MCPB Item No.

Date: 6/30/2016

Washington Adventist Hospital, Site Plan Amendment No. 82008021E

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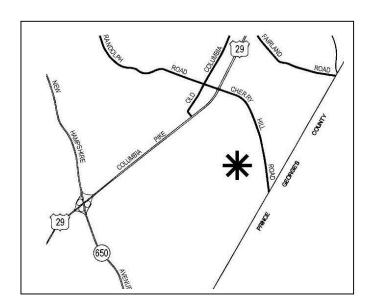
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Completed: 6/20/2016

Description

- Request for an 803,570-square-foot, 170-bed Hospital including the main Hospital building with Emergency Room, an ambulatory care building, two medical office buildings, the Center of Spiritual Life and Healing, two parking garages, a parking lot, a helipad, and associated circulation, landscaping, stormwater management and other improvements;
- Located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive;
- 44.86-acre site zoned LSC in the White Oak Science Gateway Master Plan area.



Summary

- Staff recommends approval of the Site Plan Amendment with conditions.
- The original APF approval for this project was made in 2008. The project is returning to the Planning Board to make minor site plan changes and is now reviewed under the LSC Zone (rather than the I-1 and I-3 zones) and the new Zoning Ordinance. The Planning Board must therefore make new site plan and master plan consistency findings.
- Applicant will abandon the Special Exception S-2721 (and S-2721-A) and its conditioned transportation improvements, since a hospital is permitted by right in the LSC zone.
- Since the property's APF approval is still valid, the Applicant contends that the Planning Board cannot require any off-site improvements under the site plan process and therefore opposes the conditions of approval requiring a new traffic signal at the intersection of Broadbirch Drive and Plum Orchard Drive and the associated intersection improvements.
- Applicant requests approval for standard method development under the current LSC Zone and will abandon the Special Exception, S-2721 and S-2721-A granted under I-3 Zone for the Hospital use along with the conditioned transportation improvements.
- Applicant seeks modification of certain Development Standards in the LSC Zone.
- Applicant requests amendment of Category I Forest Conservation Easement to allow for the construction of a redundant water line.

STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Staff recommends approval of Site Plan 82008021E with conditions for a total of 803,570 square feet of Hospital use with 170 beds and including the main Hospital building, an ambulatory care building, two medical office buildings, the Center of Spiritual Life and Healing, two parking garages, a parking lot, a helipad, and associated parking and other improvements as shown on the certified site plan. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions.¹

Conformance with Previous Approvals and Agreements

1. Special Exception Conformance

Prior to Certified Site Plan approval, the Applicant must abandon Special Exception S-2721 dated October 27, 2008, and subsequent amendment (S-2721-A) dated September 22, 2010.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 11991039A as listed in the Planning Board Resolution MCPB No. 08-19 dated February 13, 2008, and Preliminary Plan No. 119820680, unless amended. This includes, but is not limited to, all references to density, rights-of-way, dedications, easements, transportation conditions, Montgomery County Department of Transportation (MCDOT) conditions, and Montgomery County Department of Permitting Services (MCDPS) stormwater conditions.

Environment

Forest Conservation & Tree Save

- 3. The development must comply with the conditions of the amended Final Forest Conservation Plan dated June 1, 2016.
 - a. Prior to the issuance of the first building permit, the Applicant must record a revised Category I Conservation Easement, approved by the M-NCPPC Office of the General Counsel, in the Montgomery County Land Records by deed. The Liber and Folio for the easement must be referenced on the record plat.
 - b. Prior to the issuance of the first building permit, the Applicant must pay the fee-in-lieu for the 0.59-acres forest planting requirement.
 - c. The Applicant must plant a minimum total of eight caliper inches of native canopy trees as mitigation for the tree variance impacts on the Property within one calendar year or two growing seasons after the issuance of the first Use and Occupancy permit for the main Hospital building. The trees must be a minimum of three-inch caliper.

Stormwater Management

4. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management (SWM) concept letter dated April 1, 2015, and hereby incorporates them as conditions of approval. The Applicant must comply with

¹ For the purposes of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor (s) in interest to the terms of this approval.

each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the SWM easements and facilities.

Transportation and Circulation

Traffic Mitigation Agreement

5. Prior to the issuance of the first Use and Occupancy permit for the main Hospital building, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to participate in the future White Oak Policy Area's Transportation Management Organization (TMO) to assist in achieving the 30% Non-Auto Driver Mode Share (NADMS) goal established by Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area (Council Resolution No. 18-107).

Master Plan Road B-5

- 6. Prior to the issuance of the first Use and Occupancy permit for the main Hospital building, the Applicant must dedicate 60 feet of right-of-way (ROW) for Street B-5 located on Subject Property as shown on the Certified Site Plan.
- 7. Prior to the issuance of the first Use and Occupancy permit for the main Hospital building, the Applicant must construct the interim cross section of Street B-5 per the applicable Montgomery County Standards and as shown on the Certified Site Plan.

Cherry Hill Road & Plum Orchard Drive-Clover Patch Drive intersection

- 8. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide the following road improvements:
 - a. A separate right-turn lane from southbound Cherry Hill Road to westbound Plum Orchard Drive.
 - b. A right-turn/through lane from eastbound Plum Orchard Drive to southbound Cherry Hill Road/eastbound Clover Patch Drive.
 - c. Upgrade existing traffic signal system as required by MCDOT.

Plum Orchard Drive

- 9. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must restripe the existing approximately 50-foot wide pavement between Cherry Hill Road and the North Entrance (Medical Office Building 2 and North Surface Parking Lot entrance) to create three vehicular lanes and a bike lane as follows:
 - a. one westbound and one eastbound lane and one center lane for left turns at the intersections with the Target/USPS Carrier Center access driveway, Street B-5, Ambulance/Service Road access driveway, and North entrance.
 - b. The master plan recommended bike lane LB-6.

Plum Orchard Drive and Broadbirch Drive intersection:

10. The Applicant must provide a new traffic signal at the intersection, if warranted and approved by MCDOT.

Plum Orchard Drive and Street B-5 intersection:

- 11. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide the following road improvements:
 - a. Separate right-turn lane from eastbound Plum Orchard Drive onto southbound Street B-5.
 - b. Separate right-turn and left-turn lanes from northbound Street B-5 onto Plum Orchard Drive.
- 12. The Applicant must provide a new traffic signal at the intersection, if warranted and approved by MCDOT.

Plum Orchard Drive and Ambulance Entrance intersection:

13. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide a separate right-turn lane from eastbound Plum Orchard Drive into the Ambulance entrance driveway.

Plum Orchard Drive and North Entrance intersection:

14. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide a right-turn lane on southbound Plum Orchard Drive at North Entrance.

Other Transportation-related Improvements

- 15. The Applicant must provide employee shuttle(s) for main shift employees to and from Takoma Park Campus in the interim, and to and from the Metrorail System in the future, for 10 years (from the date the Hospital opens to the public) or until an earlier date if the Planning Board determines that area public transit service adequately meets the needs of these employees.
- 16. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must construct a multi-bus pull-off facility(s) with canopy structure(s) along Plum Orchard Drive preferably between street B-5 and Ambulance Entrance, as approved by MCDOT and shown on the Certified Site Plan.
- 17. Prior to issuance of the final Use and Occupancy permit for the Hospital building, the Applicant must install a wayfinding system, as reviewed and approved by Staff and shown on the Certified Site Plan. The wayfinding system must include signage, educational measures, and other mechanisms to encourage employees and visitors to access the Hospital from the Cherry Hill Road/Plum Orchard Drive intersection instead of the Broadbirch Drive/Plum Orchard Drive intersection.
- 18. Prior to issuance of the first Core and Shell building permit for the main Hospital building, the Applicant must submit a traffic management plan for Staff review and approval. The management plan must include signage, employee incentives, car pools, educational measures, and other mechanisms to reduce single-occupancy car travel, and encourage transit use in order to minimize the impacts of the increased traffic on the surrounding streets.
- 19. The Applicant must provide a minimum of 42 private (for employees) and 6 public bicycle parking spaces at full buildout.

- a. Prior to issuance of the final Use and Occupancy permit for the Hospital and Building A, the Applicant must provide a minimum of 34 private and 6 public bicycle parking spaces.
- b. The private spaces must be in a secured, well-lit bicycle room adjacent to the covered parking area, and the public spaces must be inverted-U racks installed in a weather protected location convenient to the main entrance. The specific location(s) of the public bicycle rack(s) must be identified on the Certified Site Plan.
- 20. Prior to issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide the following master planned pedestrian and bicycle facilities, the exact location, design and construction of which must be approved by the Montgomery County Department of Transportation, Division of Traffic Engineering and Operations:
 - a. Shared Use Path LB-8 along Street B-5;
 - b. Bike Lane LB-6 on Plum Orchard Drive along the Subject Property frontage and between Cherry Hill Road and North Entrance.

Fire and Rescue

21. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated April 14, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which Montgomery County may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Design

- 22. The Applicant must move MOB 2 closer to Plum Orchard Drive to meet the Build-to Area (BTA) requirements of Section 59.4.6.3.D.
- 23. The Applicant must enhance the exterior facades of South Parking Garage through materials, articulation, public art or other means to make it architecturally compatible with the main Hospital building and the general architectural character of the Hospital campus. The enhanced façades treatment must be reviewed and approved by the Staff and shown on the Certified Site Plan.
- 24. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets A-200HO, A-2014HO, A-202HO, A-203HO, A-204HO, A-205GO A-206HO, A-201M1, A-201MS, A-201GS, and A-201GN of the submitted architectural drawings, as determined by M-NCPPC Staff.

25. Landscaping

The Applicant must provide the landscaping on the Subject Property as shown on the landscape sheets L-200 L-211, L-212, L-213, L-214, L-215 and L-220 no later than the next growing season after the issuance of the final Use and Occupancy permit for each building.

26. Lighting

- a. Prior to issuance of any above-grade building permit, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All onsite lights must have full cut-off fixtures.
- c. Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting public roads and residentially developed properties.
- e. All pole-mounted lights on the Subject Property and the roof tops must not exceed the height illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

- 27. The Applicant must provide a minimum of 21,950 square feet of public open space (10% of net lot area) on-site as shown on the Certified Site Plan.
- 28. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide the Healing Garden, and the courtyard open space between the main building and Building A. The trail around the pond must be completed prior to the issuance of the final Use and Occupancy permit for either the Healing Center of MOB1, whichever is built first.
- 29. The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to paving, plantings, lighting, benches, tables and bike racks as shown on the Certified Site Plan.

30. Site Plan Surety and Maintenance Agreement

Prior to issuance of any building permit, the Applicant must enter into a Site Plan Surety and Maintenance Agreement with the Planning Board in a form approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A cost estimate of the materials and facilities, which, upon Staff approval, will establish the surety amount.
- b. The cost estimate must include applicable Site Plan elements, including, but not limited to, plant material, on-site lighting, recreational facilities, site furniture, trash enclosures, retaining walls, fences, benches, tables, bike racks, railings, private roads, paths and associated improvements within the relevant phase of development. The surety must be posted before issuance of any building or sediment control permit within each relevant phase of development and will be tied to the development program.
- c. The bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development will be followed by inspection and potential reduction of the surety.
- d. The bond or surety for each block/phase shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific CSP sheets depicting the limits of each block/phase.

31. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved by the M-NCPPC Staff prior to the approval of the Certified Site Plan.

32. Certified Site Plan

Before approval of the Certified Site Plan, the Applicant must make the following revisions and/or provide the following information subject to Staff review and approval:

- a. Include the stormwater management concept approval letter, development program, and Preliminary Plan resolutions on the cover sheet(s).
- b. Add a note to the Site Plan stating that "M-NCPPC Staff must inspect all tree-save areas and protection devices before clearing and grading."
- c. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-ofway permit drawings by the Department of Permitting Services."
- d. Show location of the car-sharing, electric vehicle charging spaces, and motorcycle/scooter parking spaces.
- e. Modify data table to reflect development standards approved by the Planning Board.
- f. Include a minimum total of eight caliper inches of native canopy trees as mitigation for the tree variance impacts per the condition of approval for the FFCP.
- g. Show MOB 2 located closer to Plum Orchard Drive to be within the required BTA.
- h. Show enhanced articulation of South Parking Garage facades.
- i. Ensure consistency of all details and layout between Site, Landscape, FCP, and architectural plans. Revise street cross sections and all landscaping, building modifications and other elements to be consistent with the Planning Board's approval.

SITE DESCRIPTION

The Subject Property is located in the 2014 Approved and Adopted *White Oak Science Gateway Master Plan* (Master Plan) area and is surrounded by industrial, technology, and commercial-retail uses within the Westfarm Technology Park. With the approval and adoption of the Master Plan, the site was rezoned to the Life Sciences Center (LSC) zone. The 185-acre Percontee site, zoned CR 1.0, is located directly south of the Subject Property and is planned for a mixed-use development in conjunction with the 111-acre County-owned Site 2, also zoned CR 1.0 (both properties are shown as VIVA WHITE OAK in Figure 1). Opposite Plum Orchard Drive is the loading area for several big box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center, which is zoned CR 1.0 and stretches east toward Cherry Hill Road. 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 uses, zoned CR, are located directly west of the site fronting on Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the Subject Property is the WSSC property with the water tower.

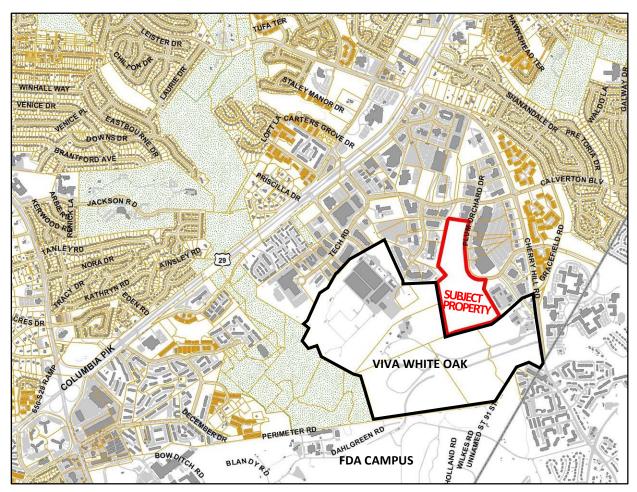


Figure 1: Vicinity Map



Figure 2: Site and Vicinity Aerial

Previous Approvals

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

Preliminary Plan Approval

The history of subdivision on this property goes back to early 1980's. In 1982, a portion of the subject property was included in the Preliminary Plan No. 119820680, then zoned I-3. In 1991, West Farm re-recorded parcels

approved under the previous preliminary plans under three different Preliminary Plans: 119820680, 119910380 and 11910390 for the approximately 113-acre Westfarm Technology Park developments on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (US29) in the Fairland Master Plan area. On December 4, 2008, by Resolution No. MCPB 08-159, the Planning Board approved 803,570 gross square feet of commercial development for the Hospital use.

Adequate Public Facilities

The original APF approval for West Farm Technology was approved in 1982. On August 1, 1991, the Planning Board approved Preliminary Plan No. 119910390. This action also established a new 12-year APF validity period for two parcels (now part of the Hospital Property) to July 25, 2003. Some of the other parcels at the time already had Validity periods established as July 25, 2001. In 1991 and 2001, these validity periods were further extended for an additional six years to 2009 and 2007, respectively.

On May 9, 2008, the Planning Board granted an Adequate Public Facilities (APF) extension, and established the period until July, 25, 2013, for five parcels associated with Preliminary Plans 119820680, 119910380, and 119910390 for 802,619 square feet of development. This APF analysis was reviewed by the Planning Board along with Special Exception S-2721, and Preliminary Forest Conservation Plan for S-2721. Requests for APF extensions are generally associated with preliminary plan reviews. However, special exception S-2721 (which was not subject to preliminary plan review because the property had already been subdivided) required a finding of APF related to public roads, and the APF validity period associated with the subject parcels was due to expire in the next 18 months. Therefore, it was necessary to seek APF extension with the special exception review because a positive recommendation of the special exception could not be made unless the Planning Board granted an APF extension. Since APF approvals cannot be conditioned, several road improvements deemed necessary by staff (generally required as conditions of approval for a preliminary plan, if one was required) were included as conditions of approval for the requested special exception in order to address concerns about circulation. The APF validity period, which was set to expire on July 25, 2013, was further extended through July 31, 2021, by a series of automatic validity extensions that the County Council set by law.

Special Exception S-2721

On October 27, 2008, the Board of Appeals approved a Special Exception for the Hospital use in the I-1, and I-3 Zones. The proposal comprised 803,570 square feet of Hospital use including a 7-story acute care facility (the main Hospital building) with 294 beds and an Emergency Room, 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, a ground-level helipad, and amenity areas. A parking facilities waiver for the location of the northern parking garage in relation to the main building was also approved. The adequacy of the transportation facilities was linked to an extensive set of road improvements recommended by the Planning Board and MCDOT and conditioned by the Board of Appeals.

On September 22, 2010, administrative approval S-2721-A was granted to modify some road improvements and add a required payment for additional traffic improvements.

Site Plan

On December 4, 2008, the Planning Board approved Site Plan 820080210 for 802,805 gross square feet for a main Hospital building, an ambulatory care building, a faith center, and a medical office building, along with the associated 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 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, to conform the Site Plan to the approved Special Exception.

On April 9, 2012, the Planning Board approved Site Plan Amendment 82008021C for a number of architectural and site modifications resulting in a total of 803,570 square feet of development.

On December 20, 2012, the Planning Board approved Site Plan Amendment 82008021D to include an interim surface parking lot, a pedestrian canopy, revised architectural elevations and a modified handicap ramp design along Plum Orchard Drive.

Rezoning by the 2014 White Oak Science Gateway (WOSG) Master Plan

The WOSG Master Plan rezoned the property from I-2 and I-3 to the LSC Zone, which allows the Hospital use by right rather than as a conditional use (previously called special exception). Subsequently, the Applicant decided to seek this site plan amendment under the LSC Zone pursuant to the new Zoning Ordinance that became effective on October 30, 2014.

PROPOSAL

The proposed Amendment seeks to retain the previous approval for a total of 803,570 square feet but reduces the number of beds from 288 to 170 per the Maryland Health Care Commission's Certificate of Need approval. Substantially similar to the previous approval, the proposed project of 803,570-square-feet will have a main Hospital building; an ambulatory care building; two medical office buildings; the Center of Spiritual Life and Healing; two parking garages; a parking lot; a helipad; required open space and amenities; and associated circulation, landscaping, stormwater management and other improvements.

The Amendment seeks to implement the project under the Property's current LSC Zone instead of the previously approved site plan under the I-1 and I-3 zones. Approval under LSC will allow the Applicant to abandon Special Exception No. S-2721 since the proposed Hospital is a by right use in the LSC Zone while it was a special exception use in the I-1 and I-3 zones. However, it means that the entire site plan, not just the proposed amendments, must be reviewed for conformance with the new zone.

The proposed initial phase consists of the main Hospital building, adjacent ambulatory care building (Building A), the Helipad, the South Parking Garage, an interim surface parking lot where MOB 1 will be built in the future, the Emergency Room's public parking, and the Ambulance Entrance and parking. The medical office buildings (MOB1 and MOB2), the Center for Spiritual Life and Healing, the North Surface Parking Lot and the North Parking Garage will be built in the future as funding becomes available. Although the Property will be developed in phases, the Site Plan Amendment and the related conditions of approval are not based on a phasing schedule.

The seven-story main Hospital building includes an Emergency Room, operating rooms, and facilities to accommodate inpatient care. The adjacent ambulatory care building (Building A) will accommodate a number of Hospital-related offices and services, as well as physician office space. Access to the main Hospital building, Building A, South Parking Garage and MOB 1 will be provided from curb cuts along Street B-5, which will serve as the main access for visitors and employees to access the Hospital and associated parking. The Emergency Room, the Helipad, the future Mechanical Building, and loading and waste removal will be accessed from the Ambulance Entrance, while MOB 2, the North Parking Garage, and the North Surface Parking Lot will be accessed from North Entrance, along the existing Plum Orchard Drive (Figure 4).

The currently approved site plan was reviewed and approved before the County Council approved the Master Plan. Consequently, the Master Plan designated B-5 as a business district street with a 70-foot ROW (including a shared use path between Plum Orchard Drive and the existing FDA Boulevard), but noted that "the portion of the Proposed Road B-5 from Plum Orchard Drive to the property line between Washington Adventist Hospital site and the Percontee property is approved as a private street with a 60-foot minimum right-of-way on Washington Adventist Hospital's Site Plan Number 820080210." Unless recommended in a master plan to be private streets, all designated streets in a master plan are typically public streets built per the County standards because they are part of the County's streets-and-highways network and modeled as part of the master plan's transportation analyses. Because the Applicant has opted to seek plan review under the current zoning code, which requires master plan conformance, Staff recommends that the Applicant build this street within a 60-foot wide ROW with the interim cross section as shown in Figure 3, and be required to dedicate the 60 foot right-of-way-of-way before the issuance of the final Use and Occupancy permit for the main Hospital building. Staff is also recommending that the Applicant work with the MCDOT to acquire an additional 10 feet of easement or right-of-way on the adjoining SHA property in order for B-5 to have an ultimate cross section of 70 feet ROW as shown in Figure 3.

