



Montgomery College-Germantown, Preliminary Plan No. 120110380

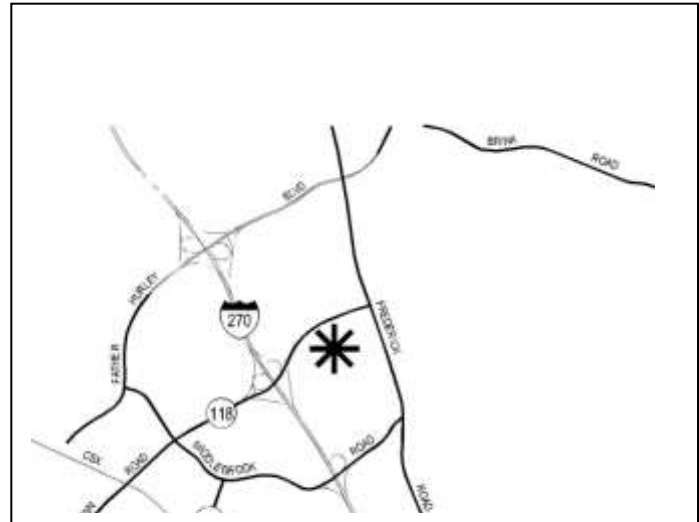
Staff Report Date: October 7, 2011

RW Richard Weaver, Area 3 Acting Supervisor, Richard.Weaver@montgomeryplanning.org, 301.495.4544
JAC John Carter, Area 3 Chief, John.Carter@montgomeryplanning.org, 301.495.4575

Description

***C. Preliminary Plan 120110380: Montgomery College Germantown Campus for Holy Cross Hospital**

Located on approximately 18.47 acres of the Science and Technology Park on the Montgomery College Germantown Campus along the east side of Observation Drive near the intersection with Middlebrook Road, hospital building of 237,200 square feet and a medical office building of approximately 80,000 square feet, and 8.54 acres to be dedicated for Observation Drive, LSC Zone, Germantown Employment Area Sector Plan



Staff Recommendation: *Approval with Conditions*

Summary

- This is a request to create one lot for a 93-bed hospital (Holy Cross) and an 80,000 square foot office building to be located on a portion of the Montgomery College-Germantown campus. Montgomery College has submitted this preliminary plan application for the development of a private use, which is subject to the subdivision regulations. The majority of the Campus is not included in this application.
- The campus was recently rezoned to the Life Science Center zone and is envisioned as a Science and Technology Park. This application includes the hospital lot of approximately 18.74 acres and a portion of the master plan alignment of Observation Drive through the College property.
- Montgomery College will dedicate and build Observation Drive as a four lane road from its current northern terminus at Goldenrod Lane, south to Middlebrook Road. Observation Drive meets the traffic capacity requirements of the College’s immediate construction needs and meets the Local Area Transportation and Policy Area Transportation requirements of the Holy Cross project. The road must be open to traffic prior to use and occupancy for the hospital.
- The entire Montgomery College campus is subject to an approved Final Forest Conservation plan that was prepared for the campus master plan under a separate Planning Board review. The forest conservation plan was devised to accommodate developable areas on the campus property and to protect forest and other environmental resources in accordance with the Forest Conservation Law.

RECOMMENDATION: Approval, subject to the following conditions:

- 1) Total development under this approval is limited to one lot for a 93-bed hospital and an 80,000 square foot medical office building (MOB).
- 2) To satisfy the Local Area Transportation Review requirements, the following road improvements must be complete prior to release of any use and occupancy permit for the Holy Cross Hospital/MOB development.
 - A. Restripe the single eastbound left-turn lane on MD 118 to northbound I-270 to provide for dual left-turn lanes.
 - B. Restripe the pavement on eastbound MD 118 to provide for two eastbound right turn lanes on to southbound MD 355 and provide the necessary signal/signage modifications to accommodate this movement.
- 3) To satisfy the Policy Area Mobility Review requirements, the following road improvements must be complete and open to traffic prior to release of any use and occupancy permit for Holy Cross Hospital/MOB development.
 - A. Construct Observation Drive/Goldenrod Lane as a four (4) lane arterial from its current terminus immediately north of Middlebrook Road to the existing section of Goldenrod Lane (which intersects with MD 118).
- 4) Prior to certification of the site plan the applicant must update the June 13, 2011, Traffic Impact Study (TIS) to address comments referenced in the Montgomery County Department of Transportation's September 22, 2011, letter and the applicant's responses clarifying information already in the Traffic Impact Study into one final comprehensive document.
- 5) All public road rights-of-way shown on the approved preliminary plan must be dedicated to the full width mandated by the Master Plan unless otherwise designated on the preliminary plan.
- 6) All public road improvements must be constructed within the rights-of-way shown on the approved preliminary plan to the full width mandated by the master plan and to the design standards imposed by all applicable road codes.
- 7) The applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approvals dated November 9, 2009, and October 13, 2010. The conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 8) The applicant must comply with the conditions of the MCDOT letter dated September 28, 2011. These conditions may be amended by MCDOT provided the amendments do not conflict with other conditions of the preliminary plan approval.
- 9) Clearing and grading must be in accordance with Site Plan conditions.
- 10) No recordation of plats prior to certified Site Plan approval.

