



Site Plan: 820110110 Holv Cross Hospiatal

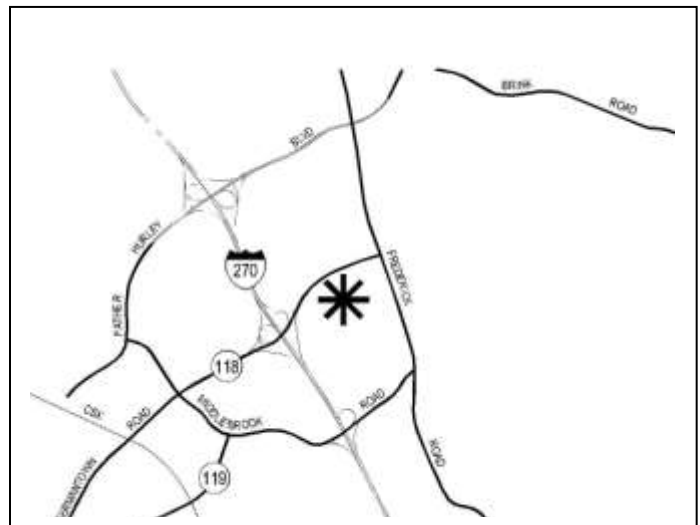
Staff Report Date 10-7-11

- Molline Smith, Senior Planner, Molline.Smith@montgomeryplanning.org, 301.495.4573
- Richard Weaver, Area 3 Acting Supervisor, Richard.Weaver@montgomeryplanning.org, 301.495.4544
- John Carter, Area 3 Chief, John.Carter@montgomeryplanning.org, 301.495.4575
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Description

***D. Site Plan: 820110110 Holy Cross Hospital**

Located on approximately 18.27 acres of the Science and Technology Park on the Montgomery College Germantown Campus along the east side of Observation Drive near the intersection with Middlebrook Road, hospital building of approximately 237,200 square feet, medical office building (MOB) of approximately 80,000 square feet, and associated landscape and parking facilities within the LSC Zone, Germantown Employment Area Sector Plan.



Staff recommendation: *Approval with conditions*

Summary

This project is consistent with the Montgomery College District recommendations in the Germantown Employment Area Sector Plan; and the Germantown Urban Design Guidelines. The Holy Cross Hospital facilities provide health care to the regional up-county population, anchor the Science and Technology (S&T) Park component for the entire property and the surrounding I-270 Technology Corridor, and establish a link between the business and academic communities. The following topics were considered and analyzed by Staff during the time of review.

- Any future expansion projects considered for the development phasing of Land Units 4A & 4B.
- Any potential impacts to the neighboring residential properties from noise pollution by the exterior mechanical equipment and the occasional operation of the helicopter pad.
- The review of Adequate Public Facilities (APF) during the Site Plan process. APF is typically reviewed during the Preliminary Plan process; however Holy Cross Hospital is responsible for the construction of this project.

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RECOMMENDATION & CONDITIONS

Staff recommends approval of site plan 820110110, Holy Cross Hospital, for the construction of a Hospital (237,200 square feet), a Medical Office Building (80,000 square feet) and associated parking and landscape facilities on 18.27 gross acres. All site development elements shown on the site and landscape plans stamped "Received" by the M-NCPPC on September 12, 2011 are required except as modified by the following conditions.

Conformance with Previous Approvals

1. Preliminary Plan Conformance

The proposed development must comply with the conditions of approval for preliminary plan 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, DPWT conditions, and DPS stormwater conditions.

2. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated May 17, 2011 unless amended and approved by the Montgomery County Department of Permitting Services.

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 MCDOT letter.

Environmental

8. The Applicant must construct the noise barrier as described in the Case 3 of the May 11, 2011 Noise Analysis, prepared by Miller, Beam and Paganelli, Inc. (*Appendix F*) 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 shall 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 MCDPS.

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.

11. Lighting

- a. The lighting distribution and photometric plan with summary report and tabulations must conform to IESNA standards for residential 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 surety must include plant material, on-site lighting, and site furniture within the relevant block of development.
- b. 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. Provide a Site Plan Surety and Maintenance Agreement that outlines the responsibilities of the Applicant and incorporates the cost estimate. Agreement to 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, 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, Sediment Control Plan, and 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.
- 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.

DISCUSSION

SITE DESCRIPTION

Vicinity

The Montgomery College Germantown Campus is located along Observation Drive in Germantown, Maryland. The campus site is approximately 224 acres; and currently zoned LSC (Life Sciences Center). Bordered on all four sides by major roadways: I-270 is located towards the western boundary; Germantown Road (MD 118) is located towards the northern boundary, Frederick Road (MD 355) is located towards the eastern boundary; and Middlebrook Road is located towards the southern boundary.



Vicinity Map

Within the surrounding area the Frederick Road (MD 355) corridor is framed with densely developed residential properties. Towards the north of the site are multi-family townhouse units; most which are zoned R-60/TDR. The Ayr lawn Property (819800340), Cider Barrel (820040030), Eton Square (820040330), Mary Boland Subdivision (819970090), and Oak Mill Apartments (819830780); are the closest neighboring properties along the eastern property boundary. Germantown Town East Park and Middle Village Shopping Center are located towards the southern boundary at the intersection of Middlebrook Road and Frederick Road.

Existing Conditions

The Montgomery College Campus is located within the Seneca Creek Watershed; which the state of Maryland has designed the waters as a Class I-P. This water classification is suitable for water contact recreation, protection of aquatic life and public water supply. Less than 50 percent of the property is currently developed; and reforestation areas, stream valley buffers and high priority forest are preserved along both the western and eastern portions of the property. The forest conservation areas serve a dual function; to protect and treat the stormwater runoff; and provide a densely planted buffer between the different uses.



Existing College Campus

The college campus is accessed from Germantown Road at two locations: Goldenrod Lane/Germantown Road intersection (secondary entrance) or the Observation Road/Germantown Road intersection (primary entrance). The existing conditions on campus consist of five academic buildings, parking facilities, and related/ ancillary facilities. The southern portion of the site (i.e. the location of the subject site) is currently undeveloped.

