



**Staff Report: Limited Site Plan Amendment 82008021A, Washington Adventist Hospital**

ITEM #: 7

MCPB HEARING DATE: January 7, 2010

REPORT DATE: December 28, 2009

TO: Montgomery County Planning Board

VIA: Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *RK*  
Development Review Division

FROM: Molline Smith, Senior Planner *UCS*  
Development Review Division  
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**APPLICATION DESCRIPTION:**

This amendment proposes to modify 1) the building footprints and massing; 2) the service areas, including the addition of a generator farm; 3) the loading docks and building entrances; 4) the campus entrances and circulation systems; 5) the campus canopy system; 6) the proposed grading and utilities; and 7) the Landscape and Forest Conservation Plans. Thereby newly establishing a total gross square feet of 792,951 S.F. for commercial development for a hospital, medical office building and parking facilities; on 48.86 acres in the I-1 and I-3 zones. Within the US 29/Cherry Hill Road Employment Area Overlay Zone; located directly on Plum Orchard Drive, approximately 400 feet west of Broadbirch Drive in the Fairland Master Plan area.

APPLICANT: Adventist HealthCare, Inc.

FILING DATE: August 24, 2009

RECOMMENDATION: Approval with conditions

**EXECUTIVE SUMMARY:**

The proposed modifications are as a result of programming and operational issues considered during the preparation of the pending State Certificate of Need Application. The overall campus floor area ratio has been decreased by 9,854 gross square feet; however does not affect the project's compliance with the development standards, and/or the conditions of approval of the original site plan.

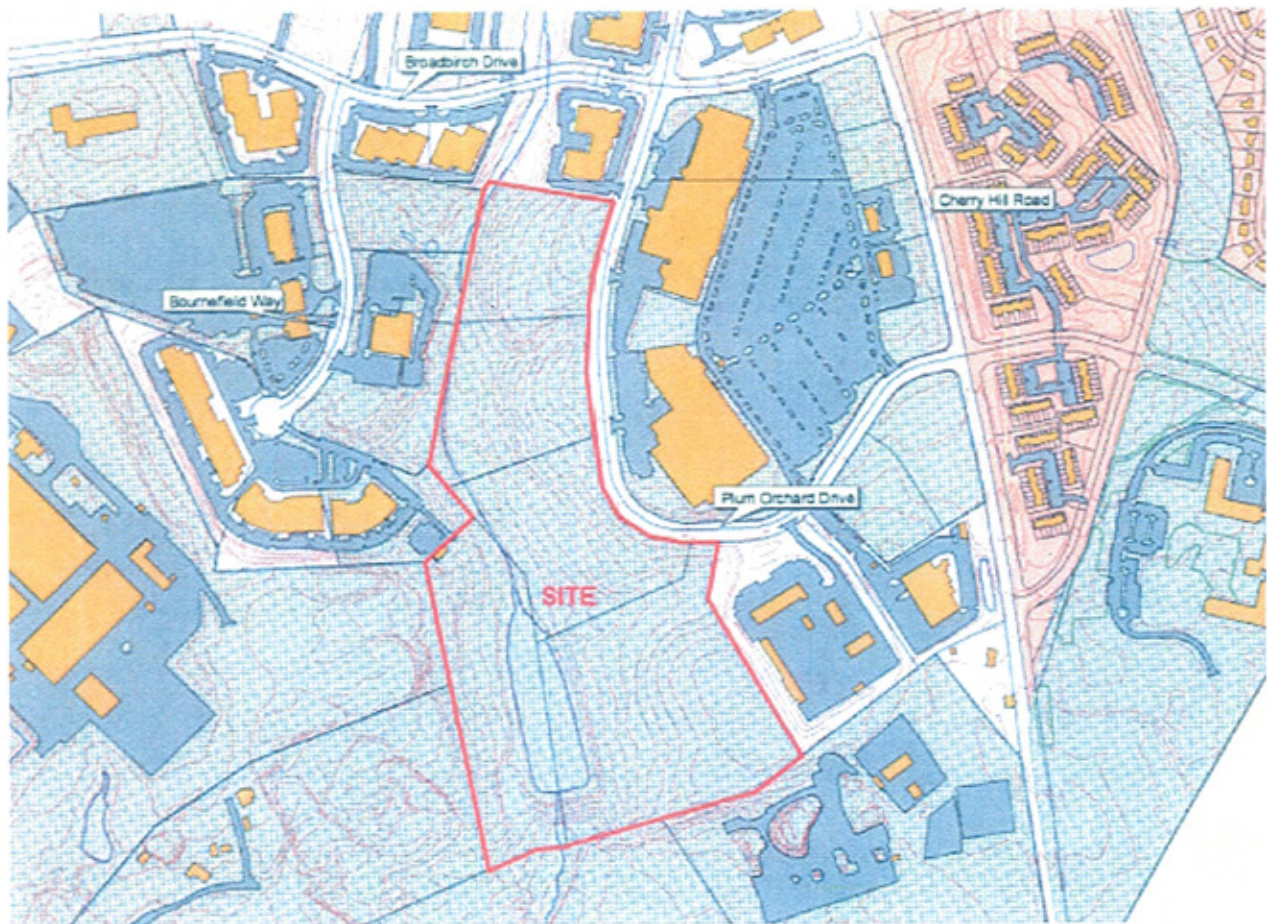


## SITE DESCRIPTION

### Vicinity

The subject site is located along Plum Orchard Drive, approximately 500 feet from the intersection at Boardbirch Drive within the Fairland Master Plan area. Surrounded by industrial, technology and commercial-retail uses within the Westfarm Technology Park, the site is currently zoned I-1 and I-3. Immediately adjacent to the site (towards the southern property line, zoned I-2) the Percontee development has future plans to establish a mixed-use development. On the northbound side of Plum Orchard Drive, the loading areas for several big box retail stores (Target, Kohl's and Pet Smart) front onto the adjacent roadway. The remaining parcels (south and east of the site) consist of the US Postal Service distribution facilities, the SHA maintenance facility and a Marriott Hotel.

Additional industrial uses are located directly west fronting onto Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the site is the WSSC property, zoned I-2. Further north of the site are auto-related, commercial and industrial uses. East of Cherry Hill Road is the residential community of West\*Farm and Riderwood Senior Living facility.



*Vicinity Map*



## Site Analysis

The subject property is linear in form and is currently unimproved. Much of the site is largely forested, and slopes away from the roadway down towards the western property boundary. Plum Orchard Drive is within an 80-foot public right-of-way; with approximately 50-feet of pavement and street trees. An existing wet pond SWM facility collects runoff on the southwest portion of the property, and acts as a control point for the uses in the West\*Farm Technology Park. The property is not located within a Special Protection Area; but does contain a tributary of the Paint Branch watershed, a 100-yr floodplain, stream valley buffers, wetlands, and steep slopes onsite. There are no known historic properties or features.



*Aerial Photo*

## PROJECT DESCRIPTION

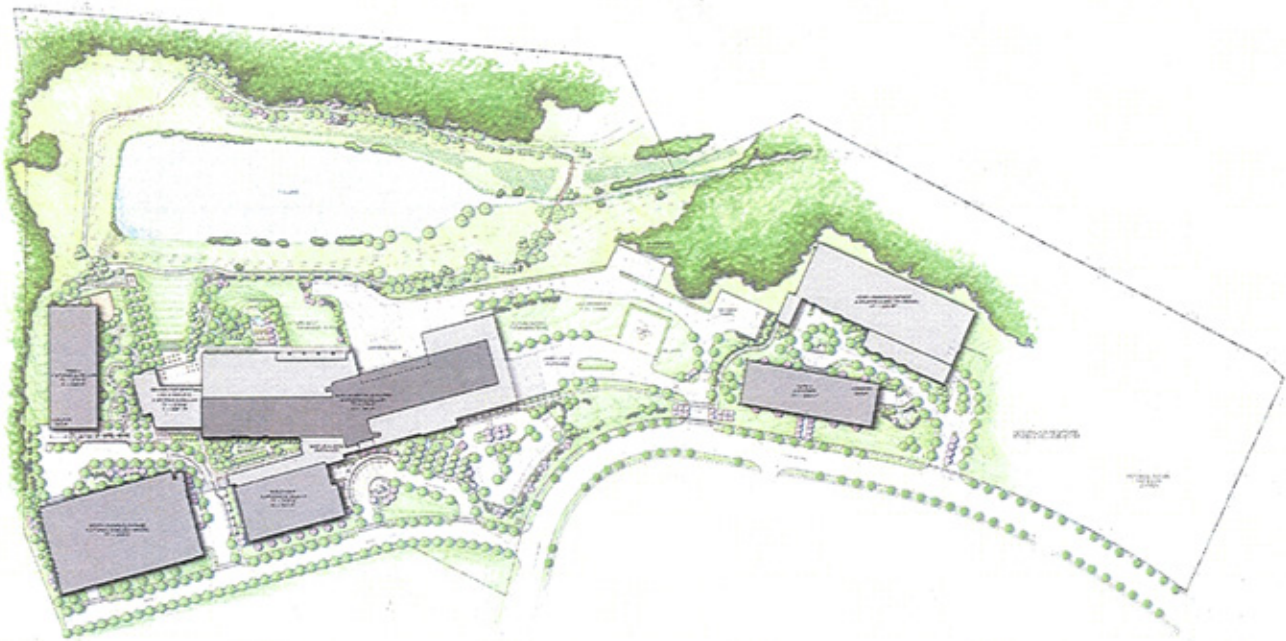
### Proposal

The Applicant requests the following modifications:

