



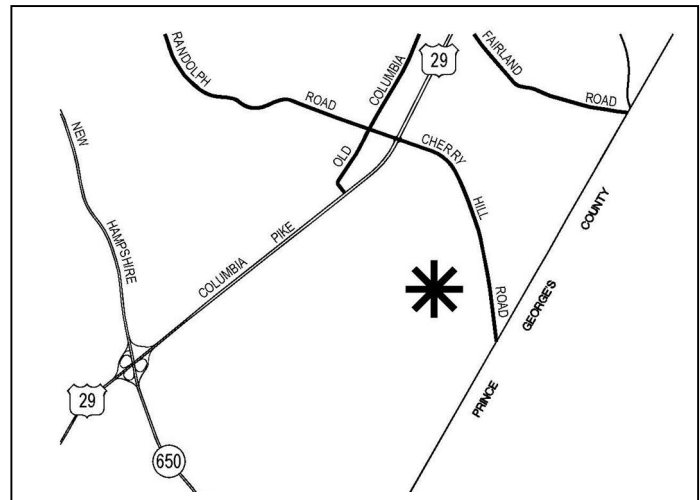
Limited Site Plan Amendment No. 820008021C, Washington Adventist Hospital

- Stephanie Dickel, Senior Planner, Area 2 Division, Stephanie.Dickel@montgomeryplanning.org, 301-495-4527
- Josh Sloan, Planner Coordinator, Area 2 Division, Joshua.Sloan@montgomeryplanning.org, 301-495-4597
- Khalid Afzal, Planning Supervisor, Area 2 Division, Khalid.Afzal@montgomeryplanning.org, 301-495-4650
- Glenn Kreger, Acting Chief, Area 2 Division, Glenn.Kreger@montgomeryplanning.org, 301-495-4653

Memo Completed 3/1/12

Description

- Located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive;
- 48.86 acres, zoned I-1 and I-3 within the US 29/Cherry Hill Road Employment Overlay Zone of the Fairland Master Plan;
- Fairland Master Plan area (within the pending White Oak Science Gateway Master Plan area);
- Amendment for slight increase in density and modifications to site, parking garage, architecture, and utilities;
- Applicant: Adventist HealthCare Inc.;
- Filing date: 1/11/2012