BACKGROUND INFORMATION/ PREVIOUS APPROVALS

| | |
|-------------------------------|---|
| History: | <p>Montgomery College was originally started in 1946 as “Montgomery Junior College” with the main campus located in Bethesda Maryland (i.e. currently known as Bethesda Chevy Chase High School). The main campus was relocated to Takoma Park in 1950, absorbing the Bliss Electrical School; which had occupied the site. The College is accredited by the Middle States Commission on Higher Education, and offers two-year associate’s degrees and a variety of professional certifications. The College currently serves nearly 60,000 students a year, through both credit and noncredit programs, in more than 100 areas of study.</p> <p>The Germantown Campus is one of three sites created and owned by the state; thereby establishing it as a public entity. The Germantown Campus opened in 1975, and has had minor site adjustments since taking permanent occupancy in 1978.</p> |
| Mandatory Referrals: | |
| MR 02306-M-1 | <p>This modification was approved by the Planning Board in October 2002 for the construction of a 40 acre Biotechnology Business Park at Germantown Road and Goldenrod Lane. A Natural Resource Inventory/Forest Stand Delineation (NRI/FSD #420062160 was approved October 13, 2006 and was later recertified on January 30, 2009.</p> |
| MR 09720-M-1& MR 10712-M-1 | <p>This project was approved May 14, 2010 for the construction of the Montgomery College Bioscience Building and Childcare Center. The Childcare was a single-story rectangular facility built to accommodate 40 students. The Bioscience Education Center is a 3-story (approximately 127,000 sq. ft.) L-shaped building containing classrooms, laboratories, facility offices and conference center.</p> |
| MR 2009734 | <p>This project was approved May 20, 2010 for the permanent preservation of an additional 2.88 acres of high priority forest along I-270. The revised Forest Conservation Plan formally established and provided protection of the existing and future forests. The Final Forest Conservation Plan was approved June 24, 2010. In accordance with this approval and separate from the Mandatory Referral process; the College is required to submit individual forest conservation plans that demonstrate compliance with the approved Forest Conservation Plan.</p> |

PROJECT DESCRIPTION

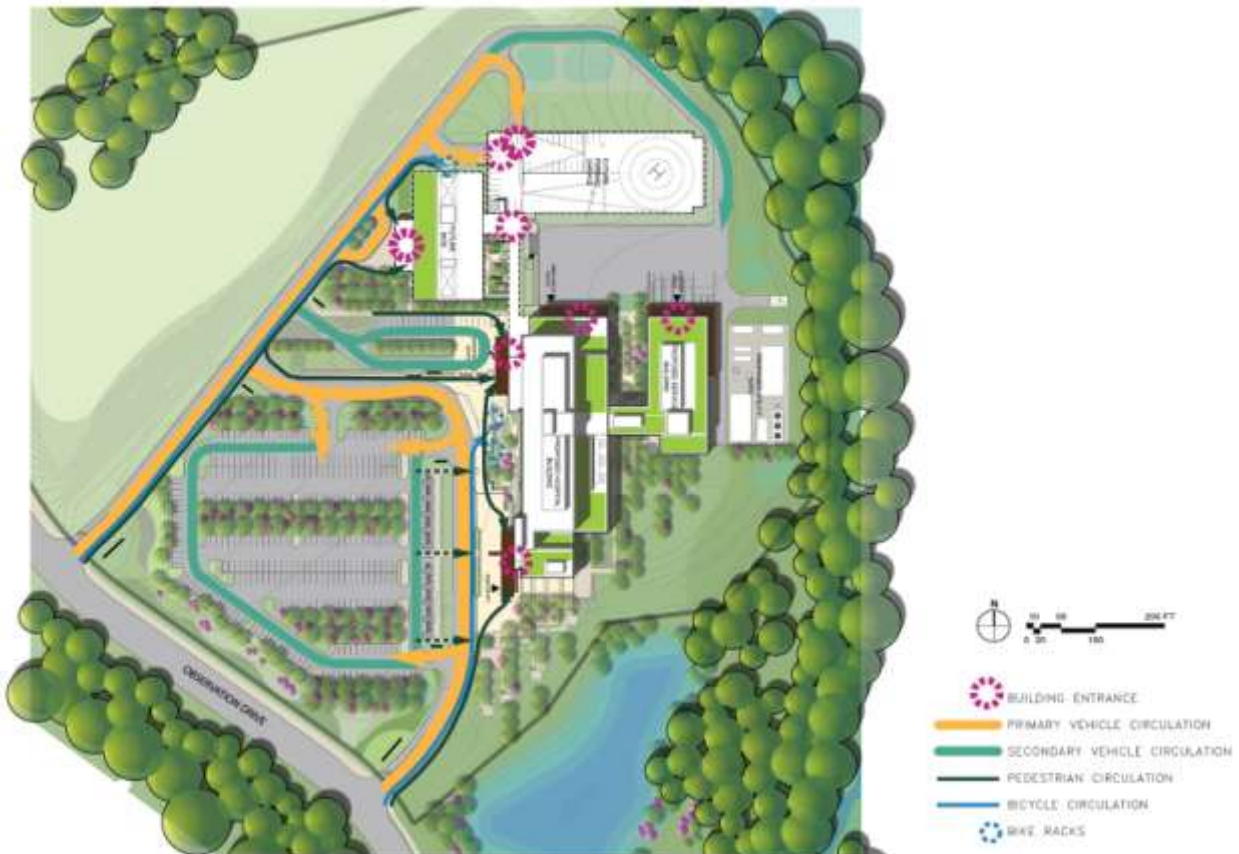


Overall Campus Map

Site Analysis

The recorded land condominium on the Montgomery College property (i.e. the Preliminary Plan process) will legally permit the ground leasing of Land Units 4A and B to a private developer. In accordance with the Preliminary Plan; Observation Drive will be extended (towards the south) to connect into Middlebrook Road. This roadway is the physical link to the existing campus and the new tenant(s). The physical connection of the roadways will initiate the partnership with similar activities related to the Science and Technology (S&T) Park within Montgomery College.

The Holy Cross Hospital will have an instrumental role in supporting the College’s specific goal to cultivate private partnerships with medical facilities. This link is not only beneficial to Montgomery College, but it also has the potential to help meet biotechnology educational, economic and workforce development needs. Fostering the healthy relationships between gaining knowledge, professional training and work experience with businesses specifically located in the I-270 Technology Corridor will further promote the overall intent of the LSC zone. Therefore the primary mission of this medical facility is to provide adequate and convenient health care services to the expanding up-county population within the region; while simultaneously strengthening the partnership between Montgomery College, the S&T Park and the Germantown Employment Area.



Circulation Diagram

Circulation

Observation Drive will be constructed to meet public road standards prior to the use and occupancy permit for any buildings on the Hospital lot. This roadway will serve as the major corridor from the existing northern campus to the subject site. The majority of the proposed development will occur on the southern portion of the proposed lot (Land Unit 4A); while the northern portion (Land Unit 4B) will be reserved for a future expansion of the Hospital facilities. Any future expansion of the Hospital or MOB will require an amendment to the certified Preliminary and Site Plans.

