPINION**

Preliminary Plan 1-02096R  
NAME OF PLAN: Howard Hughes

JAN 19 2005

The date of this written opinion is \_\_\_\_\_ (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court – State).

On May 14, 2003, Howard Hughes Medical Institute submitted an application for the approval of a revision to preliminary plan no. 1-02096, which concerns property in the R-90 zone. The application proposed to add 75,000 square feet of administrative office for Philanthropic Institute on 36.44 acres of land located at southwest quadrant of the intersection of Jones Bridge Road and Connecticut Avenue (MD 185), in the Bethesda-Chevy Chase master plan area. The application was designated Preliminary Plan 1-02096R. On November 4, 2004, Preliminary Plan 1-02096R 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. No speakers testified in opposition to the application and the record contains no correspondence opposing the application.

The record for this application ("Record") closed at the conclusion of the public hearing, upon the taking of an action by the Planning Board. The Record includes: the information on the Preliminary Plan Application Form; the Planning Board staff-generated minutes of the Subdivision Review Committee meeting(s) on the application; all correspondence and any other written or graphic information concerning the application received by the Planning Board or its staff following submission of the application and prior to the Board's action at the conclusion of the public hearing, from the applicant, public agencies, and private individuals or entities; all correspondence and any other written or graphic information issued by Planning Board staff concerning the application, prior to the Board's action following the public hearing; all evidence, including written and oral testimony and any graphic exhibits, presented to the Planning Board at the public hearing.

## **FINDINGS**

Having given full consideration to the recommendations of its Staff; the recommendations of the applicable public agencies<sup>1</sup>; the applicant's position; and other evidence contained in the Record, which is hereby incorporated in its entirety into this Opinion, the Montgomery County Planning Board finds that:

- a) The Preliminary Plan No. 1-02096R substantially conforms to the Bethesda-Chevy Chase master.
- b) Public facilities will be adequate to support and service the area of the proposed subdivision.
- c) The size, width, shape, and orientation of the proposed lot are appropriate for the location of the subdivision.
- d) The application satisfies all the applicable requirements of the Forest Conservation Law, Montgomery County Code, Chapter 22A. This finding is subject to the applicable condition(s) of approval.
- e) The application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. This finding is based on the determination by the Montgomery County Department of Permitting Services ("MCDPS") that the Stormwater Management Concept Plan meets MCDPS' standards.

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<sup>1</sup> The application was referred to outside agencies for comment and review, including the Washington Suburban Sanitary Commission, the Department of Public Works and Transportation, the Department of Permitting Services and the various public utilities. All of these agencies recommended conditions of approval for the application.

- f) The Record of this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

### **CONDITIONS OF APPROVAL**

Finding Preliminary Plan No. 1-02096R in accordance with the purposes and all applicable regulations of Montgomery County Code Chapter 50, the Planning Board approves Preliminary Plan No. 1-09096R, subject to the following conditions:

- 1) Approval under this preliminary plan is limited to the existing uses (195,000 square feet charitable and philanthropic use), 3 residential structures, and an additional 75,000 square feet of office.
- 2) Compliance with the conditions of approval for the preliminary forest conservation plan. The applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits.
- 3) Applicant is bound by all conditions of Board of Appeals action on Special Exception Case No. S-1565A.
- 4) Compliance with conditions of Historic Area Work Permit 35/10-03K.
- 5) All road rights-of-way shown on the approved preliminary plan shall be dedicated by the applicant to the full width mandated by the Master Plan, unless otherwise designated on the preliminary plan.
- 6) Record plat to reflect a 60 feet of dedication from centerline of Connecticut Avenue.
- 7) Record plat to reflect dedication of 40 feet from centerline of Jones Bridge Road.
- 8) Prior to issuance of initial building permit for the headquarter expansion, provide funding to the Department of Public Works and Transportation (DPWT) to implement the following mitigating measures as agreed with the County Executive staff:
  - a) Funding for the installation of three bus shelters and three real time transit information signs. The location of these installations in the study area will be determined by the division of Transit Services.
  - b) Funding for the installation of 3,120 linear feet of sidewalk in the Bethesda-Chevy Chase Policy Area.

