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Casey Anderson, Esq., Chair and
Commissioners of the Montgomery County Planning Board
2425 Reddie Drive
Wheaton, Maryland 20902

Re: Site Plan Amendment No. 82021012A (Johns Hopkins Medical Office & Surgery Center at Belward) for Final Forest Conservation Plan

Dear Chair Anderson and Commissioners of the Montgomery County Planning Board:

Johns Hopkins Facilities and Real Estate (the “Applicant”) files this site plan amendment application (the “Application”) to request changes in the final forest conservation plan associated with Site Plan No. 820210120 (the “FFCP”). Specifically, the Application seeks to amend the FFCP by: 1) modifying the development illustrated on the FFCP north of and including future Belward Campus Drive; 2) modifying forest conservation areas (with corresponding amendments to the forest conservation easement recorded on June 1, 2022 identified below); 3) removing additional specimen trees; 4) updating the FFCP data table; 5) updating the forest conservation worksheet; 6) updating the forest conservation chart; and 7) updating planting schedules (collectively, the “Amendment”). The Amendment is intended to accommodate the development proposed in Site Plan No. 820220250 (Belward Campus – Parcel A and Belward Campus Drive, the “Phase IA Site Plan”) for the portion of the Property north of and including future Belward Campus Drive, as well as anticipated phased site plans north of future Belward Campus Drive.

Background

The property that is the subject of the FFCP is approximately 107 acres located in the northeast quadrant of the intersection of Muddy Branch Road and Darnestown Road/Key West Avenue (Maryland Route 28) (the “Property”). The Property is zoned LSC-1.0 H-150 T and is depicted on a subdivision record plat titled “The Johns Hopkins University Belward Campus – Parcel ‘B’, Block ‘C’” recorded among the Land

Records for Montgomery County (the “Land Records”) on January 19, 2006 as Plat No. 23321.

The following chart summarizes the relevant approved development applications associated with the Property:

Plan No.	Description	Approval Date
Preliminary Plan No. 119961100	1,800,000 square feet of office and R&D development on 138 acres (including the Property)	March 6, 1997
Preliminary Plan No. 11996110A	1,410,000 square feet of R&D uses on the Property, with anticipated maximum density of 4,737,777 square feet per future APF approval(s)	November 2, 2011
Site Plan No. 820210120	126,200 gross square foot medical office building on an 11.18-acre area of the Property	October 21, 2021

Preliminary Plan No. 11996110A required Applicant to, among other things, submit a final forest conservation plan for the entire Property with the first site plan application.¹ In accordance with this condition, Site Plan No. 820210120 (as the first submitted site plan covering 11.18 acres of the approximately 107-acre property) included the FFCP. The certified plan set of Site Plan No. 820210120 with the FFCP was approved by Montgomery Planning Department staff on March 29, 2022. The Category I Conservation Deed of Easement implementing the FFCP was recorded among the Land Records at Book 65836 Page 404 on June 1, 2022. A copy of the recorded forest conservation easement is included with the materials filed with the Application.

Due to the large scope of the FFCP, combined with the anticipated redevelopment of the Property through several phased site plans, future adjustments to the FFCP are expected. The Amendment represents the first set of modifications needed to accommodate the Phase IA Site Plan. Additional changes to the FFCP may be needed to correspond to site plans for future phases.

¹ Multiple site plan approvals are anticipated to implement the development approved in Preliminary Plan No. 11996110A.

The following chart summarizes the relevant pending development applications associated with the Property that are currently under review:

Plan No.	Description	Application Date
Record Plat No. 220220080	Subdivide existing Parcel B, Block C into Parcel A and Parcel B, with dedication of right-of-way for future Belward Campus Drive ²	Accepted on March 3, 2022 per DAIC
Site Plan No. 820220250 (Phase IA Site Plan)	Vehicular and pedestrian improvements (including future Belward Campus Drive, private streets, and frontage improvements on Muddy Branch Road), utilities, landscaping, lighting, stormwater management facilities, grading, site preparation, and preliminary locations/building massing for redevelopment of Parcel A	Submitted on July 8, 2022

Amendment

The purpose of the Amendment is to reflect the development of future Belward Campus Drive and proposed Parcel A as proposed in the Phase IA Site Plan and subsequent phased site plans. Thus, the FFCP is being updated to account for anticipated development activity north of and including future Belward Campus Drive, as well as make corresponding changes to existing forest conservation areas. The Amendment also accounts for the forest conservation variance proposed in the Phase IA Site Plan: removing 23 specimen trees and impacting three specimen trees that are proposed to be saved with construction mitigation and tree preservation measures.³ A copy of the forest conservation variance submitted with the Phase IA Site Plan is included with the materials filed with the Application. Additionally, the Amendment includes conforming changes and updates to the data table, forest conservation worksheet, chart, and planting schedules.

² Proposed Parcel A is north of future Belward Campus Drive, while proposed Parcel C is south of future Belward Campus Drive. Parcel A is expected to cover approximately 57 acres, while Parcel B is anticipated to include approximately 39 acres.

³ The FFCP currently reflects an approved forest conservation variance to remove three specimen trees and impact the critical root zones of two specimen trees.

Approval of the Amendment is appropriate as the proposed FFCP changes thoughtfully balance the goals of forest conservation with the vision of the Great Seneca Science Corridor Master Plan (the “Master Plan”). The proposed development accommodated by the Amendment will advance the establishment of a dynamic science and research community on the Property in the County’s premier life sciences location. The Amendment also includes significant amounts of reforestation and afforestation, incorporates areas of the Property for protection by Category I conservation easements, and accommodates diverse open spaces through a concentrated and compact form of development. This will allow numerous opportunities for passive and active recreation, and ensure compatibility with surrounding residential neighborhoods. The Amendment is also consistent with the expectation that the FFCP (covering the entire 107-acre Property but approved with the initial site plan covering just 11.18 acres of the same) would need to be adjusted to implement the overall phased redevelopment of the Belward campus through several site plan applications.

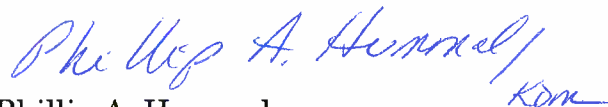
We look forward to working with you on the Application.

Very truly yours,

MILES & STOCKBRIDGE P.C.



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