



DEC 12 2011

MCPB No.11-99
Site Plan No. 820110110
Project Name: Holy Cross Hospital
Date of Hearing: October 20, 2011

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 May 25, 2011, Holy Cross Hospital ("Applicant") filed an application for approval of a Site Plan for a Hospital Building (237,200 square feet); Medical Office Building (80,000 square feet); and associated landscape and parking facilities on 18.27 acres of land zoned LSC, located on the Montgomery College property in the northeast corner of the intersection of Observation Drive and Middlebrook Road ("Property" or "Subject Property"); and

WHEREAS, Applicant's Site Plan application was designated Site Plan No. 820110110, Holy Cross Hospital ("Site Plan" or "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board dated October 7, 2011, setting forth its analysis of, and recommendation for approval of the Application subject to certain conditions ("Staff Report");

WHEREAS Staff issued an addendum to the Staff Report with supplemental findings and additional analysis on the adequacy of site access, safety and efficiency; and

WHEREAS, following the review and analysis of the Application by Staff and the staff of other governmental agencies, on October 20, 2011 the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony, received evidence submitted for the record on the Application and revised the conditions of approval set forth by the original memorandum; and

Approved as to
Legal Sufficiency:

Christina Sonnet 11/30/11

8787 Georgia Avenue, Silver Spring, Maryland 20910

M-NCPPC Legal Department
www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

E-Mail: mcp-chairman@mncppc.org

WHEREAS, on October 20, 2011, the Planning Board approved the Application subject to conditions with revisions to conditions: 1, 8, 10b 11a, 13b, 13c, and 13e on the motion of Commissioner Dreyfus; seconded by Commissioner Wells-Harley; with a vote of 4-0, Commissioners Anderson, Carrier, Dreyfuss, and Wells-Harley voting in favor of the motion with Commissioner Presley absent from the Hearing.

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. 820110110 for the 93-bed Hospital (237,200 square feet), Medical Office Building (80,000 square feet), and associated landscape and parking facilities, on 18.27 acres in the LSC zone, subject to the following conditions as revised:

1. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for the Preliminary Plan No. 120110380 as listed in the Planning Board Resolution unless amended. This includes but is not limited to all references to the density, rights-of-way, dedications, easements, transportation conditions, Department of Transportation conditions (DOT), and Department of Permitting and Services (DPS) stormwater conditions.

2. Stormwater Management

The Applicant must comply with the conditions of the Montgomery County Department of Permitting Services (MCDPS) stormwater management approvals dated November 9, 2009, October 13, 2010 and May 17, 2011. The conditions may be amended by MCDPS, provided the amendments do not conflict with other conditions of the preliminary plan approval.

3. LEED Certification

- a. The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) Certified Rating Certification at a minimum. The Applicant must make good faith efforts to achieve a LEED Silver rating.
- b. Before the issuance of any use and occupancy certificate, the Applicant must inform M-NCPPC Staff of the LEED Certification Level for which they are applying.
- c. If the Applicant is applying for less than a Silver rating, prior to the issuance of the final use and occupancy certificate, the Applicant must provide a written report to M-NCPPC Staff, for public record purposes only, that includes:
 - i. Analysis by the Applicant's LEED consultant regarding the feasibility of achieving a LEED-Silver rating; and
 - ii. An affidavit from a LEED-Accredited Professional identifying the minimum additional improvements required to achieve the LEED Silver rating, including their associated extra cost.

- d. Submission of the written report constitutes compliance with condition 3c.

Transportation

Based on Staff's review of the traffic analysis submitted by the Applicant, Staff recommends approval of the Adequate Public Facilities (APF) test related to the Local Area Transportation Review (LATR) and Policy Area Mobility Review (PAMR) requirements. The following roadway improvements must be completed and open to traffic prior to the release of any use and occupancy permit.

