



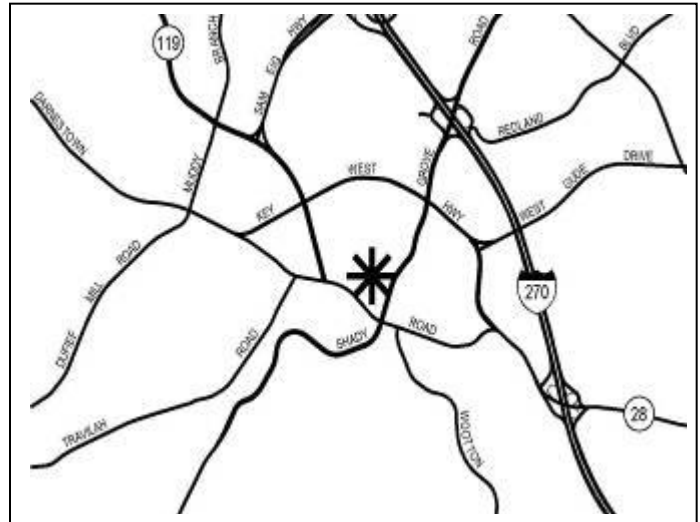
**Shady Grove Adventist Hospital Aquilino Cancer Center, Site Plan Amendment & Final Water Quality Plan 81999024H**

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Completed: 10/28/11

**Description**

- Amendment to add 51,500 square foot medical building to existing hospital campus.
- Located in the western quadrant of the intersection of Medical Center Drive and Medical Center Way within the Great Seneca Science Corridor Master Plan area.
- Filed by Adventist HealthCare, Inc. on August 24, 2011.
- The site is currently improved with the Shady Grove Adventist Hospital Campus with numerous medical buildings and surface and structured parking.



**Summary**

- Staff recommends approval with conditions.
- Amendment requests construction of a new medical building for the Aquilino Cancer Center. The maximum density approved by the most recent preliminary plan is not being increased by this Amendment. The building will replace existing surface parking and require minor alterations of the parking lot and landscape.
- Pursuant to the approved preliminary plan, the proposed use is counted within the existing pipeline of development and is not subject to the staging limitations of the GSSC Master Plan. (Also, as a hospital use, the proposed development would be exempt from staging limitations.)
- The proposed development is exempt from the Building Lot Termination (BLT) requirement in the LSC Zone because it is a hospital use and is below the 0.5 FAR trigger for BLT purchases/payments.
- Removal of parking spaces will not bring the entire hospital campus facility below the required number of parking spaces.
- No community concerns have been raised.

## RECOMMENDATION AND CONDITIONS

Staff recommends approval of Site Plan Amendment 81999024H, Shady Grove Adventist Hospital Campus – Aquilino Cancer Center, for a 51,500 square foot hospital use and associated landscaping, lighting, site, and parking modifications. All site development elements shown on the site and landscape plans stamped “Received” by the M-NCPPC on October 18, 2011 are required except as modified by the following conditions.

### Conformance with Previous Approvals

1. Preliminary Plan Conformance  
The proposed development must comply with the conditions of approval for Preliminary Plan 1119882330 as listed in the Planning Board Resolution dated March 22, 1990, unless amended.
2. Site Plan Conformance  
The proposed development must comply with all applicable conditions of approval for the following Site Plans, as listed in the respective Resolutions: 819851250, March 26, 1986; 819870610, December 16, 1987; 819990240, March 11, 1999; 820040080, May 11, 1999; 81999024A, May 18, 2004; 820040080, July 5, 2005; 81999024B, October 5, 2005; 81999024C, October 26, 2005; 81999024D, December 6, 2006; 81999024E, December 12, 2008; 81999024F, June 4, 2009; 81999024G, July 28, 2010.
3. Development  
Additional density is limited to 51,500 square feet of hospital uses and 64 feet in height.
4. Stormwater Management  
The proposed development is subject to Special Protection Area approval dated October 7, 2011, unless amended and approved by the Montgomery County Department of Permitting Services.
5. Transportation
  - a. The Applicant must amend the existing Traffic Mitigation Agreement (TMAg) with the Montgomery County Department of Transportation and the Planning Board to participate in the Greater Shady Grove Transportation Management District (TMD), dated August 20, 2007, prior to release of any building permit.
  - b. The Applicant must provide four inverted-U bike racks for employees, if possible located within a weather-protected area.
6. Development Program  
The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved by Staff prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:
  - a. On-site amenities including, but not limited to, sidewalks, benches, and trash receptacles must be installed prior to release of any building occupancy permit.
  - b. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Sediment Control Plan.

- c. Landscaping associated with each parking lot must be completed as construction of the parking lot is completed or within the next growing season.
- d. The development program must provide phasing of landscaping, lighting, site amenities, sidewalks, stormwater management, sediment and erosion control, and other features.

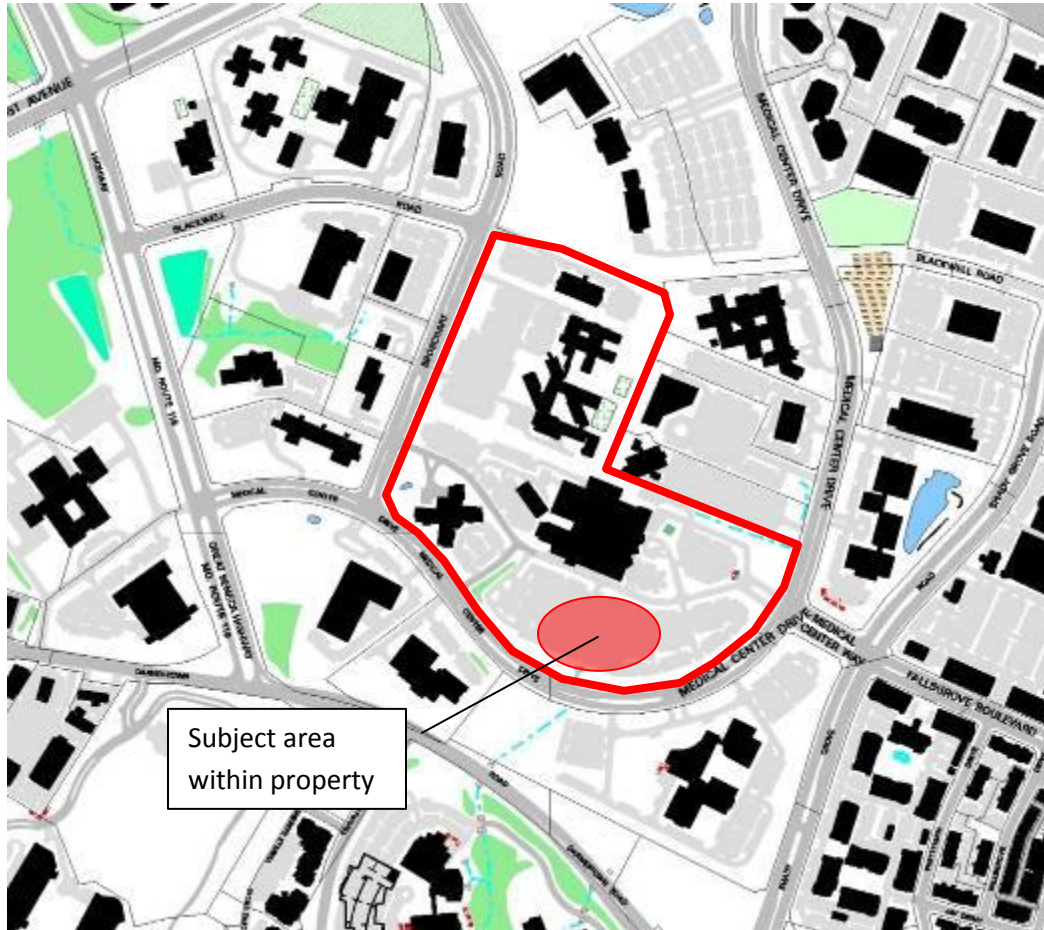
7. Certified Site Plan

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

- a. Include the final forest conservation exemption letter, stormwater management concept approval, development program, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Minor modifications and provision of information as required by Staff.
- c. Ensure consistency of all details and layout between site plan and landscape plan.

## SITE VICINITY & ANALYSIS

The subject site is located on Medical Center Drive near the intersection with Medical Center Way. Adjacent to the site are numerous medical, office, and research buildings. The site is currently improved with the Shady Grove Adventist Hospital Campus with numerous medical buildings and surface and structured parking. Within the larger Parcel 5, containing the entire campus, the area that will be occupied by the proposed Cancer Center is entirely surface parking on the southern portion of the site.



*Vicinity Map*

The site is within the Watts Branch and Muddy Branch watersheds, part of the Piney Branch Special Protection Area and is subject to a water quality plan. There are no known rare, threatened, or endangered species on site; there are no forests, 100-year floodplains, stream buffers, wetlands, or steep slopes on site. There are no known historic properties or features on site.

## PROJECT DESCRIPTION

### Previous Approvals

#### Preliminary Plans

Preliminary Plan 1119882330 was approved by resolution dated March 22, 1990 for 1,671,454 square feet of development for the entire 180.71-acre Shady Grove Life Sciences Center. Of that area, the Montgomery County Department of Economic Development assigned 626,910 square feet of density to the various parcels that became the Shady Grove Adventist Hospital Campus. A total of 523,480 square feet within this envelope has been built via numerous site plans as listed below.

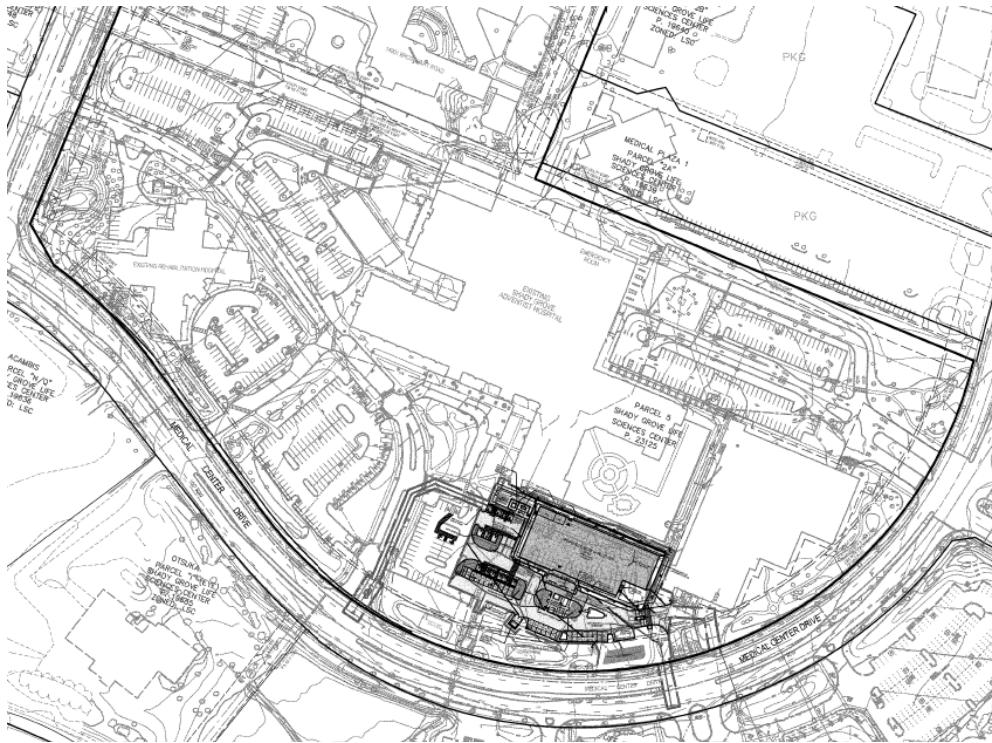
Preliminary Plan 120110160 has been filed and is pending approval. Under that application, density for this site will be appreciatively increased and the site will be significantly redesigned to accommodate and promote the roads, uses, and amenities proposed by the new Great Seneca Science Corridor (GSSC) Master Plan. These changes are not under review with this application, but the pending Amendment has been designed in concert with the Concept Plan submitted with the new Preliminary Plan.

