



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

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

**ITEM #:** \_\_\_\_\_

**MCPB HEARING DATE:** June 24, 2010

**REPORT DATE:** June 11, 2009

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Development Review Division

**FROM:** Robert Kronenberg, Supervisor *RK*  
Development Review Division  
301.495.2187  
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**APPLICATION DESCRIPTION:**

This amendment proposes to modify Condition No. 1 regarding conformance with the Special Exception approval for the new Washington Adventist Hospital, which is to be located on a 48.86 acre site 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:** May 17, 2010

**RECOMMENDATION:** Approval with conditions

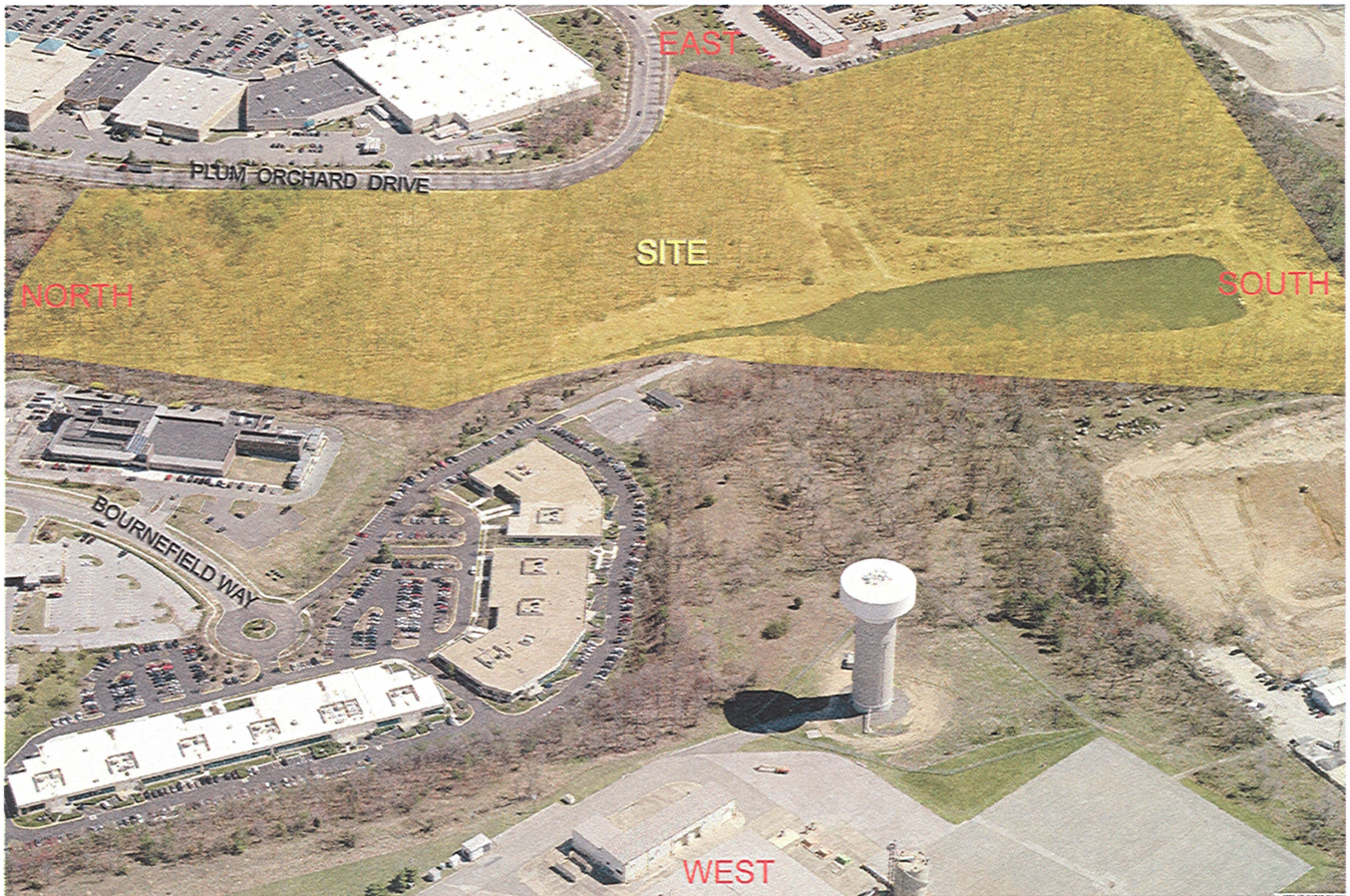
