**MEMORANDUM**

DATE: July 8, 2005
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: Doug Johnsen
 Development Review Division
 (301) 495-4571



REVIEW TYPE: **Site Plan Review**
 CASE #: **8-99024B**
 PROJECT NAME: Shady Grove Adventist Hospital
 APPLYING FOR: Approval of 5,892 s.f. of electrical room addition
 REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 ZONE: Life Sciences Center (LSC)
 LOCATION: On Medical Center Drive, at the intersection with Medical Center Way
 MASTER PLAN: Shady Grove Master Plan
 APPLICANT: Shady Grove Adventist Hospital
 FILING DATE: May 26, 2005
 HEARING DATE: July 28, 2005

STAFF RECOMMENDATION: Approval of Site Plan Amendment 8-99024B for 5,892 s.f. electrical room addition to existing hospital on 39.16 acres. All site elements of the Shady Grove Adventist Hospital plans stamped by M-NCPPC on May 26, 2005 shall be required except as modified by the following conditions:

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

3. Landscaping

- a. Provide six (6) additional River Birches (*Betula nigra*) grouped informally along proposed asphalt path.
- b. Provide additional Leatherleaf Viburnums (*Viburnum rhytidophyllum*) along wall of building addition and down slope.
- c. Provide ground plane landscape treatment on north side of new addition and west of addition where proposed staging area is located.

4. Forest Conservation

The proposed development shall comply with the conditions of approval for the Forest Conservation Exemption dated June 18, 1994.

5. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated May 10, 2005 [Appendix C].

6. Development Program

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

- a. Landscaping associated with proposed amendment shall be completed as construction of the facility is completed.
- b. Pedestrian pathways associated with the addition shall be completed as construction of the facility is completed.
- c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

