



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

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

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

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

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

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

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

Approved as to
Legal Sufficiency:

[Signature] 1/19/10

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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.
 - iii. Revise the Category I conservation easement north of the North Parking Garage on the record plat to exclude the 30-foot wide easement for the preferred alignment and/or design of the 36-inch stormwater management outfall.
- b. Prior to signature approval of the certified forest conservation plan, the location and limit of disturbance (LOD) associated with the preferred stormwater management outfall alignment in the vicinity of the North Parking Garage shall be adjusted to minimize impacts to significant and specimen trees along its alignment to the extent feasible. The preferred alignment shall be flagged for review by the M-NCPPC forest conservation inspector; DPS plan reviewer and the applicant's Maryland tree expert. Any adjustments to the LOD shall be reflected on the project's FFCP, Sediment and Erosion Control and Final Engineering plans.
- c. The Arborist's Report shall be revised to include tree protection measures and recommended treatments to minimize tree damage along the selected outfall

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

Open Space, Recreation & Amenities

5. Amenities & Recreation Facilities

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

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

Transportation & Circulation

6. Transportation & Pedestrian Circulation

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

Site Plan

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

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

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

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

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

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

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

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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