- 11) Final approval of the number and location of buildings, on-site parking, site circulation, sidewalks, bikepaths, landscape and lighting will be determined at site plan.
- 12) In the event that a subsequent site plan approval substantially modifies the subdivision shown on the approved preliminary plan with respect to lot configuration or right-of-way location, width, or alignment, the applicant must obtain approval of a preliminary plan amendment prior to certification of the site plan.
- 13) The certified preliminary plan must contain the following note: "Unless specifically noted on this plan drawing or in the Planning Board conditions of approval, the building footprints, building heights, on-site parking, site circulation, and sidewalks shown on the preliminary plan are illustrative.
- 14) 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 for this preliminary plan.
- 15) The record plat must show all necessary easements.

SITE DESCRIPTION (Figure 1)

The Montgomery College-Germantown ("College") property is located on the south side of Germantown Road, MD 118 and east of I-270, in Germantown, Maryland. The College property ("Campus") is approximately 222 acres and is zoned LSC (Life Sciences Center). It is framed on four sides by major roadways: I-270 is located towards the western boundary; Germantown Road (MD 118) is located along the northern boundary, Frederick Road (MD 355) is located towards the eastern boundary; and Middlebrook Road is located along the southern boundary. The Frederick Road corridor is developed with moderate to high density residential properties. Towards the north of the site are multi-family townhouse units; most of which were developed as TDR receiving properties. The Ayrlawn Property (819800340), Cider Barrel (820040030), Eton Square (820040330), Mary Boland Subdivision (819970090), and Oak Mill Apartments (819830780); are the closest neighboring properties along the eastern property boundary. Germantown Town East Park and Middle Village Shopping Center are located (towards the southern boundary) at the intersection of Middlebrook Road and Frederick Road.

The Campus is within the Seneca Creek Watershed which the state of Maryland has designated as Use Class I-P. Less than 50 percent of the property is currently developed; reforestation areas, stream valley buffers and high priority forest are to be preserved along both the western and eastern portions of the property as part of a previously approved forest conservation plan for the Montgomery College-Germantown Campus. The Campus is currently accessed from Germantown Road at two points: the Goldenrod Lane/Germantown Road intersection (secondary entrance) or the Observation Road/Germantown Road intersection (primary entrance). The College currently has five academic buildings, parking facilities, and related ancillary facilities.

The Holy Cross hospital ("Hospital") building and associated office building will be located in the southern portion of the Campus on an 18.74 acre lot. Here the property gently slopes from north to south at an approximate 5% grade across the entire 18.74 acres. It is partially forested by a mixed composition forest that varies widely in age and structure. There are no streams, buffers or other

environmentally sensitive features on the proposed lot, but the lot is bordered to the east by a category I forest conservation easement shown on the approved forest conservation plan that contains protected forest and stream buffers.

Figure 1



Vicinity Aerial

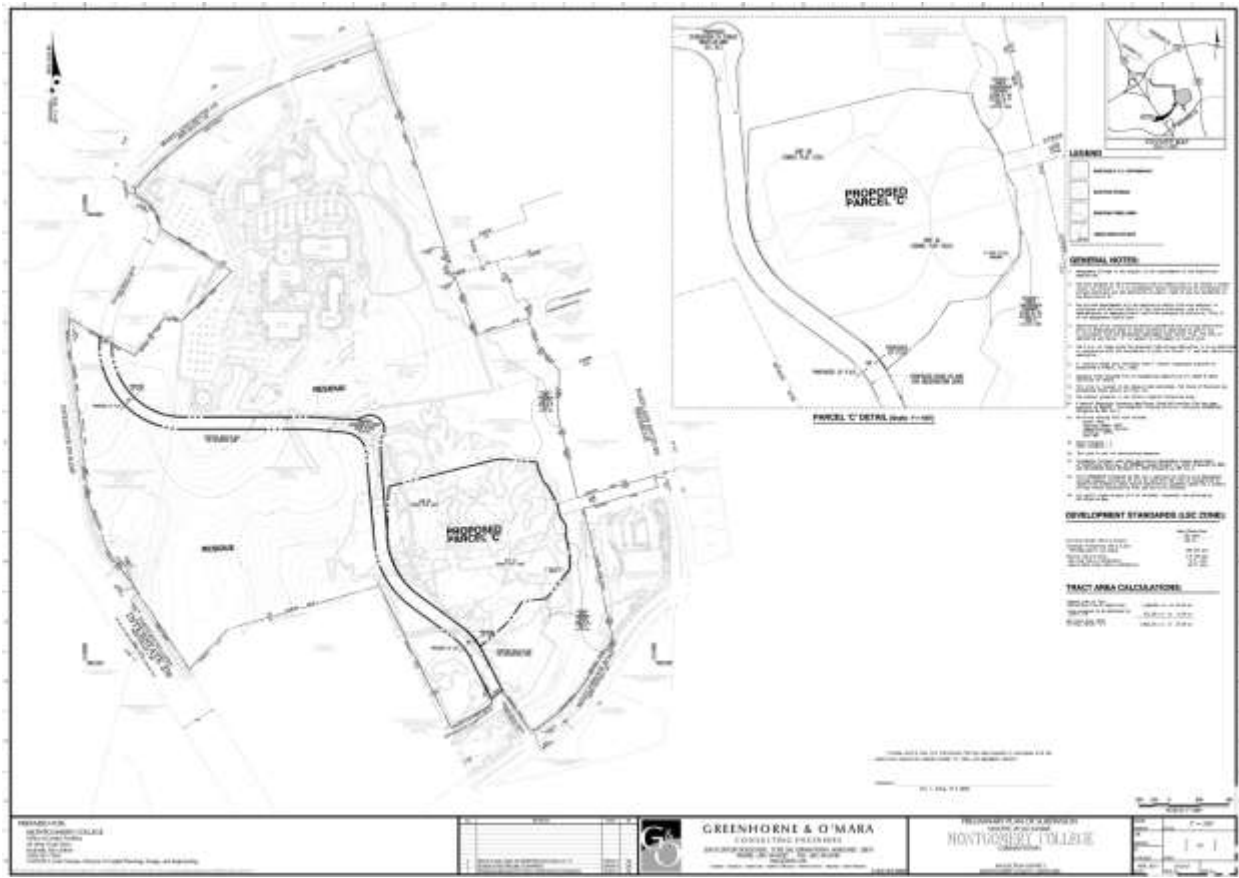
PROJECT DESCRIPTION (Figure 2 and 3)