#### Site Plans

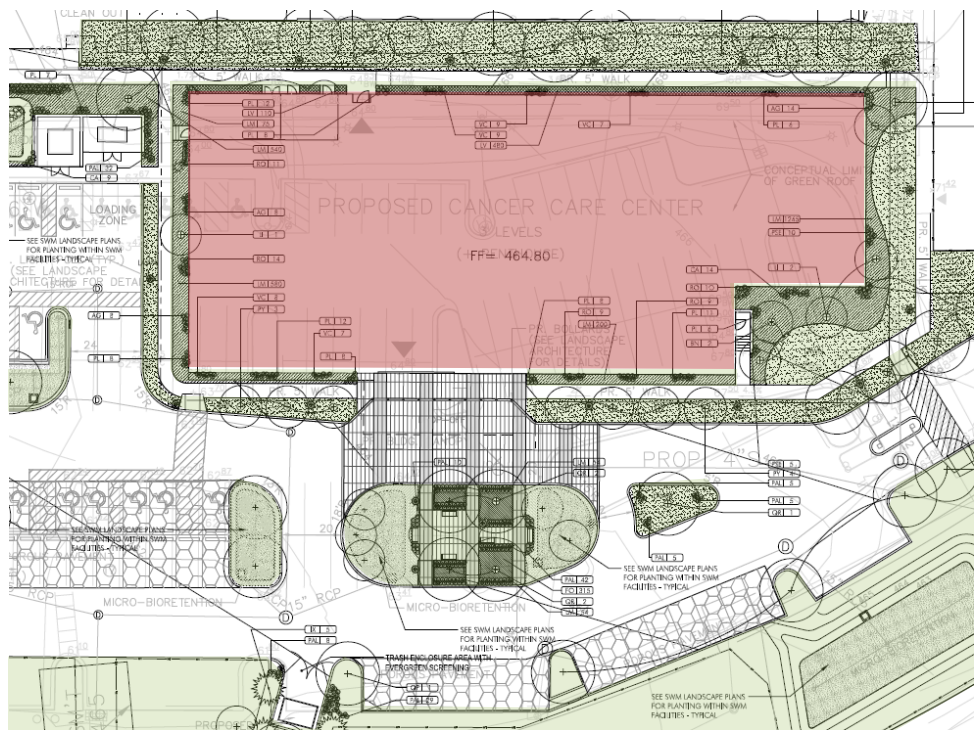
Plan Number	Resolution Date	Use	Density Approved (sf)
819770150	No Opinion on Record	Hospital	206,000sf
819851250	March 26, 1986 (hearing, no mailing date)	Shady Grove Dialysis Center	26,260sf
819870610	December 16, 1987	MC Residential Treatment Center	25,720sf
819990240	March 11, 1999	Rehabilitation Center	54,354sf
820040080	May 17, 2004	Covered Walkway & Parking	0sf
81999024A	May 18, 2004	Hospital	119,302sf
		Potomac Ridge Behavioral Health Center (MC Res Treatment Center)	81,280sf
82004008A	July 5, 2005	Addition to Behavioral Health Center	814sf
81999024B	October 5, 2005	Expansion for Mechanical Equipment	0sf
81999024C	October 26, 2005	Correction of 81999024B	0sf
81999024D	December 6, 2006	Parking Structure & Office/Storage	2,100sf
81999024E	December 12, 2008	Minor Site Modifications	0sf
81999024F	June 4, 2009	Roof Garden & Minor Site Modifications	0sf
81999024G	July 28, 2010	Minor Site Modifications	0sf
<b>Total Permanent Density Approved as of October 28, 2011</b>			<b>515,830sf</b>
81999024A	May 18, 2004	Temporary Trailer (must be removed by 6/31/12)	7,650sf
<b>Total Built as of October 28, 2011</b>			<b>523,480sf</b>

## Proposal

The Applicant requests a 51,500 square-foot Cancer Center along with associated site, landscape, and parking adjustments necessary to implement the project.



Site Plan (Detail)



Landscape Plan (Detail)

The proposed Cancer Center will replace 111 existing surface parking spaces and use sidewalks and landscaping to functionally tie the Center to the hospital grounds. New stormwater facilities, an entry drop-off/seating area, and ancillary site features are also being added. The reduction in parking spaces will result in 1,961 remaining spaces, well above the 1,720 spaces required for the uses on site.

## COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Notice of the subject amendment was sent to all parties of record on August 25, 2011. Staff has not received correspondence on this matter.

## ANALYSIS AND FINDINGS

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

Neither a Development Plan, Diagrammatic Plan, Schematic Development Plan, nor a Project Plan were required for the subject site. The original rezoning plan approved when the entire Life Sciences Center was rezoned from R-200 to the LSC Zone does not apply since the LSC Zone became a Euclidean zone that is applied as recommended in an approved master plan.

Because this density is allowed under a Preliminary Plan approved before May 17, 2010, the proposed development must adhere to the 1986 Shady Grove Development Plan Under Section 59-C-5.476(b)(2)(B):

### **59-C-5.476. Procedure for application and approval.**

...

- (b) For site plan or subdivision plan approvals before May 17, 2010, the following regulations apply:

- (2) Properties within the Shady Grove Life Sciences Center, except as provided below, are subject to the provisions of:

- (B) the 1986 Shady Grove Life Sciences Center Development Plan, as amended.

...

The proposed Site Plan Amendment will provide health facilities and services as allowed by the Plan in the Health Services Core area and adheres to the Comprehensive Design Plan element of the Plan regarding landscape design, density and building massing, site development criteria (setbacks, lighting, building design, parking design), and stormwater management.

2. *The site plan meets all of the requirements of the zone in which it is located, and where applicable conforms to an urban renewal plan approved under Chapter 56.*

The proposed use is allowed in the Life Science Center Zone and the Site Plan Amendment fulfills the purposes of the zone by providing medical uses in a zone that promotes "research,

academic, and clinical facilities that advance the life sciences, health care services, and applied technologies”.

As the project data table below indicates, the Site Plan Amendment meets all of the development standards of the zone and, more importantly, the density and height standards of the applicable preliminary plan approval. With respect to building height, setbacks, and density the proposed development is under all the maximum standards allowed. With respect to public use space the proposed development provides more than twice the required amount allowing for a greater amount of permeable surface and landscaped open space in this Special Protection Area.

<b>Data Table for Site Plan Amendment 81999024H in the LSC Zone</b>			
Development Standard	Allowed/Required	Previously Approved	Proposed
Gross Tract (square feet)	n/a	n/a	1,705,963
Max. Density (FAR)	2.0 (LSC Zone) 1.5 (Master Plan) 0.37 (Preliminary Plan)	0.31 (523,480sf)	0.34 (574,980sf)
Max. Height (feet)	200 (LSC Zone) 150 (Master Plan)	64	64
Public Use Space (% of net lot)	20	41	41
Parking (total spaces)	1,170	2,072	1,961

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

The proposed building is adequately, safely, and efficiently located near the existing hospital building and parking structure on what is currently a surface parking area.

The proposed open space serves to provide permeable area, a sitting area by the drop-off, and landscaping around the subject building. The landscaping provides screening, stormwater management areas, a traditional foundation planting area for the building, and colorful space for ornamental plantings. Interior lighting will create enough visibility to provide safety but not so much as to cause glare on the adjacent roads or properties. No recreation facilities are required for this site plan, but benches and bicycle facilities are provided. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed use and the recommendations of the Master Plan, while providing a safe and comfortable environment.



Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area. The vehicular circulation design does not propose changes to site access but efficiently directs traffic through the site with minimal impacts to pedestrian circulation. As designed, some of the paved area will be built with permeable pavement. This balance of design between the site constraints, the recommendations of the Master Plan, and the needs of the use is an efficient and adequate means to provide a safe atmosphere for pedestrians, cyclists, and vehicles.

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

The proposed hospital use is compatible with the adjacent and confronting similar uses as well as pending development plans. Future growth can be accommodated around the proposed building as envisioned by the GSSC Master Plan and the pending concept plan for the site. The building itself is in scale with the nearby buildings and is located such that it will not adversely impact existing or proposed adjacent uses.

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

As part of the requirements of the Special Protection Area (SPA) law, a SPA Water Quality Plan was reviewed in conjunction with the Site Plan Amendment. Under the provision of the law, the Montgomery County Department of Permitting Services (DPS) and the Planning Board have different responsibilities in the review of a water quality plan. DPS has reviewed and conditionally approved the elements of the Final Water Quality Plan under its purview. The Planning Board's responsibility is to determine if environmental buffer protection, SPA forest conservation and planting requirements, and site imperviousness limits have been satisfied.

#### Environmental Buffers

There are no environmental buffers on the site; therefore the requirement to protect environmental buffers is not applicable to this Site Plan Amendment.

#### Forest Conservation

An existing exemption from preparing a Forest Conservation Plan (#41994192E) remains valid for this property; the Site Plan Amendment, therefore, is in conformance with the requirements of Chapter 22A, Forest Conservation.

#### Site Imperviousness

The Piney Branch SPA does not include a specific impervious limit on land development projects. In SPAs without a cap on imperviousness, developments are required to demonstrate that imperviousness has been minimized. Under Montgomery County Executive Regulations 29-95, Regulations for Water Quality Review-Special Protection Areas, the Water Quality Plan requires the proposed development to minimize impervious areas and, if applicable, meet any required imperviousness limits. The existing 1.9 acre site contains 58,554 square feet of impervious surfaces, for a total imperviousness of 70.9%. As proposed, the new development will include 55,967 square feet of impervious surfaces for a reduction in total imperviousness down to 67.7%. Therefore, staff finds that the Site Plan minimizes new impervious surfaces by proposing infill development that substantially builds on existing surface parking areas.

### **County DPS Special Protection Area Review Elements**

DPS has reviewed and conditionally approved the elements of the SPA Final Water Quality Plan under its purview with a synopsis provided below.

#### Site Performance Goals

As part of the Water Quality Plan, the following performance goals were established for the site:

1. Minimize increases in storm flow runoff; and
2. Minimize sediment loading and land disturbances with an emphasis on immediate stabilization.

#### Stormwater Management Concept

Stormwater management (SWM) will be provided through a combination of on- and off-site measures, including porous pavement, microbiofilters, and a green roof. Stormwater that leaves the site will be captured and treated in the existing Gudelsky Regional SWM pond downstream of the site. DPS has determined that the project has provided Environmental Site Design to the Maximum Extent Practicable.

#### Sediment and Erosion Control

DPS recommends that extra care be taken to protect existing stormwater management structures from sedimentation during the construction phase. Since the site is already developed, sediment control requirements will be established by DPS during the detailed sediment plan review.

#### Monitoring of Best Management Practices (BMPs)

Construction and post-construction monitoring must be done in accordance with the BMP monitoring protocols established by the DPS and the Montgomery County Department of Environmental Protection (DEP). Details of the monitoring requirements are specified in the attached letter from DPS dated March 22, 2011. Pre-construction monitoring is not required because the site is already developed. Post-construction monitoring will include monitoring of the green roof and one of the microbiofilters for up to five years after construction has been completed.

