



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

**MCPB**  
**Item # 4**  
**9/16/10**



**MEMORANDUM**

**DATE:** August 23, 2010

**TO:** Montgomery County Planning Board

**VIA:** Rose Krasnow, Chief *RK*  
Catherine Conlon, Subdivision Supervisor *CC*  
Development Review Division

**FROM:** Erin Grayson, Senior Planner (301-495-4598) *EG*  
Development Review Division

**REVIEW TYPE:** Preliminary Plan of Subdivision

**APPLYING FOR:** 1 lot for 2 physician office buildings and 1 lot for an existing structure containing a service organization

**PROJECT NAME:** Montgomery General Hospital  
**CASE #:** 120100220  
**REVIEW BASIS:** Chapter 50, Montgomery County Subdivision Regulations

**ZONE:** R-60  
**LOCATION:** Northwest quadrant, intersection of Olney-Sandy Spring Rd (MD 108) and Prince Philip Drive  
**MASTER PLAN:** Olney

**APPLICANT:** Montgomery General Hospital, Inc.  
**ENGINEER:** VIKI, Inc.  
**ATTORNEY:** Miller, Miller & Canby

**FILING DATE:** February 16, 2010  
**HEARING DATE:** September 16, 2010

**RECOMMENDATION:** Approval subject to the following conditions:

- 1) Approval under this preliminary plan is limited to 1 lot for two physician's office buildings of 60,000 square feet each, for a total of 120,000 square feet of medical office uses; and 1 lot for an existing structure containing an existing use approved by Special Exception Case S-511 on November 24, 1976.
- 2) All conditions of the Special Exception Opinion effective January 29, 2010, remain in full force and effect.
- 3) The Applicant must comply with the conditions of approval for the final forest conservation plan. The Applicant must satisfy all conditions prior to recording of plat(s) or MCDPS issuance of sediment and erosion control permits, as applicable. These conditions include but are not limited to:
  - a. Revise the worksheet to show the site's reforestation/afforestation requirement not to exceed 2.0 acres (with these combined totals). Remove the calculations for landscape credit for shade trees proposed in the parking lot. Also show in the worksheet the remainder of the site's reforestation requirement (that portion above 0.16 acres) as being met off-site and adjust the worksheet accordingly.
  - b. Show the 40 foot-wide landscape buffer along the west property line as a continuation of the Category II Conservation Easement and show this buffer's square footage up to the closest 1/100<sup>th</sup> of an acre.
- 4) The Applicant must dedicate, and show on the final record plat, a minimum of 40 feet from the road right-of-way centerline for Prince Philip Drive (consistent with the *2005 Approved and Adopted Olney Master Plan*) along the entire frontage of the existing property.
- 5) The Applicant must dedicate and show on the final record plat a minimum of 75 feet from the road right-of-way centerline for Olney-Sandy Spring Road (MD 108) along the frontage of the existing property.
- 6) The Applicant must satisfy the Policy Area Mobility Review (PAMR) requirements of the Adequate Public Facilities (APF) test by constructing the proposed "Olney Transit Center" along the east side of Prince Philip Drive as shown on the Preliminary Plan. The transit center must be completed and available for use prior to the issuance of the building permit for Phase 1 of the Preliminary Plan (i.e., Physician Office Building No. 3).
- 7) The Applicant must comply with the conditions of the Montgomery County Department of Transportation (MCDOT) letter dated August 23, 2010. These conditions may be amended by MCDOT, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 8) The Applicant must satisfy provisions for access and improvements as required by MCDOT prior to recordation of plat(s).
- 9) The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approval dated April 27, 2009. These conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 10) The Adequate Public Facility (APF) review for the Preliminary Plan will remain valid for eighty-five (85) months from the date of mailing of the Planning Board resolution.
- 11) Other necessary easements must be shown on the record plat.

## SITE DESCRIPTION

Montgomery General Hospital is situated on 46.46 acres of land zoned RE-2, R-200, and R-60 in the Olney Master Plan area; 14.61 acres of the Hospital's tract area is located in the northwest quadrant of the intersection of Olney-Sandy Spring Road (MD 108) and Prince Philip Drive (West Campus) and is the "Property" or "Subject Property" included in this preliminary plan application. The majority of the Property is undeveloped, but at the southern end of the site there is a service organization serving the hospital in a residential structure fronting MD 108 with driveway access from MD 108. The 14.61-acre site consists of three parcels numbered 120, 207 and 209 that are zoned R-60. The main hospital campus is located northeast of the Subject Property across Prince Philip Drive. North of the site is an adult day care facility. Directly east of the site across Prince Philip Drive are one-family detached dwelling units in the R-200 zone that are owned by Montgomery General Hospital. Directly west of the site are one-family attached units in the PD-9 zone and office condominiums zoned O-M.

There are no streams, wetlands, or 100-year floodplains on the Property. Existing forest on-site totals 0.40 acres and contains 11 specimen and 9 significant trees. The site is in the Hawlings River subwatershed of the Patuxent River basin, designated as class IV-P waters. There are Patuxent River Primary Management Area (PMA) boundaries on the northern and southern ends of the site.