**EXECUTIVE SUMMARY:**

The Site Plan is conditioned on the approved Special Exception, which bound the Applicant to very specific transportation related improvements. The Applicant is now proposing changes to these improvements, after working closely with DOT and MNCPPC Transportation staff to determine appropriate alternatives. The change to the Site Plan condition simply provides flexibility for future modifications to the Special Exception. The proposed transportation related improvements would be evaluated as part of a subsequent amendment to the Special Exception.

## SITE DESCRIPTION & ANALYSIS

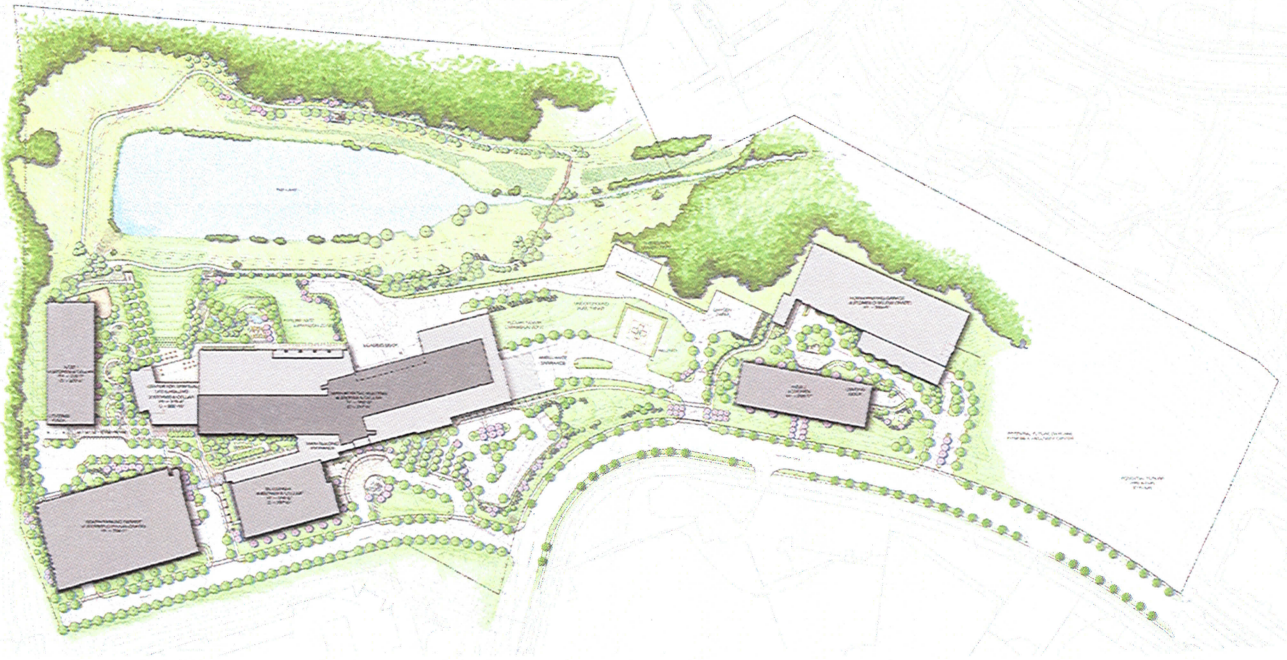
The subject site is located along Plum Orchard Drive, approximately 500 feet from the intersection at Boardbirch Drive within the Fairland Master Plan area, and is currently zoned I-1 and I-3. Immediately adjacent to the site towards the southern property line, the Percontee property, zoned I-2, has future plans to establish a mixed-use development.

