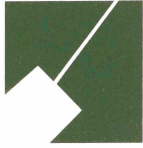


MAR 29 2011



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

MCPB No. 11-20
Site Plan No. 81990027B
Project Name: Rock Spring Park Lincoln Building
Hearing Date: March 17, 2011

RESOLUTION

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

WHEREAS, on June 23, 1994, the Planning Board approved Site Plan No. 819900270 for 215,725 gross square feet of office uses on a 12.5 acre part of the subject site; and

WHEREAS, on September 7, 1999, the Planning Board approved Site Plan Amendment 81990027A, for 117,225 gross square feet of general office uses and 98,500 gross square feet of medical office uses, 215,725 gross square feet total, in addition to the existing 247,926 gross square feet; and

WHEREAS, on December 10, 2010, Elizabethan Court Associates I, LP ("Applicant"), filed a site plan amendment application designated Site Plan No. 81990027B ("Amendment") for approval of the following modifications:

1. Consolidation of office building and parking garage into one structure;
2. Parking and loading layout around the subject building;
3. Landscaping and lighting around the subject building; and
4. Expansion of the pedestrian area and landscaping in the parking area to the south of the Camalier and Champlain buildings; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated March 4, 2011 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 17, 2011, Staff presented the Amendment to the Planning Board as a consent item for its review and action (the "Hearing"); and

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts

Approved as to
Legal Sufficiency:

Christina Sorent 3/2/11

8787 Georgia Avenue, N.C. 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan No. 81990027B subject to the following conditions:

1. The proposed development must comply with the conditions of approval for Site Plan 81990027A as enumerated in the Planning Board Resolution dated September 7, 1999 except as modified herein.
2. The Applicant must update the Traffic Mitigation Agreement with the Planning Board and the Montgomery county of Transportation (MCDOT) before release of any building permits to reflect the current site plan amendment.
3. The Applicant must make minor modifications to layout for handicapped ramps prior to approval of the certified site plan.
4. The Applicant must provide the following bicycle parking spaces prior to approval of the certified site plan:
 - a. Four (4) inverted-U bike racks near the main building entrance in a weather-protected area, if possible.
 - b. Sixteen (16) bike lockers or a secured storage area large enough to store 16 bikes in the garage in a well-lit located on the first parking level near the elevator or garage access points; and

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

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

BE IT FURTHER RESOLVED, that the date of this written resolution is MAR 29 2011 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).


* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and

MCPB No. 11-20
Site Plan No. 81990027B
Rock Spring Park Lincoln Building
Page 3

Planning Commission on motion of Commissioner Dreyfuss, seconded by Vice Chair Wells-Harley, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor of the motion, and with Commissioner Alfandre absent, at its regular meeting held on Thursday, March 17, 2011, in Silver Spring, Maryland.



Françoise M. Carrier, Chair
Montgomery County Planning Board