Figure 1: Vicinity Map

## **PREVIOUS APPROVALS**

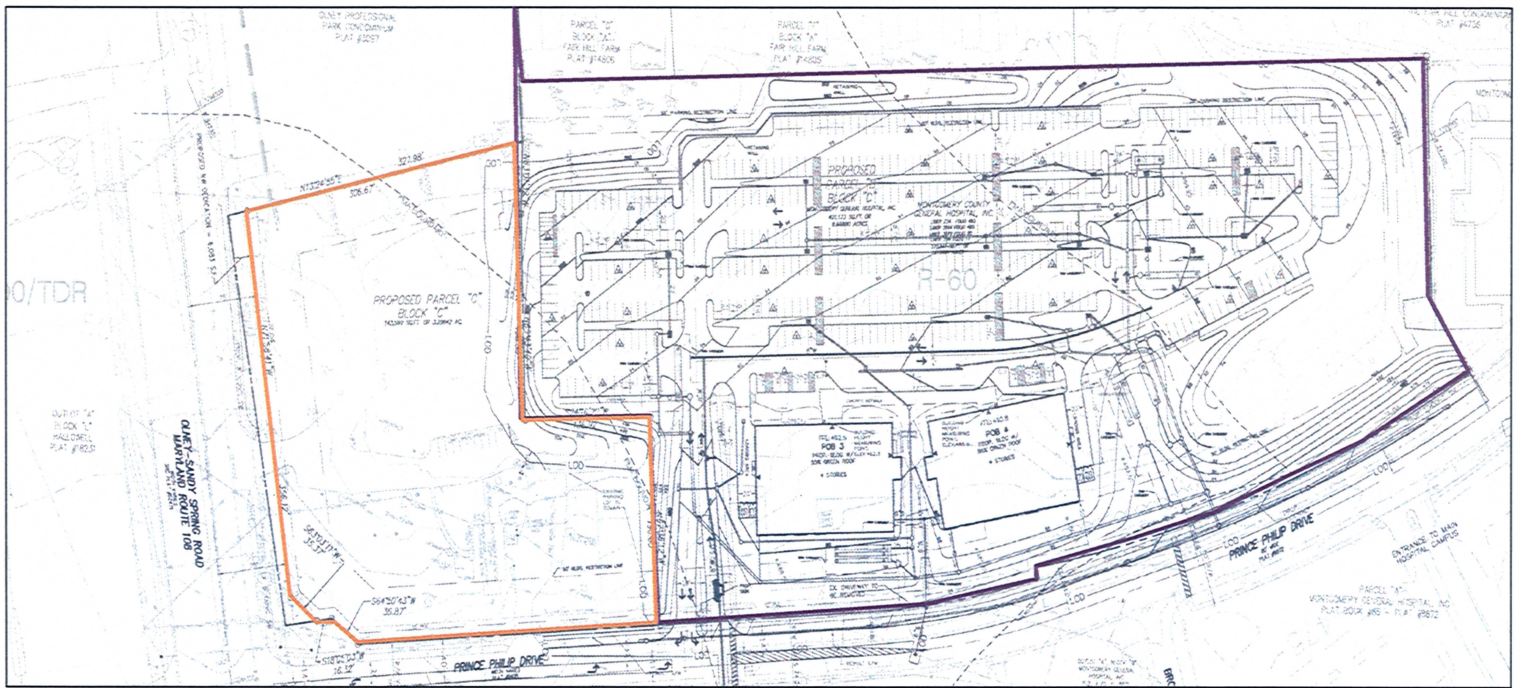
On June 4, 2009, Special exception Case CBA-2521-J for the two proposed physician office buildings was approved by the Montgomery County Planning Board. This case constituted a modification to Montgomery General Hospital's previously approved special exception requests. A preliminary forest conservation plan and parking waiver were also approved by the Planning Board at that time. The Board of Appeals approved the special exception modification in an opinion effective January 29, 2010 (Attachment A).

## **PROJECT DESCRIPTION**

The Applicant proposes to consolidate the three parcels and record a 9.67-acre lot to accommodate the two proposed physician office buildings and a 3.29-acre lot around the existing structure containing the service organization in its current state, which has access from Olney-Sandy Spring Road. The use on the 3.29-acre lot was approved by Special Exception Case S-511 in 1976. This lot could be used for additional expansion by Montgomery General Hospital at some point in the future but would require further special exception review.

The two physician office buildings are proposed to be constructed in the middle portion of the site, outside the PMA boundary lines which are located on the northern and southern ends of the site. The two buildings are mirror images of one another, each consisting of 4 stories and a green roof and are oriented inwards towards the site with the main entrances facing a shared drop-off area. There is a 501-space parking lot beyond the drop-off area. A waiver of the number of required parking spaces was approved by the Planning Board as part of the special exception case. Six hundred spaces are required to accommodate a ratio of 5 spaces per 1,000 square feet. The Planning Board found that the two physician office buildings can function adequately in terms of parking, on-site circulation, and access with a parking lot containing fewer spaces than the required 600. However, the Special Exception also made it clear that the Applicant must develop a long range master plan for the hospital campus that would include additional parking if necessary for future expansion on the entire hospital site.

A single monumental driveway is proposed as access to the site from Prince Philip Drive. This access driveway is approximately 460 feet north of MD 108 and is approximately 780 feet south of the main hospital driveway. Two lead-in sidewalks are provided to the buildings from the sidewalk that currently exists along Prince Philip Drive to the front of the proposed buildings. These sidewalks will extend to the main hospital buildings and the proposed Olney Transit Center. Right-of-way dedication for Prince Philip Drive, as well as improvements within the right-of-way, is required to accommodate the additional vehicular traffic the new buildings will generate. These improvements are further discussed in the Roads and Transportation Facilities section below.



**Figure 2: Preliminary Plan**

## **ANALYSIS AND FINDINGS**

### **Conformance to the Master Plan**

The 2005 *Approved and Adopted Olney 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. While the plan focuses commercial growth in Olney in 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.” The proposed uses on the vacant site identified in this plan are consistent with the Master Plan’s vision for the appropriate growth of Montgomery General Hospital because the buildings will contain medical offices that will directly support the hospital use.

