**MEMORANDUM**

DATE: August 31, 2006
 TO: Montgomery County Planning Board
 VIA: Rose Krasnow, Chief *RK*
 Michael Ma, Supervisor *Ma*
 Development Review Division
 FROM: Laxmi Srinivas, Senior Planner
 Development Review Division
 (301) 495-4584



REVIEW TYPE: **Site Plan Review**
 CASE #: **81999024D**
 PROJECT NAME: Shady Grove Adventist Hospital Parking Structure Addition
 APPLYING FOR: Approval of a 289,251 square feet parking garage for the Shady Grove Adventist Hospital including 2,100 square feet of office and storage space

REVIEW BASIS: Div. 59-D-3 of Montgomery County Zoning Ordinance
 ZONE: LSC
 LOCATION: **Northeast corner of Broschart Road and Medical Center Way**

MASTER PLAN: Shady Grove Study Area Master Plan
 APPLICANT: Adventist Healthcare Inc.
 FILING DATE: May 19, 2006
 HEARING DATE: September 14, 2006

STAFF RECOMMENDATION: Approval of Site Plan 81999024D for a 289,251 square feet parking structure for the Shady Grove Adventist Hospital including 2,100 square feet of office and storage space on 39.16 acres of land in the Life Sciences Center Zone. All site development elements as shown on Shady Grove Adventist Hospital drawings stamped by the M-NCPPC on August 18, 2006, 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 11988233 [Appendix A].
2. Site Design
 - a. The data table on the site plan shall be revised to match the data table in the staff report.

- b. Twenty bicycle parking spaces shall be provided per Section 59-E-2.3 of the zoning code. Of the 20 spaces, 14 shall be in the form of bike lockers (one locker per bicycle) located in a visible, well-lit location of the 856-space parking garage structure preferably near the main entrance or near the elevator/stairs, and six (6) shall be in the form of inverted U bike racks located within 50 feet of the hospital's main entrance. The applicant shall not charge a fee to employees and visitors to use the lockers or the racks.
- c. A minimum of six shade trees in the parking islands of the surface parking area to the west of the proposed garage, and additional shade trees around the proposed sitting areas.
- d. Highly reflective surface materials for the rooftop parking to reduce heat absorption
- e. Planting along the roof of the easternmost portion of the hospital structure to provide visual interest to the adjacent areas overlooking it on the west side.
- f. Provide street level references and the average elevation of finished ground surface on the site plan for measuring building height on the site plan.
- g. A trellis or green wall or planters shall be provided in strategic locations on every level of eastern portion the parking structure facing Medical Center Drive to reduce the visual impact of a large parking structure.
- h. Provide information on the total approved development cap and FAR for the entire development and for this parcel to be included in the data table.
- i. Provide an overall site plan showing the boundaries of the subject parcel, the location of the proposed parking structure and the location of the following existing structures, Hospital, Potomac Ridge, Broschart Building, rehabilitation hospital and temporary trailers.

3. Lighting

- a. All light fixtures shall be full cut-off fixtures or be able to be equipped with refractors, reflectors or shields.
- b. Deflectors shall be installed on all fixtures causing potential glare or excess illumination, especially on the perimeter fixtures abutting the adjacent properties.
- c. Illumination levels shall not exceed 0.5 footcandles (fc) at any property line.
- d. The height of the outdoor light poles shall not exceed 20 feet including the mounting base.

4. 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 the certified site plan. The Development Program shall include a phasing schedule as follows:

- a. On-site landscaping shall be installed along with the construction of the parking structure but no later than six months after opening of the proposed garage
- b. All sidewalks, pathways and sitting areas shall be completed prior to the opening of the proposed parking garage.
- c. Clearing and grading shall correspond to the construction phasing, to minimize soil erosion.

5. Clearing and Grading

No clearing or grading prior to M-NCPPC approval of the certified site plan.

6. Certified Site Plan

Prior to approval of the certified site plan, the following revisions shall be included and/or information provided, subject to staff review and approval:

- a. Development program, inspection schedule, and Site Plan Resolution.
- b. Limits of disturbance.
- c. Methods and locations of tree protection.
- d. Note stating that M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading.
- e. Revised transportation memorandum from the Transportation Planning Section showing the correct remaining density for the hospital.

PROJECT DESCRIPTION: Site Vicinity

The proposed development is located on the northeast corner of Broschart Road and Medical Center Way in the Shady Grove Life Sciences Center campus. The property is surrounded by Potomac Ridge Behavioral and Ambulatory Care Center to the north, the Life Science and Translational Research Center to the west, Medical Center Way and the Shady Grove Life Sciences Center to the east and Medical Center Drive to the south. Life Technologies Center, owned by Human Genome Sciences, is across Medical Center Drive to the south. All the surrounding properties are zoned LSC. Access to the subject property is from Medical Center Way.

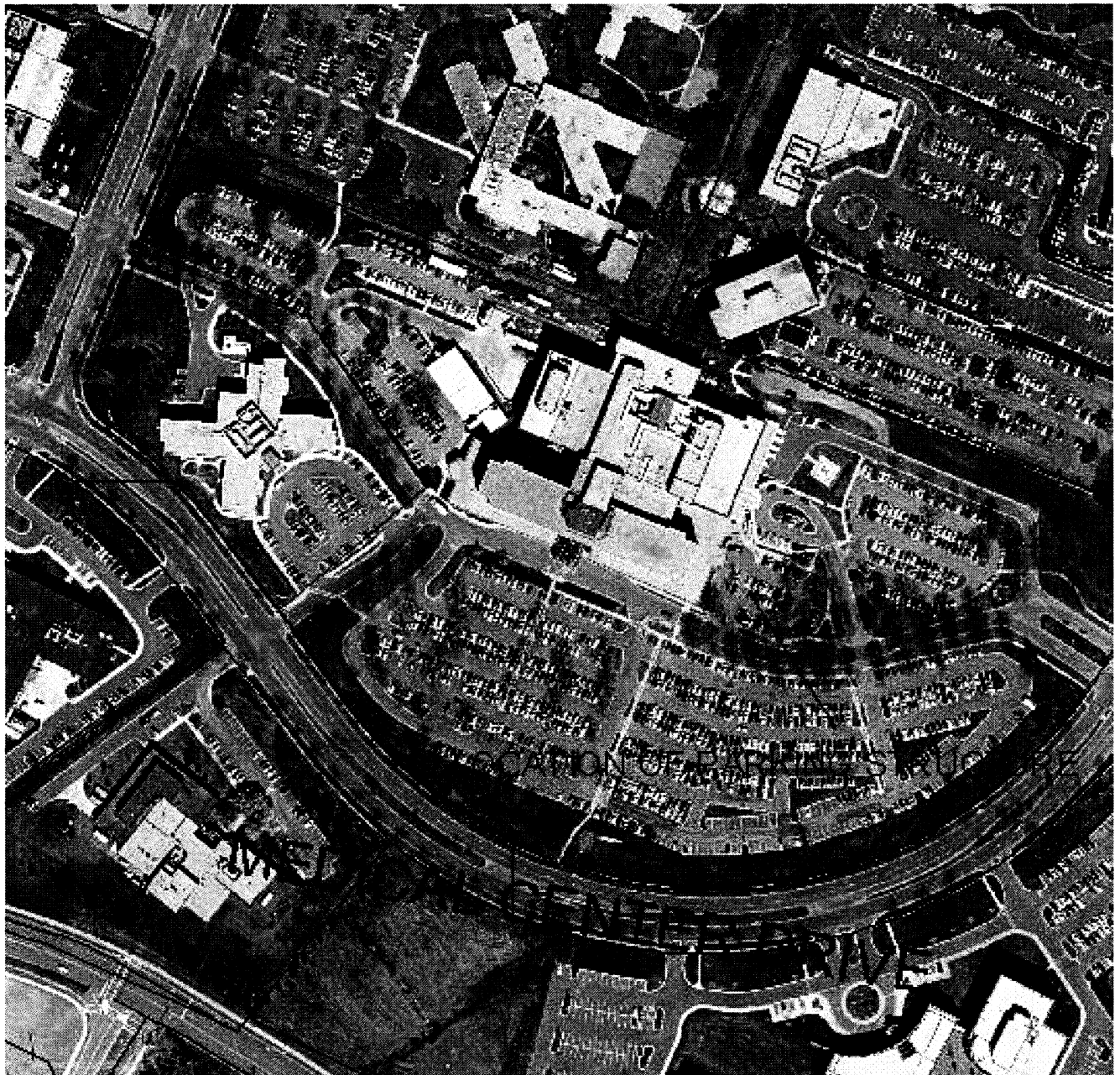


SITE

PROJECT DESCRIPTION: Site Description

Initially, the subject parcel included the Shady Grove Adventist Hospital, the rehabilitation hospital and the temporary trailers. Later, the parcels developed with the Potomac Ridge and Broschart buildings were added to the subject parcel by a lot line adjustment. The current area of the subject parcel is 39.16 acres.