- Modify the loading dock area of the Main Office Building 2 (MOB2);
- Modify the entrance of the second level within the North Garage;



- Modify the oxygen farm and add a generator farm within the Service Areas;
- Modify the building footprint for the Main Building;
- Remove a story from the Main Building;
- Remove enclosed penthouse from the Main Building;
- Remove of the porte-cochere of the Main Building;
- Modify the Building footprint at Building A (formerly the Ambulatory Care Building);
- Add building stories to Building A;
- Modify the building footprint of the South Garage;
- Modify the building footprint of the MOB1;
- Change the building entrance location of the MOB1;
- Relocate the loading dock access point of the MOB1;
- Modify the campus canopy system;
- Modify the Hardscape Plan;
- Increase connectivity between the Main Building and Building A;
- Modify the lake trail system;
- Modify the building design and aesthetics;
- Modify the Landscape and Forest Conservation Plans; and
- Modify site details and amenities.



  
**WASHINGTON ADVENTIST HOSPITAL**  
**REPLACEMENT PROJECT**  
1420 OCEANO DRIVE, SEASIDE, MD 21138



*Illustrative Plan*

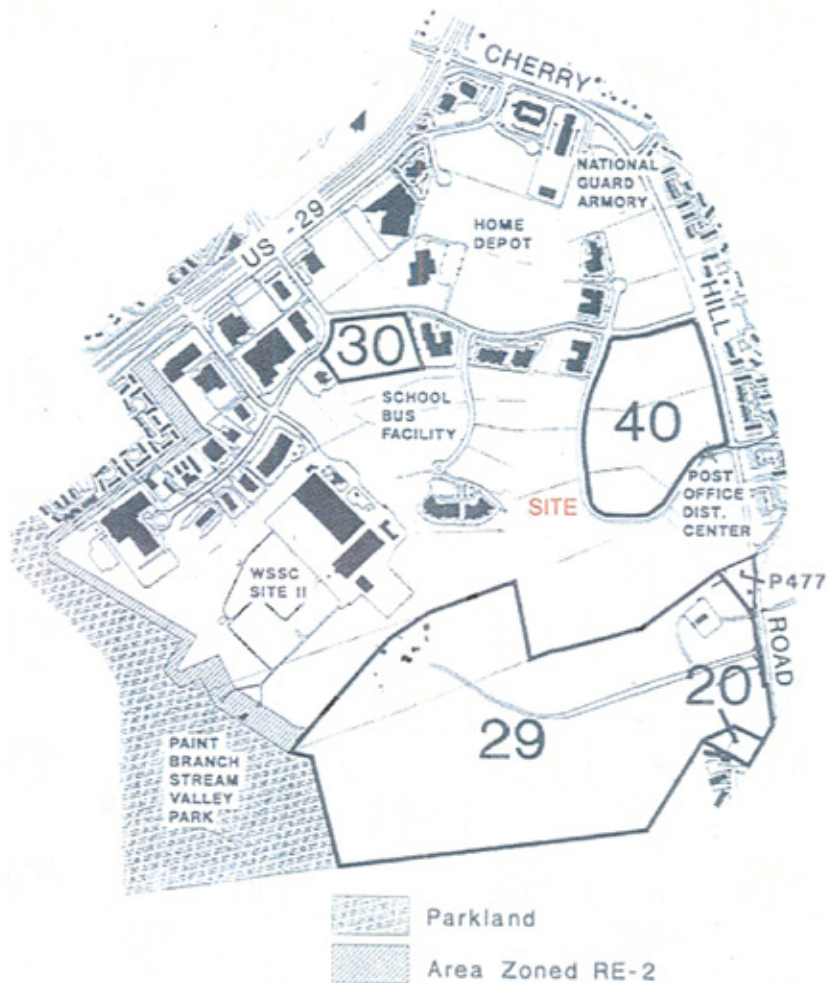
## **PROJECT ANALYSIS**

### **Master Plan**

The subject site is located within the boundaries of the approved and adopted 1997 Fairland Master Plan. The Master Plan specifically discusses the goals and objectives of the US 29/Cherry Hill Employment Area, which include a diversity of uses to support the existing business facilities and residential neighborhoods.

This project supports the goals of the Master Plan and is consistent with the vision of the plan by providing an important public service and regional employment generator in an area that is currently utilized. The goals of the plan are further supported by this site plan amendment as the following will be provided:

- The hospital will employ thousands of highly skilled workers and professionals in an area intended for such employment uses.
- The hospital will provide all aspects of modern medical care for their existing service community as well as the larger community;
- The hospital is designed to provide immediate emergency care in a regional catastrophe. That aspect alone is in the public interest since there are few modern facilities of that type in the county or adjacent counties.
- There is synergy with existing development. Employees could avail themselves of the supermarket and other retail services within walking distance of the hospital. Attending families and visitors can also combine needed visits with errands.
- The project provides circulation to adjacent future development. The proposed layout included as interior drive that terminates at the Percontee property. The applicant has offered to convert the drive into a public road if needed in the future. This road can only enhance the circulation in the interior of the employment area.
- The project provided passive recreational amenities. The integration of the regional storm water facility into the hospital grounds transforms a necessity into an asset.



Master Plan



**Environment**

**Proposal/Background**

There are 31.22 acres of existing forest on-site including a total of 3 specimen trees and 33 significant trees. Of these significant trees, a total of 12 will be retained at post development.

The approved Final Forest Conservation Plan (FFCP) showed the site’s forest conservation requirement at 4.52 acres of reforestation and afforestation. The amended FFCP shows an increased requirement of 0.61 acres due to increased forest clearing. The total requirement (5.13 acres) has been modified to reflect these changes. This requirement will be met with 1.34 acres of on-site reforestation and 3.79 acres of off-site reforestation.

One condition of approval in the original site plan requires the submittal of an Arborist’s Report. The report was submitted on December 7, 2009 in combination with the revised forest conservation plans; however a supplemental report is needed for a specific location onsite. The supplemental report shall address specific tree save methods, stress reduction measures, and

recommended tree preservation treatments for significant trees to be retained including each tree's critical root zone within the specified areas (See Attachment B). The recommendations pertain to the modified grading of the proposed trail around an existing regional SWM pond at the emergency spillway and within 50-feet on either side of the proposed realigned stormwater outfall in vicinity of the North Parking Garage.

The proposed limits of disturbance (LOD) in this amendment are in general conformance with the LOD approved by the Planning Board in the preliminary forest conservation plan (PFCP, S-2721), except for those changes specified below.

This limited site plan amendment specifically includes revisions to the site's FFCP. The following changes will result in slightly more forest clearing and an increase to the site grading.

- Adding two temporary stock piles (not previously identified on the original approval);
- Relocating one stormwater management outfall;
- Modifying the second entrance to the North Garage;
- Relocating emergency generators near Oxygen Farm; and
- Realigning the retaining walls, a segment of boardwalk trail and stone dust path, and water line.

### **Stormwater Management**

One revision to the stormwater management controls and conveyance is associated with an outfall at the North Parking Garage. The revised outfall alignment and/or redesign will bisect the Category I conservation easement; however, the intent is to avoid and minimize impacts to significant trees in the area of the outfall's ultimate location. The supplemental arborist's report must include the extended/relocated preferred alignment for the outfall to show 50 feet on either side of the LOD in relation to the trees that range from as low as 8 inches to 29-inches DBH.

### **Development Standards**

The subject site is zoned I-1 and I-3. The purpose of the I-1 zone is to provide light industrial uses, which usually involve small to medium scale industrial activities. There is no development proposed within the I-1 zone, except for a pathway and gazebo for passive recreational uses. The purpose of the I-3 zone is to provide for technology and business activities. The hospital use is a special exception use in this zone. The proposed development meets the purpose and requirements of both zones.

The following data table indicates the proposed development's compliance with the Zoning Ordinance. Only the standards that are affected by the proposed amendment are listed. A comprehensive modified data table is included on the certified site plan.