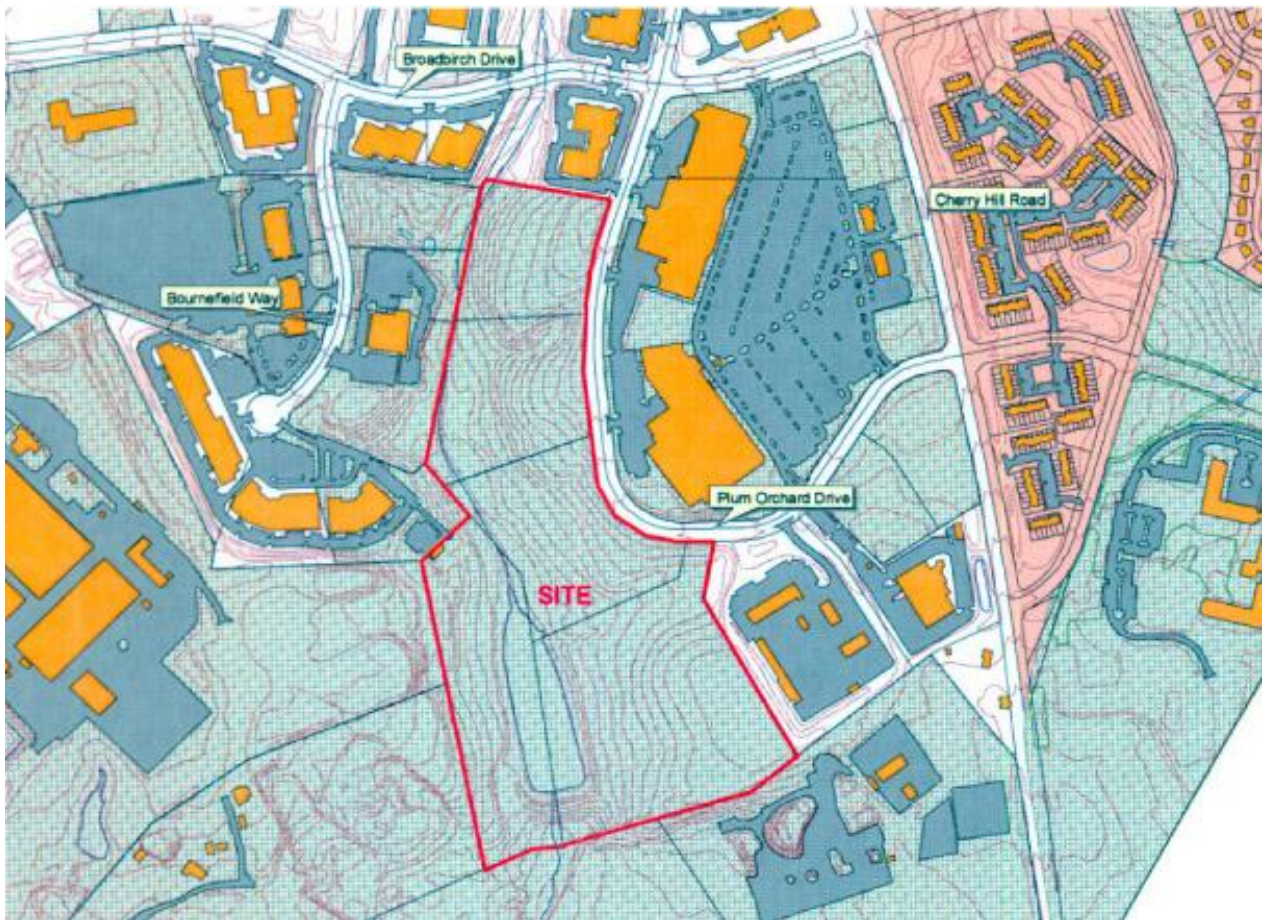
Summary

- Staff recommends approval of the Amendment.
- Amendment to the Site Plan to increase density from 792,951 to 803,428 square feet total, which is allowed under the approved special exception; modify landscaping, lighting, and grading; widen North Parking Garage entrances; increase North Parking Garage height by 35 feet to accommodate three additional levels and eliminate some below grade parking without altering the number of parking spaces or the garage footprint; provide additional building connections; implement minor architectural changes; and make minor utility modifications.
- Staff has received no citizen correspondence on this Application at the time of this report.

SITE DESCRIPTION

Site Vicinity

The subject site is located in the 1997 Fairland Master Plan area, within the pending White Oak Science Gateway Sector Plan area, and is surrounded by industrial, technology, and commercial-retail uses within the Westfarm Technology Park. The Percontee site, zoned I-2, is located directly south of the property with future plans for a mixed-use development. Opposite Plum Orchard Drive from the site is the loading area for several big box retail uses (Target, Kohl's and Pet Smart). The retail center, which stretches east toward Cherry Hill Road, is zoned I-3. The remaining parcels to the south and east comprise the U.S. Postal Service distribution facility, the State Highway Administration (SHA) maintenance facility, and a Marriott hotel. Additional industrial uses, zoned I-1, are located directly west of the site fronting on Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the site is County-owned Site 2, Zoned I-2.



Vicinity Map

Site Analysis

The property is currently unimproved. Existing Plum Orchard Drive is contained within an 80-foot right-of-way with approximately 50 feet of paving, a five-foot-wide sidewalk, and street trees and lights. The forested site drops in grade significantly from Plum Orchard Drive to the western boundary. The property is not located within a Special Protection Area.

The subject site is within the Paint Branch watershed and contains a tributary of the Paint Branch that flows along the western boundary and through an existing stormwater management wet pond that provides control for the uses in the Westfarm Technology Park. Additional environmental features include forested areas, floodplains, stream buffers, wetlands, and steep slopes. There are no known historic resources on site.



Site Aerial View

PROJECT DESCRIPTION

Previous Approvals

The project has a long history of preliminary and site plan approvals, but only the most recent, relevant approvals are described below.

Special Exception S-2721

On October 27, 2008, the Board of Appeals approved a Special Exception for the site for 803,570 square feet of hospital use including a 7-story acute care facility (the main hospital building) with 294 beds and an emergency department, a ground-level helipad, a two-story ambulatory care building connected to the main hospital building by an enclosed pedestrian bridge, two medical office buildings, two multi-level parking structures, a faith center, a healing garden, and amenity areas. A parking facilities waiver for the location of the northern parking garage in relation to the main building was also approved.

Site Plan

On December 4, 2008, the Planning Board approved Site Plan 820080210 for 802,805 gross square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, a medical office building, and parking facilities on 48.86 acres of I-1 and I-3 zoned land.

On February, 2, 2010, the Planning Board approved Site Plan Amendment 82008021A for a number of architectural and site development modifications resulting in a total of 792,951 square feet of development.

On August 10, 2010, the Planning Board approved Site Plan Amendment 82008021B for a modification to Condition No. 1 requiring conformance of the Site Plan with the approved Special Exception.

Proposal

The subject property is linear in form and is currently unimproved but has been approved for 792,951 square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, a medical office building, and parking facilities.



