

**MEMORANDUM**

**DATE:** April 30, 2002  
**TO:** Montgomery County Planning Board  
**VIA:** Rick Hawthorn, Chief  
 Michael Ma, Supervisor  
 Development Review Division  
**FROM:** Wynn E. Witthans *WW*  
 Planning Department Staff  
 (301) 495-4584

**REVIEW TYPE:** Final Water Quality Plan and Site Plan Review  
**APPLYING FOR:** 203,262 s.f. of Hospital  
**PROJECT NAME:** Shady Grove Seventh Day Adventist Hospital  
**CASE #:** 8-99024A  
**REVIEW BASIS:** Sec. 59-D-3, M. C. Zoning Ordinance  
 Section 19-64 Final Water Quality Plan  
**ZONE:** LSC  
**LOCATION:** Medical Center Drive, North of the intersection of Medical Center Drive  
 and Medical Center Way  
**MASTER PLAN:** Shady Grove Study Area Approved, July 1990  
**APPLICANT:** Shady Grove Seventh Day Adventist Hospital  
**FILING DATE:** October 20, 2002  
**HEARING DATE:** May 6, 2004

**STAFF RECOMMENDATION: Final Water Quality Plan**

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

1. Conformance to the MCDPS approval memo of October 15, 2003.

## **STAFF RECOMMENDATION Site Plan Review #8- 99024A:**

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

1. All trees, used for screening, displaced for storm water management on the adjacent rehabilitation hospital site plan shall be relocated or replaced.
2. The Site Plan Enforcement Agreement shall reference an Off-Site Parking agreement per Section 59-E-3.4 of the Zoning Ordinance, as required, in regards to the shared parking with the adjacent Potomac Ridge Behavioral Health site plan #8-04008.
3. A lighting plan shall be submitted for staff review that shall include light levels that cut off at the property line and have even light levels throughout the site at IENSA approved levels.
4. A final review of the latest building materials is required by the Architectural Review Committee, as established by DED, prior to release of signature set.
5. The applicant shall establish a plan, prior to the release of signature set, to phase out the temporary trailers in a time frame to require their removal prior to completion of this site plan in order to conform to the Development Plan requirements prohibiting such uses long term on site.
6. Transportation Requirements:
  - a. Total development under the site plan for the Potomac Ridge Behavioral Health (Site Plan No. 8-04008) is limited to the existing 107,000 square feet.
  - b. Total development under the site plan for the Hospital (Site Plan No. 8-99024-A) is limited to 325,302 FAR square feet or 387,306 total square feet.
  - c. The Hospital shall implement a comprehensive traffic management program as described in the Travel Demand Management (TDM) program submitted by the applicant on February 25, 2004.
  - d. The Hospital shall participate in a future Transportation Management District (TMD) for the Shady Grove Master Plan Study Area when the TMD is established by the Montgomery County Department of Public Works and Transportation (DPWT).
7. Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
  - a. Development Program to include a phasing schedule as follows:
    - 1) Streets tree planting must progress as street construction is completed, but no later than six months after completion project.
    - 2) Community-wide pedestrian pathways facilities must be completed prior to completion of the development.

- 3) Landscaping associated with the development shall be completed as construction of the pedestrian areas are completed.
  - 4) Pedestrian pathways and seating areas shall be completed as construction of the facility is completed.
- b. Signature set of site, landscape/lighting, forest conservation and sediment and erosion Control plans to include for staff review prior to approval by Montgomery County Department of Permitting Services (DPS):
- 1) Limits of disturbance.
  - 2) Conditions of DPS Stormwater Management Concept approval letter dated October 15, 2003.
  - 3) The development program inspection schedule.
  - 4) Streets trees 50 feet on center along all public streets.
  - 5) No clearing or grading prior to M-NCPPC approval of signature set of plans.

## ISSUES RESOLVED DURING SITE PLAN REVIEW

Square footage for the hospital was re-evaluated to reexamine the ground floor as being a cellar (and not countable as FAR) or as Basement (countable as FAR). This reduced the existing building on site by 109,288 sf and the proposed ground floor of the building will not be counted as FAR. The 51% of the ground floor for both buildings the below 'the mean level of the adjacent ground', thus qualifying it as a cellar.