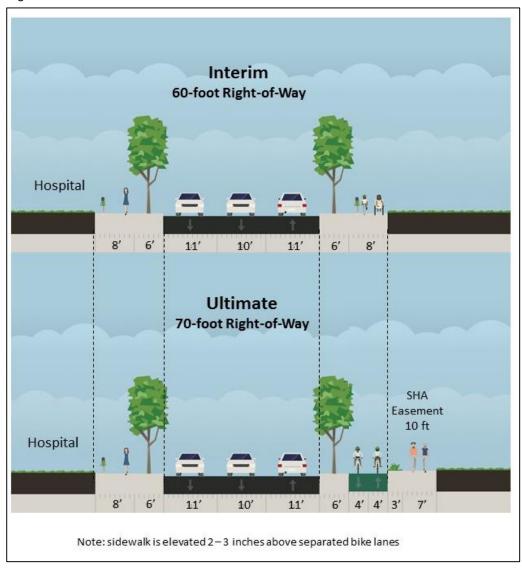


Figure 3: Street B-5 interim and ultimate cross sections

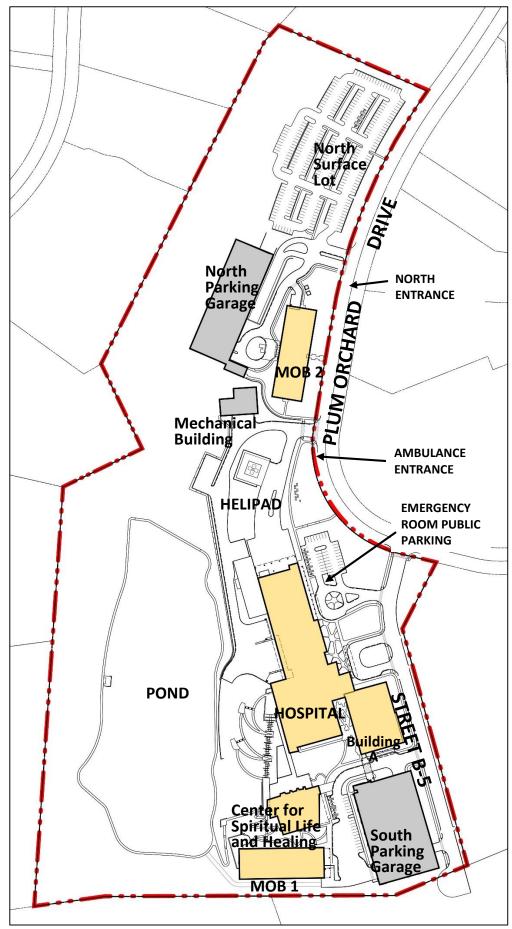


Figure 4: Proposed Site Layout

The proposed amendment includes the following modifications to the currently approved site plan:

- revised footprint of the Main Hospital Building;
- revised layout for main entrance and Emergency Room entrance driveways;
- addition of mechanical equipment building;
- increased building height of Ambulatory Care Building (Building A) from five to seven floors;
- revised landscaping at the courtyard between Main Building and Building A;
- raised South Garage from four to six levels above grade;
- removed covered walkway for North Parking Garage;
- revised footprint of the Center for Spiritual Life and Healing;
- provided below-grade conference space in the Center for Spiritual Life and Healing with a below-grade connection to Main Building; and
- revised landscape at the Healing Garden.

Table 1: Density

	APPROVED SITE	PROPOSED
	PLAN	AMENDMENT
	(82008021D)	82008021E
Initial Construction		
Main Hospital Building	353,660	363,233
Building A (Ambulatory Care Building)	133,533	174,743
SUBTOTAL	487,193	537,976
Future Construction		
Center for Spiritual Life and Healing	18,043	18,000
Hospital Expansion	100,000	100,000
Medical Office Building 1	98,192	76,750
Medical Office Building 2	100,000	70,844
TOTAL	803,428*	803,570

^{*803,570} sf was the maximum allowable density approved although 142 sf was not allocated.

Proposed Road Improvements

The Applicant was required to provide a number of road improvements as part of the approval for the Special Exception S-2721. With the filing to this site plan application under the LSC Zone, which allows the hospital use by right, the Applicant is planning to abandon the Special Exception which will remove the Applicant's obligation to provide road improvements as conditioned in the special exception approval. The applicant is therefore proposing to provide some of the previously required improvements that it believes are necessary for access and circulation for their facility while discarding the rest. The following table summarizes what was required by S-2721, what the applicant is proposing to provide in this Site Plan application, and what staff believes are necessary improvements in order for the road network to be able to not only have vehicular capacity but also provide safe, convenient and efficient network of streets, bikeways and pedestrian path for the current and future residents, workers and visitors in the area.

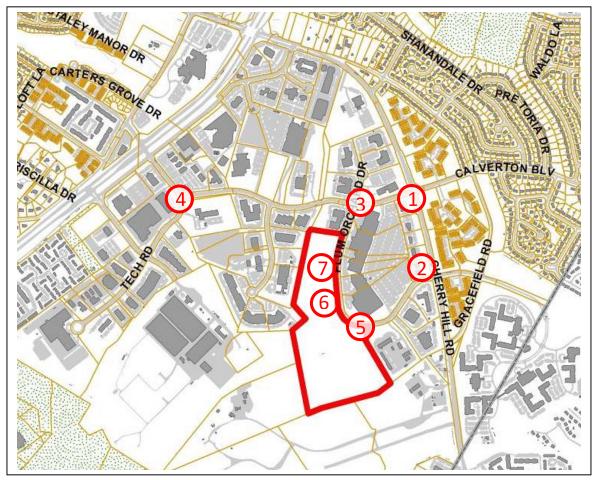


Figure 5: Site and the surrounding road intersections

Table 2: Summary of previously required and proposed road improvements

Location	Required by S-2721	Current Proposal	Staff Recommendations				
Intersection No. 1	Cherry Hill Road and Broadbirch Drive/Calverton Drive						
a	SB right-turn lane from Cherry Hill Road to WB Broadbirch Drive	delete	agree				
b	Traffic signal at Broadbirch Drive/Orchard Center Shopping Center driveway	delete	agree				
С	Improve Broadbirch Drive to two WB left-turn lanes to NB Cherry Hill Road, a through lane to EB Calverton Blvd., and a right-turn lane to SB Cherry Hill Road	delete	agree				

Location	Required by S-2721	Current Proposal	Staff Recommendations
d	Upgrade traffic signal system	delete	agree
Intersection No. 2		hard Drive/Clover Patch Drive inte	_
a	SB right-turn lane from Cherry Hill Road to WB Plum Orchard Drive	retain	agree
b	Extend existing NB left-turn lane to WB Plum Orchard Drive	delete	agree
С	Upgrade traffic signal system	retain	agree
d	A separate EB left-turn lane on Plum Orchard Drive to NB Cherry Hill Road	delete	agree
е		An EB right-turn/through lane on Plum Orchard Drive to NB Cherry Hill Road/EB Clover Patch Drive.	agree
Intersection	Broadbirch Drive and Plum Or	chard Drive	
No. 3			
a	New traffic signal	delete	retain
b	A separate EB right-turn lane from Broadbirch Drive to SB Plum Orchard Drive	delete	agree
С	A separate WB left-turn lane from Broadbirch Drive to SB Plum Orchard Drive	delete	retain
Intersection	Tech Road and Broadbirch Driv	ve	
No. 4			
а	New traffic signal	delete	agree
b	Reconfigure NB Tech Road approach to Broadbirch Drive to provide right-turn lane and a through lane to NB Tech Road	delete	agree
С	Reconfigure SB Tech Road approach to Broadbirch Drive to provide through/left turn lane and a left-turn lane to SB Broadbirch Drive	delete	agree
d	Reconfigure WB Broadbirch Drive approach to Tech Road to provide right-turn lane and a through lane to NB Tech Road	delete	agree

Location	Required by S-2721	Current Proposal	Staff Recommendations
Intersection	Plum Orchard Drive and Stree	t B-5 (previously Private Street A)	
No. 5	A second trackly a signal		
b	A new traffic signal	retain Two EB and two WB lanes on	agree One EB and one WB lane on
D		Plum Orchard Drive	Plum Orchard Drive
С	A separate WB left-turn lane	A separate WB left-turn lane on	A separate WB left-turn lane
C	and a separate EB right-turn	Plum Orchard Drive into	and a separate EB right-turn
	on Plum Orchard Drive into	proposed Hospital drive (now B-	on Plum Orchard Drive into
	proposed Hospital drive (now	5)	proposed Hospital drive (now
	B-5)		B-5)
d	Separate right-turn and left- delete		retain
	turn lanes from NB Hospital		
	driveway (now B-5) to EB and		
	WB Plum Orchard Drive		
Intersection No. 6	Plum Orchard Drive and Ambu	ulance Entrance	
а		A separate NB left-turn lane on	agree
		Plum Orchard Drive into	
		Ambulance Entrance	
b		Two EB and two WB lanes on	One EB and one WB lane on
		Plum Orchard Drive	Plum Orchard Drive
С			A separate SB right-turn
			lane on Plum Orchard Drive
Intersection	Plum Orchard Drive and Drive	way North Entrance	into Ambulance Entrance
No. 7	Pidili Olchard Drive and Drive	way North Entrance	
а	A separate left-turn lane	retain	agree
	from NB Plum Orchard Drive		
	into the North Entrance		
b	A separate right-turn lane	delete	agree
	from SB Plum Orchard Drive		
	into the North Entrance	T FD l W/D l	O a 5D and a salve land
		Two EB and one WB lanes on Plum Orchard Drive	One EB and one WB lane on Plum Orchard Drive
С	A separate outbound right-	delete	retain
	turn and left-turn lanes to SB	delete	Tetani
	and NB Plum Orchard Drive.		
	Other Transportation-related	improvements:	
а	Hospital-oriented employee	A Hospital-oriented employee	agree
	shuttle(s) for main shift	shuttle(s) for main shift	
	employees to and from the	employees to and from the	
	Metrorail system for a total	Takoma Park campus in the	
	of 10 years from the date the	interim and in the future to and	
	Hospital opens to the public	from the Metrorail system, for a	
	or until an earlier date if the	total of 10 years from the date	

Location	Required by S-2721	Current Proposal	Staff Recommendations
	Planning Board determines that area public transit service adequately meets the needs of these employees	the Hospital opens to the public or until an earlier date if the Planning Board determines that area public transit service adequately meets the needs of these employees.	
b	A Memorandum of Understanding (MOU) to implement a Transportation Management Program for the proposed Hospital at the time of Site Plan (in lieu of a TMAg that did not exist at the time).	TMAg replaces what was to be a Transportation Management Program	agree
С	,	A wayfinding system	agree
d		Applicant agrees with Staff recommendation for a Transportation Management Plan	Transportation Management Plan
е	Provide adequate internal connecting roadways, sidewalks, handicapped ramps and crosswalks to ensure safe and efficient vehicular/pedestrian connections	retain	agree
f	a multi-bus pull-off facility(s) with canopy structure(s) in the vicinity of the Hospital site.	retain	agree
g	Pedestrian countdown/Accessible pedestrian signals (APSs) at the Cherry Hill Road intersections with Broadbirch Drive/Calverton Boulevard and Plum Orchard Drive/Clover Patch Drive	delete	agree
h	Pedestrian countdown/APSs at the Plum Orchard Drive intersection with the Hospital Entrance Driveway/Private Street A (now B-5) if the proposed traffic signal at this	retain	agree

Location	Required by S-2721	Current Proposal	Staff Recommendations
	intersection is approved by		
	DOT		
i	Relocate any existing	delete	Agree, because it is now
	pedestrian countdown and		required for all traffic signal
	APSs, at Applicant's sole		installations.
	expense, as part of any		
	widenings of existing		
	signalized intersections		
j	Prior to issuance of the	retain	agree
	building permit for the		
	Hospital and/or any other on-		
	site building, Applicant shall		
	pay the County \$40,000 for		
	the future installation of two		
	real-time transit information		
	signs to be installed in the		
	vicinity of the site		
	Plum Orchard Drive between 0	Cherry Hill Road and North Entranc	e
а		Widen the existing pavement	Convert the existing pavement
		that can currently accommodate	width to three lanes (one in
		four lanes by one additional lane	each direction, and a center
		to create two WB and two EB	lane for left turns), and bike
		lanes, one center lane for left	lane LB-6.
		turns, and right-turn lanes at	
		intersections where appropriate	
		needed.	

Community Outreach

The Applicant has met all signage, noticing, and submission requirements. The Applicant sent notice of the subject amendment to all parties of record on September 14, 2012. Staff has not received correspondence on this matter.

Major Unresolved Issue

The Applicant opposes the Staff's recommended condition of approval requiring a new traffic signal at the intersection of Broadbirch Drive and Plum Orchard Drive.

Since the Applicant is planning to abandon the current special exception approval needed for the proposed Hospital use under the Property's previous zoning, the Applicant has proposed to discard some of the previously required road improvements, including the installation of a new traffic signal at the intersection of Broadbirch Drive and Plum Orchard intersection. Instead, the Applicant is proposing to design and implement a wayfinding system to encourage visitors, employees, and vendors to use the intersection of Cherry Hill Road and Plum Orchard Drive instead of the more congested intersection of Cherry Hill Road and Broadbirch Drive, since the latter is greatly impacted by traffic accessing the Orchard Shopping Center. The wayfinding system's primary

goal will be to reduce the number of Hospital related trips passing through the intersection of Broadbirch Drive and Plum Orchard Drive, thereby reducing the need for improvements at that intersection and between the Broadbirch Drive intersections with Plum Orchard Drive and Cherry Hill Road. Currently, it is estimated that the Hospital-generated traffic driving on Cherry Hill Road will be 50/50 between those continuing past the intersection with Broadbirch Drive in order to reach the nest intersection and making a right turn at Plum Orchard Drive, and those making a right turn at Broadbirch Drive and then turning left at Plum Orchard Drive to reach the Hospital (same split with reverse flow in the afternoon peak period).

The Applicant has stated that implementing a wayfinding system will reduce right turns from southbound Cherry Hill Road to westbound Broadbirch Drive (and reverse flow in the afternoon) from over 190 peak-hour trips (50% of the Hospital-generated traffic) to 60 trips (15% of the Hospital-generated traffic) in the weekday peak hours resulting in a directional split of 15/85 (with 85 % going straight through the intersection and only 15% making a right turn to use the Broadbirch Drive/Plum Orchard Drive intersection) as compared to 50/50 without the wayfinding system.

Although Staff has accepted the Applicant's proposal for a wayfinding system as one of the tools to reduce the expected increase in congestion from Hospital-generated traffic at the Plum Orchard Drive/Broadbirch Drive intersection, Staff is not certain how effective this wayfinding system will be in diverting Hospital related traffic from Cherry Hill Road/Broadbirch Drive intersection to Cherry Hill Road/Plum Orchard Road intersection, and whether it will be able to reduce the peak hour trips at the Plum Orchard Drive/Broadbirch Drive intersection by more than 68 percent as stated in the Applicant's traffic data estimates.

To be able to accommodate the traffic that would be diverted from Broadbirch Drive/Cherry Hill Road intersection to the Plum Orchard Drive/Cherry Hill Road intersection by the proposed wayfinding system, the Applicant is also proposing to reconfigure and widen the existing Plum Orchard Drive between Cherry Hill Road and the North Entrance. Although the existing Plum Orchard Drive has a pavement width of approximately 50 feet, it is currently considered to be a two-lane road. The Applicant is proposing to restripe the existing pavement to create four lanes, and widen the pavement by another 11 feet to create a cross section containing three 11-foot center lanes, and two 14-foor curbside lanes for a total pavement width of 61 feet. The center 11-foot wide lane would be used for left turns at various intersections along this stretch and the eastbound 14-foot curb lane will provide a free right-turn southbound movement at the intersection with Cherry Hill Road. Additional ROW will likely be needed, however, to provide the required bike lane and a sidewalk with a green panel along the southern side of the road where the widening will take place. New stormwater management areas will also be needed to handle the additional runoff from the new pavement.

Staff believes that the proposed widening of Plum Orchard Drive will produce excessive imperviousness that can be avoided by a combination of a new signal at Broadbirch Drive/Plum Orchard Drive intersection and restriping the Plum Orchard Drive's existing 50-foot wide pavement to create three lanes (one through lane in each direction and a center lane for left-turn lanes) and the master plan recommended bike lane without any widening of the existing roadway. It will avoid creating new imperviousness and the associated environmental impacts, and it will help create a safer and more pleasant circulation environment for pedestrians, bicyclists and drivers.

Even if the proposed wayfinding system is successful in achieving its goal of diverting traffic to the Plum Orchard Drive/Cherry Hill Road intersection, the proposed widening of Plum Orchard Drive, which would be necessary if the signal at Broadbirch Drive and Plum Orchard Drive is not installed, is not an attractive option from urban design/streetscape perspective as it will create excessive pavement with no medians to break down the large expanse of pavement, thereby creating an environment that is far less pedestrian and bicycle friendly.

The Master Plan designates Plum Orchard Drive as a business district street of 80-foot ROW with two through travel lanes. The current pavement width of the street is wide enough to have four travel lanes. The road has enough capacity to support any increase in traffic from the proposed Hospital--the highest projected total full-build-out of through traffic volume on Plum Orchard Drive is less than 850 vehicles per hour per lane, which is below the *Highway Capacity Manual*'s 900 vehicles per hour per lane for business district streets. Staff believes that instead of enhancing the existing street, the Applicant's proposed widening to create a five-lane cross section with no median breaks will negatively impact the appearance and character of Plum Orchard Drive and be inconsistent with the two-lane recommendation for this road and other goals and aspirations of the Master Plan. While the proposed widening will increase road capacity, it will be in conflict with the Master Plan recommendation and its balanced approach in improving "mobility and access where design, safety, and community objectives require a multi-faceted approach to place-making" (page 56).

Improving the current Plum Orchard Drive by restriping its existing pavement width to convert it from the current extremely wide two-lane configuration to three lanes with a bike lane will greatly improve its character and help slow down the traffic speed that the current wide pavement encourages. At the same time, installing a signal at Plum Orchard Drive/Broadbirch Drive intersection with minimal disturbance and new imperviousness will not only make the vehicular traffic movement at this intersection flow more efficiently (compared to the four-way stop signs in place now), it will also provide the added benefit of safer crossing for pedestrians, wheelchair users, and bicyclists at this intersection. Although the master plan recommends an additional EB left turn lane and an additional EB through lane on Broadbirch Drive, Staff agrees that this should not be the Applicant's responsibility; Staff recommends only that the new signal at Broadbirch Drive be required of this Applicant.

Given the uncertainty about how successful the wayfinding system will be in achieving its goal, Staff is unable to make a determination that the proposed widening of Plum Orchard Drive instead of a new traffic signal at Broadbirch Drive/Plum Orchard Drive will create a road network that will be safe, convenient, efficient and consistent with the Master Plan and that the additional Hospital-generated traffic will not be detrimental to the general pedestrian and vehicular traffic circulation and the desired future character of the area. Staff therefore recommends a traffic signal at the intersection of Broadbirch Drive and Plum Orchard Drive, and improving the existing Plum Orchard Drive by restriping it to create two travel lanes, a center left-turn lane, and a bike lane, as recommended in the Master Plan.

TRANSPORTATION ANALYSIS

Master Plan Roadways and Bikeways

In accordance with the 2014 White Oak Science Gateway Master Plan and 2005 Countywide Bikeways Functional Master Plan, the master-planned roadways and bikeways are listed below:

- 1. Plum Orchard Drive is designated as a two-lane business district street, B-12, with a recommended 80-foot wide right-of-way and bike lanes, LB-6. The existing right-of-way is 80-foot wide and the existing pavement width is approximately 50 feet.
- 2. New street B-5 is designated as a two-lane business district street with a recommended 70-foot wide right-of-way and separated bike lanes, LB-8.

The transportation Adequate Public Facilities (APF) test for the Hospital was originally met for the approval of the three preliminary plans (Nos. 119820680, 119910390, and 119910380) and Special Exception Case No. S-2721 in 2008. This approval transferred approved but unbuilt office square footage along with the associated

trip credits to the Hospital. The 2008 APF validity period was extended through July 31, 2021, by a series of validity extensions granted by the County Council.

The table below shows the number peak-hour trips generated by the 2008 approvals compared with the proposed Hospital during the weekday morning peak period (6:30 to 9:30 a.m.) and the evening peak period (4:00 to 7:00 p.m.):

Table 3: Local Area Transportation Review

	Land Use	Square	Weekday Peak-Hour Trip			
		Feet	Morning	Evening		
Prior Approval for unbuilt Westfarm Development						
Orchard Center	Office	79,772	128	135		
Kaiser Permanente (Parcel BB & CC)	Office	294,847	493	445		
GB LLC (Parcels RR & SS)	Office	428,000	720	636		
Subtotal of Prior Approved	1,341	1,216				
Proposed	803,570	964	948			
Net Reduction in Site-Gener	-377	-268				

A traffic study is not required to satisfy Local Area Transportation Review (LATR) for the proposed Hospital because it generates no additional peak-hour trips within the weekday morning and evening peak periods. Thus, the LATR test is satisfied. The Transportation Policy Area Review (TPAR) payment is not required. The Policy Area Review test was satisfied during the review of the APF extension and Special Exception in 2008.

The table below shows the weekday peak-hour Critical Lane Volumes (CLV) for the relevant intersections along the Property's Plum Orchard Drive frontage and four other off-site intersections. Based on this table, two intersections exceed the CLV standard of 1,600 for the White Oak Policy Area: Cherry Hill Road with Broadbirch Drive/Calverton Drive and Cherry Hill Road with Plum Orchard Drive.