The public and private areas are strategically designed with limited overlap; which should reduce the potential for conflicts between emergency services and routine visits. The property has two (2) points of ingress/egress from Observation Drive that will serve as the primary vehicular circulation systems. The first driveway, in the southeast corner, runs along the front façade of the proposed Hospital building; connecting into the entrance drop-off, the surface parking lots and the second access driveway. This access functions as the main entrance point for the patients and visitors. The second driveway (located at the northwestern corner) runs along the proposed MOB; connecting into the second entrance drop-off, the proposed 5-level parking garage and the Ambulatory Service entrance. This access functions as the primary entrance point for the service vehicles, employees and physicians. Fire & Rescue and service vehicles may access the loading docks to the rear of the Hospital. The dual driveways are anticipated to be 3-lane interior roads that will also connect into a transit bus stop near the main entrance of the Hospital. As this Hospital will not be designated as a trauma center, the helistop (located on the top level of the parking garage) will be used infrequently for emergency transport of patients outbound from the Hospital to another healthcare facility. The helipad is only anticipated to be use approximately twice a month. The restrictions placed on the Hospital were intended to reduce the impacts (i.e. noise pollution, traffic, etc.) on the surrounding residential communities. The helipad will be safely secured on the upper level by a locked gate to provide visible separation from the parking areas.

The external pedestrian pathways within the right-of-way and outside of the property boundary consist of a 10-foot wide shared use pathway that run along Observation Drive and connect into an existing pathway along Middlebrook Road. The 10-foot shared use path is intended to accommodate both bike riders and walkers, and will be planted with large canopy street trees to provide shade along the street edge. The proposed internal sidewalks vary in width from 5 feet to 7 feet wide. They are designed to loop around the surface parking lots along the front facades of the Hospital and MOB and connect into the active public spaces. An alternative regional natural surface trail was discussed during the time of Site Plan review. However, due to the potential for the area to be redeveloped in the near future, the trail design was postponed until such time as the other areas of the S&T Park are further developed.

The parking garage is connected to the MOB and Hospital building by a covered pedestrian corridor. The loading docks between the parking garage and the northern façade of the Hospital building are large enough to accommodate several different types of deliveries at the same time. The turning radii throughout the site have been tested for safety and efficiency by the Fire & Rescue Department.



Aerial Perspective View

Proposed Buildings

Prior to the establishment of a new Hospital facility the Maryland State Law mandates that a Certificate of Need (CON) be issued by the Maryland Health Care Commission. The CON was granted as part of a comparative review process. Per the requirements of the CON, the Hospital facility will have 93 acute care beds (inclusive of 30 private patient rooms). This project is consistent with the applicable standards based on need, cost-effectiveness, viability and impact on other providers. As a direct result of the issuance of the CON the Hospital's design proposal is based on the following principles:

- Identification and separation of key access portals to the Hospital (i.e. main entrance to the Hospital, Emergency Department walk-ins, Emergency Department ambulance drop-offs, vehicle access to service docks).
- Prescribed functional relationships between departments.
- Separation of different types of circulation (i.e. public, in-house, staff, support, and service) within the facility.
- Clarity of access and way-finding for patients and visitors.
- Organized drop-off/ pick-up and parking.
- Connectivity between components (i.e. Hospital, MOB and parking garage).
- Patient and family-friendly settings.

- Appropriate use of materials, landscape elements, signage and finishes.
- Infrastructure to receive new and changing medical equipment.
- Working environment conducive to staff recruitment and retention.
- Site strategy for addressing program growth change and future development.

The Hospital is approximately 237,200 square feet. The interior layout of the proposed building is such that the main level (i.e. the first floor) will include a public lobby, registration, a café and the cafeteria. The Emergency Department and clinical services (i.e. psychiatry unit, an observation unit, and the radiology department) are also included on the main level; while the majority of the remaining floors are primarily intended to service the more private functions of the hospital (i.e. critical care, maternal and infant center, etc.). A future expansion space will be constructed on the sixth floor in the initial development phasing for future fit-out as patient needs evolve. The external shell will be designed with a contemporary façade composed of block masonry units, curtain wall and channel-glass. The building's super-structure will be built using cast-in-place concrete slabs and columns.



Hospital Building Perspective

The MOB (approximately 80,000 square feet) is a 4-story office building located near the northwest corner of the Hospital. The MOB is intended to be an extension of the medical care services ancillary to the Hospital. The covered pedestrian corridor¹ between buildings is an important connection that will allow visitors, patients, students and physicians the opportunity to safely and efficiently transition between spaces. The services within the MOB are designed to complement the available services offered within the Hospital.

¹ The total square footage of this area is referenced in the Project Data Table page 19 of this report.

The proposed parking garage is a five level structure; providing a total of approximately 580 parking spaces. A surface parking lot is proposed in front of the Hospital; providing additional parking for the patients, visitors, student interns, employees (395 people), and physicians both for the Hospital and the MOB.

Proposed Public Use Spaces and Environmental Site Design

There are five (5) featured landscape areas immediately adjacent to the Hospital: the main entrance plaza, the healing garden, the cafeteria plaza, the meditation garden and the MOB garden. Considering the hierarchy of the Hospital (located at the center of the site); the associated landscaped areas directly adjacent to the building form structured patterns. Stretching out towards the property boundaries the structured patterns start to transition into more natural forms. At the outer edges of the property, the proposed planting beds and open spaces are informal and mainly function to address quality control for the stormwater management (SWM) facilities. The designs for these spaces are strongly influenced by the architecture of the buildings and the natural environment. Unifying elements such as rows of trees, landscape walls and plant material help to emphasize the overall design concept and organize the surrounding natural landscape. All five garden areas will be open to the public; as well as the staff and employees.

The entrance to the Hospital is pronounced with a covered drop-off area, bollards, enriched paving, a large plaza with seating, and canopy trees. The organization of this space is convenient and clearly introduces the space as the primary access point. The plaza reaches out toward the shared SWM pond (on the adjacent parcel) and the surface parking lot towards the west side of the property. Just north of the main entrance to the Hospital is the healing garden. The healing garden is intended to create a private space for reflection; thereby the space is fully enclosed by the front façade of the Hospital, vegetated Greenscreen fencing, evergreen hedges and block masonry walls. The interior garden space is heavily planted with diverse and calming plant material with adequate seating provided along the edges. The cafeteria plaza is located on the southern side of the Hospital. The plaza further emphasizes the linear pattern, close to the building edge, with planted walkways and masonry walls that control major views and reach out into the enhanced meadow. Dining areas are clustered in an organized pattern near the building. The meditation garden is a courtyard space located on the north side of the Hospital, enclosed on three sides by the Emergency Department and the administrative wing. Heavily planted with a bosque of trees and low growing understory; this space is broken up by low freestanding masonry walls and impromptu seating. The surface of the garden space consists of decomposed granite to provide layering textures and sounds. The MOB garden is located between the rear of the MOB and the enclosed pedestrian corridor. At the center of the space is a dry streambed that is not only proposed to be a site amenity and focal point, but also functions as a SWM design feature. The streambed will meander from a dry pool at the upper side of the garden (near the parking garage) through the space leading into the Emergency entrance to the Hospital. Landscape boulders will be placed along the stream edge with lush plantings. Similar to the other garden spaces, the design concept is reemphasized with paved streambed crossings, low masonry walls, and linear design elements.