Illustrative Plan

Amendment

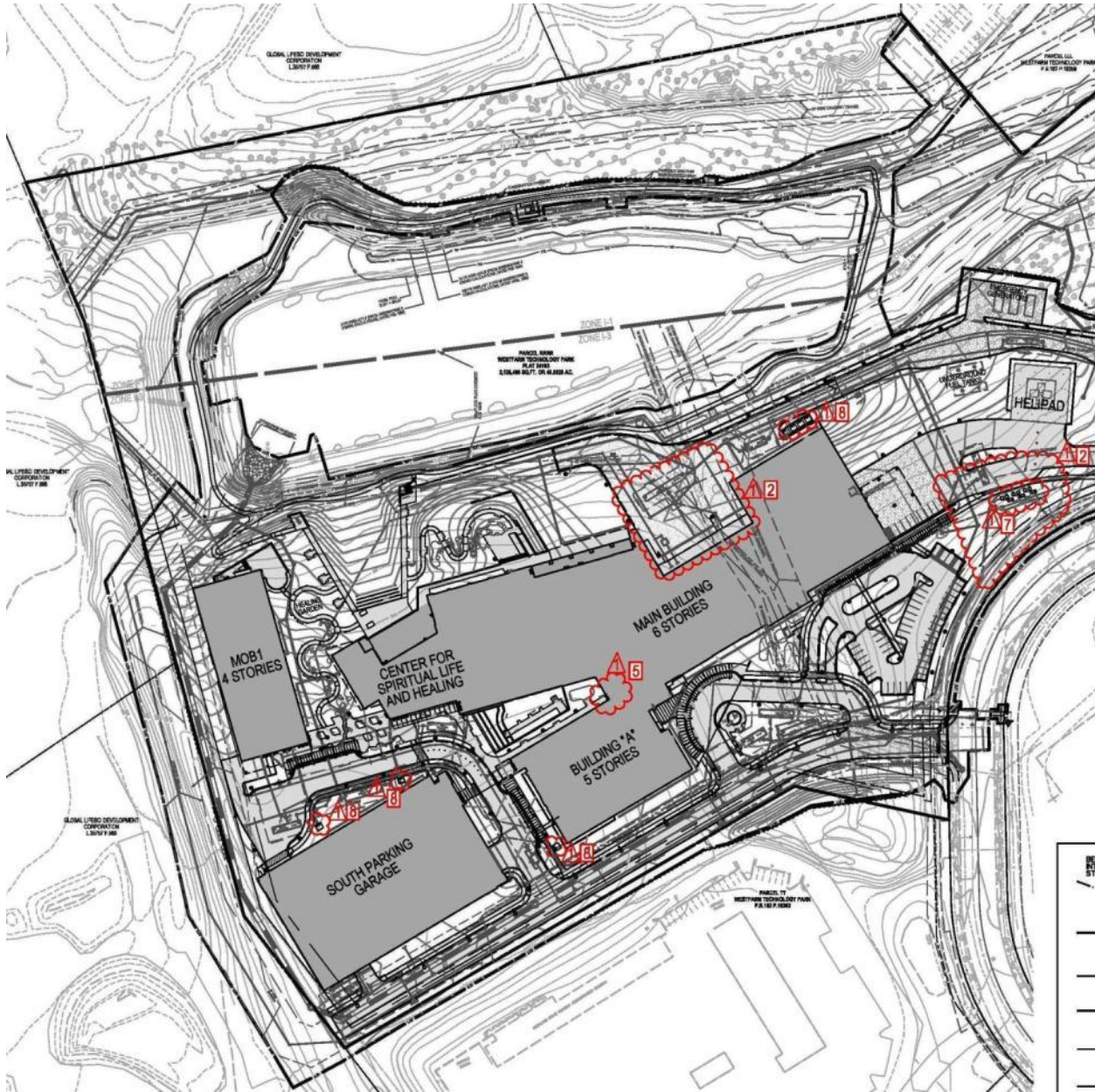
The Applicant requests the following modifications to the approved Site Plan:

- Increase density from 792,951 square feet to 803,428 square feet (the original square footage allowed by Special Exception S-2721 is 803,570 square feet). The density adjustments emanate from the elimination of architectural indentations on the main hospital, additional building connections between the hospital and Building A at levels 3, 4, and 5, a reduction in density in Medical Office Building 1 (MOB 1), and an increase in density for the Center for Spiritual Life and Healing. All footprints will remain the same;
- Revised design for the North Parking Garage increasing the height by three levels (approximately 35 feet above grade) and widened garage entrances to provide better vehicular circulation. The parking structure changes will eliminate some below grade parking without altering the number of parking spaces or the garage footprint;
- Changes to landscape, lighting, and grading;
- Minor architectural changes to the Hospital and Medical Office Building (MOB 1);
- The addition of switch and fuse boxes generally in front of the Emergency Department; and
- Addition of PEPCO transformers in the rear of the Hospital required for the operations of the campus.



Match Line – Page 6

Location of Modifications to the North Parking Garage and Medical Office Building 2 (MOB 2)



Location of Modifications to the Main Building, Building A, Medical Office Building 1 (MOB 1), Center for Spiritual Life and Healing, and South Parking Garage



Limited Site Plan Amendment C - Revisions

- 1) Increase sf from 792,951 to 803,428 (Not shown on plan. See Data Table.)
- 2) Landscape, lighting and grading modifications
- 3) Widen North Garage entrances
- 4) Increase North Garage height by 3 levels
- 5) Building connection between Hospital and Bldg. A at the 1st through 5th floors
- 6) Architectural changes to the Hospital and MOB1 (Not shown on plan. See Architecture.)
- 7) Add switch and fuse boxes to the plan
- 8) Addition of transformers

PROJECT ANALYSIS

Master Plan

The subject site is located within the boundaries of the approved and adopted 1997 Fairland Master Plan. The Master Plan specifically discusses the goals and objectives of the US 29/Cherry Hill Employment Area, including a diversity of uses to support the existing businesses, facilities and residential neighborhoods. This amendment continues to support the goals of the Master Plan and is consistent with the vision of the pending Master Plan by providing an important public service and regional employment generator in an area that is currently underserved.

Transportation and Circulation

The proposed modifications increasing the square footage of hospital use from the previously approved 792,951 square feet to the proposed 803,428 square feet remain below the maximum APF approved hospital use of 803,570 square feet under Preliminary Plan Nos. 119820680, 119910390, and 119910380. The modifications proposed in this Site Plan Amendment will have no adverse impact on area roadways or nearby pedestrian facilities.

Environment

The modifications proposed in this Site Plan Amendment have no impact on existing approvals regarding environmental regulations. Two minor mistakes – location of the limits of disturbance and landscape plantings at the edge of a conservation area – noticed during review will be corrected administratively on the Final Forest Conservation Plan.