*Project Data Table for the I-1 and I-3 Zone*

<b>Development Standard</b>	<b>Previously Approved</b>	<b>Proposed for Approval</b>
<b>Hospital Gross Floor Ratio (GFA)</b>		
Main Building	498,173 S.F.	440,414 S.F. <sup>1</sup>
Center for Spiritual Life & Healing (initially the Faith Center)	13,003 S.F.	13,003 S.F.
Building A (initially the Ambulatory Care Building)	58,294 S.F.	132,866 S.F. <sup>2</sup>
MOB 1	133,335 S.F.	106,668 S.F. <sup>3</sup>
MOB 2	100,000 S.F.	100,000 S.F.
<b>Total Gross Floor Area</b>	<b>802,805 S.F.</b>	<b>792,951 S.F.<sup>4</sup></b>
<b>Green Space Requirement (% of gross tract area)</b>	36.86 ac. (73%)	36.02 ac. (73%) <sup>5</sup>
<b>Off-Street Parking Coverage (% of gross tract area)</b>	2.78 ac. (5.5%)	13.11 ac. (6.4%)
<b>Parking Spaces</b>		
Standard (including surface spaces, accessible and van accessible spaces)	2136	2109 <sup>6</sup>
Motorcycle	40	40
Bicycle	108	108

**COMMUNITY OUTREACH**

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on August 25, 2009. Staff has not received correspondence on this matter.

**RECOMMENDATION AND CONDITIONS**

The proposed modifications to the site plan do not alter the overall design character of the development in relation to the original approval and the site remains compatible with existing and proposed development adjacent to the site. The modifications do not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.

<sup>1</sup> Reduction of 57,759 S.F.

<sup>2</sup> Increase of 74,572 S.F.

<sup>3</sup> Reduction of 26,667 S.F.

<sup>4</sup> Total gross floor area reduction of 9,854 SF.

<sup>5</sup> The green space minor reduction is based on 792,951 SF.

<sup>6</sup> The total number of standard parking spaces was reduced in order to meet minimum LEED requirements (per the approved resolution, dated April 24, 2009).



Staff recommends approval of site plan 82008021A, Washington Adventist Hospital, for the amendments delineated above. All site development elements shown on the site and landscape plans stamped “Received” by the M-NCPPC on December 11, 2009 are required except as modified by the following conditions.

### **Conformance with Previous Approvals**

1. Special Exception Conformance

The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2007, or as amended, will require an amendment to the Special Exception, including any subsequent Site Plan amendments.

2. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for preliminary plans 11991039A and 11920680 as listed in the Planning Board Resolution dated February 13, 2008 unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DOT conditions, and DPS stormwater conditions:

3. Site Plan Conformance

The proposed development must comply with the conditions of approval for site plan 820080210 as listed in the Planning Board Resolution dated April 24, 2009, as amended.

### **Environment**

4. Forest Conservation & Tree Save

The proposed development must comply with the conditions of the amended and approved final forest conservation plan as described in the Environmental Planning memorandum dated December 10, 2009:

- a. The Applicant must comply with the conditions of the approval for the final forest conservation plan as amended herein. The Applicant shall satisfy all standard conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (“MCDPS”) issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation requirements, the plan must be revised to include the following items:

- ii. Revise the forest conservation plan and worksheet to show additional forest removal associated with the preferred alignment and/or design of the stormwater management outfall at the northern-most corner of the proposed North Parking Garage
- iii. Show and label on the plan the adjusted water line easement in the vicinity of the regional stormwater management pond, and the preferred alignment and/or design for the 36-inch stormwater outfall located north of the North Parking Garage.

- iv. Revise the Category I conservation easement north of the North Parking Garage on the record plat to exclude the 30-foot wide easement for the preferred alignment and/or design of the 36-inch stormwater management outfall.
- b. Prior to signature approval of the certified forest conservation plan, the location and limit of disturbance (LOD) associated with the preferred stormwater management outfall alignment in the vicinity of the North Parking Garage shall be adjusted to minimize impacts to significant and specimen trees along its alignment to the extent feasible. The preferred alignment shall be flagged for review by the M-NCPPC forest conservation inspector, DPS plan reviewer and the applicant's Maryland tree expert. Any adjustments to the LOD shall be reflected on the project's FFCP, Sediment and Erosion Control and Final Engineering plans.
- c. The Arborist's Report shall be revised to include tree protection measures and recommended treatments to minimize tree damage along the selected outfall alignment. The Report shall address significant and specimen trees within 50 feet on either side of the proposed LOD so that the low end of individual tree's DBH can be determined after the alignment has been flagged in the field and checked by Environmental Planning staff.

## **Open Space, Recreation & Amenities**

### **5. Amenities & Recreation Facilities**

The Applicant is responsible for maintaining amenities including, but not limited to, all play equipment, special and water features.

- a. A concept of the special feature(s) will be presented to and reviewed by the Art Review Panel for their consideration upon electing appropriate sponsor(s). The special feature(s) shall identify the type of materials and finish, height, additional lighting and location. The final design must be provided as supplemental sheet(s) in document form to the MNCPPC and DPS- Site Plan Enforcement.
- b. The Applicant shall provide a playground layout for the tot lot; specifically labeling the surrounding radii and its proximity to each piece of equipment and/or seating areas.

## **Transportation & Circulation**

### **6. Transportation & Pedestrian Circulation**

The traffic signage will be coordinated by the project's traffic engineer with the appropriate agency prior to the Certified Site Plan set.

## **Site Plan**

The Stormwater Management, LEED Certification, Architectural Features, Landscaping, Landscape Surety, Lighting, Development Program, and the Certified Site Plan sections should be consistent with the previously approved resolution dated April 24, 2009



## **APPENDICES**

- A. Pervious Approvals (Brief History)
- B. Resolution (#820080210)
- C. Approval Memos
- D. Correspondence/ Meeting Notes

**Previous Approvals**

Preliminary Plan 119820680 was approved in 1982 for the establishment of limits on the vehicle trips and density limits (per the County Trip Reduction Master Plan Amendment for MD Route 29).

Preliminary Plan 119910390 was approved on August 1, 1991 for 0.4 Floor Area Ratio (FAR) with a maximum development density of 1,968,699.4 square feet.

Preliminary Plan 119970770 was approved on July 28, 1997 for a density limitation for the Orchard Center of 460,000 square feet of retail use. A part of the density was previously established by the previous approval.

Preliminary Plan Amendment 11997077A was approved November 29, 2007, which permitted the reallocation of 79,772 square feet of office density on 45 acres, established the limitation of the usable density to only the sold amounts, and made the remaining unused density available to Adventist Healthcare, Inc.

Site Plan 819970240, Orchard Center at West\*Farm was approved on July 28, 1997 for 460,000 square feet of commercial retail use, and/or 920,000 square feet of office use space; however only 840,228 square feet could actually be developed.

Amendment 81997024D was approved December 13, 2007 to reduce the approved 0.23 FAR (460,000 square feet) for the C-6 zone to 0.212 FAR (420,114 square feet). This is equivalent to 79,772 square feet of office density and reverts to the I-3 zoned portion; subject to the approvals of the preliminary plans 19860680, 119910390, and 119970770.

Special Exception S-2721 was approved October 27, 2007 for 803,570 square feet of hospital use including a 7-story Acute Care facility (i.e. main hospital building) with 294 beds and an Emergency Department, ground-level helipad, 2-story Ambulatory Care Building, an enclosed pedestrian bridge, 2 Medical Office Buildings, 2 multi-level parking structures, a faith center, healing garden, and other site amenities. A parking waiver was granted for the northern parking garage.

Site Plan 820080210 was approved on December 4, 2008 for 803,570 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, medical office building and parking facilities on 48.86 acres of I-1 and I-3 zoned land.



**APPENDIX B**



APR 24 2009

**MONTGOMERY COUNTY PLANNING BOARD**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 08-159  
Site Plan No. 820080210  
Project Name: Washington Adventist Hospital  
Date of Hearing: December 4, 2008

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on March 21, 2008, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of a site plan for 803,570 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, medical office buildings and parking ("Site Plan" or "Plan") on 48.86 acres of I-1 and I-3 -zoned land and within the US 29/Cherry Hill Road Employment Area Overlay Zone, located at the southwestern bend of Plum Orchard Drive and consisting of parcels BB, CC, RR, SS and MMM in the Fairland Master Plan area ("Property" or "Subject Property"); and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820080210, Washington Adventist Hospital (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 24, 2008, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on December 4, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on December 4, 2008, the Planning Board approved the Application subject to conditions on the motion of Commissioner Robinson; seconded by

Approved as to  
Legal Sufficiency:

8787 Georgia Avenue, Suite 300, Silver Spring, Maryland 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

[www.MCParkandPlanning.org](http://www.MCParkandPlanning.org) E-Mail: [mcp-chairman@mncppc.org](mailto:mcp-chairman@mncppc.org)



Commissioner Cryor; with a vote of 5-0, Commissioners Alfandre, Cryor, Hanson, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820080210 for 802,805 gross square feet of commercial development including a main hospital building, ambulatory care building, faith center, two multi-level parking structures and two medical office buildings, on 48.86 net acres in the I-1 and I-3 zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone, subject to the following conditions:

### **Conformance with Previous Approvals**

1. Special Exception Conformance  
The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2008. Any variations in this site plan to the Special Exception will require an amendment to the Special Exception, including any subsequent Site Plan amendments.
2. Preliminary Plan Conformance  
The proposed development must comply with the conditions of approval that are applicable to the Property for preliminary plans 11991039A and 119820680 as listed in the Planning Board Resolution dated February 13, 2008, unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DOT conditions, and DPS stormwater conditions.