The site is almost completely wooded with environmental features primarily in the western portion.



*Aerial Photo*

The subject property is linear in form and is currently unimproved but has been approved for 802,805 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, medical office building and parking facilities.



*Illustrative Plan prepared by Washington Adventist Hospital*

## **PROPOSAL**

Since the hospital property was previously part of the WestTech development, the land was already platted and did not require approval of a subdivision plan. Moreover, the previously approved development had an existing APF approval, and it was found that the hospital would actually generate fewer trips than the uses originally proposed. Nevertheless, in connection with the original Special Exception for the hospital, the Applicant wanted to extend their APF validity period, which DOT and MNCPPC staffs were willing to support only if the hospital agreed to undertake a number of traffic improvements designed to mitigate the specific impacts that the hospital itself would generate. The Applicant agreed, and these improvements were included as “conditions” of the special exception.

While doing the work necessary to design the approved transportation improvements, the Applicant realized that the conditioned improvements created impacts along Cherry Hill Road that were substantially greater than anticipated in 2008 (relocation of the sidewalk, removal and replacement of mature street trees, removal of additional buffer trees in a designated conservation easement outside the right-of-way for Cherry Hill Road, and extensive re-grading of the slope along the east side of Cherry Hill Road adjacent to the residential Calverton

community). Moreover, DOT was requesting that the applicant provide a traffic signal on Broadbirch at the entrance to the shopping center that was not part of the original approval. The Applicant, therefore, sought the concurrence of both MNCPPC and DOT staff regarding an alternate set of improvements. Staff concurred that the conditioned improvements along Cherry Hill Road would have significant impacts and that a broader network approach to providing access and circulation would be preferable. Nevertheless, a change to the package of improvements would require the Special Exception to be amended. In anticipation of such, the Applicant has requested the following modification to Condition No. 1 of the Site Plan:

### **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, including any amendments that pertain to those elements contained in the Planning Board Site Plan. Any variations in this Site Plan from the Special Exception Plan approved by the Board of Appeals (and variations through any subsequent site plan amendments) will require an amendment to the Special Exception.

The Applicant requests the change to Site Plan Condition No. 1 to ensure compliance with the Board of Appeals ultimate determination regarding transportation improvements associated with the approved Special Exception No. S-2721.

### **PROJECT ANALYSIS**

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 continues to support 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 under utilized. There are no physical changes that would affect the site plan, final forest conservation plan or stormwater management concept approval with this application. The development standards for the I-1 and I-3 zones applicable to this application have not been modified with this application.

### **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 May 19, 2010. Staff has not received correspondence on this matter.

## RECOMMENDATION AND CONDITIONS

The proposed modification to the site plan only affects a single condition designed to allow flexibility as amendments to the Special Exception are proposed. It does 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 modification does not impact the efficiency, adequacy, or safety of the site with respect to vehicular and pedestrian circulation, open space, landscaping, or lighting.

Staff recommends approval of site plan 82008021B, Washington Adventist Hospital, for the amendment delineated above. All site development elements in the application stamped “Received” by the M-NCPPC on May 17, 2010 are required except as modified by the following condition:

### 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, including any amendments that pertain to those elements contained in the Planning Board Site Plan. Any variations in this Site Plan from the Special Exception Plan approved by the Board of Appeals (and variations through any subsequent site plan amendments) will require an amendment to the Special Exception

## APPENDICES

- A. Previous Approvals (Brief History)
- B. Resolutions (#820080210 & #82008021A)
- C. Correspondence from Applicant
- D. Transportation Memo

**Previous Approvals**

Preliminary Plan 119820680 was approved in 1982 for the establishment of limits on the vehicle trips.

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 (per the County Trip Reduction Master Plan Amendment for MD Route 29).

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.

