



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

MCPB
Item
Date:

DATE: June 18, 2010
TO: Montgomery County Board of Appeals
FROM: Elsabett Tesfaye, Planner Coordinator (301) 495-1301
VIA: Rose Krasnow, Chief, Development Review Division
Ralph Wilson, Zoning Supervisor, Development Review Division
SUBJECT: Special Exception CBA-2521-K Montgomery General Hospital—Request for modification.

FILING DATE: March 3, 2010
PLANNING BOARD HEARING July 1, 2010
PUBLIC HEARING: July 9, 2010

Staff Recommendations: APPROVAL with conditions

The proposed modification would add a 3-story-addition above a recently constructed three-story patient building located on the main hospital campus that was approved in 2007. It would be the second and final phase of a planned six-story patient building. The proposed addition would complete a process of converting all hospital patient rooms from double to single occupancy. The nature, character, and scope of services at the hospital would not substantially change. There are no traffic, circulation, noise, or environmental issues associated with the proposed modification, provided that the recommended conditions are satisfied. The proposed modification meets all applicable requirements for approval of a special exception as specified in the Montgomery County Zoning Ordinance. Moreover, the modification is consistent with the recommendations of the 2005 Olney Master Plan.

The subject application will be the last in a series of modifications to the hospital facilities before completion of a campus master plan for The hospital. The hospital was required, as a condition of its most recent expansion approval, to prepare a long-range master plan describing anticipated changes in physical and operational characteristics of the hospital over the long term. All future hospital modifications will be reviewed in context of the campus master plan, which is expected to be completed on or before December 31, 2010.

Staff recommends approval of the proposed three story addition to an existing hospital patient building, with the following conditions:

1. All terms and conditions of previously approved special exceptions remain in full force and effect, except as modified by approval of this modification.
2. The addition of new space at the hospital under this modification is limited to 26,010 square feet. The total number of patient beds (202) must remain the same under this modification.

CBA-2521-K: MONTGOMERY GENERAL HOSPITAL



I. APPLICATION SUMMARY

Applicant	Montgomery General Hospital
Location	In the Northwest quadrant of the intersection of Olney-Sandy Spring Road and Prince Philip Drive and at the intersection of Prince Philip Drive, Tall Timbers Road and Brook Farm Drive
Site Size	46.46 ac
Current Zone	RE-2, R-200 and R-60
Master Plan	2005 Olney Master Plan
Proposed project and Use	A three-story addition to an existing building within a hospital campus (East Campus) to provide private occupancy patient rooms
Floor Area Proposed Project Total Hospital Campus	26,010 SF 660,660 SF
Onsite parking spaces proposed: East Campus West Campus Total	1,181 sp 499 sp 1,680 sp

II. STATEMENT OF THE CASE

The applicant, Montgomery General Hospital, requests a modification to its existing special exception (Case No. CBA-2521-J on the eastern portion of the hospital's campus which is zoned RE-2.



The hospital proposes to construct a three-story addition above an existing three story-patient building which was the subject of an earlier modification approved in CBA-2521-I in 2008 (On the first page, you say 2007). The existing three-story building was constructed with structural elements and shell space including an elevator tower. The applicant is now proposing to complete the second phase construction of the building, known as the “Western Addition” in a previous modification. The proposed three-story addition comprises 26,010 square feet of floor area. The proposed modification also includes renovation of 21,355 square feet of the unfinished space on the third floor of the existing building on which the proposed new addition will sit. The existing lower floors house the emergency department on the first floor and outpatient services and a dining hall on the second floor. No use is currently assigned to the third floor which will be renovated as part of this modification project. The proposed three-story addition will not result in an increase in the number beds which is currently 202, rather, it will create all single occupancy rooms and eliminate the existing double-occupancy rooms. No changes are expected in the hospital’s hours of operation or the number of hospital staff.

III. PROPERTY DESCRIPTION



Montgomery General Hospital is located in the northwest quadrant of the intersection of Olney-Sandy Spring Road and Prince Philip Drive and at the intersection of Prince Philip Drive, Tall Timbers Road, and Brook Farm Drive. The hospital property consists of 46.46 acres of land. The portion of the property that is the subject of the proposed modification (East Campus) is located on the east side of Prince Philip Drive and consists of

approximately 27.19 acres of land. It’s improved with the main hospital building, several other professional and medical office buildings (including modifications and additions approved in CBA-2521-I), a three-level parking garage, and surface parking lots. The East Campus is directly accessed from Prince Philip Drive and is located on the portion of the hospital’s property that is zoned RE-2. The northernmost portion of the East Campus site lies within a stream valley buffer. The East Campus is separated from the West Campus by Prince Philip Drive. Special exception CBA-2521-J was approved in January of 2010 for construction of two, 4-story, medical office buildings, each of which contains approximately 60,000 square feet of floor area. Construction of the medical office buildings on the West Campus has not yet commenced. The West Campus is already improved with a day care facility for senior adults located at the north end of the Campus.

IV. NEIGHBORHOOD DESCRIPTION

The surrounding, neighborhood is generally defined by the following boundaries.

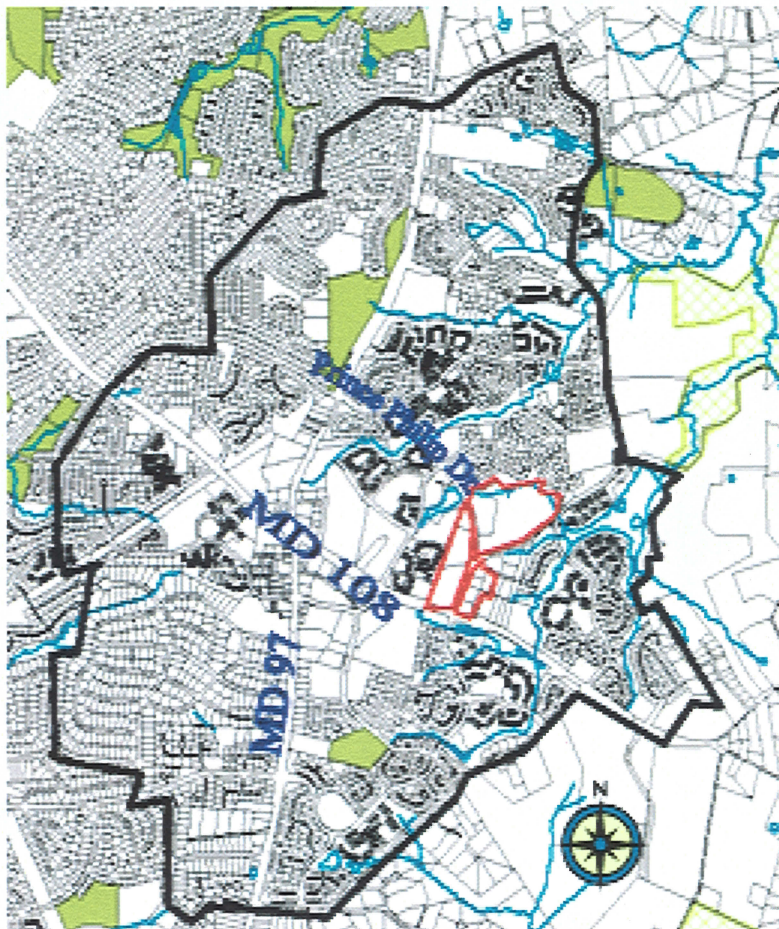
North:	Gold Mine Road
East:	Old Baltimore Road, James Creek and Old Vick Boulevard
South:	Old Baltimore Road
West:	Blossom View Drive, Queen Elizabeth Drive, Heritage Hills Drive and Gold Mine Road.

The neighborhood boundaries for this application are the same as in the previous application CBA-2521-J.

The neighborhood is predominantly residential with a concentration of commercial, retail, and office uses around the intersection of MD 97 and MD 108, which consists of approximately 90-acres and is identified as the Olney Town Center in the Olney Master Plan. The neighborhood also includes three churches, a library, and two elementary schools. MD 97 traverses the neighborhood from north to south and MD 108 traverses the neighborhood from east to west, intersecting closer to the middle portion of the neighborhood.

The northern portion of the neighborhood is developed with single-family houses in the RE-2/TDR and R-2 zones. The northern-most part of the neighborhood also includes a 23-acre church (the Marian Fathers Novitiate). The Montgomery General Hospital campuses are located in the eastern portion of the neighborhood, east of Georgia Avenue. The Main (East) Campus is separated from the residential developments to the north by a stream valley buffer.