### **Environment**

3. Forest Conservation & Tree Save  
The proposed development must comply with the conditions of the approved final forest conservation plan as described in the Environmental Planning memorandum dated November 3, 2008:
  - a. The Applicant must comply with the conditions of approval for the preliminary/final forest conservation plan. The Applicant shall satisfy all standard conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation plan requirements, the plan must be revised to include the following items:

- i. Revise the forest conservation worksheet to show the existing forest area outside the proposed Category I easement on Parcel BB as “counted as cleared” and identify the area with the corresponding graphic symbol on the plan. Adjust the worksheet accordingly.
  - ii. Label all existing and proposed easements for each easement’s intended purpose, including the water line in the vicinity of the stormwater management pond.
- b. A Category I conservation easement must be placed over forest retention areas, forest planting areas, and that portion of the environmental buffer that does not include a County stormwater management easement. Show the Category I conservation easement on record plat(s).
- c. No clearing or grading prior to all necessary inspections as required in Section 110 of the Forest Conservation Regulations.

4. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated January 28, 2008 unless amended and approved by the Montgomery County Department of Permitting Services.

5. LEED Certification

The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) “Certified” Certification, as defined by the U.S. Green Building Council (“USGBC”) under the LEED Standard for New Construction & Major Renovation (LEED-NCv2.2), or other equivalent certification based on energy and environmental design standards approved by the Department of Permitting Services.

**Open Space, Recreation, and Amenities**

6. Amenities

- a. A concept of the special features identified at the main entry and plaza areas of the faith center must be provided on the certified site plan with respect to type of feature, material and finish, height and alternate location. The special features must be presented to the Planning Board Staff comprised of at a minimum, representatives of the Site Plan Review and Urban Design divisions for their approval. The certified site plan will note that the special features are to be identified on supplemental sheets.



The final design of the special features must be provided in document form as a supplemental sheet to the M-NCPPC and DPS-Site Plan Enforcement.

- b. The Applicant must provide details of the canopies that include elevations and sections (including information about nominal dimensions, primary structures and materials application) at the time of Certified Site Plan.

7. Recreation and Open Space

The Applicant is responsible for providing the hard surface path, boardwalk and picnic shelter around the lake as a passive recreational amenity in accord with the Development Program.

**Land Use**

8. Uses

The proposed development shall be limited to the following uses:

- a. 7-story above-grade main hospital building (plus penthouse level) and attached faith center;
- b. 2-story above-grade ambulatory care building (plus penthouse level);
- c. 5-story above-grade medical office building (MOB1) (plus penthouse level) and 4-story above-grade medical office building (MOB2) (plus penthouse level); and
- d. 6-level south parking garage (4 levels above-grade) and 6-level north parking garage (1 level above-grade).

**Site Plan**

9. Architectural features

The buildings must maintain a consistent architectural treatment of a minimum two-story and/or 30-foot base.

10. Landscaping

- a. Provide green-screen material on the landscape plan, consistent with that shown on the architectural elevations.

- b. Provide revised planting plan to include shade trees, ornamental trees and shrubs for the reconfigured layout of the main entry (Emergency Department).

11. Landscape Surety

The Applicant shall provide a surety (letter of credit, performance bond) in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The amount of the surety shall include plant material, on-site lighting, recreational facilities, and site furniture within the relevant phase of development. Surety to be posted prior to issuance of first building permit within each phase of development and shall be tied to the development program.
- b. Provide a cost estimate of the materials and facilities, which will establish the initial bond amount.
- c. Completion of plantings by phase, to be followed by inspection and bond reduction. Inspection approval will start the 1 year maintenance period and bond release will occur at the expiration of the one year maintenance period.
- d. Provide a screening/landscape amenities agreement that outlines the responsibilities of the respective parties and incorporates the cost estimate. Agreement to be executed prior to issuance of the first building permit.

12. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- b. All onsite light fixtures must be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures.
- d. Illumination levels for on-site lighting shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.

- e. The height of the light poles shall not exceed 15 feet including the mounting base for the on-site upright light fixtures and 15 feet for the light fixtures on the top surface of the parking garage.

13. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. The faith center plaza(s), including landscaping, lighting, seating areas, paving, overhead canopies, and water features shall be completed within 6 months of the issuance of the use and occupancy permit associated with the faith center.
- b. On-site street lamps, street tree planting and sidewalks must be installed within six months after street construction is completed.
- c. The planting area, covered walkway, landscaping and lighting and paving must be completed within 6 months of the use and occupancy permit associated with the ambulatory care building.
- d. The pathway, including the boardwalk, surrounding the lake and picnic shelter shall be constructed prior to issuance of the last use and occupancy permit for the site.
- e. The entry to the main building, including the planting areas, buffers, canopy, bike racks, lighting and seating areas must be completed prior to the issuance of the use and occupancy permit for the main building. The water feature and special feature areas will be occupied by annual plantings until the applicable features are implemented; such implementation must occur within two years of the issuance of use and occupancy permits for the main building.
- f. The covered walkway from the northern parking garage to the entry of the Emergency Department and pedestrian link, and landscaping and lighting must be constructed prior to the issuance of the use and occupancy permit for the main building.
- g. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final

Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.

- h. Provide each section of the development with necessary roads in accordance with the Development Program.
- i. The development program must provide stormwater management, sediment and erosion control, reforestation, trip mitigation, and other features.

14. Certified Site Plan

Prior to approval of the Certified Site Plan the following revisions must be made and/or information provided subject to Staff review and approval:

- a. Include the final forest conservation approval, stormwater management concept approval, development program, including the phasing diagram, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading."
- c. Modify data table to include interior green space requirements in the parking islands and structures and changes to the number of parking spaces as a result of the alternative layout.
- d. Provide an alternative parking layout and pedestrian connection at the main entry of the hospital building.
- e. Details of the greenscreen on the southern parking garage.

BE IT FURTHER RESOLVED that all site development elements as shown on the Washington Adventist Hospital drawings stamped by the M-NCPPC on October 14, 2008, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:



1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.*

Neither a development plan, diagrammatic plan, schematic development plan, nor project plan was required for the subject site.

2. *The Site Plan meets all of the requirements of the applicable zone.*

The proposed hospital use and medical office building uses are allowed in the I-1 and I-3 Zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone as a Special Exception Use. Special Exception S-2721 was approved by the Board of Appeals on October 27, 2008 and required specific elements on the plan, which have been incorporated into the site plan.

As the project data table below indicates, the site plan meets all of the development standards of the respective zone and overlay zone. With respect to building height, setbacks, and density the proposed development meets the standards permitted in the zone. With respect to green space the proposed development provides a significantly greater amount of permeable surface, landscaped open space and environmentally protected areas that will be preserved.

**Requirements of the I-1 and I-3 zones**

The Staff Report contains a data table showing how the development standards proposed comply with the Zoning Ordinance required development standards and, where applicable, the Hospital Special Exception developments standards. Based on this data table and other uncontested evidence and testimony of record, the Planning Board finds that the Application meets all of the applicable requirements of the I-1 and I-3 Zones and the US 29/Cherry Hill Road Employment Area Overlay Zone. The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

**Data Table**

<b>Development Standard</b>	<b>Permitted/ Required</b>	<b>Hospital Special Exception</b>	<b>Development Standards Approved by the Board and</b>
-----------------------------	----------------------------	-----------------------------------	--

			<b>Binding on the Applicant</b>
<b>Net Lot Area (AC):</b>			
Gross Tract Area(acres)	20 ac min.	5 ac min.	50.39 ac (2,195,075 sf)
Less Previous Dedication			1.53 ac (66,614 sf)
<i>Net Lot Area (acres)=</i>			<i>48.86 ac (2,128,461 sf)<sup>1</sup></i>
<b>I-3 Zone Gross Tract Area</b>			
Net Land Area (acres)			38.52 ac (1,678,228 sf)
Previous Dedication			1.53 ac (66,614 sf)
<i>Total I-3 Zoned Gross Tract Area (acres)</i>			<i>40.05 ac (1,744,842 sf)</i>
<b>I-1 Zone Gross Tract Area</b>			
Gross Tract Area (acres)			10.34 ac (450,233 sf)
<b>Hospital Gross Floor Area (GFA):</b>			
Main Building			498,173 sf
Faith Center			13,003 sf
Ambulatory Care			58,294 sf
MOB1			133,335 sf
MOB2			100,000 sf
<i>Total Gross Floor Area of Hospital</i>			<i>802,805 sf</i>
<b>Floor Area Ratio (FAR)=</b>			
I-3 Zone FAR (based on I-3 Zoned gross	0.5		0.46