Square footage for entire SGSHA hospital site as shown on the March 1999 Department of Economic Development chart now includes the total SGSDAH site and Potomac Ridge Behavioral Health and Dialysis Center. The Applicant is combining all of those lots utilizing the minor lot line adjustment. The site relationship to the overall FAR will be available for the Planning Board Hearing. Also, the Architectural Review Committee, established by DED, has reviewed the project in a preliminary way. A final review of the latest building materials is required prior to release of signature set.

The applicant has revised the submittal during the review process. The hospital design and front entrance design were revised. The pedestrian system was enhanced and landscaping within the parking lots was enhanced.

The revision in the hospital's entry requires a change in the access point to the confronting LTI/HGS campus. The revision of the entry would likely be a minor amendment to a site plan with a Development Review Committee review to insure DPWT and DPS approval. HGS has submitted a letter dated April 27, 2004 that indicates agreement with the entrance change, attached.

The Planning Board reviewed earlier additions to the hospital as part of the Mandatory Referral process. When the zoning changed to Life Science Center zone from the R-200 zone, site plan review was required for projects within the Shady Grove Life Sciences Center.

Existing trailers have been on site for many years although they are classified as temporary. Long-term trailers on site are not allowed per the SGLSC Development Plan. Staff recommends the trailers be phased out with the construction of this project.

**PROJECT DESCRIPTION:** Surrounding Vicinity

The site is served by Medical Center Drive that forms the southern boundary of the property. Property adjoining the site to the north is the Potomac Ridge Behavioral and Ambulatory Care site plan, both zoned Life Science Center Zone. South of the site is Medical Center Drive, beyond which is the Life Technologies site plan, now owned by Human Genome Sciences. The site is within the Shady Grove Life Sciences Center.

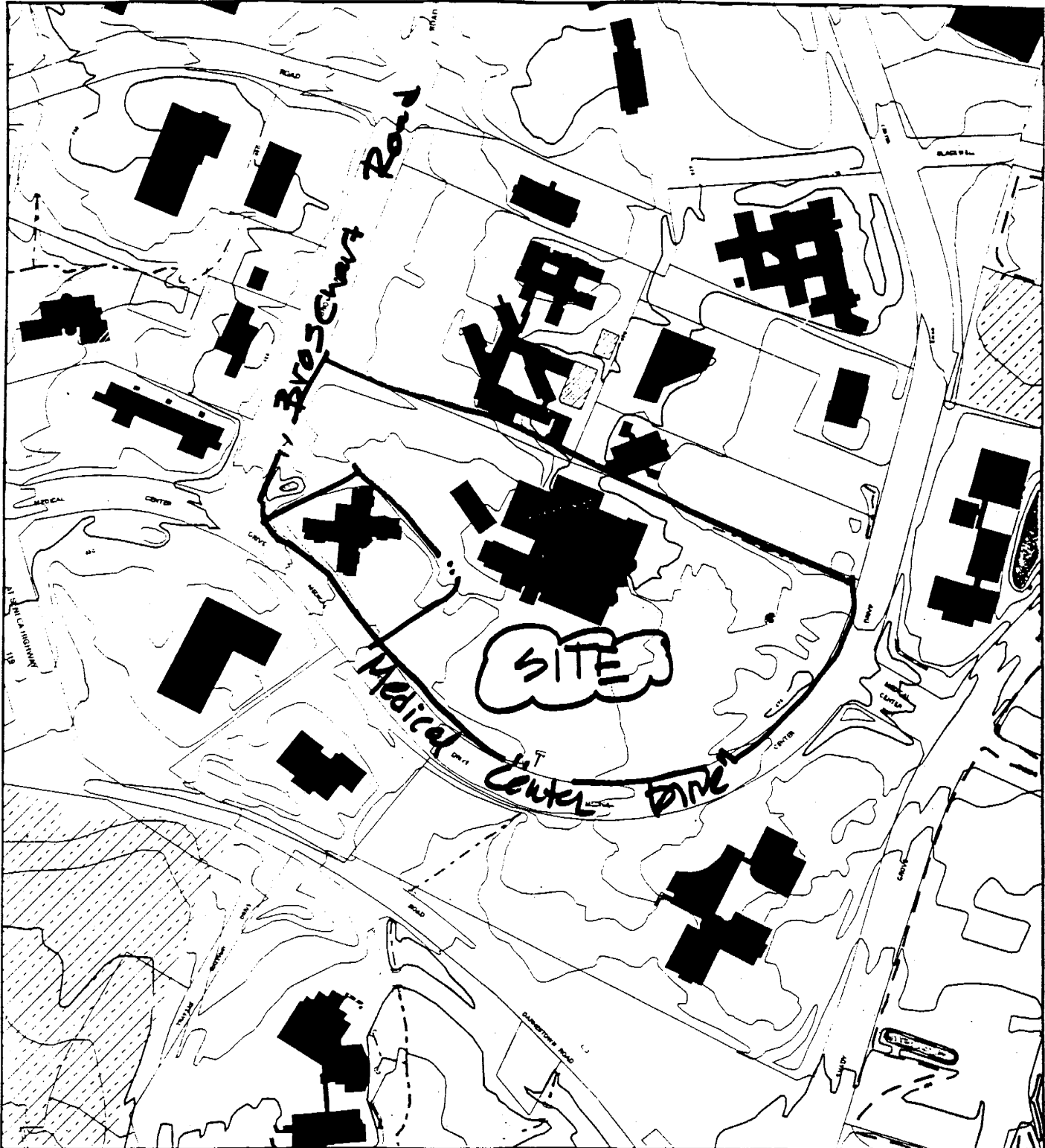
**PROJECT DESCRIPTION:** Site Description: - Existing