This application proposes a single lot to accommodate the 93 bed Hospital and an 80,000 square foot medical office building. Access will be to Observation Drive (A-19) that will be constructed as a four lane road within a minimum, 80 foot wide right-of-way. This right-of-way will be dedicated by the College and shown on the record plat for the Hospital lot. Montgomery College will retain ownership of the land within the lot and will lease it to the Hospital as part of a lease agreement. The dedication and construction of Observation Drive follows the alignment recommended in the Germantown

Employment Area Sector Plan (“Master Plan”) from Goldenrod Lane to its southern terminus immediately north of Middlebrook Road.

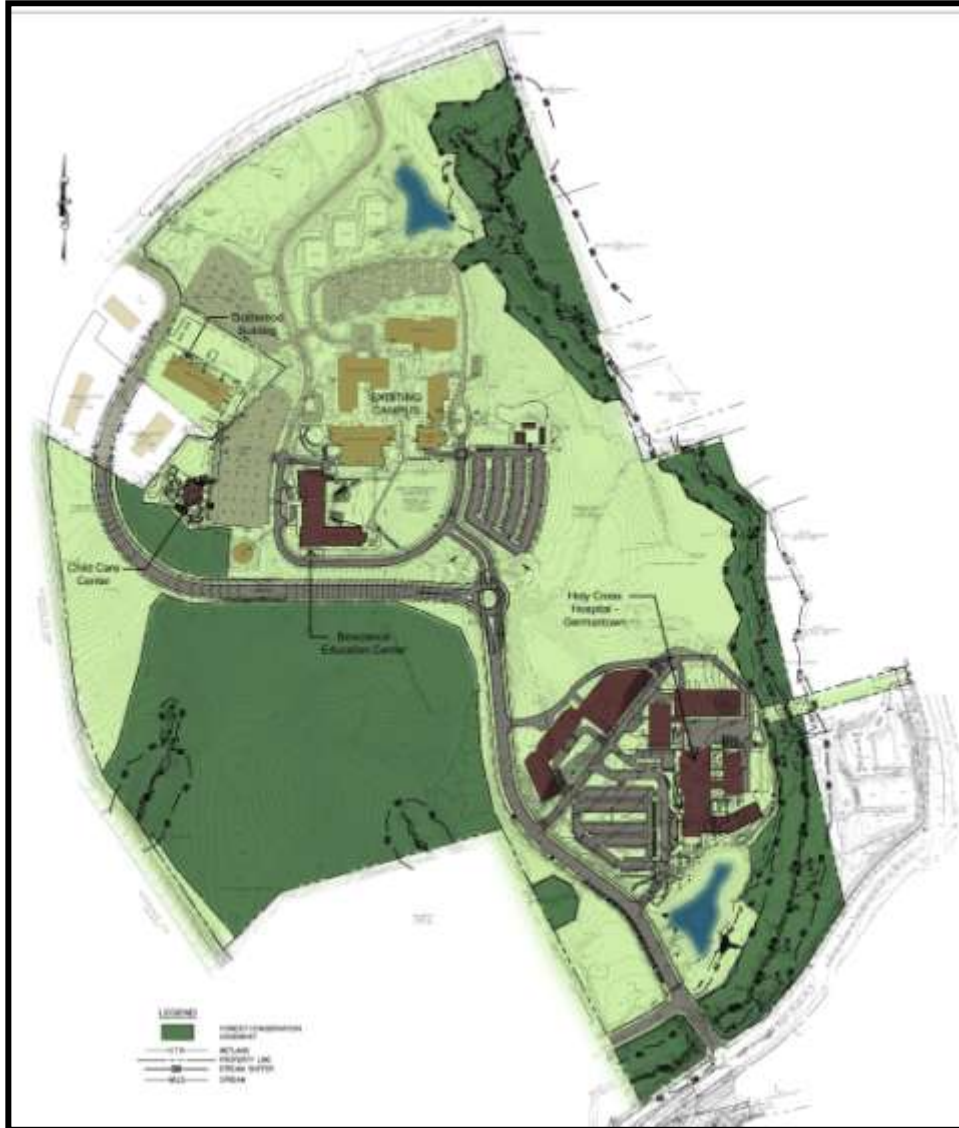
Access to the Hospital’s internal private driveways and parking lots will be at two points on Observation Drive. A ten foot wide shared use path will be constructed along the western side of Observation Drive and will connect to the internal sidewalks within the Hospital property. The Hospital will be connected to all available public utilities including, WSSC, Verizon, Washington Gas and PEPCO. Stormwater management will be provided by small onsite facilities and a large pond located on the lower, southern end of the lot.

