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May 20, 2025

Mr. James Wasilak
Chief of Zoning
City of Rockville Department of
Community Planning and Development Services
111 Maryland Avenue
Rockville, Maryland 20850

**Re: Shady Grove Innovation District – Application for Level 2 Site Plan Approval –
Redevelopment of 15815 and 15825 Shady Grove Road**

Dear Mr. Wasilak:

BXP, owner and applicant (the “Applicant” or “BXP”) is filing this Project Narrative and Statement of Justification pursuant to Sections 25.07.02 and 25.07.05 of Chapter 25 of the City of Rockville Code of Ordinances (the “Zoning Ordinance”) for Level 2 Site Plan application (“Application”) to replace vacant, obsolete office buildings located at 15815 and 15825 Shady Grove Road with an approximately 360-unit multi-family building with integrated structured parking, an approximately 145,000 square-foot (SF) lab building with a stand-alone structured parking garage, and associated public and private amenities (the “Phase II Site Plan” or “Site Plan”). As discussed in greater detail below, the Phase II Site Plan is the second site plan that implements Project Plan PJT2017-0007 (Shady Grove Neighborhood Center) approved by the Mayor and City Council on April 29, 2019.

Background

The property covered by the Phase II Site Plan (the “Subject Property”) is a 6.11-acre portion of an approximately 31.1-acre site zoned MXE (Mixed Use Employment) (the “Overall Site”). The Overall Site is currently subdivided into four existing lots (Lot 5, Lot 6, Lot 7, Lot 8, Danac Technological Park subdivision) that are improved with seven office buildings (2 Choke Cherry Road, 15815 and 15825 Shady Grove Road, and 2092, 2094, 2096, and 2098 Gaither Road), and associated surface parking and site infrastructure.

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The Subject Property within the Overall Site is comprised of Lot 5 and portions of Lot 7 and Lot 8 and is identified as the “Commercial Phase” in the Plans included in the Application.¹ The Subject Property is improved with the approximately 88,500-SF 15815 Shady Grove Road office building and the approximately 54,900-SF 15825 Shady Grove Road office building, as well as surface parking facilities and drive aisles. The Subject Property is bounded by Choke Cherry Road to the south, Shady Grove Road to the west and Gaither Road to the north, and the balance of the Overall Site to the east. Most of the Subject Property contains impervious surfaces.

Prior Approvals

Project Plan PJT2017-0007

On April 29, 2019, the Mayor and City Council adopted Resolution No. 7B-19 (the “Resolution”) approving Project Plan PJT2017-0007 for the Overall Site (the “Project Plan”). The Project Plan allows the redevelopment of the Overall Site with up to 1,336 multi-unit dwellings, up to 330 townhouses, up to 397,000 square feet of office, hotel, or institutional uses, and up to 170,000 square feet of retail uses. The Resolution provides that the Project Plan is valid for 20 years from the date of approval. *See* Resolution, Condition 3.

The Resolution approved the Project Plan subject to thirty-nine (39) enumerated conditions, the following of which are relevant to the Phase II Site Plan.²

Development Phasing

The Resolution provides that the approved development be phased in a manner consistent with the phasing plan approved as part of the Project Plan and associated footnotes thereto (attached to the Resolution as Exhibit B, the “Phasing Plan”), while noting phasing boundaries and sequencing may change. *See* Resolution, Condition 4. Relevant to the Phase II Site Plan, the Property includes the portions of Phase A and Phase B as identified on the Phasing Plan for multi-family and non-residential development. The Phasing Plan illustrates up to 567,000 SF of non-residential uses (all of the approved non-residential density) and up to 1024 multi-family residential units on the areas that include the Subject Property.

The Project Plan’s impact on transportation facilities was evaluated in two phases, with Phase One permitted to generate a maximum of 644 AM, 1,327 PM, and 1,042 Saturday peak

¹ The Subject Property is separated by a portion of the Overall Site that will be developed in a future phase as indicated on the Application plans.

² Attached as Attachment “1” to this letter is a matrix showing how the Application complies with all applicable conditions of the Resolution.

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hour trips based on 183,798 square feet of existing office space to remain, 70,000 square feet of commercial retail, 220 multi-family units, and 120 single-family attached dwelling units. *See* Resolution, Condition 25. Changes to the phased development program is permitted, so long the trip caps are not exceeded. *See* Resolution, Condition 27.