6. *The Site plan must be consistent with the recommendations of the applicable master or sector plan, including general design principles recommended by the applicable master or sector plan and design guidelines adopted by the Planning Board to implement the applicable master or sector plan. As part of its site plan, the applicant must submit for approval comprehensive design standards that address building types and facades, except when the site plan is proposed for amendment through a limited plan amendment, a consent amendment, or a director level amendment.*

The subject Site Plan Amendment is proposed within the LSC Central District of the Great Seneca Science Corridor Master Plan. This site is recommended by the Master Plan for densities up to 1.5 FAR and building heights ranging from 110 to 150 maximum feet; previous approvals, however, limit the density and height below these ranges. The proposed amendment, therefore, meets these recommendations.

The master Plan recommendations regarding building and open space massing and form – the anticipated mix of uses, greater densities, taller buildings, a finer-grained road network, construction of a CCT station towards the north end of the site, and implementation of the LSC recreation loop – will be implemented through the pending Preliminary and Concept Plan as staging allows. Because this Site Plan Amendment is being developed within the capacity approved by a Preliminary Plan approved before May 17, 2010, the Amendment is proceeding subject to the applicable approval.

## **APPENDICES**

- A. Applicable Prior Resolutions
- B. Agency Letters
- C. Applicant Correspondence

A

## MEMO

May 2, 1977

TO: Montgomery County Planning Board  
FROM: Community Planning North  
SUBJECT: Site Plan Review 8-77015 Steady Grove  
Adventist Hospital

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**Staff Recommendation:**

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

- (1) Minor revisions to the pathway layout and grading plan to facilitate pedestrian movement to the west parking area and to Road "A"
- (2) Piping of storm drainage as the open channel is unsightly and will become a maintenance problem, and
- (3) The submittal of an acceptable landscaping, lighting and screening plan

**Staff Report:**

This will be the first major structure built in the County Medical Center. As such it will set the tone for all future development.

The major problem the staff has with the site plan for this facility is the open concrete channel which is to carry off the storm water from much of the site. This facility will not only be unsightly, particularly from the major roadway in the Medical Center, but it will also become a maintenance problem. Staff strongly recommends that the storm water be piped through the site to the storm water detention facility.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Site Plan Review #8-85125

Project Shady Grove Dialysis Center

On December 17, 1985, Seybolt, Gore, Newquist & Berlinsky submitted an application for the approval of a site plan for property in the R-200 zone. The application was designated Site Plan Review #8-85125.

On March 26, 1986, Site Plan Review #8-85125 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented by the staff and on the staff report with modifications to the conditions hereby adopted by the Montgomery County Planning Board, which is attached hereto and made a part hereof, the Montgomery County Planning Board finds:

1. the site plan meets all of the requirements of the zone in which it is located;
2. the locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe and efficient;
3. each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
4. the site plan is consistent with the approved Medical Center Development Plan, February 1, 1976.

and approves Site Plan Review #8-85125 subject to the following conditions:

1. Submittal of a Site Plan Enforcement Agreement and Development Program that are acceptable to staff.
2. Two additional shade trees will be added within the parking lot and shall be subject to staff approval.
3. A pedestrian connection from Broschart Road to the building shall be added and will be subject to staff's approval.
4. The pedestrian path shall connect to the central pedestrian easement within the Shady Grove Life Sciences Center, and the final design and

construction of the path shall be completed prior to occupancy of the building, and shall be coordinated and reviewed by staff.





- b. construction of one bay of the ultimate parking adjacent to Broschart Road as part of this Site Plan and conversion of one bay adjacent to the future village street to green space; and
  - c. inclusion in the Site Plan Enforcement Agreement a requirement to reevaluate the parking need and lot design following occupancy of the Treatment Center and prior to construction of the village street and relocation of the affected parking.
2. The applicant must implement the Shady Grove Life Sciences Center Development Plan streetscape design for Broschart Road and, prior to release of a building permit, must submit a final streetscape design to staff for approval.
3. A final landscape plan must be submitted to staff for approval prior to release of a building permit and must include the following:
  - a. details of the curb ramps and crosswalks for the pedestrian path through the parking;
  - b. additional landscaping between the exit drive and north property line; and
  - c. a design for the identification sign.
4. Submission of a Site Plan Enforcement Agreement and Development Program prior to release of a building permit.

MONTGOMERY COUNTY PLANNING BOARD

OPINION

**DATE MAILED:** March 11, 1999  
**SITE PLAN REVIEW:** #8-99024  
**PROJECT:** Montgomery County Rehabilitation Hospital

*Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 3-0, Commissioners Bryant, Holmes and Hussmann voting for. Commissioners Perdue and Richardson were absent.*

The date of this written opinion is March 11, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before April 9, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On March 11, 1999, Site Plan Review #8-99024 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;
4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

The Montgomery County Planning Board APPROVES Site Plan Review #8-99024 which consists of 59,000 square feet of Hospital subject to following conditions:

1. Standard Conditions dated October 10, 1995, Appendix A
2. Applicant to submit a revised record plat for Planning Board approval to remove the transit easement along Medical Center Drive prior to staff release of the signature set for the site plan.

**APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:**

1. Submit a Site Plan Enforcement Agreement and Development Program for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Community-wide pedestrian pathways must be completed prior to seventy percent occupancy of each phase of the development.
    - 2) Landscaping associated with the parking lot and building shall be completed prior to occupancy.
    - 3) Pedestrian pathways and seating areas associated with each facility shall be completed prior to occupancy.
    - 4) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
    - 5) Coordination of each section of the development and roads;
    - 6) Phasing of dedications, stormwater management, sediment/erosion control, community paths, trip mitigation or other features.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
  - a. Limits of disturbance;
  - b. Methods and location of tree protection;
  - c. Forest Conservation areas;
  - d. Conditions of DPS Stormwater Management Concept approval and waiver letter dated February 18, 1999;
  - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
  - f. The development program inspection schedule.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

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MONTGOMERY COUNTY PLANNING BOARD

**OPINION**

**DATE MAILED:** May 18, 2004  
**SITE PLAN REVIEW #:** 8-99024A  
**PROJECT NAME:** Shady Grove Adventist Hospital

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The date of this written opinion is May 18, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 17, 2004 (which is thirty days from the date of this written opinion). This Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On May 6, 2004, Site Plan Review 8-99024A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirement of the LSC zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board approves Site Plan 8-99024A, which consists of 203,262 sf of hospital;

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**STAFF RECOMMENDATION: Final Water Quality Plan**

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*Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant, with a vote of 3 – 0. Commissioners Berlage, Bryant, Robinson, voted for and no Commissioners voting against. Commissioners Perdue and Wellington were necessarily absent.*

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Approval of the final water Quality Plan subject to the following conditions:

1. Conformance to the MCDPS approval memo of March 29, 2004.
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**STAFF RECOMMENDATION Site Plan Review #8- 99024A:**

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*Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant, with a vote of 3 – 0. Commissioners Berlage, Bryant, Robinson, voted for and no Commissioners voting against. Commissioners Perdue and Wellington were necessarily absent.*

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Approval of 203,262 sf of hospital use space with the following conditions:

1. All trees used for screening that were displaced for the storm water management facility on the adjacent rehabilitation hospital site plan shall be relocated or replaced.
2. The Site Plan Enforcement Agreement shall reference an Off-Site Parking agreement per Section 59-E-3.4 of the Zoning Ordinance, as required, in regards to the shared parking with the adjacent Potomac Ridge Behavioral Health site plan #8-04008.
3. A lighting plan shall be submitted for staff review that shall include light levels that cut off at the property line and have light levels throughout the site at IESNA approved levels of approximately foot-candle averages of 2.5 with .5 minimum and uniformity ratio of 15:1.

4. A final review of the latest building materials is required by the Architectural Review Committee, as established by DED, prior to release of signature set.
5. The applicant shall establish a plan, prior to the release of signature set, to phase out the temporary trailers in a time frame to require their removal around the time of completion of this site plan in order to conform to the Development Plan requirements prohibiting such uses long term on site.
6. Transportation Requirements:
  - a. Total development under the site plan for the Potomac Ridge Behavioral Health (Site Plan No. 8-04008) is limited to the existing 107,000 square feet.
  - b. Total development under the site plan for the Hospital (Site Plan No. 8-99024-A) is limited to 325,302 FAR square feet or 387,306 total FAR square feet on Lot 4A.
  - c. The Hospital shall implement a comprehensive traffic management program as described in the Travel Demand Management (TDM) program submitted by the applicant on February 25, 2004.
  - d. The Hospital shall participate in a future Transportation Management District (TMD) for the Shady Grove Master Plan Study Area when the TMD is established by the Montgomery County Department of Public Works and Transportation (DPWT).
7. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion project.
    - 2) Community-wide pedestrian pathways facilities must be completed prior to completion of the development.
    - 3) Landscaping associated with the development shall be completed as construction of the pedestrian areas are completed.
    - 4) Pedestrian pathways and seating areas shall be completed as construction of the facility is completed.
  - b. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
    - 1) Limits of disturbance.
    - 2) Conditions of DPS Stormwater Management Concept approval letter dated October 15, 2003.
    - 3) The development program inspection schedule.
    - 4) Streets trees 50 feet on center along all public streets.
    - 5) No clearing or grading prior to M-NCPPC approval of signature set of plans.

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

Date of Mailing: OCT 05 2005

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4300, www.mncppc.org

**MONTGOMERY COUNTY PLANNING BOARD  
OPINION**

Site Plan No.: 8-99024B  
Project: Shady Grove Adventist Hospital  
Date of Hearing: July 28, 2005

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**Action:** **APPROVAL SUBJECT TO CONDITIONS.** (Motion to approve was made by Commissioner Bryant; duly seconded by Commissioner Wellington; with a vote of 3-0, Commissioners Berlage, Bryant, and Wellington, voting in favor. Commissioners Perdue and Robinson were necessarily absent.)

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The date of this written opinion is OCT 05 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this written opinion, consistent with the procedural rules for the judicial review of administrative agency decisions in Circuit Court (Rule 7-203, Maryland Rules of Court – State). This site plan shall remain valid as provided in Section 59-D-3.8.

**INTRODUCTION**

On May 26, 2005, the applicant, Shady Grove Adventist Hospital ("Applicant"), filed the instant application to amend Site Plan No. 8-99024. On July 28, 2005, Site Plan Review #8-8-99024B was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application.

**THE SUBJECT PROPERTY**

The subject property is located on the north side of Medical Center Drive between Broschart Road and Medical Center Way. To the north of the site is the Potomac Ridge Behavioral and Ambulatory Care Center. South of the site is Medical Center Drive, beyond which is the Life Technologies Center owned by Human Genome Sciences. All areas are within the LSC zone.

The site is currently approved for 408,931 square feet of hospital and rehabilitation hospital (FAR and non-FAR space) and 1,096 space parking spaces. The building addition is



located on the northwest corner of the main hospital between the main hospital and the Potomac Ridge Behavioral Health Center.

### **BACKGROUND**

**Zoning/Development Plan:**

The subject property was rezoned from the R-200 Zone to the LSC Zone by Local Map Amendment G-725 on June 11, 1996.

**Preliminary Plan:**

Preliminary Plan 1-88233 was approved on March 15, 1990 for 1,052,650 s.f. of commercial development.

**Site Plan:**

Site Plan 8-99024 was approved on March 11, 1999 for 59,000 s.f. of hospital building.

**Site Plan Amendment:**

Site Plan Amendment 8-99024A was approved on May 18, 2004 for 203,262 s.f. of hospital use space.

### **PROPOSED DEVELOPMENT**

The subject site plan amendment proposes a building addition of two levels. The addition would consist of a 2-story, 5,892-square-foot building that would provide space for transformers, switchgears, electrical supply, and mechanical equipment. The electrical building is required to support a previously approved hospital expansion (Site Plan #8-99024A).

