



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

MCPB No. 15-57  
Site Plan No. 81973005B  
Washington Science Center  
Date of Hearing: May 28, 2015

JUN 2 2015

**RESOLUTION**

WHEREAS, under Montgomery County Code Section 59-7.12 of the Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, under Section 59-7.7.1.B.1 of the Zoning Ordinance, this site plan is being reviewed under the procedures and standards of the Zoning Ordinance in effect on October 29, 2014; and

WHEREAS, the Planning Board, approved Site Plan No. 819730050 (previously referred to as No. 8-73005) for a seven story office structure of approximately 128,572 square feet on 6.78 acres of Industrial (I-3) zoned-land, located at 6000 Executive Boulevard ("Subject Property"), in the North Bethesda Garrett Park Master Plan ("Master Plan") area; and

WHEREAS, on September 19, 2008, the Planning Board approved Site Plan No. 81973005A, an amendment to the previously approved site plan to add a right turn lane exiting the property, add an ADA accessible parking booth, reconfigure parking layout removing 12 parking spaces, relocate existing light poles, and remove an existing tree; and

WHEREAS, on April 22, 2015, CPH 6000 LLC ("Applicant") filed an application for approval of an amendment to the previously approved site plans for the following modifications:

1. Add 12,857 square feet of general office; and
2. Modify the minimum vehicle and bicycle parking requirements; and
3. Install bicycle parking facilities.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 81973005B, Washington Science Center ("Site Plan," "Amendment" or "Application"); and

Approved as to  
Legal Sufficiency

*Christina Sout* 5/18/15  
M-NCPPC Legal Department

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WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff"), Staff issued a memorandum to the Planning Board, dated May 15, 2015, setting forth its analysis of and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on May 28, 2015, the Planning Board held a public hearing on the Application, and at the hearing the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, at the hearing, the Planning Board voted to approve the Application subject to certain conditions, by the vote as certified below.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board APPROVES Site Plan No. 81973005B for a total of 141,429 square feet of general office, modification of the minimum vehicle and bicycle parking requirements, and installation of bicycle parking facilities as resubmitted on May 13, 2015, subject to the following conditions:

1. The expansion is limited to 12,857 square feet for a total of 141,429 square feet of general office.
2. Prior to the release of any building permit, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and Montgomery County Department of Transportation to participate in the North Bethesda Transportation Management District.
3. Prior to the release of any building permit, the Applicant must satisfy the Transportation Policy Area Review (TPAR) test by making a TPAR payment to the Montgomery County Department of Permitting Services equal to 25% of the development impact tax for 12,857 square feet of general office.
4. The Applicant must provide a minimum of 3 short-term and 11 long-term bicycle parking spaces as approved by Staff and must be shown on the Certified Site Plan.

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), the Planning Board FINDS, that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plans, and all findings remain in effect; and

BE IT FURTHER RESOLVED, that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect; and

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

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


BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUN 2 2015 (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).

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**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 Planning Commission on motion of Commissioner Dreyfuss, seconded by Vice Chair Wells-Harley, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Dreyfuss, Presley, and Fani-González voting in favor at its regular meeting held on Thursday, May 28, 2015, in Silver Spring, Maryland.

  
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Casey Anderson, Chair  
Montgomery County Planning Board