The site is currently approved for 408,931 square feet of hospital and rehabilitation hospital (FAR and non-FAR space) and 1,096 space parking spaces. The parking lot holds many the mature trees in varying degrees of poor and good health that will be replaced or relocated. The current front of the building and a portion of the parking lot will be the site of the addition.

The site, as it stands today, includes the current hospital, a rehabilitation hospital and some temporary trailers. The hospital and the trailers were approved by earlier mandatory referrals and the rehabilitation was approved by site plan review.

VICINITY MAP FOR

# SHADY GROVE ADVENTIST HOSPITAL (8-99024A)



Map compiled on November 08, 2002 at 10:56 AM Site located on base sheet no - 219NW05

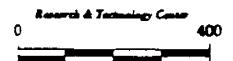
## NOTICE

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Key Map



1:4800

**PROJECT DESCRIPTION:** Proposal

The proposal includes an addition of five levels (one ground level with four upper stories). The addition will serve as a Women's center. The addition extends from the southeast end of the existing building and has entrances at two levels – the lower level entrance extends to the southwest and the upper level entry extends to the east and is adjacent to the emergency room entrance. The lower level entry extends directly from Medical Center Drive and is a boulevard configuration. A separate loop extends from the entry drive to the front doors of the two portions of the hospital served by this entrance, the women's center and hospital main entrance.

The existing parking lot has been reconfigured for this proposal and the internal entry drive has been changed to utilize Medical Center Drive as the connecting loop road. The front parking lots interconnect in a different way than originally.

The parking area to the west that extends across the Potomac Ridge Behavioral Health former property line is now interconnected to the hospital parking lot with two driveway connections.

The parking area to the east has been reconfigured to include more parking spaces and a more efficient circulation pattern.

Pedestrian systems- sidewalks and crosswalks, have been maintained and throughout the site plan. There are multiple continuous paths from Medical Center Drive and Broschart Road into the hospital to provide for multiple directional pedestrian trips to and from the hospital. The hospital now links pedestrians to the north to the remainder of the SGLSC and into the garden space immediately north of the hospital. The parking lot additions to the east and west have pedestrian linkages through the parking lots and to adjacent lots.

Landscaping includes shade trees within the parking lot, shrubs within and around the edges of the parking lot to screen the vehicles. The front entry has been embellished with extensive landscaping within the boulevard entrance. The front entry now includes generous sitting areas with multiple benches and gardens that allow for waiting room overflow.

Lighting has been provided for the parking lots with light fixtures that resemble the fixtures recommended in the SGLSC Development Plan. The light levels approach 4 foot-candle average with 1000 watt lamps; IESNA guidelines recommend 1.5 – 2.5 foot-candles for parking lots. A subsequent lighting plan will be submitted.