Therefore, the site is currently developed with the Shady Grove Adventist Hospital, a rehabilitation hospital, Potomac Ridge, Broschart buildings and some temporary trailers. The most recent approval for this site included 521,380 square feet of gross floor area and 1,528 parking spaces.



PROJECT DESCRIPTION: Proposal

The applicant is proposing a 289,251-square-foot parking structure on the east side of the Shady Grove Adventist Hospital facility, which is currently being significantly expanded pursuant to the previously approved site plans. The proposed parking structure will provide 856 parking spaces. It will have a saw-toothed edge to correspond to the curved property setback in that location. The main portion of the parking structure will be six stories high and will step down to four stories and two stories as it approaches Medical Center Drive to the east.

The parking facility will accommodate the parking needs generated by the hospital expansion and the projected parking needs of other Adventist Healthcare facilities in the immediate area. The applicant has submitted a detailed traffic and parking study, prepared by Wells and Associates, which explains the need for the parking structure.

The Executive Summary submitted by Wells and Associates dated August 22, 2006 states that a "Parking Demand Analysis for Shady Grove Adventist Hospital" dated February 25, 2004 was prepared as part of the Phase I expansion approved by the Planning Board in May 2004 (81999024B). The analysis indicated that the Zoning Ordinance did not accurately reflect the needs of the Shady Grove Adventist Hospital campus. According to the parking demand assessment, the future parking demand upon buildout of the Phase I expansion is 1,822 parking spaces. With the addition of the proposed parking garage, a total of 2,062 parking spaces will be provided on-site. [Appendix B]

Access to the parking area is from a new entrance along Medical Center Drive. Two 20-foot-wide ingress and egress aisles are provided at the entrance to the site along Medical Center Drive. One in and two out driveways are provided at the entrance to the parking garage for cars to enter and exit the parking structure. Another vehicular entrance to the parking structure from the parking area to the north is provided.

Elevator and staircase areas are provided on either side of the parking structure. A third staircase is provided along the eastern side of the parking structure.

An 1,800-sq.ft. yard supply room and a 300-sq.ft. office (for a total of 2,100 square feet) are provided within the parking structure.

A five-foot-wide sidewalk is proposed to connect the internal sidewalks to Medical Center Drive. Five-foot-wide sidewalks are proposed on the west and north sides of the parking structure to provide pedestrian access from the parking structure to the hospital. The sidewalk on the north side will have a canopy to provide a covered walkway from the parking structure. The sidewalks will be connected with the existing sidewalks to provide an integrated pedestrian system throughout the site.

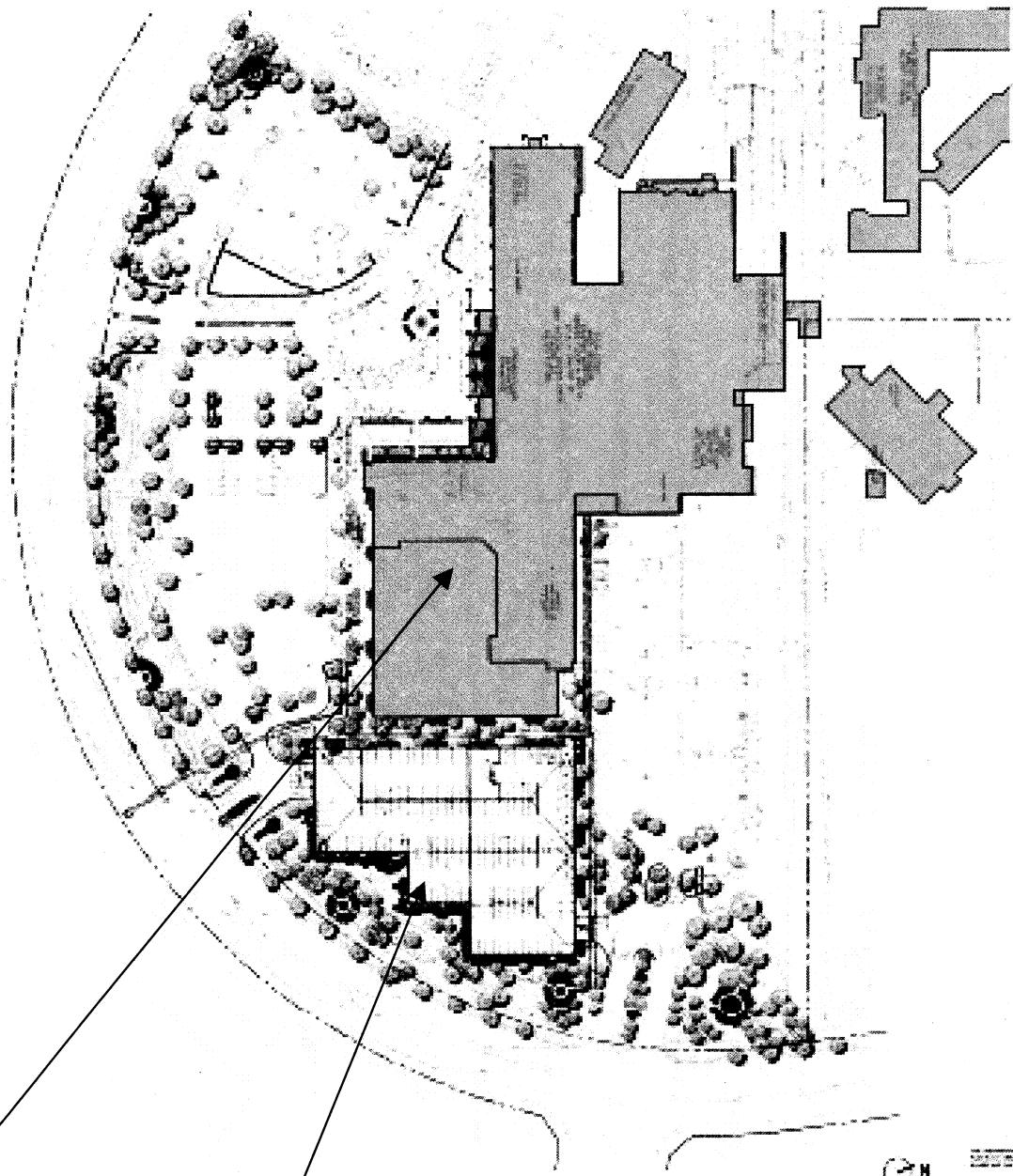
Extensive landscaping, four-foot-wide stone dust pathways and sitting areas are provided in the 51 foot-wide building setback area along Medical Center Drive to create a park like setting along Medical Center Drive. Extensive landscaping along the proposed sidewalk is also provided in the area between the hospital and the parking structure to create visual interest along the

sidewalk. A condition of approval has been added to provide additional shade trees in the existing surface parking lot. 20-foot-high pole mounted spectr SP1 lighting fixtures are provided along the landscaped areas of the site. Floodlights are provided to light a freestanding sign at the main entrance to the parking garage. The top of the parking garage will be lit with 15-foot-high pole mounted luminaire lighting fixtures.

The maximum height of the proposed parking structure will be 58.5 feet high. The façade of the proposed parking structure will have horizontal precast concrete panel bands. The elevator and staircase areas will have brick facades. The brick facades and the concrete panels of the proposed parking building will be compatible with the brick and precast concrete facades of the main hospital building.