The area east of the hospital is sparsely developed with single family homes in the R-200 and RE-2/TDR zones and also contains a stream valley. The Brooke Grove Elementary School is located



along the eastern boundary of the neighborhood, northeast of the hospital campus in the RE-2/TDR zone. The St. Peter's Catholic Church and Day School is also located in the eastern portion of the neighborhood on the south side of MD 108. A mixture of residential uses, including townhouses and single-family dwellings in the R-90, R-200 and RE-2/TDR zones, is located farther south.

A mixture of office and commercial uses exists within the Village Mart Shopping Center, Olney Shopping Center, Olney Town Center Shopping Center, and Olney Shops, all of which are located in the western portion of the neighborhood at and near the intersection of MD 97 and MD 108 in the MXTC zone. The Safeway and Giant grocery stores are also located in the area along

the north and south side of Spartan Road. The hospital's West Campus (the subject site), is located east of the Olney Town Center Shopping Center, separated from the shopping center with townhouse developments in the PD-90 zone. The Olney Library, Refuge Church of Christ, St. John's Episcopal Church and the Olney Elementary School are also located in the western portion of the neighborhood.

V. PLANNING AND ZONING HISTORY

Montgomery General Hospital has been at the subject location since 1971. Various special exceptions and modifications have been granted to the hospital over the past thirty-five years. Major hospital expansions (buildings and acreage) took place in the mid 90s and the early part of 2000. In January of 2008, CBA-2521-I was approved for modifications to the Main Campus (East Campus) including additions, modification and upgrades to various facilities. The most recent application, CBA-2521-J, sought approval to construct two, 4-story, 55-foot high medical office buildings with a total floor area of 120,000 square feet. The Board of Appeals approved the application in January of 2010.

The properties that are currently owned by the hospital were placed in the R-A zone with the 1954 amendment of the Zoning Map. In 1967 the site was zoned R-90, R-R and R-A. The R-A zone was later renamed RE-2. The 1980 Sectional Map Amendment rezoned the R-90 and part of the R-R zoned portion of the site to the R-60 and RE-2 zones and the remainder of the R-R zoned portion to the R-200 zone. The approved 2005 Olney Sectional Map amendment (G-838) retained the property in the RE-2, R-60 and R-200 zones.

VI. MASTER PLAN

The proposed modification on the West Campus is consistent with the vision and recommendations of the 2005 Olney Master Plan. The master plan recognizes the central role Montgomery General Hospital plays in Olney. The Plan notes that the hospital is the largest employer in the area and that the facility is expected to grow approximately 10 percent over the next 10 years.

Although the plan focuses commercial growth in Olney on the mixed-use Town Center and discourages any rezoning or special exception petitions that are outside the Town Center, the Plan states that "future expansion of Montgomery General Hospital should be supported on its main campus as well as on the vacant site across the street from the main campus." Special Exception CBA-2521-J was approved in 2010 for the construction, on a vacant site, of two physician office buildings with a total floor area of 120,000 foot and a parking lot with 499 spaces.

VII. COMMUNITY CONCERNS

No objections or concerns have been raised by the adjoining neighbors or others regarding the proposed three-story addition.

VIII. TRANSPORTATION

Transportation planning staff has indicated that Adequate Public Facility (APF) Review for the proposed modification does not require a traffic study since the proposed expansion of the hospital building will not generate any new peak hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods.

The Transportation Planning Staff has recommended the following conditions:

1. The applicant must limit addition of new space at the hospital related to this special exception modification request to 26,010 square feet. The number of patient beds at the hospital must remain at 202.

IX. ENVIRONMENT

Environmental planning staff supports approval of the special exception provided that all previous conditions of approval in CBA-2521-I related to environmental/forest concerns remain in full force and effect.

Excerpts from their memo are included below:

Special Exception Required Findings

Section 59-G-1.21(a) (6) of the Montgomery County Zoning Ordinance reads as follows:

(6) Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The applicant's Statement of Operations doesn't specifically address the issue of whether the proposal will cause any objectionable noise and vibrations from proposed mechanical equipment. However, the site plan shows that the proposed mechanical equipment will be located on top of the 6 story building (West Tower) whereas it is currently on top of the 3 story building. Staff anticipates that no objectionable noise and vibration will be created given that the mechanical equipment will still be located on the roof of the West Tower.

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) #42001195E was recertified for the site which is in the Hawlings River subwatershed of the Patuxent River basin designated as IV/IV-P waters. Stream buffers and areas of 100-year floodplain are on-site and the entire site is within the Patuxent River Primary Management Area (PMA). The Montgomery County *Countywide Stream Protection Strategy (MCSPS)* lists stream quality and current habitat status as 'excellent.'

Forest Conservation

The site's exemption #42001195E from the Montgomery County Forest Conservation law in was recertified on February 8, 2007. A Planting Plan was approved in January 2010 to expand an existing category 1 conservation easement on the north side of the site as a condition of approval in CBA-2521-I. The required planting was completed in the autumn of 2009 per the approved Planting Plan.

Master Plan Considerations

The Environmental Resources chapter of the 2005 Olney Master Plan recognizes the Patuxent River and Hawlings River watersheds as significant natural resources. The Olney Planning Area includes a portion of the Patuxent River mainstem watershed and the entirety of the Hawlings River watershed. The Hawlings River

joins the Patuxent River mainstem downstream of the Triadelphia Reservoir. The Master Plan is silent as to a future comprehensive review of the hospital site. During the review of CBA-2521-J, Planning Department staff encouraged the applicants to prepare a comprehensive health campus master plan which would include consideration of how best to implement objectives in the Environmental Resources chapter with regard to the site's location in these two significant watersheds .. The applicants agreed to prepare a comprehensive plan after the review of the subject CBA modification.

Stormwater Management

Revisions to the existing approved stormwater management plan are not required for modification to an existing building.

X. GENERAL DEVELOPMENT STANDARDS (§ 59-G-1.23)

- a. **Development Standards-59-G-1.23 (a): Special exceptions are subject to the development standards of the applicable zone where the special exception is located, except when the standard is specified in Section G-1.23 or in Section G-2.**

The following table summarizes the relevant development standards for the RE-2 zone, applicable to the proposed modification:

Development Standard	Required (current)	Proposed/Existing
Minimum Lot Area 59-G-2.31 (1)	5 ac	East(main) Campus: 27.19 ac West Campus: 14.61 ac Misc Parcels.....4.66 Total: 46.46
Minimum lot Frontage 59-G-2.31 (2))	200 ft	927.10 ft
Minimum Building Setback: 59-G-2.31 (3)	a distance equal to the height of that portion of the building, where the adjacent land is zoned single-family detached residential or is used solely for single-family detached residences, and in all other cases not less than 50 feet from a lot line.	327 ft
Maximum Building Height 59-G-2.31 (6)	145 ft	73 ft

- b. **Parking Requirements—59-G-1.23 (b): Special exceptions are subject to all relevant requirements of Article 59-E. Moreover, Section 59-G-2.31 (4) specifies the following:**

Off-street parking: Off-street parking shall be located so as to achieve a maximum of coordination between the proposed development and the surrounding uses and a maximum of safety, convenience and amenity for the residents of neighboring areas. Parking shall be limited to a minimum in the front yard. Subject to prior board approval, a hospital may charge a reasonable fee for the use of off-street parking.

Green area shall be located so as to maximize landscaping features, screening for the residents of neighboring areas and to achieve a general effect of openness.

Section 59-E-3.7—Parking requirements:

Office, professional, nonresidential: Five parking spaces for each 1,000 square feet of gross floor area of the building.

Section 59-E-2.3—Bicycle and Motorcycle Parking:

- (a) All parking facilities containing more than 50 parking spaces shall provide one bicycle parking space or locker for each 20 automobile parking spaces in the facility. Not more than 20 bicycle parking stalls or lockers shall be required in any one facility.
- (d) All parking facilities containing more than 50 parking spaces shall provide motorcycle stalls equal to at least 2 percent of the number of auto spaces. Not more than 10 motorcycle stalls shall be required on any one lot.

<u>Parking Requirements</u>	<u>Required</u>	<u>Proposed/Existing</u>
<u>East (main) Campus</u>		
Physicians' Office Buildings I and II		
5 sp/ 1,000 sf/135,000	675	
1sp/ 1,000 sf= 525,660 SF/1,000=	526 sp	
1sp/resident doctor=1sp/15 doc=	15 sp	
Reserved sp for visiting staff doctor=	17 sp	
1 sp/3 employees 450 employees/3	150 sp	
Total spaces required/provided for East Campus	1,383 sp	1,181
<u>West Campus</u>		
5 sp/ 1,000 sf 120,000 X 5/1000	600 sp	499
Waiver granted in 2010 for West Campus:	-101 sp	
Total	499	
<hr/>		
Total spaces required for entire Hospital Campus (1,981 sp -101 sp)	1,882	
Total spaces provided for entire Hospital Campus		1,680

The applicant calculated their parking requirement based on the approved plan in Special Exception CBA-2521-J for a modification on the West Campus. The proposed parking schedule did not account for the following two elements:

1. The parking spaces for the existing two medical physician office buildings (POB #1 and POB #2) on the main campus should have been separately calculated at the rate of 5 sp/ 1,000 sf.