Table 4: 2015 Existing and Projected Total Traffic Conditions

		AM Peak	Hour Trip	os	PM Peak Hour Trips			
Impacted Intersection	% Site		CLV		% Site			
impacted intersection	Trips	2015			Trips	2015	Add I	Build Out
		Existing	As Is	Improved		Existing	As Is	Improved
Cherry Hill Rd & Broadbirch Dr- Calverton Dr	64%	1,052	1,277	1,277**	12%	1,599	1,714*	1,714**
Broadbirch Dr & Plum Orchard Dr	46%	796	796	696**	64%	951	985	825**
Cherry Hill Rd & Plum Orchard Dr- Clover Patch Dr	54%	1,140	1,685*	1,477	46%	1,158	1,583	1,411
Tech Rd & Broadbirch Dr	12%	1,574	1,125	1,125	68%	890	**	**

Plum Orchard Dr & Sunoco Access	54%	617	1,125	1,125	46%	841	1,229	767
Plum Orchard Dr & Hotel Access	54%	323	831	452	46%	421	886	886
Plum Orchard Dr & Target-Transit Center	54%	307	815	440	46%	462	927	890
Plum Orchard Dr & Street B-5	82%	873	710	482	82%	n/a	1063	717
Plum Orchard Dr & Ambulance Entrance	30%	n/a	533	272	30%	n/a	543	543
Plum Orchard Dr & MOB 2	68%	n/a	438	438	54%	n/a	587	580

^{*}CLV exceeds the 1,600 standard for the White Oak Policy Area

The intersection of Plum Orchard Drive and Broadbirch Drive is controlled by a four-way stop sign with four through lanes on Broadbirch Drive and two through lanes on Plum Orchard Drive. The Staff is recommending a new traffic signal and a left-turn lane from westbound Broadbirch Drive to southbound Plum Orchard Drive at this intersection. As the table shows, the intersection of Cherry Hill Road and Broadbirch Drive currently exceeds the CLV standard of 1600 (for the White Oak Policy Area) in the evening peak hour (1,599) and is projected to have a CLV value of 1,714 with the proposed project.

The Applicant's traffic engineer used a Synchro traffic-flow model to perform an operational analysis of delay and queuing at these two intersections and other intersections along the property's Plum Orchard Drive frontage, which showed that the calculated queues at these intersections meet the accepted standard as they are shorter than 80% of the distance to the adjacent intersection.

SITE PLAN FINDINGS 59.7.3.4.E. Necessary Findings

- When reviewing an application, the approval findings apply only to the site covered by the application.
- 2. To approve a site plan, the Planning Board must find that the proposed development:
 - a. satisfies any previous approval that applies to the site;

The proposed development satisfies the applicable conditions of approval for Preliminary Plans No. 19820680, 119910390, and 119910380.

b. satisfies under Section 7.7.1.B.5 the binding elements of any development plan or schematic development plan in effect on October 29, 2014;

Special Exception S-2721 dated October 27, 2008 and a subsequent amendment S-2721-A dated September 22, 2010 approved the Hospital under the Property's I-1 and I-3 Zones at the time. The

^{**} no improvements proposed by the Applicant or recommended by Staff

proposed Amendment seeks approval under the current LSC Zone that allows a hospital use by right. As a result of this approval, the Special Exception will be abandoned and its binding elements would no longer apply.

c. satisfies under Section 7.7.1.B.5 any green area requirement in effect on October 29, 2014 for a property where the zoning classification on October 29, 2014 was the result of a Local Map Amendment;

Not applicable as the Subject Property's zoning classification on October 29, 2014 was not the result of a Local Map Amendment.

d. satisfies applicable use standards, development standards, and general requirements under this Chapter;

The proposed development satisfies the applicable use standards, development standards, and general requirements as follows:

Section 3.4.6.B. Hospital Use Standards

1. Where a Hospital is allowed as a limited use, it must abut property zoned Commercial/Residential, Employment, or Industrial.

Not applicable; the Hospital is a permitted use in the LSC zone.

2. Where a Hospital is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1., Conditional Use, and the following standards:

Not applicable; the Hospital is a permitted use in the LSC zone and therefore the additional use standards do not apply.

Table 5: Project Data Table—LSC Zone

Section 4.6.3.D.	Development Standard	Permitted/ Required	Proposed
	Gross Tract Area (sf)	n/a	2,195,075 sf (50.39 ac)
1. Site	Open space, site >10,000 SF	10%	41% (20.07 ac)
2. Lot and	Lot (min)		
Density	Lot area	n/a	48.86 ac
	Lot width at front building line	n/a	n/a
	Lot width at front lot line	n/a	998 ft
	Density (max)		
	FAR	0.5	0.37
	Coverage (max)		
	Lot	n/a	13.5%
3. Placement	Principal Building Setbacks (min)		
	Front setback (from Street B-5)	0'	124'
	(from Plum Orchard Drive)	0'	184'
		0'	487'

Section 4.6.3.D.	Development Standard	Permitted/ Required	Proposed
	Side street setback	0'	542'
	Side setback		
	Door cothool.	0'	25'-4"
	Rear setback Accessory Structure Setbacks (min)	0'	n/a
	Front setback, behind front building line		11/ 0
	Side street setback	0'	21'-10"
	Side setback (South Parking Garage)	0'	193'
	Rear setback (North Parking Garage)	Daleta dibilda di ca	to Constantible
	Parking Setbacks for Surface Parking Lots (min) Front setback	Behind bldg. line	In front of bldg. line n/a
	Side street setback	Must include	27'
	Side setback	landscaping	169'
	Rear setback		
	Build-to Area (BTA, max setback and min %)	20'	184'
	Front setback (main Hospital fr Plum Orchard)	20′	50'
	(MOB 2 fr Plum Orchard)	70% 20'	0%
	Building in front street BTA Side street setback	35%	n/a n/a
	Building in side street BTA	3370	Tiy a
4. Height	Height (max)		
J	Principal buildings (Hospital, Building A, MOB1,	200′	145′
	MOB2, Healing Center)		
	Accessory structure (parking garages)	200′	66'
5. Form	Building Orientation (max)		
	Entrance facing street or open space	Required	Provided
	Entrance spacing (max) Main Hospital	100'	181′
	MOB 2	100′	177'
	Transparency for Walls Facing Street or	100	1,,
	Open Space		
	Main Hospital		
	Ground story, front (min)	40%	28.1%
	Ground story, side/rear (min)	25%	21.2%
	Upper Story (min)	20%	23.2%
	Blank wall, front (max)	35'	52'
	Blank wall, side/rear (max)	35'	122'/38'
	MOB2		
	Ground story, front (min)	40%	64%
	Ground story, side/rear (min)	25%	43.6%
	Upper Story (min)	20%	49.7%
	Blank wall, front (max)	35′	8.5'
	Blank wall, side/rear (max)	35′	10'/23.5'

The proposed development does not meet several standards as outlined in Table 5. Therefore, the Applicant is requesting the following modifications.

The main Hospital building is set back 184 feet from Plum Orchard Drive, and 124 feet from street B-5, in excess of the maximum allowed BTA of 20 feet (59.4.6.3.D.3); and it does not meet the orientation and transparency standards of Section 59.4.6.3.D.5.

The Emergency Room's surface parking lot for visitors is located in front of the main Hospital building instead of behind the building as required by the zoning standards (59.4.6.3.D.3).

MOB 2 is set back 50 feet from Plum Orchard Drive in excess of the maximum allowed BTA of 20 feet (59.4.6.3.D.3).

MOB 2 does not meet the orientation and transparency and maximum building entrance spacing standards of 59.4.6.3.D.5.

Hospital Building and Emergency Room Public Parking Lot (Placement, Orientation and Transparency)
The main Hospital building is set back 124 feet from master-planned, business district street B-5 and approximately 184 feet from Plum Orchard Drive, and therefore is outside of the maximum allowed BTA of 20 feet on both street fronts. A surface parking lot of 44 spaces is proposed within the BTA along Plum Orchard Drive and not behind the front building line as required by the development standards. The Applicant has requested modifications of the building placement standard to provide a visible and safe arrival to the entry area for the Hospital building, Building A, and the Emergency Room. The proposed building setback allows adequate space for vehicles queuing and parking to load/unload passengers at the Hospital's main entrance and Emergency Room. In addition, changing the approved layout of the buildings and parking areas (designed under the previous zoning, which did not have these development standards) to meet the current standards would be extremely costly and disruptive to the Hospital's target date of completion of the first phase.

Pursuant to Section 4.6.3.D.5., in approving a site plan with modifications to the Building Orientation and Transparency standards, the Planning Board must find that the plan: (1) deviates from the requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

The Hospital is unlike typical retail or office use. The building design incorporates a highly use-specific, programmed floor plan that does not allow for the specified entry spacing and façade transparency. The use requires control of limited access points to maintain security and patient privacy. The interior space layout creates an exterior wall that exceeds the maximum transparency permitted for interior spaces dedicated to sensitive patient procedures and privacy. The main façade incorporates a canopy next to a wide sidewalk to provide a comfortable pedestrian path to/from the entrances. As described above, a number of design elements are proposed to create a robust and inviting arrival area that engages the surrounding publicly accessible spaces.

Pursuant to Section 4.6.3.D.3, in approving a site plan with modifications to the Parking Setbacks for Surface Parking Lots and Build-to Area (BTA) standards, the Planning Board must find that the plan: (1) deviates from the requirements only to the extent necessary to accommodate the physical constraints

of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

The proposed site design includes a network of paths that provides direct access to the main entrance with minimal points of conflict between vehicles and pedestrians. The entry area will feature landscaped open spaces with trees and foundation plantings. In addition to monumental and wayfinding signage, a location is also reserved for a landmark feature such as public art or a fountain to be added at a future time. These improvements seek to create a robust and inviting arrival area that engages the surrounding publicly accessible spaces. Therefore, Staff supports the requested modifications of the development standards for the main Hospital building and Emergency Room public parking lot.

MOB 2 and North Parking Lot (Placement and Orientation)

MOB 2 is proposed to be set back 50 feet from the lot line, beyond the 20-foot BTA, which also creates non-conformance for the North Surface Parking Lot located closer to the street than the MOB2, (in front of the building line along Plum Orchard Drive) and therefore in violation of the placement standards for surface parking lots. Staff does not see any need to grant a modification for MOB 2 to be located farther than the maximum permitted BTA of 20 feet along Plum Orchard Drive. Staff is therefore recommending that the Applicant move MOB 2 closer to the street within the maximum permitted BTA to bring both the MOB 2 structure and North Surface Parking Lot into conformance with the required development standards.

MOB 2 does not meet the required standards for orientation (maximum entrance spacing of 100 feet). The Applicant has stated that the building is approximately 355 feet long and has only one entrance facing Plum Orchard Drive. Multiple entry points along this street would cause confusion and could require mobility-impaired patients/patrons to reenter at a separate entrance or unnecessarily travel long distances within the building. Staff supports the requested modification to allow only one entry point along the building's Plum Orchard Drive frontage.

The proposed Site Plan layout deviates from the requirements only to the extent necessary to accommodate the proposed use and incorporates design elements to engage the surrounding publicly accessible spaces. Staff therefore supports the modification requested to allow the Applicant to construct the layout of proposed parking spaces and buildings as proposed in the Site Plan application, except for the requested Build-to Area modification for MOB 2. With these modifications, and the recommended conditions of approval requiring full compliance with the BTA and orientation standards for MOB 2, the proposed Site Plan will comply with the applicable development standards of the LSC Zone.

General Development Requirements

Division 6.1. Site Access

The proposed plan includes three entrances to the Hospital site from Plum Orchard Drive. The northernmost access point along Plum Orchard Drive will provide access to the interim surface parking lots and future Medical Office Building 2 and North Garage. Over 500 feet south of this access point is another entrance dedicated to loading, waste removal, and ambulance circulation. The access from new street B-5 serves as the main access for visitors and employees to access the Hospital and associated parking.

With the Staff's recommended conditions of approval, the proposed development provides safe pedestrian and bicycle access to the Hospital via a network of sidewalks and bikeways including existing and required facilities within the right-of-way of Plum Orchard Drive and the Master-planned street B-5. Therefore, the proposed Development Plan provides satisfactory general vehicular, pedestrian, and bicyclist access.

Division 6.2. Parking, Queuing, and Loading

Parking for the Site Plan will be provided in a combination of interim surface lots and structured parking facilities. The initial construction phase will include the South Parking Garage, a surface lot for emergency room parking near the main entrance, and an interim surface lot on the future site of medical office building MOB 1. Vehicular and loading access is appropriately located behind the main Hospital and is accessed from Ambulance Entrance, separate from the main Hospital building. Separation of loading, ambulatory, and waste removal circulation from that of visitors and employees reduces potential conflicts. The proposed parking includes spaces for the handicapped, car-sharing, and motorcycles and provides electric charging stations in accordance with Section 6.2.2. The Applicant provides a phasing plan that ensures adequate parking for each phase of construction. Therefore, the proposed development provides adequate parking and space for queuing.

Section 6.2.9.3 of the Zoning Ordinance has perimeter planting requirements that apply to the two surface parking lots that will remain as surface parking lots at full buildout. The Applicant proposes a minimum 6-foot wide area between the surface parking lot and property line with hedge plantings that will exceed the minimum required height of three 3 feet at full growth. The Site Plan also includes canopy trees planted every 30 feet on center.

Pursuant to Section 6.2.9.D., structured parking facilities must have a living green wall or public artwork along 50% of the ground floor of any garage wall facing a right-of-way, residential property, or open space. The proposed South Garage is the only parking structure that faces a right-of-way. It is proposed with a green wall screen that meets the minimum 50% coverage.

The two parking garages, the interim parking lot on the future site of medical office building MOB1, and an interim surface parking lot at the future site of MOB2 (if additional parking is needed before the construction of the North Parking Garage) meet the required parking as outlined in Table 6 below.

Table 6: Section 6.2.4. Parking Requirements for Ultimate Buildout

	Table 3: Section 6.2.4. Parking Requirements for Ultimate Buildout					
USE	METRIC	PROPOSED METRIC	MINIMUM REQUIRED	PROPOSED		
B. Vehicle Parking Space						
Hospital	1.75 per 1,000 sf of GFA	556,376 sf	974			
Medical Clinic	4.00 per 1,000 sf of GFA	247,194 sf	989			
Total			1,963	2,416		
C. Bicycle Par	C. Bicycle Parking Space					
Hospital	1.00 per 25,000 sf of GFA	556,376 sf	Min. 23 (85% Long-Term 20)			

Medical	0.50 per 5,000 sf of GFA	247,194 sf	Min.	25	
Clinic			(85% Long-Term	22)	
Total				48	48

Table 7: Parking Construction Schedule

	INITIAL	INTERIM	ULITMATE
	CONDITION	CONDITION	BUILDOUT
South Garage	1,008	1,008	1,008
MOB 1 Surface Lot	145	25	25
Emergency Room	44	44	44
Surface Lot			
MOB 2 Surface Lot	0	140	0
North Garage	0	0	1,052
North Surface Lot	0	287	287
TOTAL	1,197	1,504	2,416

Division 6.3. Open Space and Recreation

Section 4.6.3.D.1. of the Zoning Ordinance requires the proposed development to provide a minimum of 10 percent of the lot area as public open space. The site plan proposes 41 percent, approximately 20 acres, of the property as public open space. Recreation facilities are not required of the Hospital use. However, the application is providing walking paths, benches, bicycle facilities and a healing garden as part of the passive activity areas for the Hospital staff, patients and visitors. The stormwater management facility wet pond, a major environmental feature, will include a walking path and landscaping around it.

Division 6.4. General Landscaping and Outdoor Lighting

Landscaping and lighting, as well as other site amenities, will be provided to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors.

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 campus including foundation plantings, accent and ornamental planting, and screening planting. The south garage is adequately landscaped at the base with trees and shrubs, as well as a green screen on the parking structure façade abutting the right-of-way of Street B-5.

Outdoor lighting is provided to 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 and vehicular safety.

e. satisfies the applicable requirements of:

i. Chapter 19, Erosion, Sediment Control, and Stormwater Management; and

The Amendment does not modify the previously approved stormwater management or sediment control plans. A Stormwater Concept Plan was reconfirmed by the Montgomery County Department of Permitting Services by a letter dated April 1, 2015.

ii. Chapter 22A, Forest Conservation

Forest Conservation

The proposed project is subject to the Montgomery County Forest Conservation Law (Chapter 22A of the County Code) and the Applicant has submitted an Amended Final Forest Conservation Plan (FFCP) (Attachment B) in conjunction with the Site Plan amendment. A Preliminary Forest Conservation Plan was approved on March 16, 2009 as part of Special Exception S-2721. An FFCP was approved on July 9, 2009, and amended with 82008021A on July 13, 2011 and 82008021D February 11, 2013. Amended FFCP 82008021D covers a tract area of 48.86 acres and includes 22.86 acres of forest clearing. The development generated a 4.68-acre reforestation requirement but an additional 0.40 acres of reforestation was required per the amended opinion for Site Plan 81997024, for a total of 5.08 acres of reforestation. Amended FFCP 82008021D met this requirement by providing 1.34 acres of forest on-site and 3.74 acres of credit through an off-site forest conservation bank.



The proposed amended FFCP 82008012E includes revisions including a water line extension from the nearby WSSC property, across the adjacent Montgomery County property (Site II) and onto the Subject Property to provide required water supply redundancy. In order to accommodate this water line connection, 0.01 acres of reforestation and associated Category I Conservation Easement will be removed from the Subject Property. An additional 0.02 acres of reforestation and associated Category I Conservation Easement will be added to the same reforestation area. The water line extension also requires an additional 0.83 acres of disturbance and 0.52 acres of forest clearing.

The proposed amended FFCP 82008012E also includes off-site disturbance on the Percontee property associated with the public storm drain and sewer line and temporary turnaround construction, minor areas along Plum Orchard Drive for site construction, and SHA property for Street B-5 construction. While this disturbance had been previously shown on the FFCP, the areas had not been accounted for in the tract area. The amended net tract area includes: 48.86 acres of Parcel RRRR site area, 0.83 acres of disturbed area for water line construction on Montgomery County property, 1.49 acres on Percontee property, 0.47 acres of disturbed area along Plum Orchard Drive, and 0.3 acres on SHA property, for a total net tract area of 51.95 acres. The Final Forest Conservation worksheet on Sheet F-206 reflects the total tract area change and subsequent forest conservation requirement changes. The off-site disturbance and forest clearing covered by this amended FFCP generate an additional 0.59-acre reforestation requirement. All other reforestation

requirements associated with this project have already been met through a combination of on-site and off-site reforestation. Staff recommends that the Applicant meet this 0.59- acre reforestation requirement by payment of fee-in-lieu.

Forest Conservation Variance

Section 22A-12(b) (3) of the Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. An applicant for a variance must provide certain written information in support of the required findings in accordance with Section 22A-21 of the County Forest Conservation Law. The law requires a variance to impact trees that: measure 30 inches or greater diameter at breast height (DBH); are part of a historic site or designated with a historic structure; are designated as national, State, or County champion trees; are at least 75 percent of the diameter of the current State champion tree of that species; or trees, shrubs, or plants that are designated as Federal or State rare, threatened, or endangered species.

The Applicant submitted a variance request on December 23, 2015 for the impacts to one tree (Attachment C). The proposed layout will remove one tree that is considered high priority for retention under Section 22A-12 (b) (3) of the County Forest Conservation Law.

<u>Unwarranted Hardship for Variance Tree Impacts</u>

Per Section 22A-21, a variance may only be granted if the Planning Board finds that leaving the requested trees in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the need to install a storm drain and sewer line on the adjacent Percontee property.

Table 8: Variance Tree Table Removals

ID	Species	Size	Condition	Notes
229	White oak	32"	Good	Storm drain and sewer location

Variance Findings

Based on the review of the variance request and the proposed Preliminary Forest Conservation Plan, Staff makes the following findings:

1. Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.

Granting this variance will not confer a special privilege on the Applicant as removal of the specified tree is necessary to construct storm drain and sewer connections.

2. The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.

The requested variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the location of the tree within the area being disturbed for the stormdrain and sewer connections

3. The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.

The requested variance is a result of the location of trees and the required stormdrain and sewer connections. The need for the variance is not based on a condition relating to land or building use on a neighboring property.

4. Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.

The Applicant will plant a minimum of eight caliper inches of native canopy trees to replace the form and function of the 32" white oak proposed for removal. Trees protect water quality by reducing runoff through rainfall interception and water uptake. The trees also provide shade for impervious areas and improve soil texture, which also results in improved water quality.

Mitigation for Trees Subject to the Variance Provisions

The proposed removal of one tree will be mitigated by additional plantings. Mitigation planting is calculated at the rate of 1 caliper inch planted per 4" inch DBH lost. Using this ratio, the Applicant will be required to plant eight caliper inches of native canopy trees as mitigation for the tree variance impacts on the Site within one calendar year or two growing seasons after completion of construction. The trees must be a minimum of three-inch caliper.

County Arborist's Recommendation of the Variance

In accordance with Montgomery County Code Section 22A-21(c), the Planning Department is required to refer a copy of the variance request to the County Arborist in the Montgomery County Department of Environmental Protection for a recommendation prior to acting on the request. The County Arborist has reviewed the variance request and recommended approval with mitigation (Attachment D).