- 9) Record plat to reflect a Category I or Category II easement over all areas of forest conservation as required by the final forest conservation plan.
- 10) Compliance with the conditions of approval of the MCDPS stormwater management approval dated, October 1, 2003.
- 11) Access and improvements as required to be approved by MCDPWT prior to recordation of plat.
- 12) Access and improvements as required by SHA to be satisfied prior to recordation of plat.
- 13) This preliminary plan will remain valid for thirty-seven (37) months from the date of mailing of the Planning Board opinion. Prior to this date, a final record plat must be recorded for all property delineated on the approved preliminary plan, or a request for an extension must be filed.
- 14) Adequate Public Facility (APF) review for the preliminary plan will remain valid for sixty-one (61) months from the date of mailing of the Planning Board opinion.
- 15) Other necessary easements

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

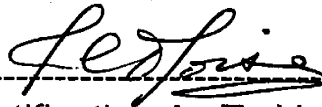
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APPROVED AS TO LEGAL SUFFICIENCY  
TAB  
M-NCPPC LEGAL DEPARTMENT  
DATE 12/13/04

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

**CERTIFICATION OF BOARD VOTE ADOPTING OPINON**

At its regular meeting, held on **Thursday January 13, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on the motion of **Commissioner Bryant, seconded by Commissioner Wellington, with Commissioners Perdue, Bryant, and Wellington** voting in favor of the motion, **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Preliminary Plan 1-02096R, Howard Hughes.**



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Certification As To Vote of Adoption  
M. Clara Moise, Technical Writer

# HOWARD HUGHES MEDICAL INSTITUTE (12002096A)



Map compiled on October 14, 2005 at 11:21 AM | Site located on base sheet no - 210NW04

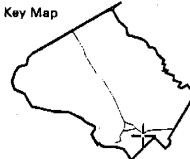
## NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. Copyright 1998