2. The square footage (26,010) of the proposed addition was not included in the total hospital square footage.

As shown on the above table, there is an existing deficit of at least 202 parking spaces based on the parking needs of the entire hospital campus. As noted earlier, the subject application is the last application for modification before the applicant prepares its comprehensive campus plan, identifying the hospital's long-range expansion plans. The overall parking requirement for the hospital complex will be comprehensively addressed in the hospital campus plan, which will include a future multi-level parking structure for the West Campus.

- c. **Forest Conservation-59-G-23 (d): If a special exception is subject to Chapter 22A, the Board must consider the preliminary forest conservation plan required by that Chapter when approving the special exception application and must not approve a special exception that conflicts with the preliminary forest conservation plan.**

Environmental planning staff has indicated that "the site's exemption from the Montgomery County Forest Conservation law in #42001195E was recertified on February 8, 2007. A Planting Plan was approved in January 2010 to expand an existing category 1 conservation easement on the north side of the site as a condition of approval in CBA-2521-I. The required planting was completed in the autumn of 2009 per the approved Planting Plan."

- d. **Signs—59-G-23(f): The display of a sign must comply with Article 59-F.**

No new sign is proposed. Any temporary construction signs must comply with all applicable requirements of Article 59-F. All signs placed on the property must meet the requirements of Section 59-F-4.2 (a) in terms of number, location and area and Section 59-F-4.1 (e) regarding illumination

- e. **Building compatibility in residential zones —59-G-23 (g): Any structure that is constructed, reconstructed or altered under a special exception in a residential zone must be well related to the surrounding area in its sitting, landscaping, scale, bulk, height, materials, and textures, and must have a residential appearance where appropriate. Large building elevations must be divided into distinct planes by wall offsets or architectural articulation to achieve compatible scale and massing.**

As has been the case with the previously approved modifications to the hospital, the proposed modification complements the existing structures on the main campus in terms of scale, massing design and function. The building associated with the proposed modification would be well-related to the surrounding area. The three story addition is the second phase of a six story patient building; the first phase of the building was approved in CBA-2521 I. The planned construction of the additional three-stories was anticipated at the time that both CBA-252-I and CBA-2521-J were approved.

- f. **Lighting in residential zones —59-G-23(h): All outdoor lighting must be located, shielded, landscaped, or otherwise buffered so that no direct light intrudes into an adjacent residential property. The following lighting standards must be met unless the Board requires different standards for a recreational facility or to improve public safety:**

- (1) **Luminaires must incorporate a glare and spill light control device to minimize glare and light trespass.**
- (2) **Lighting levels along the side and rear lot lines must not exceed 0.1 foot candles.**

The photometric study (Photometric Site plan E1.1p) submitted with the application shows that the proposed modification satisfies this requirement.

XI. STANDARD FOR EVALUATION (§59-G-1.2.1)

A special exception must not be granted without the findings required by this Article. In making these findings, the Board of Appeals, Hearing Examiner, or District Council, as the case may be, must consider the inherent and non-inherent adverse effects of the use on nearby properties and the general neighborhood at the proposed location, irrespective of adverse effects the use might have if established elsewhere in the zone. Inherent adverse effects are the physical and operational characteristics necessarily associated with the particular use, regardless of its physical size or scale of operations. Inherent adverse effects alone are not a sufficient basis for denial of a special exception. Non-inherent adverse effects are physical and operational characteristics not necessarily associated with the particular use, or adverse effects created by unusual characteristics of the site. Non-inherent adverse effects, alone or in conjunction with inherent adverse effects, are a sufficient basis to deny a special exception.

As established in previous special exception cases, seven criteria are used to identify the physical and operational characteristics of a use. Those criteria are size, scale, scope, lighting, noise, traffic, and the environment. For the instant case, analysis of inherent and non-inherent adverse effects must establish what physical and operational characteristics are necessarily associated with a Hospital use.

As established in recent cases, inherent characteristics of a hospital include the following:

- A large, high-bulk physical plant, with some visual impact on its surroundings;
- hospital operations running round the clock, seven days per week;
- a large staff; a large number of patients and visitors;
- physician offices affiliated with the hospital,
- a significant amount of traffic and parking commensurate with the number of staff and patients;;
- a certain amount of operational noise e.g. air conditioning systems;
- a large amount of bio and other waste which must be carefully disposed-of;
- a significant amount of external lighting needed for safety; and
- Emergency helipad.

The primary characteristic associated with this modification is a slight increase in building density relative to existing development on the hospital campus. The proposed three-story addition completes a partially constructed building and complements the existing structures on the main campus in terms of scale, massing, design and function.

A photometric study was submitted with the application to show that the proposed modification meets the lighting requirement. The lighting plan adequately and efficiently covers the main vehicular access to the site, as well as the parking and loading areas, in order to create a safe

vehicular and pedestrian environment. The proposed addition is not likely to result in adverse operational characteristics such as noise or more traffic to the site. (appears below)

Given the prevailing characteristics of the development and uses surrounding the site, it is not anticipated that the use would cause objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity.

With the recommended conditions of approval, the inherent impacts associated with this application are not sufficient to warrant a denial of the special exception petition. There are no non-inherent impacts.

XII. GENERAL CONDITIONS (§59-G-1.21)

(a) A special exception may be granted when the Board, the Hearing Examiner, or the District Council, as the case may be, finds from a preponderance of the evidence of record that the proposed use:

(1) Is a permissible special exception in the zone.

The hospital site is located in the RE-2 zone, which permits the proposed special exception.

(2) Complies with the standards and requirements set forth for the use in Division 59-G-2. The fact that a proposed use complies with all specific standards and requirements to grant a special exception does not create a presumption that the use is compatible with nearby properties and, in itself, is not sufficient to require a special exception to be granted.

The proposal is in compliance with the special exception requirements of Section 59-G-2.31 and Section 59-G-1-21(a) (2) of the Zoning Ordinance.

(3) Will be consistent with the general plan for the physical development of the District, including any master plan adopted by the Commission. Any decision to grant or deny a special exception must be consistent with any recommendation in a master plan regarding the appropriateness of a special exception at a particular location. If the Planning Board or the Board's technical staff in its report on a special exception concludes that granting a particular special exception at a particular location would be inconsistent with the land use objectives of the applicable master plan, a decision to grant the special exception must include specific findings as to master plan consistency.

No master plan issues are associated with this application.

(4) Will be in harmony with the general character of the neighborhood considering population density, design, scale and bulk of any proposed new structures, intensity and character of activity, traffic and parking conditions and number of similar uses. The Board or Hearing Examiner must consider whether the public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the special exception application was submitted.

With the recommended conditions, the proposed modification will be in harmony with the general character of the neighborhood and will not adversely affect surrounding properties or the general neighborhood. The hospital has been at the same location for over thirty years and has had over 30 special exception modifications.

During the review of previous application CBA-2521-J, staff expressed concerns regarding the potential cumulative impact of the piecemeal expansion of the hospital, in terms of impact on adjacent roads, less than optimal on-site circulation, an inadequate overall number of parking spaces, and inefficient layout of hospital facilities. For this reason, the applicant was required to provide a long-range master plan for the hospital campus, describing anticipated changes in physical and operational characteristics over the long term, including but not limited to, existing and future buildings, parking, access roads, pedestrian circulation and roadway connection options.

- (5) **Will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

As currently proposed and with the recommended conditions, the proposed use will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties or the general neighborhood. Completion of the long-range campus master plan will provide a better context for evaluating potential adverse impacts associated with future hospital expansion proposals.

- (6) **Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

Given the prevailing characteristics of the development and uses surrounding the site, it is not anticipated that the proposed three-story addition would cause objectionable noise, vibrations, fumes, odors, dust, illumination, glare, or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone

- (7) **Will not, when evaluated in conjunction with existing and approved special exceptions in any neighboring one-family residential area, increase the number, intensity, or scope of special exception uses sufficiently to affect the area adversely or alter the predominantly residential nature of the area. Special exception uses that are consistent with the recommendations of a master or sector plan do not alter the nature of an area.**

The proposed three story addition will not increase the number, intensity, or scope of approved special exceptions in the area.

In CBA-2521-J, the applicant consolidated all applicable previous special exceptions under a single special exception that now covers the entire hospital

campus. There were two exceptions to the consolidation, both located on the West Campus:

- Special exception S-511- A service Organization (“Thrift Shop”) operated by Women’s Board of Montgomery General Hospital. Granted, November 11, 1976
- Special exception S-1920 and S-1921: an adult day care facility for the elderly and a group residence for 9-14 elderly persons. Granted, April 30, 1992.