Variance Recommendation

Staff recommends that the variance be granted as part of the Final Forest Conservation Plan approval.

f. provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities;

The Applicant is proposing to widen the existing Plum Orchard Drive between Cherry Hill Road and the entrance to the Hospital's North Surface Parking Lot from the existing 50 feet to approximately 61 feet. Although the existing Plum Orchard Drive has a pavement width of approximately 50 feet, it is currently considered to be a two-lane road. The Applicant is proposing to restripe the existing pavement to create four lanes, and widen the pavement by another 11 feet to create a cross section containing three center lanes 11-foot wide each, and two curbside lanes 14 feet each for a total pavement width of 61 feet. The center 11-foot wide lane will be used for left turns at various intersections along this stretch and the eastbound 14-foot curb lane will provide a free right-turn southbound movement at the intersection with Cherry Hill Road. This widening is proposed in conjunction with a wayfinding system to encourage visitors, employees, and vendors to use the intersection of Cherry Hill Road and Plum Orchard Drive instead of the more congested intersection of Cherry Hill Road and Broadbirch Drive. The wayfinding system's primary goal will be to reduce the number of Hospital related trips passing through the

intersection of Broadbirch Drive and Plum Orchard Drive, and therefore eliminating the need for a new signal and other improvements at, and between, the Broadbirch Drive intersections with Plum Orchard Drive and Cherry Hill Road.

As discussed in the Major Unresolved Issues section of the report on page 19, Staff does not accept the applicant's assertion that proposed widening (and the wayfinding system) will provide a circulation pattern around the Property that will be safe and well-integrated into the surrounding area because it will create excessive pavement along a significant portion of Plum Orchard Drive and it relies on a mechanism whose efficacy is not fully supported by accepted traffic manuals and standards. There is no way for Staff to confirm that the proposed wayfinding system will in fact achieve its goal of diverting enough traffic from the Plum Orchard Drive/Broadbirch Drive intersection to be able to ascertain that this intersection will not have increased congestion and therefore will not create unsafe conditions for not only vehicular traffic but more importantly for pedestrians, bicyclists, and wheelchair users to safely cross the intersection in a safe and stress-free environment. Staff is concerned about the potential safety and circulation impacts of the Hospital-related traffic on the nearby road network and particularly the intersection of Broadbirch Drive and Plum Orchard Drive, which could receive a significant portion of the Hospital-generated traffic despite the Hospital's plan to implement a wayfinding system to direct employees and visitors to use the Plum Orchard Drive/Cherry Hill Road intersection. Staff is therefore recommending that the Applicant install a new traffic signal at the Plum Orchard Drive/Broadbirch Drive intersection and restripe the existing 50-foot wide pavement to create two travel lanes with one turn lane in the center and a master plan-recommended bike lane.

Staff finds that, with the proposed conditions of approval requiring a new signal at Plum Orchard Drive/Broadbirch Drive intersection, restriping of Plum Orchard Drive and other network improvements as described in the conditions of approval, the proposed Site Plan provides adequate, safe, and well integrated circulation pattern for vehicular traffic, pedestrians, bicyclist and other uses of the proposed Hospital.

The main Hospital building, the ambulatory care building and the South Parking Garage are the primary campus features and are located on the southwestern bend of Plum Orchard Drive. The 7-story Hospital includes an Emergency Room, operating rooms and facilities to accommodate inpatient care. The adjacent ambulatory care building will accommodate a number of Hospital-related offices and services, as well as physician office space. These structures are arranged to provide the ease of access and circulation to deliver efficient health care services. Master-planned street, B-5, along the eastern property line between Plum Orchard Drive and the Property's southern boundary line will provide vehicular, bicycle, and pedestrian access to these structures. The separation of ambulatory loading from the Emergency Room and main Hospital entrance enhances the safety of circulation by limiting potential for conflicts.

The phased addition of the Center for Spiritual Life and Healing and medical office building MOB1 will promote continuity between the buildings and open space. The site design includes paths that feature distinctive hardscape, landscaping, and lighting that create a series of intimate, pedestrian-oriented outdoor passages.

The phased addition of medical office building MOB2 and the North Parking Garage will expand the campus to the northern portion of the Property. Although separated from the primary structures by approximately 500 feet, the campus is connected by the sidewalk along Plum Orchard Drive and an internal path within the site.

g. substantially conforms with the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan;

The Subject Property is located within the area identified as the Life Sciences/FDA Village Center by the 2014 White Oak Science Gateway Master Plan. The Life Sciences/FDA Village Center is an 800-acre area currently home to light industrial and service uses, back offices, public sector facilities, and heavy industrial. The Master Plan envisions this area as one of three major mixed-use activity centers in the Master Plan area. While redevelopment of Percontee and Site II properties are the primary focus of discussion in this area, the Sector Plan recommends the following for the Subject Property:

Rezone the five parcels owned by AHC and proposed for Washington Adventist Hospital from I-1 and I-3 to the Life Sciences Center Zone, to promote research, academic and clinical facilities that advance the life sciences, health care services and applied technologies. The LSC Zone allows Hospitals by right and has been successfully used by Shady Grove Adventist Hospital in the Great Seneca Science Corridor Master Plan area. (page 50).

In making the specific recommendations for the Hospital, the Master Plan assumed that the Hospital will be built in accordance with the approvals already granted to the Hospital, and that the Hospital would provide the required improvements to the surrounding area's road network as conditioned by its approval of the special exception. It recognized that the full build-out of the recommended range of development will require a robust transit system to support the long-term full buildout of the development envisioned in the Master Plan. At the same time, it anticipated the need for certain road improvements to support the near-term development in the area, including the proposed Hospital. On page 53, the Master Plan states: "The transportation network serving this area will require high quality transit improvements as well as additional road infrastructure to support the potential development envisioned by this Plan." For the Cherry Hill Road/Broadbirch Drive/Calverton Boulevard intersection, the Master Plan recommended:

"on Broadbirch Drive, add an eastbound left-turn lane and an eastbound through lane; on Calverton Boulevard, change the westbound right-turn lane to a westbound right-turn and through lane; and on Cherry Hill Road, add a northbound left-turn lane and a southbound right-turn lane. (page 54)

The Applicant is proposing to delete some of the off-site road improvements that are part of the project's current approval as conditioned in the approved special exception S-2721. As mentioned before, the Applicant does not plan to provide the previously required improvements at the Cherry Hill Road/Broadbirch Road intersection, and more specifically, the installation of a new signal at Plum Orchard Drive/Broadbirch Drive intersection. Instead, the Applicant is proposing to widen Plum Orchard Drive to create a five-lane cross section for a significant length of this road. Staff believes that this proposal is not consistent with the master plan recommendations for Plum Orchard Drive as a business district street of 80-foot ROW with two travel lanes and a bike lane. The proposed widening of Plum Orchard Drive will create a street inconsistent with the business district street designation of the Master Plan for this Street. It will create a very wide street with no median breaks to soften the negative impact of hard pavement and a street network devoted mostly to vehicular traffic, which is in conflict with the Master Plan recommendation and its balanced approach to improving "mobility and access where design, safety, and community objectives require a multi-faceted approach to place-making" (page 56).

Staff believes that a traffic signal at the Broadbirch Drive/Plum Orchard Drive intersection and reconfiguration of Plum Orchard Drive through restriping the existing pavement will create a more harmonious street network, one that is more compatible with the existing and proposed development as envisioned by the Master Plan. With the recommended improvements, the proposed Site Plan will support the Master Plan's goal of increasing connectivity for all users of the area's vehicular as well as pedestrian and bikeway network. The proposed Hospital with related uses will advance life sciences, health care services and applied technologies in the area as recommended by the Sector Plan. Therefore, with the Staff's recommended conditions of approval for a traffic signal at the intersection of Plum Orchard Drive and Broadbirch Drive and restriping of Plum Orchard Drive as described in the conditions of approval, the proposed site plan will be in substantial conformance with the White Oak Science Gateway Master Plan.

White Oak Science Gateway Design Guidelines

The Site Plan is in substantial conformance with the *White Oak Science Gateway Design Guidelines*. The project incorporates sustainable planning and design principles to use the land efficiently, and promote walkability and transportation alternatives. The site layout builds on the existing natural resources including topography and forest stand. It also proposes to utilize the wet pond as an amenity that will connect to future development on County-owned Site II.

h. will be served by adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities. If an approved adequate public facilities test is currently valid and the impact of the development is equal to or less than what was approved, a new adequate public facilities test is not required. If an adequate public facilities test is required the Planning Board must find that the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;

The Adequate Public Facilities (APF) test for the Hospital was satisfied originally under approval of the three preliminary plans below and Special Exception Case No. S-2721 to transfer unbuilt, but approved office development and the associated trip credits within the overall Westfarm site to the Hospital:

- Preliminary Plan No. 119820680, Westfarm;
- Preliminary Plan No. 119910390, Westfarm Technology Park (I-3); and
- Preliminary Plan No. 119910380, Westfarm Technology Park (I-1).
- Special Exception Case No. S-2721: Planning Board hearing on April 24, 2008 extended APF.

With a series of two-year automatic APF validity extensions for all valid plans by the County Council, the original 2008 APF validity period for the preliminary plans above was extended through July 31, 2021.

While the APF is valid for the Property, Staff believes that the off-site transportation improvements recommended by Staff are necessary to provide adequate road capacity for safe and efficient functioning of the proposed use at this location. With the conditions of approval recommended by Staff, the proposed development will be served by adequate public facilities, including police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

i. on a property in a Rural Residential or Residential zone, is compatible with the character of the residential neighborhood; and

Not applicable; the Subject Property is not located in a Rural Residential or Residential zone.

j. on a property in all other zones, is compatible with existing and approved or pending adjacent development.

The proposed structures and site layout 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 are located such that they will not adversely impact existing or proposed adjacent uses.

3. To approve a site plan for a Restaurant with a Drive-Thru, the Planning Board must also find that a need exists for the proposed use due to an insufficient number of similar uses presently serving existing population concentrations in the County, and the uses at the location proposed will not result in a multiplicity or saturation of similar uses in the same general neighborhood.

Not applicable; this Site Plan does not include a restaurant with a drive-thru.

4. For a property zoned C-1 or C-2 on October 29, 2014 that has not been rezoned by Sectional Map Amendment or Local Map Amendment after October 30, 2014, if the proposed development includes less gross floor area for Retail/Service Establishment uses than the existing development, the Planning Board must consider if the decrease in gross floor area will have an adverse impact on the surrounding area.

Not applicable; the Subject Property is not zoned C-1 or C-2.

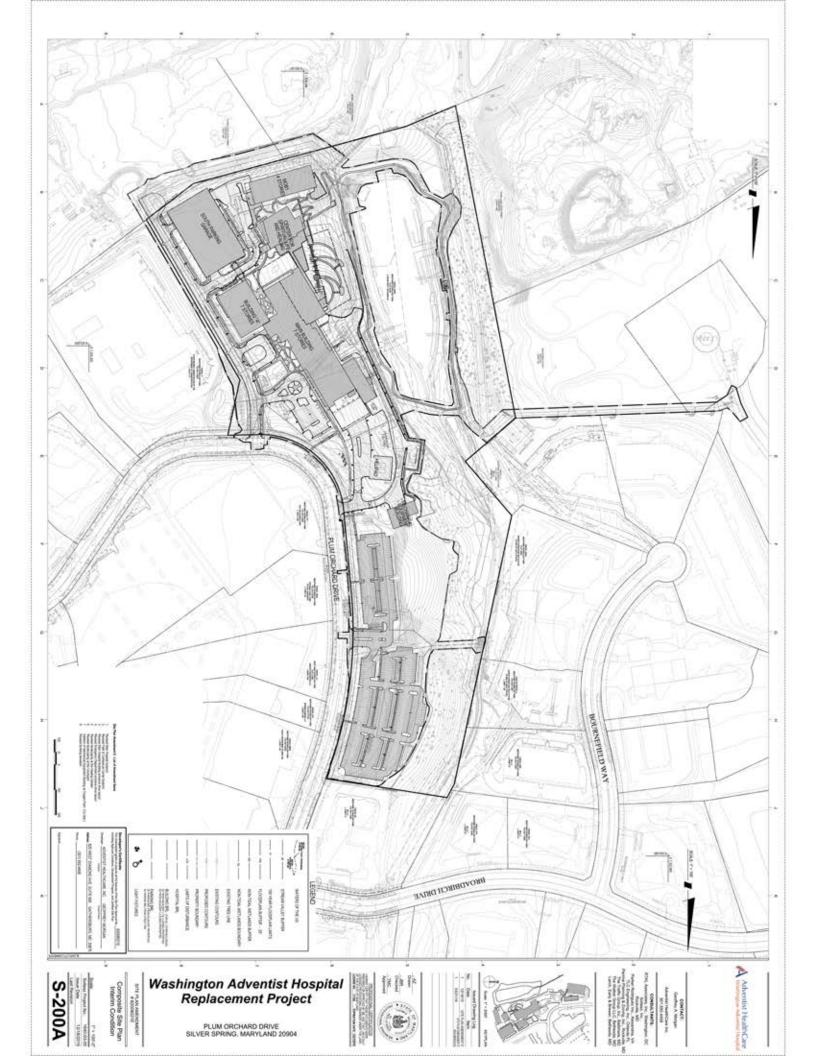
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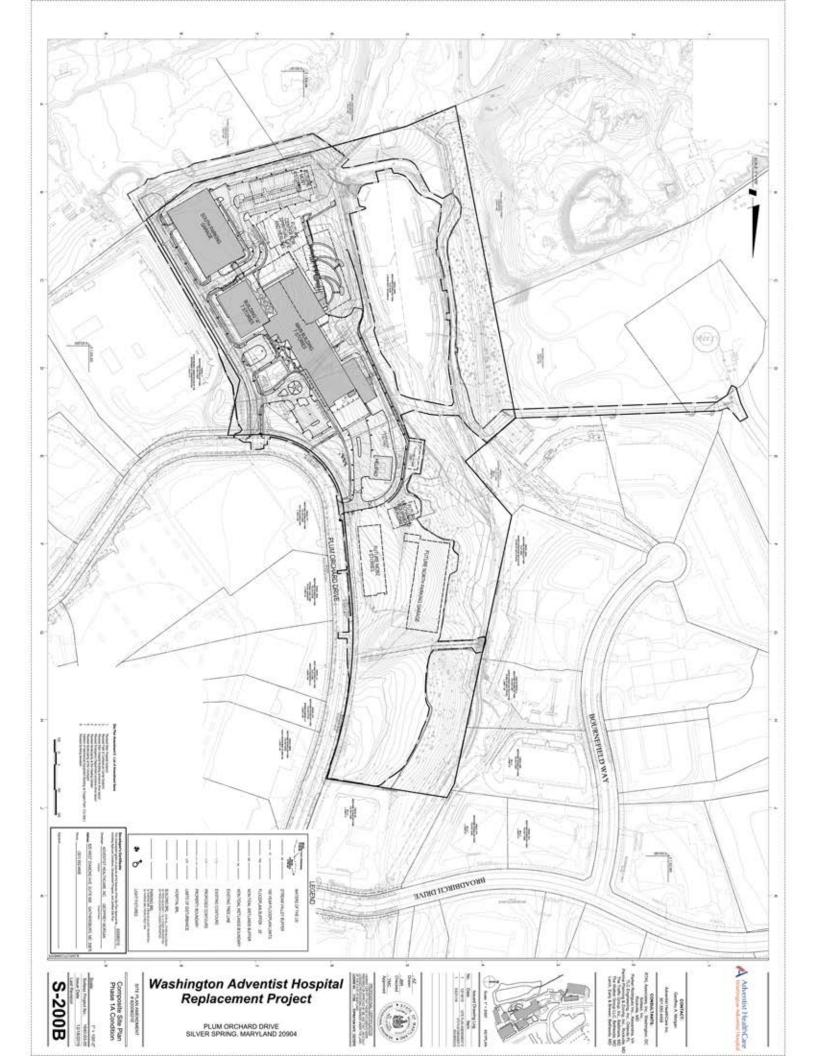
Based on the analysis contained in this report and with the conditions of approval recommended by Staff, the proposed development is substantially consistent with the area master plan, is compatible with standard method development standards of the LSC Zone and the general development requirements of Division 6 of the Zoning Ordinance. Staff recommends approval of the Site Plan Amendment with conditions as listed at the beginning of this report.

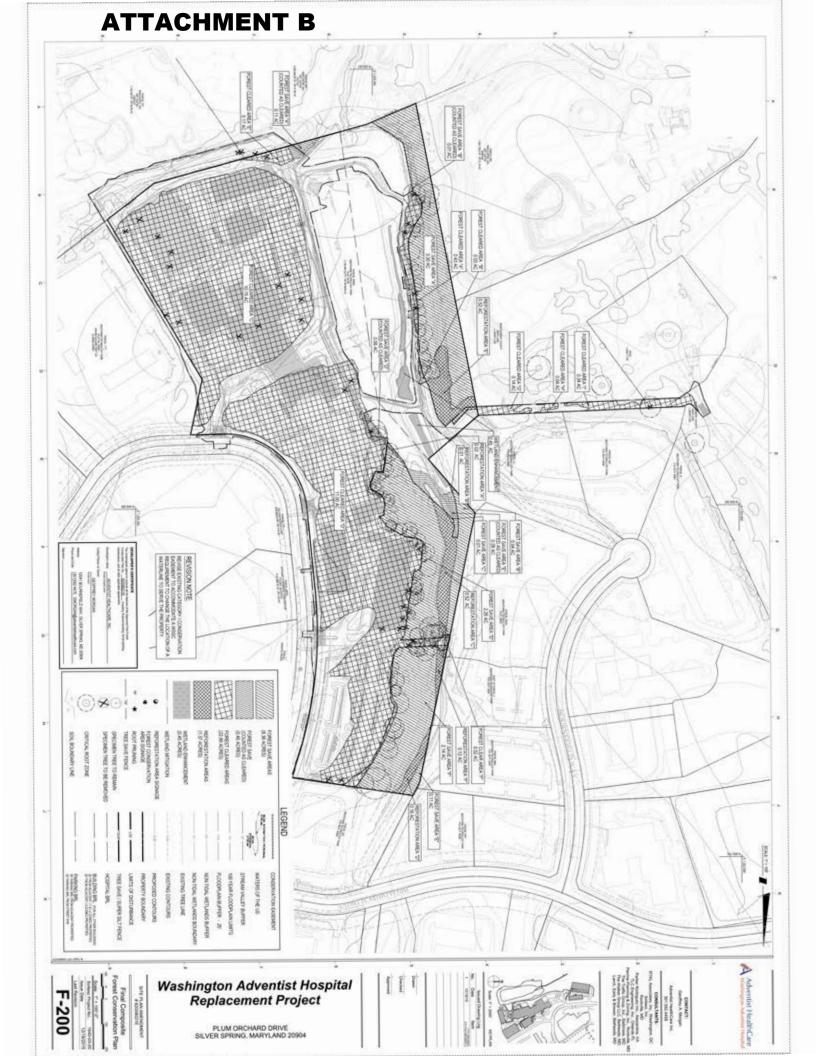
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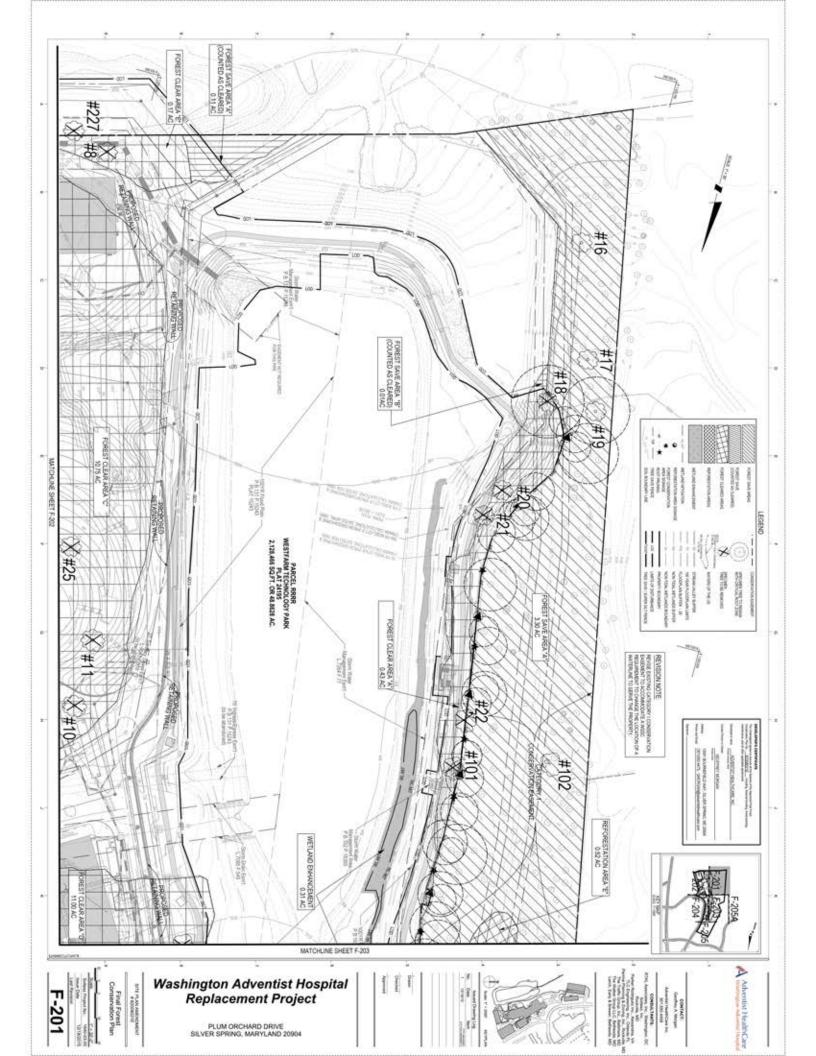
- A. Proposed Site Plans
- B. Final Forest Conservation Plan
- C. Variance Request
- D. Agency Letters
- E. Special Exception Resolution
- F. Prior Preliminary and Site Plan Resolutions