The remaining landscaped areas are intended to enhance the surface parking facility, entrance features, and open spaces surrounding the Hospital. Landscaped islands are used in the surface parking facility to create a strong linear pattern that lead patients and visitors toward the front entrance of the Hospital. These islands will also function as both SWM micro-bioretenion facilities, and strong design elements. The landscape features and proposed signage highlight the important entrances that help to facilitate instinctive way-finding throughout the site.

FINDINGS

1. *The Site Plan conforms to all non-illustrative elements of a development or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59D-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. Montgomery College property was rezoned to the LSC zone, and included in the 919 acres of land (Parcel 29) rezoned during hearing. There are no binding elements associated with this approval.

Sector Plan and Design Guidelines

The Germantown Employment Area Sector Plan makes specific recommendations for the Montgomery College Campus (page 70-72). 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 S&T Park. This project is the first to provide 32 percent (320,800 sf.) of this recommendation on Land Use 4A. Land Unit 4B is approximately 6.23 acres (271,379 sf.); however the type and amount of use area is not included in this Site Plan. The remaining area is subject to Site Plan review should the proposed facility be a non-academic use.

- *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.

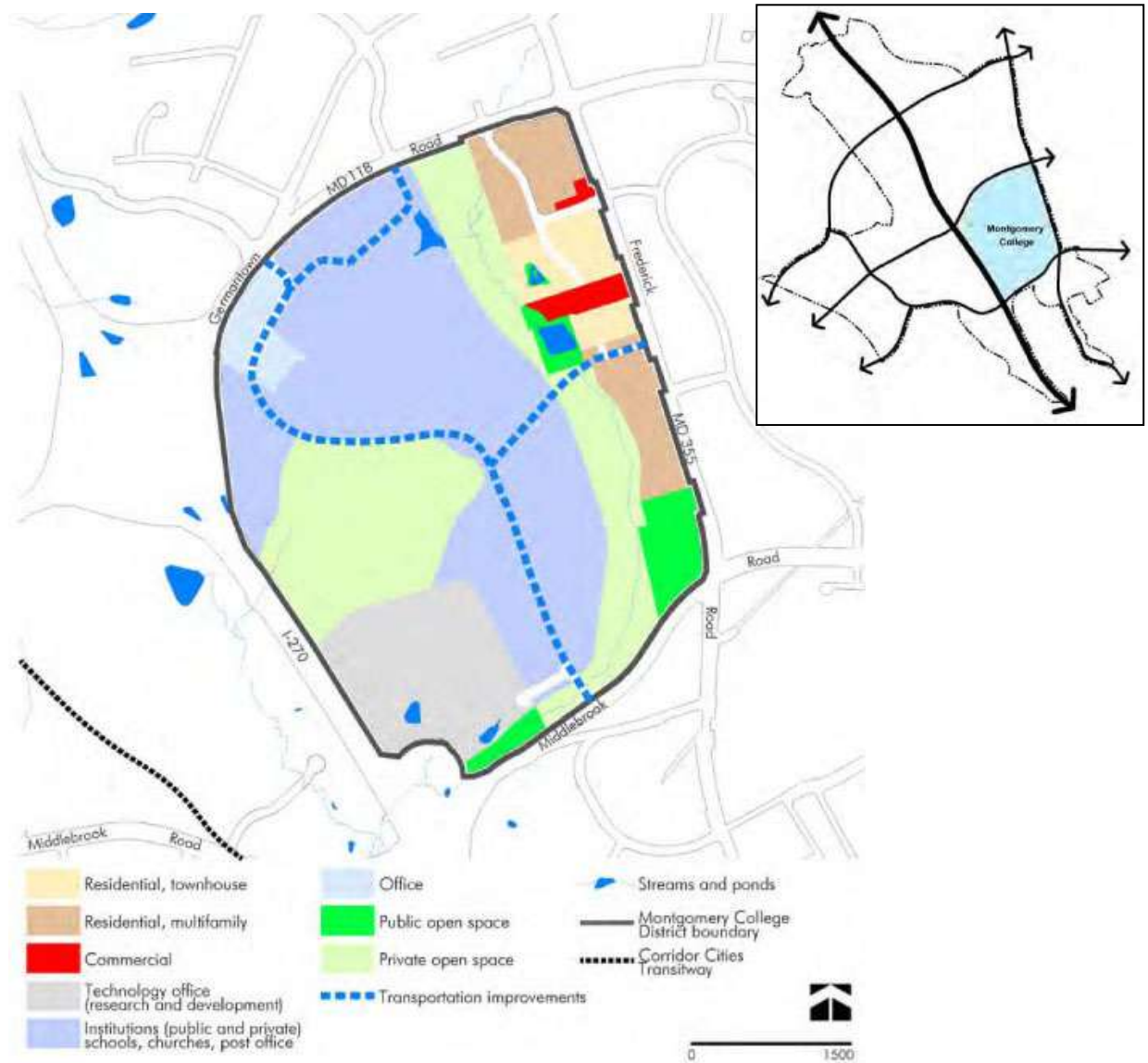
- *Preserve 46 acres of high priority forest along I-270 and other high priority forested areas on the property.*

This was specifically addressed with the approved FFCP dated June 24, 2010. Forty-six acres of forest was 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 spaces are 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 575 spaces; which is 62 percent of the total number of parking spaces proposed. The surface parking facility will contain 347 spaces, and incorporates SWM facilities to improve the water quality of the surface runoff prior to reaching the Gunners Branch watershed.



Master Plan – Map 26

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

The 10 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 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 start 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, staff finds that the height of the Hospital building is in substantial compliance 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 separated from I-270 by the 46 acres of high priority forest protected by easement.

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.*

With respect to building height, and density the proposed development is under all the maximum standards allowed. There are no required setbacks of 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. With respect to the 20 percent public use space requirement; five different garden/plazas areas 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 subject site is zoned Life Science Center (LSC). 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 is 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 proposed development meets the purpose and requirements of the zone as detailed in the Findings section of this report. 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 ² (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 ³ . | 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 ⁴ FAR |

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

3 Referenced in the Sector plan under the land use recommendations (page71); one million square feet will be dedicated to the technology park.