Site Plan 819970240, Orchard Center at West\*Farm in the C-6 zone, 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.

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 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 119820680, 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 802,805 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, N-NCPPC Legal Department 10 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: 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>
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			<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

<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

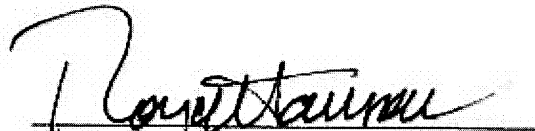
BE IT FURTHER RESOLVED, that the date of this resolution is MAR 24 2009 (which is the date that this resolution is mailed to all parties of record); and

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



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

MCPB No. 10-05  
Site Plan No. 82008021A  
Project Name: Washington Adventist Hospital  
Hearing Date: January 7, 2010

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

WHEREAS, by Planning Board Resolution dated April 24, 2009, the Montgomery County Planning Board ("Planning Board") approved the site plan application submitted by Adventist HealthCare Inc. ("Applicant"), designated 820080210, for the approval of 802,805 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, two medical office buildings and parking facilities on 48.86 acres of I-1 and I-3 zoned land; and

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Planning Board is required to review amendments to approved site plans; and

WHEREAS, on August 24, 2009, Applicant, filed a site plan limited amendment application designated 82008021A, Washington Adventist Hospital (the "Amendment") for approval of the following modifications to the approved site plan:

1. Modify the loading dock area of the Medical Office Building 2 (MOB2);
2. Modify the entrance of the second level within the North Garage;
3. Modify the oxygen farm and add a generator farm within the Service Areas;
4. Modify the building footprint for the Main Building;
5. Remove a story from the Main Building;
6. Remove enclosed penthouse from the Main Building;
7. Remove the porte-cochere of the Main Building;
8. Modify the Building footprint of Building A (formerly the Ambulatory Care Building);
9. Add building stories to Building A;
10. Modify the building footprint of the South Garage;
11. Modify the building footprint of the MOB1;
12. Change the building entrance location of the MOB1;
13. Relocate the loading dock access point of the MOB1;
14. Modify the campus canopy system;
15. Modify the Hardscape Plan;
16. Increase connectivity between the Main Building and Building A;

Approved as to  
Legal Sufficiency:

*[Signature]* 1/19/10

8787 Georgia Avenue, NCIPEC Special Department 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)

17. Modify the lake trail system;
18. Modify the building design and aesthetics;
19. Modify the Landscape and Forest Conservation Plans; and
20. Modify site details and amenities.

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staffs of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated December 28, 2009, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report");

WHEREAS, on January 7, 2010, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the "Hearing") where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, on January 7, 2010, the Planning Board approved the Amendment subject to the conditions in the Staff Report as revised at the Hearing on the motion of Commissioner Presley, seconded by Commissioner Wells-Harley, with a vote of 4-0, Commissioners Alfandre, Hanson, Presley and Wells-Harley voting in favor, with one Planning Board seat being vacant.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby APPROVES the Limited Site Plan Amendment No. 82008021A, 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, 2007. Any variations in this Site Plan ( and variations through any subsequent Site Plan amendments) will require an amendment to the Special Exception.

2. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval 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.

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, except as amended by this Resolution.

**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:
  - 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 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.
- 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 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 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 on-site traffic signage will be coordinated by the project's traffic engineer with the Montgomery County Park and Planning Staff 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.

BE IT FURTHER RESOLVED, that the Planning Board FINDS that the Amendment is consistent with the provisions of § 59-D-3.7 of the Zoning Ordinance and that the Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in connection with the originally approved site plan; and

BE IT FURTHER RESOLVED that all site development elements as shown on the Washington Adventist Hospital drawings stamped by the M-NCPPC on December 11, 2009 (Landscape and Lighting Plans), and December 30, 2009 (Site Plan), shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

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

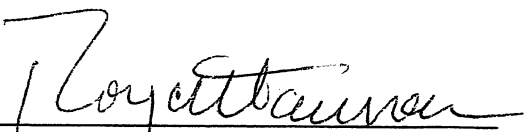
BE IT FURTHER RESOLVED, that the date of this written resolution is FEB 2 2010 (which is the date that this resolution is mailed to all parties of record); and

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 written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules).