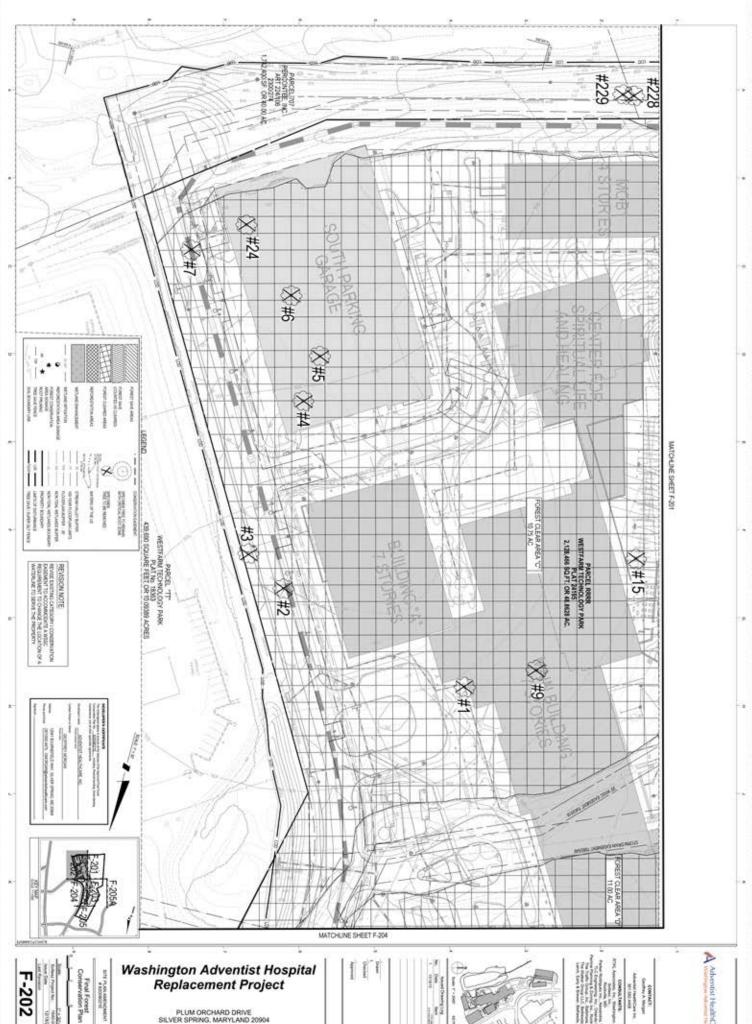






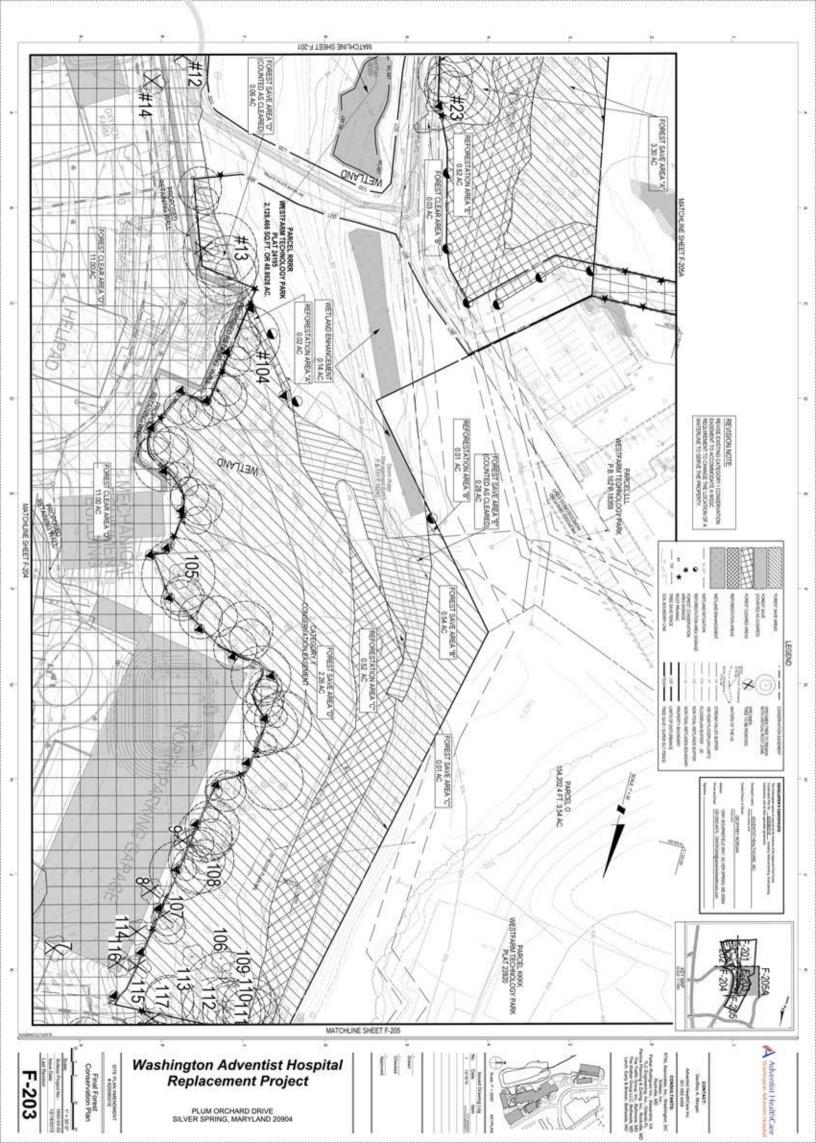


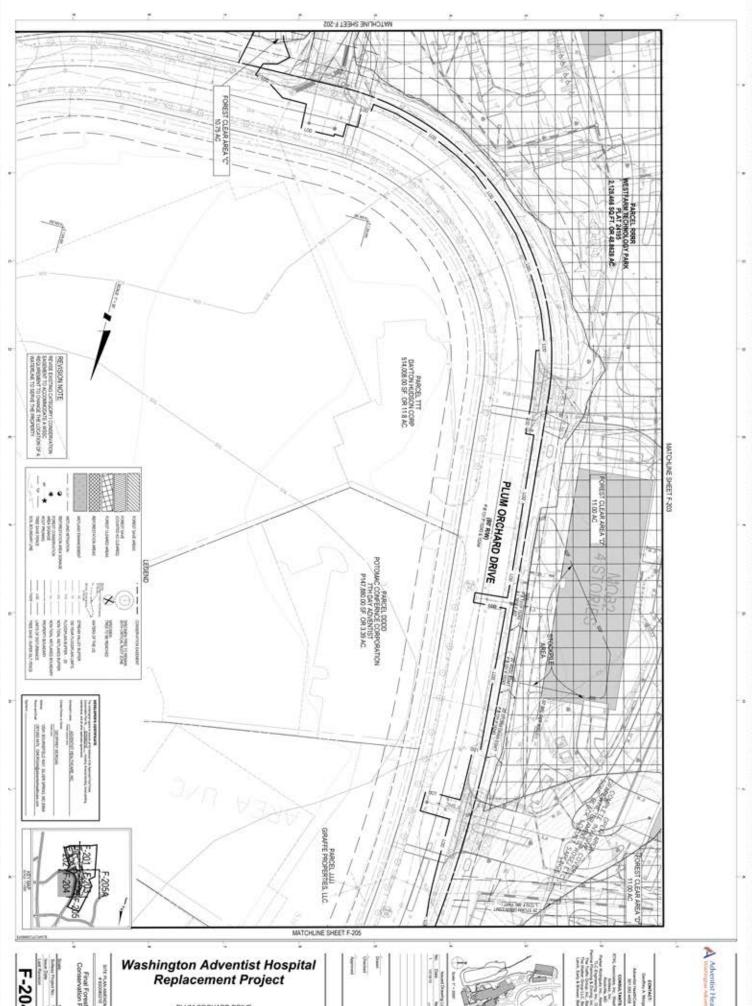




PLUM ORCHARD DRIVE SILVER SPRING, MARYLAND 20904

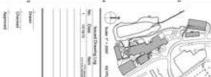




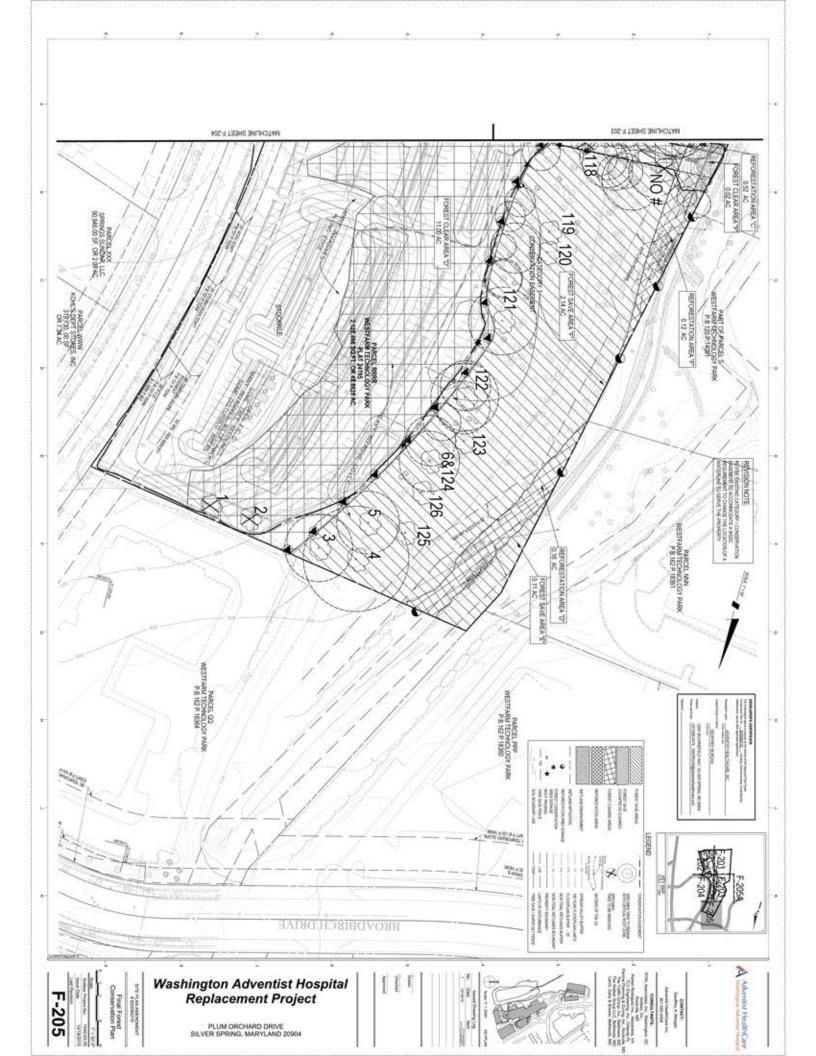


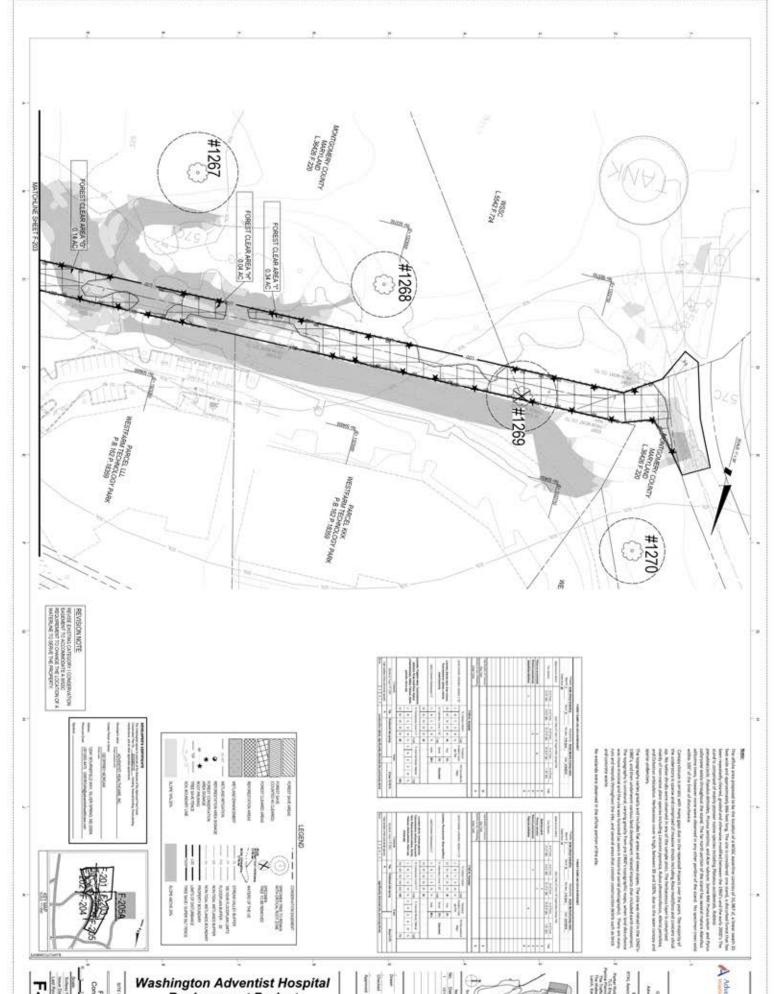
Final Forest Conservation Plan

PLUM ORCHARD DRIVE SILVER SPRING, MARYLAND 20904









Washington Adventist Hospital Replacement Project

Final Forest Conservation Plan

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PLUM ORCHARD DRIVE SILVER SPRING, MARYLAND 20904









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Final Forest Conservation Plan Notes & Details

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Washington Adventist Hospital

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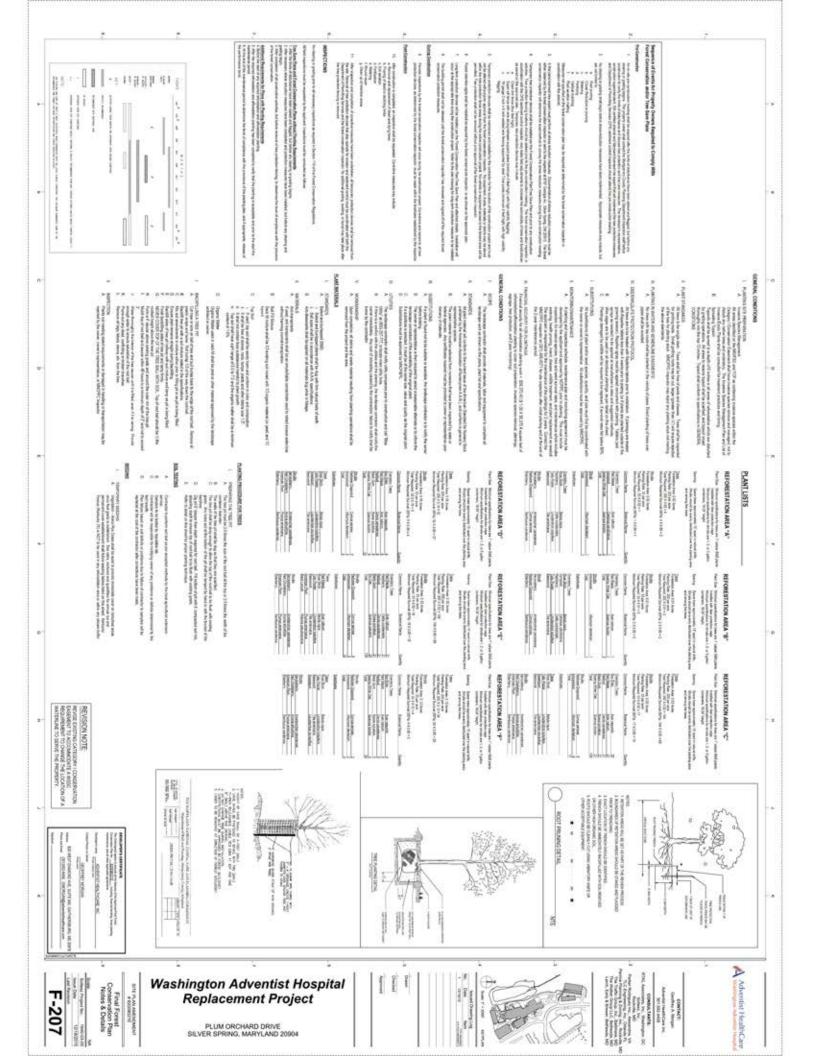
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ATTACHMENT C



August 18, 2015

Amy Lindsey M-NCPPC Planning Area 2 8787 Georgia Avenue Silver Spring, MD 20910

Re: Washington Adventist Hospital Final Forest Conservation Plan Amendment - Variance Request Soltesz Project #1640-03-00

Dear Ms. Lindsey,

On behalf of Adventist Healthcare, Inc. (the "Applicant"), Soltesz, Inc. is requesting a variance for the removal of one (1) tree 30 inches or greater in DBH, as required under Section 22A-21 of Montgomery County's Forest Conservation Law and 2010 revisions to the State Forest Conservation Law enacted by State Bill 666. Where it notes the variance pertains to "Trees having a diameter measured at 4.5 feet above the ground of 30 inches diameter or 75% of the diameter of the current state champion tree of that species as designated by the department". The removal or impact of this tree is for the proposed public storm drain and sewer line relocation construction for Washington Adventist Hospital's main hospital building and adjacent ambulatory care building at the southwestern bend of Plum Orchard Drive.

Project Information

The subject property (Washington Adventist Hospital) is located in the White Oak Science Gateway Master Plan area and is within the Westfarm Technology Park. It is located directly on Plum Orchard Drive, approximately 400 feet west of Broadbirch Drive. The Percontee site, zoned CR, is located directly south of the property with future plans for a mixed-use development. On the east, opposite Plum Orchard Drive from the site is the loading area for several big box retail uses (Target, Kohl's and Pet Smart). To the south and east are parcels of the US Postal Service distribution facility, the SHA maintenance facility and a Marriott hotel. The property is zoned LSC (Life Sciences Center) Zone. The property is not located within a Special Protection Area.

The proposed hospital construction is to facilitate the relocation of the Washington Adventist Hospital from Takoma Park to the White Oak Science Gateway Master Plan area. The main hospital building is organized in a campus-style setting surrounded by the ambulatory care building, medical office buildings and a parking structure to accommodate the uses. This project has previous approvals for Special Exception (S-2721), Certified Site Plan (820080210) and four (4) Amendments (82008021A, 82208021B, 82008021D).

This amendment is to amend the approved Final Forest Conservation Plan (82008201D) to include the disturbed area for the proposed WSSC water redundancy line across County property which connects to

WSSC water tower on the west. The proposed changes are generated by the International Plumbing Code (IPC) requirement that all new hospitals need to have two water service pipes installed in order to ensure the safety and continuity of the hospital's lifesaving mission and protection of their patients. The proposed water line alignment was recommended by WSSC. During WSSC's Hydraulic Planning Analysis, the only "true redundant" water supply in the Hospital project area is a connection to the water main feeding the existing water tower on the WSSC property to the west of the hospital site. In order to build this water line, a small portion of the existing Category I forest conservation easement (680 square feet) need to be revised. No building footprint, elevations, height, density, use, parking calculations, or impervious areas are proposed to change for this amendment.

Also included in the amendment is a revised site tract area calculation to include all the off-site disturbed areas for this project, which brought the total tract area to 51.69 acres instead of 48.86 acres of the parcel RRRR site area. This total tract area includes: 48.86 acres of Parcel RRRR site area, 0.72 acres of disturbed area for water line construction on Montgomery County property, 1.32 acres of disturbed area for public storm drain and sewer line construction on Percontee property, 0.49 acres of disturbed area along Plum Orchard Drive for Site construction, and 0.3 acres of disturbed areas on adjacent SHA property for street A construction.

Soltesz conducted site investigation on July 31, 2015 for the disturbed areas included for this Final Forest Conservation Plan Amendment and there is one (1) specimen tree in the storm drain and sewer line construction area with DBH above 30" proposed to be removed. The tree identified in this variance request for removal is shown on the amended Final Forest Conservation Plan. The tree to be removed is located within the limits of disturbance.

Tree for Removal

Listed below is the tree identified for impact on the Final Forest Conservation Plan Amendment.

CODE	Existing /Significan/Specimen Tree	DBH	CRZ (sf)	CRZ IMPACT (sf)	% of Impact	Proposed Status	Specimen
229	White Oak / Quercus alba	32	7,238	7,238	100%	REMOVE	YES

Additional Application Requirements

Per Montgomery County's Forest Conservation Law Section 22A-21(b) of the *Application Requirements* states that the applicant must:

- (1) describe the special conditions peculiar to the property which would cause the unwarranted hardship;
- (2) describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas;
- (3) verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance; and
- (4) Provided any other information appropriate to support the request.