4. Restripe the single eastbound left-turn lane on MD 118 to northbound I-270 to provide for dual left-turn lanes.
5. Restripe the pavement on eastbound MD 118 to provide for two eastbound right turn lanes on to southbound MD 355 and provide the necessary signal/signage modifications to accommodate this movement.
6. Construct Observation Drive/Goldenrod Lane as a four (4) lane arterial from its current terminus immediately north of Middlebrook Road to the existing section of Goldenrod Lane (which intersects with MD 118).
7. Prior to the certification of the Site Plan, the Applicant must update the June 13, 2011 Traffic Impact Study to address comments referenced in the September 22, 2011 DOT letter.

Environmental

8. Prior to the release of the use and occupancy permit for the Hospital, a further noise study must be conducted by a certified acoustical engineer to measure whether the actual mechanical equipment installed complies with the Montgomery County Noise Ordinance. This report must be submitted and reviewed by the Maryland National Capital Park and Planning Commission (M-NCPPC) Staff. In the event the equipment exceeds the allowable decibel level for this use at this location, the Applicant must construct the noise barrier, as described in Case 3 of the May 11, 2011 Noise Analysis prepared by Miller, Beam and Paganelli, Inc., in front of the equipment yard, in close proximity to the exterior mechanical equipment, prior to the issuance of any use and occupancy permits. The details of this installation must satisfy the requirements of the report and shall be shown on the Certified Site Plan.
9. No clearing and grading of the site prior to the recordation of all forest conservation easements shown on the approved Final Forest Conservation Plan, MR #2009720 and prior to the issuance of the sediment and erosion control permits by DPS.

Site Plan

10. Site Design

- a. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on the architectural drawings (submitted September 30, 2011), as determined by M-NCPPC Staff.
- b. The Applicant must coordinate with the College, the State Highway Administration (SHA) and DOT to establish a way-finding circulation system. The Way-Finding Plan may include, but is not limited to internal and external signage, banners, lighting, and design elements that efficiently direct patrons through the Property. The Way-Finding Plan will be incorporated into the Certified Site Plan and will be approved by M-NCPPC Staff prior to the certification. The Way-Finding Plan must include the internal circulation of the College, the internal circulation of the Hospital and the regional circulation along the primary roadways (i.e. Observation Drive, Germantown Road, Frederick Road, and Middlebrook Road and I-270). The locations of the proposed signage must be free of all obstructions and clearly visible from the directed routes.

11. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for commercial development.
- b. All onsite down-light fixtures must be full cut-off fixtures.
- c. Deflectors must be installed on all fixtures causing potential glare or excess illumination, specifically on the perimeter fixtures abutting the adjacent residential properties.
- d. Illumination levels must not exceed 0.5 footcandles (fc) at any property line abutting county roads and residential properties.
- e. The height of the light poles must not exceed 20 feet including the mounting base.

12. Landscape Surety

The Applicant must provide a performance bond prior to the release of the first building permit in accordance with Section 59-D-3.5(d) of the Montgomery County Zoning Ordinance with the following provisions:

- a. The amount of the performance bond must include plant material, on-site lighting, and site furniture within the relevant block of development.
- b. The Applicant must provide a cost estimate of the materials and facilities, which, upon Staff approval, will establish the initial bond amount.

- c. The bond must be maintained by the Applicant until all requirements have been fulfilled to the satisfaction of the Planning Director and a Certificate of Completion has been issued.
- d. The Applicant must provide a Site Plan Surety and Maintenance Agreement that outlines the responsibilities of the Applicant and incorporates the cost estimate. Agreement must be executed prior to issuance of the first building permit.