\* \* \* \* \*

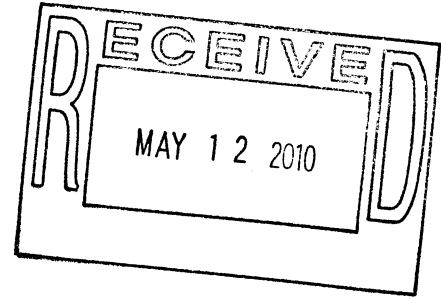
**CERTIFICATION**

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 Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre and Presley present and voting in favor of the motion at its regular meeting held on Thursday, January 28, 2010 in Silver Spring, Maryland.

  
Royce Hanson, Chairman  
Montgomery County Planning Board

**APPENDIX C**

May 12, 2010



***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. 82008021B  
Washington Adventist Hospital**

Dear Mr. Kronenberg:

On behalf of Adventist Healthcare, Inc. (the "Applicant"), we are submitting this Limited Site Plan Amendment No. 82008021B (the "Amendment") for the relocated Washington Adventist Hospital in the West\*Farm Technology Park of Silver Spring, Maryland.

The Amendment seeks a technical determination by the Planning Board, following the Applicant's extensive communications and discussions with both Transportation Planning staff and the Department of Transportation ("DOT"), regarding the modification of certain off-site road improvements required by Special Exception No. S-2721. This technical determination would then be reviewed by the Board of Appeals to determine whether it will modify its Special Exception accordingly. To accommodate the proposed review process, the Applicant also proposes to amend Condition No. 1 of the current Site Plan to ensure that the Site Plan complies with the Board of Appeals' ultimate determination.

Specifically, the Amendment provides the technical support for eliminating the proposed northbound double left turn lanes along Cherry Hill Road and Plum Orchard Drive and at Broadbirch Drive, which are currently required in Condition 5(c) of the Special Exception. These double left turn lanes have been determined to be unnecessary in light of the other off-site Special Exception improvements that the Applicant will be providing. In particular, the determination was made after a review of all the required off-site improvements, including a synchro sim analysis of the Cherry Hill Road left turn lanes that was requested by DOT as part of its operational review.

Adding the two northbound left turn lanes would require the widening of Cherry Hill Road to the east from a point south of Plum Orchard Drive all the way to

north of Broadbirch Drive. This widening would create considerable and unwarranted impacts on the adjacent residential townhouse community. The enclosed "Technical Memorandum for Cherry Hill Road Turn Lanes Reduced Road Improvements", prepared by Wes Guckert of the Traffic Group, provides detailed analysis, backup information and plans supporting the proposed change.

The proposed modification of Condition 1 of the Site Plan is set forth in the attached redlined document dated April 28, 2010. This Site Plan condition change would allow the Planning Board to review and comment upon technical transportation aspects of the underlying Special Exception, with the assurance that the Board of Appeals has ultimate authority over the specific Special Exception conditions. Without the Site Plan condition change, the Planning Board might defer its review of the proposed transportation changes until being asked to do so as part of a formal Special Exception amendment inquiry. The delay and inefficiency associated with the more traditional, sequential review process are not warranted for the technical transportation issues in this case, particularly because the qualified reviewing agencies are already fully engaged in discussions concerning the alternative process being proposed in the Amendment.

In effect, the goal of the Amendment is to have the Planning Board and its staff comment upon the technical aspects of the recommended road improvement modifications in a manner that would permit the Board of Appeals to have a complete analysis in determining how to act on the amendment of Special Exception Condition 5(c); the Applicant will file the Board of Appeals' request immediately following the outcome of this Amendment. In other words, this Amendment gives the Planning Board the opportunity to provide advice to the Board of Appeals when it acts on the Applicant's request to modify Condition 5(c) of the Special Exception.