Figure 2



Preliminary Plan

Figure 3



Montgomery College-Germantown Campus

ANALYSIS AND FINDINGS

Conformance to the Master Plan

The Germantown Employment Area Sector Plan, 2009 makes specific recommendations for the Montgomery College Campus. The Montgomery College Campus is identified as an important community resource, intended to serve approximately 20,000 students (page 70-72). The future development of the 334 acre, "Montgomery College District", of which the Campus is part of, is a key component to the preservation of the site's natural features and fostering links between business and education in the I-270 Technology Corridor. The following *land use, urban form and transportation recommendations* are specific to the Montgomery College District:

Land Use

- The future expansion of the College campus is envisioned to be approximately 1.1 million square feet with one million square feet of uses dedicated towards the remainder of the Campus to foster linkages of business and academic communities. Private sector facilities on the College campus are subject to Site Plan Review; while proposed academic facilities are subject to the Mandatory Referral process.

Response: The proposed development of the Hospital and Office Building is well within the one million square feet of space to be made available for non-academic facilities. The location of the College and Hospital in close proximity provides many opportunities for the linkage of business and academia supported by the Sector Plan.

- The I-3, R-60, R-60/TDR and R&D zones on the College property were recommended to be rezoned to the LSC zone in order to provide the greatest flexibility to meet the College's needs to partner with private businesses that support the College's mission.

Response: The property was rezoned to LSC for this purpose.

- Preserve 46 acres of high priority forest along I-270 and other high priority forested areas on the property.

Response: This was specifically addressed with the approved FFCP (approved June 24, 2010). Forty-six acres of forest was protected in the area west of Observation Drive.

- Develop technology and office uses with signature architecture that takes advantage of the visibility from I-270. Use structured parking facilities to reduce impervious surface areas and improve water quality in the Gunners Branch watershed.

Response: Staff believes that the proposed architecture meets this recommendation. The plan uses structured parking to decrease imperviousness.

Urban Form

- Design the campus expansion and orient buildings to create a compact educational village that promotes interaction between buildings, synergy between public and private uses, reduces the amount of disturbed land, and creates an appealing and safe campus setting.

Response: This is the first private use to locate on the Campus and is well connected by the shared use path along Observation Drive. The location of the Hospital in close relation to a community college provides significant opportunities for synergy between the two facilities. The structured parking was significant in that it reduced the amount of disturbance that would have been needed if surface parking was constructed. This is the first step in creating a true Science and Technology Campus; as more uses come in for review, staff will continue to plan in accordance with the Sector Plan vision.

- The street network shall provide pedestrian connections that create a walkable campus.

Response: The ten foot wide sidewalk will accommodate pedestrians and bicyclists. Opportunities for off street trails or sidewalks linking other buildings will be evaluated as future developments come in for review.

- Provide open spaces that are buffered from the residential communities to the east.

Response: The Forest Conservation Plan protects a wide forested edge between these two uses.

- Use building placement and site design to create smaller usable outdoor spaces that are characteristic of urban areas.

Response: The plan accomplishes this by creating small outdoor seating areas and green spaces, shown in detail on the site plan drawings.

- Limit building heights up to 100 feet (eight stories) and cluster new development to provide a dense and cohesive campus.

Response: The maximum height of the Hospital building is 105 feet with only 6 stories. The unique design needs of a hospital building, including the specialized equipment needed to provide state of the art service, dictate higher floor to ceiling heights than would be expected in a typical office building. The Hospital building is the tallest of the three buildings but steps down in height towards the east, and connects into the administrative wing; which is approximately 35 feet tall (2 stories). A stream valley buffer screens most major views of the administrative wing from the nearest adjacent property, the Boys and Girls Club which is located offsite, approximately 620 feet to the east of the administrative wing. The Zoning Ordinance (Section 59C-5.31a) specifies a maximum height of 200 feet within the LSC zone. Given the support for such a medical facility in the Sector Plan and the specialized design needs of a hospital facility, staff finds that the height of the Hospital building is in substantial compliance with the Sector Plan recommendation.

- Maintain building setbacks from I-270 of 200 feet and 100 feet from any interchange right-of-ways.

Response: The proposed development is setback approximately 0.45 miles (2,200 feet) from I-270 and is separated from I-270 by the 46 acres of high priority forest protected by easement.

Transportation

- The Sector Plan suggests that the College's planned expansion and technology park require additional access and transportation capacity. It recommends for the extension of Observation Drive as a four lane 80 foot right-of-way with a shared use path through the College Property to connect Germantown Road with Middlebrook Road. Locate the road on the west and south sides of the campus with future connections to MD 355.

Response: The LATR and PAMR review for this plan requires that Observation Drive be completed from Goldenrod Lane to Middlebrook Road as a 4 lane road within a minimum 80 foot wide right-of-way. This will satisfy the Sector Plan's recommendation to connect Germantown

Road with Middlebrook Road. It will be located on the west and south sides of the campus as recommended in the Sector Plan. The ultimate connection of Observation Drive to MD 118 (not MD 355) to align with existing Observation Drive is not required at this time to meet LATR or PAMR for any development approved to date.

- Extend Cider Press Place to connect MD 355 with the extension of Observation Drive.