The proposed landscaping includes 3 shade trees along the asphalt path on the north side of the building addition and shrubs next to the building for screening. An asphalt sidewalk extension is proposed from the northwest corner of the addition connecting to an existing lead walk.

### **SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD**

Staff prepared a Staff Report dated July 8, 2005 and submitted it to the Planning Board in advance of the public hearing. The Applicant appeared at the Hearing represented by legal counsel and advised the Board that it concurred with the Staff Report and the

recommended conditions of approval. No other party testified in support of or in opposition to the Application.

**FINDINGS**

Based on all of the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required.

*An approved development plan or a project plan is not required for the subject development.*

2. The Site Plan meets all of the requirements of the zone in which it is located.

*The Site Plan meets all of the requirements of the LSC Zone as demonstrated in the project Data Table below.*

	Zoning Ordinance Development Standard	Development Standard Approved by Planning Board and Binding on Applicant
Min. Tract Area (ac.):	N/A	39.16
Gross Floor Area (sf)	626,910	527,272 <sup>1</sup>
Floor Area Ratio (FAR)	.3675 <sup>2</sup>	.3063 <sup>3</sup>
Green Space (%)	25	42.7

<sup>1</sup> Includes the proposed electrical room addition.

<sup>2</sup> .3 FAR for the entire LSC Development. .3675 FAR allocated for the subject Parcel 5 which includes previous Parcels 3A, 3B, 4A and K.

<sup>3</sup> Excludes the proposed electrical room addition as per Sec. 59-C-5.321 of the Montgomery County Zoning Ordinance.

<i>Min. Building Setbacks (ft.):</i>		
<i>from rights-of-way of interior roads</i>	25	210
<i>from rights-of-way of perimeter roads</i>	50	210
<i>from right-of-way line at entry gateways</i>	50	N/A
<i>from interior lot lines</i>	20	N/A
<i>Parking Setbacks (ft.):</i>		
<i>from rights-of-way</i>	50	N/A*
<i>from interior lot lines</i>	15	N/A*
<i>from adjacent parking lot</i>	8	N/A*
<i>from Blackwell Rd. &amp; cul-de-sacs</i>	25	N/A*
<i>Max. Building Height (ft.):</i>	100	35

\* No parking is required or proposed as a part of the instant site plan amendment.

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

a. *Buildings*

*The building addition fits into the northwest corner of the existing hospital and provides a coherent terminus for this corner of the building. The architecture blends with the existing hospital to create a meaningful addition to the main building structure.*

b. *Green Spaces*

*The campus currently provides approximately 43% of green space throughout site. The stormwater management concept consists of on-site water quality control via a water quality inlet. Channel protection volume is provided in the Shady Branch 5 Regional Pond.*

c. *Landscaping and Lighting*

*The proposed landscaping on the site consists of three River Birches (*Betula nigra*) along the proposed sidewalk and plantings of Leatherleaf *Viburnum**

*(Viburnum rhytidophyllum) along edge of building addition. The revised landscaping will provide a more informal feel and will soften the appearance of the asphalt path and building addition while at the same time providing shading along the walk between the hospital and the Potomac Behavior Health Center.*

*Existing project lighting will not be affected by this amendment.*

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

*The proposal is compatible with adjacent health care facilities located in the SGLSC. The addition blends in to the form of the existing hospital.*

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

*No Forest Conservation Plan is required due to an approved Forest Conservation Exemption 4-94192E approved on June 18, 1994.*

#### **PLANNING BOARD ACTION AND CONDITIONS**

The Montgomery County Planning Board APPROVES Site Plan Review #8-99024B for Shady Grove Adventist Hospital on 39.16 gross acres in the LSC zone. All site elements of the Shady Grove Adventist Hospital plans stamped by M-NCPPC on May 26, 2005 shall be required except as modified by the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1-88233 as listed in the Planning Board opinion March 15, 1990.
2. Site Plan Conformance  
The proposed development shall comply with the conditions of approval for Site Plan 8-99024A as listed in the Planning Board opinion dated May 18, 2004.
3. Landscaping
  - a. Provide six (6) additional River Birches (*Betula nigra*) grouped informally along proposed asphalt path.

- b. Provide additional Leatherleaf Viburnums (*Viburnum rhytidophyllum*) along wall of building addition and down slope.
  - c. Provide ground plane landscape treatment on north side of new addition and west of addition where proposed staging area is located.
4. Forest Conservation  
The proposed development shall comply with the conditions of approval for the Forest Conservation Exemption dated June 18, 1994.
5. Stormwater Management  
The proposed development is subject to Stormwater Management Concept approval conditions dated May 10, 2005.
6. Development Program  
Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:
  - a. Landscaping associated with proposed amendment shall be completed as construction of the facility is completed.
  - b. Pedestrian pathways associated with the addition shall be completed as construction of the facility is completed.
  - c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
7. Clearing and Grading  
No clearing or grading prior to M-NCPPC approval of signature set of plans.
8. Signature Set  
Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:
  - a. Development program, inspection schedule, and Site Plan Opinion.
  - b. Limits of disturbance.
  - c. Methods and locations of tree protection.

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY

TAB  
M-NCPPC LEGAL DEPARTMENT

DATE

9/26/05

**CERTIFICATION OF BOARD ADOPTION OF OPINION**

At its regular meeting, held on **Thursday, September 29, 2005**, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent **ADOPTED** the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for **Site Plan No. 8-99024B, Shady Grove Adventist Hospital**. Vice Chair Perdue was absent. Commissioner Robinson abstained.



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Certification As To Vote of Adoption  
E. Ann Daly, Technical Writer

M-NCPPC



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THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, [www.mncppc.org](http://www.mncppc.org)

TO: Charles Loehr, Director

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

FROM: Michael Ma *Ma*  
Development Review Division

SUBJECT: Shady Grove Adventist Hospital  
Revised Site Plans 81999024C (8-99024C)

Date: October 26, 2005

Prior Approval

Site Plan amendment 81999024B (formerly 8-99024B) for Shady Grove Adventist Hospital was approved by the Planning Board on July 28, 2005, with conditions. The purpose of the amendment was to construct a two-story electrical room addition. The approved plan shows 5,892 square feet as the square footage for the addition.

Proposed Amendment


The purpose of the subject amendment is to correct the square footage information shown on the approved Site Plan amendment, which reflects the square footage for the first floor only instead of 11,784 square feet (the total square footage for two stories).

Public Notice

The applicant mailed a public notice to all adjoining and confronting property owners on August 15, 2005, with a full-scale copy of the site plan and a copy of the submission cover letter dated August 10, 2005, explaining the proposed changes. During the 30-day review period, staff did not receive any comments regarding the proposed changes to the approved plan.

Staff Recommendation

The proposed change does not alter the design and site layout of the approved plan. It just corrects the square footage information for the proposed addition. Staff recommends approval of amended Site Plan 81999024C.

✓ Approved By  Date 10/26/05  
Charles Loehr, Director  
Department of Park and Planning



**M-NCPPC**



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THE MARYLAND-NATIONAL CAPITAL  
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**DEC 01 2006**

**MCPB Resolution No. 06-111**

**Site Plan No. 81999024D**

**Shady Grove Adventist Hospital Parking Structure Addition**

**Date of Hearing: September 14, 2006**

**MONTGOMERY COUNTY PLANNING BOARD**

**RESOLUTION**

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

WHEREAS, on May 19, 2006, Adventist Healthcare Inc. ("Applicant"), filed an application for approval of a site plan amendment ("Site Plan Amendment" or "Plan") for a 289,251 square foot parking structure for the Shady Grove Adventist Hospital, including 2,100 square feet of office and storage space on 39.16 acres of land ("Property" or "Subject Property") in the Life Sciences Center ("LSC") Zone; and

WHEREAS, this Site Plan Amendment proposed to modify the Site Plan No. 819990240, originally approved for the Subject Property on March 11, 1999 and last amended by Site Plan No. 81999024C on November 2, 2005; and

WHEREAS, Applicant's Site Plan Amendment application was designated Site Plan No. 81999024D, Shady Grove Adventist Hospital Parking Structure Addition (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated August 31, 2006, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on September 14, 2006, Staff presented the Application to the Planning Board at a public hearing for its review and action (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on this Application and approved the Application on the motion of Commissioner Bryant, seconded by Commissioner Robinson, with Commissioners Berlage, Perdue, Bryant, Wellington and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 81999024D, Shady Grove Adventist Hospital Parking Structure Addition, for a 289,251 square foot parking structure for the Shady Grove Adventist Hospital, including 2,100 square feet of office and storage space on 39.16 acres of land in the LSC zone, subject to the following conditions:

1. Preliminary Plan Conformance  
The proposed development shall comply with the conditions of approval for Preliminary Plan 1198823.
2. Site Design
  - a. The data table on the Site Plan shall be revised to match the data table in the Staff Report.
  - b. A minimum of twenty bicycle parking spaces shall be provided per Section 59-E-2.3 of the zoning code. Of the 20 spaces, 14 shall be in the form of bike lockers (one locker per bicycle) located in a visible, well-lit location accessible by the existing and proposed sidewalks under a canopy near the stairs and elevators of the proposed parking garage structure, and six (6) shall be in the form of inverted U bike racks located in the parking structure. A note stating that the applicant shall not charge a fee to employees and visitors to use the lockers or the racks shall be added to the site plan.
  - c. A minimum of five shade trees in the parking islands of the surface parking area to the west of the proposed garage.
  - d. White reflective surface materials for the rooftop parking to reduce heat absorption.
  - e. Planting of shade trees along the higher grade of the berm between the proposed parking garage and the roof of the easternmost portion of the hospital structure to provide visual interest to the adjacent areas overlooking it on the west side.
  - f. Provide street level references and the average elevation of finished ground surface on the site plan for measuring building height on the site plan.
  - g. Additional shade trees shall be provided in the landscaped area along Medical Center Drive to provide additional screening for the parking structure.
  - h. On submission of the signature set, the Applicant will verify information on the total approved development cap and FAR for the entire development and for this parcel to be included in the data table.

- i. On submission of the signature set, the Applicant will provide an overall site plan showing the boundaries of the subject parcel, the location of the proposed parking structure and the location of the following existing structures, Hospital, Potomac Ridge, Broschart Building, rehabilitation hospital and temporary trailers.
3. Lighting
  - a. All light fixtures shall be full cut-off fixtures or be able to be equipped with refractors, reflectors or shields.
  - b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent properties.
  - c. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line.
  - d. The height of the outdoor light poles shall not exceed 20 feet including the mounting base.
4. Transportation
  - a. Prior to issuance of building permits, the Applicant shall enter into a traffic mitigation agreement ("Agreement") to participate in the Greater Shady Grove Transportation Management District.
  - b. The Agreement will integrate the applicant's proposed TDM Program dated February 25, 2004 and approved by the Planning Board as part of Site Plan No. 8-99024A.
5. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of the certified site plan. The Development Program shall include a phasing schedule as follows:

  - a. On-site landscaping shall be installed along with the construction of the parking structure but no later than six months after opening of the proposed garage
  - b. All sidewalks, pathways and sitting areas shall be completed prior to the opening of the proposed parking garage.
  - c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.
6. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified plan.

7. Certified Site Plan

Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to Staff review and approval:

- a. Development program, inspection schedule, and Site Plan Resolution.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. Revised transportation memorandum from the Transportation Planning Section showing the correct remaining density for the hospital.
- f. Site Plan and Landscape Plan revised to show all items in Condition #2

BE IT FURTHER RESOLVED THAT, all site development elements as shown on Shady Grove Adventist Hospital drawings stamped by the M-NCPPC on August 18, 2006, shall be required except as modified by the above conditions of approval.

