



**Johnson ♦ Bernat ♦ Associates, Inc.**

October 17, 2022

Matt Folden  
MNCPPC  
Montgomery County Planning Department  
2425 Reedie Drive, 14<sup>th</sup> Floor  
Wheaton, MD 20902

Re: 9800 Medical Center Drive  
Site Plan Amendment #81995045H  
Statement of Justification

On behalf of ARE-Maryland No. 24, LLC, Johnson Bernat Associates is submitting this statement of justification in support of the filing of Site Plan Amendment #81995045H for the development located at 9800 Medical Center Drive in Rockville.

*The 9800 Medical Center Drive life science campus was a 4-building campus built in the 1990s. The entrance to the campus and the passenger drop-off were situated immediately adjacent to Medical Center Drive in the smallest campus building. As the campus has grown to include two new buildings and associated garage structures, the entrance no longer has the scale and visual importance to serve this larger campus. Also, the style and architecture of the new buildings on campus are contemporary and the existing entrance appears dated and incompatible with these new buildings. In addition, the existing entrance building has a new neighboring parking garage structure that needs a covered route to protect occupants from the elements as they walk to the entrance.*

*To address these needs, a new entrance structure and canopy has been proposed. The style of this entrance and canopy are complimentary with the style and appearance of the new building at 9808 Medical Center Drive. The canopy will connect the new parking structure and the proposed entrance.*

Please call or email us with any questions you may have for this application, thanks.

Sincerely,

**Johnson ♦ Bernat ♦ Associates, Inc.**

Andrew Bradshaw

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**Engineering ♦ Surveying ♦ Planning**

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