On-site stormwater management will not change from the Site Plan Amendment 82008021A, approved on February 2, 2010.

Development Standards

The subject site is split-zoned I-1 and I-3. The purpose of the I-1 Zone is to provide light industrial uses, which usually contain small- to medium-scale industrial activities. The only significant modification to the development standards is an increase of 10,477 square feet of density. This density is below the approved density in both the Preliminary Plan and the Special Exception approvals. Minor modifications to other development standards remain in conformance with what is permitted or required by the applicable zones and previous approvals.

The following data table indicates the proposed development's compliance with the Zoning Ordinance. Only the standards affected by the proposed amendment are listed; a comprehensive modified data table is included on the certified Site Plan.

Project Data Table for the I-1 and I-3 Zones

Development Standard	Permitted/Required	Previously Approved	Proposed for Approval
Hospital Gross Floor Ratio (GFA)			
Main Building		440,414 S.F.	453,660 S.F. ¹
Center for Spiritual Life & Healing (initially the Faith Center)		13,003 S.F.	18,043 S.F. ²
Building A (initially the Ambulatory Care Building)		132,866 S.F.	133,533 S.F. ³
Medical Office Building 1 (MOB 1)		106,668 S.F.	98,192 S.F. ⁴
Medical Office Building 2 (MOB 2)		100,000 S.F.	100,000 S.F.
Total Gross Floor Area		792,951 S.F.	803,428 S.F.⁵
Green Space Requirement (% of gross tract area)	17.64 ac. (35% min)	36.02 ac. (73%)	35.54 ac. (73%) ⁶

COMMUNITY OUTREACH

The Applicant has met all proper signage and noticing requirements. Staff has not received any comments on the subject amendment.

RECOMMENDATIONS AND CONDITIONS

The proposed modifications to the Site Plan do not alter the overall design character of the development in relation to the original approval, and the site remains compatible with existing and proposed development adjacent to the site. The modifications do not impact the compatibility or the efficiency, adequacy, and safety of the site with respect to structures and uses, vehicular and pedestrian circulation, open space, landscaping, or lighting. The proposed amendment remains in conformance with environmental regulations, the development standards of the zone, and the original Planning Board findings of approval.

Staff recommends approval of Site Plan 82008021C, Washington Adventist Hospital, for 803,428 gross square feet of non-residential development, including a Main Building, the Center for Spiritual Life and Healing, Building A, Medical Office Building 1 (MOB 1), and Medical Office Building 2 (MOB 2). All site development elements as shown on the site and landscape plans stamped "Received" by the M-NCPPC on December 22, 2011 are required. All previous approvals remain in full force and effect, unless amended by the applicable Review Body, as modified by this Amendment.

Attachment: Previous Site Plan Resolutions

D:\JS:ha: N:\area 2 division\Dickel, Stephanie\82008021C Site Plan Amendment Staff Report Final

¹ Increase of 13,246 S.F.

² Increase of 5,040 S.F.

³ Increase of 667 S.F.

⁴ Reduction of 8,476 S.F.

⁵ Total gross floor area increase of 10,477 SF.

⁶ The small decrease in green space is due to an increase in roadway pavement in response to agency comments on the final engineering plans.



APR 24 2009

MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 08-159
Site Plan No. 820080210
Project Name: Washington Adventist Hospital
Date of Hearing: December 4, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

WHEREAS, on March 21, 2008, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of a site plan for 803,570 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, medical office buildings and parking ("Site Plan" or "Plan") on 48.86 acres of I-1 and I-3 -zoned land and within the US 29/Cherry Hill Road Employment Area Overlay Zone, located at the southwestern bend of Plum Orchard Drive and consisting of parcels BB, CC, RR, SS and MMM in the Fairland Master Plan area ("Property" or "Subject Property"); and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820080210, Washington Adventist Hospital (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 24, 2008, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on December 4, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on December 4, 2008, the Planning Board approved the Application subject to conditions on the motion of Commissioner Robinson; seconded by

Approved as to
Legal Sufficiency:


8787 Georgia Avenue, N.C. 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

Commissioner Cryor; with a vote of 5-0, Commissioners Alfandre, Cryor, Hanson, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820080210 for 802,805 gross square feet of commercial development including a main hospital building, ambulatory care building, faith center, two multi-level parking structures and two medical office buildings, on 48.86 net acres in the I-1 and I-3 zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone, subject to the following conditions:

Conformance with Previous Approvals

1. Special Exception Conformance
The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2008. Any variations in this site plan to the Special Exception will require an amendment to the Special Exception, including any subsequent Site Plan amendments.
2. Preliminary Plan Conformance
The proposed development must comply with the conditions of approval that are applicable to the Property for preliminary plans 11991039A and 119820680 as listed in the Planning Board Resolution dated February 13, 2008, unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DOT conditions, and DPS stormwater conditions.

Environment

3. Forest Conservation & Tree Save
The proposed development must comply with the conditions of the approved final forest conservation plan as described in the Environmental Planning memorandum dated November 3, 2008:
 - a. The Applicant must comply with the conditions of approval for the preliminary/final forest conservation plan. The Applicant shall satisfy all standard conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation plan requirements, the plan must be revised to include the following items:

- i. Revise the forest conservation worksheet to show the existing forest area outside the proposed Category I easement on Parcel BB as "counted as cleared" and identify the area with the corresponding graphic symbol on the plan. Adjust the worksheet accordingly.
 - ii. Label all existing and proposed easements for each easement's intended purpose, including the water line in the vicinity of the stormwater management pond.
- b. A Category I conservation easement must be placed over forest retention areas, forest planting areas, and that portion of the environmental buffer that does not include a County stormwater management easement. Show the Category I conservation easement on record plat(s).
- c. No clearing or grading prior to all necessary inspections as required in Section 110 of the Forest Conservation Regulations.

4. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated January 28, 2008 unless amended and approved by the Montgomery County Department of Permitting Services.

5. LEED Certification

The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) "Certified" Certification, as defined by the U.S. Green Building Council ("USGBC") under the LEED Standard for New Construction & Major Renovation (LEED-NCv2.2), or other equivalent certification based on energy and environmental design standards approved by the Department of Permitting Services.

Open Space, Recreation, and Amenities

6. Amenities

- a. A concept of the special features identified at the main entry and plaza areas of the faith center must be provided on the certified site plan with respect to type of feature, material and finish, height and alternate location. The special features must be presented to the Planning Board Staff comprised of at a minimum, representatives of the Site Plan Review and Urban Design divisions for their approval. The certified site plan will note that the special features are to be identified on supplemental sheets.

The final design of the special features must be provided in document form as a supplemental sheet to the M-NCPPC and DPS-Site Plan Enforcement.

- b. The Applicant must provide details of the canopies that include elevations and sections (including information about nominal dimensions, primary structures and materials application) at the time of Certified Site Plan.

7. Recreation and Open Space

The Applicant is responsible for providing the hard surface path, boardwalk and picnic shelter around the lake as a passive recreational amenity in accord with the Development Program.

Land Use

8. Uses

The proposed development shall be limited to the following uses:

- a. 7-story above-grade main hospital building (plus penthouse level) and attached faith center;
- b. 2-story above-grade ambulatory care building (plus penthouse level);
- c. 5-story above-grade medical office building (MOB1) (plus penthouse level) and 4-story above-grade medical office building (MOB2) (plus penthouse level); and
- d. 6-level south parking garage (4 levels above-grade) and 6-level north parking garage (1 level above-grade).

Site Plan

9. Architectural features

The buildings must maintain a consistent architectural treatment of a minimum two-story and/or 30-foot base.

10. Landscaping

- a. Provide green-screen material on the landscape plan, consistent with that shown on the architectural elevations.

- b. Provide revised planting plan to include shade trees, ornamental trees and shrubs for the reconfigured layout of the main entry (Emergency Department).

11. Landscape Surety

The Applicant shall provide a surety (letter of credit, performance bond) in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The amount of the surety shall include plant material, on-site lighting, recreational facilities, and site furniture within the relevant phase of development. Surety to be posted prior to issuance of first building permit within each phase of development and shall be tied to the development program.
- b. Provide a cost estimate of the materials and facilities, which will establish the initial bond amount.
- c. Completion of plantings by phase, to be followed by inspection and bond reduction. Inspection approval will start the 1 year maintenance period and bond release will occur at the expiration of the one year maintenance period.
- d. Provide a screening/landscape amenities agreement that outlines the responsibilities of the respective parties and incorporates the cost estimate. Agreement to be executed prior to issuance of the first building permit.

12. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- b. All onsite light fixtures must be full cut-off fixtures.
- c. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures.
- d. Illumination levels for on-site lighting shall not exceed 0.5 footcandles (fc) at any property line abutting county roads.

- e. The height of the light poles shall not exceed 15 feet including the mounting base for the on-site upright light fixtures and 15 feet for the light fixtures on the top surface of the parking garage.

13. Development Program

The Applicant must construct the proposed development in accordance with a development program that will be reviewed and approved prior to the approval of the Certified Site Plan. The development program must include the following items in its phasing schedule:

- a. The faith center plaza(s), including landscaping, lighting, seating areas, paving, overhead canopies, and water features shall be completed within 6 months of the issuance of the use and occupancy permit associated with the faith center.
- b. On-site street lamps, street tree planting and sidewalks must be installed within six months after street construction is completed.
- c. The planting area, covered walkway, landscaping and lighting and paving must be completed within 6 months of the use and occupancy permit associated with the ambulatory care building.
- d. The pathway, including the boardwalk, surrounding the lake and picnic shelter shall be constructed prior to issuance of the last use and occupancy permit for the site.
- e. The entry to the main building, including the planting areas, buffers, canopy, bike racks, lighting and seating areas must be completed prior to the issuance of the use and occupancy permit for the main building. The water feature and special feature areas will be occupied by annual plantings until the applicable features are implemented; such implementation must occur within two years of the issuance of use and occupancy permits for the main building.
- f. The covered walkway from the northern parking garage to the entry of the Emergency Department and pedestrian link, and landscaping and lighting must be constructed prior to the issuance of the use and occupancy permit for the main building.
- g. Clearing and grading must correspond to the construction phasing to minimize soil erosion and must not occur prior to approval of the Final

Forest Conservation Plan, Sediment Control Plan, and M-NCPPC inspection and approval of all tree-save areas and protection devices.

- h. Provide each section of the development with necessary roads in accordance with the Development Program.
- i. The development program must provide stormwater management, sediment and erosion control, reforestation, trip mitigation, and other features.