Response: The LATR and PAMR requirements for the Holy Cross Hospital and office building are satisfied by the extension of Observation from Goldenrod Lane to Middlebrook Road as proposed under this preliminary plan. The connection to Cider Press Place is not required to be built at this time, nor is that land available for dedication. The location of the Hospital lot in no way impedes the future dedication of Cider Press Place on to the Campus as part of future development on the Campus.

Staff concludes that the preliminary plan is in substantial conformance with all recommendations of the Germantown Employment Area Sector Plan.

Conformance to Sectional Map Amendment G-887

District Council Resolution No. 16-1349, Adopted May 18, 2009 approved the rezoning of the Montgomery College–Germantown campus to the Life Sciences Center zone. The amendment contained no binding elements.

Adequate Public Facilities

Local Area Transportation Review (LATR)

A traffic study was submitted to determine the impact of the proposed development on area transportation systems. Fourteen intersections were identified as critical intersections that would be affected by the proposed development. These intersections were examined in the traffic study to determine whether they meet the applicable congestion standard for this area. The congestion standard in the Germantown East/Germantown West Policy Areas is 1,425 Critical Lane Volumes (CLV). The result of the CLV analysis is summarized in Table 1.

As shown in Table 1 below, all intersections are currently operating at an acceptable CLV level of 1,425. Under the background development (the existing traffic plus traffic from the approved/unbuilt developments), the intersection of MD 118 and MD 355 is projected to operate at an unacceptable CLV level during the weekday PM peak hour while all other intersections continue to operate at acceptable CLV standards. In the projection of the background development traffic analysis levels, all intersection improvements required to be built as conditions of approval for the recent Milestone Business Park project (Preliminary Plan No. 11987271B, approved by the Planning Board on January 27, 2011) were assumed to be built and open to traffic.

Under the total future development, which includes the background traffic plus traffic from the site, the implementation of the intersection improvements identified by the applicant in the traffic study will allow all intersections to operate at an acceptable or better than acceptable level of traffic conditions, compared to the background development (1,434 vs 1,477 for the MD 355/MD 118 intersection during the PM peak hour) during both the weekday AM and PM peak hours. These improvements are listed in Condition#2 and must be completed prior to issuance of use and occupancy permits for any building on

the subject property. With the implementation of the identified intersections improvements, this application meets the LATR requirements.

Table 1: Calculated Critical Lane Volume Values at Studied Intersections

Intersection	Weekday Peak Hour	Traffic Condition		
		Existing	Background	Total**
Father Hurley Boulevard & I-270 NB Off Ramp	Morning	517	599	599
	Evening	577	658	658
Ridge Road (MD 27) & Observation Drive	Morning	720	1,100	1,100
	Evening	1,025	1,070	1,071
MD 27 & MD 355	Morning	1,032	1,167	1,177
	Evening	1,085	1,205	1,210
MD 355 & MD 118	Morning	1,193	1,392	1,322
	Evening	1,369	1,477	1,434
MD 118 & Observation Drive	Morning	689	805	848
	Evening	894	1,277	1,285
MD 118 & Seneca Meadow/Goldenrod Ln	Morning	645	1,035	1,053
	Evening	691	1,070	1,149
MD 118 & I-270 NB On Ramp	Morning	1,050	1,031	1,033
	Evening	1,441	1,382	1,389
MD 118 & I-270 SB Off Ramp	Morning	814	853	875
	Evening	1,010	1,128	1,146
MD 355 & Middlebrook Road	Morning	1,315	1,350	1,355
	Evening	1,339	1,390	1,404
Middlebrook Road & Observation Drive	Morning	609	716	850
	Evening	651	703	849
Middlebrook Road & Waring Station Rd/DOE Ent	Morning	1,110	1,158	1,177
	Evening	1,005	1,008	1,018
Middlebrook Road & Great Seneca Hwy (MD 119)	Morning	984	1,032	1072
	Evening	906	919	944
MD 355 & Gunners Branch Road	Morning	1,048	1,099	1,101
	Evening	1,323	1,354	1,357
Watkins Mill Road & Apple Ridge Road	Morning	836	866	871
	Evening	964	1,007	1,015

**Total development conditions with indetified intersection improvements

Policy Area Mobility Review (PAMR)

The site is located within the Germantown East Policy Area where 50 percent of new trips must be mitigated as part of the PAMR requirements according to the Growth Policy. The site will generate 641 new PM peak hour trips, 50 percent or 321 trips will need to be mitigated. The traffic study proposes to construct Observation Drive/Goldenrod Lane as a four (4) lane arterial from its current terminus immediately north of Middlebrook Road to the existing section of Goldenrod Lane (which intersects with MD 118) to meet the PAMR requirements. Staff has reviewed the PAMR trip mitigation analysis contained in the submitted Traffic Impact Study and finds that construction of this road as shown on the preliminary plan will allow the project to meet the PAMR requirements. In the PAMR mitigation analysis, the Montgomery College's approved Biosciences Center development was included, i.e., the construction of Observation Drive/Goldenrod Lane as proposed will provide sufficient PAMR mitigation for both the Montgomery College's Biosciences Center and the Holy Cross Hospital/MOB.

Site Access and Vehicular/Pedestrian Circulation

Two access points to the Holy Cross Hospital/MOB site are proposed from Observation Drive which will be constructed as a four lane arterial roadway with a 10' shared use path on the east side. This roadway will provide both local traffic accessibility, and facilitates future bus service and additional pedestrian and bicycle access. The proposed alignment of Observation Drive as shown on the preliminary plan is in substantial conformance with the master plan alignment. Staff finds the proposed access points to the campus have been reviewed for adequate site distance and will be safe and adequate.