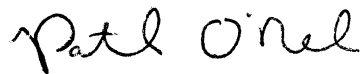
As part of this Amendment application, we are submitting the following items in addition to five copies of this Letter of Explanation:

1. Application Form and Checklist.
2. Fee schedule.
3. \$2,200 filing fee.
4. Application notice prepared by the Applicant (draft copy).
5. Adjacent property owner list + HOA, Civics, School Cluster (one paper copy and two sets of labels).
6. Applicant certificate of compliance.

7. CD with PDF of new amended information.
8. Signage information (dated pictures, affidavit, and location plan).
9. Technical Memorandum for Cherry Hill Road Turn Lanes Reduced Road Improvements (two copies).
10. Proposed Amended Condition 1 of the Site 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,



Patrick L. O'Neil

Enclosures: As Stated

cc: Geoff Morgan  
Phil Perrine  
Robert Brewer  
William Kominers

**APPENDIX D**



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

June 11, 2010

**MEMORANDUM**

TO: Robert Kronenberg, Supervisor  
Development Review Division

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

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

SUBJECT: Limited Site Plan Amendment No. 820080210B  
Request to modify certain off-site road improvement conditions required by Special  
Exception Case No. S-2721  
Adventist Healthcare, Inc./Washington Adventist Hospital – Proposed 803,570 SF  
Hospital/Hospital Replacement Project  
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 subject Limited Site Plan Amendment by Adventist Healthcare, Inc. ("Applicant") to modify certain off-site road improvements conditioned as part of the Board of Appeals opinion on Special Exception No. S-2721, to construct an 803,570 square-foot hospital along Plum Orchard Drive in the US 29/Cherry Hill area of the Fairland Master Plan. The opinion of the Board of Appeals is attached to this memorandum as Attachment No. 1.

The purpose of this Site Plan Amendment is to recognize that if the Special Exception is modified, the Site Plan would need to conform not just to the original Special Exception approval but also to the Special Exception as amended. It also provides an opportunity for the Planning Board and its staff to provide comments to the Board of Appeals related to the Applicant's request to modify certain transportation conditions that were a part of the original Special Exception approval.



## RECOMMENDATIONS

Transportation Planning staff recommends that the Planning Board approve transmittal of the following modifications to the conditions for the granting of Special Exception No. S-2721 to the Board of Appeals:

1. Delete second bullet of Condition 5(c)(i), which states,  
  
“Provide, along Cherry Hill Road, a second northbound left-turn lane to westbound Broad Birch Drive”.
2. Replace second bullet of Condition 5(c)(ii), which states,  
  
“Provide, along Cherry Hill Road, a second northbound left-turn lane to westbound Plum Orchard Drive”,  
  
with the following:  
  
“Extend, along Cherry Hill Road, the existing northbound left-turn lane to westbound Plum Orchard Drive as approved by DOT”
3. Add a new condition which will state,  
  
“Provide a traffic signal at the Broad Birch Drive / Orchard Center Shopping Center driveway, as approved by DOT”
4. Add a new paragraph following Condition 5(c)(vi), which will state,  
  
“Prior to the issuance of the building permit for the hospital and/or any other on-site building, the Applicant shall pay \$488,000 to Montgomery County Department of Transportation (MCDOT) for alternative traffic capacity improvements to serve the US 29/Cherry Hill area of the Fairland Master Plan, which are to be determined jointly by M-NCPPC Transportation Planning and MCDOT staff. These funds will be in lieu of the cost of constructing a second northbound left turn lane on Cherry Hill Road at Broadbirch Drive required by Condition 5(c)(i) that is recommended to be deleted by modification No. 1 above.”
5. Modify the first paragraph following Condition 5(c)(vi), as:  
  
“The aforementioned lane use modifications are subject to DOT approval. If DOT finds the modification(s) is not appropriate ~~when the applicant applies for the first building construction permit~~, the Applicant shall prepare a cost estimate for the measures necessary to implement the modification(s), for approval by DOT. Applicant shall pay DOT the approved amount(s); DOT will be responsible for implementing the modification(s) **or other alternative traffic capacity improvements to serve the US 29/Cherry Hill area of the Fairland Master Plan**, at such time as it determines them to be operationally appropriate.