- (8) **Will not adversely affect the health, safety, security, morals or general welfare of residents, visitors or workers in the area at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.**

The proposed modification will not adversely affect the health, safety, security, morals or welfare of residents, visitors or workers in the area.

- (9) **Will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage and other public facilities.**

(A) **If the special exception use requires approval of a preliminary plan of subdivision, the Planning Board must determine the adequacy of public facilities in its subdivision review. In that case, approval of a preliminary plan of subdivision must be a condition of granting the special exception.**

(B) **If the special exception does not require approval of a preliminary plan of subdivision, the Board of Appeals must determine the adequacy of public facilities when it considers the special exception application. The Board must consider whether the available public facilities and services will be adequate to serve the proposed development under the Growth Policy standards in effect when the application was submitted.**

The application is not subject to preliminary plan review. The property is currently served by adequate sewer and water services that are also adequate to serve the proposed improvements.

Transportation planning staff’s review of the proposed three story addition reveals that the granting of the requested special exception would not have an adverse effect on the nearby road system. Transportation planning staff’s comments regarding the adequacy of transportation facilities to serve the proposed modification follow:

Adequate Public Facilities Review

The APF review for this special exception modification request did not require a traffic study according to the *Local Area Transportation Review (LATR)/Policy Area Mobility Review (PAMR) Guidelines* since the proposed expansion of the main

hospital building will not generate any new peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods. The purpose of the expansion is to allow the hospital to convert double occupancy rooms to single-occupancy rooms and maintain the current patient bed count (202 beds) at the hospital.

The Transportation Statement dated February 24, 2010, submitted by the applicant's consultant, satisfies the APF submission requirement for this petition.

- (C) With regard to public roads, the Board or the Hearing Examiner must further find that the proposed development will not reduce the safety of vehicular or pedestrian traffic**

In granting both of the last two applications for modifications (CBA-2521-I and CBA-2521-J), the Board of Appeals found no evidence that the proposed modifications will reduce the safety of vehicular or pedestrian traffic. There is no contrary evidence to the Board's findings.

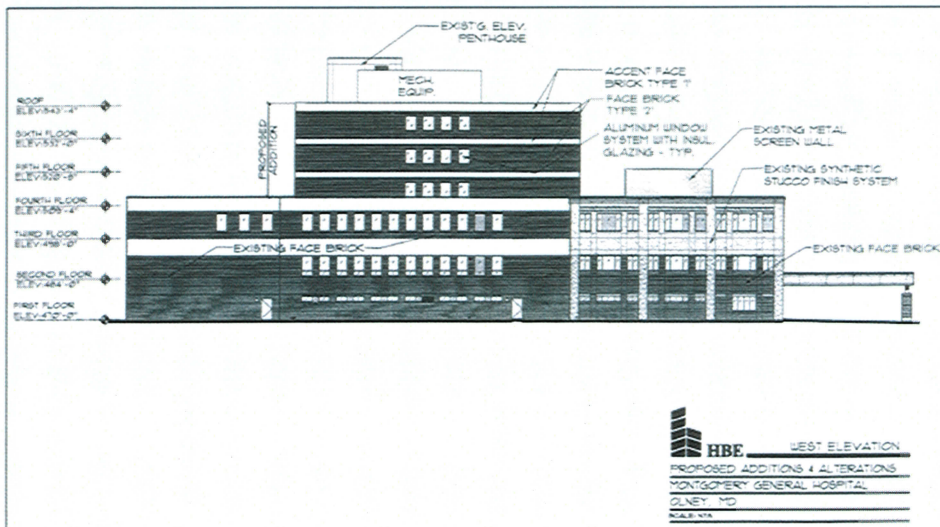
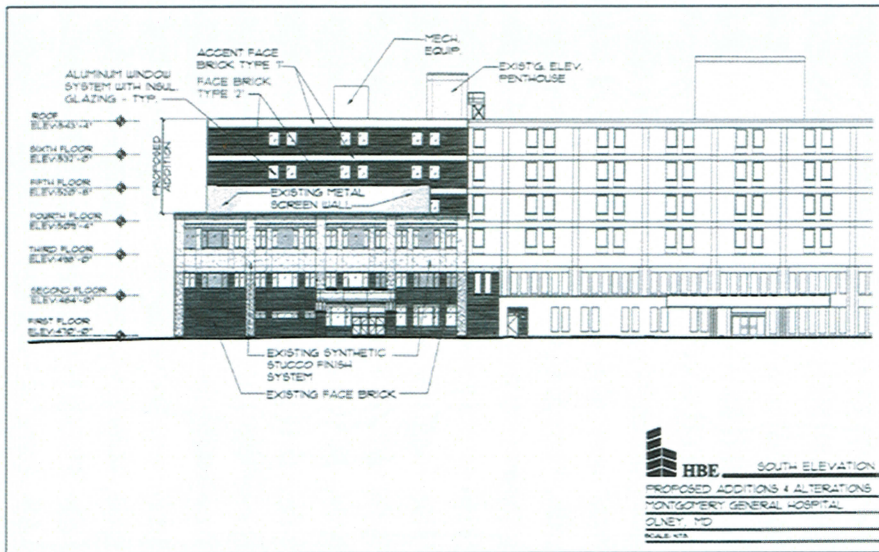
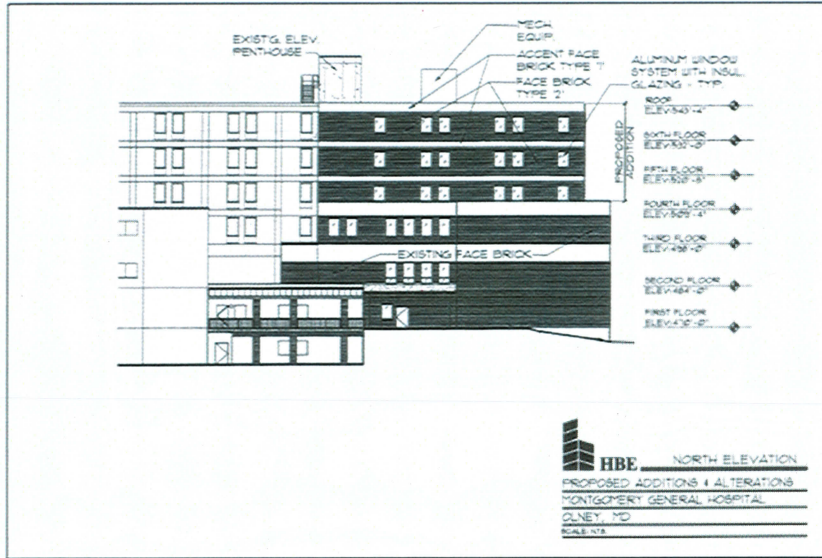
- (b) Nothing in this Article relieves an applicant from complying with all requirements to obtain a building permit or any other approval required by law. The Board's finding of any facts regarding public facilities does not bind any other agency or department, which approves or licenses the project.**

No finding is required.

- (c) The applicant for a special exception has the burden of proof to show that the proposed use satisfies all applicable general and specific standards under this Article. This burden includes the burden of going forward with the evidence, and the burden of persuasion on all questions of fact.**

The applicant has met the burden of proof under Sections 59-G-2.31: Hospitals (specific requirements) and 59-G-21(a): General Conditions.

ELEVATIONS



XIII. STANDARD AND REQUIREMENTS § 59-G-2

Specific Special Exception Requirements:

Pursuant to § 59-G-2.31 A hospital or sanitarium building may be allowed, upon a finding by the board that such use will not constitute a nuisance because of traffic, noise or number of patients or persons being cared for; that such use will not affect adversely the present character or future development of the surrounding residential community; and if the lot, parcel or tract of land on which the buildings to be used by such institution are located conforms to the following minimum requirements; except, that in the C-2 and C-O zones, the minimum area and frontage requirements shall not apply:

- (1) **Minimum area. Total area, 5 acres.**

The entire hospital campus comprises approximately 46.46 acres of land.

- (2) **Minimum frontage. Frontage, 200 feet.**

The proposal complies with this requirement. The property has 1,707 feet of frontage along Brook Farm Drive and 927 feet of frontage along Prince Philip Drive.

- (3) **Setback: No portion of a building shall be nearer to the lot line than a distance equal to the height of that portion of the building, where the adjoining or nearest adjacent land is zoned single-family detached residential or is used solely for single-family detached residences, and in all other cases not less than 50 feet from a lot line.**

The proposal satisfies this requirement. The applicant's site plan shows that the proposed addition is set back 327 feet from the lot line.