13. Development Program

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

- a. Street lamps and sidewalks must be installed within six months after street construction is completed. Street tree planting must be completed by the end of the next growing season.
- b. On-site amenities associated with each building, including but not limited to sidewalks, benches, trash receptacles, and bicycle facilities must be installed prior to release of any building occupancy permit.
- c. 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 and the Sediment Control Plan, as well as M-NCPPC inspection and approval of all tree-save areas and protection devices.
- d. The development program must provide phasing for installation of on-site landscaping and lighting.
- e. Landscaping associated with each parking lot and building shall be completed as construction of each facility is completed or the next growing season.
- f. Pedestrian pathways and seating areas associated with each facility must be completed as construction of each facility is completed.
- g. The development program must provide phasing of dedications, stormwater management, sediment and erosion control, afforestation, trip mitigation, and other features.

14. Certified Site Plan

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

- a. Include the final forest conservation approval, stormwater management concept approval, development program, inspection schedule, and Site Plan Resolution on the approval or cover sheet.
- b. Add a note to the Site Plan stating that "M-NCPPC staff must inspect all tree-save areas and protection devices prior to clearing and grading."

- c. Modify data table to reflect development standards enumerated in the Staff Report.
- d. Ensure consistency of all details and layout between Site Plan and landscape plan.

BE IT FURTHER RESOLVED, that all site development elements as shown on the drawings stamped by the M-NCPPC on September 12, 2011, 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 (except as modified herein), 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.*

In accordance with Section 59C-5.476(a), the Site Plan consistent with the recommendations of the applicable Master or Sector Plan, including general design principles recommended by the applicable master or sector plan and design guidelines adopted by the Planning Board to implement the applicable Master or Sector Plan.

No development, diagrammatic, schematic development, and/or project plans were required for this project. However; this Site Plan Application is in accordance with the Master Plan requirement for private sector facilities. The Sectional Map Amendment (SMA) No. G-887 was adopted by the County Council on May 18, 2010. The Montgomery College property (Parcel 29, currently 227 acres) was rezoned to the LSC zone in the sectional map amendment, which rezoned a total of approximately 919 acres of land.

Sector Plan and Design Guidelines

The Germantown Employment Area Sector Plan makes specific recommendations for the Montgomery College Campus. The Montgomery College Campus is identified as an important community resource within the Montgomery College District, intended to serve approximately 20,000 students. The future development of the 334 acres of the Campus is a key component to the preservation of the site's natural features and fostering links between

business and education in the I-270 Technology Corridor. The following land use, urban form and transportation recommendations are specific to the Montgomery College District:

Land Use

- *Expand Montgomery College's academic facilities to 1.1 million square feet and provide up to one million square feet for a technology park linking the business and academic communities. Private sector facilities on the campus will be subject to Site Plan review; academic facilities are subject to the Mandatory Referral process under the Regional District Act.*

The proposed development is well within the one million square feet for non-academic uses within the Science and Technology (S&T) Park. This project is the first to develop within the S&T Park and accounts for 32 percent (320,800 sf.) of the recommended non-academic uses.

- *The Sector Plan recommends rezoning the entire property to the I-3 zone (for development under the standard of optional method); which appear to provide the greatest flexibility to meet the College's needs. Current revisions being considered for the Life Science Center (LSC) Zone could also make this zone appropriate for the College property.*

As implemented by the SMA and in accordance with the Sector Plan (adopted October 2009); the Subject Property was rezoned to LSC on May 18, 2010.

- *Preserve 46 acres of high priority forest along I-270 and other high priority forested areas on the Property.*

This was specifically addressed with the approved Final Forest Conservation Plan dated June 24, 2010. Forty-six acres of forest were protected in the area west of Observation Drive.

- *Develop technology and office uses with signature architecture that takes advantage of the visibility from I-270. Use structured parking facilities to reduce impervious surface areas and improve water quality in the Gunners Branch watershed.*

The signature architecture proposed for the buildings and the public use space is adequately designed to human scale. The Hospital is located at the center of the site and the front façade of the building; more specifically the main entrance is appropriately oriented towards Observation Drive and the I-270 Corridor towards the west. Major views from I-270 will most likely be obstructed by an existing

development (Digital Community Corporation) and high priority forest; however proposed signage will efficiently guide visitors to the Hospital.