BE IT FURTHER RESOLVED THAT, the Planning Board's decision is based on the following findings proposed by Staff, in its Report, which is supported by the evidence of record:

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

This Section is not applicable because neither a development plan nor a diagrammatic plan is required for the proposed development.

2. *The Site Plan meets all of the requirements of the zone in which it is located.*

The Plan meets all of the requirements of the LSC Zone and the developments standards for the Shady Grove Hospital Parking Structure Addition are limited as specified in the data table below:

**Data Table**

Development Standards	Development Standard Approved by the Board and Binding on the Applicant
Gross Tract Area (ac/sf.):	39.16 acres 1,705,963 sq.ft.
Gross Floor Area <sup>1</sup>	523,480 sq.ft.
Hospital	327,402 sq.ft.
Potomac Ridge	107,814 sq.ft.
Broschart building	26,260 sq.ft.
Rehabilitation hospital	54,354 sq.ft.
Temporary trailers	7,650 sq.ft.
Parking structure	289,251 sq.ft.
Parking	287,151 sq.ft.
Office space	300 sq.ft.
Yard supply storage	1,800 sq.ft.
Gross Square Footage <sup>2</sup>	760,151 sq.ft.
Hospital	561,973 sq.ft.
Potomac Ridge	107,814 sq.ft.
Broschart building	26,260 sq.ft.
Rehabilitation hospital	54,354 sq.ft.
Temporary trailers	7,650 sq.ft.
Office within parking structure	300 sq.ft.
Yard storage within parking structure	1,800 sq.ft.
Floor Area Ratio for the subject Parcel	523,480 sq.ft. 0.3068
Green Space	42.43% 723,818 sq.ft.
Building Coverage	22.27% 380,067 sq.ft.
Building Height	58.5 feet <sup>3</sup>
Minimum Building Setbacks From right-of-way	51 feet
Minimum Parking Setbacks From right-of-way	51 feet
Parking according to Projected Demand	2,062 spaces
Parking structure	856 spaces

Bicycle Parking	42 spaces
Motorcycle Parking	10 spaces

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- 1 The Gross Floor Area calculations do not include mechanical space and parking in a structure. The proposed office and yard storage (a total of 2,100 sq.ft.) within the proposed parking structure are included in the proposed gross floor area calculations.
  - 2 The Gross Square Footage calculations include mechanical space. The area of proposed parking in a structure is not included in the proposed gross square footage calculations. The proposed office and yard storage (a total of 2,100 sq.ft.) within the proposed parking structure are included in the proposed gross square footage calculations.
  - 3 The proposed height excludes the top of the elevator cores (approximately 17'6" above the upper parking level). The height is measured from the average elevation of finished ground surface along the front of the building to the highest point of roof surface of a flat roof; to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof; street grade AND is referenced in the data table and on the site plans. A condition of approval has been added to add street level references and the average elevation of finished ground surface on the site plan.
3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient.*
- a. Buildings and Structures

The buildings and structures are safe, adequate and efficient. The Applicant is proposing a 289,251-square foot parking structure to meet the future parking needs of the Adventist Healthcare facilities. The parking structure will be located adjacent to the existing buildings and will be integrated with the design of the existing buildings by the use of similar materials. The height, scale and design of the parking structure will be compatible with the height, scale and design of the existing buildings. The maximum height of the parking structure is 58.5 feet.
  - b. Open Spaces

The open spaces are safe, adequate and efficient. The Plan proposes 723,818 square feet of green area (42.43%) of green area on the site.
  - c. Landscaping and Lighting

The landscaping and lighting are safe, adequate and efficient. Extensive landscaping consisting of a combination of shade trees, evergreen trees, ornamental trees, shrubs and ground cover, four-foot-wide stone dust pathways and sitting areas are provided in the 51 foot-wide building
-

setback area along Medical Center Drive to create a park like setting along Medical Center Drive. Extensive landscaping along the proposed sidewalk is also provided in the area in between the hospital and the parking structure to create visual interest along the sidewalk.

d. Recreation

This section is not applicable to this proposal because only parking and office uses are being proposed.

e. Vehicular and Pedestrian Circulation

Vehicular and pedestrian circulation is safe, adequate and efficient. Access to the parking area is from a new entrance along Medical Center Drive. Two 20-foot-wide in and out aisles are provided at the entrance along Medical Center Drive. One ingress and two egress driveways are provided at the entrance to the parking garage for cars to enter and exit the parking structure. Another vehicular entrance to the parking structure from the parking area to the north is provided.

A five-foot-wide sidewalk is proposed to connect the internal sidewalks to Medical Center Drive. Five-foot-wide sidewalks are proposed on the west and north sides of the parking structure to provide pedestrian access from the parking structure to the hospital. The sidewalk on the north side will have a canopy to provide a covered walkway from the parking structure. The sidewalks will be connected with the existing sidewalks to provide an integrated pedestrian system throughout the site.

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

The proposed development's structures and uses are compatible with other site plans and adjacent existing and proposed uses. The parking structure will be located adjacent to the existing buildings and will be integrated with the design of the existing buildings by the use of similar materials. The height, scale and design of the parking structure will be compatible with the height, scale and design of the existing buildings. The maximum height of the parking structure is 58.5 feet. Conditions of approval have been added to require design elements that reduce the visual impacts of the structure along Medical Center Drive. Therefore, the proposal is compatible with existing and proposed adjacent development.

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

The Plan meets all applicable requirements of Chapter 22A regarding forest conservation and Chapter 19 regarding water resource protection. The property is exempt from forest conservation and exemption 4-02182E was approved on June 18, 2004. The Environmental Planning Section has recommended approval of the site plan submitted for review.

BE IT FURTHER RESOLVED, that the Record of this Application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived; and

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

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

BE IT FURTHER RESOLVED, that the date of this resolution is DEC 01 2006 (which is the date that this resolution is mailed to all parties of record); and

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

\* \* \* \* \*

At its regular meeting, held on Thursday, November 9, 2006, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, on motion of Commissioner Bryant, seconded by Commissioner Robinson, with Commissioners Perdue, Bryant, Robinson, and Wellington voting in favor, and Chairman Hanson abstaining, ADOPTED the above Resolution, which constitutes the final decision of the Planning Board and memorializes



MCPB No. 06-111  
Site Plan No. 81999024D  
Shady Grove Adventist Hospital Parking Structure Addition  
Page 9

the Board's findings of fact and conclusions of law for Site Plan Amendment No. 81999024D, Shady Grove Adventist Hospital Parking Structure Addition, to the Prior Site Plan No. 819990024C.



Royce Hanson, Chairman  
Montgomery County Planning Board



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

**Memorandum**

**TO:** Rollin Stanley, Planning Director

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

**FROM:** Joshua Sloan, Coordinator *JS*  
Development Review Division

**RE:** Shady Grove Adventist Hospital Amendment E  
SITE PLAN #81999024E

**DATE:** November 24, 2008

Pursuant to Montgomery County Code Division 59-D-3.7 (Minor Amendments), the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan.

A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director.

On October 9, 2008, Adventist Healthcare, Inc. ("Applicant") filed a site plan amendment application designated Site Plan No. 81999024E ("Amendment") for approval of the following modifications:

1. Elimination of one proposed pedestrian access;
2. Adjustment of curb locations, grading, and sidewalks;
3. Provision of new sidewalks and details;
4. Provision of aluminum railing along one revised sidewalk;
5. Removal of proposed internal driveway connection to east parking lot;
6. Installation of gates and pay stations at parking lot entrances; and
7. Restoration of temporary gravel parking area.

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on October 9, 2008. The notice gave the interested parties 15 days to review and

comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

**ACCEPTED & APPROVED BY:**



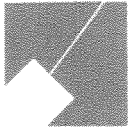
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Rollin Stanley, Planning Director

12.12.08

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Date Approved



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

**Memorandum**

**TO:** Rollin Stanley, Planning Director *RS*  
**VIA:** Rose Krasnow, Chief *RK*  
Robert Kronenberg, Supervisor *RK*  
Development Review Division  
**FROM:** Joshua Sloan, Coordinator *JS*  
Development Review Division  
**RE:** Shady Grove Adventist Hospital  
SITE PLAN #81999024F  
**DATE:** May 28, 2009

Pursuant to Montgomery County Code Division 59-D-3.7 (Minor Amendments), the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan.

A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director.

On April 22, 2009 Adventist Healthcare, Inc. ("Applicant") filed a site plan amendment application designated Site Plan No. 81999024F ("Amendment") for approval of the following modifications:

1. Add a roof garden and
2. Make minor modifications to parking islands and gates.

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on April 9, 2009. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not

alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved and amended site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:



Rollin Stanley, Planning Director

6.4.09

Date Approved



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

**Memorandum**

**TO:** Rollin Stanley, Planning Director

**VIA:** Cathy Conlon, Acting Chief *CC*  
Elza Hisel-McCoy, Acting Supervisor *EH*  
Development Review Division

**FROM:** Joshua Sloan, Coordinator *JS*  
Development Review Division

**RE:** Shady Grove Adventist Hospital  
SITE PLAN #81999024G

**DATE:** July 28, 2010

Pursuant to Montgomery County Code Division 59-D-3.7 (Minor Amendments), the Planning Director may approve in writing certain applications for an amendment to the Certified Site Plan. Administrative or "Director Level" Amendments are modifications to the approved Certified Site Plan that are considered minor in nature and do not alter the intent and objectives of the plan.

A Pre-Application meeting with the community/public/parties of record is not required. A Pre-Submittal meeting with the DRD Intake Section is also not required; however, submittal of the application to DRD is applicable. Administrative Amendments must satisfy the noticing and posting requirements as identified in Sections 4.C and 4.D (a) (ii) of the Development Manual and require approval of the Planning Director.

On May 13, 2010, Adventist Healthcare, Inc. ("Applicant") filed a site plan amendment application designated Site Plan No. 81999024G ("Amendment") for approval of the following modifications:

1. Change in emergency department driveway, parking, and drop-off layout;
2. Change in gate-controlled parking access; and
3. Revisions to associated landscape and lighting.

A notice regarding the subject site plan amendment was sent to all parties of record by the Applicant on May 4, 2010. The notice gave the interested parties 15 days to review and comment on the contents of the amended site plan. Staff did not receive any correspondence from the parties of record.

The proposed amendment is consistent with the provisions of Section 59-D-2.6 of the Montgomery County Zoning Ordinance for Minor Plan Amendments. The amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board for the originally approved site plan.

This Amendment shall remain valid as provided in Montgomery County Code § 59-D-3.8. The Applicant is responsible for submitting a certified site plan after approval by the Director for the specific modifications.