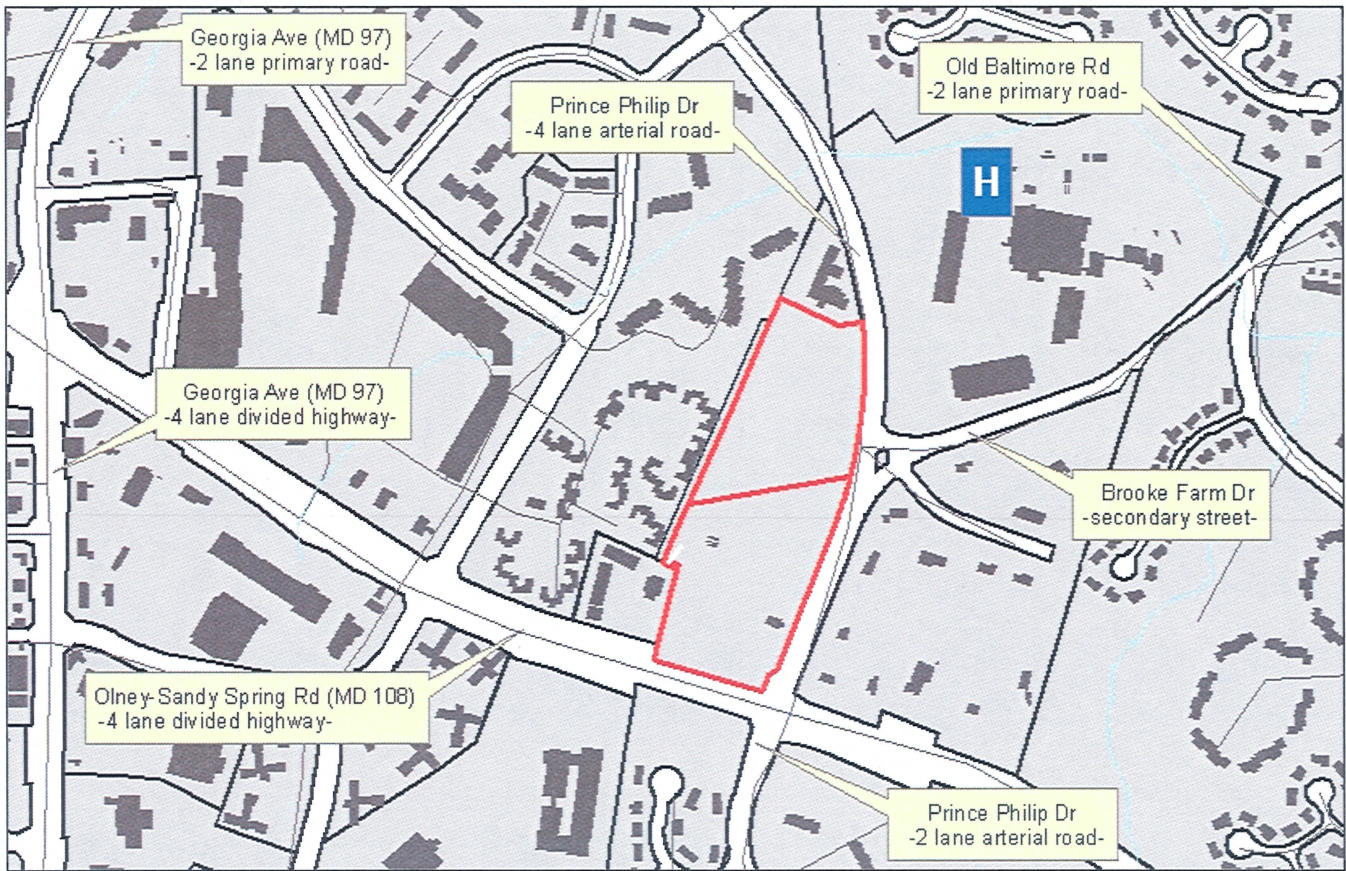
### **Public Facilities**

#### **Roads and Transportation Facilities**

##### *Overall Hospital Vehicular/Pedestrian Access, Roadways/Sidewalks, and Transit Availability*

Primary access to the hospital and associated emergency care and physician office buildings on the East Campus is provided from Prince Philip Drive via two driveways located 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. 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. The Applicant is in the process of providing additional lead-in sidewalks to the East Campus buildings from Prince Philip Drive and Old Baltimore Road, as part of a prior special exception modification approval for the hospital. The Subject Property is well served by primary roads and Metrobus and RideOn bus routes. Construction of a transit center by the Applicant, discussed in greater detail in the following section, will sufficiently serve employees, patients, and families of patients that use these transit options to access the hospital.



**Figure 2: Roadway Map**

*Master Plan Recommendations: Georgia Avenue Busway*

The *Georgia Avenue Busway Study* completed in 1999 by M-NCPPC recommended the north end of the transit line in Olney be in the vicinity of Spartan Road, south of MD 108. The *2002 Regional Bus Study* conducted by Washington Metropolitan Area Transit Authority (WMATA) recommended a rapid bus route that would utilize the busway and also identified Montgomery General Hospital as a logical site for both increased transit service and for a potential north terminus park-and-ride facility.

In November 2002, WMATA published a *Transit Service Expansion Plan/Georgia Avenue Busway Study* at the request of the Maryland Transit Administration (MTA) that examined the feasibility of implementing the busway along Georgia Avenue. This study included preliminary site plan recommendations for five stations and park-and-ride lots, each with a minimum required tract size of two acres. The stations were recommended to include a park-and-ride lot, areas for bus and automobile access, pedestrian and bicycle access, waiting shelters, boarding/alighting areas, and other requirements.

One of the transit stations recommended in the study included the Montgomery General Hospital West Campus, generally located on the Subject Property. The proposed Montgomery General Hospital station included a 120-space commuter park-and-ride lot and four bus-bays, a commuter store, bike racks, information kiosks, and passenger shelters. The study also noted that this station is within walking distance (within a quarter mile) of Olney Town Center and many key activity centers in Olney and will permit buses to be routed to/from the station and from/to Georgia Avenue via Spartan Road and Prince Philip Drive, to avoid congested conditions at the intersection of Georgia Avenue and MD 108.

The above studies and recommendations were recognized in the 2005 Olney Master Plan, which includes the following statement on pages 103-104:

*“Support further study of transit operations, including passenger transfer and bus layover needs, to optimize busway use through feeder bus service. Explore future park-and-ride options including the existing lot east of the Longwood Community Center, the Montgomery General Hospital campus, or shared parking arrangements with commercial development within the Olney Town Center.”*

As part of the special exception modification request associated with the two proposed medical office buildings, the above master plan and *Georgia Avenue Busway Study* recommendations were discussed between the Applicant, Transportation Planning staff, Montgomery County Department of Transportation (MCDOT) staff, and WMATA staff. In lieu of using the recommended Master Plan site, the staffs of these agencies recommended that the Applicant provide a regional transit facility (the proposed “Olney Transit Center”) to the east side of Prince Philip Drive within the hospital’s East Campus parking lot to meet the short-term Georgia Avenue Busway need and satisfy the APF Policy Area Mobility Review (PAMR) mitigation requirement identified for the proposed development. This recommendation was based upon the finding that development could be permitted on the master plan recommended site for the Georgia Avenue Busway station/park-and-ride lot as long as the long-term transit center parking needs could be accommodated on the hospital campus in the future within a parking structure or structures in close proximity to the proposed transit center. Condition #12 of the Board of Appeals opinion for the special exception (Attachment A) requires the Applicant to provide a long-range master plan for Montgomery General Hospital addressing anticipated long-term physical and operational changes.

*Adequate Public Facilities Review*

The Adequate Public Facilities (APF) review for this preliminary plan required a traffic study per the *Local Area Transportation Review (LATR)/Policy Area Mobility Review (PAMR) Guidelines* since the proposed 120,000 square-foot office buildings will generate **30** or more total 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 Applicant submitted a LATR/PAMR traffic study dated March 2010 that examined the traffic-related impacts of the proposed development on nearby intersections and at the site driveway. Peak-hour trips estimated to be generated by the proposed office buildings were determined using the Institute of Transportation Engineers (ITE) trip generation rates for a 120,000 square-foot medical office building (ITE Trip Generation Land Use Code 720; Medical-Dental Office Building). Based on these rates, the proposed development was estimated to generate approximately 276 total trips during weekday morning peak-hour and 416 total trips during the weekday evening peak-hour. These are summarized in Table 1.

**TABLE 1  
SUMMARY OF TRIP GENERATION  
PROPOSED MONTGOMERY GENERAL HOSPITAL POB 3/4, OLNEY**

Trip Generation	Morning Peak-Hour			Evening Peak-Hour		
	In	Out	Total	In	Out	Total
Medical-Dental Office Building (ITE LUC 720) - Trips/1,000 SF	1.82	0.48	2.3	0.93	2.53	3.46
120,000 SF of Physician’s Office Buildings	218	58	276	112	304	416

Source: Integrated Transportation Solutions, Inc.; Supplemental Transportation Analysis, Physician’s Office Buildings 3/4; March 2010.

A summary of the intersection capacity/Critical Lane Volume (CLV) analysis results from the traffic study for the weekday morning and evening peak-hours within the respective peak-periods is presented in Table 2 on the following page.

As shown in Table 2, under Total (or Build) traffic conditions, the traffic study determined that the study intersections will operate within the Olney Policy Area congestion standard of 1,450 CLV. The preliminary plan therefore meets the LATR requirements of the APF test.