Other Public Facilities and Services

All other major public utility providers have indicated that their respective utility is available and that there are no capacity or system limitations that would hinder service. Local extensions of utility services will need to be constructed mostly within the public utility easements established adjacent to the right-of-way for future Observation Drive. The application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Growth Policy Resolution currently in effect. The application generates no school aged children since it is a non-residential project. It is therefore, not subject to a school facility payment.

Compliance with the Subdivision Regulations

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 lot size, width, shape and orientation are appropriate for the location of the subdivision given the recommendations of the Master Plan taking into consideration the specific recommendations for a potential hospital.

Environment

Forest Conservation

The preliminary plan complies with Chapter 22A, the Montgomery County Forest Conservation law. A Forest Conservation Plan (FCP) was approved for the Montgomery College – Germantown Campus under FCP #MR2009720. Approval of this comprehensive FCP satisfied the forest conservation requirements for the entire Campus. It designated forest conservation easements, protected the sensitive environmental features and provided areas available for development so that the Campus could develop in the manner envisioned by the Sector Plan without each project having to submit separate FCP's. The location of the lot proposed under this application and the development proposed

on the lot are in conformance with the easements and limits of disturbance shown on FCP #MR2009720. The preliminary plan complies with Chapter 22A.

Environmental Guidelines

The Forest Conservation Plan approved for the Montgomery College – Germantown Campus under FCP #MR2009720 protects all sensitive environmental features on the Campus in conformance with Section 50-32 of the Subdivision Regulations. No other sensitive features were identified on the proposed lot.

Stormwater Management

The Application meets all applicable stormwater management requirements and will provide adequate control of stormwater runoff from the site. The Montgomery County Department of Permitting Services approved the stormwater management concept plan by letters dated, November 9, 2009 and October 13, 2010. The concept consists of alternative surfaces, micro-scale practices, bio-filters, and a joint use facility.

Citizen Correspondence and Issues

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has received phone calls and emails regarding this application. Staff has spoken and met with the attorney for Washington Adventist Hospital (David Brown) on September 27, 2011. No strong opposition was expressed; however, the attorney had questions regarding the submitted traffic study and the Final Forest Conservation Plan. Any issues raised during the meeting were thoroughly addressed by Staff, and the meeting was concluded with the understanding that any other outstanding issues/ questions will be presented/ emailed in time for the public hearing.

Staff also received several emails/ letters in support of this project. All of which speak very highly of the partnership between Montgomery College and Holy Cross Hospital. They are also in favor of the new job opportunities and the ability to provide convenient health care to the surrounding communities. Staff has responded to all inquires and believes they have been addressed in a satisfactory manner.

Conclusion

The proposed lot meets all requirements established in the Subdivision Regulations and substantially conforms to the recommendations of the Germantown Employment Area Sector 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 – Approval Documents



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

September 28, 2011

Arthur Holmes, Jr.
Director

Mr. Richard Weaver, Planner/Coordinator
Area 3 Team
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120110380
Montgomery College Germantown

Dear Mr. Weaver:

We have completed our review of the preliminary plan signed and sealed on May 23, 2011. This plan is being reviewed concurrently with the Site Plan (No. 820110110) for Holy Cross Hospital-Germantown. Those plans were reviewed by the Development Review Committee at its meeting on July 5, 2011. We appreciate the responses we have received from Linowes and Blocher, LLP regarding our DRC and subsequent plan review comments.

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 the Department of Permitting Services (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. The MCDOT review fee for this plan has been waived since Montgomery College is a public entity and Holy Cross Hospital is considered an "institutional/religious" use per Executive Regulation No. 28-06AM. MCDOT review fees may be required in the future when plans to develop the proposed private Science and Technology ("S&T") Park are submitted for review.
2. Full width dedication and construction of Goldenrod Lane Extended (B-4)/Observation Drive (A-19) and intersecting roundabout in accordance with the master plan.

The extension of Goldenrod Lane/Observation Drive from its current terminus south to Middlebrook Road will be constructed by Montgomery College as a Mandatory Referral project. As the plans for that road project will be approved, permitted and inspected entirely by DPS, we defer to them for the review of the roadway typical section(s), horizontal alignment, vertical profile, stormwater management and storm drainage, multi-modal/context sensitive design, intersection and driveway sight distances, etc. Those plans should be coordinated with Ms. Stacy Coletta of our Division of Transit Services with respect to access for the future hospital bus stop.

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

Full width dedication and construction of the extension of Cider Press Place (MA-4) through the site, if required by as a condition of plan approval by the Montgomery County Planning Board.

3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
5. Show the locations of the proposed driveways on the preliminary plan.
6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
7. 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.

The Mandatory Referral plans propose eliminating the sidewalk on the south/west side of Goldenrod Lane Extended/Observation Drive (and providing a wider pedestrian facility on the opposite side of those roads) for promote forest conservation. We are surprised by this proposal, since the Mandatory Referral plans also show a ten (10) foot wide Public Utility Easement along both sides of those proposed roads. We defer to DPS regarding the suitability of this design.

8. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
9. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy.
10. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.

We recommend the applicant minimize the number of required on-site parking spaces, to promote use of alternative modes of transportation.