- (4) **Off-street parking: Off-street parking shall be located so as to achieve a maximum of coordination between the proposed development and the surrounding uses and a maximum of safety, convenience and amenity for the residents of neighboring areas. Parking shall be limited to a minimum in the front yard. Subject to prior board approval, a hospital may charge a reasonable fee for the use of off-street parking. Green area shall be located so as to maximize landscaping features, screening for the residents of neighboring areas and to achieve a general effect of openness.**

The inventory of all off-street parking spaces for the hospital indicates that the total number of spaces are short by 202 spaces from the total 1,882 spaces required for existing and recently approved improvements and uses. The proposed addition does not require an increase in the number of parking spaces. The deficiency in the required number of parking spaces is better addressed with the preparation of the hospital's campus plan, which will provide an opportunity to develop a more accurate assessment of the hospital's parking needs.

- (5) **Commission recommendation:** The board or The applicant shall request a recommendation from the commission with respect to a site plan, submitted by The applicant, achieving and conforming to the objectives and requirements of this subsection for off-street parking and green area.

The applicant did not submit a site plan nor is a site plan required in this case.

- (6) **Building height limit:** Building height limit, 145 feet.

Building height for the proposed modification is well within the 145 feet maximum height. The building with the proposed addition will measure no more than 73 feet, including the elevator tower

- (7) **Prerequisite.** A resolution by the health services planning board approving the establishment of the hospital shall be filed with the petition for a special exception.

Not applicable

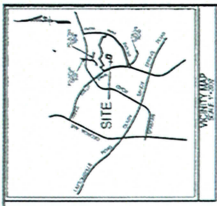
XV. CONCLUSION

Based on the forgoing analysis, staff recommends approval of Special Exception Application CBA-2521-K, with the conditions found at the beginning of this staff report.

CBA-2521-K/ Staff Report/ET/ 6/18/10

Attachments

Attachments



SCALE 1" = 30'

GENERAL NOTES:

1. Existing topography by L&A and others; boundary prepared by L&A; Z
2. Domestic water, sewer, fire protection and electrical service will be installed
3. All utility lines are shown as approximate locations
4. The existing topography is an indicated structure.
5. Water & Sewer VSSC
6. Gas VSSC
7. Fire Protection VSSC
8. Electrical VSSC
9. Telephone VSSC
10. All other utility lines are shown as approximate locations
11. No other utility lines are shown as approximate locations
12. There are no other utility lines associated with this property
13. 105' Area Boundary dimensions are shown as a 105' x 105' Area
14. 20' Area Boundary dimensions are shown as a 20' x 20' Area
15. 20' Area Boundary dimensions are shown as a 20' x 20' Area
16. 20' Area Boundary dimensions are shown as a 20' x 20' Area
17. 20' Area Boundary dimensions are shown as a 20' x 20' Area
18. 20' Area Boundary dimensions are shown as a 20' x 20' Area
19. 20' Area Boundary dimensions are shown as a 20' x 20' Area
20. 20' Area Boundary dimensions are shown as a 20' x 20' Area
21. 20' Area Boundary dimensions are shown as a 20' x 20' Area
22. 20' Area Boundary dimensions are shown as a 20' x 20' Area
23. 20' Area Boundary dimensions are shown as a 20' x 20' Area
24. 20' Area Boundary dimensions are shown as a 20' x 20' Area
25. 20' Area Boundary dimensions are shown as a 20' x 20' Area
26. 20' Area Boundary dimensions are shown as a 20' x 20' Area
27. 20' Area Boundary dimensions are shown as a 20' x 20' Area
28. 20' Area Boundary dimensions are shown as a 20' x 20' Area
29. 20' Area Boundary dimensions are shown as a 20' x 20' Area
30. 20' Area Boundary dimensions are shown as a 20' x 20' Area
31. 20' Area Boundary dimensions are shown as a 20' x 20' Area
32. 20' Area Boundary dimensions are shown as a 20' x 20' Area
33. 20' Area Boundary dimensions are shown as a 20' x 20' Area
34. 20' Area Boundary dimensions are shown as a 20' x 20' Area
35. 20' Area Boundary dimensions are shown as a 20' x 20' Area
36. 20' Area Boundary dimensions are shown as a 20' x 20' Area
37. 20' Area Boundary dimensions are shown as a 20' x 20' Area
38. 20' Area Boundary dimensions are shown as a 20' x 20' Area
39. 20' Area Boundary dimensions are shown as a 20' x 20' Area
40. 20' Area Boundary dimensions are shown as a 20' x 20' Area
41. 20' Area Boundary dimensions are shown as a 20' x 20' Area
42. 20' Area Boundary dimensions are shown as a 20' x 20' Area
43. 20' Area Boundary dimensions are shown as a 20' x 20' Area
44. 20' Area Boundary dimensions are shown as a 20' x 20' Area
45. 20' Area Boundary dimensions are shown as a 20' x 20' Area
46. 20' Area Boundary dimensions are shown as a 20' x 20' Area
47. 20' Area Boundary dimensions are shown as a 20' x 20' Area
48. 20' Area Boundary dimensions are shown as a 20' x 20' Area
49. 20' Area Boundary dimensions are shown as a 20' x 20' Area
50. 20' Area Boundary dimensions are shown as a 20' x 20' Area
51. 20' Area Boundary dimensions are shown as a 20' x 20' Area
52. 20' Area Boundary dimensions are shown as a 20' x 20' Area
53. 20' Area Boundary dimensions are shown as a 20' x 20' Area
54. 20' Area Boundary dimensions are shown as a 20' x 20' Area
55. 20' Area Boundary dimensions are shown as a 20' x 20' Area
56. 20' Area Boundary dimensions are shown as a 20' x 20' Area
57. 20' Area Boundary dimensions are shown as a 20' x 20' Area
58. 20' Area Boundary dimensions are shown as a 20' x 20' Area
59. 20' Area Boundary dimensions are shown as a 20' x 20' Area
60. 20' Area Boundary dimensions are shown as a 20' x 20' Area
61. 20' Area Boundary dimensions are shown as a 20' x 20' Area
62. 20' Area Boundary dimensions are shown as a 20' x 20' Area
63. 20' Area Boundary dimensions are shown as a 20' x 20' Area
64. 20' Area Boundary dimensions are shown as a 20' x 20' Area
65. 20' Area Boundary dimensions are shown as a 20' x 20' Area
66. 20' Area Boundary dimensions are shown as a 20' x 20' Area
67. 20' Area Boundary dimensions are shown as a 20' x 20' Area
68. 20' Area Boundary dimensions are shown as a 20' x 20' Area
69. 20' Area Boundary dimensions are shown as a 20' x 20' Area
70. 20' Area Boundary dimensions are shown as a 20' x 20' Area
71. 20' Area Boundary dimensions are shown as a 20' x 20' Area
72. 20' Area Boundary dimensions are shown as a 20' x 20' Area
73. 20' Area Boundary dimensions are shown as a 20' x 20' Area
74. 20' Area Boundary dimensions are shown as a 20' x 20' Area
75. 20' Area Boundary dimensions are shown as a 20' x 20' Area
76. 20' Area Boundary dimensions are shown as a 20' x 20' Area
77. 20' Area Boundary dimensions are shown as a 20' x 20' Area
78. 20' Area Boundary dimensions are shown as a 20' x 20' Area
79. 20' Area Boundary dimensions are shown as a 20' x 20' Area
80. 20' Area Boundary dimensions are shown as a 20' x 20' Area
81. 20' Area Boundary dimensions are shown as a 20' x 20' Area
82. 20' Area Boundary dimensions are shown as a 20' x 20' Area
83. 20' Area Boundary dimensions are shown as a 20' x 20' Area
84. 20' Area Boundary dimensions are shown as a 20' x 20' Area
85. 20' Area Boundary dimensions are shown as a 20' x 20' Area
86. 20' Area Boundary dimensions are shown as a 20' x 20' Area
87. 20' Area Boundary dimensions are shown as a 20' x 20' Area
88. 20' Area Boundary dimensions are shown as a 20' x 20' Area
89. 20' Area Boundary dimensions are shown as a 20' x 20' Area
90. 20' Area Boundary dimensions are shown as a 20' x 20' Area
91. 20' Area Boundary dimensions are shown as a 20' x 20' Area
92. 20' Area Boundary dimensions are shown as a 20' x 20' Area
93. 20' Area Boundary dimensions are shown as a 20' x 20' Area
94. 20' Area Boundary dimensions are shown as a 20' x 20' Area
95. 20' Area Boundary dimensions are shown as a 20' x 20' Area
96. 20' Area Boundary dimensions are shown as a 20' x 20' Area
97. 20' Area Boundary dimensions are shown as a 20' x 20' Area
98. 20' Area Boundary dimensions are shown as a 20' x 20' Area
99. 20' Area Boundary dimensions are shown as a 20' x 20' Area
100. 20' Area Boundary dimensions are shown as a 20' x 20' Area

DATE: 08/01/2013

Item	Description	Notes
Site & Elevation	Revised/Added	Proposed
Area	9 Acres	27.18 Acres
Volume	148,000 cu yd	150,000 cu yd
Weight	1,000,000 lbs	1,000,000 lbs
Permit Fee	200	200
Utility Fee	148,000	148,000
Other Fee		
Total		148,200

PROFESSIONAL CERTIFICATION
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that the above is a true and correct copy of the original as shown to me by the Applicant.