**TABLE 2**  
**SUMMARY OF CAPACITY CALCULATIONS**  
**PROPOSED MONTGOMERY GENERAL HOSPITAL POB 3/4, OLNEY**

Intersection	Traffic Conditions					
	Existing		Background		Total	
	AM	PM	AM	PM	AM	PM
Georgia Ave and Gold Mine Rd	999	885	1,018	912	1,081	1,000
Georgia Ave and Pr. Philip Dr/Qn. Elizabeth Dr	1,106	1,303	1,142	1,365	1,142	1,437
MD 108 and Queen Elizabeth Dr	1,054	988	1,073	1,034	1,091	1,060
Georgia Ave and MD 108	1,235	1,270	1,272	1,345	1,291	1,371
MD 108 and Spartan Rd	936	959	947	1,080	965	1,106
Georgia Ave and Prince Philip Dr/Hines Rd	1,269	1,066	1,298	1,126	1,361	1,175
MD 108 and Old Baltimore Rd	1,347	1,215	1,394	1,272	1,397	1,286
MD 108 and Prince Philip Dr	984	1,086	1,038	1,145	1,165	1,327
Prince Philip Dr and Spartan Rd	431	522	460	551	537	664
Prince Philip Dr and Proposed POB Drwy	379	313	426	328	502	590

Source: Integrated Transportation Solutions, Inc., LATR/PAMR Traffic Study, Physician's Office Buildings 3/4, March 2010.  
 Olney Policy Area Congestion Standard: 1,450.

As a site within the Olney Policy Area, this development is also required to mitigate 10% of its "new" peak-hour trips to satisfy the PAMR requirements of the APF test, therefore requiring mitigation of 42 peak-hour trips.

As provided for in Section I of the *LATR/PAMR Guidelines*, a non-auto facility such as a "transit center" can be considered as trip mitigation to address both LATR and PAMR impacts associated with a development.

Following *LATR/PAMR Guidelines*, to meet the PAMR mitigation requirement of the development, the Applicant is providing the previously discussed non-auto facility (the proposed "Olney Transit Center" transit facility) that can accommodate buses providing both local and regional transit service on the hospital's East Campus parking lot. The proposed transit facility on the hospital campus can therefore be considered to provide "traffic mitigation" within the

Olney Policy Area. This transit facility will satisfy needs of both the local community and that of the transit agencies and will include bays and shelters for up to four buses on the east side of Prince Philip Drive on the hospital property.

The cost of the proposed transit facility was estimated by the Applicant to be approximately \$959,526, broken down as follows: \$360,075 for construction, \$90,019 for construction management, and \$509,432 for the land. With a total cost of approximately \$960,000, the transit facility can be estimated to mitigate approximately 87 peak-hour trips (using a rate of \$11,000 per peak-hour trip mitigated, as established by the Planning Board). With the planning, design, and construction of the proposed transit facility by the Applicant, this application satisfies the PAMR requirements of the development.

Since the value of the mitigation proposal as determined above exceeded the PAMR requirement, the Applicant requested that the mitigation “surplus” of approximately 45 peak-hour trips (i.e.,  $87 - 42 = 45$  trips) be credited to the Applicant to accommodate any future growth at the hospital. However, the Growth Policy currently does not provide for any PAMR mitigation banking (for use as mitigation towards a future development) and, therefore, staff is not recommending that any of the “surplus” PAMR credit be available for future development.

#### Other Public Facilities and Services

The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has adequate access for fire and rescue vehicles. Other public facilities and services, such as police stations, firehouses and health services, are operating within the standards set by the Growth Policy Resolution currently in effect. The Property will be served by public water and sewer, and gas, electric, and telecommunications facilities are also available to serve the site.

#### Environment

##### Environmental Guidelines

A Natural Resources Inventories/Forest Stand Delineations (NRI/FSD) #420080480 was approved by Environmental Planning Staff on November 14, 2007. There are no streams, wetlands, or 100-year floodplain on-site; however, there are Patuxent River Primary Management Area (PMA) boundaries that extend onto the Property from properties adjacent to the northern and southern ends of the site. The Environmental Guidelines state that properties for which the PMA guidelines are applicable but that have an existing zoning density greater than RE-2 will be subject to “nonconformance requirements”. The nonconformance requirements consist of applying stormwater management and best management practices to the property that will minimize the impacts of the higher density zones, and particularly higher levels of imperviousness, on water quality. Best management practices proposed for this project include green roofs on both of the proposed buildings where approximately 85% of the roofs will be vegetated, as well as vegetated islands running the length of the parking lot which are designed to filter the pavement runoff before it reaches the storm drain inlets. The stormdrain inlets were redesigned with open bottoms with gravel storage rather than the typical concrete bottoms to maximize the potential for groundwater recharge. These measures were added to provide redundancy as the site will also be served by structural water quality measures that provide

control for the entire site. These water quality measures are separate from the channel protection volume or quantity controls also being provided for the site via the Lake Hallowell regional pond. The best management practices included in the preliminary plan meet the requirements of the Patuxent River PMA by providing additional water quality benefits on-site.

#### Forest Conservation

The Planning Board conditionally approved Preliminary Forest Conservation Plan (PFCP) #CBA-2521-J concurrently with its review of the site's Special exception Modification on June 4, 2009. A final forest conservation plan (FFCP) is being proposed for approval as part of the Board's review of this preliminary plan. The FFCP's proposed limits of disturbance (LOD) are in general conformance with the site's LOD as shown on the PFCP approved during the review of the Special exception.

Existing forest on-site totals 0.4 acres including 11 specimen and 9 significant trees. Fifteen of the 20 trees will be retained at post development. Two additional significant trees (#19 and #20) now shown on the FFCP were not previously shown at the PFCP review. Trees #19 and #20 are located on off-site Area 'B' on the east side of Prince Philip Drive in front of the main hospital where transit center will be constructed. Both trees are inside the LOD and will be removed for planned public improvements. A variance to Section 1607(c) of the Natural Resources Article, MD Ann. Code is not required as part of the review of this final forest conservation plan because the PFCP was approved by the Planning Board with the special exception prior to the effective date of the variance provision.

The site's conservation requirement, 2.64 acres, is proposed to be met entirely on-site as landscape credit with native shade trees in parking lot islands and a buffer along the site's western property line. The worksheet shows the requirement being exceeded in a combined total of 3.12 acres of afforestation/reforestation. Landscape credit cannot exceed 2.0 acres on-site (1.84 acres + 0.16 acres of reforestation). The revised FFCP is problematic in relation to the proposed landscape credit in the parking lot where there are critical root zone (CRZ) conflicts with storm drain pipes and areas of tree canopy impacts from proposed light fixtures. Environmental Planning staff does not support landscape credit for trees in the parking lot where a tree's growth and survival is compromised by its proximity to storm drain pipes. The light fixture impacts run contrary to ever achieving 20-year canopy coverage. The revised FFCP only addresses elimination of overlapping tree canopies, so staff is recommending additional changes to the plan. The majority of the site's afforestation requirement can be met on-site with 20 percent of the reforestation requirement and including landscape credit for a buffer along the site's west property line. The site's remaining requirement exceeds one-half acre and must be met off-site with the worksheet revised accordingly.

The recommended conditions of approval of this preliminary plan specify changes that must be made to the FFCP prior to its certification. Other minor required FFCP revisions are included in the attached June 23, 2010 letter to the Applicant (Attachment B – Agency Correspondence). These revisions must be made in compliance with the forest conservation regulations and in conformance with the previous conditions of approval for the PFCP.