## DISCUSSION

In the course of preparing engineering plans for the second northbound Cherry Hill Road left-turn lanes at Broadbirch Drive and Plum Orchard Drive per S-2721 Condition 5(c)(i) and Condition 5(c)(ii), the Applicant determined that the widening of Cherry Hill Road to accommodate the left-turn lanes will require relocation of the sidewalk, removal and replacement of mature street trees, removal of additional buffer trees in a designated conservation easement outside the right-of-way for Cherry Hill Road, and extensive re-grading of the slope along the east side of Cherry Hill Road adjacent to the residential Calverton community. These engineering requirements create impacts along Cherry Hill Road substantially greater than anticipated in 2008.

The Applicant, therefore, in coordination with MCDOT and Transportation Planning staff, has re-analyzed the need to provide the second left-turn lanes on northbound Cherry Hill Road at both Plum Orchard Drive and Broadbirch Drive. Though an APF extension was already granted by the Planning Board for the hospital development, the second left-turn lanes were conditioned to satisfy the General Standards for a Special Exception found in Section 59-G-1.21(a)(4), (8), and (9) of the Code, to further ensure the adequacy of public facilities to serve the proposed hospital and safety/security of residents, patients, visitors, or workers in the area of the subject site.

The staff consideration of the suitability of the proposed amendment to these conditions of approval is therefore guided by Section 59-G-1.3(c) regarding modifications. The operative consideration in the staff analysis is whether the modification to conditions substantially changes the effect on traffic or the immediate neighborhood. A summary of the relevant traffic analysis for the Cherry Hill Road intersections with Plum Orchard Drive and Broadbirch Drive is presented in Table 1.

**TABLE 1  
WASHINGTON ADVENTIST HOSPITAL – HOSPITAL RELOCATION PROJECT  
CAPACITY ANALYSIS CLV SUMMARY**

Intersections	Morning Peak-Hour				Evening Peak-Hour			
	Analysis Scenarios				Analysis Scenarios			
	6A	8	6BR	8BR	6A	8	6BR	8BR
Cherry Hill Rd/Plum Orchard Dr/Cloverpatch Dr	1,195	1,413	1,135	1,313	1,216	1,228	1,040	1,119
Cherry Hill Rd/Broadbirch Dr/Calverton Blvd	1,576	1,745	1,417	1,499	1,540	1,540	1,498	1,498

Notes:

1. All scenarios present Total (i.e., Build) Traffic Conditions
2. Scenario 6A and Scenario 8 represent the scenarios as defined at the time of S-2721 review
3. Scenario 6BR and Scenario 8BR represent the scenarios with “reduced background developments”, a scenario that provides contextual information
4. Scenario 6A and Scenario 6BR have dual northbound left-turn lanes at both intersections
5. Scenario 8 and Scenario 8BR have single northbound left-turn lanes at both intersections
6. CLV Congestion Standard as applicable to the Special Exception petition: 1,475 CLV

The operative comparison in Table 1 is between the performance of Scenario 6A (with dual left turn lanes at both intersections, as conditioned by S-2721) and Scenario 8 (with single left turn lanes at both intersections as currently proposed by the Applicant).

### Plum Orchard Drive Intersection

As shown in Table 1, the traffic analysis shows that there is very little change in Critical Lane Volumes (CLV) at the Cherry Hill Road/Plum Orchard Drive intersection with or without the northbound second left-turn lane. The Plum Orchard Drive intersection will continue to operate within the congestion standard of 1,475 CLV for the Fairland/White Oak Policy Area, which was in effect at the time of the filing of Applicant's special exception application. At this intersection, the benefit of the conditioned dual left turn lane is not to address congestion but rather to provide storage space for left turning vehicles. This objective can be achieved by extending the existing left-turn lane storage by approximately 200 feet, which will improve accessibility and safety for traffic passing through the intersection.