The applicant had indicated that trellis or green wall design will be incorporated along the walls of the parking structure facing Medical Center Drive to reduce the visual impacts of the large parking structure along Medical Center Drive. The applicant has not submitted a design for reducing the visual impacts. A condition of approval has been added to require some design elements to reduce the visual impact of the parking structure.

The applicant had initially submitted a data table with some internal inconsistencies. The applicant later submitted revised data for inclusion in the data table. However, information regarding the total approved development cap for the entire development and for the subject parcel has not been submitted. A condition of approval has been added to require the same.



HOSPITAL

PROPOSED PARKING STRUCTURE

ALL RIGHTS RESERVED
CONSTRUCTION DEVELOPMENT CERTIFICATE
DATE OF ISSUE: 10/10/2011

PROJECT DESCRIPTION: Prior Approvals

Preliminary Plan

On March 15, 1990, the Planning Board approved Preliminary Plan 119882330 to create 24 lots on 180.71 acres of land. The Preliminary Plan limited the development to 1,671,454 square feet.

Site Plan [Appendix C]

On March 11, 1999, the Planning Board approved Site Plan 819990240 for construction of a 59,000-square-foot rehabilitation hospital.

On May 18, 2004, the Planning Board approved Site Plan 81999024A for a 203,262 square feet addition to the existing hospital.

On October 5, 2005, the Planning Board approved Site Plan 81999024B for a 5,892 square foot electrical building to support hospital expansion.

On November 2, 2005, the Planning Board approved 81999024C to correct errors in the electrical building approval (11,784 square feet, not 5,892 square feet)

Site Plans 820040080, 82004008A and 81985125 were approved for the other parcels.

ANALYSIS: Conformance to Development Standards

DATA TABLE (LSC ZONE)

Development Standard	Required/Permitted Zoning Ordinance	Approved to date	Proposed for Approval
Gross Tract Area (ac/sf.):	N/A	39.16 acres (1,705,963 sq.ft.)	39.16 acres (1,705,963 sq.ft.)
Gross Floor Area For the entire development	1,671,454 sq.ft		
Gross Floor Area ¹		521,380 sq.ft.	523,480 sq.ft.
Hospital		325,602 sq.ft.	327,702 sq.ft.
Potomac Ridge		107,814 sq.ft.	No change
Broschart building		26,260 sq.ft.	No change
Rehabilitation hospital		54,354 sq.ft.	No change
Temporary trailers		7,650 sq.ft.	No change
Parking structure		None	289,251 sq.ft
Parking			287,151 sq.ft
Office space			300 sq.ft.
Yard supply storage			1,800 sq.ft.
Gross Square Footage ²		758,051 sq.ft.	760,151 sq.ft.
Hospital		561,973 sq.ft.	No change
Potomac Ridge		107,814 sq.ft.	No change
Broschart building		26,260 sq.ft.	No change
Rehabilitation hospital		54,354 sq.ft.	No change
Temporary trailers		7,650 sq.ft.	No change
Floor Area Ratio for the subject Parcel		521,380 sq.ft. 0.3056	523,480 sq.ft. 0.3068
Green Space	25% 426,491 sq.ft.	42.7% 728,851 sq.ft.	39.30% 670,491 sq.ft.
Building Coverage	25% 426,491 sq.ft.	18.86% 321,707 sq.ft.	22.27% 380,067 sq.ft.
Building Height	100 feet	64 feet	58.5 feet ³
Minimum Building Setbacks From right-of-way	25 feet	30 to 475 feet	51 feet
Minimum Parking Setbacks From right-of-way	25 feet	50 feet	51 feet
Parking according Zoning Ordinance	1,170 spaces		
Parking according to Projected Demand	1,822 spaces	1,528 spaces	2,062 spaces
Parking structure			856 spaces
Bicycle Parking	20 ⁴ spaces	NA	32 spaces

Motorcycle Parking

10⁵ spaces

NA

10 spaces

-
- 1 The Gross Floor Area calculations do not include mechanical space and parking in a structure. The proposed office and yard storage (a total of 2,100 sq.ft.) within the proposed parking structure are included in the proposed gross floor area calculations.
 - 2 The Gross Square Footage calculations include mechanical space. The area of proposed parking in a structure is not included in the proposed gross square footage calculations. The proposed office and yard storage (a total of 2,100 sq.ft.) within the proposed parking structure are included in the proposed gross square footage calculations.
 - 3 The proposed height excludes the top of the elevator cores (approximately 17'6" above the upper parking level) (as measured from the average elevation of finished ground surface along the front of the building to the highest point of roof surface of a flat roof; to the mean height level between eaves and ridge of a gable, hip, mansard, or gambrel roof; street grade AND as referenced in the data table and on the site plans. A condition of approval has been added to add street level references and the average elevation of finished ground surface on the site plan)
 - 4 A minimum of 20 bicycle spaces shall be provided for 400 or more parking spaces
 - 5 A minimum of 10 motorcycle spaces shall be provided for 500 or more parking spaces

ANALYSIS:

Conformance to Master Plan

The subject property lies within the boundaries of the 1990 Shady Grove Study Area Master Plan. The Master Plan and the Zoning Ordinance provide design guidelines for creating an attractive setting and environment. Medical-related facilities carry one of the highest ratios of parking requirements of any building type. However, it is not clear whether the proposed garage accommodates deficiencies or surpluses from previous approvals. A further delineation of parking requirements was required with respect to the demand/supply as approved by the Planning Board under the previous seven site plans and an accounting of past approvals with cross-parcel parking agreements, in relation to the projected future demands that will assist in estimating its future environmental effects. The applicant has provided this information.

The proposal is consistent with the intent of the Master Plan because it is a supporting use for the existing life sciences research uses.

The Community Planning Division's memorandum dated August 21, 2006 addresses the above issues. [Appendix D]

FINDINGS: For Site Plan Review

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;*

This Section is not applicable because a development plan, or a diagrammatic plan, or a project plan is not required for the proposed development.

2. *The Site Plan meets all of the requirements of the zone in which it is located, and where applicable, conforms to an urban renewal plan approved under Chapter 56;*

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 applicant is proposing a 289,251-square foot parking structure to meet the future parking needs of the Adventist Healthcare facilities. The parking structure will be located adjacent to the existing buildings and will be integrated with the design of the existing buildings by the use of similar materials. The height, scale and design of the parking structure will be compatible with the height, scale and design of the existing buildings. The maximum height of the parking structure is 58.5 feet.

- b. Open Spaces

The plan proposes 670,491 square feet of green area (39.30%) of green area on the site.

- c. Landscaping and Lighting

Extensive landscaping consisting of a combination of shade trees, evergreen trees, ornamental trees, shrubs and ground cover, four-foot-wide stone dust pathways and sitting areas are provided in the 51 foot-wide building setback area along Medical Center Drive to create a park like setting along Medical Center Drive. Extensive landscaping along the proposed sidewalk is also provided in the area in between the hospital and the parking structure to create visual interest along the sidewalk.

- d. Recreation

This section is not applicable to this proposal because only parking and office uses are being proposed.

- e. Vehicular and Pedestrian Circulation

Access to the parking area is from a new entrance along Medical Center Drive. Two 20-foot-wide in and out aisles are provided at the entrance along Medical

Center Drive. One ingress and two egress driveways are provided at the entrance to the parking garage for cars to enter and exit the parking structure. Another vehicular entrance to the parking structure from the parking area to the north is provided.

A five-foot-wide sidewalk is proposed to connect the internal sidewalks to Medical Center Drive. Five-foot-wide sidewalks are proposed on the west and north sides of the parking structure to provide pedestrian access from the parking structure to the hospital. The sidewalk on the north side will have a canopy to provide a covered walkway from the parking structure. The sidewalks will be connected with the existing sidewalks to provide an integrated pedestrian system throughout the site.

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

The parking structure will be located adjacent to the existing buildings and will be integrated with the design of the existing buildings by the use of similar materials. The height, scale and design of the parking structure will be compatible with the height, scale and design of the existing buildings. The maximum height of the parking structure is 71 feet. Conditions of approval have been added to require design elements that reduce the visual impacts of the structure along Medical Center Drive. Therefore, the proposal is compatible with existing and proposed adjacent development.