14. Certified Site Plan

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

- a. Include the final forest conservation approval, stormwater management concept approval, development program, including the phasing diagram, inspection schedule, and site plan resolution on the approval or cover sheet.
- b. Add a note to the site plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading."
- c. Modify data table to include interior green space requirements in the parking islands and structures and changes to the number of parking spaces as a result of the alternative layout.
- d. Provide an alternative parking layout and pedestrian connection at the main entry of the hospital building.
- e. Details of the greenscreen on the southern parking garage.

BE IT FURTHER RESOLVED that all site development elements as shown on the Washington Adventist Hospital drawings stamped by the M-NCPPC on October 14, 2008, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

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

Neither a development plan, diagrammatic plan, schematic development plan, nor project plan was required for the subject site.

2. *The Site Plan meets all of the requirements of the applicable zone.*

The proposed hospital use and medical office building uses are allowed in the I-1 and I-3 Zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone as a Special Exception Use. Special Exception S-2721 was approved by the Board of Appeals on October 27, 2008 and required specific elements on the plan, which have been incorporated into the site plan.

As the project data table below indicates, the site plan meets all of the development standards of the respective zone and overlay zone. With respect to building height, setbacks, and density the proposed development meets the standards permitted in the zone. With respect to green space the proposed development provides a significantly greater amount of permeable surface, landscaped open space and environmentally protected areas that will be preserved.

Requirements of the I-1 and I-3 zones

The Staff Report contains a data table showing how the development standards proposed comply with the Zoning Ordinance required development standards and, where applicable, the Hospital Special Exception developments standards. Based on this data table and other uncontested evidence and testimony of record, the Planning Board finds that the Application meets all of the applicable requirements of the I-1 and I-3 Zones and the US 29/Cherry Hill Road Employment Area Overlay Zone. The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

Data Table

Development Standard	Permitted/ Required	Hospital Special Exception	Development Standards Approved by the Board and
-----------------------------	----------------------------	-----------------------------------	--

			Binding on the Applicant
Net Lot Area (AC):			
Gross Tract Area(acres)	20 ac min.	5 ac min.	50.39 ac (2,195,075 sf)
Less Previous Dedication			1.53 ac (66,614 sf)
<i>Net Lot Area (acres)=</i>			<i>48.86 ac (2,128,461 sf)¹</i>
I-3 Zone Gross Tract Area			
Net Land Area (acres)			38.52 ac (1,678,228 sf)
Previous Dedication			1.53 ac (66,614 sf)
<i>Total I-3 Zoned Gross Tract Area (acres)</i>			<i>40.05 ac (1,744,842 sf)</i>
I-1 Zone Gross Tract Area			
Gross Tract Area (acres)			10.34 ac (450,233 sf)
Hospital Gross Floor Area (GFA):			
Main Building			498,173 sf
Faith Center			13,003 sf
Ambulatory Care			58,294 sf
MOB1			133,335 sf
MOB2			100,000 sf
<i>Total Gross Floor Area of Hospital</i>			<i>802,805 sf</i>
Floor Area Ratio (FAR)=			
I-3 Zone FAR (based on I-3 Zoned gross	0.5		0.46

¹ I-3 Zone	Parcel BB	252,959 sf . (5.80 ac.)
I-3 Zone	Parcel CC	336,737 sf. (7.73 ac.)
I-3 Zone	Parcel RR	364,846 sf. (8.38 ac.)
I-3 Zone	Parcel SS	723,686 sf. (16.61 ac.)
I-1 Zone	Parcel MMM	450,233 sf. (10.34 ac.)
	Total Area	2,128,461 sf. (48.86 ac.)

tract area) ² :			
Maximum FAR, provided applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a FAR of 0.5	0.6		
Green Space Requirement (percentage of gross tract area)³:	35% min - 17.64 AC.		36.86 ac (73%)
Off-street Parking Coverage (percentage of gross tract area)	45% max - 22.68 AC.		2.78 ac (5.5%)
Maximum Building Height (FT):	100' (N/A)	145'	145' (max.)
Minimum Building Setbacks (FT):			
From an abutting lot classified in the I-3 or R&D zones:	20' (N/A)	50'	50' minimum
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25' (N/A)	50'	50' minimum
From Plum Orchard Road (an industrial road that separates the	25' (N/A)	50'	50' minimum

² The Floor Area Ratio (FAR) was computed dividing the Gross Floor Area of the Hospital (802,805 sf.) by the Gross Tract Area of the I-3 Zoned Parcels BB, CC, RR, SS (1,744,842 sf.).

³ In unusual circumstances, may be waived by the Planning Board at the time of site plan approval, upon finding that a more compatible arrangement of uses would result.

zone from a commercial or industrial zone):			
From another building on the same lot:	30'		30' minimum
Minimum Parking, Loading, and Maneuvering Area Setbacks (FT):			
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25'		25' minimum
From an abutting lot classified in the I-3 or R&D zones:	20'		20' minimum
From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone):	35'		35' minimum
Street Frontage and access (FT):			
Amount of frontage each lot must have on a public or private street:	150' (N/A)	200'	1704.66'
Parking Spaces			
Standard Spaces (including surface spaces, accessible and van accessible spaces)			2136 ⁴
Motorcycle Spaces			40
Bicycle Parking			108

⁴ Current plans show 2,162 spaces, but this number will be reduced by a total of 26 spaces from among one or both parking structures at certified site plan in order to meet minimum LEED requirements.