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

| Off-Street Parking and Loading | | | |
|---------------------------------------|-----------------------------|-----|-------------------------|
| Surface Parking Facility Area (sf.) | N/A | N/A | 123,732 sf. |
| Internal Landscaping (%) | 5% (6,187 sf.) ⁵ | N/A | 22.9% (28,385 sf.) |
| Parking Spaces | | | |
| Hospital Building | 416 spaces ⁶ | N/A | N/A |
| MOB | 400 spaces ⁷ | N/A | N/A |
| Total Spaces | 816 spaces | N/A | 932 spaces ⁸ |

3. *The locations of buildings and structures, open spaces, landscaping, 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 (behind the residential communities), 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 and parking facilities. 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 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 master plan alignment. Staff finds the proposed

⁵ The square footage is based on the area of the surface parking facility.

⁶ 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.

⁷ The total parking requirement is based the MOB building square footage divided by 5 space per every 1,000 sf.

⁸ The total number of parking spaces included surface and garage facilities, 20 motorcycle spaces (10 surface space and 10 garage spaces), and ADA spaces. Bicycle racks (30) have also been provided.

access points to the campus have been reviewed for adequate site distance and will be safe and adequate.

Transportation

- *The College's planned expansion and technology park require additional access and transportation capacity. Extend Observation Drive as a four lane 80 foot right-of-way with a shared use path through the College Property to connect Germantown Road with Middlebrook Road. Locate the road on the west and south sides of the campus with future connections to MD 355 (page 73 of the Sector Plan).*

The plan requires that Observation Drive be completed from Goldenrod Lane to Middlebrook Road as a 4 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 (page 73 of the Sector Plan).*

The 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. The need for this future connection and its final alignment should await development on the Campus that will cause it to be fully evaluated for traffic capacity, alignment, engineering, and neighborhood/property impacts.

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) shall be considered at the Preliminary Plan and Site Plan stages. Montgomery College is the Applicant for the Preliminary 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 approve Biosciences Center development was included, i.e., 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.

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 Growth Policy Resolution currently in effect. 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 development 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, Chapter 19 regarding water resource protection, and any other applicable law.*

The preliminary plan (120110380) complies with Chapter 22A, the Montgomery County Forest Conservation law. A Forest Conservation Plan (FCP) was approved for the Montgomery College – Germantown Campus under FCP #MR2009720. This FCP designated forest conservation easements for the entire Campus and provided 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.

The Forest Conservation Plan approved for the Montgomery College – Germantown Campus under FCP #MR2009720 protects all sensitive environmental features on the Campus in conformance with Section 50-32 of the Subdivision Regulations. No other sensitive features were identified on the proposed lot.

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. Staff is in support of this installation by Miller Beam, and Pagenelli Inc. 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 to meet required SWM goals via alternative surfaces, micro-scale practices, bio-filters, and a joint use facility. 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 SWM 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.

COMMUNITY OUTREACH

The Applicant has met all proper signage, noticing, and submission meeting requirements. Staff has received phone calls and emails regarding this application. Staff has spoken and met with the attorney for Washington Adventist Hospital (David Brown) on September 27, 2011. No strong opposition was expressed; however, the attorney had questions regarding the submitted traffic study and the Final Forest Conservation Plan. Any issues raised during the meeting were addressed by Staff, and the meeting was concluded with the understanding that any other outstanding issues/ questions will be presented/ emailed in time for the public hearing.

Staff also received several emails and letters in support of this project, all of which speak very highly of the partnership between Montgomery College and Holy Cross Hospital. They are also in favor of the new job opportunities and the ability to provide convenient health care to the surrounding communities. Staff has responded to these letters and the written copies have been attached (see Appendix D).

CONCLUSION

Staff concludes that the development of the Hospital, MOB and the associated landscape and parking facilities are in substantial conformance with the recommendations of the Germantown Employment Area Sector Plan and the Montgomery County Zoning Ordinance.

APPENDIX

- A. Site Plan Justification Statement
- B. Agency Approvals
- C. Adopted Design Guidelines (pages 42-43)
- D. Community Correspondence Letters of Support
- E. Site Details/ LEED
- F. Exterior Mechanical Noise Analysis (by Miller, Beam & Paganelli, Inc.)

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APPENDIX A (Site Plan Justification Statement)

HOLY CROSS HOSPITAL - GERMANTOWN

SITE PLAN JUSTIFICATION STATEMENT

I. INTRODUCTION

Holy Cross Hospital (“HCH”) submits the following application for site plan approval (the “Application”) in accordance with the applicable provisions of Chapter 59 of the Montgomery County Code, 2004, as amended (the “Zoning Ordinance”). As described in detail herein, and shown on the proposed site plan submitted with this Application (the “Site Plan”), HCH proposes initial development of 795,798 square feet (18.27 acres) of land shown as land condominium Unit 4A (the “Property”) on a plat entitled “Plat of Condominium Subdivision – Montgomery College Germantown Campus” recorded among the Land Records for Montgomery County at Plat No. 10250 and Plat No. 10251 on October 16, 2009. The Property is part of the Science and Technology Park (the “S&T Park”) within the Montgomery College Germantown Campus (the “College Campus”), bordered by I-270, MD-118, MD-355, and Middlebrook Road in Germantown, Maryland. HCH is the holder of a 90-year ground sublease on the Property (the “Ground Lease”), with the Property to remain under the fee simple ownership of Montgomery College (the “College”).¹ Not part of this Application, HCH also has the right under the Ground Lease to seek approvals for future expansion on land condominium Unit 4B (the “Expansion

¹ While the College is exempt from needing subdivision approval of the College Campus pursuant to Chapter 50 of the Montgomery County Code (the “Subdivision Regulations”), HCH will be required to be located on a lawfully recorded subdivision lot pursuant to the Subdivision Regulations. Solely to accommodate HCH, and any future private development on the College Campus (including the S&T Park), the College is concurrently, with the processing of this Application processing a preliminary plan of subdivision for the purpose of consolidating the entire College Campus into two lots of record.

Property”) adjacent to the Property (also part of the S&T Park), comprised of 271,620 square feet (6.24 acres) of land as discussed further herein.

The Property, located in the southeast corner of the College Campus, is currently unimproved. The College Campus (including the Property) is zoned LSC (Life Sciences Center) consistent with the recommendations in the Approved and Adopted Sector Plan for the Germantown Employment Area (^{OCTOBER 2009} September 2009) (the “Sector Plan”), as implemented by Sectional Map Amendment No. G-877 approved and adopted May 2010 (the “Sectional Map Amendment”). With the Property located in the Montgomery College District of the Sector Plan, HCH will have an instrumental role in supporting the College’s mission of creating private partnerships with medical facilities; helping the College to meet the biotechnology educational, economic, and workforce development needs of Montgomery County; and fostering the overall link between business and education in the I-270 Technology Corridor. In furtherance of this Sector Plan vision, this Application proposes development of the Property with a hospital facility (the “Hospital”), a medical office building (the “MOB”), a structured parking facility (including helipad) (the “Parking Garage”), and surface parking, landscaping, environmental site design features, public spaces, and related facilities (the “Project”). This Project will anchor the S&T Park within the College Campus and further strengthen the College Campus and the Germantown Employment Area as a vibrant component of the I-270 Technology Corridor. Most importantly, the Hospital will provide critically needed health care services to the expanding and aging up-county population and region.