A 5-story structured parking facility is proposed to contain up to 575 spaces; which is 62 percent of the total number of parking spaces proposed. The surface parking facility will contain up to 347 spaces, and incorporates stormwater management facilities to improve the water quality of the surface runoff prior to reaching the Gunners Branch watershed.

Urban Form

- *Design the campus expansion and orient buildings to create a compact educational village that promotes interaction between buildings, synergy between public and private uses, reduces the amount of disturbed land, and creates an appealing and safe campus setting.*

The Medical Office Building (MOB) and parking garage are clustered around the Hospital, and are proposed to be linked together by an enclosed pedestrian corridor. Public and private spaces are strategically designed with minimal overlap, per the specific requirements of the Certificate of Need. The “campus-like” setting experienced on the existing campus is adequately duplicated within this project.

The ten foot shared use pathway along Observation Drive will provide a safe and adequate connection between the existing campus to the north and the Hospital. Large shade trees along the roadway will provide shade to walkers and bikers. Internal pedestrian sidewalks are linked to the 10 foot shared pathway and the public use spaces.

- *The street network shall provide pedestrian connections that create a walkable campus.*

The ten foot wide shared use pathway will accommodate pedestrians and bicyclists. Opportunities for off street trails or sidewalks will be evaluated as other private developments come in for review.

- *Provide open spaces that are buffered from the residential communities to the east.*

The Forest Conservation Plan protects a wide forested edge between these two uses.

- *Use building placement and site design to create smaller usable outdoor spaces that are characteristic of urban areas.*

The Site Plan accomplishes this by creating small outdoor seating areas and green spaces.

- *Limit the building height to 100 feet (eight stories) and cluster new development to provide a dense and cohesive campus.*

The maximum height of the Hospital building is 105 feet with 6 stories. The unique design needs of a hospital building, including the specialized equipment needed to provide state of the art service, dictate higher floor to ceiling heights than would be typically expected in an office building. The Hospital building is the tallest of the three buildings but steps down in height towards the east, and connects into the administrative wing; which is approximately 35 feet tall (2 stories). A stream valley buffer screens most major views of the administrative wing from the nearest adjacent property, the Boys and Girls Club, approximately 620 feet to the east of the administrative wing. The Zoning Ordinance (Section 59C-5.31a) specifies a maximum height of 200 feet within the LSC zone. Given the support for such a medical facility in the Sector Plan, and the specialized design needs of a hospital facility; the height of the Hospital building complies with the Sector Plan recommendation.

The MOB and parking garage are clustered around the Hospital to ensure a dense and cohesive campus.

- *Maintain building setbacks from I-270 of 200 feet and 100 feet from any interchange right-of-ways.*

The proposed development is setback approximately 0.45 miles (2,200 feet) from I-270 and is far in excess from the right-of-way for any interchange ramp. The Hospital development is separated from I-270 by the 46 acres of high priority forest protected by easement.

- *The College's planned expansion and development in the technology park will require additional access and transportation capacity. The Sector Plan recommends that Observation Drive be extended as a four lane arterial road with an 80 foot right-of-way with a shared use path through the College Property to connect Germantown Road at Goldenrod Lane with Middlebrook Road. The road should be located on the west and south sides of the campus with future connections to MD 355.*

The Site Plan requires that Observation Drive be completed from Goldenrod Lane to Middlebrook Road as an arterial, four lane road within a minimum 80 foot wide right-of-way. It will be located on the west and south sides of the campus.

The future connection to MD 355 for Observation Drive is not required at this time for LATR or PAMR purposes and the property required for dedication of this connection is not part of this Application. This connection should be fully evaluated for engineering and final alignment when additional expansion of the College or other private development is under review.