### Stormwater Management

The MCDPS water resources section approved the stormwater management concept plan on April 27, 2009. The concept includes a series of proposed underground stormwater filters with infiltration trenches, which is consistent with the final forest conservation plan. The stormwater concept also includes on-site water quality controls and on-site recharge areas as a combination of pre-treated underground filtration devices and recharge trenches.

### Compliance with the Subdivision Regulations and Zoning Ordinance

This application has been reviewed for compliance with the Montgomery County Code, Chapter 50, the Subdivision Regulations. The application meets all applicable sections. The proposed size, width, shape and orientation for the lots are appropriate for the location of the subdivision.

The lots were reviewed for compliance with the dimensional requirements for hospital special exceptions as specified in Section 59-G-2.31 of the Zoning Ordinance. The lots as proposed will meet all the dimensional requirements for area, frontage, width, and setbacks. A summary of this review is included in attached Table 1. The application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan (Attachment B – Agency Correspondence).

### Citizen Correspondence and Issues

On January 19, 2010 the Applicant held a pre-submission meeting with citizen groups and residents, as required. Attendees of the meeting inquired about the proposed facilities, road improvements, and timing of construction. The Applicant informed the attendees that the physician office buildings would primarily contain office space with the potential of ancillary (pharmacy, lab) use, but all operations in the buildings would support the healthcare-related offices. The Applicant explained that Prince Philip Drive would be widened on the west side and adequate lanes (3) would be provided; in addition, attendees were informed that parking on Prince Philip Drive would become less prevalent once construction on the east campus was completed and new parking was created on the west campus. With regards to the timing of construction, it was explained that physician office building 3 would be built first with approximately two-thirds of the proposed surface parking; physician office building 4 and the remaining proposed parking would follow. The Applicant properly sent notice of the preliminary plan submission to these parties on February 17, 2010. As of the date of this report, no new concerns since the Special exception hearing on June 4, 2009 and pre-submission meeting on January 19, 2010 have been brought to the attention of MNCPPC staff.

## **CONCLUSION**

The proposed lots meet all requirements established in the Subdivision Regulations and the Zoning Ordinance and substantially conform to the recommendations of the Olney Master Plan. Access and public facilities will be adequate to serve the proposed lots, and the application has been reviewed by other applicable county agencies, all of whom have recommended approval of the plan. Therefore, approval of the application with the conditions specified above is recommended.

**Attachments**

Attachment A – Board of Appeals January 29, 2010 opinion  
Attachment B – Agency Correspondence

Table 1: Preliminary Plan Data Table and Checklist

<b>Plan Name: Montgomery General Hospital</b>				
<b>Plan Number: 120100220</b>				
<b>Zoning: R-60 (Hospitals are subject to the development standards of Section 59-G-2.31)</b>				
<b># of Lots: 2</b>				
<b># of Outlots: 0</b>				
<b>Dev. Type: Special Exception for Physician Office Buildings</b>				
<b>PLAN DATA</b>	<b>Zoning Ordinance Development Standard</b>	<b>Proposed for Approval by the Preliminary Plan</b>	<b>Verified</b>	<b>Date</b>
Minimum Lot Area	5 acres	9.67 acres is min proposed <sup>1</sup>	EG	8/23/10
Lot Width	N/a		EG	8/23/10
Lot Frontage	200 ft.	920 ft. is min <sup>1</sup> proposed	EG	8/23/10
Building Coverage	25%	Must meet minimum <sup>2</sup>	EG	8/23/10
Min. Building Setback	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 ft from a lot line	Must meet minimum <sup>2</sup>	EG	8/23/10
Height	145 ft. Max.	May not exceed maximum <sup>2</sup>	EG	8/23/10
Site Plan Req'd?	No		EG	8/23/10
<b>FINDINGS</b>				
<i>SUBDIVISION</i>				
Lot frontage on Public Street		Yes	EG	8/23/10
Road dedication and frontage improvements		Yes	Agency letter	8/23/10
Environmental Guidelines		Yes	Staff memo	6/23/10
Forest Conservation		Yes	Staff memo	6/23/10
Master Plan Compliance		Yes	EG	8/23/10
<i>ADEQUATE PUBLIC FACILITIES</i>				
Stormwater Management		Yes	Agency letter	4/27/09
Water and Sewer (WSSC)		Yes	Agency comments	3/22/10
10-yr Water and Sewer Plan Compliance		Yes	Agency comments	3/22/10
Well and Septic		N/a	EG	8/23/10
Local Area Traffic Review		Yes	Staff memo	8/24/10
Policy Area Mobility Review		Yes	Staff memo	8/24/10
Transportation Management Agreement		No	Staff memo	8/24/10
School Cluster in Moratorium?		N/a	EG	8/23/10
School Facilities Payment		N/a	EG	8/23/10
Fire and Rescue		Yes	Agency letter	8/24/10
Other (i.e., schools)				

<sup>1</sup>The lot containing the existing structure for the service organization is subject to the R-60 zoning requirements.

<sup>2</sup>As determined by MCDPS at the time of building permit.

**BOARD OF APPEALS  
for  
MONTGOMERY COUNTY**

Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850  
[www.montgomerycountymd.gov/content/council/boa/index.asp](http://www.montgomerycountymd.gov/content/council/boa/index.asp)

(240) 777-6600

**Case No. CBA-2521-J**

**PETITION OF MONTGOMERY GENERAL HOSPITAL**

**OPINION OF THE BOARD**

(Opinion Adopted December 9, 2009)  
(Effective Date of Opinion: January 29, 2010)

Case No. CBA-2521-J is an application for modification of an existing special exception for a hospital. The modification is for construction of two, four-story Physician Office Buildings on the hospital's West Campus, with associated parking. In addition the Petitioner requests a waiver of the requirements of Section 59-E-3.7 of the Zoning Ordinance, and proposes to provide 499 parking spaces where 600 might otherwise be required. Finally, Petitioner seeks to clarify the record as to the land area covered by the hospital special exception, specifically requesting that the special exception approval expressly include all of the 46.46 acres under Petitioner's ownership and/or control as listed and shown on Exhibit No. 22(m), "Consolidation Plan," which includes the East Campus, the West Campus, and an adjacent area identified as "Miscellaneous Parcels."

The Hearing Examiner for Montgomery County held a public hearing on the application on July 17, 2009, closed the record in the case on October 29, 2009, and on November 25, 2009 issued a Report and Recommendation for approval of the modification.

Decision of the Board: **Special Exception Modification Granted,**  
Subject to the Conditions Enumerated Below.

The Board of Appeals considered the Report and Recommendation at its Worksession on December 9, 2009. After careful consideration and review of the record in the case, the Board revised the proposed Conditions of approval as follows:

Condition 5, 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: The landscape

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 29<sup>th</sup> day of January, 2010.