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 property is exempt from forest conservation and exemption 4-02182E was approved on June 18, 2004.

APPENDIX

Vicinity Map

Site Plan Checklist.

Appendix A – Preliminary Plan Opinion

Appendix B – Explanation of Parking Demand

Appendix C – Previous Site Plan Opinions

Appendix D – Community Planning Memorandum

Appendix E – Memorandum from Other Agencies



CHECKLIST Site Plan / Project Plan Review

Plan # 81999024D Name: SHADY GROVE ADVENTIST HOSPITAL

Zone: LSC Tract Area: 39.16 ACRES Proposed Use: INSTITUTIONAL PARKING STRUCTURE

Number of Units: NA Square Footage: NA

Development Method: NA Other: NA

Referral Comments:

M-NCPPC	Staff	Date	Other Agencies	Staff	Date
Transportation	<u>KK</u>	<u>08/18/06</u>	SHA	<u>NA</u>	
Environmental	<u>MP</u>	<u>06/16/06</u>	DPS (SWM)	<u>RB</u>	<u>03/29/04</u>
Community Planning	<u>MS</u>	<u>08/25/06</u>	DPS (Traffic)	<u>SN</u>	<u>08/09/06</u>
Historic Planning	<u>NA</u>		Public School	<u>NA</u>	
Park Planning	<u>NA</u>		Utility		<u>06/19/06</u>
Research/Housing	<u>NA</u>		Fire & Rescue	<u>JF</u>	<u>06/19/06</u>
			DPW & T	<u>NA</u>	

Development Standards / Requirements

- Zoning Requirements
- MPDU Calculation
- Building Restriction Lines
- Development Data Table
- TDR Calculation
- Building Height
- Recreation Calculation
- Timing/Phasing Conditions
- Master Plan Conformance

Prior Approvals

- Development Plan
- Preliminary Plan
- Prior Site Plan Approvals
- Record Plat

Community Input

- Civic Association _____
- Individuals _____

Supervisor Review

Chief Review

M.M.
PK

9.1.06
9-1-06

SHADY GROVE ADVENTIST HOSPITAL (81999024D)



Map compiled on June 09, 2006 at 9:39 AM | Site located on base sheet no - 220NW10

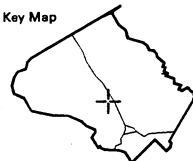
NOTICE

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Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

Key Map



Research & Technology Center



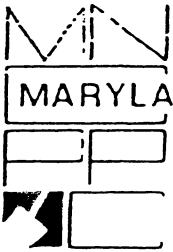
1 inch = 1000 feet
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue - Silver Spring, Maryland 20910-3760

APPENDIX A

Date of Mailing: March 22, 1990



MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Action: Approved Staff Recommendation, (Motion of Comm. Floreen, seconded by Comm. Hewitt, with a vote of 3-0; Commissioners Floreen, Hewitt and Keeney voting in favor, with Comms. Bauman and Henry being absent).

MONTGOMERY COUNTY PLANNING BOARD

OPINION

RECEIVED
MAR 23 1990

Preliminary Plan 1-88233
SUBJECT: SHADY GROVE LIFE SCIENCES CNTR

On 09-13-88, MONTGOMERY COUNTY, MD. , submitted an application for the approval of a preliminary plan of subdivision of property in the R200 zone. The application proposed to create 24 lots on 180.71 ACRES of land. The location was designated Preliminary Plan 1-88233. On 03-15-90, Preliminary Plan 1-88233 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 information on the Preliminary Subdivision Plan Application Form attached hereto and made a part hereof, the Montgomery County Planning Board finds Preliminary Plan 1-88233 to be in accordance with the purposes and requirements of the Subdivision Regulations (Chapter 50, Montgomery County Code as amended) and approves Preliminary Plan 1-88233, subject to the following conditions:

Agreement with Planning Board limiting development to additional 1,052,650 square feet (total 1,671,454 square feet existing and proposed) and limiting number of additional employees to 2,631 (400 square feet per employee)

Agreement with Planning Board that the following roadway improvements be completed prior to receipt of any building permits for additional development in excess of 568,400 square feet with design approved by Planning Board through mandatory referral process:

Construction of four lanes of Key West Avenue between West Gude Drive and existing Route 28 near Research Boulevard

Construction of an additional through lane on north-bound Shady Grove Road over I-270



Construction of four lanes of Sam Eig Highway between Fields Road and Great Seneca Highway

Participation in construction of a right-turn lane on southbound Shady Grove Road at Route 28

Dedication of Great Seneca Highway/Route 28 in accord with master plan

No driveways to Great Seneca Highway/Route 28 or Shady Grove Road

Prior to recording of lots, a conceptual site plan must be approved by the MCPB that includes an overall updated development plan in accord with County Council Resolution 10-2165 and a staging plan for implementation of those elements. Prior to clearing or grading on any lot, a detailed site plan must be approved by the MCPB

Necessary easements

Plan to show possible future extension of Blackwell Road as an arterial road

APPENDIX B

Srinivas, Laxmi

From: Melissa T. Hish [Mthish@mjwells.com]
Sent: Monday, August 28, 2006 3:26 PM
To: Srinivas, Laxmi
Cc: Robert T. Kohler; O'Neil, Patrick L.; rgbrewer@lercheary.com; Jack Welsh; Mike Rand; James E. Belcher Jr.
Subject: SGAH Parking Demand

Laxmi,

Following recent discussions regarding the Shady Grove Adventist Hospital parking demand analyses, a summary of parking conditions is noted below:

February 25, 2004 Parking Demand Analysis

- Campus includes Shady Grove Adventist Hospital (SGAH) building and the rehabilitation hospital. In February 2004, the Potomac Ridge Behavioral Health (PRBH) building and the Broschart Medical Plaza (BMP) were not a part of the SGAH campus.
- Peak parking demand was observed for the SGAH and rehabilitation hospital at 1,122 vehicles.
- Future parking demand upon completion of the SGAH expansion was estimated at 1,529 spaces.

May 18, 2006 Parking Demand Analysis

- Campus includes SGAH, rehabilitation hospital, PRBH building, and BMP.
- Peak parking demand was observed for SGAH and rehabilitation hospital at 1,132 vehicles. Peak parking demand was observed for PRBH and BMP at 237 vehicles. The overall campus peak parking demand is 1,369 vehicles (1,132 + 237 = 1,369).
- Future parking demand was estimated for SGAH and rehabilitation hospital at 1,557 spaces. Future parking demand was estimated for PRBH and BMP at 265 spaces. The overall campus peak parking demand upon completion of the SGAH expansion was estimated to be 1,822 spaces (1,557 + 265 = 1,822).

Differences in 2004 and 2006 Parking Demand Analyses

- The PRBH building and the BMP were added to the overall campus between the 2004 and 2006 parking analyses. The additional 134,074 square feet of space generated an additional parking demand of 237 vehicles. The PRBH building and the BMP provide an additional 506 spaces for the campus parking supply.
- The existing parking demand for SGAH and the rehabilitation hospital has a negligible increase of 10 vehicles (or one percent) from 2004 (1,122 vehicles) to 2006 (1,132 vehicles).
- The future parking demand for SGAH and the rehabilitation hospital has a negligible increase of 28 spaces (or two percent) from 2004 (1,529 spaces) to 2006 (1,557 spaces).
- The primary difference in the reported parking demand numbers is the inclusion of the PRBH building and the BMP. The future demand of 265 spaces for these buildings was not a part of the 2004 analysis, since these buildings were not yet part of the overall campus.
- The 2006 analysis includes a proposal to construct a parking garage on the campus to accommodate future parking demand. A future supply of 2,067 spaces is proposed on the campus. The 245-space surplus (2,067 provided spaces - 1,822 required spaces) would accommodate the delineation of spaces by user group.

If you have any questions regarding this information, please let me know. Thank you.