- *Extend Cider Press Place to connect MD 355 with the extension of Observation Drive.*

The Sector Plan recommended dedication and construction of the connection to Cider Press Place is not required to be built at this time. The land required to dedicate this connection is not part of this Application. The LATR and PAMR requirements for the Holy Cross Hospital and office building are satisfied by the extension of Observation from Goldenrod Lane to Middlebrook Road as shown on the preliminary plan. Further, the location of the Hospital lot in no way jeopardizes the future dedication of Cider Press Place on to the Campus. This future connection and final alignment will be completed with future development on the Campus that will cause it to be fully evaluated for traffic capacity, alignment, engineering, and neighborhood/property impacts.

2. *The Site Plan meets all of the requirements of the Life Science Center (LSC) zone and, where applicable, conforms to an urban renewal plan approved under Chapter 56.*

The Subject Site is zoned LSC. With respect to building height, and density the proposed development is under all the maximum standards allowed in the LSC zone. There are no required setbacks in this zone; however, in accordance with the Sector Plan, adequate landscape buffering of the major views from I-270 and the surrounding residential communities have been provided. The Application meets the 20 percent public use space requirement of the zone with five different garden/plazas areas that were efficiently and adequately designed to highlight major views, serve as relaxing areas of retreat, and provide landscape buffers between abutting uses.

Development Standards

The purpose of the LSC Zone is to promote research, academic and clinical facilities that advance the life sciences, health care services, and applied technologies. It is also the purpose of this zone to provide opportunities for the development of uses that support a Life Sciences Center while retaining an environment conducive to high technology research, development and production. The Site Plan meets the purpose and requirements of the LSC zone.

The following data table indicates the proposed development's compliance with the Zoning Ordinance.

Project Data Table

Development Standard	Permitted/Required	Sector Plan Rec's	Proposed for Approval
Lot Area (sf.)	N/A	N/A	795,798 sf.
Maximum Building Height (feet)			
Hospital	200 feet	100 feet (8 stories)	105 feet ¹ (6 stories)
MOB	200 feet	100 feet	65.2 feet
Parking Garage	200 feet	100 feet	55.5 feet
Proposed Use (sf.)			
Hospital	N/A	N/A	237,200 sf.
MOB	N/A	N/A	80,000 sf.
Pedestrian Linkage	N/A	N/A	3,600 sf.
Total	N/A	1,000,000 sf. ²	320,800 sf.
Minimum Coverage Limitation (%)			
Public Use Space	20%	N/A	31.1%
Maximum Density of Development	2.0 FAR	N/A	0.4 ³ FAR
Off-Street Parking and Loading			
Surface Parking Facility Area (sf.)	N/A	N/A	123,732 sf.
Internal Landscaping (%)	5% (6,187 sf.) ⁴	N/A	22.9% (28,385 sf.)
Parking Spaces			
Hospital Building	416 spaces ⁵	N/A	N/A
MOB	400 spaces ⁶	N/A	N/A
Total Spaces	816 spaces	N/A	932 spaces ⁷

¹ Referenced in the Sector Plan under the urban form recommendations (page 73); see page 18 of this report for further explanation.

² Referenced in the Sector plan under the land use recommendations (page 71); one million square feet will be dedicated to the technology park.

³ In accordance with Section 59C-5.321 (revised January 2011).

⁴ The square footage is based on the area of the surface parking facility.

⁵ The total parking requirement is based on the proposed square of the Hospital building divided by 1 per every 1,000 sf. Plus one space for the resident/ visiting doctor, and one space for every 3 employees. The total number of employees is 395.

⁶ The total parking requirement is based the MOB building square footage divided by 5 space per every 1,000 sf.

⁷ The total number of parking spaces included surface and garage facilities, 20 motorcycle spaces (10 surface spaces and 10 garage spaces), and ADA spaces. Bicycle racks (30) have also been provided.

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 buildings and structures of the proposed development are located to the east of Observation Drive and to the west of Frederick Road, west of the Boys and Girls Club building, which is appropriate for the character envisioned by the Sector Plan. The central location of the proposed buildings provides easy access to the building from adjoining sidewalks, parking facilities and Observation Drive. The locations of the buildings and structures are adequate and efficient, while meeting the aesthetic concerns of the area, and do not pose any safety concerns on the site.