7. Clearing and Grading

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

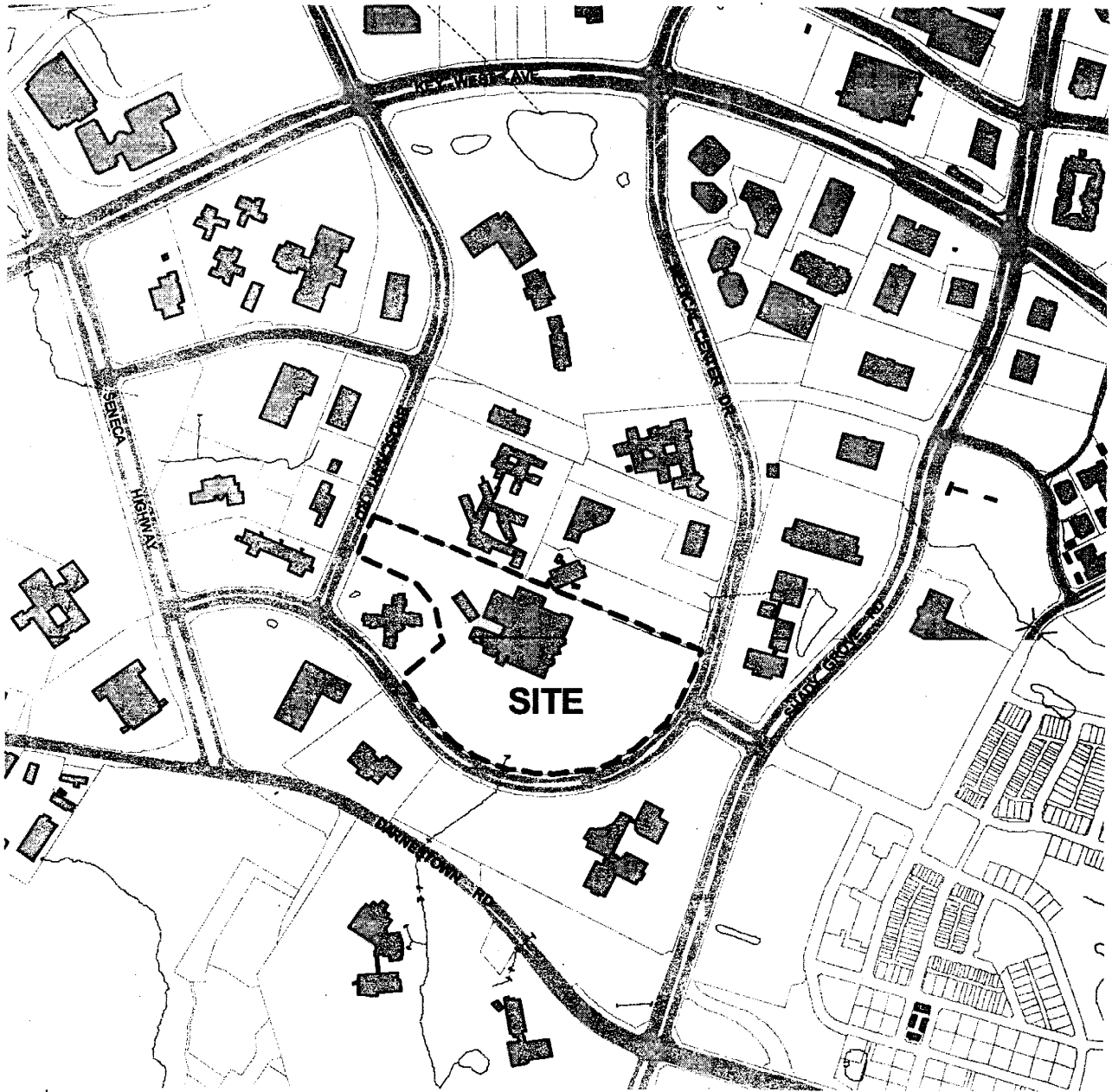
8. Signature Set

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

- a. Development program, inspection schedule, and Site Plan Opinion.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.

PROJECT DESCRIPTION: Site Vicinity

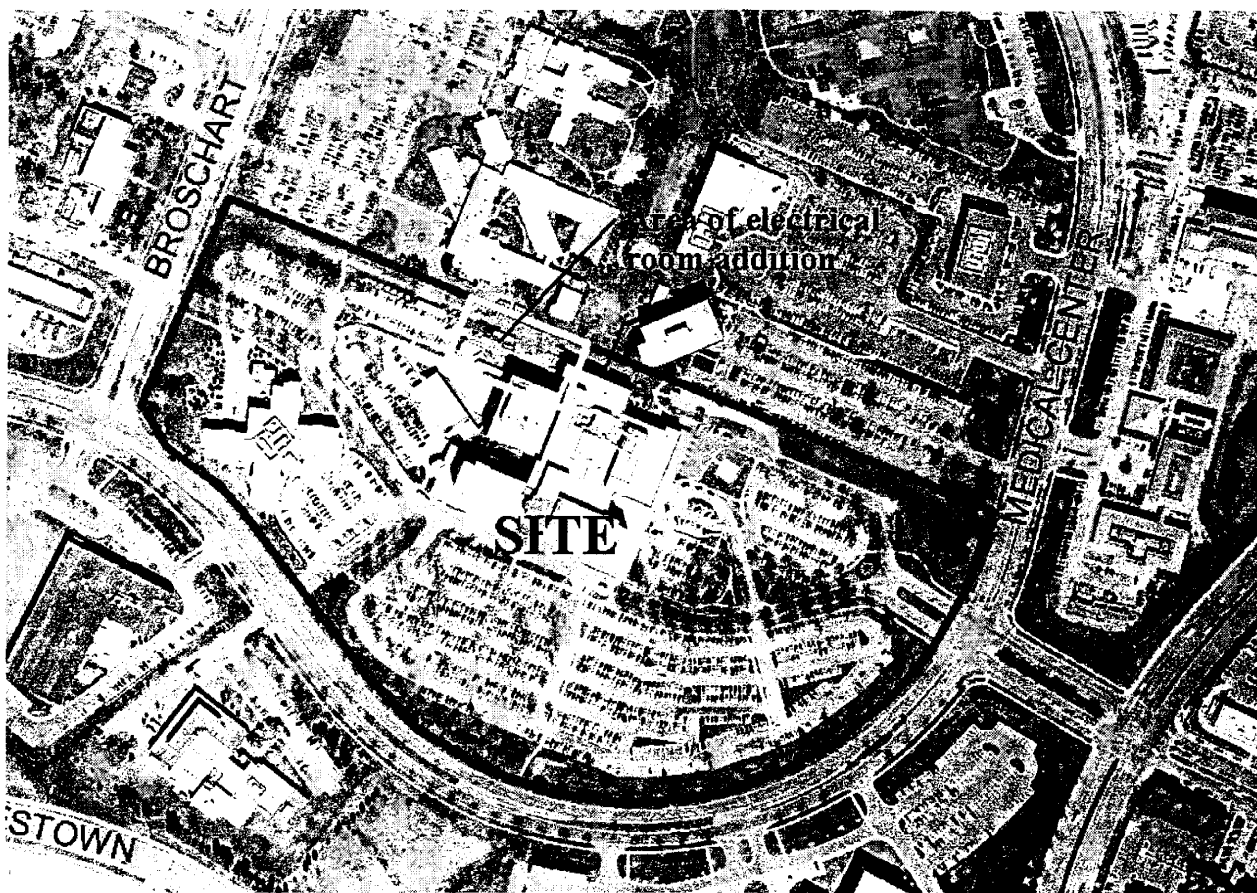
The subject property is located on the north side of Medical Center Drive between Broschart Road and Medical Center Way. To the north of the site is the Potomac Ridge Behavioral and Ambulatory Care Center. South of the site is Medical Center Drive, beyond which is the Life Technologies Center owned by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



