



Loiederman
Soltesz Associates, Inc.

April 6, 2011

Cathy Conlon
Regulatory Coordination
Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: 9800 Medical Center Drive
LSA Project #1507-01-00
Preliminary Plan #120110080 (Amendment to the Preliminary Plan #119882330)
Forest Conservation Exemption Reconfirmation

Dear Cathy,

On behalf of our client, Alexandria Real Estate, Inc., we are submitting a modification to the previous Forest Conservation Exemption request for Parcel W/OR in conjunction with the Preliminary Plan Amendment. The Chapter 22A Article II requirements do not apply to this property based upon two exemption types within Section 22A-5 Exemptions.

The first type of exemption applicable to this property is Sub-section (k) (listed below) by which the property is grandfathered due to its original Preliminary Plan approval on June 22, 1989. The grandfathering applies to 313,650 sf per the original approval.

- (k) any lot covered by a preliminary plan of subdivision or site plan that did not receive a sediment control permit before July 1, 1991, and for which the preliminary plan of subdivision or site plan:
 - (2) was approved or extended between July 1, 1984 and July 1, 1991, and
 - (3) the construction will not result in the cutting, clearing, or grading of:
 - (B) any forest on property located in a special protection area which must submit a water quality plan.

The second exemption type is Sub-section (t) (listed below) by which the property is exempt because the density increase proposed for the property by the Preliminary Plan Amendment will not impact any forest nor does it require subdivision. The additional density which would be exempt under this subsection is 230,929 sf.

- (t) a modification to existing developed property if:
 - (1) no more than 5000 square feet of forest will be cleared;
 - (2) the modification does not affect any forest in a stream buffer or located on property in a special protection area which must submit a water quality plan; and
 - (3) the modification does not require approval of a new subdivision plan.

We respectfully request your review and approval of this Forest Conservation Exemption.

Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'SPT', with a long horizontal flourish extending to the right.

Stephen P. Tawes, RLA
Associate

Enclosures

CC: Scott Roberts, ARE
Robert G. Brewer, Jr., Esq., Lerch Early & Brewer
April B. Mackoff, Esq., Lerch Early & Brewer
Theresa Polizzi, LSA