---


Katherine Freeman  
Executive Director




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

**MEMORANDUM**

TO: Erin Grayson, Senior Planner, Development Review

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

FROM: Lori Shirley, Planner Coordinator, Environmental Planning 

DATE: June 23, 2010

SUBJECT: Final Forest Conservation Plan for Preliminary Plan #120100220 –  
Montgomery General Hospital - West Campus - Prince Philip Drive,  
Olney

**RECOMMENDATION**

Environmental Planning staff has reviewed the above referenced Final Forest Conservation Plan #120100220 and recommends **approval** subject to the following condition:

1. Compliance with the conditions of approval of the Final Forest Conservation Plan (FFCP) per the attached letter to the Applicant dated June 23, 2010. The Applicant must meet all conditions and requirements prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s), as appropriate.

**Proposal/Background**

The site is located in the northwest quadrant of the Prince Philip Drive/MD 108 intersection, and was the location of the initial hospital facility. The overall site comprises three parcels 120, 207 and 209; is zoned R-60; contains 13.10 acres; and is referred to as the Hospital's West Campus. The preliminary plan is to create one Parcel B of Block C where two physicians' office buildings are proposed with an off-street surface level parking lot. The remainder of proposed Parcel B, south of the scope of work for the office buildings is where the Hospital's Ladies Auxiliary offices are currently located with several interconnected off-street parking lots. This latter use will remain on this portion of proposed Parcel B.

Preliminary Plan #120100220 includes a Final Forest Conservation Plan (FFCP). The Planning Board conditionally approved Preliminary Forest Conservation Plan (PFCP) #CBA-2521-J in concurrent review of the site's Special Exception Modification on June 4, 2009. The Board's action for PFCP #CBA-2521-J is found in MCPB No. 09-75.

**Environmental Guidelines**

A Natural Resources Inventories/Forest Stand Delineations (NRI/FSD) #420080480 was approved on November 14, 2007. There are no streams, wetlands, and 100-year floodplain on-site; however, there are Patuxent River Primary Management Area (PMA) boundaries on the northern and southern thirds of the site. These boundaries roughly

bisect the site from east to west into approximate thirds with the middle one-third of the site in-between the two outer thirds. Existing on-site forest totals 0.4 acres and includes 11 specimen and 9 significant trees. The site is in the Hawlings River subwatershed of the Patuxent River basin, designated as class IV-P waters. The *Countywide Stream Protection Strategy (CSPS)* rates the Hawlings River watershed's stream condition as "good."

### **Forest Conservation**

This property is subject to Chapter 22A Montgomery County Forest Conservation Law. A revised final forest conservation plan (FFCP) was submitted on April 6, 2010. The FFCP's proposed limits of disturbance (LOD) are in general conformance with the site's LOD on the PFCP approved during the review of Special Exception #CBA-2521-J.

Existing forest on-site totals 0.4 acres including 11 specimen and 9 significant trees. Fifteen of the 20 trees will be retained at post development. Two additional significant trees (#19 and #20) now shown on the FFCP were not previously shown at the PFCP review. Trees #19 and #20 are located at an additional off-site Area 'B' for the Hospital's transit center on the east side of Prince Philip Drive in front of the main hospital. Both trees are inside the LOD and will be removed for planned public improvements. A variance to Section 1607(c) of the Natural Resources Article, MD Ann. Code is not required as part of the review of the site's forest conservation plan because the PFCP was approved by the Planning Board prior to the effective date of the variance provision.

The site's conservation requirement, 2.64 acres, is proposed to be met entirely on-site as landscape credit with native shade trees in parking lot islands and a buffer along the site's west property line. The worksheet shows the requirement exceeded in a combined total of 3.12 acres afforestation/reforestation. Landscape credit cannot exceed 2.00 acres on-site (1.84 acres + 0.16 acres of reforestation). The revised FFCP is problematic in relation to proposed landscape credit in the parking lot where there are critical root zone (CRZ) conflicts with storm drain pipes, and areas of tree canopy impacts from proposed light fixtures. Environmental Planning staff does not support landscape credit for trees in the parking lot where the tree's growth and survival is compromised by its proximity to storm drain pipes. The light fixture impacts run contrary to ever achieve 20-year canopy coverage. At PFCP review in #CBA2521-J, a May 7, 2009 Environmental Planning memo advised the applicant: "Under Section 108.G. of the forest conservation regulation, no more than 20 percent of the reforestation requirement can be met through landscape credit. Therefore, there will be an offsite planting requirement." March 18, 2010 DRC comments noted: "No forest conservation planting credit will be given to trees that have storm drain structures in their root systems, have overhead lights in their canopies or have overlapping canopies." The revised FFCP only addresses elimination of overlapping tree canopies. It appears most of the site's afforestation requirement can be met on-site with 20 percent of the reforestation requirement and include landscape credit in a buffer along the site's west property line. The site's remaining requirement exceeds one-half acre and must be met off-site with the worksheet revised accordingly.

Other required FFCP revisions are discussed in the attached June 23, 2010 letter to the Applicant. These revisions must be made in compliance with the forest conservation regulations and include the previous conditions of approval for the PFCP.

**Comprehensive Site Considerations**

During the PFCP review in #CBA-2521-J, Hospital representatives made it known the West Campus site will undergo further development for one or more office buildings in the foreseeable future. Additional buildings beyond the two proposed will trigger require structured parking. In the May 7, 2009 memo to Development Review for #CBA-2521-J, Environmental Planning staff noted: "...the expanding development of the Montgomery General Hospital campus would be more efficiently and effectively accomplished under the guidance of a comprehensive health campus master plan. Piecemeal reviews tend to reduce options for best accomplishing site-wide objectives related to environmental, forest, SWM, open space, and other essentials to good design of a medical campus."

**Stormwater Management**

On April 28, 2009, a copy of the DPS Stormwater Management Concept Plan approval letter dated April 27, 2009 was received by Environmental Planning staff. The FFCP shows a series of proposed underground stormwater filters with infiltration trenches consistent with the Concept Plan approval. The DPS' approval letter describes on-site water quality controls and on-site recharge areas as a combination of pre-treated underground filtration devices and recharge trenches.

**RECOMMENDATION**

Environmental Planning staff recommends approval of Final Forest Conservation Plan #12010220 with one condition.