II. SITE PLAN DESCRIPTION

Description of Project

The Property will have two points of ingress/egress directly to Observation Drive, a new master-planned road being constructed through the College Campus linking existing Observation Drive at Middlebrook Road to existing Goldenrod Lane and MD-118. Pursuant to the Ground Lease, Observation Drive is designed and will be constructed to public road standards prior to occupancy of the Hospital, and it will serve as an important connector road that not only provides convenient access to the Hospital, the MOB, the S&T Park, and College facilities, but will also allow connection between Middlebrook Road and MD-118 without commingling with internal traffic (vehicular and pedestrian) within the College Campus. As indicated, the Property will have two points of ingress and egress from Observation Drive: one located at the southwestern corner of the Property that will function as the main entrance to the Hospital for patients and visitors, and one located at the northwestern corner of the Property that will serve as the entrance to the MOB, the Emergency Department, and the primary entrance for service vehicles and employees and physicians of the Hospital.

The Hospital will be initially comprised of approximately 237,200 ± gross square feet situated in a six (6)-story building located on the eastern edge of the Property, and it has received Certificate of Need (“CON”) approval from the Maryland Health Care Commission² to construct and operate the Hospital with 93 acute care beds. The first floor (ground level) will include a main

² Prior to establishing a new hospital facility in the State of Maryland, State law mandates that a CON be issued by the Maryland Health Care Commission. The CON was granted as part of a comparative review. HCH was found to be consistent with all 46 applicable standards including Need, Cost-Effectiveness, Viability, and Impact on other providers.

entrance to the Hospital as well as an Emergency Department entrance. A separate ambulance entrance and service docks will be located on the north side of the Hospital out of sight of the general public. The first floor will include public functions such as the lobby, registration, a café, and the cafeteria. In addition to the Emergency Department, clinical services on the first floor will include a psychiatry unit, an observation unit, and the radiology department. The procedure center and critical care unit will be located on the second floor. The third floor will house the maternal and infant center. The fourth and fifth floors will each have 30 private patient rooms. A future expansion shell-space will be located on the sixth floor and constructed in the initial phase for future fit-out as patient needs evolve. The Hospital will be designed with a contemporary façade composed of block masonry units, curtainwall, and channel-glass. The building super-structure will be built using cast-in-place concrete slabs and columns.

The MOB will be located immediately north and west of the Hospital, and will be comprised of approximately 80,000 ± gross square feet situated in a four (4)-story building. The MOB façade treatment will be designed to complement the design of the Hospital, and will be attractive and inviting to those approaching the Property from either MD-118 or Middlebrook Road. Because the MOB will serve to provide an extension of medical care services ancillary to the Hospital, easy pedestrian connectivity between the MOB and the Hospital will be provided. The easy access between the two facilities will allow physicians to see patients either in their private offices in the MOB or in the Hospital without leaving the overall Hospital campus. Similarly, patients who are seen in the physician offices in the MOB may be referred to the Hospital for diagnostic testing. The services of the MOB will be designed to complement those available within the Hospital itself.

A surface parking facility containing approximately 352 spaces will be located in front of the Hospital, with easy and visible access from Observation Drive to primarily serve patients and visitors of the Hospital. A safe and orderly vehicular and pedestrian system allows entry to the Property, drop-offs to the Hospital, and parking and access. To the north of the Hospital and northeast of the MOB will be a Parking Garage, containing five (5) levels with a total of approximately 580 parking spaces. This facility will provide additional parking for patients and visitors as well as parking for employees and physicians of both the Hospital and the MOB. A helipad ("Helipad") will be located on the eastern end of the top level of the Parking Garage. As the Hospital will not be a designated trauma center, it is anticipated that the Helipad will be used infrequently for emergency transport of patients outbound from the Hospital to other care facilities (anticipated to occur approximately an average of twice/month). The Helipad will be chained or gated to provide separation from the parking spaces on the upper level of the Parking Garage. An elevator bank located in the southern corner of the Parking Garage will provide access to and from the Helipad. An adjacent ground-floor enclosed walkway will connect the Parking Garage, the MOB, and the Hospital.

The site is designed to allow safe and efficient pedestrian, vehicular, and emergency circulation, parking, and loading and unloading for all of the uses on the Property. The primary public access to the Hospital will be from the southern driveway connection to Observation Drive from Middlebrook Road, with a three-lane internal road providing direct access for patient and visitor drop-off at the main entrance to the Hospital and vehicular access to the surface parking facility in the front of the Hospital. It is anticipated that this three-lane internal road will also serve as a bus loop allowing transit access to the front door of the facilities. The second access driveway to

Observation Drive from Middlebrook Road will provide primary ingress/egress to the Emergency Department (including ambulances), the MOB, and the Parking Garage. This driveway also will provide service vehicles access to the loading docks and fire and rescue access to the rear. It is intended that all parking will be controlled in some manner, with details to be determined prior to occupancy.

Hospital Design

The design of a hospital facility is unique from most other land uses given the needs and requirements for optimal health care services. As one of the most challenging of building types, hospitals require that complex sets of programmatic issues be addressed. A balance of internal protocols and functional requirements combined with external constraints and context drives successful design solutions. Overarching everything is the mandate to provide a safe, efficient, and welcoming environment for the patient, family, and staff and, most importantly, to be a center of healing. As a result of these hospital facility design considerations, the following principles have guided the overall design of the external and internal improvements on the Property:

- Identification and separation of key access portals to the Hospital (*i.e.*, main entrance to the Hospital, Emergency Department walk-ins, Emergency Department ambulance drop-offs, vehicle access to service docks)
- Prescribed functional relationships between departments
- Separation of different types of circulation (*i.e.*, public, in-house, staff, support, and service) within the facility
- Clarity of access and wayfinding for patients and visitors
- Organized drop-off/pick-up and parking

- Connectivity between components (*i.e.*, Hospital, MOB, and Parking Garage)
- Patient and family-friendly settings
- Appropriate use of materials, landscape elements, signage, and finishes
- Infrastructure to receive new and changing medical equipment
- Sophisticated engineering infrastructure
- Working environment conducive to staff recruitment and retention
- Site strategy for addressing program growth, change, and future development

Consistent with these design principles and as required by Section 59-C-5.476(a) of the Zoning Ordinance for site plan projects in the LSC Zone, HCH has proposed comprehensive design standards that address building types and facades appropriate and suitable for the Project on the Property. These comprehensive design standards, specific and uniquely attributable to a hospital and related improvements, are set forth on the Illustrative Master Plan submitted with this Application.