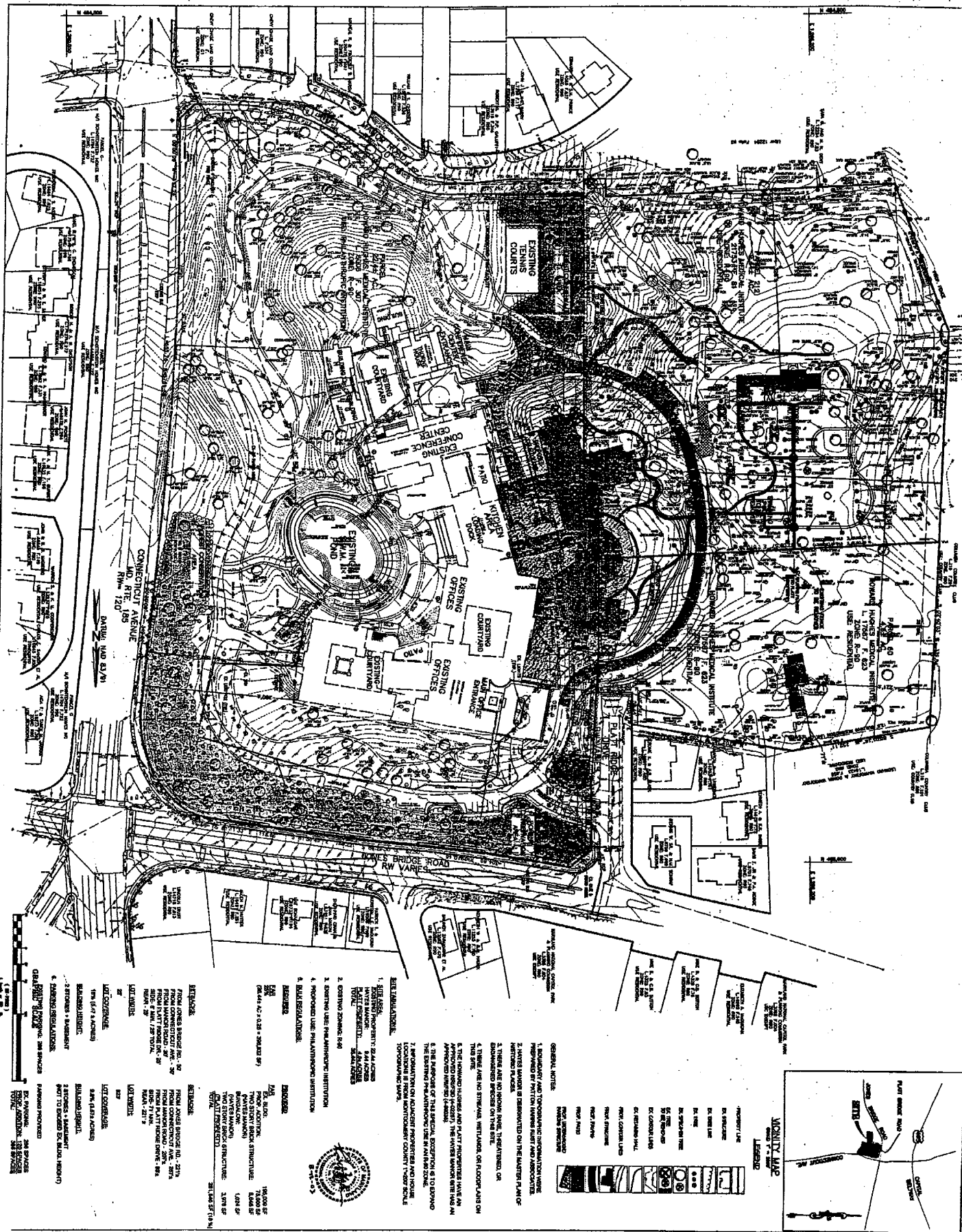
Key Map



Research & Technology Center



1 inch = 400 feet  
1:4800



**GENERAL NOTES:**

1. EXISTING UTILITIES SHOWN FOR INFORMATION ONLY.
2. ALL UTILITIES TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
3. THE EXISTING PHILANTHROPIC INSTITUTION IS TO BE DEMOLISHED AND RECONSTRUCTED ON THE SITE.
4. THE EXISTING PHILANTHROPIC INSTITUTION IS TO BE DEMOLISHED AND RECONSTRUCTED ON THE SITE.
5. THE EXISTING PHILANTHROPIC INSTITUTION IS TO BE DEMOLISHED AND RECONSTRUCTED ON THE SITE.
6. THE EXISTING PHILANTHROPIC INSTITUTION IS TO BE DEMOLISHED AND RECONSTRUCTED ON THE SITE.
7. INFORMATION ON ADJACENT PROPERTIES AND HOW TO OBTAIN IT FROM MONTGOMERY COUNTY DEPARTMENT OF PLANNING AND ZONING IS AVAILABLE AT THE OFFICE OF THE COUNTY ENGINEER.

**LEGEND:**

- PROPOSED LOT
- EXISTING LOT
- PROPOSED DRIVE
- EXISTING DRIVE
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED PLANTING
- EXISTING PLANTING
- PROPOSED PAVING
- EXISTING PAVING
- PROPOSED FENCE
- EXISTING FENCE
- PROPOSED SIGNAGE
- EXISTING SIGNAGE
- PROPOSED LIGHTING
- EXISTING LIGHTING
- PROPOSED UTILITIES
- EXISTING UTILITIES
- PROPOSED EROSION CONTROL
- EXISTING EROSION CONTROL

**EXISTING UTILITIES:**

1. 12" WATER MAIN  
2. 12" SEWER MAIN  
3. 12" GAS MAIN  
4. 12" RAIN MAIN  
5. 12" FIBER OPTIC CABLE

**PROPOSED UTILITIES:**

1. 12" WATER MAIN  
2. 12" SEWER MAIN  
3. 12" GAS MAIN  
4. 12" RAIN MAIN  
5. 12" FIBER OPTIC CABLE

**PROPOSED DRIVE:**

1. 12' WIDE DRIVE  
2. 12' WIDE DRIVE  
3. 12' WIDE DRIVE  
4. 12' WIDE DRIVE  
5. 12' WIDE DRIVE

**PROPOSED SIDEWALK:**

1. 6' WIDE SIDEWALK  
2. 6' WIDE SIDEWALK  
3. 6' WIDE SIDEWALK  
4. 6' WIDE SIDEWALK  
5. 6' WIDE SIDEWALK

**PROPOSED PLANTING:**

1. 10' WIDE PLANTING STRIP  
2. 10' WIDE PLANTING STRIP  
3. 10' WIDE PLANTING STRIP  
4. 10' WIDE PLANTING STRIP  
5. 10' WIDE PLANTING STRIP

**PROPOSED PAVING:**

1. 10' WIDE PAVING STRIP  
2. 10' WIDE PAVING STRIP  
3. 10' WIDE PAVING STRIP  
4. 10' WIDE PAVING STRIP  
5. 10' WIDE PAVING STRIP

**PROPOSED FENCE:**

1. 10' WIDE FENCE STRIP  
2. 10' WIDE FENCE STRIP  
3. 10' WIDE FENCE STRIP  
4. 10' WIDE FENCE STRIP  
5. 10' WIDE FENCE STRIP

**PROPOSED SIGNAGE:**

1. 10' WIDE SIGNAGE STRIP  
2. 10' WIDE SIGNAGE STRIP  
3. 10' WIDE SIGNAGE STRIP  
4. 10' WIDE SIGNAGE STRIP  
5. 10' WIDE SIGNAGE STRIP

**MOBILITY MAP**

**ARCHITECT:** Bowie Gridley Architects  
**CIVIL ENGINEER:** PHR+A  
**LANDSCAPE ARCHITECT:** Louise Schiller Associates  
**TRAFFIC ENGINEER:** Kimley-Horn and Associates  
**DEVELOPMENT MANAGEMENT:** The Mark Winkler Company

**Headquarters Expansion**  
**Howard Hughes Medical Institute**  
 4000 Jones Bridge Road, Chevy Chase, MD  
 Case No. S-1565A

**PRELIMINARY PLAN**  
 REVISED AUGUST 2003

AUGUST 2003