ACCEPTED & APPROVED BY:



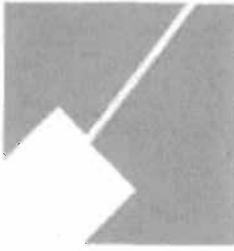
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Rollin Stanley, Planning Director

7-28-10

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Date Approved



## MONTGOMERY COUNTY PLANNING BOARD

## O P I N I O N

**DATE MAILED:** May 17, 2004

**SITE PLAN REVIEW #:** # 8-04008

**PROJECT NAME:** Potomac Ridge Behavior Health

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*Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant, with a vote of 3 – 0. Commissioners Berlage, Bryant, Robinson, voted for and no Commissioners voting against. Commissioners Perdue and Wellington were necessarily absent.*

---

The date of this written opinion is May 17, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 16, 2004 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On May 6, 2004, Site Plan Review # 8-04008 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirement of the LSC zone, and is consistent with an urban renewal plan approved under Chapter 56;*



3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

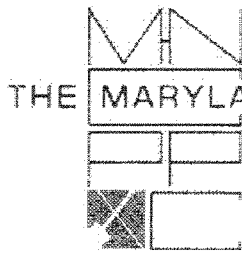
Therefore, the Montgomery County Planning Board approves Site Plan #8-04008, 650 square feet of covered walkway and path and 81 parking spaces;

Staff recommends approval of site plan 8-04008 with the following conditions to be met prior to signature set release:

1. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:

Development Program to include a phasing schedule as follows:

- 1) Community-wide pedestrian pathways facilities must be completed prior to completion of the development.
  - 2) Landscaping associated with the development shall be completed as construction of the parking and pedestrian areas are completed.
2. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
    - a. Limits of disturbance.
    - b. Conditions of DPS Stormwater Management Concept approval letter dated October 15, 2003.
    - c. The development program inspection schedule.
  3. No clearing or grading prior to M-NCPPC approval of signature set of plans.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

**Date Mailed:** JUL 05 2005

**Hearing Date:** May 12, 2005

**Action:** Approval with conditions

**Motion** of Commissioner Robinson, seconded by Commissioner Wellington, with a vote of 3 to 0; Commissioners Bryant, Wellington and Robinson voting in favor. Chairman Berlage and Commissioner Perdue necessarily absent.

**MONTGOMERY COUNTY PLANNING BOARD**

**OPINION**

Site Plan No.: 8-04008A  
Project: Potomac Ridge Behavior Health

*The date of this written opinion is JUL 05 2005 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules, thirty days from the date of this written opinion. This site plan shall remain valid as provided in Section 59-D-3.8.*

**INTRODUCTION**

On May 12, 2005, Site Plan Review No. 8-04008A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Planning Board heard testimony and received evidence submitted in the record on the application.

**THE SUBJECT PROPERTY**

The site is an existing wing of a behavioral treatment facility within the center core of the Shady Grove Life Sciences Center ("SGLSC"). Driveway access to the building is from

the east side of Broschart Road near the intersection of Blackwell Road. It is adjacent to the open space within the SGLSC but is fenced off and does not connect.

### **BACKGROUND**

The development was originally approved as a mandatory referral to allow the construction of a behavioral treatment facility. The project was built in the late 1980's. On May 6, 2004, the Planning Board approved a site plan to allow a covered walkway between the Potomac Ridge Behavioral Health Center and the adjacent former dialysis center (now Shady Grove Adventist Hospital offices).

Subsequent to the site plan approval in 2004, several adjacent parcels were consolidated to create one lot. This combined the former dialysis center on Lot K (to the north), the adjacent mental health facility to the north and the hospital site to the south. This combined lot is 39.1635 acres. The site plan data table will reflect the combined lot, whereas only the original 11.02-acre lot was analyzed for the first site plan.

### **PROPOSED DEVELOPMENT**

This amendment was filed by the Shady Grove Seventh Day Adventist Hospital ("Applicant") and is a proposal for an 814-square-foot addition to an existing wing, creating larger space for a behavioral health facility. The site plan also includes the creation of a secure outdoor play area bound by an 8-foot board on board fence. The outdoor play area includes rubber mulch. Play equipment will be added per the facility needs.

### **CONFORMANCE TO MASTER PLAN**

The proposed site plan conforms to the Shady Grove Study Area Master Plan Amendment, July 1990. The Master Plan supports the creation of a central core area of health care facilities. The Master Plan recommends .3 FAR for the SGLSC and .5 FAR once the area is transit served.

### **SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD**

At the hearing, Staff described the proposed amendment and recommended approval with conditions.

The Applicant was represented by legal counsel who testified that the Applicant accepted all the conditions proposed by Staff in its report. No other speakers testified at the hearing.

**FINDINGS**

Based on all of the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required.

*An approved development plan or a project plan is not required for the subject development.*

2. The Site Plan meets all of the requirements of the zone in which it is located.

*The Site Plan meets all of the requirements of the SGLSC Zone as demonstrated in the project Data Table below.*

Development Standard	Permitted/required	Existing	Approved
Lot area	N/A	39.1635 acres	39.1635 acres
Gross Floor Area (Square Feet)	N/A	336,522 sf.	337,336 sf.
Floor Area Ratio (FAR) Total SGLSC	.3 (per Master Plan)	.28 FAR	.28 FAR
Green Space Min. (%)	25% (426,491s.f.)	42.8% (730,646 s.f.)	42.8% (730,646 s.f.)
Building Coverage Max. (%)	25% (426,491 s.f.)	315,001 s.f.	315,815 s.f. - 18.5%
Building Height Max. (ft)	125 ft.	64 ft. (Hospital)	28 ft. (PRBH)
Parking (see below)	1170 spaces	1528 spaces	1528 spaces
Parking setback to ROW	25 ft.	50 ft.	N/A

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

**Buildings and Structures**

*The building expansion location is unobtrusive in its placement and provides for expanded building function in a manner that is adequate, safe and efficient.*

Open Spaces

*The open spaces are adequate, safe, and efficient. The open space remains the same except for the building footprint of the proposed addition. It should be noted that the new addition will be sited between two existing structures, which minimizes the addition's impact on the existing open space.*

Landscaping and Lighting

*The landscaping and lighting are adequate, safe and efficient. The proposed landscaping on the site consists of preservation of an existing shade tree and introduction of shrubbery adjacent to the building to provide internal privacy for the patients.*

*The lighting plan will not change per the existing conditions.*

Recreation Facilities

*The recreation facilities will be adequate, safe and efficient. This commercial facility does not require a recreation plan. Nonetheless, the facility does provide an open space play area for the patients. It will be a contained outdoor yard with rubber mat to allow for outdoor play per the requirements of the facility.*

Vehicular and Pedestrian Circulation

*The existing vehicular and pedestrian circulation is safe, adequate and efficient and is unchanged with this application.*

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

*The modest enlargement of a wing of this facility will pose no impacts to adjacent buildings and will only benefit the program of the existing building. It is compatible with both existing and proposed adjacent development.*

5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

*This site plan is exempt from forest conservation.*

6. The evidence in the record for this application does not contain any contested issues; and, therefore, the Planning Board finds that any future objection, which may be raised concerning a substantive issue in this application, is waived.

**PLANNING BOARD ACTION AND CONDITIONS**

The Montgomery County Planning Board hereby APPROVES Site Plan Review No. 8-04008A for a 814-square-foot classroom addition with the following conditions:

1. Stormwater Management

The proposed development is exempt from Stormwater Management and Sediment Control Requirements per letter from MCDPS dated February 28, 2005.

2. Development Program

Applicant shall construct the proposed development in accordance with the Development Program. The Development Program shall be reviewed and approved by M-NCPPC staff prior to approval of signature set of site plan. The Development Program shall include a phasing schedule as follows:

a. All outdoor amenities and landscaping associated with the expansion shall be completed as construction is completed.

3. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of signature set of plans.

4. Landscaping and Site Plan

Applicant shall provide 4 bike racks on-site for use of employees. The landscape plan shall include a more open variety of evergreen shrub (*Viburnum Pragense*) adjacent to the northern façade of the wing.

5. Signature Set

Prior to signature set approval of site and landscape/lighting plans the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.

\* \* \* \* \*

[CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE]

APPROVED AS TO LEGAL SUFFICIENCY  
DYP 6/17/05  
M-NCPPC LEGAL DEPARTMENT

**CERTIFICATION OF BOARD VOTE ADOPTING OPINION**

At its regular meeting, held on Thursday, June 23, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission, by unanimous consent, ADOPTED the above Opinion, which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Potomac Ridge Behavior Health, Site Plan No. 8-04008A. Commissioners Berlage and Perdue abstained.



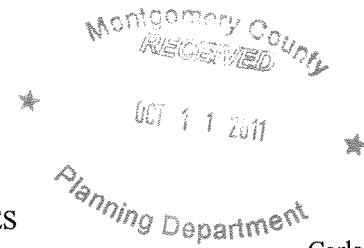
\_\_\_\_\_  
Certification As To Vote of Adoption  
Technical Writer

**B**





DEPARTMENT OF PERMITTING SERVICES



Isiah Leggett  
County Executive

Carla Reid  
Director

October 7, 2011

Mr. William Musico, PE  
Loiederman Soltesz Associates, Inc.  
2 Research Place, Suite 100  
Rockville, Maryland 20850

Re: **Final Water Quality Plan and  
Stormwater Management Concept for  
Shady Grove Adventist Hospital Aquilino  
Cancer Center**  
SM File #: 240685  
Tract Size/Zone: 1.91 acres/Hospital  
Watershed: Piney Branch/Watts Branch

**SPECIAL PROTECTION AREA**

Dear Mr. Musico:

Based on a review by the Department of Permitting Services, the Final Water Quality Plan (FWQP) and Stormwater Management Concept for the above mentioned site are conditionally approved. This approval is for the elements of the Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

**Site Description:** The proposal is for the new cancer center building and associated parking. The site will disturb 1.91 acres at the southern side of the hospital on Medical Center Drive. The majority of site work is located within Piney Branch Special Protection Area.

**Stormwater Management:** Stormwater management will be provided via a combination of on-site and off-site measures that includes porous pavement, micro biofilters, and green roof before draining downstream to the Guldelsky Regional Wet Pond. All areas within the proposed limit of disturbance have provided ESD to the MEP.

**Sediment Control:** Extra care must be taken during the sediment control phase to protect the existing stormwater management structures. Since the site is already developed the sediment control requirements will be determined at the detailed plan review stage. The use of super silt fence will be the minimum requirement for sediment control.

**Performance Goals:** The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading and land disturbances with an emphasis on immediate stabilization.

**Monitoring:** The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Pre-construction monitoring is not required since the site is already developed. The construction monitoring, if any, will be determined during the detailed plan review stage. The post construction monitoring requirements will be to monitor the green roof and one of the micro biofilters for up to five years after the construction has been completed. All of the other requirements as described in the "Attachment to the Preliminary Water Quality Plan" memorandum by DEP dated March 22, 2011 and included with the Preliminary Water Quality Plan approval letter still apply.

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS, and those responsible for conducting the monitoring to establish the monitoring parameters.

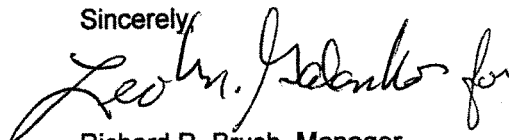
**Conditions of Approval:** The following are additional conditions which must be addressed in the initial submission of the detailed sediment control/stormwater management plan. All of the conditions from the Preliminary Water Quality Plan approval still apply. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide an overdrain for all of the proposed porous pavement areas. Porous concrete is to be used in these areas.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Provide a geotechnical report that addresses the feasibility of infiltration working in the areas of the proposed porous pavement and enhanced micro biofilters.
4. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

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 Leo Galanko at (240) 777-6242.

Sincerely,



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

William Musico  
October 7, 2011  
Page 3

RRB:img:CN240685

cc: John Carter (MNCPPC)  
E. Naibert (MCDEP)  
L. Galanko  
SM File # 240685

ESD acres: 1.91 ac  
Waived acres: 0



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

April 5, 2011

Mr. William Musico, PE  
Loiederman Soltész Associates, Inc.  
2 Research Place, Suite 100  
Rockville, Maryland 20850

Re: **Preliminary** Water Quality Plan and  
Stormwater Management Concept for  
Shady Grove Adventist Hospital  
Expansion  
SM File #: 239312  
Tract Size/Zone: 39.16 acres/Hospital  
Watershed: Piney Branch/Watts Branch

**SPECIAL PROTECTION AREA**

Dear Mr. Musico:

Based on a review by the Department of Permitting Services, the Preliminary Water Quality Plan (PWQP) and Stormwater Management Concept for the above mentioned site are conditionally approved. This approval is for the elements of the Preliminary Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

**Site Description:** The proposal is for four new buildings and parking structures, and the expansion of existing buildings over the existing hospital site which will result in a slight reduction in impervious area. The site is on 39.16 acres at the northeast corner of the intersection of Broschart Road and Medical Center Drive. This site is located partially within Piney Branch Special Protection Area.