Landscaping, Public Use Space, and Environmental Site Design

As mandated by recent State and local legislative measures, the Site Plan is shaped by how stormwater management features will provide environmental site design to the maximum extent practicable, primarily utilizing landscaping and micro-bioretenion areas throughout the site. In addition, the Application provides quality public use space in the form of multiple plazas and gardens to enhance the experience of patients, visitors, and staff and to further incorporate environmental site design techniques. There are five featured landscape areas immediately adjacent to the Hospital: the main entrance plaza, the healing garden, the cafeteria plaza, the meditation garden, and the MOB garden. These five areas have strong lines and a formal

character, and contain unifying elements such as horizontal lines, rows of trees, landscape walls, and plant material that emphasize the linear nature of the space. All five of the featured landscape areas are open to patients, visitors, and staff of the Hospital and MOB, and are considered part of the Project's public use space. In addition to the landscaping and public use space areas provided on the Property as part of the Project, it is intended that public use space elements will be coordinated and provided through the future build-out of the remainder of the S&T Park and the College Campus as a whole, as well as the build-out of the Expansion Property at the appropriate time (as discussed further below).

In keeping with the principle of the Hospital as a center for healing, the overarching landscape and open space concept is to provide calm, reflective spaces that give patients and visitors tranquility and respite. The landscape design elements are influenced by the horizontal lines and shifting planes of the Hospital architecture. Landscape spaces adjacent to the Hospital are very structured and linear, but the landscape becomes more natural and less structured as it edges away from the Hospital to the Property boundaries. At the most outer edges of the Property, there will be informal landscape beds and meadow areas (providing visual amenity and also serving to provide stormwater management quality control).

The main entrance to the Hospital will provide a welcoming and convenient drop-off with a canopy for shelter, bollards for delineating vehicular and pedestrian areas, enriched paving for clear identification of the entrance, and a large plaza with seating for outdoor use, with a bosque of trees to provide shade. From the plaza, several walkways will reach out toward the shared stormwater management pond on property adjacent to the Property (designed and intended to serve a drainage-shed that includes the Property and portions of the S&T Park and College

Campus) to provide a view of the surrounding area and an amenity feature as a quiet area for reflection. The walkways through the HCH campus will be lined with trees and plantings that enhance the linear design of the landscape. At the northern end of the main entrance plaza, where the bus stop will be located, seating will be provided to accommodate transit users.

Just to the north of the main entrance to the Hospital is the healing garden. The space is defined by the face of the Hospital building and a series of walls, fences, and hedges to create a private space for respite and reflection. The garden will have a meandering path that allows a person to move through the garden and experience the diverse, but calming pallet of plant material. Seating will be provided so that one may linger.

The cafeteria plaza is located on the southern side of the Hospital just off the cafeteria. Tables and chairs will be provided in the plaza. The design of the plaza incorporates the linear landscape concept with tree- and plant-lined walkways that reach out into the landscape towards the views of the stormwater management pond. Smaller spaces at the end of the walkways will provide more dining opportunities. A series of walls will reinforce the linear design as well as control the views out into the landscaping.

In the courtyard space created by the Emergency Department and the administrative wing of the Hospital is the meditation garden. This garden will have a bosque of trees with an under-planting of low shrubs and herbaceous material. The space will be broken up by low freestanding walls that provide impromptu seating. A small plaza with a walkway will provide access to and from the garden. The remaining surface of the garden will be decomposed granite to provide a layer of texture and sound to the garden.

The MOB garden is located between the rear of the MOB and the enclosed walkway connecting the Parking Garage, the MOB, and the Hospital. This garden is intended to be primarily viewed from the adjacent buildings and walkways but will be accessible to all. In order to function as both an amenity and a stormwater management design feature, a dry streambed will be the focal point of the garden. It will meander from a dry pool at the upper side of the garden (near the Parking Garage) down through the garden to the Emergency Department entrance to the Hospital. Boulders will be placed along the edge of the stream, with lush plantings adjacent to the boulders and streambed, and a pathway will meander through the garden, generally following the dry streambed with crossings in various locations. With a series of low walls as a linear design element, the MOB garden will relate to the other gardens on the Property.

The remaining landscaping areas consist of the surface parking facility in the front of the Hospital, entrance features, and the open spaces surrounding the Hospital. Landscaped islands are used in the surface parking facility to create a strong linear pattern that draws patients and visitors toward the front entrance of the Hospital. These islands will function as both stormwater management micro-bioretenion facilities, and a strong design element. The Hospital entrance will utilize landscaping and planting features to highlight the entrance and facilitate wayfinding. The open spaces surrounding the Hospital and MOB will begin as informal planting beds that morph into a cultivated meadow that then blends into a natural meadow towards the edges of the Property.

To satisfy all applicable stormwater management regulations, environmental site design is to be provided “to the maximum extent practicable” with the minimum target being a volume equivalent to one (1) inch of rainfall. The Project’s Stormwater Management Concept Plan,

implementing environmental site design to the maximum extent practicable, was approved by the Montgomery County Department of Permitting Services (“MCDPS”) on October 13, 2010. The Environmental Site Design Volume will be met on-site using micro-scale practices (micro-bioretenion facilities and bio-swales) and alternative surfaces (both the Hospital and the MOB will utilize a minimum of 30% vegetative roofing material). The remaining stormwater volume will be treated in the shared stormwater management pond adjacent to the Property, which will be constructed prior to the construction of the Hospital.

III. HCH’S OVERALL ILLUSTRATIVE MASTER PLAN FOR THE PROPERTY

This Application includes improvements on the Property that will address the existing and immediately foreseeable medical needs of the up-county. To preserve the ability to meet the future medical needs of the region as the region’s population continues to grow and age, and to keep pace with evolving health care services and demands, the Hospital has designed the Site Plan with future expansions also in mind. This expansion is envisioned (and is designed to occur) on the Property and on the Expansion Property. To show the Site Plan in the context of possible future expansion, HCH has included (for illustrative purposes only) with the Application an Illustrative Master Plan for the Property and Expansion Property. This potential future expansion (as shown on the Illustrative Master Plan) may include additions to the Hospital on the Property consisting of a new in-patient bed tower wing and expansion of the Parking Garage that is being constructed in the first phase. Utilizing the Expansion Property, two additional medical office buildings (conceptually up to five (5) stories and approximately 94,000 square feet each) and an additional structured parking facility could be added to meet the medical needs of the region’s population. Any future expansion will require a new site plan application

(and perhaps a CON) and no level of approval is sought for this potential expansion with this Application.

IV. FINDINGS REQUIRED FOR SITE PLAN APPROVAL

Zoning Ordinance Compliance

Section 59-D-3.4(c) of the Zoning Ordinance states the findings that the Planning Board must make in approving a site plan application. The following statements analyze how the Project and Application fulfill these findings:

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, as development in the LSC Zone does not require approval of a development plan, diagrammatic plan, or project plan.