OWNER/APPLICANT:
MONTGOMERY GENERAL HOSPITAL, INC.
18101 PRINCE PHILIP DR.
CONTACT: MR. HAROLD M. PICKETT
(301) 774-8771

MISS UTILITY NOTE
NO MISS UTILITY NOTES FOR THIS PROJECT.

SPECIAL EXCEPTION SITE PLAN

MONTGOMERY GENERAL HOSPITAL
OLNEY (8TH) ELECTION DISTRICT
MONTGOMERY COUNTY, MD
LIBER 3079, 3629, 5303 and FOLIO 90, 111, 583

PROJECT NO.: 0685-13.00
DATE: 1-1-13

LS L&A Associates, Inc.
3100 Rockville Pike, Suite 100
Rockville, MD 20850
Tel: 301-581-3700 Fax: 301-581-3900







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

MEMORANDUM

TO: Elsabett Tesfaye, Planner Coordinator, Development Review

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

FROM: Lori Shirley, Planner Coordinator, Environmental Planning 

DATE: June 10, 2010

SUBJECT: Special Exception Modification No. CBA-2521-K Montgomery General Hospital

RECOMMENDATION

Environmental Planning staff recommends **approval** of special exception modification CBA-2521-K for the Montgomery General Hospital Main Campus with the understanding that all previous conditions of approval in CBA-2521-I related to environmental/forest concerns remain in full force and effect.

FINDINGS

Staff believes the required findings in Section 59-G-1.21(a) (6) of the Montgomery County Zoning Ordinance continue to be met based on the intention to locate all proposed mechanical equipment on the rooftop of the building new construction, as it is today.

Background/Proposal

The hospital site contains 27.19 acres zoned RE-2, R-200 and R-60 in the Olney Planning Area. This proposal represents a modification to previously approved Special Exception CBA-2521 associated with the main hospital facility located on the East Campus and is for vertical expansion of the existing West Tower hospital building (adding three new floors to the three floor building) for 26,010 square feet of new construction on the hospital's East Campus. Recent modifications include CBA-2521-I (2007) and CBA-2521-J (2009), the latter for development of the West Campus with two medical office buildings and a ground-level parking lot. The purpose of the condition in CBA-2521-I was to mitigate previous encroachments of an environmental buffer, including a high level of imperviousness for development of the main hospital campus. The purpose of this memo is for a determination to be made regarding required findings in Section 59-G-1.21(a)(6) of the Montgomery County Zoning Ordinance as these relate to the proposed special exception modification. Due to the limited nature of the modification, only noise and vibration from mechanical equipment was in consideration.

Special Exception Required Findings

Section 59-G-1.21(a) (6) of the Montgomery County Zoning Ordinance reads as follows:

(6) *Will cause no objectionable noise, vibrations, fumes, odors, dust, illumination,*

glare or physical activity at the subject site, irrespective of any adverse effects the use might have if established elsewhere in the zone.

The applicant's Statement of Operations doesn't address required findings in Section 59-G-1.21(a) (6), more specifically, how the proposal will not cause any objectionable noise and vibrations from proposed mechanical equipment. However, the site plan shows proposed mechanical equipment to be located on top of the new construction of the west tower as is currently provided. Staff anticipates this required finding will be met and no objectionable noise and vibration will be created due to the same location of mechanical equipment after the additional three floors are constructed on the west tower.

Environmental Guidelines

A Natural Resources Inventory/Forest Stand Delineation (NRI/FSD) #42001195E was recertified on The site is in the Hawlings River subwatershed of the Patuxent River basin designated as IV/IV-P waters. Stream buffers and areas of 100-year floodplain are on-site including the entire site is within the Patuxent River Primary Management Area (PMA). The Montgomery County *Countywide Stream Protection Strategy (MCSPS)* lists steam quality and current habitat status as 'excellent.'

Forest Conservation

The site's exemption from the Montgomery County Forest Conservation law in #42001195E was recertified on February 8, 2007. A Planting Plan was approved in January 2010 to expand an existing category 1 conservation easement on the north side of the site as a condition of approval in CBA- 2521-I. The required planting was completed in the Autumn of 2009 per the approved Planting Plan.

Master Plan Considerations

The Olney Master Plan was adopted in April 2005. The Environmental Resources Plan chapter recognizes the Patuxent River and Hawlings River watersheds as significant natural resources. The Planning Area includes a portion of the Patuxent River mainstem watershed and the entirety of the Hawlings River watershed. The Hawlings River joins the Patuxent River mainstem downstream of the Triadelphia Reservoir. The Master Plan is silent to a future comprehensive review of the hospital site. During the review of CBA-2521-J, Planning Department staff encouraged the applicants to explore preparation of a comprehensive health campus master plan for discussion purposes with Planning Department Vision Team members, to include consideration of implementing objectives in the Environmental Resources chapter with regard to the site's location in these two significant watersheds. The applicants agreed to prepare a comprehensive plan, after the review of the subject CBA modification.

Stormwater Management

Revisions to the existing stormwater management plan are not required for modification to an existing building.

SDF:LS



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

June 8, 2010

MEMORANDUM

TO: Elsabett Tesfaye, Planner/Coordinator
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning Division

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

SUBJECT: Special Exception Modification Case No. CBA-2521-K
Proposed expansion/renovation of the western tower of the existing main hospital
building to add 26,010 square feet/renovate 21,355 square feet, to convert
double occupancy rooms to single occupancy rooms
Montgomery General Hospital, Inc. ("Applicant")
Prince Philip Drive
Olney Policy Area

This memorandum presents Transportation Planning staff's Adequate Public Facilities (APF) review of the subject special exception modification request by Montgomery General Hospital, Inc. (MGH) to permit the expansion of the western tower of the main hospital building.

The development program as part of this special exception modification request is to add three new stories over the existing three story emergency room wing. This consists of a total of 47,435 square feet, which includes addition of 26,010 square feet of new space and renovation of 21,355 square feet of existing space (within the unfinished shell of the third floor of the emergency services wing, over which the three new floors will be built). The addition of new space and renovation of existing space will allow the hospital to convert double occupancy rooms to single-occupancy rooms and maintain the current patient bed count (202 beds) at the hospital.

The proposed addition will bring total approved density at the hospital to 660,660 square feet.

RECOMMENDATION

Transportation Planning staff recommends that the Planning Board require the following condition to be part of the transportation-related requirement to grant this special exception modification request:

- The Applicant must limit addition of new space at the hospital related to this special exception modification request to 26,010 square feet. The number of patient beds at the hospital must remain at 202.

DISCUSSION

Site Location, Vehicular/Pedestrian Access, Transit Availability

The 46.46 acre consolidated Montgomery General Hospital campus is to the north of Olney-Sandy Spring Road (MD 108) in Olney, to the east and west of Prince Philip Drive, with an existing "East Campus" and a planned "West Campus". Old Baltimore Road is to the east of the campus and Brooke Grove Road, a partially abandoned street between Prince Philip Drive and Old Baltimore Road, is to the southeast of the campus. The main hospital building that is part of this special exception modification request is on the East Campus.

At present, primary access to the main hospital and associated emergency care/physician office buildings on the East Campus are provided from Prince Philip Drive via two driveways to the north of Brooke Grove Road. Secondary access to the hospital is provided from Old Baltimore Road and Brooke Grove Road (via Prince Philip Drive).

Prince Philip Drive is an arterial to the east side of Georgia Avenue that intersects Georgia Avenue to the north and south of MD 108. To the south of MD 108, Prince Philip Drive is constructed as a two-lane arterial as recommended in the master plan. To the north of MD 108, Prince Philip Drive is recommended in the master plan as a four-lane arterial, and is currently constructed as such only between Georgia Avenue and Spartan Road (to the north of the hospital campus). The Prince Philip Drive intersections with Georgia Avenue (both north and south) and MD 108 are signalized and its intersection with Spartan Road is All-Way STOP-sign controlled. Between Georgia Avenue and Spartan Road, sidewalks currently exist along both sides of Prince Philip Drive. Short sections of sidewalk currently exist along the west side of Prince Philip Drive between Spartan Road and Brooke Grove Road. A continuous sidewalk currently exists along the east side of Prince Philip Drive between Spartan Road and Brooke Grove Road. This sidewalk shifts to the west side of Prince Philip Drive north of Brooke Grove Road at a crosswalk, and extends south to MD 108.