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<sup>1</sup> I-3 Zone Parcel BB 252,959 sf . (5.80 ac.)  
 I-3 Zone Parcel CC 336,737 sf. (7.73 ac.)  
 I-3 Zone Parcel RR 364,846 sf. (8.38 ac.)  
 I-3 Zone Parcel SS 723,686 sf. (16.61 ac.)  
 I-1 Zone Parcel MMM 450,233 sf. (10.34 ac.)  
 Total Area 2,128,461 sf. (48.86 ac.)

tract area) <sup>2</sup> :			
Maximum FAR, provided applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a FAR of 0.5	0.6		
<b>Green Space Requirement (percentage of gross tract area)<sup>3</sup>:</b>	35% min - 17.64 AC.		36.86 ac (73%)
<b>Off-street Parking Coverage (percentage of gross tract area)</b>	45% max - 22.68 AC.		2.78 ac (5.5%)
<b>Maximum Building Height (FT):</b>	100' (N/A)	145'	145' (max.)
<b>Minimum Building Setbacks (FT):</b>			
From an abutting lot classified in the I-3 or R&D zones:	20' (N/A)	50'	50' minimum
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25' (N/A)	50'	50' minimum
From Plum Orchard Road (an industrial road that separates the	25' (N/A)	50'	50' minimum

<sup>2</sup> The Floor Area Ratio (FAR) was computed dividing the Gross Floor Area of the Hospital (802,805 sf.) by the Gross Tract Area of the I-3 Zoned Parcels BB, CC, RR, SS (1,744,842 sf.).

<sup>3</sup> In unusual circumstances, may be waived by the Planning Board at the time of site plan approval, upon finding that a more compatible arrangement of uses would result.

zone from a commercial or industrial zone):			
From another building on the same lot:	30'		30' minimum
<b>Minimum Parking, Loading, and Maneuvering Area Setbacks (FT):</b>			
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25'		25' minimum
From an abutting lot classified in the I-3 or R&D zones:	20'		20' minimum
From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone):	35'		35' minimum
<b>Street Frontage and access (FT):</b>			
Amount of frontage each lot must have on a public or private street:	150' (N/A)	200'	1704.66'
<b>Parking Spaces</b>			
Standard Spaces (including surface spaces, accessible and van accessible spaces)			2136 <sup>4</sup>
Motorcycle Spaces			40
Bicycle Parking			108

<sup>4</sup> Current plans show 2,162 spaces, but this number will be reduced by a total of 26 spaces from among one or both parking structures at certified site plan in order to meet minimum LEED requirements.



- 3. The locations of the buildings and structures, the open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

The primary buildings and structures, specifically the hospital and ambulatory care facility, one medical office building, and the southern parking garage are located on the southwestern bend of Plum Orchard Drive. The campus setting is organized in a well-thought-out and efficient manner to promote continuity between buildings and space. Additional buildings, MOB2 and the northern parking structure, are located further north of the main campus and directly fronting the west side of Plum Orchard Drive. The locations provide easy access to the building from adjoining sidewalks and parking. The buildings and structures are safe and efficient and adequately support the other uses on the site in a functional manner.

The open space provided is in excess of the required amount and incorporates many of the environmentally sensitive areas and the landscaped amenity areas that surround the buildings. Amenity landscaping is provided throughout the hospital site including foundation planting around the buildings, accent and ornamental planting within the amenity areas, and screening to buffer the parking garages and surface parking areas from the street. The healing gardens are located on the south side of the main building and include a mix of plant and paver materials to offer a relaxing environment for patients. The southern parking structure is adequately landscaped at the base of the structure with trees and shrubs, as well as a green-screen on the parking structure façade.

Interior lighting will create enough visibility to provide safety and security without causing glare on the adjacent roads or properties. Lighting on the rooftop of the garages has been kept to a minimum height to promote illumination while still providing for pedestrian safety. There are no recreation facilities required for this site plan, since this is not a residential development; however, the application is providing walking paths, benches, bicycle facilities and a healing garden as part of the passive activity areas for the hospital program. The lake, a major environmental feature of the site, is surrounded by a walking path and landscaping. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed use, while providing an adequate, safe and comfortable environment.

Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area. Safety is enhanced by several improvements such as the covered walkways leading from the structured parking garages and medical office buildings to the main building and a separate vehicular emergency access from Plum Orchard Drive. The vehicular circulation

design efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation. Additional improvements are required in accordance with the special exception recommendations that include specific intersection and road improvements, an employee shuttle service and implementation of the transportation management plan and bicycle facilities.

As designed, the paved area for both pedestrians and vehicles reduces current imperviousness on site and promotes an efficient and adequate means to provide a safe atmosphere for pedestrians, cyclists, and vehicles. The additional improvements and requirements of the special exception provide for a more efficient transportation program and circulation system.

4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

The proposed buildings, including the main hospital and supporting ambulatory care, medical office buildings and parking structures, are compatible with the surrounding uses and adjacent site plans, with respect to variation in height, building organization and massing and relationship to other buildings. The structures are in scale with the nearby buildings and is located such that they will not adversely impact existing or proposed adjacent uses.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation, Chapter 19 regarding water resource protection, and any other applicable law.*

The proposed development is not subject to water resources protection but is subject to the forest conservation law.

The site consists of 31.22 acres of existing forest, including high priority forest, with 33 large trees and one specimen tree. A total of 12 significant trees will be retained post development. Six significant trees are within a forest to be saved on the west side of the stormwater management pond, while the remaining six trees are located at the north portion of the site. The site also contains a stream, wetlands, a portion of which are forested 100-year floodplain, steep slopes associated with highly erodible soils, severe slopes and associated environmental buffers on-site. All of the environmental buffers in this forest stand and most of the forest will be placed in a Category I Conservation Easement for permanent protection.

The stormwater management concept consists of on-site channel protection measures via the existing Westfarm Regional Pond; on-site water quality control for non-rooftop areas via installation of proprietary filtration

cartridges. Onsite recharge is not required due to the proximity of the site to the existing retention pond.

BE IT FURTHER RESOLVED, that this resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Site Plan shall remain valid as provided in Montgomery County Code § 59-D-3.8; and

BE IT FURTHER RESOLVED, that the date of this resolution is MAR 24 2009 (which is the date that this resolution is mailed to all parties of record); and

BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this Resolution, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

**CERTIFICATION**

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Robinson, with Commissioners Hanson, Robinson, Cryor, and Presley present and voting in favor of the motion, and Commissioner Alfandre necessarily absent at its regular meeting held on Thursday, March 26, 2009, in Silver Spring, Maryland.

  
\_\_\_\_\_  
Royce Hanson, Chairman  
Montgomery County Planning Board

**APPENDIX C**







**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

**MEMORANDUM**

TO: Molline Smith, Senior Planner, Development Review Division

VIA: Stephen D. Federline, Master Planner, Environmental Planning Division 

FROM: Lori Shirley, Planner Coordinator, Environmental Planning Division 

DATE: December 10, 2009

SUBJECT: Limited Site Plan Amendment #82008021A – Adventist Healthcare,  
Incorporated - 12030-12110 Plum Orchard Drive, Silver Spring

**RECOMMENDATION**

Environmental Planning staff has reviewed the above referenced limited site plan amendment #82008021A for the sole purpose of amending the condition for approval of the final forest conservation plan (FFCP). Staff recommends deletion of existing Condition #3 in the Planning Board resolution mailed April 24, 2009, and replacement with the following condition for **approval** of an amended FFCP:

1. The proposed development must comply with the conditions of approval of the amended final forest conservation plan as described in the Environmental Planning memorandum dated December 10, 2009:
  - a. The Applicant must comply with the conditions of the approval for the final forest conservation plan as amended herein. The Applicant shall satisfy all standard conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services (“MCDPS”) issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation requirements, the plan must be revised to include the following items:
    - i. Revise the forest conservation plan and worksheet to show additional forest removal associated with the preferred alignment and/or design of the stormwater management outfall at the northern-most corner of the proposed North Parking Garage
    - ii. Show and label on the plan the adjusted water line easement in the vicinity of the regional stormwater management pond, and the preferred alignment and/or design for the 36-inch stormwater outfall located north of the North Parking Garage.
    - iii. Revise the Category I conservation easement north of the North Parking Garage on the record plat to exclude the 30-foot wide easement for the preferred alignment and/or design of the 36-inch stormwater management outfall.