The Resolution also states that Applicant must comply with all conditions of the Washington Suburban Sanitary Commission (“WSSC”)’s Hydraulic Planning Analysis (“HPA”) dated March 18, 2019 and mitigate any sewer service deficiencies identified as a condition of any affected phased site plan, unless the HPA is amended and/or an alternative to convey some or all of the flow to the City’s sewer lines is agreed upon by the City and WSSC. *See* Resolution, Condition 18.

The City Department of Public Works staff and the WSSC have made a preliminary finding that adequate sewer capacity exists to serve the Property. The Final HPA and service agreement will be executed by the parties prior to approval of the Site Plan.

Forestry and Trees

The Resolution incorporates the City’s April 24, 2019 letter approving, with conditions, the Project Plan’s preliminary forest conservation plan (the “PFCP Letter”) regarding, among other things, afforestation, significant tree replacement, and minimum tree cover. *See* Resolution, Condition 5. Both the Resolution and the PFCP Letter approve a fee-in-lieu payment equal up to 2.29 acres (or up to 49%) of the 4.67-acre afforestation requirement.³ *See* Resolution, Condition 5a; PFCP Letter, pg. 2.

The Resolution and the PFCP Letter also identify a 172 significant replacement tree requirement, with a fee-in-lieu payment for up to 60 significant replacement trees, resulting in a requirement to plant a minimum of 112 significant replacement trees on site.⁴ *See* Resolution, Condition 5b; PFCP Letter, pgs. 3-4.

With respect to minimum tree cover, the Resolution and the PFCP Letter 1) note the 15% requirement within the MXE zone may be reduced to 10% of the net tract area, with dedication

³ Per the PFCP Letter, the fee-in-lieu for afforestation may be paid in installments during the build out of the Project Plan, with each installment based “on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase.” *See* PFCP Letter, pg. 2.

⁴ Similar to afforestation, the PFCP Letter allows the fee-in-lieu for significant tree replacement may be paid in installments during the build out of the Project Plan, with each installment based “on the proportional amount of square footage of land area being developed with each site plan, regardless of the amount of forestry planting to be installed with the specific phase.” *See* PFCP Letter, pg. 4.

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of 5% of the net tract area as useable public parkland; and 2) allow Applicant to satisfy these requirements by providing 3.11 acres of tree cover, as well as dedicating 1.02 acres of open space around the regional stormwater management pond and 0.57 acres (excluding a retail building) for a central green shown on the Project Plan.⁵ *See* Resolution, Condition 5c; PFCP Letter, pg. 3. The PFCP Letter provides that a usable park space exhibit must include certain information and be approved by the Director of Parks and Recreation prior to the approval of the first site plan and associated Final Forest Conservation Plan. *See* PFCP Letter, pg. 3.

Both the Resolution and the PFCP Letter also allow for the removal of nine (9) specimen trees located on the Overall Site. *See* Resolution, Condition 5d; PFCP Letter, pg. 4. Additionally, any street trees removed within the City's right-of-way must be replaced on a 1:1 basis. *See* PFCP Letter, pg. 4.

Historic Evaluation

The Resolution provides that prior to any site plan submission proposing removal of an existing office building, Applicant must provide a report to the Chief of Zoning containing an architectural and historical evaluation of the existing buildings based on the criteria for historic designation from the City's Zoning Ordinance. *See* Resolution, Condition 7.

Public Works

The Resolution also conditions approval of the Project Plan on dedicating the rights-of-way and easements for Streets A, B, C and D to public use, as reflected on a final record plat. Street C, now Discovery Street, and Street D, now Progress Street, are partially located on the Phase II Property. With respect to Street C (Discovery Street), the Resolution affirms the City Manager's approval of a waiver to reduce the sidewalk width to 6 feet on Street C's south side. *See* Resolution, Conditions 9 & 11. All street sections must comply with the roadway cross section exhibit incorporated in the Resolution, with any deviation to be approved by the Director of Public Works at the time of site plan. *See* Resolution, Condition 11. Applicant is also required to dedicate right-of-way for the portions of the Property that front Discovery Street, Progress Street, Choke Cherry Road and Gaither Road in accordance with the roadway cross section exhibit incorporated in the Resolution. *See* Resolution, Condition 10.

In recognition that the Project Plan would be implemented in multiple site plans, the Resolution acknowledges that some proposed roads will have temporary conditions. As a result,

⁵ The regional pond and central green will be dedicated as part of the Phase I Site Plan, discussed below. Resolution states that the 5% dedication area qualifies as open area and public use space within the open area development requirements of the MXE zone. Plantings within the dedication areas may also be used to satisfy afforestation and minimum tree cover requirements, with plantings approved by the City Forester. *See* PFCP Letter, pg. 3.