SDF:LS

Attachment



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

June 23, 2010

Mr. Peter Monge  
Montgomery General Hospital  
18101 Prince Philip Drive  
Olney, Maryland 20832

SUBJECT: Final Forest Conservation Plan: #120100220  
Project Name: Montgomery General Hospital  
Date Received: April 6, 2010

Dear Mr. Monge:

Based on the review by Environmental Planning Division staff of the Montgomery County Planning Department, a recommendation of **approval** of the Final Forest Conservation Plan (FFCP) has been forwarded to the Planning Board for the plan referenced above with the following conditions:

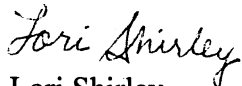
1. Compliance with the conditions of approval of the Final Forest Conservation Plan (FFCP) as stated herein. The Applicant must meet all conditions and requirements prior to recording of plat or MCDPS issuance of sediment and erosion control permit(s) as follows:
  - a. Remove the soils layer from the plan.
  - b. Show the acreage amount of Patuxent River Primary Management Area (PMA) as shown in the 'Resource Area Information' table on NRI/FSD #420080480.
  - c. Revise the worksheet to show the site's reforestation/afforestation requirement not to exceed 2.00 acres (with these combined totals). Remove the calculations for landscape credit for shade trees proposed in the parking lot. Also show in the worksheet the remainder of the site's reforestation requirement (that portion above 0.16 acres) as being met off-site and adjust the worksheet accordingly.
  - d. Show the 40' wide landscape buffer along the west property line as a continuation of the Category II Conservation Easement and show this buffer's square footage to the closest 1/100<sup>th</sup> of an acre.
  - e. Update the Significant and Specimen Tree Table to include a separate column for each specimen tree's correct critical root zone (CRZ) based on 1.5 times the tree's DBH. Adjust the CRZ symbol on the plan for the specimen trees accordingly.
  - f. The FFCP must include detailed and specific tree protection measures prepared, signed and stamped by an ISA-certified arborist with particular attention paid to specimen trees #6, #8, #9, #16 and #17.
  - g. The FFCP must include a detailed survey with a CRZ analysis for specimen trees

Letter to Mr. Peter Monge, #120100220- Montgomery General Hospital -Final Forest Conservation Plan

- #6, #8, #9, #16 and #17 if these trees' CRZ are within 25 feet of the proposed LOD.
- h. Obtain a Roadside Tree Permit from the Maryland Department of Natural Resources (MDNR) for removal of existing trees along Prince Philip Drive that are in the county's right-of-way and inside the proposed limit of disturbance (LOD). Provide a note on the FFCP with this stipulation.
  - i. Put the Developer's Certificate on both sheets of the plan and have the developer sign the Developer's Certificate in non-black ink.
  - j. After these revisions have been made, have the qualified professional who prepared the plan sign it in non-black ink and include the revised date of signature.
2. All conditions of approval in PFCP #CBA2521-J remain in full force and effect.
  3. Compliance with all Final Forest Conservation Plan (FFCP) regulatory requirements of Section 22A.00.1.09B-Forest Conservation Regulations (COMCOR) prior to any clearing, grading or demolition on the site.

If you have any questions regarding these comments, please contact me at 301-495-4551 or electronically at: [lori.shirley@mncppc-mc.org](mailto:lori.shirley@mncppc-mc.org).

Sincerely,



Lori Shirley  
Planner Coordinator  
Environmental Planning Division

Cc: Kathleen Kulenguski, VIKA  
Bill Landfair, VIKA  
Jody Kline, Miller, Miller and Canby, Chartered  
FFCP #120100220 – Montgomery General Hospital file



DEPARTMENT OF TRANSPORTATION

Isiah Leggett  
County Executive

August 23, 2010

Arthur Holmes, Jr.  
Director

Ms. Catherine Conlon, Subdivision Supervisor  
Development Review Division  
The Maryland-National Capital  
Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan #1-20100220  
Montgomery General Hospital

Dear Ms. Conlon:

We have completed our review of the preliminary plan signed on June 25, 2010. This plan was reviewed by the Development Review Committee at its meeting on March 22, 2010. We recommend approval of the plan subject to the following comments:

All Planning Board Opinions relating to this plan or any subsequent revision, project plans or site plans should be submitted to DPS in the package for record plats, storm drain, grading or paving plans, or application for access permit. Include this letter and all other correspondence from this department.

1. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
2. Access and improvements along Olney Sandy Spring Road (MD 108) as required by the Maryland State Highway Administration.
3. The sight distances study has been accepted. A copy of the accepted Sight Distances Evaluation certification form is enclosed for your information and reference.

Prior to the start of the phase 3 improvements, described in item 16A below, submit a completed, executed and sealed DOT Sight Distances Evaluation certification form for the proposed phase 3 entrances, for our review and approval.

4. We accept the applicant's storm drain capacity and impact analysis. The existing storm drain system will be improved based on the roadway phasing listed in item 16A below. If additional development of the site occurs beyond POB 3 and POB 4, the applicant must submit a revised storm drain capacity analysis to this office for review. This condition to be noted on the record plat.
5. Size storm drain easement(s) prior to record plat. No fences will be allowed within the storm drain easement(s) without a revocable permit from the Department of Permitting Services and a recorded Maintenance and Liability Agreement.

**Division of Traffic Engineering and Operations**

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878  
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080  
trafficops@montgomerycountymd.gov



6. We recommend that the private underground stormwater management facilities be designed to handle vehicle loading so as not to preclude construction of a future driveway with additional development of the parcel.
7. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site. If any trucks are expected to turn into the private streets, the radii will need to be increased to accommodate them. This issue will be addressed by DPS at the site plan/ permit stage, whichever comes first, and upon reviewing appropriate auto-turn diagrams.
8. In accordance with Section 49-35(e) of the Montgomery County Code, sidewalks are required to serve the proposed subdivision. Sidewalks are to be provided on both sides of the proposed public streets unless the applicant is able to obtain a waiver from the appropriate government agency.
9. Truck loading space requirements to be determined in accordance with the County's "Off-Street Loading Space" policy. On the site plan delineate the location and dimensions of the proposed truck loading and/or dumpster spaces.
10. The owner will be required to submit a recorded covenant for the operation and maintenance of private streets, storm drain systems, and/or open space areas prior to MCDPS approval of the record plat. The deed reference for this document is to be provided on the record plat.
11. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
12. If the proposed development will alter any existing street lights, signing, and/or pavement markings, please contact Mr. Dan Sanayi of our Traffic Engineering Design and Operations Section at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
13. If the proposed development will alter or impact any existing County maintained transportation system management component (i.e., traffic signals, signal poles, handboxes, surveillance cameras, etc.) or communication component (i.e., traffic signal interconnect, fiber optic lines, etc.), please contact Mr. Bruce Mangum of our Traffic Systems Engineering Team at (240) 777-6000 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
14. Trees in the County rights of way - species and spacing to be in accordance with the applicable DOT standards. Tree planting within the public right of way must be coordinated with Mr. Brett Linkletter with our Division of Highway Services, Tree Maintenance Section. Mr. Linkletter may be contacted at (240) 777-7651.
15. All plans and details for the proposed Transit Center must be coordinated with our Division of Transit Services. Please coordinate with Ms. Deanna Archey of that division, Ms. Archey may be reached at (240) 777-5828.

16. Permit and bond will be required as a prerequisite to DPS approval of the record plat. The permit will include, but not necessarily be limited to, the following improvements:
- A. Street grading, paving, curbs and gutters, sidewalks and handicap ramps, storm drainage and appurtenances, and street trees along Prince Phillip Drive as shown on the preliminary plan.

Based on meetings with the applicant and M-NCPPC staff we have agreed to the proposed phasing for the improvements along Prince Phillip Drive per the phasing plan dated June 2010:

**Phase 1:**

With the construction of the first building (POB 3):

On the west side of Prince Phillip Drive from MD Route 108 to the proposed west campus site entrance, construct half of the 4 lane closed section suburban arterial road standard (Std. 2004.07). This shall include a pedestrian refuge island north of the proposed entrance, shared left turn lane, and necessary taper to transition back to existing pavement. Mill and overlay of the remaining pavement on the east side will also be necessary.