2. Prior to signature approval of the certified forest conservation plan, the location and limit of disturbance (LOD) associated with the preferred stormwater management outfall alignment in vicinity of the North Parking Garage shall be adjusted to minimize impacts to significant and specimen trees along its alignment to the extent feasible. The preferred alignment shall be flagged for review by the M-NCPPC forest conservation inspector, DPS plan reviewer and the applicant's Maryland tree expert. Any adjustments to the LOD shall be reflected on the project's FFCP, Sediment and Erosion Control and Final Engineering plans.
3. The Arborist's Report shall be revised to include tree protection measures and recommended treatments to minimize tree damage along the selected outfall alignment. The Report shall address significant and specimen trees within 50 feet on either side of the proposed LOD so that the low end of individual tree's DBH can be determined after the alignment has been flagged in the field and checked by Environmental Planning staff.

### **Proposal/Background**

This limited site plan amendment includes revisions to the site's Final Forest Conservation Plan (FFCP). For details about the site's natural resources and man-made features see the Environmental Planning staff memo dated November 3, 2008.

On April 24, 2008, the Planning Board conditionally approved a Preliminary Forest Conservation Plan (PFCP) as part of a concurrent review of Special Exception #S-2721. On December 4, 2008, the Planning Board approved Site Plan #820080210 with a Final Forest Conservation Plan (FFCP). The Board's conditions of approval are found in MCPB No. 08-159 mailed April 24, 2009. On October 21, 2009, Environmental Planning staff received the FFCP amendment included in Site Plan #82008021A.

This FFCP amendment is the result of several changes including: creation of two temporary stock piles not previously identified; relocation of one stormwater management outfall; modifications to the second entrance to the North Garage; relocation of emergency generators at the nearby Oxygen Farm; proposed retaining walls revised wetland delineation north of the regional pond resulting in the re-alignment of a segment of boardwalk trail, and water line; and the trail alignment around the stormwater management pond. These revisions result in slightly more forest clearing and increased grading than shown in the review of #820080210.

### **Environmental Guidelines**

Two separate approved Natural Resources Inventories/Forest Stand Delineations (NRI/FSD) #42003071 and #42007302, respectively, are associated with the site. The former plan was recertified on July 18, 2007. The latter plan was approved on November 1, 2007. A tributary of Paint Branch (Use III waters) flows through the property. Existing on-site forest totals 31.22 acres including 33 large trees and one specimen tree.

The revised wetland delineation minimizes wetland impacts at the north end of a regional

stormwater management pond by providing a consolidated alignment outside wetlands for the water line to the main hospital building and a segment of board walk trail installation.

### **Forest Conservation**

This property is subject to Chapter 22A Montgomery County Forest Conservation Law. The FFCP was signed on July 9, 2009. The proposed limits of disturbance (LOD) in this amendment are in general conformance with the LOD approved by the Planning Board in S-2721 in the preliminary forest conservation plan (PFCP), except for those changes specified above.

There are 31.22 acres of existing forest on-site including a total of three specimen trees and 33 significant trees. One significant tree, #12, a 24-inch white oak on the east side of the stormwater management pond will be removed. Of these significant trees a total of 12 will be retained at post development. Six significant trees to be saved are located west of the stormwater management pond and the other six trees are located at the north portion of the site. The prior forest conservation conditions are listed in Attachment A with commentary as to the current status of compliance.

The approved FFCP showed the site's forest conservation requirement at 4.52 acres of reforestation and afforestation. The amended FFCP shows an increased requirement of 5.13 acres due to increased forest clearing. This requirement will be met with 1.34 acres of on-site reforestation and 3.79 acres of off-site reforestation.

One condition of approval in #820080210 requires submittal of an Arborist's Report. The Report will address specific tree save methods, tree stress reduction measures, recommended tree preservation treatments to significant trees to be retained including each tree's critical root zone in relation to the proposed trail around an existing regional stormwater management pond at the emergency spillway and within 50 feet on either side of the proposed realigned stormwater outfall in vicinity of the North Parking Garage. The Report was submitted and date stamped as received on December 7, 2009.

### **Stormwater Management**

One revision to stormwater management controls and conveyance is associated with an outfall at the North Parking Garage. This outfall is shown with an expansive area for rip rap at the pipe's end inside a Category I Conservation Easement. This design will impact a high quality forest area of approximately 5,000 square feet located on a steep slope. A meeting with the applicant and their representatives was held on November 23, 2009. A subsequent phone meeting was held with the DPS plan reviewer on November 24, 2009. The latter meeting resulted in agreement that a preferred alignment and/or revised design should be explored to extend further down the slope toward a proposed reforestation area. The revised outfall alignment and/or redesign will bisect the Category I conservation easement; however, the intent is to avoid and minimize impacts to significant trees in the area of the outfall's ultimate location. Trees where the outfall is currently proposed range from 8-inches diameter at breast height (DBH) and significant trees 24 to 29-inches DBH. The Arborist's Report must include the extended/relocated preferred alignment for

Site Plan Amendment #82008021A - Adventist Healthcare, Incorporated, Silver Spring

the outfall to show 50 feet on either side of the LOD in relation to the trees that range from as low as 8 inches to 29-inches DBH. Prior to certificate approval of the final forest conservation plan set, the LOD must be field located and flagged for a determination as to the low end of individual trees and their DBH to further minimize impacts to significant trees along the preferred alignment.

**RECOMMENDATION**

Environmental Planning staff recommends approval of limited Site Plan Amendment #82008021A and the amendments to the final forest conservation plan with conditions.

SDF:LS

Attachment A

ATTACHMENT "A"

**Status of previous forest conservation conditions included in MCPB Resolution No. 08-159 - #820080210 - Washington Adventist Hospital**

One condition of approval from the Planning Board's Resolution MCPB No. 08-159 contains sub-conditions to be met at subsequent times in the development review process. The **bold** type text is the required condition and the standard type text is the staff comment. This condition reads as follows:

3. **Forest Conservation and Tree Save**  
*The proposed development must comply with the conditions of the approved final forest conservation plan as described in the Environmental Planning memorandum dated November 3, 2008:*

A revised FFCP date stamped as received by the Environmental Planning Division on December 7, 2009, was used in the review and recommendation of this limited site plan amendment in #82008021A.

- a. *The Applicant must comply with the conditions of approval for the preliminary/final forest conservation plan. The Applicant shall satisfy all standard conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services ("MCDEP") issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation plan requirements, the plan must be revised to include the following items:*

This condition was addressed in the FFCP signed on July 9, 2009. In addition, the Applicant was making progress toward recordation of the record plats.

- i. *Revise the forest conservation worksheet to show the existing forest area outside the proposed Category I easement on Parcel BB as "counted as cleared" and identify the area with the corresponding graphic symbol on the plan. Adjust the worksheet accordingly.*

This condition was addressed in the FFCP signed on July 9, 2009. However, the worksheet

- ii. *Label all existing and proposed easements for each easement's intended purpose, including the water line in the vicinity of the stormwater management pond.*



This condition was addressed in the FFCP that was signed on July 9, 2009; however, the revised plan does not show and label a proposed new water line alignment in vicinity of the wetlands, just to the north of the stormwater management pond.

- b. A Category I conservation easement must be placed over forest retention areas, forest planting areas, and that portion of the environmental buffer that does not include a County stormwater management easement. Show the Category I conservation easements on record plat(s).***

The FFCP signed on July 9, 2009 addressed the first part of this condition. The record plat for the Category I conservation easement was approved by the Planning Board; however, when the Applicant realized further modifications to the site where necessary, their engineer contacted Subdivision Review staff and requested the record plats be withheld from recordation until further notice. The record plat must be revised to reflect the approved outfall alignment as discussed in the Stormwater Management section of this memo.

- c. No clearing or grading prior to all necessary inspections as required in Section 110 of the Forest Conservation Regulations.***

This is a standard condition to be addressed before clearing and grading is underway at the site. This condition will remain in full force and effect.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

September 4, 2009

Carla Reid  
Director

Mr. J. Dan Fryer  
Loiederman Soltesz Associates, Inc.  
2 Research Place, Suite 100  
Rockville, MD 20850

Re: Stormwater Management **CONCEPT** Request  
for Washington Adventist Hospital Offsite  
Improvements  
Preliminary Plan #: 820080210  
SM File #: 236207  
Tract Size/Zone: 12.9 acres disturbance / RW  
Total Concept Area: 1.6 acres  
Lots/Block: Public RW  
Parcel(s): Public RW  
Watershed: Little Paint Branch

Dear Mr. Fryer:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of on-site water quality control via installation of proprietary filtration cartridges. Channel protection volume is not required because the one-year post development peak discharge is less than or equal to 2.0 cfs. Recharge is not required because this is a redevelopment project.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. As a consequence of the proposed hospital development, offsite roadway improvements have been required. The total disturbed area for these improvements is approximately 12.90 acres. The project will result in an additional impervious area of approximately 1.60 acres. Water quality control must be provided for at least 1.60 acres of vehicular impervious area. The areas treated may be any combination of existing untreated roadway areas and new roadway imperviousness within the limit of disturbance for this project.