Old Baltimore Road is a two-lane primary roadway between Gold Mine Road to the north and MD 108 to the south. To the south of MD 108 (towards Georgia Avenue), Old Baltimore Road is classified as an arterial. The Old Baltimore Road intersections with Georgia Avenue and MD 108 are signalized. Sidewalks exist along both sides of Old Baltimore Road (almost along its entire section between Gold Mine Road and MD 108).

Brooke Grove Road is a secondary roadway that provides access to the hospital as well as to approximately six residences located along Tall Timbers Road off Brooke Grove Road. In 1995, a section of Brooke Grove Road, from approximately 800 feet east of Prince Philip Drive to Spartan Road was abandoned with several conditions (Abandonment Case No. AB-604). The conditions required the petitioner for the abandonment to construct a cul-de-sac on Brooke Grove Road at its new terminus, construct an access into the hospital from Old Baltimore Road, and to provide sidewalk/bikeway easements along the abandoned section of Brooke Grove Road. The above requirements are currently in place.

MD 108 is a four-lane east-west median-divided highway between Olney Mill Road to the west and Dr. Bird Road to the east. The MD 108 intersections with Queen Elizabeth Drive, Georgia Avenue, Spartan Road, Prince Philip Drive, Old Baltimore Road, Old Vic Boulevard, and Dr. Bird Road are signalized. A shared use path currently exists along both sides of MD 108.

Georgia Avenue is a four-lane north-south median-divided major highway within the study area. North of MD 108, Georgia Avenue tapers to a two-lane road. The Georgia Avenue intersections with Gold Mine Road, Queen Elizabeth Drive/Prince Philip Drive, MD 108, Prince Philip Drive/Hines Road, and Old Baltimore Road are signalized.

Staff finds the proposed special exception modification request not adversely affecting area-wide pedestrian/bicyclist accessibility or safety. Currently, only one lead-in sidewalk is provided into the hospital campus from Prince Philip Drive. This sidewalk is located along the south side of the main hospital driveway and leads to the existing buildings on the east side of the hospital campus. As part of a prior special exception modification request for the hospital (CBA-2521-I), the Applicant was required to provide new lead-in sidewalks to the East Campus buildings from Prince Philip Drive and Old Baltimore Road. Additional pedestrian accommodation along Prince Philip Drive and within the consolidated hospital campus were required as part of a subsequent special exception modification request (CBA-2521-J).

The hospital is located on a number of parcels zoned RE-2, R-200, and R-60. Land use in the immediate vicinity of the hospital is predominantly residential. The commercial/retail centers in Olney ("Olney Town Center") are to the west of the hospital, concentrated around the intersection of Georgia Avenue and MD 108. The Good Counsel High School and the existing Brooke Grove Retirement Village are to the east of the hospital.

Montgomery General Hospital is serviced by Metrobus routes Y5, Y7, Y8, Y9, and Z2, and RideOn routes 52 and 53, and is the terminus for Metrobus routes Y5, Y7, Y8, and Y9, and RideOn route 52.

Area Master Plan Recommendations: Roadway, Pedestrian/Bikeway, and Transit Facilities

The 2005 Approved and Adopted *Olney Master Plan* includes the following nearby master-planned roadway, pedestrian/bikeway, and transit facilities:

1. Olney-Sandy Spring Road (MD 108), to the south of the hospital campus, which is classified as a four-lane divided major highway (M-60) between Laytonsville to the west and Dr. Bird Road (MD 182) to the east, with a recommended minimum right-of-way width of 150-feet. A Class I bikeway (shared use path; SP-35 between Georgia Avenue to the west and Dr. Bird Road to the east in both the *Olney Master Plan and Countywide Bikeways Functional Master Plan*) is recommended for MD 108, and currently exists along both sides of MD 108.
2. Georgia Avenue (MD 97), to the west of the hospital campus is classified as a four-lane divided major highway (M-8) between Spartan Road to the south and Prince Philip Drive to the north, with a recommended minimum right-of-way width of 120-feet. North of Prince Philip Drive, the right-of-way is reduced to a recommended minimum width of 80 feet. A Class I bikeway (shared use path; SP-39 between MD 108 to the south and Brookeville Bypass to the north in both the *Olney Master Plan and Countywide Bikeways Functional Master Plan*) is recommended for Georgia Avenue. Sections of this bike path currently exist along the east side of Georgia Avenue.
3. Prince Philip Drive, bisecting hospital campus is classified as a four-lane arterial (A-46) between MD 108 to the southeast and Georgia Avenue to the northwest, with a recommended minimum right-of-way width of 80-feet. A Class III bikeway (shared roadway; B-30 between MD 108 to the south and Georgia Avenue to the north) is recommended for Prince Philip Drive, and currently exist along the entire section south of MD 108 and along the section north of MD 108 between Spartan Road and Georgia Avenue.
4. Old Baltimore Road, along the eastern hospital boundary is classified as a two-lane primary residential street (P-13) between MD 108 to the south and Gold Mine Road to the north, with a recommended minimum right-of-way width of 70-feet. A Class III bikeway (shared roadway; B-23 between MD 108 to the south and Gold Mine Road to the north) is recommended for Old Baltimore Road, which currently exists. To the south of MD 108, to Georgia Avenue, Old Baltimore Road is classified as a two-lane arterial (A-312) with a recommended minimum right-of-way width of 70-feet.
5. Spartan Road, to the west-northwest of the hospital campus is classified as a two-lane primary residential (P-5) between Appomattox Avenue to the southwest and Old Baltimore Road to the northeast, with a recommended minimum right-of-way width of 70-feet. A Class III bikeway (shared roadway; B-36 between Georgia Avenue to the southwest and Old Baltimore Road to the northeast) is recommended for Spartan Road, which currently exists.
6. Georgia Avenue Busway is a master-planned two-lane, bi-directional express busway within the median of MD 97, between the communities in Olney and Aspen Hill to the north and the Glenmont Metro Station in Glenmont to the south. The busway is proposed to accommodate both express as well as local bus services and will be approximately seven miles long.

As part of special exception modification request CBA-2521-J and Preliminary Plan No. 120100220, the Applicant is providing a regional transit facility (the proposed "Olney Transit Center") to the east side of Prince Philip Drive.

Adequate Public Facilities Review

The APF review for this special exception modification request did not require a traffic study according to the *Local Area Transportation Review (LATR)/Policy Area Mobility Review (PAMR) Guidelines* since the proposed expansion of the main hospital building will not generate any new peak-hour trips during the typical weekday morning (6:30 – 9:30 a.m.) and evening (4:00 – 7:00 p.m.) peak periods. The purpose of the expansion is to allow the hospital to convert double occupancy rooms to single-occupancy rooms and maintain the current patient bed count (202 beds) at the hospital.

The Transportation Statement dated February 24, 2010, submitted by the Applicant's consultant satisfies the APF submission requirement for this petition.

SE:CE:tc

cc: Cathy Conlon
Robert Kronenberg
Greg Leck
Corren Giles
Jody S. Kline, Esq.

mno to ET re MGH CBA-2521-K Single Occupancy Room Addition.doc

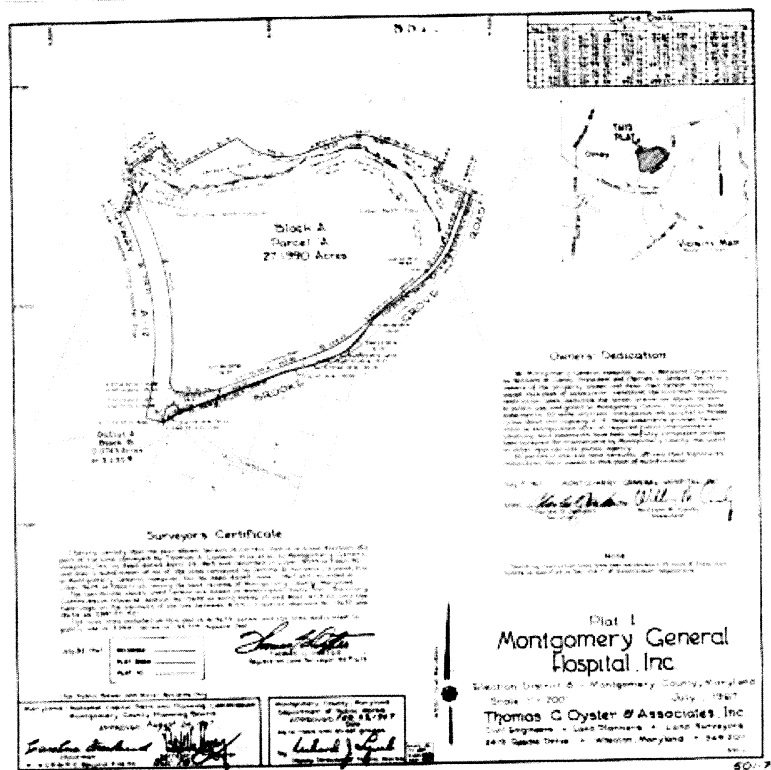
Date: June 10, 2010

To: Elsabet Tefaye, Planner Coordinator

From: Erin Grayson, Senior Planner

Re: Subdivision Section Comments, Special Exception Modification Case No. CBA-2521-K