Melissa Hish
Operations Manager

8/31/2006

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102
(703) 917-6620 Ext 3083
(703) 917-0739 Fax
mthish@mjwells.com



MEMORANDUM

To: Shady Grove Adventist Hospital Team

From: Robert T. Kohler

Date: August 22, 2006

Re: Executive Summary: Parking Issues Relating to SGAH Proposed Parking Garage

Introduction

This memorandum summarizes the results of a parking demand assessment dated May 18, 2006, ("Traffic and Parking Issues Relating to SGAH Proposed Parking Garage"), prepared by Wells & Associates, and subsequent changes in the number of proposed parking spaces.

In May 2004, the Maryland-National Capital Park and Planning Commission (M-NCPPC) approved Adventist HealthCare's Phase I expansion of the Shady Grove Adventist Hospital. This expansion will provide an additional 78 beds, for a total of 328 beds, on the campus. A parking demand analysis, dated February 25, 2004, was prepared as part of the Phase I expansion proposal and indicated that the proposed parking supply on campus would not meet the forecasted demand. One proposed remedy for the parking deficiency was to provide additional parking on the campus.

Adventist HealthCare proposes to construct a six-level parking garage in the southeast corner of the campus to accommodate the projected parking demands associated with the approved Phase I expansion. The majority of traffic would access the new parking garage from a proposed new driveway on Medical Center Drive, located east of the hospital's main entrance. Additionally, secondary access to the garage would be facilitated south east of the emergency department parking area. The parking garage would contain a total of 856 parking spaces.

Parking

The "Parking Demand Analysis for Shady Grove Adventist Hospital", dated February 25, 2004, indicated that the Montgomery County Zoning Ordinance did not accurately reflect the parking needs for the Shady Grove Adventist Hospital campus. A parking demand assessment was conducted to evaluate conditions with buildout of the Phase I expansion and concluded that the proposed parking supply on the campus would not meet the future parking demand.

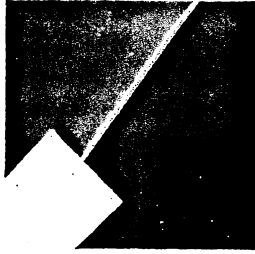
The future parking demand upon buildout of the Phase 1 expansion is 1,822 parking spaces. A total of 2,072 parking spaces would be provided on-site upon buildout of the proposed 856-space parking garage. Therefore, with approval of the proposed parking garage (856-spaces), the future parking demand would be accommodated. The additional spaces would allow for the logical delineation of parking user-groups (i.e., visitors, patients, staff, and physicians).

Summary

In summary, the proposed 856-space parking garage would accommodate the forecsated future parking demand at Shady Grove Adventist Hospital.

If you have any questions regarding the information above, please contact Wells & Associates, LLC at (703)917-6620.

APPENDIX C



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: March 11, 1999

SITE PLAN REVIEW: #8-99024

PROJECT: Montgomery County Rehabilitation Hospital

Action: Approval subject to conditions. Motion was made by Commissioner Bryant, seconded by Commissioner Holmes, with a vote of 3-0, Commissioners Bryant, Holmes and Hussmann voting for. Commissioners Perdue and Richardson were absent.

The date of this written opinion is March 11, 1999, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before April 9, 1999, (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On March 11, 1999, Site Plan Review #8-99024 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 on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;
2. The Site Plan meets all of the requirements of the zone in which it is located;
3. The locations of the buildings and structures, the open spaces, the landscaping, and the

pedestrian and vehicular circulation systems are adequate, safe, and efficient;

4. Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;
5. The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.

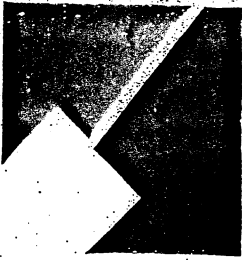
The Montgomery County Planning Board APPROVES Site Plan Review #8-99024 which consists of 59,000 square feet of Hospital subject to following conditions: #

1. Standard Conditions dated October 10, 1995, Appendix A
2. Applicant to submit a revised record plat for Planning Board approval to remove the transit easement along Medical Center Drive prior to staff release of the signature set for the site plan.

APPENDIX A: STANDARD CONDITIONS OF APPROVAL DATED 10-10-95:

1. Submit a Site Plan Enforcement Agreement and Development 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) Community-wide pedestrian pathways must be completed prior to seventy percent occupancy of each phase of the development.
 - 2) Landscaping associated with the parking lot and building shall be completed prior to occupancy.
 - 3) Pedestrian pathways and seating areas associated with each facility shall be completed prior to occupancy.
 - 4) Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - 5) Coordination of each section of the development and roads;
 - 6) Phasing of dedications, stormwater management, sediment/erosion control, community paths, trip mitigation or other features.
2. 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):
 - a. Limits of disturbance;
 - b. Methods and location of tree protection;
 - c. Forest Conservation areas;
 - d. Conditions of DPS Stormwater Management Concept approval and waiver letter dated February 18, 1999;
 - e. Note stating the M-NCPPC staff must inspect tree-save areas and protection devices prior to clearing and grading;
 - f. The development program inspection schedule.
3. Forest Conservation Plan shall satisfy all conditions of approval prior to recording of plat and DPS issuance of sediment and erosion control permit.
4. No clearing or grading prior to M-NCPPC approval of signature set of plans.

g:spopinio\8-99024.wpd



MONTGOMERY COUNTY PLANNING BOARD

O P I N I O N

DATE MAILED: May 18, 2004
SITE PLAN REVIEW #: 8-99024A
PROJECT NAME: Shady Grove Adventist Hospital

The date of this written opinion is May 18, 2004, (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before June 17, 2004 (which is thirty days from the date of this written opinion). This Site Plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On May 6, 2004, Site Plan Review 8-99024A was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. *The Site Plan is consistent with an approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirement of the LSC zone;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other Site Plans and with existing and proposed adjacent development;*
5. *The Site Plan meets all applicable requirements of Chapter 22A regarding forest conservation;*
6. *The Site Plan meets all applicable requirements of Chapter 19 regarding water resource protection.*

Therefore, the Montgomery County Planning Board approves Site Plan 8-99024A, which consists of 203,262 sf of hospital;

STAFF RECOMMENDATION: Final Water Quality Plan

Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant, with a vote of 3 – 0. Commissioners Berlage, Bryant, Robinson, voted for and no Commissioners voting against. Commissioners Perdue and Wellington were necessarily absent.

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

1. Conformance to the MCDPS approval memo of March 29, 2004.
-

STAFF RECOMMENDATION Site Plan Review #8- 99024A:

Action: Approval with Conditions. A motion was made by Commissioner Robinson and seconded by Commissioner Bryant, with a vote of 3 – 0. Commissioners Berlage, Bryant, Robinson, voted for and no Commissioners voting against. Commissioners Perdue and Wellington were necessarily absent.

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

1. All trees used for screening that were displaced for the storm water management facility 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 light levels throughout the site at IESNA approved levels of approximately foot-candle averages of 2.5 with .5 minimum and uniformity ratio of 15:1.

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 around the time of 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 FAR square feet on Lot 4A.

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.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Date of Mailing: OCT 05 2005

8787 Georgia Avenue
Silver Spring, Maryland 20910-3768
301-493-4500, www.mncppc.org

**MONTGOMERY COUNTY PLANNING BOARD
OPINION**

Site Plan No.: 8-99024B
Project: Shady Grove Adventist Hospital
Date of Hearing: July 28, 2005

Action: *APPROVAL SUBJECT TO CONDITIONS. (Motion to approve was made by Commissioner Bryant, duly seconded by Commissioner Wellington; with a vote of 3-0, Commissioners Berlage, Bryant, and Wellington, voting in favor. Commissioners Perdue and Robinson were necessarily absent.)*

The date of this written opinion is OCT 05 2005 (which is the date that this opinion is mailed to all parties of record). 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 of Court - State). This site plan shall remain valid as provided in Section 59-D-3.8.

INTRODUCTION

On May 26, 2005, the applicant, Shady Grove Adventist Hospital ("Applicant"), filed the instant application to amend Site Plan No. 8-99024. On July 28, 2005, Site Plan Review #8-8-99024B 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.

