

2099, 2101 and 2097 Gaither Road – Park Plaza Project Description and Scope of Work

August 22, 2023

On behalf of the applicant, Park Plaza Property Owner, LLC (“Applicant”), an affiliate of Monday Properties, we submit this project description and scope of work in connection with a forthcoming Level 2 Site Plan application to accommodate the development of additional office/life science uses on the property located at 2099, 2101 and 2097 Gaither Road, identified respectively as Ownership Lots B, A and C on an Ownership Plat entitled “Danac Technological Park” (the “Property”). The Property is zoned Mixed-Use Employment (“MXE”) with Ownership Lot A improved with a six-story building containing 132,685 square feet; Ownership Lot B improved with a six-story building containing 127,280 square feet and Ownership Lot C improved with a three-level parking structure containing 465 parking spaces. An additional 571 surface parking spaces are provided on the overall Property.

The Property is located in the northeast corner of the intersection of Shady Grove Road and Gaither Road and is bordered on the north by a hotel located in the MXE Zone; on the south by existing office buildings located in the MXE Zone¹; on the east by the Mattie JT Stepanek Park located within the PD-KF (Planned Development-King Farm) Zone; and on the west by Shady Grove Road. A retail shopping center and commercial townhouses are located on the north side of Shady Grove Road, within the City of Gaithersburg.

The two existing office buildings located on the Property are devoted to office uses and experience a high occupancy rate. In order to respond to the increasing demand for life science uses in this area, the Applicant proposes the construction of a new commercial building and corresponding parking garage and the ultimate replacement of the two existing structures on the Property with two new commercial buildings, as explained in more detail below. The Washington DC/Baltimore region is the fourth largest life sciences cluster in the nation and the Property is ideally suited to help promote this trend and provide a desired life sciences campus environment. Recognizing the tax and employment benefits that the life science sector provides, the City of Rockville has helped encourage these uses over the years and the proposed life science campus on the Property is consistent with this objective.

The Property is located within the City’s 2021 Comprehensive Plan Planning Area 16 entitled King Farm and Shady Grove and the proposed project on the Property is wholly consistent with the recommendations and goals of the Comprehensive Plan that designates the Property for

¹ The site to the south of the Property is subject to a Project Plan for mixed-use development (the “Lantian Plan”). An alternative site plan known as the Shady Grove Innovation District is being pursued for the site and a PAM DRC review of the alternative site plan was held in April, 2023.

“Office” use. Moreover, the continuation of the Property for exclusively commercial use avoids the concern expressed in the Comprehensive Plan regarding potential school capacity issues.

The Applicant proposes the following phased development on the Property:

1. First Phase – Construction of a 223,000 square foot Building A1 with a height of 115 feet in the southeast corner of the Property and a seven-level parking structure running parallel to the eastern property line. As a result of the grades of the Property, the majority of the ground level of the parking structure will be buried. The proposed sequencing of the first phase is as follows:

- Construction of parking structure
- Relocation of below grade stormwater management facilities currently located in the southeast corner of the Property
- Construction of Building A1

2. Second Phase – Construction of either Building A2, a 212,000 square foot commercial building with a height of 115 feet in the center of the Property or Building A3, a 212,000 square foot commercial building with a height of 115 feet to be located in the center of the Property to the west of Building A2.

Note: The Applicant requests the flexibility to proceed with either Building A2 or A3 as part of the second phase. The determination of which building will proceed first will depend on existing tenancies and potential relocation of existing tenants.

3. Third Phase – Construction of the third building – either Building A2 or A3.

The proposed redevelopment will also include the following:

- 20 percent open area and 5 percent public use space
- Creation of meaningful outdoor areas for the benefit of the employees
- Dedication along Shady Grove Road if determined necessary to accommodate the future bus rapid transit
- Reconfiguration of Gaither Road entrance
- Creation of an overall office/life sciences campus

Given the market demands for life science uses, the Property at each phase and upon full building out will provide more parking than the minimum required number of spaces, with 968 spaces required and 1,304 spaces provided upon completion of all three phases.

The proposed development will comply with the required standards of the MXE zone as follows:

- Maximum height – 120 feet; 115 feet proposed
- Open area – 20 percent, of which 5 percent is public open space
- Minimum width at front line – 10 feet
- Side and rear setbacks, none required, but minimum of 10 feet, if provided

The development will also comply with the additional design guidelines set forth in the Zoning Ordinance as well as the specific design regulations for the MXE Zone. The Site Plan application will detail compliance with these regulations. In order to accommodate life science uses, additional rooftop mechanical equipment will be required. As such, in connection with the Site Plan approval the Applicant will be seeking a waiver from Zoning Code Section 25.09.06.b. in order to accommodate the needed height and setbacks of the rooftop mechanical equipment. In the event the pending Zoning Text Amendment TXT2023-00261 does not waive the current 25 percent coverage limitation, the Applicant will also seek a waiver from the coverage requirement.

The proposed development will generate 307 net new AM trips and 254 net new PM trips. A Comprehensive Transportation Review will be prepared and submitted in connection with the submission of the Site Plan.

The Applicant looks forward to working with the City in connection with the proposed expansion of the Property in furtherance of the City's goals.