Pursuant to: Item "(1) describe the special conditions peculiar to the property which would cause the unwarranted hardship; and" Item "(2) describe how enforcement of these rules will deprive the landowner of rights commonly enjoyed by others in similar areas":

The land use and proposed density conform to the White Oak Science Gateway Master Plan designation. The property is in LSC Zone and it allows for life science related development. The project went through multiple review through Montgomery County and received approvals as previously stated.

The specimen tree to be impacted is within the disturbed area for proposed relocation of public storm drain and sewer line on Percontee property on the south. There is no existing Forest Conservation easements that encumber the proposed disturbed area.

Without removing this specimen tree, the proposed storm drain and sewer line construction, which are both part of previous approved Certified Site Plan, can't be constructed. The approved hospital construction can't be realized without this storm drain pipe and sewer line relocation. The hospital went through multiple County review process and received approvals. If the request is denied, it will cause unwarranted hardship to the hospital.

As previously stated, the intent to relocate the public storm drain and sewer line in the proposed disturbed area has been previously approved by the Planning Board. Enforcement of a prohibition of removing the specimen tree would deprive the applicant of the rights commonly enjoyed by others who are in similar situation as the subject property.

Pursuant to "(3) verify that state water quality standards will not be violated or that a measurable degradation in water quality will not occur as a result of the granting of the variance"

The tree proposed for removal is not directly connected to any streams, or part of a riparian buffer system. The proposed stormwater management plan for the new hospital buildings makes provision for stormwater runoff at the site. SWM calculations show that a measurable degradation in water quality will not occur as a result of the granting of the variance.

Pursuant to "(4) Provided any other information appropriate to support the request."

As stated previously, the approved plans for this site has called for public storm drain and sewer line in the location where the tree is proposed for removal. No other specimen trees with 30" or bigger DBH within the forest conservation plan area will be impacted.

Minimum criteria for Variance

As further basis for its variance request, the applicant can demonstrate that it meets the Section 22A-21(d) *Minimum criteria*, which states that a variance must not be granted if granting the request:

- (1) Will confer on the applicant a special privilege that would be denied to other applicants;
- (2) Is based on conditions or circumstances which are the result of actions by the applicant;

- (3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
- (4) Will violate State water quality standards or cause measurable degradation in water quality

Pursuant to "(1) Will confer on the applicant a special privilege that would be denied to other applicants." The use of this site for a hospital is a permitted and Master Plan recommended use and will operate in a manner consistent with that of surrounding developments in the area and in Montgomery County. The storm drain and sewer line construction is part of the hospital construction. As such, this is not a special privilege to be conferred on the applicant.

Pursuant to "(2) Is based on conditions or circumstances which are the result of actions by the applicant; and (3) Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property"

The applicant has taken no actions leading to the conditions or circumstances that are the subject of this variance request. Furthermore, the surrounding land uses do not have any inherent characteristics that have created this particular need for a variance.

Pursuant to "(4) Will violate State water quality standards or cause measurable degradation in water quality"

The applicant cites the reasoning in the previous response to requirement 22A-21 (b)(3), and restates its belief that granting this variance request will not violate State water quality standards or cause measurable degradation in State water quality standards.

For these reasons listed above, we believe it is appropriate to grant this request for a variance. Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely, SOLTESZ, INC.

Amy Zou, RLA, ASLA Senior Landscape Architect

CC:

ATTACHMENT D



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett County Executive

Lisa Feldt Director

May 12, 2016

Casey Anderson, Chair Montgomery County Planning Board Maryland National Capital Park & Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910

RE: Washington Adventist Hospital, ePlan 82008021E, Site Plan amendment application received on 2/8/2016

Dear Mr. Anderson:

All applications for a variance from the requirements of Chapter 22A of the County Code submitted after October 1, 2009 are subject to Section 22A-12(b)(3). Accordingly, given that the application for the above referenced request was submitted after that date and must comply with Chapter 22A, and the Montgomery County Planning Department ("Planning Department") has completed all review required under applicable law, I am providing the following recommendation pertaining to this request for a variance for all disturbances with the exception of any activity within the critical root zone of tree number

Section 22A-21(d) of the Forest Conservation Law states that a variance must not be granted if granting the request:

- 1. Will confer on the applicant a special privilege that would be denied to other applicants;
- 2. Is based on conditions or circumstances which are the result of the actions by the applicant;
- 3. Arises from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property; or
- 4. Will violate State water quality standards or cause measurable degradation in water quality.

Applying the above conditions to the plan submitted by the applicant, I make the following findings as the result of my review:

- 1. The granting of a variance in this case would not confer a special privilege on this applicant that would be denied other applicants as long as the same criteria are applied in each case. Therefore, the variance <u>can be granted</u> under this criterion.
- 2. Based on a discussion on March 19, 2010 between representatives of the County, the Planning Department, and the Maryland Department of Natural Resources Forest Service, the disturbance of trees, or other vegetation, as a result of development activity is not, in and of itself, interpreted



as a condition or circumstance that is the result of the actions by the applicant. Therefore, the variance <u>can be granted</u> under this criterion, as long as appropriate mitigation is provided for the resources disturbed.

- 3. The disturbance of trees, or other vegetation, by the applicant does not arise from a condition relating to land or building use, either permitted or nonconforming, on a neighboring property. Therefore, the variance can be granted under this criterion.
- 4. The disturbance of trees, or other vegetation, by the applicant will not result in a violation of State water quality standards or cause measurable degradation in water quality. Therefore, the variance can be granted under this criterion.

Therefore, I recommend a finding by the Planning Board that this applicant qualifies for a variance conditioned upon the applicant mitigating for the loss of resources due to removal or disturbance to trees, and other vegetation, subject to the law based on the limits of disturbance (LOD) recommended during the review by the Planning Department. In the case of removal, the entire area of the critical root zone (CRZ) should be included in mitigation calculations regardless of the location of the CRZ (i.e., even that portion of the CRZ located on an adjacent property). When trees are disturbed, any area within the CRZ where the roots are severed, compacted, etc., such that the roots are not functioning as they were before the disturbance must be mitigated. Exceptions should not be allowed for trees in poor or hazardous condition because the loss of CRZ eliminates the future potential of the area to support a tree or provide stormwater management. Tree protection techniques implemented according to industry standards, such as trimming branches or installing temporary mulch mats to limit soil compaction during construction without permanently reducing the critical root zone, are acceptable mitigation to limit disturbance. Techniques such as root pruning should be used to improve survival rates of impacted trees but they should not be considered mitigation for the permanent loss of critical root zone. I recommend requiring mitigation based on the number of square feet of the critical root zone lost or disturbed. The mitigation can be met using any currently acceptable method under Chapter 22A of the Montgomery County Code.

In the event that minor revisions to the impacts to trees subject to variance provisions are approved by the Planning Department, the mitigation requirements outlined above should apply to the removal or disturbance to the CRZ of all trees subject to the law as a result of the revised LOD.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Laura Miller County Arborist

_ Nila

cc:



Isiah Leggett
County Executive

DEPARTMENT OF TRANSPORTATION

Al R. Roshdieh Director

April 22, 2016

Mr. Michael Brown, Planner Coordinator Area 2 Planning Division The Maryland-National Capital Park and Planning Commission 8787 Georgia Avenue Silver Spring, Maryland 20910-3760

Dear Mr. Brown,

RE: S

Site Plan No. 82008021E Washington Adventist Hospital

Thank you for the opportunity to review the proposed Site Plan amendment.

In accordance with our inter-agency agreement with the Department of Permitting Services (DPS), the Department of Transportation (DOT) typically does not provide transportation-related comments for the Executive Branch at the Site Plan stage; those comments are provided by DPS. DOT does participate at the Site Plan stage with respect to comments that we have made during earlier phases of the development approval process.

In our December 23, 2015 letter for this project, we noted that "... proposed Site Plan Amendment E does not significantly deviate from the previously approved plan with respect to its impact on the Plum Orchard Drive right-of-way. In our opinion, the proposed changes involve minor adjustments to the approved entrances and the public improvements along Plum Orchard Drive. We defer to the Planning Department and DPS for the design of the on-site transportation improvements – including vehicle circulation, private drive aisles, sidewalks, bicycle facilities, drainage, truck loading facilities, etc."

As DOT previously participated in the review and approval of a series of local transportation improvements through the Special Exception process, we wish to clarify our position on that aspect of the Site Plan. We recommend the Planning Board conditionally approve the pending Site Plan amendment, subject to the following comments:

Under Special Exception S-2721 and subsequent amendments, the applicant was required to implement a number of local area transportation improvements. We understand from the applicant, that with the adoption of the White Oak Science Gateway Master Plan and subsequent rezoning of the property, those Special Exception improvements can no longer be required of this applicant. We defer to the Planning Board for the finding on the applicant's position. (DOT will not recommend requiring the applicant to construct the previously conditioned improvements if the Planning Board agrees that the applicant is no longer legally obligated to provide those measures.)

Mr. Michael Brown Site Plan No. 82008021E April 22, 2016 Page two

- At the same time, we have been advised that the applicant has proffered to implement some
 of the previously conditioned improvements. We support implementation of the following
 improvements:
 - For the intersection of Plum Orchard Drive and southern site driveway/Private Street "A" (coincident with master planned road "B-5):
 - Provide a new traffic signal at this intersection when warranted and approved by MCDOT. The new traffic signal will need to include pedestrian countdown/APS signals.
 - > Stripe separate westbound left and eastbound right turns on Plum Orchard Drive at Private Street "A"/B-5.
 - > Stripe separate left turn and right turns on northbound Private Street "A"/B-5 at Plum Orchard Drive.
 - For the intersection of Plum Orchard Drive and northern site driveway:
 - > Stripe separate northbound left and southbound right turns on Plum Orchard Drive at the northern site driveway.
 - > Stripe separate left turn and right turns on outbound northern site driveway at Plum Orchard Drive.
 - Provide hospital-oriented employee shuttle(s) for main shift employees to and from
 the Adventist Healthcare Takoma Park campus for a total of ten (10) years from the
 date the hospital opens to the public or until an earlier date if the Planning Board
 determines that area public transit service adequately meets the needs of these
 employees.
 - Submit a Memorandum of Understanding (MOU) to implement a Transportation Management Program (TMP) for the proposed hospital at the time of Site Plan. The April 12, 2016 letter of applicant's responses from Geoff Morgan references an approved TMAg. Although we received a DRAFT TMAg from the applicant, and there have been subsequent discussions between our staff and the applicant on that document, we have not been able to confirm the TMAg has been finalized and approved. We request a copy of the executed agreement, if one exists. If it has not been completed, we recommend this detail be satisfied prior to approval of the Certified Site Plan.
 - Provide adequate internal connecting roadways, sidewalks, handicapped ramps and crosswalks to ensure safe and efficient vehicular/pedestrian connections.

Mr. Michael Brown Site Plan No. 82008021E April 22, 2016 Page three

- Construct multi-bus pulloff facility(s) with canopy structure(s) in the vicinity of the hospital site. The current plans do not depict the location and design for the facility(s); we recommend the applicant obtain MCDOT approval of the concept plan and that the approved concept plan be reflected on the Certified Site Plan.
- o We have not received a final response from the applicant on other potential improvements that they were evaluating. We recommend implementation of the following measures, if the applicant concurs:
 - For the intersection of Cherry Hill Road, Plum Orchard Drive, and Clover Patch Drive: provide a southbound right turn on Cherry Hill Road onto westbound Plum Orchard Drive.
 - Prior to the issuance of the building permit for the hospital and/or any other on-site building, applicant shall pay the County forty thousand (\$40,000) for the future installation of two real-time transit information signs to be installed in the vicinity of the site.
- O At the March 7, 2016 Development Review Committee meeting, MCDOT recommended (through the Department of Permitting Services) the southern site driveway/Private Street "A" (otherwise known as "Kress Boulevard" and coincident with master planned road "B-5) be dedicated and constructed as a public street. Subsequent discussions between the applicant and MCDOT have led us to reconsider how and when that comment will be realized.

We believe having perpetual public access and County maintenance of this roadway is consistent with the intentions of the Sector Plan and beneficial to all parties. We have reached an agreement-in-principal with the applicant under which they will construct that roadway as a private road and transfer it for County maintenance at a later date. The details of this verbal agreement will be documented in a forthcoming Memorandum of Understanding, which will be drafted by the Applicant and submitted for Executive Branch approval.

Mr. Michael Brown Site Plan No. 82008021E April 22, 2016 Page four

cc-e:

Thank you for your cooperation and assistance. Should you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or at 240-777-7170.

Sincerely,

Gregory M. Leck, Manager

Development Review

Office of Transportation Policy

 $M: \verb|\correspondence| FY16 \verb|\Traffic| Active| 82008021E, Wash Adv Hosp, 042216 DOT FINAL ltr to P\&P on trans imps reqts. docx for the first of th$

Cc:	Geoff Morgan	Washington Adventist Hospital
	Philip Perrine	Perrine Planning & Zoning, Inc.
	Robert Brewer	Lerch, Early & Brewer, Chtd.
	William Kominers	Lerch, Early & Brewer, Chtd.
	Patrick O'Neil	Lerch, Early & Brewer, Chtd.
	James A. Soltesz	Soltesz, LLC
	Jeffrey Retterer	Soltesz, LLC
	John W. Guckert	The Traffic Group, LLC
	Rose Krasnow	M-NCPPC Planning
	Glenn Kreger	M-NCPPC Area 2
	Khalid Afzal	M-NCPPC Area 2
	Ed Axler	M-NCPPC Area 2

Ed Axler	M-NCPPC Area 2
Peter Fosselman	White Oak Planning Coordinator
Michael Smith	Development Ombudsman
Diane Jones	DPS DO
Al Roshdieh	DOT DO
Emil Wolanin	DOT DO
Gary Erenrich	DOT OTP
Atiq Panjshiri	DPS RWPR
Sam Farhadi	DPS RWPR
Fred Lees	DOT DTEO
John Riehl	DOT DTEO
Dan Sanayi	DOT DTEO
Mark Terry	DOT DTEO
Bruce Mangum	DOT DTEO
Khursheed Bilgram	i DOT DTEO
Deanna Archey	DOT DTS
Stacy Coletta	DOT DTS
Sandra Brecher	DOT OTP
Beth Dennard	DOT OTP
Andrew Bossi	DOT OTP
Avinash Dewani	DOT OTP
Deepak Somarajan	DOT OTP



Isiah Leggett
County Executive

Diane R. Schwartz Jones Director

December 4, 2015

Mr. Jeff Retterer Soltesz 2 Research Place, Suite 100 Rockville, MD 20850

Re: Stormwater Management

CONCEPT RECONFIRMATION
Washington Adventist Hospital
SWM Concept #: 232334

Dear Mr. Retterer:

Your request for a stormwater management reconfirmation for the above site has been evaluated. The original approved SWM concept dated January 28, 2008 and the reconfirmation letter dated September 4, 2009 are hereby reconfirmed. Please adhere to all conditions required as part of those approvals.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY

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

Sincerely,

Mark Etheridge, Manager Water Resources Planning Section Division of Land Development Services

Cc: SM File #: 232334



FIRE MARSHAL COMMENTS

DATE: 23-Nov-09

TO: Amy Zou

Soltesz, Inc

FROM: Patsy Warnick

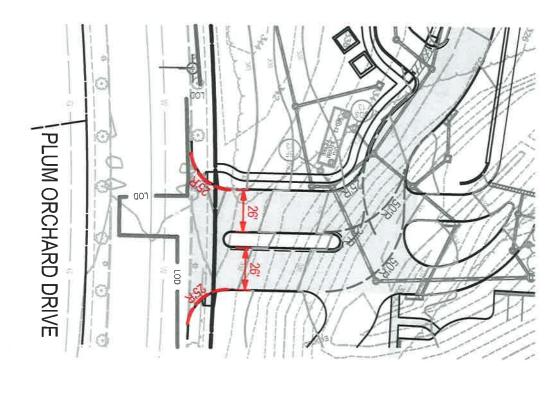
Washington Adventist Hospital - 82008021E S-2721 (82008021E) RE:

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 06-Nov-09.Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

*** 4/14/16 SML approval of modified driveway access radii only ***



SCALE: 1" = 60'

7.00 Track Lock to Lock Time Steering Angle AT-29 GERMANTOWN feet 21 75 8 25 6 00 33 20

60 හි

Rockville, MD 20850 P.301.948.2750 F.301.948.9067 **SOLTESZ** 2 Research Place, Suite 100 www.solteszco.com

P:\16400300\ENGINEER\PAVSTORM\Fire_Access_Amendment_2.sht Scale= 60.0000 ft / in. U

FIRE ACCESS PLAN AMENDMENT TO REDUCE TURNING RADII TO 25' FROM 30' AT NORTH SITE ENTRANCE FROM PLUM ORCHARD DRIVE.

FIRE ACCESS PLAN TO AMEND 11/23/2009 FDAP APPROVAL.

FIRE ACCESS PLAN AMENDMENT

PLUM ORCHARD DRIVE, SILVER SPRING MONTGOMERY COUNTY, MARYLAND 20904 AMENDMENT TO 11/23/2009 FDAP APPROVAL WASHINGTON ADVENTIST HOSPITAL

User= AZou PLTdrv= Grey.pltcfg Pentbl= TEXT_SUB.tbl 4/12/2016 1:06:53 PM

1"= 60'

APR, 2016

1640-03-00

FIRE CODE ENFORC EMENT

Fire Department Access Review

this plan. Does not cover an Review based only upon information contained on after installation access will be required if found upon inspection of such unsatisfactory layout clearly indicate conditions or resulting from omissions ors or failure to satisfactory layout this plan. Correction to afford required

DATE: 4/11/16

LEGEND

PROPOSED FIRE DEPARTMENT ACCESS LANE

PROPOSED FIRE HYDRANT LOCATIONS

ANNUNCIATOR PANEL LOCATIONS (WITHIN 10') SIAMESE CONNECTION LOCATIONS (WITHIN 10")

EXISTING FIRE HYDRANTS ALONG PLUM ORCHARD DRIVE

BUILDING ENTRY





FIRE MARSHAL COMMENTS

DATE:

12-Jan-16

TO:

Amy Zou Soltesz, Inc

FROM:

Marie LaBaw

RE:

Washington Adventist Hospital - 82008021E 82008021E

PLAN APPROVED

1. Review based only upon information contained on the plan submitted 12-Jan-16 .Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.

2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

*** 4/14/16 SML approval of modified driveway access radii only ***

ATTACHMENT E

BOARD OF APPEALS for MONTGOMERY COUNTY

Stella B. Werner Council Office Building 100 Maryland Avenue Rockville, Maryland 20850 (240) 777-6600

www.montgomerycountymd.gov/content/council/boa/index.asp

Case No. S-2721

PETITION OF ADVENTIST HEALTHCARE, INCORPORATED BY GEOFFREY A. MORGAN

OPINION OF THE BOARD

(Opinion Adopted September 10, 2008) (Effective Date of Opinion: October 27, 2008)

Case No. S-2721 is an application for a special exception, pursuant to Section 59-G-2.31 of the Zoning Ordinance, to permit the relocation of Washington Adventist Hospital from its current location in Takoma Park to a new site in West Farm Technology Park. The Hearing Examiner for Montgomery County held a hearing on the application on May 5, 2008, closed the record in the case on August 15, 2008, and on August 19, 2008 issued a Report and Recommendation for approval of the special exception.

The subject property is Lot BB, CC, RR, SS and MMM, Westfarm Technology Park Subdivision, located at 12030-12110 Plum Orchard Drive, Silver Spring, Maryland, 20904, in the I-1 and I-3 Zone.

Decision of the Board: Special exception **Granted**, subject to The conditions enumerated below.

The Board of Appeals considered the Hearing Examiner's Report and Recommendation at its Worksession on September 10, 2008. The Board commends the Applicant for a thorough and well thought out application. After careful consideration and review of the record, and with slight revisions to Conditions three, eight, eleven and twelve, the Board adopts the Report and Recommendation, and grants the special exception subject to the following conditions:

- 1. Petitioner must comply with the conditions of the Preliminary Forest Conservation Plan (PFCP) and any Final Forest Conservation Plan approved by the Planning Board. The PFCP conditions include:
 - a. Revise the PFCP to include the following:

i. Avoid or minimize disturbance of environmental buffers, including wetlands. Revisions must be consistent with the two revised site plans (entitled "North Parking Garage and MOB2 Plan Revision" and "Main Hospital Entry Site Plan Revision") and alternate waterline plan (entitled "Alternate Waterline Location Plan").