With the construction of the proposed transit center:

On the east side of Prince Phillip Drive from the main hospital entrance to the property line for the main hospital campus, construct half of the 4 lane closed section suburban arterial road standard (Std. 2004.07). This shall include the transition needed to tie into existing pavement and mill and overlay of the existing pavement on the west side.

**The phase 1 improvements must be under permit/bond prior to DPS approval of the record plat.**

**Phase 2:**

With the construction of the second building (POB 4):

On the west side of Prince Phillip Drive from the proposed site entrance construct half of the 4 lane closed section suburban arterial road standard (Std. 2004.07). The improvements shall tie into the existing pavement north of the site and include mill and overlay of the remaining pavement on the east side.

**The phase 2 improvements must be permitted prior to issuance of the building permit for the second building (POB 4).**

**Phase 3:**

Any additional construction on Montgomery General Hospital property in addition to POB 3 and POB 4 will require the following improvements:

A second entrance onto Prince Phillip Drive will need to be constructed for any additional development to the west side of the site.

Ms. Catherine Conlon  
Preliminary Plan No. 1-20100220  
August 23, 2010  
Page 4

On the east side of Prince Phillip Drive from MD 108 to the Main Hospital Entrance construct half of the 4 lane closed section arterial road standard (Std. 2004.07) to complete the improvements constructed in phases 1 and 2.

- B. Enclosed storm drainage and/or engineered channel (in accordance with the DOT Storm Drain Design Criteria) within the County rights-of-way and all drainage easements.
- C. Erosion and sediment control measures as required by Section 50-35(j) and on-site stormwater management where applicable shall be provided by the Developer (at no cost to the County) at such locations deemed necessary by the Department of Permitting Services (DPS) and will comply with their specifications. Erosion and sediment control measures are to be built prior to construction of streets, houses and/or site grading and are to remain in operation (including maintenance) as long as deemed necessary by the DPS.
- D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Traffic Engineering and Operations Section.

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Ms. Dewa Salihi at (240) 777-2197.

Sincerely,



Gregory M. Leck, P.E., Manager  
Development Review Team

M:\subdivisions\1-20100220 Preliminary Plan\1-20100220 Montgomery General Hospital\1-20100220 MGH.doc

Enclosures (2)

- cc: Peter Monge; Montgomery General Hospital  
Jody Kline; Miller, Miller & Canby  
Bill Landfair; VIKA  
Corren Giles; MSHA  
Preliminary Plan Folder  
Preliminary Plans Note Book
- cc-e: Henry Emery; DPS RWPPR  
Sarah Navid; DPS RWPPR  
Erin Grayson; M-NCPPC DRD  
Shahriar Etemadi; M-NCPPC TPD  
Deanna Archey; DOT DTS  
Stacy Coletta; DOT DTS  
Brett Linkletter; DOT DHS  
Dan Sanayi; DOT DTEO  
Fred Lees; DOT TEO  
Dewa Salihi, DOT TEO



**MONTGOMERY COUNTY, MARYLAND**  
 DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
 DEPARTMENT OF PERMITTING SERVICES

**SIGHT DISTANCE EVALUATION**

Facility/Subdivision Name: Montgomery General Hospital Preliminary Plan Number: 120100220

Street Name: Prince Philip Drive Master Plan Road Classification: Arterial

Posted Speed Limit: 35 mph

Street/Driveway #1 ( Private Entrance ) Street/Driveway #2 ( \_\_\_\_\_ )

Sight Distance (feet)	OK?
Right <u>450</u>	YES ✓
Left <u>600</u>	YES ✓

Sight Distance (feet)	OK?
Right _____	_____
Left _____	_____

Comments: Looking North, view was obstructed by parked vehicles on left side of road. Minimum requirement of 325' was met under these conditions.  
Maximum sight distance of 600' was approximated assuming no parking in ultimate conditions.

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**GUIDELINES**

Classification or Posted Speed (use higher value)	Required Sight Distance in Each Direction*
Tertiary - 25 mph	150'
Secondary - 30	200'
Business - 30	200'
Primary - 35	250'
Arterial - 40	325'
(45)	400'
Major - 50	475'
(55)	550'

Sight distance is measured from an eye height of 3.5' at a point on the centerline of the driveway (or side street) 6' back from the face of curb or edge of traveled way of the intersecting roadway where a point 2.75' above the road surface is visible. (See attached drawing)

\*Source: AASHTO

**ENGINEER/ SURVEYOR CERTIFICATE**

I hereby certify that this information is accurate and was collected in accordance with these guidelines.

[Signature]  
 Signature

4/24/09  
 Date

MD #27721  
 PLS/P.E. MD Reg. No.

**Montgomery County Review:**

Approved

Disapproved:

By: [Signature]

Date: 8/23/10



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

April 27, 2009

Mr. Jason Evans  
VIKA Incorporated  
20251 Century Boulevard, Suite 400  
Germantown, MD 20874

Re: Stormwater Management **CONCEPT** Request  
for Montgomery General Hospital  
Preliminary Plan #: N/A  
SM File #: 233446  
Tract Size/Zone: 13.11/ RE-2, R-60, R-200  
Total Concept Area: 7.78ac  
Lots/Block: N/A  
Parcel(s): P207 & P120  
Watershed: Hawlings River

Dear Mr. Evans:

Based on a review by the Department of Permitting Services Review Staff, the storm water management concept for the above mentioned site is **acceptable**. The storm water management concept consists of off-site channel protection measures via a waiver to the Lake Hallowell Regional Pond. On-site water quality control and onsite recharge are provided via the use of pre treated underground filtration devices and recharge trenches.

The following **item(s)/condition(s)** will need to be addressed **during/prior to** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.
5. The type of "Green Roof" will require DPS approval prior to the first submission of detailed plan review.
6. Any development or redevelopment of the property will be required to address storm water management to the regulations that are in place at that time.
7. Formal geotechnical evaluation and testing results will be required with the first submission for detailed plan review for the proposed recharge areas. The proposed recharge areas should meet the design criteria of an infiltration trench, except they will not have to be open to the surface.

This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is required:

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

If you have any questions regarding these actions, please feel free to contact Thomas Weadon at 240-777-6309.

Sincerely,



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

RRB:dm CN 233446

cc: C. Conlon  
M. Pfefferte  
SM File # 233446

QN -Waived; Acres: 7.78ac  
QL - On Site; Acres: 7.78ac  
Recharge is provided



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## FIRE MARSHAL COMMENTS

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**DATE:** 24-Aug-10  
**TO:** Bill Landfair - landfair@vika.com  
VIKA, Inc  
**FROM:** Marie LaBaw  
**RE:** Montgomery General Hospital Inc  
120100220

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### PLAN APPROVED

1. Review based only upon information contained on the plan submitted **19-Aug-10** .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.
3. **Provide street address for location of fire lane when available.**