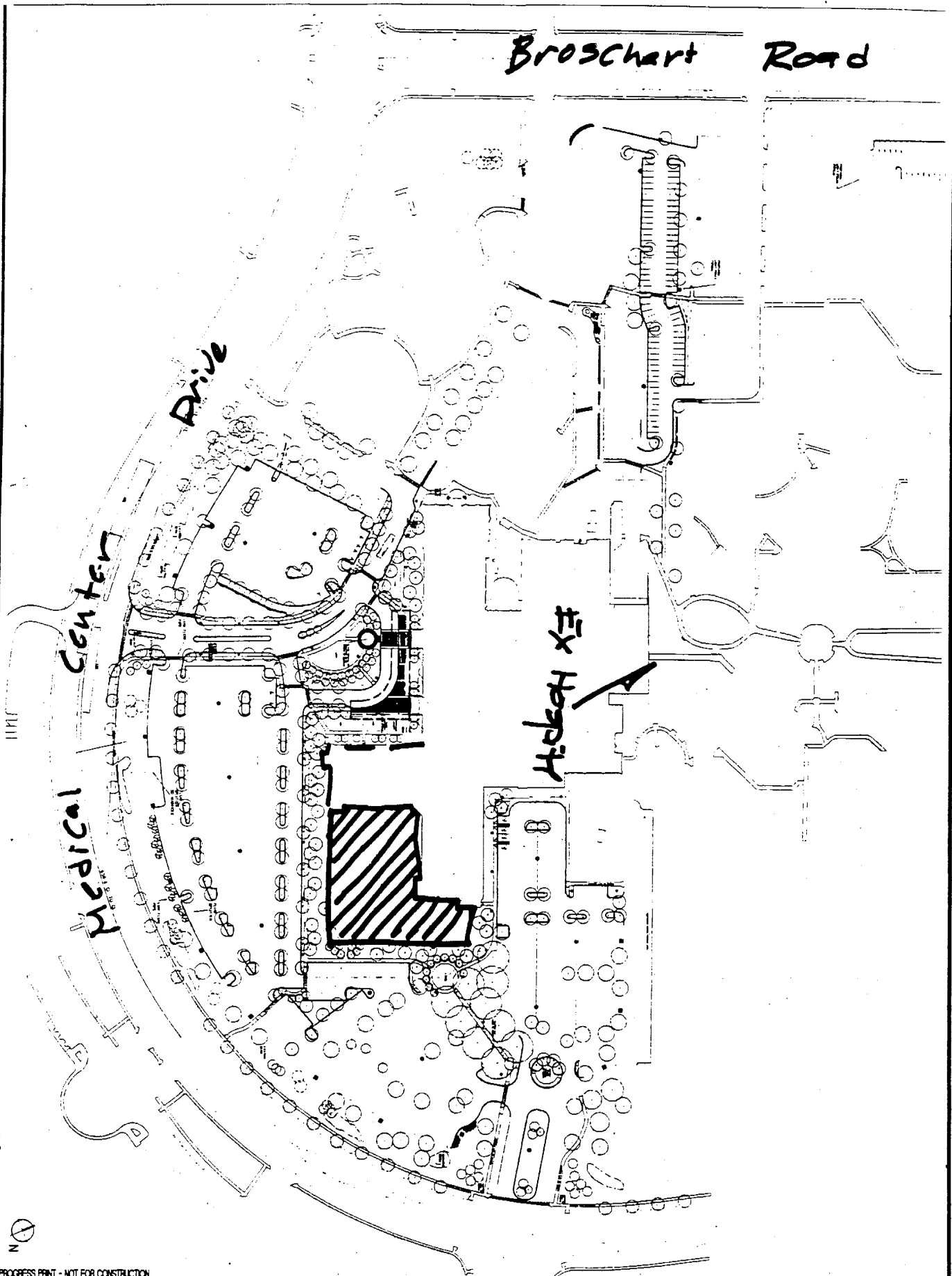
Broschart Road

Drive

Center

Medical

Ex Hospital



PROGRESS PRINT - NOT FOR CONSTRUCTION

L101

SHADY GROVE  
**ADVENTIST HOSPITAL**  
 Montgomery County, Maryland

OVERALL LANDSCAPE PLAN

PARKER RODRIGUEZ, INC.

1/11/11  
 11:00 AM  
 11:00 AM



**PROJECT DESCRIPTION:** Prior Approvals

Preliminary Plan # 1-88233 was previously approved and amended for the site. The site conforms to the preliminary plan approval as it proposes no changes to the 1,671,454 square footage APF limits of the property. The minor lot line adjustment changes will enlarge the lot to include the Potomac Ridge Behavioral Health center, but as all the lots were covered by the same Preliminary Plan and APF approvals, there is no change to the earlier approvals.