PROJECT DESCRIPTION: Site Description

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 mature trees in varying degrees of poor and good health that will be replaced or relocated. The building addition is located on the northwest corner of the main hospital between the main hospital and the Potomac Ridge Behavioral Health Center.

The site 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 facility was approved by site plan review.





View from north of hospital showing northeast corner of Shady Grove Adventist Hospital and location of proposed electrical room addition.

PROJECT DESCRIPTION: Prior Approvals

Zoning/Development Plan

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

Preliminary Plan

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

Site Plan

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

Site Plan Amendment

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

ANALYSIS: Conformance to Development Standards

PROJECT DATA TABLE (LSC Zone)

Development Standard	Permitted/ Required	Proposed
Min. Tract Area (ac.):	N/A	39.16
Gross Floor Area (sf)	626,910	527,272 ¹
Floor Area Ratio (FAR)	.3675 ²	.306 ³
Green Space (%)	25	42.7
Min. Building Setbacks (ft.)		
from rights-of-way of interior roads	25	210
from rights-of-way of perimeter roads	50	210
from right-of-way line at entry gateways	50	N/A
from interior lot lines	20	N/A
Parking Setbacks (ft.)		
from rights-of-way	50	N/A
from interior lot lines	15	N/A
from adjacent parking lot	8	N/A
from Blackwell Rd. & cul-de-sacs	25	N/A
Max. Building Height (ft.):	100	35

¹ Includes the proposed electrical room addition.

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

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

ANALYSIS:

Conformance to Master Plan

The proposed electrical building addition for Shady Grove Adventist Hospital is consistent with the overall land use recommendations for the Life Sciences Center in the 1990 *Shady Grove Study Area Master Plan*. The electrical building addition, while adjacent to the “commons,” will not impact this area.

Local Area Transportation Review

No new employees will be associated with this electrical building addition, therefore no additional parking or traffic study is required for this amendment.

FINDINGS: For Site Plan Review

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

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

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

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

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

- b. **Green Spaces**

The campus currently provides approximately 43% of green space throughout site.

The stormwater management concept consists of on-site water quality control via a water quality inlet. Channel protection volume is provided in the Shady Branch 5 Regional Pond.

c. Landscaping and Lighting

The proposed landscaping on the site consists of three (3) River Birches (*Betula nigra*) along the proposed sidewalk and plantings of Leatherleaf Viburnum (*Viburnum rhytidophyllum*) along edge of building addition. The revised landscaping will provide a more informal feel and will soften the appearance of the asphalt path and building addition while at the same time providing shading along the walk between the hospital and the Potomac Behavior Health Center.

Existing project lighting will not be affected by this amendment.

d. Recreation

No recreational facilities are required for this commercial development.

e. Vehicular and Pedestrian Circulation

As part of this amendment an additional asphalt pedestrian path is added as a connection between two existing paths. This will enhance the circulation through the site by providing a logical connection between two existing circulation patterns.

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

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

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

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

APPENDIX

- A. Planning Board Opinion for Preliminary Plan 1-88233
- B. Planning Board Opinion for Site Plan 8-99024A.
- C. Memorandums from agencies