11. Unless the Planning Board elects to not require the dedication of Cider Press Place (MA-4), the applicant will need to ensure construction of that roadway improvement. If this dedication is required but construction deferred to a later phase of the site (S&T Park), the owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Cider Press Place, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

12. Geometrics for the intersection of Observation Drive and Goldenrod Lane will be reviewed by DPS as part of their review of the Mandatory Referral plans. We recommend the applicant to submit their traffic volume data to the DPS Right-of-Way Plan Review Section (in advance of their building permit applications) to verify their intersection improvement requirements and the acceptability of their design.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. 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) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. 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 Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
17. Trees in the County rights of way – spacing and species to be in accordance with the applicable DOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, the Manager of the Division of Highway Services, Tree Maintenance Unit at (240) 777-7651.
18. 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, a shared use path and street trees along Goldenrod Lane Extended and Observation Drive, from the current terminus of Goldenrod Lane to the proposed intersection with Middlebrook Road, as proposed on the Mandatory Referral project documents (and/or subsequent engineering plans).
 - B. 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.
 - C. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
 - D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.

Mr. Richard Weaver
Preliminary Plan No. 120110380. Montgomery College Germantown
September 28, 2011
Page 4

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this project, at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations

m:/subd/dca/prelim/120110380, Montgomery College Germantown, FINAL.doc

Enclosure

cc: John McLean; Montgomery College
Clyde H. Sorrell, Jr.; Montgomery College
John Sekerak; Greenhorne & O'Mara, Inc.
C. Robert Dalrymple; Linowes and Blocher, LLP
Heather Dlhopsky; Linowes and Blocher, LLP
Vic Bryant; Macris, Hendricks & Glascock, PA
Eileen Cahill; Holy Cross Hospital
John Carter; M-NCPPC Area 3 Team
Molline Smith; M-NCPPC Area 3 Team
Ki Kim; M-NCPPC Area 3 Team
Preliminary Plan Folder
Preliminary Plan Letters Notebook

cc-e: Atiq Panjshiri; MCDPS/RWPR
Sam Farhadi; MCDPS/RWPR
Deanna Archey; MCDOT DTS
Stacy Coletta; MCDOT DTS
Sande Brecher; MCDOT DTS
Beth Dennard; MCDOT DTS
Brett Linkletter; MCDOT DHS
Dan Sanayi; MCDOT DTEO
Bruce Mangum; MCDOT DTEO
Fred Lees; MCDOT DTEO
Mark Terry; MCDOT DTEO
David Adams, MCDOT DTEO



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

May 17, 2011

Mr. Steven Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request
for Holy Cross Hospital - Germantown Phase 1
~~Preliminary Plan #:~~ ? Site Plan # 820110110
SM File #: 238826
Tract Size/Zone: 18.3 acres/LSC
Total Concept Area: 18.3 acres
Lots/Block: NA
Parcel(s): N200
Watershed: Great Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via alternative surfaces, micro-scale practices, biofilters, and a joint use facility.

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

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

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

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



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

October 13, 2010

Mr. Steven L. Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Holy Cross Hospital Germantown
Preliminary Plan #: Not Assigned
SM File #: 238826
Tract Size/Zone: 24.5 acres/LSC
Total Concept Area: 24.5 acres
Lots/Block: NA
Parcel(s): N200
Watershed: Great Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of practices utilizing Environmentally Sensitive Design criteria to the maximum extent practicable with the remainder of the volume requirements being met in the proposed downstream pond (which will be built by others). The next stage in the stormwater management process is to submit a Site Development Stormwater Management Plan for approval.

The following **items** will need to be addressed **during** the detailed Site Development Stormwater Management Phase stage:

1. The Site Development Phase must include more detailed designs for the stormwater management and erosion and sediment control for the site.
2. Include an overlay showing stormwater management and sediment control practices.
3. Submit computations and details to verify the design approach along with a narrative to justify that the design will achieve ESD to the MEP.
4. Comply with all other requirements in revised Chapter 5 of the State Stormwater Manual for the Site Development phase of the concept review.

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

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with the first name "Richard" being the most prominent.

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

RRB:ta

cc: C. Conlon
M. Pfefferle
SM File # 238826

QN - onsite; Acres: 24.5
QL - onsite; Acres: 24.5
Recharge is provided



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

September 28, 2011

Arthur Holmes, Jr.
Director

Mr. Richard Weaver, Planner/Coordinator
Area 3 Team
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120110380
Montgomery College Germantown

Dear Mr. Weaver:

We have completed our review of the preliminary plan signed and sealed on May 23, 2011. This plan is being reviewed concurrently with the Site Plan (No. 820110110) for Holy Cross Hospital-Germantown. Those plans were reviewed by the Development Review Committee at its meeting on July 5, 2011. We appreciate the responses we have received from Linowes and Blocher, LLP regarding our DRC and subsequent plan review comments.

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 the Department of Permitting Services (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. The MCDOT review fee for this plan has been waived since Montgomery College is a public entity and Holy Cross Hospital is considered an "institutional/religious" use per Executive Regulation No. 28-06AM. MCDOT review fees may be required in the future when plans to develop the proposed private Science and Technology ("S&T") Park are submitted for review.
2. Full width dedication and construction of Goldenrod Lane Extended (B-4)/Observation Drive (A-19) and intersecting roundabout in accordance with the master plan.