THE SUBJECT PROPERTY

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.

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 building addition is

Site Plan No. 8-99024B
Shady Grove Adventist Hospital
Page 2

located on the northwest corner of the main hospital between the main hospital and the Potomac Ridge Behavioral Health Center.

BACKGROUND

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.

PROPOSED DEVELOPMENT

The subject site plan amendment proposes a building addition of two levels. The addition would consist of a 2-story, 5,892-square-foot building that would provide space for transformers, switchgears, electrical supply, and mechanical equipment. The electrical building is required to support a previously approved hospital expansion (Site Plan #8-99024A).

The proposed landscaping includes 3 shade trees along the asphalt path on the north side of the building addition and shrubs next to the building for screening. An asphalt sidewalk extension is proposed from the northwest corner of the addition connecting to an existing lead walk.

SUMMARY OF TESTIMONY AND EVIDENCE IN RECORD

Staff prepared a Staff Report dated July 8, 2005 and submitted it to the Planning Board in advance of the public hearing. The Applicant appeared at the Hearing represented by legal counsel and advised the Board that it concurred with the Staff Report and the

recommended conditions of approval. No other party testified in support of or in opposition to the Application.

FINDINGS

Based on all of the testimony and evidence presented and on the staff report, which is made a part hereof, the Montgomery County Planning Board finds:

1. The Site Plan is consistent with the 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 below.

	Zoning Ordinance Development Standard	Development Standard Approved by Planning Board and Binding on Applicant
Min. Tract Area (ac.):	N/A	39.16
Gross Floor Area (sf)	626,910	527,272 ¹
Floor Area Ratio (FAR)	.3675 ²	.3063 ³
Green Space (%)	25	42.7

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. 58-C-5.321 of the Montgomery County Zoning Ordinance.

Min. Building Setbacks (ft.)		
<i>from rights-of-way of interior roads</i>	25	210
<i>from rights-of-way of perimeter roads</i>	50	210
<i>from right-of-way line at entry gateways</i>	50	N/A
<i>from interior lot lines</i>	20	N/A
Parking Setbacks (ft.)		
<i>from rights-of-way</i>	50	N/A*
<i>from interior lot lines</i>	15	N/A*
<i>from adjacent parking lot</i>	8	N/A*
<i>from Blackwell Rd. & cul-de-sacs</i>	25	N/A*
Max. Building Height (ft.):	100	35

* No parking is required or proposed as a part of the instant site plan amendment.

3. The locations of the buildings and structures, the open spaces, the landscaping, the 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 River Birches (*Betula nigra*) along the proposed sidewalk and plantings of Leatherleaf Viburnum*

an No. 8-99024B
Grove Adventist Hospital

(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.

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.

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.

PLANNING BOARD ACTION AND CONDITIONS

Montgomery County Planning Board APPROVES Site Plan Review #8-99024B for Grove Adventist Hospital on 39.16 gross acres in the LSC zone. All site plans of the Shady Grove Adventist Hospital plans stamped by M-NCPPC on May 18, 2004 shall be required except as modified by the following conditions:

Preliminary Plan Conformance

Proposed development shall comply with the conditions of approval for Preliminary Plan Review #1-88233 as listed in the Planning Board opinion March 15, 1990.

Final Plan Conformance

Proposed development shall comply with the conditions of approval for Site Plan Review #8-99024A as listed in the Planning Board opinion dated May 18, 2004.

Landscaping

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.

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.

CERTIFICATION OF BOARD VOTE ADOPTING OPINION ON FOLLOWING PAGE

APPROVED AS TO LEGAL SUFFICIENCY

TAD
M-NCPPC LEGAL DEPARTMENT

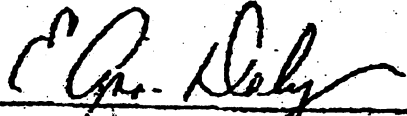
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Site Plan No. 8-99024B
Shady Grove Adventist Hospital
Page 7

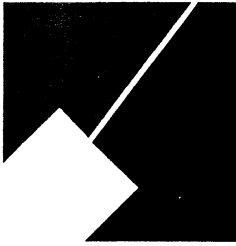
CERTIFICATION OF BOARD ADOPTION OF OPINION

At its regular meeting, held on Thursday, September 29, 2005, in Silver Spring, Maryland, the Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission by unanimous consent ADOPTED the above Opinion which constitutes the final decision of the Planning Board and memorializes the Board's findings of fact and conclusions of law for Site Plan No. 8-99024B, Shady Grove Adventist Hospital. Vice Chair Perdue was absent. Commissioner Robinson abstained.



Certification As To Vote of Adoption
E. Ann Daly, Technical Writer

APPENDIX D



August 21, 2006

TO: Laxmi Srivivas, Development Review Division

VIA: Sue Edwards, Team Leader, I-270 Corridor, Community-Based Planning Division *Sue*

FROM: Mary Beth O'Quinn, Community-Based Planning Division *mbog*
Nancy Sturgeon, Community-Based Planning Division

SUBJECT: Site Plan Amendment #8-99024D
Shady Grove Adventist Hospital

The applicant, Shady Grove Adventist Hospital, is requesting an amendment to Site Plan #8-99024D to allow construction of a parking structure and 2,100 square feet of office. The proposal features a 6-story garage, stepped down in height and accentuated by a 71-foot stair tower. Submitted documents do not specify the total square footage or building coverage.

Master Plan Conformance

Shady Grove Adventist Hospital is located within the boundaries of the 1990 *Shady Grove Study Area Master Plan*. The hospital is a major feature of the Shady Grove Life Sciences Center. The hospital provides the central core of health care services in the Center, surrounded by life sciences and educational facilities, which include Johns Hopkins University's Montgomery County Campus.

This area is in the Life Science Center (LSC) Zone. The Master Plan (page 63) included the following development guidelines for the Life Sciences Center:

- Creation of a "commons" area to create a destination for pedestrians at the Center and to add a sense of place
- Designation of a "village street" to connect the front doors of the core facilities
- Extension of Blackwell Road across the core to Medical Center Drive
- Development of a comprehensive landscaping concept
- Creation of "gateways to enhance the image of the Life Sciences Center
- Orientation of buildings to the loop road to enhance the sense of arrival at key intersections.

Community-Based Planning Review

Community-Based Planning urban design analysis addressed the extent to which the proposed plan achieves the intent of the master plan and the purpose clause of the zoning ordinance for the Life Sciences Center zone. The master plan recognizes the prominence of the Shady Grove Hospital as the campus nucleus and its defining role as the centerpiece of the campus. The Master Plan's recommendations assist the development of the campus as a unified whole through integrated circulation systems, landscaping, and site design. The zoning ordinance more specifically addresses issues of architectural and landscape design per §59-C-5.47(b) to . . . *create an attractive setting and environment . . . to promote the development of life science research parks which reflect the highest architectural and environmental standards.* Staff comments dated August 21, 2006 are based on review of the revised drawings dated August 18, 2006.

The challenge of this development rests with reconciling the functional needs of program-generated parking requirements with the ensuing environmental impact imposed by the construction of a 6-story, 838-space street-front garage. The structure will be, proportionally, the largest structure within the campus with respect to height and massing.

Medical-related facilities carry one of the highest ratios of parking requirements of any building type; indeed, parking is one of the most crucial aspects of medical center facility planning, as it is at Shady Grove Hospital. Staff recognizes the importance of the proposed parking and its crucial role in development of the campus, both programmatically and economically. However, staff remains unclear about the exact future program requirements and the extent to which the proposed garage accommodates deficiencies or surpluses from previous approvals or assemblages.

This application calls for further delineation of parking requirements with respect to the demand/supply as approved by the Planning Board under the previous seven site plans, that is, an accounting of past approvals with cross-parcel Parking Agreements, in relation to projected future demand that will assist in estimating its future environmental effects.

Staff encourages the applicant to pursue the development of this campus addition with building design that "reflects the highest architectural and environmental standards," (section 59-C-5.471) recognizing the site's exemption from forest conservation requirements. The addition of such a large parking garage contradicts "high environmental standards," while discouraging alternative means of transportation, such as the use of public transit, bicycling and pedestrian activity.