- ii. Show proposed limits of disturbance that avoid environmental buffers and that are realistically located with respect to proposed structures.
- b. 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.
- c. Category I conservation easement must be shown on record plats.
- 2. Petitioner must comply with Montgomery County green building requirements.¹
- Revise all forest conservation plans to avoid or minimize disturbance of environmental buffers, including wetlands, consistent with the two revised site plans and waterline alignment plan (entitled "North Parking Garage and MOB2 Plan Revision" and "Main Hospital Entry Site Plan Revision" and the "Alternate Waterline Alignment" plan received March 27, 2008).
- 4. Coordinate with MNCPPC and County DPS to implement measures to maintain water flow to the forested wetland and its buffer near the northern parking garage. Cleaner water discharges from rooftops, green roofs, etc., should be examined to replace surface and groundwater flows lost to upstream development.
- 5. To ensure adequacy of public facilities, Petitioner must satisfy the following conditions:²
 - a. Limit development on the property as part of this special exception and future Site Plan for the property to a total built density of 803,570 square-feet, including a main hospital building, an ambulatory care building, a faith center, two medical office buildings, two parking structures, and a helipad. No additional uses may be permitted on the property unless the special exception is modified within the APF validity period.
 - b. Implement road improvements and other installations required in Conditions c, g, h, i, j and k as described in the schedule below. The Applicant must complete and submit to Montgomery County Department of Transportation (DOT) conceptual designs for the road improvements and other installations,

¹ This conditions differs from Condition #2 proposed by the Planning Board because that condition called for Petitioner to revise its special exception site plan relating to parking, and Petitioner has already done so in filing its amended Composite Special Exception Site Plan (Exhibit 161(e)).

² The conditions listed are those recommended jointly by Technical Staff and DOT (Exhibit 176) following the hearing. They preserve the intent of the Planning Board recommendations, but have been updated to include modifications sought by DOT after the hearing.

including signal warrant studies, at least 45 days in advance of the Planning Board's public hearing on the Applicant's Site Plan. Where possible, the Applicant may meet the provision of required turn lanes in some cases by restriping existing paving. Final design drawings for the road improvements and other installations must be submitted to all relevant permitting agencies prior to the release of building permits for the hospital. At the time of submission of completed designs to permitting agencies, the Applicant must post one or more surety or cash bonds in the amount estimated by its engineers (and approved by the Planning Board staff) that represent the cost of construction of such road improvements and other installations. Bonds must be posted with DOT or if DOT does not accept them, with the Planning Board on an interim basis to be released to the Applicant at such time as the permitting agencies accept bonds for equivalent purposes. Upon issuance of permits, the Applicant must proceed diligently with construction of the road improvements and other installation.

The Applicant must provide notice to Planning Board staff that final inspections for the use and occupancy permit have begun. Prior to the issuance of any use and occupancy permit for the hospital and/or any other on-site building, all road improvements and other installations must be substantially complete and open to traffic as determined by Planning Board staff.

c. Prior to issuance of the building construction permit (including structural, electrical, plumbing, mechanical, etc. components) for the hospital and/or any other on-site building, the Applicant will be required to have obtained any necessary rights-of-way and/or easements, along with Executive Branch plans approval, and posted bonds for the construction drawings of improvements (including but not limited to intersection widenings, DOT-approved traffic signals, traffic control signs and markings, etc.) to be constructed within the public right-of-way.

Additionally, if any of the road improvements identified in these conditions either are now, or in the future become, obligations of other development projects, applicants of other development projects may participate on a prorata basis in the joint funding of such improvements. Basis of participation on a pro-rata basis is the sum of total peak hour trips generated by the subject development relevant to the particular improvement over the sum of total peak hour trips generated by all developments required by the Planning Board to participate in the construction of the particular improvement. The road improvements must include:

- i) At the Cherry Hill Road/Broad Birch Drive/Calverton Boulevard intersection:
 - Provide, along Cherry Hill Road, a southbound right-turn lane to westbound Broad Birch Drive.

 Provide, along Cherry Hill Road, a second northbound left-turn lane to westbound Broad Birch Drive.

- Provide, along Broad Birch Drive, improvements that result in two eastbound left turn lanes to northbound Cherry Hill Road, a through lane to eastbound Calverton Boulevard, and a right-turn lane to southbound Cherry Hill Road.
- Upgrade the existing traffic signal system at the intersection as necessary.
- ii) At the Cherry Hill Road/Plum Orchard Drive/Clover Patch Drive intersection:
 - Provide, along Cherry Hill Road, a southbound right-turn lane to westbound Plum Orchard Drive.
 - Provide, along Cherry Hill Road, a second northbound left-turn lane to westbound Plum Orchard Drive.
 - Upgrade the existing traffic signal system at the intersection as necessary.
- iii) At the Broad Birch Drive/Plum Orchard Drive intersection:
 - Provide a new traffic signal when warranted and approved by DOT.
 - Provide, along Broad Birch Drive, a separate eastbound right-turn lane to southbound Plum Orchard Drive.
 - Provide, along Broad Birch Drive, a separate westbound left-turn lane to southbound Plum Orchard Drive.
- iv) At the Tech Road/Broad Birch Drive intersection:
 - Provide a new traffic signal when warranted and approved by DOT.
 - Reconfigure southbound Tech Road approach to Broad Birch Drive –
 from a through lane and a through-left lane to provide a through-left
 lane (to southbound Tech Road and eastbound Broad Birch Drive) and
 a left-turn lane (to eastbound Broad Birch Drive).
 - Reconfigure northbound Tech Road approach to Broad Birch Drive from a through-right lane and a through lane to provide a right-turn lane (to eastbound Broad Birch Drive) and a through lane (to northbound Tech Road).
 - Reconfigure westbound Broad Birch Drive approach to Tech Road –
 from a right-turn lane and a left-turn lane to provide a right-turn lane (to
 northbound Tech Road) and a left-right lane (to southbound Tech
 Road and northbound Tech Road).
- v) At the Plum Orchard Drive/proposed Southern (Main) Hospital Entrance Driveway/Private Street A:
 - Provide a new traffic signal when warranted and approved by DOT.

 Provide, along Plum Orchard Drive, a separate northbound left-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.

- Provide along Plum Orchard Drive, a separate southbound right-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
- Provide, along the proposed hospital driveway, separate outbound right-turn and left-turn lanes (to southbound and northbound Plum Orchard Drive respectively).
- vi) At the Plum Orchard Drive/Proposed Northern Hospital Entrance Driveway:
 - Provide, along Plum Orchard Drive, a separate northbound left-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
 - Provide, along Plum Orchard Drive, a separate southbound right-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
 - Provide, along the proposed hospital driveway, separate outbound right-turn and left-turn lanes (to southbound and northbound Plum Orchard Drive respectively).

The aforementioned lane use modifications are subject to DOT approval. If DOT finds the modification(s) is not appropriate when the applicant applies for the first building construction permit, the Applicant shall prepare a cost estimate for the measures necessary to implement the modification(s), for approval by DOT. Applicant shall pay DOT the approved amount(s); DOT will be responsible for implementing the modification(s) at such time as it determines them to be operationally appropriate.

Prior to approval of the roadway construction drawings, Applicant shall provide documentation acceptable to the Executive Branch review agencies that satisfactorily demonstrates the proposed intersection improvements will be adequate to accommodate the turning movements of WB-50 trucks and emergency response vehicles. The aforementioned intersection improvements may be expanded to accommodate these turning movement requirements.

If required as a result of Executive Branch approval of the roadway construction (and/or related Signs and Markings Plan), Applicant shall re-stripe Plum Orchard Road. Applicant shall also construct pedestrian refuge islands if approved under that review.

Applicant will be required to relocate any existing underground utilities, at its sole expense, if those utilities will be located within the proposed

widened roadway pavement or in conflict with the relocated enclosed storm drain system.

- d. Provide hospital-oriented employee shuttle(s) for main shift employees to and from the Metrorail system for a total of 10 years from the date the hospital opens to the public or until an earlier date if the Planning Board determines that area public transit service adequately meets the needs of these employees. The details of the shuttle operation (routes, locations, headways, etc.) must be determined at the time of Site Plan. Logistics related to the operation of the employee shuttle(s) must be in place prior to release of the first occupancy permit for the hospital and/or any other on-site building. The employee shuttle service must start operation at least a week prior to formal opening of the proposed hospital.
- e. The applicant shall submit a Memorandum of Understanding (MOU) to implement a Transportation Management Program (TMP) for the proposed hospital at the time of Site Plan. The applicant, the Maryland-National Capital Park and Planning Commission and the Department of Transportation shall each be signatory parties on the MOU for the TMP for this project. The MOU and the TMP must be finalized and entered into prior to the release of building permits for the proposed hospital and/or any other on-site building.

The TMP must designate a Transportation Coordinator at the hospital. The TMP must also include a periodic reporting mechanism such as a semi-annual performance review of the program by DOT or the Planning Board staff, as well as periodic reports to a Community Liaison Committee that may include members of the local community, area businesses and institutions, and Citizen Advisory Committees. In addition, the program must consider transit subsidies to employees, establishment of creative transportation accessibility options for employees, patients and visitors, installation of transportation/transit information display areas or kiosks in prominent locations throughout the hospital for employees, patients and visitors, and joint operation of local non-employee circulator shuttles in the area with other businesses/uses.

- f. Provide adequate internal connecting roadways, sidewalks, handicapped ramps and crosswalks to ensure safe and efficient vehicular/pedestrian connections. The applicant must submit a vehicular/non-vehicular circulation plan for the campus at the time of Site Plan for review by Transportation Planning staff, DOT, and the Montgomery County Department of Permitting Services (DPS).
- g. Construct a multi-bus pulloff facility(s) with canopy structure(s) in the vicinity of the hospital site. This is in lieu of the Planning Board's recommendations set forth in Section 5(g-j) of the Planning Board Recommendations for various bus shelters in the vicinity of the hospital. The location and conceptual design details for the facility(s) shall be resolved at the Site Plan

stage. To the extent the multi-bus pulloff facility(s) is not equivalent to the Planning Board's recommendations, the Applicant will provide additional bus shelters or other equivalent amenity. These equivalency issues will be resolved at the time of Site Plan.

- h. Provide, with approval from DOT, pedestrian countdown/APS signals at the Cherry Hill Road intersections with Broad Birch Drive/Calverton Boulevard and Plum Orchard Drive/Clover Patch Drive. The pedestrian countdown/APS signals must be installed at these intersections under permit in conjunction with the aforementioned intersection improvements. In the event the pedestrian countdown/APS signals are not approved by DOT, the applicant may substitute these with other available non-auto facilities of equivalent or greater mitigation value.
- i. Provide, with approval from DOT, pedestrian countdown/APS signals at the Plum Orchard Drive intersection with the proposed Southern Hospital Entrance Driveway/Private Street A (main hospital entrance) if the proposed traffic signal at this intersection is approved by DOT. The pedestrian countdown/APS signals must be installed at this intersection under permit in conjunction with the aforementioned intersection improvements. In the event the pedestrian countdown/APS signals are not approved by DOT, the applicant may substitute these with other available non-auto facilities of equivalent or greater mitigation value.
- j. Relocate any existing pedestrian countdown and accessible pedestrian signals, at Applicant's sole expense, as part of any widenings of existing signalized intersections. In the event the County has already installed pedestrian countdown and accessible pedestrian signals at intersection(s) required of the Applicant, the Applicant obtain necessary plan approvals and posted bonds to install such signals at other nearby signalized intersection(s) prior to issuance of the building construction permit (including structural, electrical, plumbing, mechanical, etc. components) for the hospital and/or any other on-site building.
- k. Prior to issuance of the building permit for the hospital and/or any other onsite building, Applicant shall pay the County \$40,000 for the future installation of two real-time transit information signs to be installed in the vicinity of the site. Applicant will be responsible for installing the necessary equipment, conduit, electrical connections, etc. to allow the County to install one real-time transit information sign each in the hospital and in the canopy structure once that program becomes operational. Applicant to grant necessary permission to allow County staff to access and maintain the real-time transit information sign, if one is installed within the hospital as proposed.
- I. Provide bike lockers and bike racks on the hospital campus as required by the Montgomery County Code. The bike locker and bike rack locations must be determined and finalized at the time of Site Plan.

6. The Petitioner shall be bound by all of its testimony and exhibits of record, and by the testimony of its witnesses and representations of counsel to the extent that such evidence and representations are identified in the Hearing Examiner's Report and Recommendation and in the opinion of the Board.

- Petitioner may employ approximately 2,000 employees to serve staffing requirements for approximately 1,300 full-time equivalent employees. Approximately 500 additional employees will work in the two medical office buildings ("MOBs") on the Campus.
- 8. Petitioner's hours of operation are 24 hours per day, seven days a week. Working hours for staff will be arranged in eight to ten different shifts, which shall be coordinated in the Transportation Management Plan to minimize traffic impacts, consistent with hospital needs.
- 9. The hospital campus must be developed in accordance with the final site, landscape, architectural, engineering and lighting plans submitted prior to closure of the record, unless changed at site plan review. This special exception is conditioned upon approval at site plan review. If the submitted plans and/or specifications for this project change at site plan review in any material way, Petitioner must timely apply to the Board of Appeals for an administrative modification of the special exception to substitute the revised plans and specifications.
- 10. All signs placed on the property must meet the requirements of Zoning Ordinance Article 59-F in terms of number, location, size and illumination, or appropriate variances obtained therefore. Sign permits must be obtained, and copies of those permits should be filed with the Board of Appeals prior to posting.
- 11. Petitioner shall maintain a log of helicopter flights to and from the hospital to insure that it is being used only for emergency purposes, which is the basis for its permitted use status under Zoning Ordinance §59-A-6.6. "Emergency" in this context shall be broadly construed to include all flights deemed medically necessary for individual patients. The log shall indicate at least the date and time of flight, the destination and origination points, the operator of the helicopter, and the reason for the flight (Patient names or identification numbers, if included, shall be handled so as to protect patient privacy rights). The log shall be made available for review by the Department of Permitting Services upon request.
- 12. Petitioner shall review the helicopter flight paths and determine which flight paths will minimize disturbance to the surrounding community. To the extent that the hospital has control over the flight paths used, it shall establish a preference, consistent with safety and operational concerns, for using the flight paths which minimize disturbance to the surrounding community. If Petitioner does not control the flight paths, then it shall consult with the appropriate controlling authority to encourage use of the flight paths which minimize disturbance to the surrounding community, without adversely impacting safety and operational considerations.

The results of Petitioner's review shall be submitted to the Board within six months after the relocated helipad becomes operational.

- 13. The requirement of Zoning Ordinance §59-E-1.3(a) that a parking facility be located within a 500-foot walking distance of the establishment served is waived so that the North Parking Garage may be located at a walking distance of up to 560 feet from the Main Building of the Hospital. Use of the North Parking Garage to access the Main Hospital Building should be restricted to hospital staff, in light of this waiver. This restriction does not apply to users of Medical Office Building 2 (MOB2), which is located practically adjacent to the North Parking Garage.
- 14. Petitioner must create a Community Liaison Committee (CLC) to discuss and address issues of concern to Petitioner and/or the community, especially those within sight and sound of the new property. The CLC may be established under the auspices of the Fairland Master Plan Citizens Advisory Committee, if that Group is amenable, or it may exist as an independent entity. The CLC shall consist of Petitioner's representative and representatives from the Fairland Master Plan Citizens Advisory Committee, the Calverton Citizens Association, Riderwood Village, West Farm Homeowners Association, Greater Colesville Citizens Association. Tamarac Triangle Citizens Association. Branch/Powder Mill Estates Citizens Association, and any other nearby civic association or homeowners association wishing to participate. The People's Counsel will serve as an ex officio member of the CLC. The CLC is intended to provide a means and mechanism for communication and interaction between the hospital and its neighbors. The CLC must have an initial organizational meeting prior to the start of construction, and meet three times a year until construction is completed. Once the hospital is open to the public, the CLC must thereafter meet at least two times each year. Minutes of meetings must be taken and distributed, and the CLC must prepare an annual report to be submitted to the Board of Appeals. There will be no requirements for a quorum, voting, or specific attendance. Community groups must be invited and notified, but they may attend at their own election and based upon their own degree of interest.
- 15. Petitioner must obtain and satisfy the requirements of all licenses and permits, including but not limited to building permits and use and occupancy permits, necessary to occupy the special exception premises and operate the special exception as granted herein. Petitioner shall at all times ensure that the special exception use and premises comply with all applicable codes (including but not limited to building, life safety and handicapped accessibility requirements), regulations, directives and other governmental requirements.

On a motion by David K. Perdue, seconded by Catherine G. Titus, Vice-Chair, with Wendell M. Holloway and Allison Ishihara Fultz, Chair, in agreement, the Board adopted the following Resolution:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the opinion stated above is adopted as the Resolution required by law as its decision on the above-entitled petition.

Case No. S-2721 Page 10

Allison Ishihara Fultz
Chair, Montgomery County Board of Appeals

Entered in the Opinion Book of the Board of Appeals for Montgomery County, Maryland this 27th day of October, 2008.

Katherine Freeman Executive Director

NOTE:

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.

BOARD OF APPEALS for MONTGOMERY COUNTY

Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, Maryland 20850
www.montgomerycountymd.gov/content/council/boa/index.asp

(240) 777-6600

Case No. S-2721

PETITION OF WASHINGTON ADVENTIST HOSPITAL

RESOLUTION TO MODIFY SPECIAL EXCEPTION (Resolution Adopted September 22, 2010) (Effective Date of Resolution: November 18, 2010)

The Board of Appeals has received correspondence, dated September 10, 2010, from Robert G. Brewer, Esquire and Patrick L. O'Neil, Esquire, on behalf of Washington Adventist Hospital (WAH). Mr. Brewer and Mr. O'Neil request administrative modification of the special exception to allow elimination of some of the off-site road improvements required by Condition 5(c) of the Board's October 27, 2008 Opinion granting the special exception. Specifically they request elimination of the requirement for Washington Adventist Hospital to construct northbound double left-turn lanes along Cherry Hill Road at Plum Orchard Drive and at Broadbirch Drive.

Mr. Brewer and Mr. O'Neil state that construction of these lanes is operationally unnecessary. They further state that construction of the lanes would adversely impact the residential townhouse community on the east side of Cherry Hill Road by necessitating relocation of sidewalks, removal of mature trees, removal of additional buffer trees outside of the right-of-way and the extensive re-grading of the slope along Cherry Hill Road. Mr. Brewer and Mr. O'Neil state that the Montgomery County Department of Transportation (DOT) staff and Maryland National Capital Park and Planning Commission (MNCPPC) Transportation Planning staff "agree that the relative utility of the second left-turn lanes on Cherry Hill Road does not warrant creating the impacts to the adjacent community, and therefore concur that they should not be built."

Mr. Brewer and Mr. O'Neil convey DOT staff's and Transportation Planning staff's view that "some additional contribution" to areawide traffic relief is needed in order to balance the effects of the proposed changes to the off-site improvements." They inform the Board that both staffs recommend that WAH should 1) extend the length of the existing left-turn lane on northbound Cherry

Case No. S-2721 Page 2

Hill Road at Plum Orchard Drive, 2) provide a traffic signal on Broadbirch Drive at the Orchard Center Shopping Center, and 3) make a payment to DOT, roughly equal to the cost savings from not constructing the second left-turn lane on Cherry Hill Road, in the amount of \$488,000. to be available to DOT to make other improvements to increase roadway capacity in the surrounding neighborhood. They attach a summary of Transportation Planning staff's proposed changes to Condition 5(c) as Exhibit A [Exhibit No. 184(a)] to their letter, stating that Transportation Planning staff recognizes that WAH and DOT need some additional flexibility going forward to address other off-site road improvement requirements set forth in the Special Exception in the event that such road improvements are found to be inappropriate."

Finally, Mr. Brewer and Mr. O'Neil inform the Board of Appeals that "On June 24, 2010, the Planning Board reviewed the proposed changes to the Special Exception road improvements, including Transportation Planning staff's recommended alternatives, as part of a hearing for Site Plan Amendment No. 820080210B. Among other things, the site plan amendment allowed the Planning Board to review and comment on the proposed road improvement changes ... and thereby provide recommendations and analysis for the Board of Appeals' ultimate decision on the requested Special Exception changes. By unanimous decision, the Planning Board voted to adopt the site plan amendment and recommend to the Board of Appeals the modified off-site road improvements set forth in Exhibit A."

The Board of Appeals granted Case No. S-2721 to Washington Adventist Hospital on October 27, 2008 to permit re-location of the existing hospital in Takoma Park to the West Farm Technology Park. The subject property is Lot BB, CC, RR, SS and MMM, Westfarm Technology Park Subdivision, located at 12030-12110 Plum Orchard Drive, Silver Spring, Maryland, 20904, in the I-1 and I-3 Zone.

The Board of Appeals considered the modification request at its Worksession on September 22, 2010. On a motion by David K. Perdue, Vice-Chair, seconded by Stanley B. Boyd, with Carolyn J. Shawaker, Walter S. Booth and Catherine G. Titus, Chair, in agreement:

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland that the record in Case No. S-2721 is re-opened to receive Robert G. Brewer, Esquire and Patrick L. O'Neil, Esquire's letter dated September 10, 2010, with attachments [Exhibit Nos. 184-184(f)]; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that the request to modify the special exception is granted; and

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that Condition No. 5(c) of the Board of Appeals October 27, 2008 Opinion granting Case No. S-2721 is revised as follows:

"c. Prior to issuance of the building construction permit (including structural, electrical, plumbing, mechanical, etc. components) for the hospital and/or any other on-site building, the Applicant will be required to have obtained any necessary rights-of-way and/or easements, along with Executive Branch plans approval, and posted bonds for the construction drawings of improvements (including but not limited to intersection widenings, DOT-approved traffic signals, traffic control signs and markings, etc.) to be constructed within the public right-of-way.