**Stormwater Management:** Stormwater management will be provided via a combination of on-site and off-site measures that includes bio-swales, porous pavement, micro biofilters, and green roofs before draining downstream to the Western and Guldelsky Regional Wet Ponds. All areas within the proposed limit of disturbance are to provide ESD to the MEP.

**Sediment Control:** Extra care must be taken during the sediment control phase to protect the existing stormwater management structures. Since the site already developed and the sediment control requirements will be required at the detailed plan review stage. The use of super silt fence will be the minimum requirement for sediment control.

William Musico

**Performance Goals:** The performance goals that were established at the pre-application meeting still apply. The performance goals are as follows:

1. Minimize storm flow run off increases.
2. Minimize sediment loading and land disturbances with an emphasis on immediate stabilization.

**Monitoring:** The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Pre-construction monitoring is not required since the site is already developed. The construction and post construction monitoring requirements are described in the "Attachment to the Preliminary Water Quality Plan" memorandum by DEP dated March 22, 2011 and included with this Preliminary Water Quality Plan approval letter. Monitoring requirements may change based on the Final Water Quality Plan submittal.

Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS, and those responsible for conducting the monitoring to establish the monitoring parameters.

**Conditions of Approval:** The following are additional conditions which must be addressed in the submission of the Final Water Quality Plan. This list may not be all inclusive and may change based on available information at the time of the subsequent plan reviews:

1. Provide an inspection report for all of the existing on-site stormwater management structures before construction begins and after construction is complete. If it is determined that the structures were impacted by construction immediate maintenance will be required.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. Storage volume compensation is not recognized for runoff amounts greater than 2.6". Therefore, additional green roofs and other ESD measures are to be maximized at the Final Water Quality Plan stage. The areas outside of the SPA will be reexamined at that time also.
4. Provide a geotechnical report that addresses the feasibility of infiltration working in the areas of the proposed porous pavement. If infiltration is not feasible micro-biofilters or other form of ESD will be required for stormwater management.
5. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.

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 Water Quality Plan requirements.

April 5, 2011  
Page 3

If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



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

RRB:img:CN239312

cc: John Carter (MNCPPC)  
R. Gauza (MCDEP)  
L. Galanko  
SM File # 239312

Qn: on-site 39.16 ac  
Ql: on-site 39.16 ac.  
Recharge provided



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett  
County Executive

Robert G. Hoyt  
Director

**Attachment to the Preliminary Water Quality Plan for  
the Shady Grove Hospital Project  
Description of BMP Monitoring Requirements**

SM # 239312  
Date: March 21, 2011

The purpose of this attachment is to add specificity to the standard monitoring requirements and procedures contained in the Best Management (BMP) monitoring protocols. Some supplemental QA/QC, data analysis, reporting, submission and record keeping tasks will be explained. Careful coordination between the applicant, monitoring consultant, DEP and DPS is required to produce meaningful data and results.

Consistent methods must be used so results can be compared with other SPA BMP monitoring projects. Prior to initiation of monitoring, consultants must contact DEP and DPS to review monitoring locations, procedures, and requirements. Monitoring is to be completed according to DEP BMP Monitoring Protocols and/or methods and protocols approved by DEP. Some supplemental requirements are provided in this attachment. DEP BMP Monitoring protocols are available at the DEP website:

<http://www.montgomerycountymd.gov/content/dep/downloads/bmpprotocols.pdf>

Monitoring efforts and reports must employ scientific approaches in an attempt to determine effectiveness of BMPs and Environmental Site Design (ESD) at mitigating impacts associated with land development. Monitoring results and reports will demonstrate achievement of project performance goals. Thorough and careful analyses of data are required. Methods and assumptions should be detailed. Annual reports must adhere to the format and contain all required components in the order detailed in the SPA BMP Monitoring Report Checklist, also available online:

<http://www.montgomerycountymd.gov/content/dep/downloads/bmpchecklist.pdf>

### **Monitoring Requirements**

Please note that there are outstanding requirements remaining from the Approval Letter for the Preliminary/Final Water Quality Plan for the Shady Grove Hospital project (SM#: 205477) dated March 29, 2004. **This monitoring must be satisfied, as further outlined in Requirements 2 and 3 below, prior to initiating any further site expansion activities.**

1. BMP monitoring reports must include a table with dates of all major construction activities which take place on the site (groundbreaking, clearing, grading, sediment

control construction, sediment control maintenance, BMP conversion, pond maintenance, etc.).

2. Pollutant removal efficiency must be determined for the two (2) sand filter BMP structures below the parking area. These structures have substantially different drainage areas and the data from the two structures will be compared to evaluate the impact of drainage area on sand filter performance. This monitoring will require the simultaneous collection of automated flow-weighted storm composite samples at the inflow and outflow points to each structure, and will likely require a minimum of four (4) automated samplers. Pollutants to be analyzed, required laboratory methods, and required detection limits are listed in Table 1.

The structures are to be monitored quarterly. Qualifying storm events will be one half (0.5) inch of rain or greater in a twenty-four hour period. All flow entering and leaving the structure during the event must be sampled. The storms should be preceded by a dry period of at least forty-eight (48) hours. Post-construction monitoring will be done quarterly in the first, third and fifth year after construction is complete and a post construction monitoring bond has been issued. Completion of construction is defined as the date the As-Built plans for the last BMP structure have been approved by DPS and the structure accepted by DPS for structural maintenance. **One year of successful post-construction BMP monitoring is required prior to initiating any further site expansion activities.**

Analysis will evaluate the impact of drainage area, whether pollutant removal efficiency changes over time, and compare removal efficiencies between the two monitored structures and with published results. Drainage area, percent imperviousness, percent and total area of driving surface, storm characteristics and water quality pre-treatment approaches are to be reported and considered in the analysis. Concentrations and storm event loadings will be calculated. The samples must be characterized for total rainfall, duration, intensity, and preceding dry period. Storm frequency (return interval) should be reported using storm frequency data from the NOAA Rockville 1 NE Maryland (18-7705) weather station:

[http://hdsc.nws.noaa.gov/hdsc/pfds/orb/md\\_pfds.html](http://hdsc.nws.noaa.gov/hdsc/pfds/orb/md_pfds.html)

3. A rain gage must be installed and maintained on site. The rain gage must be installed on a portion of the property that will not be impacted by vegetative cover or other obstructions and according to DEP and manufacturer specifications. Rain data must be recorded in five-minute intervals in Eastern Standard Time (i.e., no daylight savings time adjustment). The same rain gage may be shared with the 9800 Medical Center Drive Property (SM#238926).
4. Additional stormwater management (SWM) BMP monitoring for flows, temperature and pollutant removal will be done post construction for up to 5 years on the site at representative BMPs. Not all BMPs will be monitored. If the BMPs are non-structural environmentally sensitive design facilities and cannot be monitored for pollutant removal



efficiency, monitoring will be done another way. Monitoring of one (1) or more of these environmentally sensitive design facilities will be required depending on the scope of development at the FWQP phase. Monitoring will be limited to those areas contained within the SPA. The post construction monitoring period is defined as when construction is complete, as-builts have been accepted and certified, the structure is accepted into the maintenance program, and a post construction monitoring bond has been issued.

5. Final monitoring requirements and locations for during construction and post construction monitoring will be set during Final Water Quality Plan Approval.

**Note: The detection limits specified in Table 1 of this attachment supersede all requirements specified in the 2004 attachment.**

**Table 1. Pollutant parameters, lab methods and detection limits**

Parameter	Method	Detection Limit
Nitrate	EPA 353.2	0.05 mg/L as N
Nitrite	EPA 353.2	0.02 mg/L as N
TKN	EPA 351.3	0.08 mg/L as N
Orthophosphorus	EPA 365.3	0.01 mg/L
Total Phosphorus	EPA 365.3	0.021 mg/L
Total Suspended Solids	EPA 160.2	1.0 mg/L
Total Cadmium	EPA 213.2	0.6 µg/L
Total Copper	EPA 220.2	1.2 µg/L
Total Lead	EPA 239.2	0.4 µg/L
Total Zinc	EPA 289.2	3.4 µg/L

A draft annual report on BMP monitoring is due to DEP no later than October 31st each year after the completion of construction. A final report is due annually no later than December 31. County code requires that reports be submitted quarterly. These quarterly reports must explain all monitoring completed during the quarter and must identify any problems encountered while collecting the data. A template is available online:

<http://www.montgomerycountymd.gov/dectmpl.asp?url=/content/dep/water/spadeveloper.asp>

BMP monitoring reports are to be delivered with data in an electronic format to Eric Naibert at Montgomery County DEP and also to Leo Galanko at Montgomery County DPS. All information submitted to DEP will be public information that DEP may freely copy and distribute.

Questions on the monitoring requirements and procedures may be directed to the following personnel:

Eric Naibert  
 (240) 777-7769  
[Eric.Naibert@montgomerycountymd.gov](mailto:Eric.Naibert@montgomerycountymd.gov)

Leo Galanko  
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## MEMORANDUM

TO: M-NCPPC Site Plan File Nos. 8-99024, 8-99024A-C, 81999024D, 8-04008, 8-04008A and 8-85125

FROM: Patrick O'Neil <sup>XPO</sup>

SUBJECT: Narrative History of Shady Grove Adventist Hospital Site

DATE: February 23, 2007

After the Planning Board's review of Site Plan Amendment 81999024D (Shady Grove Adventist Hospital Parking Structure Addition) on September 14, 2006, we were asked to provide a site history for the parcel known as "Parcel 5" in the Shady Grove Life Sciences Center ("SGLSC") Zone. Parcel 5 is 39.16 acres and is located along Broschart Road and Medical Center Drive in Rockville, Maryland (the "Property"). It is a combination of three formerly independent lots (Parcels 4A, 3A/3B and K), each of which had obtained its own site plan approval(s) prior to the lot combination. The substance of these prior approvals was comprehensively incorporated for the first time in Site Plan Amendment 81999024D – this is the site plan that will control all future development on the Property. This Memorandum provides needed background regarding the Property, particularly as it relates to the SGLSC and density calculations, for future plan reviews.

As noted above, the Property is a combination of three parcels identified as follows:

- Parcel 4A – consisting of Shady Grove Adventist Hospital ("Hospital") and Shady Grove Adventist Rehabilitation Hospital ("Rehab Hospital")
- Parcel 3A/3B – consisting of Potomac Ridge Behavioral Health ("Potomac Ridge")
- Parcel K – consisting of Broschart Medical Office Building ("Broschart MOB")

In 2005, these Parcels were combined, pursuant to a minor lot line adjustment, to form Parcel 5 (Plat No. 23125). A summary of the prior preliminary plan and site plan approvals affecting the Property is attached to this Memorandum.

### Shady Grove Life Sciences Center

The SGLSC is a contiguous 180.71 acre property that was acquired in the 1970's by Montgomery County, Maryland (the "County") and includes the Property's 39.16 acres. Prior to 1990, the area was unsubdivided and zoned R-200. At that time, the



SGLSC was developed primarily pursuant to the mandatory referral process (for County-owned property)<sup>1</sup> and was occupied by several major institutional tenants, including Shady Grove Adventist Hospital,<sup>2</sup> under long-term ground leases. As a result, the original Hospital structure and the original structure for Potomac Ridge (formerly Psychiatric Institute of America) have no site plan history. When the County began to sell portions of the SGLSC to its ground-lease tenants, it became necessary to subdivide the area and rezone it to the newly-created Life Sciences Center ("LSC") Zone.