6. Maryland Department of the Environment regulations require all final sediment control and stormwater management plans approved on or after May 4, 2010 to comply with the most recent changes to the Maryland Stormwater Design Manual. After that date, previously approved stormwater management concept plans are no longer valid unless they have been designed to the new standards or have been reconfirmed by the Department of Permitting Services. This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 **is not required.**

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact Mark Etheridge at 240-777-6338.

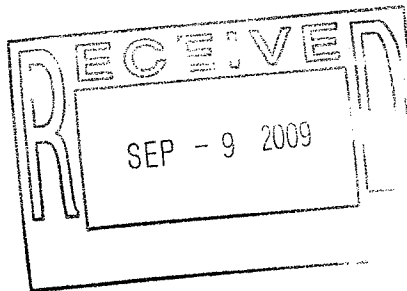
Sincerely  


Richard R. Brush, Manager  
Water Resources Section  
Division of Land Development Services

RRB:dm mce

cc: C. Conlon  
M. Pfefferle  
SM File # 236207

QN -ON; Acres: 1.6  
QL - On; Acres: 1.6  
Recharge is not provided





MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FROM: Molline Smith, Senior Planner  
(Department of Development Review)

RE: Washington Adventist Hospital  
  
SITE PLAN # 82008021A

DATE: August 27, 2009

On August 24, 2009, Adventist HealthCare Inc. ("Applicant") filed a Limited Site Plan amendment application designated Site Plan No. 82008021A ("Amendment") for approval of the following modifications.

- 1) Modifications to the Main Building footprint;
- 2) Modification to Building A footprint (formerly known as the Ambulatory Care Building);
- 3) Modification to the Spiritual Life and Healing Building footprint (formerly known as the Faith Center);
- 4) Modifications to the MOB 1 Building footprint;
- 5) Modifications to the loading dock area of the MOB 2 Building;
- 6) Modifications to the South Garage footprint;
- 7) Modifications to the entrance at the second level of the North Garage;
- 8) Modifications to the Oxygen farm;
- 9) Addition of the Generator farm;
- 10) Modifications to the campus canopy system;
- 11) Revisions to the Hardscape, Landscape, and Forest Conservation Plans;
- 12) Modifications to the building design, building massing, utility design, sidewalks, service drive, transformer locations and retaining walls; and
- 13) Modifications to the lake trail.

This application is a Limited Site Plan amendment, and will be presented to the planning board. Please keep in mind comments for this project are due two weeks after the date listed above.

APPROVED:

Environment Planning \_\_\_\_\_ Date \_\_\_\_\_

[Mark Pfefferle]

Transportation Planning \_\_\_\_\_ Date \_\_\_\_\_

[Cherian Eapen]

Community Based Planning Kristin O'Conner Date 9/11/09

[Kristin O'Conner]



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

December 16, 2009

MEMORANDUM

TO: Molline C. Smith, Development Review Division  
FROM: Kristin O'Connor, Planner, East Transit Corridor, Vision Division (301-495-2172)  
VIA: Khalid Afzal, Team Leader, East Transit Corridor, Vision Division  
SUBJECT: Comments for Limited Site Plan Amendment #82008021A; for Washington Adventist Hospital

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**RECOMMENDATION**

Community-Based Planning/Vision staff believes this Limited Site Plan Amendment for Washington Adventist Hospital is in conformance with the Plan and implements its vision.

**MASTER PLAN COMPLIANCE**

Staff finds that the proposed amendment is in keeping with the intent of the 1997 Fairland Master Plan. The amendment supports the goals of the Plan and is consistent with the vision of the Plan by providing an important public service and regional employment generator in an area that is currently underserved. The goals of the plan are further supported by this site plan amendment as the following will be provided:

- The hospital will employ thousands of highly skilled workers and professionals in an area intended for such employment uses.
- The hospital will provide all aspects of modern medical care for their existing service community as well as the larger community.
- The hospital is designed to provide immediate emergency care in a regional catastrophe. That aspect alone is in the public interest since there are few modern facilities of that type in the county or adjacent counties.
- There is synergy with existing development. Employees could avail themselves of the supermarket and other retail services within walking distance of the hospital. Attending families and visitors can also combine needed visits with errands.
- The project provides circulation to adjacent future development. The proposed layout includes an interior drive that terminates at the Percontee property. The applicant has offered to convert the drive into a public road if needed in the future. This road can only enhance the circulation in the interior of the employment area.
- The project provides passive recreational amenities. The integration of the regional storm water facility into the hospital grounds transforms a necessity into an asset.



MONTGOMERY COUNTY PLANNING DEPARTMENT  
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION

FROM: Molline Smith, Senior Planner  
(Department of Development Review)

RE: Washington Adventist Hospital  
SITE PLAN # 82008021A

DATE: August 27, 2009

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- 2) Modification to Building A footprint (formerly known as the Ambulatory Care Building);
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- 4) Modifications to the MOB 1 Building footprint;
- 5) Modifications to the loading dock area of the MOB 2 Building;
- 6) Modifications to the South Garage footprint;
- 7) Modifications to the entrance at the second level of the North Garage;
- 8) Modifications to the Oxygen farm;
- 9) Addition of the Generator farm;
- 10) Modifications to the campus canopy system;
- 11) Revisions to the Hardscape, Landscape, and Forest Conservation Plans;
- 12) Modifications to the building design, building massing, utility design, sidewalks, service drive, transformer locations and retaining walls; and
- 13) Modifications to the lake trail.

This application is a Limited Site Plan amendment, and will be presented to the planning board. Please keep in mind comments for this project are due two weeks after the date listed above.

APPROVED:

Environment Planning \_\_\_\_\_ Date \_\_\_\_\_

[Mark Pfefferle]

\* Transportation Planning Cherian Eapen Date 9.9.09

[Cherian Eapen]

Community Based Planning \_\_\_\_\_ Date \_\_\_\_\_

[Kristin O'Conner]

\* Subject to the understanding that the modifications result in no change in building locations and no net increase in campus square footage, per note on Site Plan Amendment Cover Sheet S.000.

*Note: Density on the property limited to 803,570 SF (See attached TP memo dated Nov. 24, 2008)*



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

November 24, 2008

**MEMORANDUM**

TO: Robert Kronenberg, Supervisor  
Development Review Division

VIA: Shahriar Etemadi, Supervisor *DKH fcl*  
Transportation Planning Division

FROM: Cherian Eapen, Planner/Coordinator *CE*  
Transportation Planning Division  
301-495-4525

SUBJECT: Site Plan No. 820080210  
Adventist Healthcare, Inc.  
Washington Adventist Hospital – Hospital Replacement Project  
Proposed 803,570 SF Hospital including Ambulatory Care Building, Faith Center,  
Medical Office Buildings, and Parking Structures  
Parcels BB, CC, RR, SS, and MMM, West\*Farm Technology Park  
Plum Orchard Drive  
Fairland Master Plan  
Fairland/White Oak Policy Area

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This memorandum presents Transportation Planning staff's review of the site plan by Adventist Healthcare, Inc. ("Applicant") to construct a 803,570 square-foot hospital on Parcels BB, CC, RR, SS, and MMM of West\*Farm Technology Park along Plum Orchard Drive.

**STAFF RECOMMENDATIONS**

Transportation Planning staff recommends that the Applicant satisfy the following condition:

- Limit development on the property as part of this site plan to a total built density of 803,570 square-feet, including a main hospital building, an ambulatory care building, a faith center, two medical office buildings, two parking structures, and a helipad. No additional uses may be permitted on the property.



**APPENDIX D**

ATTORNEYS

August 7, 2009

***BY HAND DELIVERY***

Mr. Robert Kronenberg  
Development Review Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910

**Re: Letter of Explanation  
Limited Site Plan Amendment No. 820080210A  
Washington Adventist Hospital**

Dear Mr. Kronenberg:

On behalf of Adventist Healthcare, Inc. (the "Applicant"), we are submitting this Limited Site Plan Amendment No. 820080210A (the "Amendment") for the proposed Washington Adventist Hospital in the West Farm Technology Park of Silver Spring, Maryland (the "Property"). The Amendment seeks to address programming and operational concerns that emerged during the preparation of the pending State Certificate of Need application. This letter of explanation describes these changes and satisfies the various requirements contained in the Development Review Manual for the submission of limited site plan amendments.