### Broadbirch Drive Intersection

As shown in Table 1, the removal of the second left turn lane at the Broadbirch Drive intersection has no effect on the PM peak hour CLV (1540 under both Scenario 6A and Scenario 8), as the left turn is not a critical movement during the PM peak period. However, the removal of the second left turn lane causes a substantial increase in the AM peak period CLV from 1576 to 1745.

The applicant has noted that the CLV at this location is affected by a substantial amount of traffic generated by other approved but unbuilt development in the West\*Farm Technology Park, scheduled to expire in July 2011. As shown in Scenario 8BR, if this traffic is removed from the intersection, the AM peak period CLV will be reduced to 1499, more comparable to both the 1475 congestion standard and the existing CLV of 1498. Staff does not condone reliance on future expiration of background traffic in any regulatory case, but does find this information to be of contextual value in considering alternative mitigation strategies.

MCDOT has determined, based on operational analysis, that the applicant must also signalize the Broadbirch Drive intersection with the Orchard Center Shopping Center driveway located approximately 500 feet west of Cherry Hill Road.

### Alternatives to Implement Transportation Improvements

MCDOT and Transportation Planning staff concur with the Applicant's analysis that construction of the second northbound Cherry Hill Road left-turn lanes at both Broadbirch Drive and at Plum Orchard Drive are not appropriate due to their impact. Condition 5(c)(vi) includes a payment-in-lieu-of-construction provision; the applicant can pay MCDOT to construct the improvement. This payment in lieu provision is commonly applied in cases such as this where right-of-way requiring eminent domain authority is needed. The Applicant has submitted a cost estimate indicating that the removal of the left turn lane at the Broadbirch Drive intersection will reduce their mitigation cost by \$488,000.

Transportation Planning staff finds that additional mobility is necessary to address the CLV impacts and the potential increase in average vehicle delay at the Cherry Hill Road/Broadbirch Drive intersection. We would prefer to find means to disperse traffic through a network of master planned roadways rather than widen existing arterial roads. The approved Site Plan includes Street A along

the Applicant's eastern boundary that would facilitate future connection to the Percontee site directly to the south. The East County Science Center Master Plan, added to our work program by the County Council this spring, provides an opportunity to designate Street A, along the Applicant's eastern boundary, as a master plan street that will extend in a southerly fashion to the FDA Access Road currently under construction.

The FDA Access Road is being constructed with a new signalized intersection on Cherry Hill Road. The Street A connection would provide a more direct route between the Hospital and Prince George's County, another means of access to Cherry Hill Road for all existing and future development in the West\*Farm Technology Park, and a means for FDA traffic to access West\*Farm sites without travelling along Cherry Hill Road. Construction of this street could be undertaken by MCDOT if it is designated as a master planned street and if the construction is not a condition of approval for development that may be proposed on the Percontee site.

Transportation Planning staff therefore recommend revising S-2721 Condition 5(c)(vi) and developing a new condition to facilitate the redirection of the Applicant's resources toward alternative mobility improvements serving the site. The Applicant would make a payment of \$488,000 to MCDOT in lieu of constructing the second left turn lane, prior to obtaining a building permit for the Hospital. These funds would be available to MCDOT to implement alternative traffic capacity and mobility improvements within the US 29/Cherry Hill area of the Fairland Master Plan. The future improvements shall be determined jointly by Transportation Planning and MCDOT staff.

CE:tc  
Attachment

cc: Dan Hardy  
Greg Leck  
Sarah Navid  
Eric Foster  
Victor Weissberg  
Bob Simpson  
Corren Giles  
Wes Guckert  
William Kominers  
Robert G. Brewer, Jr.

mmo to RK on WAH Site Plan Amendment.doc