Additionally, if any of the road improvements identified in these conditions either are now, or in the future become, obligations of other development projects, applicants of other development projects may participate on a pro-rata basis in the joint funding of such improvements. Basis of participation on a pro-rata basis is the sum of total peak hour trips generated by the subject development relevant to the particular improvement over the sum of total peak hour trips generated by all developments required by the Planning Board to participate in the construction of the particular improvement. The road improvements must include:

- At the Cherry Hill Road/Broad Birch Drive/Calverton Boulevard intersection:
- Provide, along Cherry Hill Road, a southbound right-turn lane to westbound Broad Birch Drive.
- Provide a traffic signal at the Broad Birch Drive/Orchard Center Shopping Center driveway, as approved by DOT.
- Provide, along Broad Birch Drive, improvements that result in two eastbound left turn lanes to northbound Cherry Hill Road, a through lane to eastbound Calverton Boulevard, and a right-turn lane to southbound Cherry Hill Road.
- Upgrade the existing traffic signal system at the intersection as necessary.
- ii) At the Cherry Hill Road/Plum Orchard Drive/Clover Patch Drive intersection:

Case No. S-2721 Page 4

• Provide, along Cherry Hill Road, a southbound right-turn lane to westbound Plum Orchard Drive.

- Extend, along Cherry Hill Road, the existing northbound left-turn lane to westbound Plum Orchard Drive as approved by DOT.
- Upgrade the existing traffic signal system at the intersection as necessary.
- iii) At the Broad Birch Drive/Plum Orchard Drive intersection:
- Provide a new traffic signal when warranted and approved by DOT.
- Provide, along Broad Birch Drive, a separate eastbound right-turn lane to southbound Plum Orchard Drive.
- Provide, along Broad Birch Drive, a separate westbound left-turn lane to southbound Plum Orchard Drive.
- iv) At the Tech Road/Broad Birch Drive intersection:
- Provide a new traffic signal when warranted and approved by DOT.
- Reconfigure southbound Tech Road approach to Broad Birch Drive

 from a through lane and a through-left lane to provide a through-left lane (to southbound Tech Road and eastbound Broad Birch Drive) and a left-turn lane (to eastbound Broad Birch Drive).
- Reconfigure northbound Tech Road approach to Broad Birch Drive

 from a through-right lane and a through lane to provide a right-turn lane (to eastbound Broad Birch Drive) and a through lane (to northbound Tech Road).
- Reconfigure westbound Broad Birch Drive approach to Tech Road

 from a right-turn lane and a left-turn lane to provide a right-turn
 lane (to northbound Tech Road) and a left-right lane (to southbound
 Tech Road and northbound Tech Road).
- v) At the Plum Orchard Drive/proposed Southern (Main) Hospital Entrance Driveway/Private Street A:
- Provide a new traffic signal when warranted and approved by DOT.

- Provide, along Plum Orchard Drive, a separate northbound left-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
- Provide along Plum Orchard Drive, a separate southbound rightturn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
- Provide, along the proposed hospital driveway, separate outbound right-turn and left-turn lanes (to southbound and northbound Plum Orchard Drive respectively).
- vi) At the Plum Orchard Drive/Proposed Northern Hospital Entrance Driveway:
- Provide, along Plum Orchard Drive, a separate northbound left-turn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
- Provide, along Plum Orchard Drive, a separate southbound rightturn lane into the proposed hospital driveway if approved by DOT under the Signs and Markings Plan.
- Provide, along the proposed hospital driveway, separate outbound right-turn and left-turn lanes (to southbound and northbound Plum Orchard Drive respectively).

The aforementioned lane use modifications are subject to DOT approval. If DOT finds the modification(s) is not appropriate, the Applicant shall prepare a cost estimate for the measures necessary to implement the modification(s) for approval by DOT. Applicant shall pay DOT the approved amount(s); DOT will be responsible for implementing the modification(s), or other alternative traffic capacity improvements to serve the US 29/Cherry Hill area of the Fairland Master Plan, at such time as it determines them to be operationally appropriate.

Prior to the issuance of the building permit for the hospital and/or any other on-site building, the Applicant shall pay \$488,000 to Montgomery County Department of Transportation for alternative traffic capacity improvements to serve the US 29/Cherry Hill area of the Fairland Master Plan, which are to be determined jointly by MNCPPC Transportation Planning and DOT staff. These funds will be in lieu of the cost of constructing a second northbound left turn

lane on Cherry Hill Road at Broad Birch Drive as previously required by the condition of approval 5(c)(i).

Prior to approval of the roadway construction drawings, Applicant shall provide documentation acceptable to the Executive Branch review agencies that satisfactorily demonstrates the proposed intersection improvements will be adequate to accommodate the turning movements of WB-50 trucks and emergency response vehicles. The aforementioned intersection improvements may be expanded to accommodate these turning movement requirements. If required as a result of Executive Branch approval of the roadway construction (and/or related Signs and Markings Plan), Applicant shall re-stripe Plum Orchard Road. Applicant shall also construct pedestrian refuge islands if approved under that review.

Applicant will be required to relocate any existing underground utilities, at its sole expense, if those utilities will be located within the proposed widened roadway pavement or in conflict with the relocated enclosed storm drain system."

BE IT FURTHER RESOLVED by the Board of Appeals for Montgomery County, Maryland that all terms and conditions of the original special exception, together with any modifications granted by the Board of Appeals, remain in effect.

Catherine G. Titus

Chair, Montgomery County Board of Appeals

Entered in the Opinion Book of the Board of Appeals for Montgomery County, Maryland this 18th day of November, 2010.

Katherine Freeman Executive Director

NOTE:

Any party may, within fifteen (15) days of the date of the Board's Resolution, request a public hearing on the <u>particular action</u> taken by the Board. Such request shall be in writing, and shall specify the reasons for the request and the nature of the objections and/or relief desired. In the event that such request is received, the Board shall suspend its decision and conduct a public hearing to consider the action taken.

Any request for rehearing or reconsideration must be filed within fifteen (15) days after the date the Opinion is mailed and entered in the Opinion Book (See Section 59-A-4.63 of the County Code). Please see the Board's Rules of Procedure for specific instructions for requesting reconsideration.

Any decision by the County Board of Appeals may, within thirty (30) days after the decision is rendered, be appealed by any person aggrieved by the decision of the Board and a party to the proceeding before it, to the Circuit Court for Montgomery County, in accordance with the Maryland Rules of Procedure. It is each party's responsibility to participate in the Circuit Court action to protect their respective interests. In short, as a party you have a right to protect your interests in this matter by participating in the Circuit Court proceedings, and this right is unaffected by any participation by the County.

ATTACHMENT F



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MONTGOMERY COUNTY PLANNI, BOARD

OPINION

Preliminary Plan 1-82068 NAME OF PLAN: WESTFARM

On 04-29-82, WESTFARM ASSOC. INC. , submitted an application for the approval of a preliminary plan of subdivision of property in the I3 zone. The application proposed to create 23 lots on 142.19 ACRES of land. The application was designated Preliminary Plan 1-82068. On 10-21-82, Preliminary Plan 1-82068 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 upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-82068 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-82068, subject to the following conditions:

- Dedication along East Randolph Road (relocated) and Cherry Hill Road in accordance with master plan
- 2. Record plat to show 100 year flood plain and 25' building restriction line
- 3. Denied access to relocated East Randolph Road
- 4. Site plan to show appropriate buffer along stream, south of Broadbirch Drive
- Necessary slope and drainage easements
- Plan to meet conditions of Transportation Memodated 10/5/82
- 7. No clearing or grading or recording of plats prior to approval of site plan for streets and buffer area by Montgomery County Planning Bd
- 8. DOT requirements in connection with relocated East Randolph Road

Date of Mailing: October 26, 1982

THE MARYLAN

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

Action: Approved Staff Recommendation with Modifications (Motion of Comm. Keeney, seconded by Comm. Floreen, with a vote of 5-0; Comms. Keeney, Floreen, Bauman, Baptiste and Richardson voting in favor.)

MONTGOMERY COUNTY PLANNING BOARD

OPINION

Preliminary Plan 1-91039 NAME OF PLAN: WESTFARM TECH. PARK (I-3)

On 03-15-91, WESTFARM ASSOC. LTD. PART., submitted an application for the approval of a preliminary plan of subdivision of property in the I3 zone. The application proposed to create 14 lots on 112.99 ACRES of land. The application was designated Preliminary Plan 1-91039. On 07-18-91, Preliminary Plan 1-91039 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 upon the testimony and evidence presented by staff and on the information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-91039 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code, as amended) and approves Preliminary Plan 1-91039, subject to the following conditions:

- 1. Agreement with Planning Board to limit development to a maximum density of 0.4 FAR. Averaging of the 0.4 FAR over all lots may be allowed provided that all other requirements of the I-3 zone are met. (The adequate public facilities agreement will implement the development administration agreement previously entered into between the applicant and the Planning Board)
- Conditions of DEP stormwater management concept dated 4-8-91
- 3. No clearing or grading prior to site plan approval
- 4. Size and location of buildings to be determined at site plan
- 5. Environmental issues including delineation of stream buffers and final tree preservation plan to be resolved at site plan

- 5. Denied access to Cherry Hill Road
 - Record plat to show 100-year floodplain and 25' building restriction line
- Access and improvements as required to be approved by MCDOT
- 9. Prior to site plan approval, provision of an environmental manhole easement in the general vicinity of the intersection of Broadbirch Drive and Cherry Hill Road on Parcel BBB, the exact location to be determined by consultation between applicant and C & P, subject to staff approval
- 10. Necessary easements



FEB 1 3 2008

MCPB No. 08-19
Preliminary Plan No. 11991039A
Westfarm Technology Park
Date of Hearing: November 29, 2007

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION¹

WHEREAS, pursuant to Montgomery County Code Chapter 50, the Montgomery County Planning Board ("Planning Board" or "Board") is vested with the authority to review preliminary plan applications; and

WHEREAS, on June 20, 2007, Westfarm Development, LLC ("Applicant"), filed an application for amendment to a previously approved preliminary plan of subdivision for a 112.99 acre property located on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (MD 29) ("Property" or "Subject Property"), in the Fairland Master Plan area ("Master Plan"); and

WHEREAS, the amendment includes modification to a previous condition of approval to reference a related preliminary plan approval that modified the density limitations for the Property; and

WHEREAS, the Applicant's preliminary plan amendment application was designated Preliminary Plan Amendment No. 11991039A, Westfarm Technology Park ("Preliminary Plan Amendment" or "Application"); and

WHEREAS, Staff issued a memorandum to the Planning Board, dated November 16, 2007, setting forth its analysis, and recommendation for approval, of the Application subject to certain conditions ("Staff Report"); and

APPROVED AS TO LEGAL SUFFICIENCY

LANCHUM SYPOCK

M-NCPPC LEGAL DEPARTMENT

DATE 2/4/08

¹ This Resolution constitutes the written opinion of the Board in this matter and satisfies any requirement under the Montgomery County Code for a written opinion.

MCPB No. 08-19 Preliminary Plan No. 11991039A Westfarm Technology Park Page 2

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and the staffs of other governmental agencies, on November 29, 2007, 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 November 29, 2007, the Planning Board approved the Application subject to certain conditions, on motion of Commissioner Bryant; seconded by Commissioner Robinson; with a vote of 5-0, Commissioners Bryant, Cryor, Hanson, Lynch, and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 50, the Planning Board approved Preliminary Plan Amendment No. 11991039A on 112:99 acres located on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (MD 29) ("Property" or "Subject Property"), in the Fairland Master Plan area ("Master Plan"), subject to the following conditions:

- 1) Amend condition #1of the August 1, 1991 Planning Board Opinion for Preliminary Plan No. 119910390 (formerly 1-91039) to read as follows:
 - 1) Agreement with Planning Board to limit development (as modified by Preliminary Plan No. 119970770 (formerly 1-97077) and 11997077A) to a maximum density of 0.4 FAR. Averaging of the 0.4 FAR over all lots may be allowed provided that all other requirements of the I-3 zone are met. The adequate public facilities agreement will implement the development administration agreement previously entered into between the applicant and Planning Board.
- All other conditions of approval as contained in the Planning Board Opinion for Preliminary Plan No. 119910390, dated August 1, 1991, remain in full force and effect.

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff, which the 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:

 The limitation on development included in the approval of Preliminary Plan No. 119910390 (formerly 1-91039), Westfarm Technology Park was subsequently modified by the approval of Preliminary Plan No. 119970770 (formerly 1-97077), Orchard Center. MCPB No. 08-19 Preliminary Plan No. 11991039A Westfarm Technology Park Page 3

The Planning Board finds that previous condition #1 of the August 1, 1991 Planning Board Opinion for Preliminary Plan No. 1-91039 was modified by the subsequent approval of Preliminary Plan No. 1-97077, and hereby clarifies that action by including reference to it, and a subsequent amendment, in the previous condition.

2. All previous conditions remain in full force and effect.

The Planning Board further finds that the Preliminary Plan Amendment does not affect the previous findings of the Board regarding the preliminary plan, and all other previous conditions of approval remain in full force and effect.

BE IT FURTHER RESOLVED, that the Preliminary Plan Amendment does not alter the intent, objectives, or requirements expressed or imposed by the Planning Board in connection with the originally approved preliminary plan; and

FEB 1 3 2008

BE IT FURTHER RESOLVED, that the date of this Resolution is wailed 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

At its regular meeting, held on Thursday, February 7, 2008, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission ADOPTED the above Resolution, on motion of Vice Chair Robinson, seconded by Commissioner Cryor, with Chairman Hanson, Vice Chair Robinson, and Commissioners Bryant and Cryor present and voting in favor. This Resolution constitutes the final decision of the Planning Board, and memorializes the Board's findings of fact and conclusions of law for Preliminary Plan No. 11991039A, Westfarm Technology Park.

Royce Hanson Chairman

Montgomery County Planning Board

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 AVMANC#PC Treign Deportment 10 Chairman's Office: 301,495,4605 Fax: 301,495,1320

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. <u>Preliminary Plan Conformance</u>

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).
- 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);
- 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

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. <u>Landscape Surety</u>

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. <u>Lighting</u>

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- 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. <u>Development Program</u>

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.
- 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.

 The development program must provide stormwater management, sediment and erosion control, reforestation, trip mitigation, and other features.

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

			Binding on the Applicant
Net Lot Area (AC):			
Gross Tract			50.39 ac (2,195,075
Area(acres)	20 ac min.	5 ac min.	sf)
Less Previous			
Dedication			1.53 ac (66,614 sf)
Net Lot Area (acres)=			$48.86 \ ac \ (2,128,461 \ sf)^{l}$
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)
Total I-3 Zoned Gross			40.05 ac (1,744,842
Tract Area (acres)			sf)
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
Total Gross Floor Area of Hospital			802,805 sf
Floor Area Ratio			
(FAR)=			
-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: From Plum Orchard	25' (N/A)	50'	50' minimum
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			1
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			1
R&D zones:	20'		20' minimum
From Plum Orchard			
Road (an arterial road			
that separates the zone			
from a commercial or	1		1
industrial zone):	35'		35' minimum
Street Frontage and			
access (FT):			1
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			Į.
spaces, accessible and			
van accessible spaces)			21364
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 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

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);
- 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:

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- 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.
 - 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. <u>Transportation & Pedestrian Circulation</u>

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

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



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:

8787 Georgia Avana Care Speige Departme 19910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

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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 _______ (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

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



MCPB No. 12-42

Site Plan No. 82008021C

Project Name: Washington Adventist Hospital

Hearing Date: March 15, 2012

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 December 4, 2008, the Planning Board approved Site Plan 820080210 (MCPB Resolution 08-159) 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 located on the west side of plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive on I-1 and I-3 zoned land ("Property" or "Subject Property"); and

WHEREAS, on February, 2, 2010, the Planning Board approved Site Plan 82008021A for a number of architectural and site development modifications to Site Plan 820080210, resulting in a reduction to 792,951 square feet of approved development; and

WHEREAS, on August 10, 2010, the Planning Board approved Site Plan Amendment 82008021B for a modification to Condition No. 1 of Site Plan 82008021A to require conformance of the Site Plan with the approved Special Exception S-2721 dated October 27, 2008; and

WHEREAS, on January 11, 2012, Adventist HealthCare Inc. ("Applicant"), filed a site plan amendment application designated Site Plan 82008021C, Washington Adventist Hospital (the "Amendment") for approval of the following modifications to the previously approved site plans:

- 1. Increase density from 792,951 square feet to 803,428 square feet:
- 2. Increase North Parking Garage height by three levels (approximately 35 feet above grade) by eliminating some below grade parking without altering the number of parking spaces or garage footprint;
- 3. Widen North Parking Garage entrances;

Approved as to

Legal Sufficiency:

8787 Georgia Avanun Pro Degai Department Chairman's Office: 301.495.4605 Fax: 301.495.1320

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- 4. Provide additional building connections between the Hospital (Main Building) and Building A at levels 3, 4, and 5;
- 5. Implement minor architectural changes to the Hospital (Main Building) and Medical Office Building 1 (MOB 1);
- 6. Landscape, lighting and grading modifications;
- 7. The addition of switch and fuse boxes; and
- 8. The addition of PEPCO transformers; 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 March 1, 2012, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 15, 2012, 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, the Planning Board modified the Staff recommendation of the maximum amount of floor area approved by this Amendment to be 803,570 square feet, the maximum floor area allowed under the Special Exception S-2721 for the Subject Property, as conditioned; and

WHEREAS, on March 15, 2012, the Planning Board APPROVED the Amendment as modified at the Hearing, on the motion of Commissioner Dreyfuss, seconded by Commissioner Anderson, with a vote of 4-0; Commissioners Carrier, Casey, Dreyfuss, and Wells-Harley voting in favor, and Commissioner Presley being absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board APPROVES Site Plan 82008021C, i) to allow density up to the maximum allowed under the Special Exception S-2721, for 803,570 square feet, as long as it does not generate more than 1,212 weekday AM peak-hour trips and 1,080 weekday PM peak-hour trips from the site pursuant to the APF extension approved April 2008, Preliminary Plans 119820680 approved January 29, 2009 and 11991039A approved November 29, 2007, and ii) all other items in the Application as submitted; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the Hearing and as set forth in the Staff Report, which the Planning Board adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, Planning Board FINDS, with the conditions of approval that this Amendment does not alter the

intent, objectives, or requirements in the originally approved site plan, as revised by all previous amendments, and that all findings remain in effect; and

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on December 22, 2011, shall be required, except as modified as required by Staff; 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 Resolution is APR 9 2012 (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 an Order 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 Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor of the motion, and Commissioner Anderson absent at its regular meeting held on Thursday, April 5, 2012, in Silver Spring, Maryland.

Françoise Carrier, Chair

Montgomery County Planning Board

MCPB No. 12-142

Site Plan No. 82008021D

JAN 1 0 2013

Project Name: Washington Adventist Hospital

Hearing Date: December 20, 2012

RESOLUTION

WHEREAS, under 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 April 24, 2009, the Planning Board approved Site Plan No. 820020210 (MCPB Resolution 08-159), for 802,805 gross square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, two medical office buildings, and parking facilities on 48.86 acres of I-1 and I-3 zoned land located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive ("Property"), in the Fairland Master Plan ("Master Plan") area; and

WHEREAS, on February, 2, 2010, the Planning Board approved Site Plan No. 82008021A (MCPB Resolution 10-05) for a number of architectural and site development modifications resulting in a total of 792,951 square feet of development; and

WHEREAS, on August 10, 2010, the Planning Board approved Site Plan No. 82008021B (MCPB Resolution 10-95) for a modification to Condition No. 1 requiring conformance of the Site Plan with the approved Special Exception; and

WHEREAS, on April 9, 2012, the Planning Board approved Site Plan No. 82008021C (MCPB Resolution 12-42) for a number of architectural and site development modifications resulting in a total of 803,570 square feet of development; and

WHEREAS, on September 18, 2012, Adventist HealthCare Inc., ("Applicant"), filed a site plan amendment application, which was designated Site Plan No. 82008021D ("Amendment"), for approval of the following modifications:

1. An interim surface parking lot consisting of 424 parking spaces with associated campus bus shelter, landscaping, lighting and grading;

2. A pedestrian canopy between Building A and the South Parking Garage;

Approved as to Legal Sufficiency; Avenue Silver Spring, Maryland 20010 Phone: 301.495.4605 Fax: 301.495.1320

- 3. Revised architectural elevation for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital; and
- 4. Modified handicap ramp design and locations on Plum Orchard Drive.

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 December 5, 2012 setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on December 20, 2012, Staff presented the Amendment to the Planning Board as a consent item for its review and action; and

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board hereby adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves certain elements of Site Plan No. 82008021D, for an interim surface parking lot consisting of 424 parking spaces with associated campus bus shelter, landscaping, lighting and grading; a pedestrian canopy between Building A and the South Parking Garage; revised architectural elevation for a modification to a wall separating the loading dock area from the café terrace on the western side of the Hospital; and modified handicap ramp design and locations on Plum Orchard Drive.

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on August 22, 2012, shall be required, except as modified as required by staff; and

BE IT FURTHER RESOLVED, unless amended, all other conditions of approval for Site Plan Nos. 820080210, 82008021A, 82008021B, and 82008021C remain valid and in full force and effect; and

BE IT FURTHER RESOLVED, that, having given full consideration to the recommendations and findings of its Staff as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS, with the conditions of approval that this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan, as revised by previous amendments and that all findings remain in effect; 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 written 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 Presley, seconded by Commissioner Anderson, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Anderson, Dreyfuss, and Presley voting in favor of the motion, at its regular meeting held on Thursday, December 20, 2012, in Silver Spring, Maryland.

Françoise M. Carrier, Chair

Montgomery County Planning Board