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

The primary buildings and structures, specifically the hospital and ambulatory care facility, one medical office building, and the southern parking garage are located on the southwestern bend of Plum Orchard Drive. The campus setting is organized in a well-thought-out and efficient manner to promote continuity between buildings and space. Additional buildings, MOB2 and the northern parking structure, are located further north of the main campus and directly fronting the west side of Plum Orchard Drive. The locations provide easy access to the building from adjoining sidewalks and parking. The buildings and structures are safe and efficient and adequately support the other uses on the site in a functional manner.

The open space provided is in excess of the required amount and incorporates many of the environmentally sensitive areas and the landscaped amenity areas that surround the buildings. Amenity landscaping is provided throughout the hospital site including foundation planting around the buildings, accent and ornamental planting within the amenity areas, and screening to buffer the parking garages and surface parking areas from the street. The healing gardens are located on the south side of the main building and include a mix of plant and paver materials to offer a relaxing environment for patients. The southern parking structure is adequately landscaped at the base of the structure with trees and shrubs, as well as a green-screen on the parking structure façade.

Interior lighting will create enough visibility to provide safety and security without causing glare on the adjacent roads or properties. Lighting on the rooftop of the garages has been kept to a minimum height to promote illumination while still providing for pedestrian safety. There are no recreation facilities required for this site plan, since this is not a residential development; however, the application is providing walking paths, benches, bicycle facilities and a healing garden as part of the passive activity areas for the hospital program. The lake, a major environmental feature of the site, is surrounded by a walking path and landscaping. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed use, while providing an adequate, safe and comfortable environment.

Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area. Safety is enhanced by several improvements such as the covered walkways leading from the structured parking garages and medical office buildings to the main building and a separate vehicular emergency access from Plum Orchard Drive. The vehicular circulation

design efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation. Additional improvements are required in accordance with the special exception recommendations that include specific intersection and road improvements, an employee shuttle service and implementation of the transportation management plan and bicycle facilities.

As designed, the paved area for both pedestrians and vehicles reduces current imperviousness on site and promotes an efficient and adequate means to provide a safe atmosphere for pedestrians, cyclists, and vehicles. The additional improvements and requirements of the special exception provide for a more efficient transportation program and circulation system.

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

The proposed buildings, including the main hospital and supporting ambulatory care, medical office buildings and parking structures, are compatible with the surrounding uses and adjacent site plans, with respect to variation in height, building organization and massing and relationship to other buildings. The structures are in scale with the nearby buildings and is located such that they will not adversely impact existing or proposed adjacent uses.

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

The proposed development is not subject to water resources protection but is subject to the forest conservation law.

The site consists of 31.22 acres of existing forest, including high priority forest, with 33 large trees and one specimen tree. A total of 12 significant trees will be retained post development. Six significant trees are within a forest to be saved on the west side of the stormwater management pond, while the remaining six trees are located at the north portion of the site. The site also contains a stream, wetlands, a portion of which are forested 100-year floodplain, steep slopes associated with highly erodible soils, severe slopes and associated environmental buffers on-site. All of the environmental buffers in this forest stand and most of the forest will be placed in a Category I Conservation Easement for permanent protection.

The stormwater management concept consists of on-site channel protection measures via the existing Westfarm Regional Pond; on-site water quality control for non-rooftop areas via installation of proprietary filtration

cartridges. Onsite recharge is not required due to the proximity of the site to the existing retention pond.

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

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

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

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Robinson, with Commissioners Hanson, Robinson, Cryor, and Presley present and voting in favor of the motion, and Commissioner Alfandre necessarily absent at its regular meeting held on Thursday, March 26, 2009, in Silver Spring, Maryland.



Royce Hanson, Chairman
Montgomery County Planning Board



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

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

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

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

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

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

Approved as to
Legal Sufficiency:

[Signature] 1/19/10

8787 Georgia Avenue, Suite 100, Silver Spring, MD 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby APPROVES the Limited Site Plan Amendment No. 82008021A, subject to the following conditions:

Conformance with Previous Approvals

1. Special Exception Conformance
The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2007. Any variations in this Site Plan (and variations through any subsequent Site Plan amendments) will require an amendment to the Special Exception.
2. Preliminary Plan Conformance
The proposed development must comply with the conditions of approval for preliminary plans 11991039A and 119820680 as listed in the Planning Board Resolution dated February 13, 2008 unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DOT conditions, and DPS stormwater conditions.

3. Site Plan Conformance

The proposed development must comply with the conditions of approval for site plan 820080210 as listed in the Planning Board Resolution dated April 24, 2009, except as amended by this Resolution.