The five different open space areas identify the main access points within the buildings, provide aesthetic appeal, enhance the natural conditions surrounding the site and introduce calming spaces for retreat outside of the building. The covered pedestrian walkway provides an efficient and safe connection to the proposed buildings. The plant materials function as a screen for the parking facilities and open space areas, emphasize and articulate the overall site design concept, and add repetition and shade along the street edges. Street trees and lighting are provided along the street and within the parking facilities to enhance the pedestrian environment. Interior lighting will create enough visibility to provide safety, but not so much as to cause glare on the adjacent roads or neighboring properties. There are no recreational facilities required for this Site Plan; however, seating areas which include bicycle racks adequately fulfill the 20 percent minimum requirement for public use space in the LSC zone. The open spaces, landscaping, and site details efficiently address the need for the proposed use and efficiently provide a safe and comfortable environment.

Two access points to the Holy Cross Hospital/MOB site are proposed from Observation Drive, which will be constructed as a four lane arterial roadway with a 10' shared use path on the east side. This roadway will provide both local traffic accessibility, and facilitates future bus service and additional pedestrian and bicycle access. The proposed alignment of Observation Drive as shown on the Site Plan is compatible with the Sector Plan alignment. The proposed access points to the campus have been reviewed for adequate site distance. The Planning Board finds that access will be adequate, safe, and efficient.

Pedestrian access from adjacent sidewalks efficiently integrates this site into the surrounding area. Proposed sidewalks are adequately connected into existing circulation systems. The vehicular circulation design efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation.

Adequate Public Facilities Review

The Adequate Public Facilities (APF) was considered at both the Preliminary Plan and Site Plan stages. Montgomery College is the Applicant for the Preliminary Plan and is responsible for the construction of the roadway and platting of the lot, while Holy Cross Hospital is the Applicant for the Site Plan and is responsible for the implementation of the construction of the project.

Local Area Transportation Review (LATR)

A traffic study was submitted to determine the impact of the proposed development on area transportation systems. Fourteen intersections were identified as critical intersections affected by the proposed development and were examined in the traffic study to determine whether they meet the applicable congestion standard for this area. The congestion standard in the Germantown East/Germantown West Policy Areas is 1,425 Critical Lane Volumes (CLV). All intersections are currently operating at an acceptable CLV level of 1,425. Under the background development (the existing traffic plus traffic from the approved but undeveloped projects), the intersection of MD 118 and MD 355 is projected to operate at an unacceptable CLV level during the weekday PM peak hour while all other intersections continue to operate at acceptable CLV standards. In the projection of the background development traffic analysis levels, all intersection improvements required to be built as conditions of approval for the recent Milestone Business Park project (Preliminary Plan No. 11987271B, approved by the Planning Board on January 27, 2011) were assumed to be built and open to traffic.

Under the total future development, which includes the background traffic plus traffic from the site, the implementation of the intersection improvements identified by the Applicant in the traffic study will allow all intersections to operate at an acceptable or better than acceptable level of traffic conditions, compared to the background development (1,434 vs. 1,477 for the MD 355/MD 118 intersection during the PM peak hour) during both the weekday AM and PM peak hours. With the implementation of the identified intersections improvements, this Application meets the LATR requirements.

Policy Area Mobility Review (PAMR)

The site is located within the Germantown East Policy Area where 50 percent of new trips must be mitigated as part of the PAMR requirements according to the Growth Policy. The site will generate 641 new PM peak hour trips subject to PAMR requirements of which the Applicant is required to mitigate 50 percent, or 321 trips. The traffic study proposes to construct Observation Drive/Goldenrod Lane as a four (4) lane arterial from its current terminus immediately north of Middlebrook Road to the existing section of Goldenrod Lane (which intersects

with MD 118) to meet the PAMR requirements. Staff has reviewed the PAMR trip mitigation analysis contained in the submitted Traffic Impact Study and found that this construction project will allow the project to meet the PAMR requirements. In the PAMR mitigation analysis, the Montgomery College's approved Biosciences Center development was included. Therefore, the construction of Observation Drive/Goldenrod Lane as proposed will provide sufficient PAMR mitigation for both the Montgomery College's Biosciences Center and the Holy Cross Hospital/MOB.