**ANALYSIS:** Conformance to Master Plan

The site plan conforms to the Master Plan as follows continuing the health care services in the core of the Shady Grove Life Sciences Center. The development standards for the SGLSC Development Plan are part of the LSC zone and are satisfied with this plan. The site plan conforms to the Development Plan for the Shady Grove Life Sciences Center via its earlier approval. This amendment conforms to the Design Guidelines in the following ways: it screens the service areas so they don't detract from the design of the facility, the pedestrian areas are designed with special paving surfaces, the landscaping is informal, will be low in maintenance and has seasonal interest.

**ANALYSIS: Conformance to Development Standards**

**PROJECT DATA TABLE**

Development Standard	Permitted/ Required	Proposed
Lot Area (ac.):	n/a	25.2846 acres
Gross Floor Area (sq. ft.):	n/a	Ex. Hospital – 346,927 sf* Prop Hospital- 203,262 sf*
Floor Area Ratio (FAR):	.3 or .5**	XXX FAR (387,306 sf *counted towards FAR this site plan)
Green Space (%):	25%(6.32 ac)	40.1% (10.13 ac)
Building Coverage (%)	25%(6.32 ac)	19.5% (4.95 acres)
Building Height (ft)	125 ft	64 feet
Parking:		
Setback to Right of Way	25 ft.	50 ft.

A Joint Parking Agreement is required between the SGSDAH and Potomac Ridge Behavioral Health Center sites to allow for shared parking between the two facilities. It shall reflect the following:

	Required	Provided
SGSDAH	855	1,028
PRBH	183	368
<b>Total</b>	<b>1038</b>	<b>1396</b>

\* The site plan proposal has maintained the elevation of the grading around the sides of the hospital so the lower floors of the new addition can be counted as cellar instead of basement. This removes 178, 939 of existing and proposed square footage at the ground floor level from the FAR calculations. Therefore the total FAR square footage of the hospital itself is proposed at 325,302 FAR sf when the actual building size is 550,189.

\*\* The LSC zone allows all the SF to within the Preliminary Plan to be calculated jointly to meet the total FAR allowed within the Preliminary Plan. This site provides ### or ### FAR of the total.

**FINDINGS:** For Site Plan Review

1. *The Site Plan is consistent with the approved development plan for the optional method of development as required.*
2. *The Site Plan meets all of the requirements of the zone in which it is located. See project Data Table above.*
3. *The location of the building and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe and efficient.*
  - a. The building location combines with the existing building form and creates an attractive building mass that provides an enhancement to each orientation of the entrances to the hospital, reinforcing the different focus of each entry (women's care or emergency care). The revised entry gives more clarity and definition to the front door of the hospital campus via the boulevard entry drive and the front entry drive loop. This gives the proposal great compatibility with the existing building and its surroundings.
  - b. Open Spaces  

The stormwater management is provided by on-site water quality control via a surface sand filter and onsite recharge via stone storage beneath the sand filter. Channel protection volume is not required because one year post development peak discharge is less than or equal to 2.0 cfs.
  - c. Landscaping and Lighting  

The landscaping provides shade, seasonal attractiveness and enhancement to pedestrian areas and to the parking lot areas. The landscaping preserves some of the existing trees and parking lot screening, giving the new proposal a well-integrated look.

The lighting plan for the proposal, once revised to conform to IESNA standards, will give adequate lighting for all pedestrian areas. The final plan will reduce light levels so to not create off site impacts such as glare or excessive nightglow.
  - d. Recreation  

Recreation is not a requirement of commercial properties.

e. Vehicular and Pedestrian Circulation

The vehicular circulation pattern has been improved with the proposal, with giving better orientation to the site for the driver entering the site. The internal vehicular circulation patterns are well designed and give maximum efficiency to the parking lots on site. The pedestrian system is thoroughly connected through the site providing safe pedestrian connections with a system of cross walks and sidewalks.

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

The proposal is compatible with adjacent health care related facilities in the SGLSC. The building blends in to the form established in the core of the development and the pedestrian and vehicular systems established on site.

Buffers provided with the screening between the parking lot areas will improve the attractiveness of the site and reduce the overall views to surface parking.

The activity associated with the proposed will not cause any negative effect on adjacent SGLSC properties.

5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

No Forest Conservation Plan is required due to an approved Preliminary Plan of Subdivision that occurred within the grand fathering period of 1984-1991.

## APPENDIX

Memo's as listed in report.