Staff recommends the following measure to achieve the goals of the master plan/zoning ordinance and to partially mitigate the environmental effects of the proposed building:

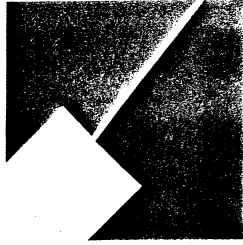
1. Continuation of the Comprehensive Traffic Management Program as described in the Travel Demand Management program previously approved;

2. Participation in the Greater Shady Grove Transportation Management District established by Montgomery County Council Resolution 15-1432 on May 2, 2006;
3. Provide information for shared parking, i.e. Off-site Parking Agreements per §59-E-3.4 of the Zoning Ordinance;
4. Provide bicycle parking for the proposed structure (20 spaces), located at the various building entrances;
5. Incorporate, as part of the building design, one or more of the following measures, some of which are as recommended by the Green Building Council:
 - a. Green roof with adequate planting depth, accommodation of storm water;
 - b. Green walls, which lower solar temperatures on solar exposed planes, for example, the east and south walls facing the public street;
 - c. Deep, irrigated planters on each parking level to accommodate cascading plants;
 - d. On-site re-use of materials to be demolished, i.e., re-cycling of crushed asphalt for pathways, surface foundations, etc.;
 - e. Use locally sourced materials for construction, which lowers transportation costs, i.e., sheeting & shoring, concrete, etc.
 - f. Roof-top solar panels to power garage lighting;
 - g. Electric car-charging stations within the garage;
 - h. Bicycle support facilities, including clothes lockers and showers located near bicycle parking.

There are a number of examples of buildings and garages designed to “the highest environmental standards” throughout the Washington Metropolitan Area. The inclusion of sustainable building practices for a renowned campus such as Shady Grove Adventist will serve to demonstrate the commitment of this institution not only to the physical health of the county’s current residents, but its holistic consideration of the environment it creates for the future patients, workers and residents of the County.

APPENDIX E

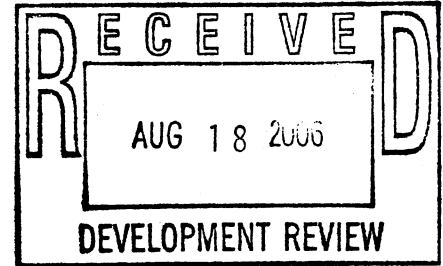
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MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-495-4500, www.mncppc.org



August 18, 2006

MEMORANDUM

TO: Laxmi Srinivas
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Ki H. Kim, Planner/Coordinator
Transportation Planning

SUBJECT: Site Plan Application No. 81999024D
Shady Grove Adventist Hospital
Potomac

This memorandum is Transportation Planning staff's adequate public facilities (APF) review of the subject site plan amendment for the proposed addition to the existing Shady Grove Adventist Hospital parking garage. The application includes 2,100 square feet addition to the existing parking garage of the Shady Grove Adventist Hospital in the Shady Grove Life Science Center in the Research and Development Policy Area.

RECOMMENDATION

Based on our review of the submitted parking garage site plan and updated Shady Grove Life Science Center Development Summary information, Transportation Planning staff recommends the following condition as part of the APF test for transportation requirements related to approval of this site plan amendment application.

- The size of additional parking garage under this site plan amendment is limited to 2,100 square feet as shown on the parking garage site plan.

DISCUSSION

Site Access and Vehicular/Pedestrian Circulation

The proposed parking structure is to be located in the existing surface parking lot of the Shady Grove Adventist Hospital. Access to the site exists through the adjacent parking lot and is proposed for additional access points from Medical Center Drive and Medical Center Way with construction of parking structure. The applicant submitted an analysis of overall traffic circulation and impact on the adjacent roadways. Staff finds that the access points, bikeway, and the vehicular/pedestrian circulation system shown on the site plan are safe and adequate.

Shady Grove Life Science Center Development Summary

Based on the information submitted by the applicant, the construction of 2,100 square feet of the parking garage in the Shady Grove Adventist Hospital site does not exceed the previously approved density assigned to the Hospital site. The construction of 2,100 square feet of parking garage would result in 103,430 square feet remaining density for the Hospital site.

KHK:gw

mno to Srinivas re Shady Grove Hosp Pkng



August 22, 2006

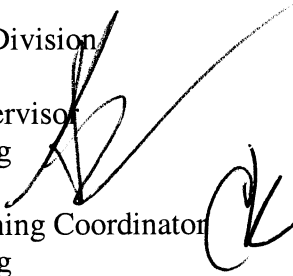
MEMORANDUM

TO: Laxmi Srinivas
Development Review Division

VIA: Shahriar Etemadi, Supervisor
Transportation Planning

FROM: Charles S. Kines, Planning Coordinator
Transportation Planning

SUBJECT: Bicycle Parking Requirements for 81999024D
Shady Grove Adventist Hospital

Two handwritten signatures are present. The first signature is written over the 'VIA' line and the 'FROM' line. The second signature is written over the 'FROM' line.

This memorandum serves as a supplement to the transportation planning staff memorandum dated August 18, 2006. The applicant shall comply with the following conditions regarding bicycle parking.

1. Provide 20 bicycle parking spaces per Section 59-E-2.3 of the zoning code. Of the 20 spaces, 14 shall be in the form of bike lockers (one locker per bicycle) located in a visible, well-lit location of the 856-space parking garage structure preferably near the main entrance or near the elevator/stairs, and six shall be in the form of inverted U bike racks located within 50 feet of the hospital's main entrance.
2. The applicant shall not charge a fee to employees and visitors to use the lockers or the racks.

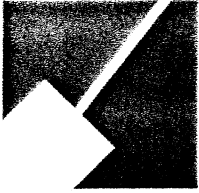
Discussion

The zoning code requires one bicycle parking space for every 20 automobile parking spaces for all parking facilities with more than 50 spaces, not to exceed 20 bicycle parking spaces. The proposed garage structure will feature 856 automobile parking spaces; therefore the applicant must provide 20 bicycle spaces.

The project is located within the Greater Shady Grove Transportation Management District in which the County has a non-automobile mode share goal of 12.5% for workers. The bike lockers and racks will enable the hospital to encourage employees and visitors to travel to the site by bicycle and help the County meet the non-automobile mode share goal for the area. In addition, numerous existing and proposed bikeways as identified and recommended in the 2005 Countywide Bikeways Functional Master Plan are in close proximity to the site. These bikeways include SP-56 (Key West Avenue /MD28), DB-15 (Shady Grove Road-West), SP-59 (Darnestown Road-South), DB-23 (Piney Meetinghouse Road), SP-63 (Great Seneca Highway), DB-16 (Darnestown Road-North), as well as Rockville's Millennium Trail.

CK:gw

mno to Srinivas re Shady Grove Hosp BP 81999024D



**THE MARYLAND-NATIONAL CAPITAL PARK AND
PLANNING COMMISSION**

Department of Park & Planning, Montgomery County, Maryland
8787 Georgia Avenue, Silver Spring, Maryland 20910

MEMORANDUM

TO: Laxmi Sirinivas, Development Review

FROM: Mark Pfefferle, Environmental Planning Division *MP*

DATE: June 16, 2006

SUBJECT: Site Plan 81999024D
Shady Grove Adventist Hospital

The property is exempt from forest conservation and exemption 4-02182E was approved on June 18, 2004. Environmental Planning staff recommends approval of the site plan submitted for review.



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

March 29, 2004

Robert C. Hubbard
Director

Mr. Mark Murray
Harris, Smariga & Associates, Inc.
125 S. Carroll Street, Suite 100
Frederick, Maryland 21701

Re: **Preliminary/Final Water Quality Plan**
for Shady Grove Adventist Hospital
Expansion
SM File #: 205477
Montg. Co. Grid: 28D&E4
Watershed: Piney Branch/Watts Branch

SPECIAL PROTECTION AREA

Dear Mr. Murray:

Based on a review by the Department of Permitting Services Review Staff, the Preliminary/Final Water Quality Plan for the above mentioned site is conditionally approved. This approval is for the elements of the Preliminary/Final Water Quality Plan of which DPS has lead agency responsibility, and does not include limits on imperviousness or stream buffer encroachments.