The Planning Board also considered a memorandum from Area 3 Team Staff members dated October 20, 2011, the subject line of which was identified as *Supplemental Findings for Adequacy of Site Access, Safety and Efficiency, Montgomery College – Germantown for Holy Cross Hospital, Preliminary Plan No. 120110380, Site Plan No. 820110110*, ("Supplemental Findings"). This memorandum provided a review of the adequacy, safety and efficiency of the wide-area, regional connections from the local road network that frames the Campus Property. Specifically, the Supplemental Findings reviewed how access to the Hospital from Middlebrook Road would function, and more importantly, how the interim connection of Observation Drive, using the existing Goldenrod Lane stub out to Germantown Road would function as the primary means of access for those drivers coming to the Hospital from the north side of the Campus.

The Supplemental Findings first analyzed the adequacy, safety and efficiency of Observation Drive as the future, four lane arterial road upon which the Hospital lot would front and how that road would serve the Hospital facility. The Applicant's traffic study suggested that the completion of this road would mitigate all of the 321 PAMR, vehicular trips generated by the Hospital and medical office building, as discussed above. The memo stated that Observation Drive will be built to arterial road standards in an 80 foot wide right-of-way capable of carrying significant volumes of traffic, safely and efficiently. The Planning Board concludes that Observation Drive, as proposed, would provide adequate, safe and efficient access for the Hospital facility. The Planning Board also finds that vehicles that access Observation Drive from Middlebrook Road from the south will have adequate, safe and efficient access given the design standards of the intersection of Middlebrook Road and Observation Drive.

With respect to the northern access point to Observation Drive, the Planning Board was notably concerned about the potential for driver confusion that might be created by the discontinuous alignment of existing Observation Drive north of Germantown Road, with the section proposed to be built south of Germantown Road. The connection of Observation Drive to Goldenrod Lane that is proposed by this Application is an interim measure. At such a time as additional

development on the Campus warrants further dedication of Observation Drive, it will be completed through the College ball fields to its ultimate connection at the existing intersection of Observation Drive and Germantown Road. In the interim, Observation Drive south of Germantown Road will connect with Goldenrod Lane.

The Planning Board considered a draft, way-finding circulation plan submitted by the Applicant. The way-finding plan indicated the location of signage that will be located at critical road intersections surrounding the Campus property. All nearby intersections on Germantown Road, MD 355 and Middlebrook Road are to be signed, but particular attention was given to the signage at existing Observation Drive and Germantown Road to deter motorists from mistaking the entrance to the Montgomery College - Germantown Campus as the continuation of Observation Drive south to the Hospital. The Supplemental Findings explained that the intersection at Goldenrod Lane and Germantown Road is safely and efficiently designed and that this intersection provides the shortest route from Germantown Road to the Hospital for motorists on Germantown Road. The way-finding circulation plan will be instrumental in alerting motorists to the location of the Hospital and will clearly direct drivers to use Goldenrod Lane for Hospital access. The Planning Board determined that with the way-finding measures, drivers would be able to safely and efficiently find access to the new Hospital. The Board required that a condition of approval be added to the Site Plan approval. Condition #10(b) was added at the Hearing and provides clarity as to what must be included in the way-finding circulation plan. The circulation plan will be included on the Certified Site Plan as an enforceable item.