The Property was recorded via record plat in 1961, but the tax map reflects 2 "Parts of Parcel A" rather than 1 recorded parcel. An "Indenture of Lease" was recorded among the land records (L.5303, F. 583) in 1979 to create a separate tax account for a medical office building. Because this is a lease line, a preliminary plan is not required to re-record the property. Adequate Public Facilities must be determined as part of the building permit review (or earlier as part of the special exception modification).



Tesfaye, Elsabet

From: Boyd, Fred
Sent: Thursday, June 17, 2010 2:25 PM
To: Tesfaye, Elsabet
Subject: cba 2521

the long-awaited comments for montgomery general.....

The Community-Based Planning Division has reviewed CBA-2521, Montgomery General Hospital's petition to modify its existing special exception. The 2005 Olney Master Plan recognizes that Montgomery General Hospital is the largest employer in Olney and is a regional attraction in a satellite town whose retail and commercial development remains local in nature. The plan supports expansion of the hospital on its main campus and on vacant land it owns nearby. The proposed additions are located on the main campus.

The proposed modifications are consistent with the Olney Master Plan. This Division recommends approval of the special exception petition, subject to compliance with applicable conditions and requirements.

Frederick Vernon Boyd, AICP
Community-Based Planning Division
Montgomery County Planning Department
8787 Georgia Avenue
Silver Spring, Maryland 20910
301 495 4654 (office)
301 495 1304 (fax)
fred.boyd@mncppc-mc.org

screening on the townhouse development side and the supporting berm must be installed before major construction activity on the office buildings commences.

Condition 7, on a motion by David K. Perdue, seconded by Carolyn J. Shawaker, with Stanley B. Boyd and Catherine G. Titus, Chair, in agreement, and Walter S. Booth necessarily absent, delete proposed Condition 7.

Condition 15, (Condition 14 as revised) on a motion by David K. Perdue, Vice-chair, seconded by Carolyn J. Shawaker, with Stanley B. Boyd and Catherine G. Titus, Chair, in agreement, and Walter S. Booth necessarily absent, add the following sentence: Any resulting changes to the site plan must be filed with the Board of Appeals.

Add a new Condition (17), on a motion by Catherine G. Titus, Chair, seconded by Carolyn J. Shawaker, with David K. Perdue, Vice-Chair and Stanley B. Boyd in agreement, and Walter S. Booth necessarily absent, add a new Condition as follows: The Petitioner shall establish a Community Liaison Council (CLC), whose membership should comprise the Peoples' Counsel for Montgomery County as an ex officio member, the Greater Olney Citizens' Association, representatives of the pertinent homeowners' associations and all abutting property owners. The CLC should meet at least twice a year, more often if the members deem it necessary. Minutes of the meetings should be kept and submitted to the Board for the special exception record.

Therefore, based upon the foregoing, on a motion by David K. Perdue, Vice-chair, seconded by Carolyn J. Shawaker, with Stanley B. Boyd and Catherine G. Titus, Chair, in agreement, and Walter S. Booth necessarily absent the Board adopts the Report and Recommendation and grants the requested modification, subject to the following Conditions:

1. The Petitioner shall be bound by all of its testimony and exhibits of record, and by the testimony of its witnesses and representations of counsel identified in the Hearing Examiner's report and in the Opinion of the Board.
2. All terms and conditions of the approved special exception remain in full force and effect, except as modified in the Board's order granting this modification request.
3. All development within the Patuxent River Primary Management Area (PMA) must comply with Chapter VII -D -1(d) of the Environmental Guidelines before issuance of a sediment and erosion control permit and:
 - a. Enhanced SWM/BMPs must be applied to the entire site per the "non-conformance" criteria of the Environmental Guidelines in coordination with County DPS, and
 - b. All plans in CBA-2521-J must show the Patuxent River PMA delineation as shown on the PFCP
4. The final design of the building façade of the new POBs must substantially conform to the architectural renderings presented in Petitioner's submission to Technical Staff of April 24, 2009 (Exhibits 22(u), (v), (w), (cc), (dd) and (ee)), including materials, fenestration, and entrances.

5. The landscaping must comport with the revised Overall Planting (i.e., Landscape) Plan (Exhibit 81(a)). The landscape screening on the townhouse development side and the supporting berm must be installed before major construction activity on the office buildings commences.
6. Petitioner must provide pedestrian-scaled light fixtures in the landscaped courtyard area to provide adequate illumination and to create a safe pedestrian environment. All lighting must conform to the revised lighting plan, photometric study and light fixture plan (Exhibits 60(a), (b) and (c)).
7. Petitioner must limit expansion under this special exception modification to two physicians' office buildings of 60,000 square feet each, for a total of 120,000 square feet, plus 449 surface parking spaces on the West Campus and the new Transit Center on the East Campus.
8. Petitioner must provide 10 motorcycle and 20 bicycle parking spaces.
9. The new physician office buildings must not exceed 60 feet in height.
10. Petitioner's hours of operation of the Hospital are twenty-four (24) hours per day, seven (7) days a week. These hours are unchanged by the instant modification. Generally, the hours of operation of the POBs would be 8:00 A.M. until 5:00 P.M., which is typical for office buildings, but there may be occasional variations due to the association of the POBs with the Hospital. There will be no overnight stays of patients in the POBs (unless associated with some type of research or treatment program); however, there will be instances when doctors, staff or patients may arrive earlier or depart later than those hours, which represent the core period of activity for the POBs.
11. The rear (westernmost) row of pole light fixtures in the West Campus surface parking facility must have shut-off devices that extinguish the lights between 9:00 p.m. and 6:00 a.m., in order to minimize impacts on the adjacent townhouse communities.
12. On or before December 31, 2010, Petitioner must provide a long-range master plan for MGH, describing anticipated changes in physical and operations characteristics of the hospital over the long term, including but not limited to, existing and future buildings, access roads, pedestrian circulation and roadway connection options.
13. Petitioner must include a term in its lease or leases with any ground-lessee specifying, "Notwithstanding any other provision of this lease, Lessor and Lessee are bound by the terms and conditions of the special exception that governs the use of this property."
14. The special exception will require approval of a preliminary plan of subdivision to consolidate the unrecorded parcels into a new lot. As such, the adequacy of public facilities will be determined at subdivision, and approval of a preliminary plan of subdivision is a condition of the special exception modification. Any resulting changes to the site plan must be filed with the Board of Appeals.

15. All signs placed on the property must meet the requirements of Zoning Ordinance Chapter 59-F, unless a variance is granted by the Department of Permitting Services or the Sign Review Board. Sign permits must be obtained, and a copy of those permits and a signage plan showing the location and description of all new signs must be filed with the Board of Appeals prior to posting any new signs.
16. Approval of the consolidation of the MGH Campus into a single special exception site, 46.46 acres in size, as set forth in Exhibit 22(m), does not constitute approval of any physical or operational changes to the site not specifically authorized by this or later resolutions of the Board.
17. The Petitioner shall establish a Community Liaison Council (CLC), whose membership should comprise the Peoples' Counsel for Montgomery County as an ex officio member, the Greater Olney Citizens' Association, representatives of the pertinent homeowners' associations and all abutting property owners. The CLC should meet at least twice a year, more often if needed. Minutes of the meetings should be kept and submitted to the Board for the special exception record.
18. Petitioner must obtain and satisfy the requirements of all licenses and permits, including but not limited to building permits and use and occupancy permits, necessary to occupy the special exception premises and operate the special exception as granted herein. Petitioner shall at all times ensure that the special exception use and premises comply with all applicable codes (including but not limited to building, life safety and handicapped accessibility requirements), regulations, directives and other governmental requirements.

Catherine G. Titus
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book
of the Board of Appeals for
Montgomery County, Maryland
this 29th day of January, 2010.

Katherine Freeman
Executive Director