Site Description: The proposed hospital expansion will consist of an approximate addition of 216,000 square feet to the existing hospital and a reconfiguring of the existing parking. This site is located along Medical Center Drive which is within the Piney Branch Special Protection Area.

Stormwater Management: Quantity control will be provided in the existing Gudelsky wet pond located at the University of Maryland site on Shady Grove Road. Quality control will be provided by a treatment train that consists of recharge manholes, vegetated buffer strips and surface sand filters. A water quality inlet will be used for a portion of the site that has vertical constraints between the existing storm drain outfall from the site and the existing storm drain that conveys drainage under Medical Center Drive. The runoff from the expansion area will then drain through an extensive system of open channels and wetlands (approximately 1600 to 1800 linear feet) to the wet pond for final treatment. The surface sand filters are to provide recharge storage below the underdrain pipe.

Sediment Control: Redundant sediment controls are to be emphasized including the use of sediment traps with forebays. Silt fence alone will not be allowed as a perimeter control. The use of super silt fence is acceptable for small drainage areas. The site grading shall be limited as much as possible with immediate stabilization emphasized.

Performance Goals: The performance goals that were established at the pre-application meeting will be met as specified in the Preliminary/Final Water Quality Plan. They are as follows:



1. Minimize storm flow run off increases.
2. Minimize sediment loading.
3. Maintain base flow and provide groundwater recharge.

Monitoring: The monitoring must be in accordance with the BMP monitoring protocols which have been established by the Department of Permitting Services (DPS) and Department of Environmental Protection (DEP). Prior to the start of any monitoring activity, a meeting is to be held on site with DEP, DPS and those responsible for conducting the monitoring to establish the monitoring parameters. **The pre-construction monitoring must be completed prior to the issuance of a sediment control permit.** See the attachment to this approval letter titled "Description of Monitoring Requirements" for the detailed monitoring requirements.

Conditions of Approval: The following conditions must be addressed in the initial submission of the detailed sediment control/stormwater management plan. This list may not be all inclusive and may change based on available information at the time of the review:

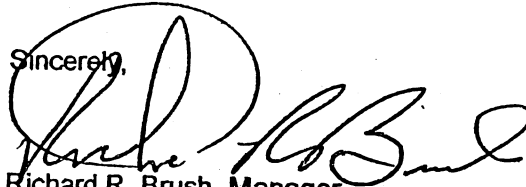
1. The proposed surface sand filters are to be designed to Montgomery County standards. The surface of the sand filter is to be covered with four inches of pea gravel.
2. Water quality structures that are to be used for sediment control must have a minimum undisturbed buffer of two feet from the bottom of the sediment trap to the bottom of the stormwater recharge structure.
3. Dead storage is to be provided below the outlet pipe of both of the proposed surface sand filters as shown on the Preliminary/Final Water Quality Plan, to provide additional recharge volume.
4. The stormwater management structures are not to be located within the public utility easement.
5. All of the proposed plantings in and around the proposed surface sand filters are to be submitted for review and approval.
6. The proposed recharge manholes are to have perforated or open bottoms to prevent prolonged standing water.
7. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
8. Submit an engineered stormwater management/sediment control plan for review and approval and specify who will have the maintenance responsibilities of the sand filter.

Payment of the stream monitoring fee is not required. Any divergence from the information provided to this office; or additional information received during the development process; or a change in an applicable Executive Regulation may constitute grounds to rescind or amend any approval actions taken, and to reevaluate the site for additional or amended stormwater management requirements.

Mr. Mark Murray
March 29, 2004
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If you have any questions regarding these actions, please feel free to contact Leo Galanko at (240) 777-6242.

Sincerely,



Richard R. Brush, Manager
Water Resources Section
Division of Land Development Services

RRB:dm:CN205477

cc: S. Federline (MNCPPC)
D. Marshall (DEP)
L. Galanko
SM File # 205477
Qn on-site; 10 acres
Ql on-site; 10 acres

Srinivas, Laxmi

From: Navid, Sarah [Sarah.Navid@montgomerycountymd.gov]
Sent: Wednesday, August 09, 2006 3:07 PM
To: Srinivas, Laxmi
Cc: Jim Belcher, RLA; Kronenberg, Robert; Cheung, Joseph; rgbrewer@lerchearly.com; mrand@adventisthealthcare.com
Subject: Shady Grove Adventist Hospital - Site Plan 81999024D

Laxmi:

We have reviewed the subject site plan and have the following comments:

- We are in concurrence with the new driveway location and geometric design.
- We have accepted the sight distance certification (as this is a site plan and did not have a specific preliminary plan).
- The proposed marked crosswalk on Medical Center Drive should not be shown on the final site plan; this crosswalk will be installed at a later date by DPWT if pedestrian volumes warrant it. The curb ramps and median opening for pedestrians should be provided as shown. Likewise, a crosswalk should not be striped within the right-of-way across the driveway. The curb ramps should follow new ADA requirements (e.g. perpendicular to the curb radius rather than parallel to the street).

Please let me know if you have any questions regarding these comments.

Sarah Navid

Right-of-Way Permitting & Plan Review
Department of Permitting Services
tel. 240-777-6304
fax 240-777-6339

WSSC Comments

June 19, 2006 Development Review Committee Meeting

9. 8-1999024D

SHADY GROVE ADVENTIST HOSPITAL

Water and Sewer is available. Submit On-site Plan package to Permit Services.

Unless otherwise noted, all extensions require Requests for Hydraulic Planning Analysis and need to follow the System Expansion Permit (SEP) Process. Contact WSSC's Development Services Center (301-206-8650) or visit the Development Services on WSSC's web-site (www.wsscwater.com) for information on requesting a Hydraulic Planning Analysis and additional requirements for extensions. Contact WSSC's Permit Services (301-206-4003) for information on service connections and on-site system reviews.



FIRE MARSHAL COMMENTS

DATE: 6-19-06
TO: PLANNING BOARD, MONTGOMERY COUNTY
VIA:
FROM: JOHN FEISSNER 240 777 2436
RE: APPROVAL OF ~ *SHADY GROVE ADVENTIST HOSPITAL #81999024D*

1. PLAN APPROVED.

- a. Review based only upon information contained on the plan submitted 6-19-06. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
- b. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

cc: Department of Permitting Services

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION

255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4153

Date: June 19, 2006

MEMO TO: Michael Ma, Supervisor
Development Review Committee, MNCPPC

FROM: David Kuykendall
Senior Permitting Services Specialist
Water Resources Section, MCDPS

SUBJECT: Stormwater Management Concept Plan/100-Year Floodplain Review
Site Plan # 819999024D, Shady Grove Adventist Hospital
Project Plan #
Preliminary Plan # 1-88233, DPS File # 205477
Subdivision Review Meeting of June 19, 2006

The subject plan has been reviewed to determine if it meets the requirements of Executive Regulation 7-02AM for stormwater management and Executive Regulation 108-92 AM for a 100year floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site: CPv WQv Both
 CPv < 2cfs, not required
 On-site/Joint Use Central (Regional): waived to Gudelsky wet pond.
 Existing Concept Approved June 2, 2006
 Waiver: CPv WQv Both
 Approved on
 Other

Type Proposed:

- Infiltration Retention Surface Detention Wetland Sand Filter
 Separator Sand Filter Non Structural Practices Other

FLOODPLAIN STATUS: 100 Year Floodplain On-Site Yes No Possibly

- Provide source of the 100Year Floodplain Delineation for DPS approval:
 Source of the 100-Year Floodplain is acceptable.
 Submit drainage area map to determine if a floodplain study (> or equal to 30 acres) is required.
 Dam Breach Analysis: Approved Under Review:
 100-Year Floodplain study: Approved Under Review:

SUBMISSION ADEQUACY COMMENTS:

- Provide verification of Downstream notification.

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter)
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for additional information. See below
 Comments/Recommendations:

cc: Steve Federline, Environmental Planning Division, MNCPPC

bll DRC site plan.03/01