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the Resolution includes a condition requiring Applicant to submit a plan for approval by the Director of Public Works demonstrating how roads will terminate when an entire road is not proposed to be constructed within a single site plan. *See* Resolution, Condition 21. Similarly, the Resolution requires Applicant to submit a phasing plan with each site plan for vehicular access, pedestrian access, construction access, staging and parking for Department of Public Works approval showing how the remaining surface parking lots and existing uses on the Overall Site will be integrated with new development. *See* Resolution, Condition 22. As part of each respective site plan, the Resolution requires Applicant to design and construct the phased improvements and have such improvements opened to traffic prior to issuance of any occupancy permits for any part of the development contained within that site plan. *See* Resolution, Condition 35.

Phase I Site Plan

The Phase I Site Plan was approved by the Planning Commission on April 10, 2020 for the development 136 townhouses including 17 Moderately Priced Dwelling Units (“MPDUs”), a regional stormwater management pond, public park land, and other associated amenities on approximately 11.28 acres of the Overall Site (the “Phase I Property”). The Phase I Property is adjacent to the southeastern part of the Phase II Property on the east side of Discovery Street. To date, construction of the approved development on the Phase I Property has not commenced, although the owner of the Phase I Property is actively pursuing final engineering and building permit approvals with the City.

Phase II Site Plan

The Project

As shown on the Site Plan submitted with the Application, the Project proposes development of: (i) 360-unit multi-family building with integrated structured parking and (ii) an approximately 145,000-SF life science building with parking in a stand-alone garage. The Project embodies the principals of good urban planning by locating the proposed buildings close to the streets on which the Project fronts. Lining the streets with buildings creates an active and inviting streetscape that encourages walking and biking. Further street activation will be provided through the Project’s open spaces and an enhanced bus stop located at the corner of Choke Cherry Road and Shady Grove Road.

The Project fits within the heights and densities allowed in the MXE Zone. The multi-family building will have a maximum height of approximately 85 feet and the life sciences building will have a maximum height of approximately 97 feet.

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The Project provides setbacks from the property lines that meet or exceed City requirements as shown on the plans included with this Application. No setbacks are required from any of the external or internal roads and, therefore, the multi-family and the life-sciences buildings have been located close to their respective street frontages.

As shown on the Open Area and Public Use Space Plan included in this Application, the Project provides 21.6% of the net site area as open area and 3.3% of the net site area as public use space. The open area and public use space requirements as set forth in the Project Plan approval will be met for the Overall Site at the time of build-out. A cumulative tabulation showing each area and public use space calculations for the Phase I and Phase II Site Plans is included on Sheet SP-1 of the Site Plan. In addition, as noted above, the Project includes a plaza adjacent to the bus stop to be located at the corner of Shady Grove Road and Choke Cherry Road.

Vehicular, pedestrian, and bicycle access to the Project will be via new public streets off of Shady Grove Road, Gaither Road and Choke Cherry Road. These streets will connect to portions of the street grid for the SGID shown in the Phase I Site Plan.

The Project is providing a 10' shared use path along a portion of Shady Grove Road to meet the County's Bicycle Master Plan. Along Choke Cherry Road, the City's Bikeway Master Plan calls for a shared use path on the west side of the road, which is existing. The Project includes reconstructing a portion of the sidewalk along the Choke Cherry Road frontage to a minimum of 8' in width to meet the City's required sidewalk width for a Business District 1 roadway.

In addition to providing safe and efficient vehicular, pedestrian, and bicycle access, the Project also includes an enhanced bus stop at the corner of Shady Grove Road and Choke Cherry Road. This bus stop is intended to serve the bus rapid transit (BRT) line planned to run along Shady Grove Road. The bus stop will include hardscape and landscape features designed to make the area surrounding the bus stop active and inviting, thereby encouraging bus ridership.

Compliance with Required Findings

Under Section 25.07.01.a.3(b) of the Zoning Ordinance, a site plan that implements all or a portion of an approved project plan (such as the Phase II Site Plan) is deemed to meet the findings for approval so long as the site plan complies with the conditions and requirements of the approved project plan and where the application will not:

- i. Be detrimental to the public welfare or injurious to property or improvements in the neighborhood;

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- ii. Constitute a violation of any provision of this Chapter or other applicable law; or
- iii. Be incompatible with the surrounding uses or properties.