The extension of Goldenrod Lane/Observation Drive from its current terminus south to Middlebrook Road will be constructed by Montgomery College as a Mandatory Referral project. As the plans for that road project will be approved, permitted and inspected entirely by DPS, we defer to them for the review of the roadway typical section(s), horizontal alignment, vertical profile, stormwater management and storm drainage, multi-modal/context sensitive design, intersection and driveway sight distances, etc. Those plans should be coordinated with Ms. Stacy Coletta of our Division of Transit Services with respect to access for the future hospital bus stop.

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

Full width dedication and construction of the extension of Cider Press Place (MA-4) through the site, if required by as a condition of plan approval by the Montgomery County Planning Board.

3. Grant necessary slope and drainage easements. Slope easements are to be determined by study or set at the building restriction line.
4. Grade establishments for all new public streets and/or pedestrian paths must be approved prior to submission of the record plat.
5. Show the locations of the proposed driveways on the preliminary plan.
6. Record plat to reflect a reciprocal ingress, egress, and public utilities easement to serve the lots accessed by each common driveway.
7. 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.

The Mandatory Referral plans propose eliminating the sidewalk on the south/west side of Goldenrod Lane Extended/Observation Drive (and providing a wider pedestrian facility on the opposite side of those roads) for promote forest conservation. We are surprised by this proposal, since the Mandatory Referral plans also show a ten (10) foot wide Public Utility Easement along both sides of those proposed roads. We defer to DPS regarding the suitability of this design.

8. Curb radii for intersection type driveways should be sufficient to accommodate the turning movements of the largest vehicle expected to frequent the site.
9. Truck loading space requirements to be determined in accordance with the Executive Branch's "Off-Street Loading Space" policy.
10. For any parking facility containing more than fifty (50) parking spaces, the applicant needs to furnish bicycle parking facilities as required Section 59 E-2.3 of the Montgomery County Code. Accordingly, the applicant should provide either bike lockers or inverted "U" type bike racks.

We recommend the applicant minimize the number of required on-site parking spaces, to promote use of alternative modes of transportation.

11. Unless the Planning Board elects to not require the dedication of Cider Press Place (MA-4), the applicant will need to ensure construction of that roadway improvement. If this dedication is required but construction deferred to a later phase of the site (S&T Park), the owner will be required to furnish this office with a recorded covenant whereby said owner agrees to pay a prorata share for the future construction or reconstruction of Cider Press Place, whether built as a Montgomery County project or by private developer under permit, prior to DPS approval of the record plat. The deed reference for this document is to be provided on the record plat.

12. Geometrics for the intersection of Observation Drive and Goldenrod Lane will be reviewed by DPS as part of their review of the Mandatory Referral plans. We recommend the applicant to submit their traffic volume data to the DPS Right-of-Way Plan Review Section (in advance of their building permit applications) to verify their intersection improvement requirements and the acceptability of their design.
13. Relocation of utilities along existing roads to accommodate the required roadway improvements shall be the responsibility of the applicant.
14. 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) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
15. 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 Transportation Systems Engineering Team at (240) 777-2190 for proper executing procedures. All costs associated with such relocations shall be the responsibility of the applicant.
17. Trees in the County rights of way – spacing and species to be in accordance with the applicable DOT standards. Tree planning within the public right of way must be coordinated with Brett Linkletter, the Manager of the Division of Highway Services, Tree Maintenance Unit at (240) 777-7651.
18. 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, a shared use path and street trees along Goldenrod Lane Extended and Observation Drive, from the current terminus of Goldenrod Lane to the proposed intersection with Middlebrook Road, as proposed on the Mandatory Referral project documents (and/or subsequent engineering plans).
 - B. 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.
 - C. Developer shall ensure final and proper completion and installation of all utility lines underground, for all new road construction.
 - D. Developer shall provide street lights in accordance with the specifications, requirements, and standards prescribed by the Division of Traffic Engineering and Operations.

Mr. Richard Weaver
Preliminary Plan No. 120110380. Montgomery College Germantown
September 28, 2011
Page 4

Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. David Adams, our Development Review Area Engineer for this project, at david.adams@montgomerycountymd.gov or (240) 777-2197.

Sincerely,



Gregory M. Leck, Manager
Development Review Team
Division of Traffic Engineering and Operations

m:/subd/dca/prelim/120110380, Montgomery College Germantown, FINAL.doc

Enclosure

cc: John McLean; Montgomery College
Clyde H. Sorrell, Jr.; Montgomery College
John Sekerak; Greenhorne & O'Mara, Inc.
C. Robert Dalrymple; Linowes and Blocher, LLP
Heather Dlhopsky; Linowes and Blocher, LLP
Vic Bryant; Macris, Hendricks & Glascock, PA
Eileen Cahill; Holy Cross Hospital
John Carter; M-NCPPC Area 3 Team
Molline Smith; M-NCPPC Area 3 Team
Ki Kim; M-NCPPC Area 3 Team
Preliminary Plan Folder
Preliminary Plan Letters Notebook

cc-e: Atiq Panjshiri; MCDPS/RWPR
Sam Farhadi; MCDPS/RWPR
Deanna Archey; MCDOT DTS
Stacy Coletta; MCDOT DTS
Sande Brecher; MCDOT DTS
Beth Dennard; MCDOT DTS
Brett Linkletter; MCDOT DHS
Dan Sanayi; MCDOT DTEO
Bruce Mangum; MCDOT DTEO
Fred Lees; MCDOT DTEO
Mark Terry; MCDOT DTEO
David Adams, MCDOT DTEO