Specifically, the Amendment modifies the footprint and massing of several campus structures and decreases the campus' overall floor area ratio. It also changes the names of two campus buildings in an effort to better reflect their uses and/or missions. As a result, the Ambulatory Care Building is now known as "Building A" and the former Faith Center is now the "Center for Spiritual Life and Healing." Finally, the Amendment changes some operational characteristics of the campus, including modest changes to the following features:

- Service areas – modification to the oxygen farm and addition of a generator farm
- Building Access – changes to some loading docks and building entrances
- Campus Circulation – slight changes to campus entrances and road/sidewalk network
- Canopy System – modifications to the campus canopy system

- Landscaping and Amenities – modifications to the landscape plan and Lake trail amenity

The balance of the changes are ground-level and utility modifications, primarily to coordinate with the other Amendment revisions. A comprehensive list of Amendment changes is attached.

The Amendment does not affect the compliance with development standards, the overall amount of development permitted on the Property, or the conditions of approval of the underlying site plan. The application otherwise complies with the findings required for approval of site plan amendments.

As part of this Amendment application, we are submitting the following items in addition to five copies of this Letter of Explanation:

1. Application Form and Checklist.
2. Fee schedule.
3. \$4,500 filing fee.
4. Original certified plans with Opinion/Resolution.
5. Application notice prepared by the Applicant (draft copy).
6. Hearing notice by DRD staff.
7. Adjacent property owner list + HOA, Civics, School Cluster (one paper copy and two sets of labels).
8. Five sets of the amended redlined plans.
9. Applicant certificate of compliance.
10. CD with PDF of new amended plans.
11. Signage information (dated pictures, affidavit, and location plan).

We look forward to working with you on this limited site plan amendment approval for Washington Adventist Hospital. Thank you in advance for your continued cooperation regarding this matter.

Very truly yours,



Robert G. Brewer, Jr.



Patrick L. O'Neil

Enclosures: As Stated

cc: Geoff Morgan

**LIMITED SITE PLAN AMENDMENT CHANGES  
WASHINGTON ADVENTIST HOSPITAL  
Site Plan No. 820080210A**

August 7, 2009

The proposed site plan amendment includes the following modifications to the Hospital campus:

- MOB 2 ✓
  - o Modifications to the loading dock area
- North Garage ✓
  - o Modification to the entrance at second level
- Service Areas ✓
  - o Modification to the Oxygen farm
  - o Addition of Generator farm
- Main Building ✓
  - o Minor modification to building footprint
  - o Removal of one story
  - o Reduction in square footage\*
  - o Removal of enclosed penthouse
  - o Removal of porte-cochere
- Building A (formerly Ambulatory Care Building) ✓
  - o Modification to building footprint
  - o Addition of building stories
  - o Increase in square footage\*
- Center for Spiritual Life and Healing (formerly Faith Center) ✓
  - o Modification to building footprint
- South Garage ✓
  - o Minor modification to footprint
- MOB 1 ✓
  - o Minor modification to building footprint
  - o Reduction in square footage\*
  - o Change in building entrance location
  - o Relocation of loading dock access
- Overall Site
  - o Modifications to campus canopy system ✓
  - o Minor modifications to the hardscape ✓

- o Increased connectivity between Main Building and Building A ✓
- o Modifications to Lake trail amenity ✓
- o Minor modifications to building design, building massing, building aesthetic, grading, utility design, sidewalks, service drive, transformer locations and retaining wall(s) in association with the other revisions ✓
- o Minor modifications to Landscape Plan, Forest Conservation Plan and other relevant plans to accommodate site plan amendment changes ✓

\* There is no net increase in campus floor area ratio



Loiederman  
Soltesz Associates, Inc.

## MEETING MINUTES

**ATTENDEES:** Geoff Morgan Washington Adventist Hospital  
Steve Federline MNCPPC – Environmental Planning  
Lori Shirley MNCPPC – Environmental Planning  
Robert Kronenberg MNCPPC – Development Review  
Molline Smith MNCPPC – Development Review  
Bill Kominers Holland & Knight  
Phil Perrine Perrine Planning & Zoning  
Steve Tawes Loiederman Soltesz Associates, Inc.  
Theresa Polizzi Loiederman Soltesz Associates, Inc.

**FROM:** Steve Tawes

**CC:** Robby Brewer Lerch Early & Brewer  
Patrick O'Neil Lerch Early & Brewer  
Trini Rodriguez Parker Rodriguez Inc.

**DATE:** November 25, 2009

**MEETING DATE:** November 23, 2009

**SUBJECT:** Washington Adventist Hospital – Hospital Replacement Project – Final Forest Conservation Plan

**LSA NO:** 1640-03-01

A meeting was held at the offices of Maryland-National Capital Park and Planning Commission regarding the Washington Adventist Hospital Relocation project with the Environmental Planning and Development Review Divisions.

The following issues were discussed:

1. **Proposed revisions to the Final Forest Conservation Plan:**
  - a. Grading for the storm water management access road is provided to ADA standards. The grading has been shown to tie out at a 3:1 slope in some locations such as near the emergency spill way. Environmental Planning staff will review the slope condition for recommendations of planting or a retaining wall. As this area is located within a storm water management easement, LSA indicated that a retaining wall is not feasible in the storm water management easement.
  - b. Along the storm water management access road grading as shown has been determined to be adequate for the status review. Therefore no cross-sections are required.
  - c. LSA advised the staff that the arborist report is in preparation and will be available in approximately 2 weeks or less. LSA has requested a copy of an approved arborist report and direction from staff on the standards and format of the report for reference.
  - d. There are two stock pile areas, as shown on the revised final forest conservation



plan amendment. Both are located within the original "cleared" and "counted as cleared" limits of the forest conservation plan. However the LOD has been expanded on this forest conservation plan to accommodate the additional stockpile area.

- e. The location of the wetlands as previously identified has been revised due to actual field verification (GPS). The previously designed boardwalk and water service have been relocated to account for the revised wetlands. Whereas formerly there were two distinct crossings for the boardwalk and the water service, the new design combines these into one crossing of the wetlands buffers only.

OK (1)

The relocation of the generators was discussed and reviewed. Environmental Planning staff agreed it was an acceptable location.

**Action items:**

- LSA is coordinating with the client and forest conservation providers (potentially banking) and will provide this information upon completion.
- LSA will submit the reforestation and maintenance agreement for the on-site reforestation. The remainder of the reforestation requirement is to take place off-site.
- The arborist's report is to identify the condition of the existing significant and specimen trees shown and listed on the approved NRI/FSDs and any necessary preservation methods due to the impacts of the limits of disturbance.
- Environmental Planning staff shall provide LSA with an additional arborist report as an example.

2. **The FCP and Storm Water Management:**

- a. One storm water management outfall has been removed and combined with the existing storm drain outfall located to the south due to comments from MC DPS.
- b. The storm drain outfall located northwest of the proposed North Parking Garage is slightly different than the original location due to the design as submitted to MC DPS. Environmental Planning staff has indicated that they would like the outfall location modified in order to save the significant trees identified for removal and decrease the impacts of other significant trees in the immediate area.
- c. The storm water management for Washington Adventist hospital is designed under the 2007 regulations. Therefore, environmental site design, (ESD) is not part of this program.

**Action item:** Environmental Planning will coordinate with MC DPS/MC DEP on the modification of the storm drain outfall located at the North Garage in an effort to preserve the existing significant trees.

3. **Variance Requirement (State Bill 666):**

- a. This site is not required to meet these standards as the Preliminary Forest Conservation plan was approved prior to October 2009.

ADDRESS  
w/ w/TH  
COMMENTS → (4.1)

**Site plan issues:**

- a. Two tentative board dates have been identified as January 7, 2010 or January 14, 2010. The receipt of the Environmental Planning staff memo by Development Review will determine the board date. In order to be on the January 7<sup>th</sup> Board Agenda, the following schedule is to be met:
- i. Environmental Planning memo is to be submitted to Development Review on December 7<sup>th</sup>.

- ii. Draft Staff Report is to be submitted to Rose Krasnow for her review and approval on December 14<sup>th</sup>. *Dec. 18<sup>th</sup>*
- iii. Finalized Staff Report posted on web site before Christmas. *Jan. Dec. 28<sup>th</sup>*
- b. The Development Review staff indicated a Board Opinion/Resolution would likely be approved by the Planning Board within two (2) weeks of Board action.

"The above constitutes the writer's understanding of the events and agreements that were made during the meeting. If any of the attendees have a different understanding of the above, please notify the undersigned, in writing, within 5 days of the date of these minutes. Revisions, if any, will be forwarded to all attendees. If no revisions are forthcoming, the minutes will be considered a true and accurate description of the meeting.

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ACTIONS: TO BE TAKEN COMMITMENTS TO LSA  
\*LOD LINE NEEDS TO ~~BE~~ MATCH FFCP.