Environment

4. Forest Conservation & Tree Save

The proposed development must comply with the conditions of the amended and approved final forest conservation plan as described in the Environmental Planning memorandum dated December 10, 2009:

- a. The Applicant must comply with the conditions of the approval for the final forest conservation plan as amended herein. The Applicant shall satisfy all standard conditions prior to recording of plat(s), or Montgomery County Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation requirements, the plan must be revised to include the following items:
 - i. Revise the forest conservation plan and worksheet to show additional forest removal associated with the preferred alignment and/or design of the stormwater management outfall at the northern-most corner of the proposed North Parking Garage
 - ii. Show and label on the plan the adjusted water line in the vicinity of the regional stormwater management pond, and the preferred alignment and/or design for the 36-inch stormwater outfall located north of the North Parking Garage.
 - iii. Revise the Category I conservation easement north of the North Parking Garage on the record plat to exclude the 30-foot wide easement for the preferred alignment and/or design of the 36-inch stormwater management outfall.
- b. Prior to signature approval of the certified forest conservation plan, the location and limit of disturbance (LOD) associated with the preferred stormwater management outfall alignment in the vicinity of the North Parking Garage shall be adjusted to minimize impacts to significant and specimen trees along its alignment to the extent feasible. The preferred alignment shall be flagged for review by the M-NCPPC forest conservation inspector; DPS plan reviewer and the applicant's Maryland tree expert. Any adjustments to the LOD shall be reflected on the project's FFCP, Sediment and Erosion Control and Final Engineering plans.
- c. The Arborist's Report shall be revised to include tree protection measures and recommended treatments to minimize tree damage along the selected outfall

alignment. The Report shall address significant and specimen trees within 50 feet on either side of the proposed LOD so that the low end of individual tree's DBH can be determined after the alignment has been flagged in the field and checked by Environmental Planning staff.

Open Space, Recreation & Amenities

5. Amenities & Recreation Facilities

The Applicant is responsible for maintaining amenities including, but not limited to, all play equipment, special and water features.

- a. A concept of the special features identified at the main entry and plaza areas of the faith center must be provided on the certified site plan with respect to type of feature, material and finish, height and alternate location. The special features must be presented to the Planning Board Staff comprised of at a minimum, representatives of the Site Plan Review and Urban Design divisions for their approval. The certified site plan will note that the special features are to be identified on supplemental sheets. The final design of the special features must be provided in document form as a supplemental sheet to the M-NCPPC and DPS-Site Plan Enforcement.
- b. The Applicant shall provide a playground layout for the tot lot; specifically labeling the surrounding radii and its proximity to each piece of equipment and/or seating areas.

Transportation & Circulation

6. Transportation & Pedestrian Circulation

The on-site traffic signage will be coordinated by the project's traffic engineer with the Montgomery County Park and Planning Staff prior to the Certified Site Plan set.

Site Plan

The Stormwater Management, LEED Certification, Architectural Features, Landscaping, Landscape Surety, Lighting, Development Program, and the Certified Site Plan sections should be consistent with the previously approved resolution dated April 24, 2009.

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

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

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

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

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

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Presley, with Chairman Hanson, Vice Chair Wells-Harley, and Commissioners Alfandre and Presley present and voting in favor of the motion at its regular meeting held on Thursday, January 28, 2010 in Silver Spring, Maryland.


Royce Hanson, Chairman
Montgomery County Planning Board

AUG 10 2010



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

MCPB No. 10-95
Site Plan No. 82008021B
Project Name: Washington Adventist Hospital
Hearing Date: June 24, 2010

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

WHEREAS, on May 17, 2010, Adventist HealthCare, Inc. ("Applicant"), filed a site plan amendment application designated 82008021B, Washington Adventist Hospital (the "Amendment") for approval of the following modification to Condition No. 1 of the previously approved Site Plan in order to ensure compliance with the Board of Appeals ultimate determination regarding transportation improvements associated with the approved Special Exception No. S-2721; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated June 11, 2010, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on June 24, 2010, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the "Hearing") where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, on June 24, 2010, the Planning Board approved the Amendment subject to conditions as revised at the Hearing on the motion of Commissioner Presley, seconded by Commissioner Dreyfuss, with a vote of 4-0, Commissioners Alfandre, Dreyfuss, Presley and Wells-Harley voting in favor, one seat being vacant.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves the Site Plan Amendment No. 82008021B; and

Approved as to
Legal Sufficiency:

Amey M. 7/20/10

8787 Georgia Avenue, N.W., Suite 200, Silver Spring, MD 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board hereby APPROVES the Amendment, subject to the following condition, which replaces Condition No. 1 of the previously approved Site Plan:

Special Exception Conformance. The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2008, including any amendments. Any variations in this Site Plan from the Special Exception Plan approved by the Board of Appeals (and variations through any subsequent site plan amendments) will require an amendment to the Special Exception;

BE IT FURTHER RESOLVED, that the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report as revised at the Hearing and FINDS that the Amendment is consistent with the provisions of § 59-D-3.7 of the Zoning Ordinance and that the Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in connection with the originally approved site plan; and

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on May 17, 2010, shall be required, except as modified by the above conditions of approval; and

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

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

BE IT FURTHER RESOLVED, that the date of this written resolution is AUG 10 2010 (which is the date that this resolution is mailed to all parties of record); and

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

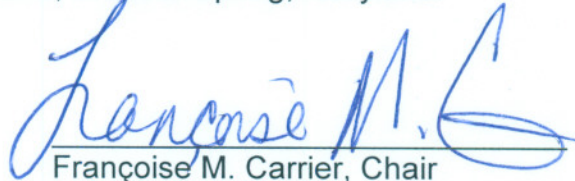
* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Wells-Harley, seconded by

MCPB No. 10-95
Site Plan No. 82008021B
Washington Adventist Hospital
Page 3

Commissioner Alfandre, with Commissioners Wells-Harley, Alfandre, Dreyfuss, and Presley voting in favor of the motion, and with Chair Carrier abstaining, at its regular meeting held on Thursday, July 29, 2010, in Silver Spring, Maryland.



Françoise M. Carrier, Chair
Montgomery County Planning Board