Other Public Facilities and Services

All other major public utility providers have indicated that their respective utility is available and that there are no capacity or system limitations that would hinder service. Local extensions of utility services will need to be constructed mostly within the public utility easements established adjacent to the right-of-way for future Observation Drive. The Application has been reviewed by the Montgomery County Fire and Rescue Service who have determined that the Property has appropriate access for fire and rescue vehicles. Other public facilities and services, such as schools, police stations, firehouses and health services are currently operating within the standards set by the Subdivision Staging Policy. The Application generates no school aged children as a non-residential project and is therefore, not subject to a school facility payment.

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

This Application adequately fulfills the Sector Plan's vision, specifically in the Montgomery College District. The establishment of this partnership will serve as

an anchor for the S&T Park, and will therefore further enhance the Montgomery College experience. The linkage between the type of uses (i.e. the academic knowledge and the professional experience) presents the opportunity to develop new jobs and internships for the community as a whole.

The overall design concept and building layout were strategically blended into the surrounding natural environment, and the stream valley buffer and forest adequately buffer the proposed buildings from the adjacent properties toward the east. The proposed signage systems (i.e. way-finding tools) help to safely guide the visitors through the site, and therefore support the efficiency of the pedestrian and vehicular circulation systems.

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

A Forest Conservation Plan (FCP) was approved for the Montgomery College – Germantown Campus under FCP #MR2009720. The FCP protects all sensitive environmental features on the Campus by designating forest conservation easements for the entire Campus and providing areas available for development within this Science and Technology Park. The location of the lot proposed under this Application and the development proposed on the lot are in conformance with the easements and limits of disturbance shown on FCP #MR2009720.

Additionally, the Applicant has submitted an exterior mechanical noise analysis. The conclusion of this report recommended the installation of the noise barrier in front of the equipment yard. Prior to release of the use and occupancy permit for the Hospital, the Applicant must conduct and submit a further noise study to measure whether the actual mechanical equipment installed complies with the Montgomery County Noise Ordinance. If it does not, the Applicant must construct the noise barrier. The noise associated with the helistop was not included in this study; however, because this amenity is proposed for occasional emergency use only. In accordance with the Zoning Ordinance (pages 59A-25 and C5-12); the occasional use of the helistop is permitted in this zone.

The stormwater management concept proposes alternative surfaces, micro-scale practices, bio-filters, and a joint use facility to manage runoff in accordance with County regulations. The following items will need to be addressed during the detailed sediment control/stormwater management plan stage.

- Prior to permanent vegetative stabilization, all disturbed areas will be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling

- A detailed review of the stormwater management computations will occur at the time of detailed plan review.
- An engineered sediment control plan will be submitted for this development.
- All filtration media for manufactured Best Management Practices (BMPs), whether for new development or redevelopment, will be consist of MDE approved materials.

Therefore, the Planning Board finds that the Application meets all applicable requirements of Chapters 22A and 19 of the Montgomery County Code.

BE IT FURTHER RESOLVED, that for the purpose 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; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Planning Board and 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 DEC 12 2011 (which is the date that this Resolution is mailed to all parties of record); and

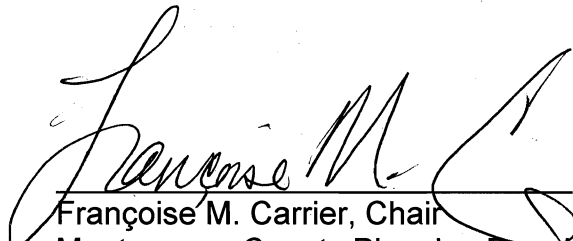
BE IT FURTHER RESOLVED, that any party authorized by law to take an administrative appeal must initiate such an appeal within thirty days of the date of this

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 Anderson, seconded by Commissioner Presley, with Chair Carrier, Commissioner Anderson, and Commissioner Presley present and voting in favor of the motion, and Vice Chair Wells-Harley and Commissioner Dreyfuss absent at its regular meeting held on Thursday, December 8, 2011, in Silver Spring, Maryland.


Françoise M. Carrier, Chair
Montgomery County Planning Board