In 1990, when the County continued to own a substantial portion of the SGLSC, the SGLSC was subdivided into 24 lots (Preliminary Plan No. 1-88233). These lots were subsequently developed (or in some cases expanded) pursuant to the site plan approval process. The preliminary plan limited development on the 24 lots to a total of 1,671,454 square feet. The Department of Economic Development ("DED"), on behalf of the County, then apportioned this allowable density among the lots in a non-uniform manner. In particular, Parcel 1A (Hospital and Rehab Hospital) was assigned 493,650 square feet of density; Parcel 3A/3B (Potomac Ridge) was assigned 107,000 square feet of density; and Parcel K (Broschart MOB) was assigned 26,260 square feet of density. Density records (including assigned and remaining density for each lot in the entire SGLSC) are maintained by DED in a chart entitled "Shady Grove Life Sciences Center Development Summary" (the "Chart"). The most recent Chart, which is attached, is dated 5/4/05. The rezoning of the SGLSC to the LSC Zone in 1996 did not affect the density assignments in the Chart or DED's responsibility to maintain it.

### Density Calculations on the Property

Over time, the Property's density calculations have been affected by the following:

- 1) A zoning text amendment that excluded mechanical equipment space from density calculations in the LSC Zone
- 2) Utilization of site grading to accommodate a major Hospital expansion
- 3) A minor lot line adjustment, referenced above, that combined three parcels into one.

<sup>1</sup> A notable exception is Broschart MOB, which was developed pursuant to a 1986 Site Plan approval (Plan No. 8-85125).

<sup>2</sup> Shady Grove Adventist Hospital originally leased Parcel 4A and then subsequently acquired Parcel 4A, Parcel 3A/3B and Parcel K when they became available.



These events are noteworthy because they help explain certain apparent anomalies in the development history of the Property. Without explanation, these anomalies could become unnecessary distractions during the review of future development plans.

**1) Zoning Text Amendment**

In 2001, the County Council adopted a zoning text amendment (now identified as footnote 2 in Section 59-C-5.3 of the Montgomery County Zoning Ordinance) that removed any "portion of a story or floor used exclusively for mechanical equipment" from floor area ratio ("FAR") calculations in the LSC Zone. The Hospital subsequently re-calculated its floor area to exclude mechanical space from its FAR calculations. This has resulted in a noted distinction between Gross Floor Area, which is used to calculate FAR, and Gross Square Footage, which records the entire building area, on some subsequent plans (e.g. Site Plan Amendments 8-99024B and 81999024D). It also explains why a 2-story electrical building addition (approved in 2005; Site Plan Amendment 8-99024B-C) to the Hospital did not count toward the Property's FAR.

**2) Expansion Grading**

In 2004, the Planning Board approved a major Hospital expansion (Site Plan Amendment 8-99024A). Consistent with the approved plan, the Hospital utilized a slope on a portion of the Property to accommodate the development. This slope utilization and some re-grading created non-FAR cellar space from a significant amount of previous FAR space and reduced the Hospital's existing Gross Floor Area by 109,282 square feet. In addition, the Hospital expansion itself was primarily non-FAR cellar space and/or mechanical space (104,938 square feet out of 203,262 square feet). As a result of the expansion, the Hospital's Gross Floor Area (counted toward FAR) was actually reduced as follows:

Hospital Gross Floor Area before expansion	336,266 square feet
Minus newly-created cellar space	- 109,288 square feet
Plus Gross Floor Area of Hospital expansion	<u>98,324 square feet</u>
Hospital Gross Floor Area after expansion	325,302 square feet

This explains the seemingly illogical conclusion that the expansion reduced the Hospital's Gross Floor Area.



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### 3) Lot Combination

After the minor lot line adjustment discussed above, the combined Property assumed the density assignments of its previous parts. Nonetheless, DED's 2005 density Chart for the SGLSC continues to track densities for the formerly independent Parcels. As a result, the Property is assigned a total density of 626,910 square feet, which is calculated as follows:

Parcel 1A (Hospital and Rehab Hospital):	493,650 square feet
Parcel 3A/3B (Potomac Ridge):	107,000 square feet
<u>Parcel K (Broschart MOB):</u>	<u>26,260 square feet</u>
Total Assigned Density for Parcel 5	626,910 square feet

The density may be distributed anywhere on the Property, subject to site plan amendment approval to Site Plan Amendment 81999024D by the Planning Board. This means, for example, that development may occur on the former Potomac Ridge Parcel (3A/3B), which has achieved its maximum density pursuant to the Chart, as long as there is remaining density on the Property. In July 2005, Potomac Ridge received site plan approval to expand its facility by 814 square feet. From a Chart perspective, the expansion appropriately used available density from Parcel 1A and applied it to a structure elsewhere on the Property. As a practical matter, the Chart should reflect that Parcel 4A's available density is reduced by 814 square feet. However, the salient consideration is that Parcel 4A has available density that may be distributed throughout the Property.

This Memorandum is an attempt to explain a complicated site history. We recognize that there may be questions or the need for further elaboration on certain points. Please review the referenced approval files or contact our office for more information.

Enclosures: Summary of Prior Approvals  
Shady Grove Life Sciences Center Development Summary

cc: Mike Rand  
Robby Brewer



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**SHADY GROVE LIFE SCIENCES CENTER**  
**PARCEL 5**  
**Summary of Prior Approvals**  
February, 2006

**Preliminary Plan**

- |  |                |
|--|----------------|
| Preliminary Plan Approval (Plan No. 1-88233)<br>- creates 24 lots on 180.71 acres (including Parcels K, "3A/3B", and 4A)                     | March 22, 1990 |
| Record Plat (No. 23125)<br>- creates Parcel 5 on a 39.16-acre lot derived from former Parcels K, "3A/3B", and 4A (minor lot line adjustment) | April 7, 2005  |

**Site Plans**

- |  |                  |
|--|------------------|
| <b>Shady Grove Adventist Rehabilitation Hospital (former Parcel 4A)</b><br>8-99024<br>- approves construction of 54,354 sf of rehabilitation hospital building | March 11, 1999   |
| <b>Shady Grove Adventist Hospital (former Parcel 4A)</b><br>8-99024A<br>- approves 203,262 sf addition to existing hospital                                    | May 18, 2004     |
| 8-99024B<br>- approves 5,892 sf electrical building to support hospital expansion  | October 5, 2005  |
| 8-99024 C<br>- corrects error in electrical building approval (11,990 sf building – not 5,892 sf)  | November 2, 2005 |
| 8-99024 D<br>- approves 289,251 sf parking structure for Shady Grove Adventist Hospital (including 2,100 sf of FAR office and storage space)                   | December 1, 2006 |



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- signature set enclosed with application  
(minor site plan amendment)

**Potomac Ridge Behavioral Health (former Parcel "3A/3B")**

8-04008

May 17, 2004

- approves 650 feet of covered walkway between Potomac Ridge Behavioral Health and Broschart Medical Office Building
- signature set (containing underlying opinion) enclosed with application

8-04008A

July 5, 2005

- approves 814 sf addition to existing treatment facility
- signature set (containing underlying opinion) enclosed with application

**Broschart Medical Office Building (former Parcel K)**

8-85125

March 28, 1986

- approves construction of office building (formerly Shady Grove Dialysis Center)
- opinion and 11x17 approved site plan enclosed with application



**SHADY GROVE LIFE SCIENCES CENTER DEVELOPMENT SUMMARY**

Montgomery County Department of Economic Development

5/4/2005

Parcel/Tenant	Tenure	Assigned Density (1)	F.A.R.	Approved Site Plan SF (2)	F.A.R.	Remaining Capacity (3)	Built SF	Built F.A.R.	Pipeline SF (4)	Site Acres (5)
1A Adventist Hospital	Own	493,650	0.45	387,306	0.35	106,344	402,701	0.37	106,344	25.28
2A Ambulatory Care I	Own	60,000	0.36	60,000	0.36	0	60,000	0.36	0	3.84
2B Ambulatory Care II	Own	50,000	0.25	50,000	0.25	0	50,000	0.25	0	4.64
2C Ambulatory Care III	Own	40,000	0.28	40,000	0.28	0	40,000	0.28	0	3.28
3A Polomac Ridge	Own	107,000	0.22	107,000	0.22	0	107,000	0.22	0	11.02
H-HI/BioReliance	Lease	77,000	0.24	77,000	0.24	0	40,000	0.12	37,000	7.50
I/Oisuka (6)	Own	45,220	0.22	45,220	0.22	0	45,220	0.22	0	4.76
J/The Learning Center (7)	Lease	49,810	0.27	49,810	0.27	0	49,810	0.27	0	4.30
K/Broschart Building	Own	26,260	0.21	26,260	0.21	0	26,260	0.21	0	2.85
L/Nursing Center	Own	74,000	0.29	74,000	0.29	0	74,000	0.29	0	5.77
N-O/BioReliance	Lease	120,000	0.33	120,000	0.33	0	58,000	0.16	62,000	8.40
WOR/Human Genome Sci.	Own	313,650	0.40	313,650	0.40	0	292,167	0.37	21,483	18.14
P/MCHHS	County	17,600	0.10	17,600	0.10	0	17,600	0.10	0	4.24
S/TIGR (8)	Own	110,000	0.32	110,000	0.32	0	110,000	0.32	0	7.85
T1, T2/ TIGR (9)	Own	0	0.00	0	0.00	0	0	0.00	0	2.62
X/Atto (7)	Own	39,690	0.22	39,597	0.22	93	39,597	0.22	93	4.07
Z/BioReliance	Own	51,000	0.44	51,000	0.44	0	51,000	0.44	0	2.69
Z-1/Daycare	County	2,494	0.06	2,494	0.06	0	2,494	1.03	0	1.03
Z-2/Power Plant	County/Lease	11,200	0.13	11,200	0.13	0	11,200	0.13	0	1.99
Z-3/Commons	County	0	0.00	0	0.00	0	0	0.00	0	3.04
Outlot A (10)	County	0	0.00	0	0.00	0	0	0.00	0	2.22
In Reserve		100	0.00	0	0.00	100	0	0.00	100	0
<b>Total (Without Pay-and-Go)</b>		<b>1,671,454</b>	<b>0.30</b>	<b>1,582,137</b>	<b>0.28</b>	<b>106,537</b>	<b>1,477,049</b>	<b>0.26</b>	<b>227,020</b>	<b>129.53</b>

Notes:

1. Assignments are for guidance only and may change as per agreements on individual parcels. Total preliminary plan approval 1,671,454 SF.
2. Site Plan approvals to date, including Pay-and-Go approval.
3. Remaining preliminary plan density requiring site plan approval.
4. Built SF minus assigned capacity based on preliminary subdivision plan approval.
5. Acreage as shown on Subdivision Record Plats, May 1997.
6. Includes an additional 17,220 SF approved under Pay-and-Go.
7. TLC (Parcel J) sold 2,190 SF of capacity to Atto (Parcel X).
8. Pipeline plus SF added.
9. Parcel T1 = 1.73 acres; Parcel T2 = 1.89 acres
10. Formerly Parcel Y. May be used for road construction or for university uses.
11. May be assigned to any parcel. The recorded subdivision includes 6.53 acres dedicated to future construction of Great Seneca Highway.
12. Parcels 1A, 3A, 3B and K have been consolidated by minor subdivision into one (1) lot.

*Does not include 5/14/05 ARB4 approved for 814 SF*