The following discussion demonstrates how the Phase II Site Plan satisfies the applicable conditions of requirements of the Project Plan, as well the above three findings.

The Phase II Site Plan Complies With the Applicable Conditions and Requirements of the Project Plan

The materials submitted with this application, together with the discussion below and the matrix attached as Attachment “1” demonstrate how Applicant’s Phase II Site Plan satisfies the applicable conditions from the Resolution.

The Phase II Site Plan adheres to the relevant conditions and requirements of the Resolution approving the Project Plan. The development proposed in the Phase II Site Plan is designed in a manner consistent with the Project Plan and in conformance with the illustrative phasing plan incorporated in the Resolution, which allows up to 567,000 SF of non-residential (office and/or hotel) and up to 1,024 multi-family dwelling units in the portions of Phases A and B that comprise the Phase II Property. *See* Resolution, Conditions 2 & 4, Exhibit B. Furthermore, as shown in the Trip Comparison Summary memorandum prepared by Applicant’s traffic engineer submitted with this application, the Phase II Site Plan, in combination with the development approved in the Phase I Site Plan, will generate peak trips within the Phase I trip cap established in the Resolution. *See* Resolution, Condition 25.

With regard to compliance with the Resolution and the PFCP Letter, the materials submitted with the Phase II Site Plan (8.86 acres) demonstrate that the Project includes 0.74 acres of the overall 2.38-acre on-site afforestation requirement and 32 trees of the overall 112 on-site significant tree replacement requirement from the Preliminary Forest Conservation Plan, with the balance to be provided in future phased site plans. These materials also show that the Project provides fee-in-lieu for 0.59 acres of the overall 2.29-acre fee-in-lieu of afforestation, as well as fee-in-lieu for 46 significant tree replacement of the overall 89 fee-in-lieu of significant tree replacement. Additional fee-in-lieu of afforestation and significant tree replacement was provided in the Phase I Site Plan approval and the balance of these afforestation requirements will be provided in future site plans. Consistent with the Resolution and the PFCP Letter, Applicant has included a usable park space exhibit for approval by the Director of Parks and Recreation prior to approval of the Phase II Site Plan and associated final forest conservation plan. As noted above, two central open space areas that will serve the development on the Overall Site, and the surrounding community, shown in the Project Plan the stormwater management pond is located on the Phase I Property and will be dedicated to the City as part of

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the Phase I Site Plan. The central green is located outside the boundaries of the Phase II Site Plan and will be provided in a future phase. However, as shown on the Phase II Open Area Plans submitted with the Application, the Project includes several usable open areas, including the amenitized plaza in front of the multi-family building along Shady Grove Road. *See* Resolution, Condition 5c; PFCP Letter, pg. 3.

The Applicant requests approval to remove an additional tree at the corner of Shady Grove Road and Gaither Road which had been shown as retained on the PFCP. The removal of this tree is necessitated by significant changes in grading caused by the addition of the Bus Rapid Transit lane and the location of the proposed buildings along Shady Grove Road.

In accordance with the Resolution, Applicant has provided the Report to the City's Chief of Zoning with an architectural and historical evaluation of the Overall Site's existing office buildings, based on the criteria for historic designation under the Zoning Ordinance. *See* Resolution, Condition 7. The Report concludes that the existing office buildings at 15815 and 15825 Shady Grove Road, which as noted are proposed for demolition to allow construction of the Project, have insufficient historic, architectural, design, and landscape and/or integrity under the relevant criteria for historic designation. Report, pg. 15. This Report and its determinations were also accepted by the Planning Commission as part of the Phase I Site Plan approval.

Additionally, the Project includes the dedications of the rights-of-way and easements for the sections of Gaither Road, Progress Street (Street D), Discovery Street (Street C) and Choke Cherry Road within the boundaries of the Phase II Site Plan. Additional dedication is provided on Shady Grove Road to allow construction of a Bus Rapid Transit lane by the County and a 10' shared-use path by BXP. *See* Resolution, Conditions 9 & 10. All street sections comply with the roadway cross section exhibit incorporated with the Resolution. *See* Resolution, Exhibit C. These dedications will be reflected on final record plats to be reviewed by City staff and approved by the Planning Commission. To satisfy relevant conditions of the Resolution, all roads within the Phase II Site Plan are proposed to be constructed in phases and will be completed in their entirety once the Project is completed. *See* Resolution, Conditions 21, 22, & 23. Applicant will also submit a conceptual dry utility plan for approval by the utility companies and the Department of Public Works. *See* Resolution, Condition 20.

The Phase II Site Plan Will Not Be Detrimental to the Public Welfare or Injurious to Property or Improvements in the Neighborhood

The Phase II Site Plan will advance the public welfare and not cause injury to property or improvements in the surrounding neighborhoods. As noted in the Resolution, the Project Plan will transform the Overall Site from an auto-centric and outmoded collection of office buildings and surface parking lots to a mixed-use community with a range of building types, a walkable grid network of streets, landscaping, and welcoming open areas. The Phase II Site Plan is the

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second site plan application that will implement the redevelopment vision for the Overall Site approved in the Project Plan. The Phase II Site Plan will include residential and non-residential density that is proximate to existing and future transportation infrastructure, commercial services, employment, and community facilities.

The Phase II Site Plan will also integrate stormwater management controls on a site currently lacking such facilities.

Connections within and through the Subject Property will also be enhanced by the dedication and construction of the portion of the Project Plan's new public roadway network within the boundary of the Phase II Site Plan, including segments of Discovery Street (Street C) Progress Street (Street D), as well as expanded right-of-way, a new sidewalk along Choke Cherry Road and a shared-use path along Shady Grove Road. Right-of-way for a BRT lane is also provided. These transportation improvements, with appropriate transitions between new road segments and existing parking lots, will efficiently and safely distribute traffic and enhance vehicular access, as well improve circulation for cyclists and pedestrians.

Additionally, the Phase II Site Plan will include new pervious areas on a site presently defined by impervious surfaces, such as attractive landscaping, street trees, and numerous plantings within new open areas. Phased fee-in-lieu payments for afforestation and significant tree replacement will also provide significant funds to install, maintain, and replace landscaping on City-owned parkland and/or control and eradicate invasive/exotic plans. *See* § 10.5-24(c) of the Rockville City Code.

Finally, BXP will be installing public art on site with a budget of more than \$315,000 in compliance with the City's Public Art Ordinance.

The Phase II Site Plan Will Not Constitute a Violation of Any Provision of the Zoning Ordinance or Other Applicable Law

The Phase II Site Plan complies with the Zoning Ordinance and other applicable law. As shown on the development tables shown on the site plan, the Phase II Site Plan adheres to the applicable development standards from the MXE zone, including maximum height, open area and public use space, minimum width at the front lot line, and setbacks. The Phase II Site Plan also complies with other relevant portions of the City's Ordinance, including parking and loading (Article 16 of the Zoning Ordinance) and standards for public use space (Article 17 of the Zoning Ordinance). Applicant's civil engineer has also confirmed the Phase II Site Plan complies with the City's Landscaping, Screening, and Lighting Manual.

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The building proposed in the Phase II Site Plan are also specifically designed to comply with the design guidelines for all mixed use zones, as well as the design guidelines applicable to the MXE zone.⁶

Multi Family Building

The proposed multi-family project will stand as the gateway into the Shady Grove Innovation District. With approximately 360 rental dwelling units, 12,000 sf of resident amenity space and new landscape design, this project will activate the streetscape and further enhance the walkability of this Shady Grove neighborhood.

The proposed building massing will hold the urban edge of the four bounding streets and wrap both an above-grade parking garage toward Discovery Street (Street C), and a lush, landscaped courtyard available for the residents closer to Shady Grove Road. The parking garage, providing approximately 450 parking spaces, will be wrapped by dwelling units on all four sides. The building addresses the adjacent streets with biofiltration facilities up to the build-to line. Loading, parking garage entrance and utility rooms will be set back from Progress Street to allow for off-street truck maneuvers. Another setback will occur on the south side along Discovery Street with a utility easement and green space to both accentuate the building massing, then again at the main corner and to allow for a future right-turn lane on Choke Cherry Road.

The proposed exterior design will be characterized by its restrained yet elegant façades, and its use of contrasting materials to highlight the ground floor and other distinct areas of the project. The façade materials will include a mix of cementitious panel, lap siding, masonry and glass, in primarily neutral and natural tones. Ranging from 45'-80', the roof line will take advantage of the varying topography and create movement and interest along the street facades while stepping down towards the future townhome development along Discovery Street. The corner at Shady Grove and Choke Cherry is designed to signify the entrance into the Innovation District by inflecting the building at an angle and revealing the glassy volume of the tall amenity space at the ground level. The activation of these interior amenity spaces is intended to mirror the public activity along the adjoining BRT stop and plaza. The tallest mass of the building will hold the corner of Shady Grove Road and Progress Street, which houses the main residential lobby entrance along Progress Street. Toward Discovery Street, the massing is designed to break down in scale to respond to a more low-rise residential fabric.

⁶ Under separate cover, the Applicant has submitted a request for a waiver from the requirements of Section 25.17.03 to underground utility equipment for transformers that serve the proposed building.

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Life Sciences Building

The life sciences building is designed to leverage the prominent visibility from the frontage on Shady Grove and Gaither Roads. All four sides of the building are visible and treated with a panelized façade system that brings the building down in scale and creates visual interest. The north and south facades create an interesting juxtaposition to the east and west with differing fenestration patterns. At ground level, the design includes an awning at the main entryway to add visual interest and break the scale further to appeal to the pedestrian experience. Similarly, the building language at ground level creates a base to anchor the building. At the roof there will be a screened mechanical penthouse enclosure setback to conceal required building equipment.

On site, the design includes green space, tree coverage, and outdoor seating areas for building users at the south of the building. North of the building, there will be a screened equipment yard for utility services and backup generator. In addition to the screened enclosure, landscaping will further buffer the equipment visually. On the east (main entrance) of the building there will be a landscaped plaza to enhance the pedestrian experience.

Technical plans included with the Phase II Site Plan application also establish conformance with applicable provisions of the City's stormwater management and sediment and erosion control standards from Chapter 19 of the City Code.

The Phase II Site Plan Will Not Be Incompatible with Surrounding Uses or Properties

The Phase II Site Plan will be compatible with surrounding uses and properties. With respect to uses, the lab and multi-family building and areas proposed in the Phase II Site Plan will create an effective transition between the proposed townhouses on the portion of the Overall Site to the east and the commercial development along Shady Grove Road. The segments of the new grid network of public streets within the Property will enhance linkages between existing uses and properties and the development included in the Phase II Site Plan and facilitate vehicular, bicycle, and pedestrian circulation.

Site Plan Validity Period

Section 25.07.06.c of the Zoning Ordinance provides that "all phases of a multi-building or multiple-phase project which has received Site Plan approval must be commenced within eight (8) years from the effective date of site plan approval unless another time frame is provided by this Chapter or by the terms of approval." Applicant requests a ten (10)-year validity period for the Site Plan in recognition of the significant uncertainty with the economic factors that will dictate when it is feasible to proceed with construction of the multi-family building or the lab building. In particular, high interest rates and construction costs make it difficult to attain the

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necessary capital to commence either building in the short term. For the lab building, the challenging economics are compounded by relatively soft demand for lab space. While BXP is confident that in the long term the Project will be successful, the requested site plan validity period provides flexibility to allow BXP to use care and patience in evaluating potential tenants.

List of Enclosures

- 1) Completed Site Plan Application;
- 2) Detailed Site Plan;
- 3) Preliminary Building Elevations and Floor Plans;
- 4) Trip Summary Memorandum prepared by Gorove Slade;
- 5) Landscape and Lighting Plan;
- 6) Final Forest Conservation Plan;
- 7) Copy of Approved Pre-Application Stormwater Management Concept Letter;
- 8) Development Stormwater Management Concept Plan with Fee via separate check;
- 9) Preliminary Sediment Control Plan;
- 10) Copy of Water and Sewer Authorization Application;
- 11) Copy of NRI/FSD (FTPO # 2016-00013);
- 12) Fire Protection Site Plan;
- 13) Evaluation of Historic Significance prepared by R. Christopher Goodwin & Associates, Inc.;
- 14) Usable Park Space Exhibit;
- 15) Phasing Plan Demonstrating Termination of Roads;
- 16) Phasing Plan Demonstrating Vehicular/Pedestrian/Construction Access, Staging, and Parking;
- 17) Conceptual Dry Utility Plan.

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Conclusion

We look forward to working with you on the Phase II Site Plan, which will continue the implementation of the Project Plan and the transformation of the Overall Site into a new walkable, compact, and mixed-use community. Please feel free to contact us if you have any questions.

Very truly yours,

MILES & STOCKBRIDGE P.C.



Scott C. Wallace

Enclosures

cc: Pete Otteni
C.J. Overly