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 Hospital and the MOB are permitted uses in the LSC Zone (termed “hospitals” and “clinics, medical or dental”). The following is a site tabulation chart showing the required and proposed development standards for the Project in the LSC Zone, pursuant to Section 59-C-5.3 of the Zoning Ordinance. As evidenced by this chart, the Project meets all of the standards and requirements.

| | ZONING ORDINANCE DEVELOPMENT STANDARDS | SITE PLAN PROPOSED FOR APPROVAL |
|--|---|---|
| MINIMUM LOT AREA | N/A | 795,798 sf |
| MAXIMUM BUILDING HEIGHT (From building height measurement point shown on Site Plan) | 200 ft | 105.1 ft HOSPITAL 65.2 MOB 55.5 PARKING GARAGE. |
| MINIMUM PUBLIC USE SPACE (Percent of gross tract area) | 20% (159,159.6 sf) | 31.1% (248,050 sf) ³ |
| MAXIMUM DENSITY OF DEVELOPMENT | 2.0 FAR (1,591,596 sf) | 0.40 FAR (317,200 sf) ⁴ |
| PARKING Hospital Medical or Dental Clinic Total Parking Spaces | 1 sp/1,000 sf buildable area = 238 sp 1 sp/resident doctor = N/A (no resident doctors on-site) 1 sp/3 employees on the major shift (395 employees on major shift) = 132 sp adequate space for visiting doctors = 47 sp Hospital Subtotal = 417 sp 5 sp/1,000 sf of gross floor area of building (80,000 sf) = 400 sp MOB Subtotal = 400 sp TOTAL = 817 sp | 932 sp ⁵ |

PHASING SCHEDULE

It is intended that further public use space elements will be coordinated and provided through the future build-out of the remainder of the S&T Park and the College Campus as a whole, as well as the build-out of the Expansion Property should HCH choose to pursue future phases beyond the Project.

⁴ In addition to the maximum density of development requirement, which is satisfied as shown above, Section 59-C-5.321, Footnote 4, states that “[i]n order to maintain an appropriate emphasis on the purpose of the LSC Zone,” certain “minimum and maximum percentages of the total non-residential gross floor area proposed in a concept plan, preliminary plan, or site plan are required for tracts under common ownership larger than 5 acres”. The only percentage that applies to this Project is that a minimum of 40% of the gross floor area (GFA) proposed must be life sciences uses (because the Project is not proposing any retail or residential uses); the proposed gross floor area used for the purpose of calculating the minimum percentage of life science uses excludes the Hospital and the Hospital’s accessory uses and educational facilities. Because the MOB falls under the definition of “life sciences” uses and the Hospital is excluded, 100% of the GFA proposed is life sciences uses.

⁵ In order to accommodate construction and economic efficiencies, as well as to ensure adequate parking to accommodate demand without negative impacts upon the rest of the S&T Park, the College Campus, and the surrounding neighborhood, parking constructed as part of the Project that is in excess of code is intended to address all existing parking demand for the Project and to partially address future needs contemplated by build-out of the Expansion Property.

In addition, the Project satisfies the special regulations for the LSC Zone as outlined in Section 59-C-5.47 of the Zoning Ordinance as follows:

Section 59-C-5.471. Purpose. The primary purpose of the Life Sciences Center (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 the LSC 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 Project directly advances the purposes of the LSC Zone by offering clinical facilities needed to provide health care services to the up-county region, facilitating the establishment of the S&T Park on the College Campus as part of the I-270 Technology Corridor, and enhancing the education experience of Montgomery College's STEM (Science, Technology, Engineering, and Mathematics) students and Health Sciences students. The College's Facilities Master Plan Update (the "College Master Plan", approved by the Maryland Higher Education Commission on August 26, 2010) recognizes that the College plays a unique role in meeting the "multi-leveled biotechnology educational, economic, and work force development needs of Montgomery County" (College Master Plan, G-3), and explains that the College has worked closely with the County to integrate STEM programs with the workforce needs of Montgomery County and to support experiential learning opportunities (College Master Plan, G-37). The S&T Park supports the economic development goals of the County and is a conduit to bring jobs to the up-county region (College Master Plan, G-68).

The S&T Park is one of a three-program initiative to support STEM programs on the College Campus (the other two are the Germantown Innovation Center and the Bioscience Center). The College Master Plan recognizes that the Hospital, as the lead tenant of the S&T Park, presents "a

truly unique and innovative concept of co-locating a community hospital on a community college campus,” and that this “would be the first such dynamic integration of a hospital with a community college in the United States” (College Master Plan, G-39). As part of the Ground Lease, the College and HCH have executed a Memorandum of Understanding that commits the two parties to working together to double the number of nursing graduates and for the Hospital to offer opportunities for clinical rotations, internships, adjunct teaching support, and financial support of the College’s educational programs. As a direct provider of health care services, the lead tenant of the S&T Park, and an educational partner to the College, HCH advances the life sciences, health care services, and applied technologies consistent with the goals of the LSC Zone.

Section 59-C-5.472. Where applicable. No land may be classified in the LSC zone, unless the land is within an area for which there is an approved and adopted master of sector plan that recommends Life Sciences Center development for the land that is subject to the application of the zone. Development under the LSC zone must be consistent with the recommendations of the applicable master or sector plan.

As previously mentioned, the Property is zoned LSC, as is the entire College Campus, consistent with the recommendations in the Sector Plan and as implemented by the Sectional Map Amendment. The Sector Plan recognizes that flexibility is needed to accommodate the unique needs of the Hospital, and thus does not contain any specific recommendations with respect to development of the Property or design of the Project. The Project fulfills the Sector Plan’s overall vision for the Montgomery College District, however, and we have listed the District-specific Sector Plan recommendations and demonstrated how the Project satisfies each of these in a separate section below entitled “Sector Plan Compliance”.

Section 59-C-5.476(a). Procedure for application and approval. Site plan approval in the LSC Zone must satisfy Division 59-D-3. The site plan must be 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. As part of its site plan, the applicant must submit for approval comprehensive design standards that address building types and facades, except when the site plan is proposed for amendment through a limited plan amendment, a consent agenda amendment, or a Director level amendment.

The Application is consistent with the recommendations contained in the Sector Plan, as described in detail below in the section entitled "Sector Plan Compliance". The Hospital has proposed comprehensive design standards that address building types and facades appropriate, suitable, and unique for construction of a Hospital on the Property. These comprehensive design standards (intended to guide and shape development of the Property and the Expansion Property) are set forth on the Illustrative Master Plan submitted with this Application.

3. *The locations of buildings and structures, open spaces, landscaping, recreation facilities, and pedestrian and vehicular circulation systems are adequate, safe, and efficient.*

There are two points of vehicular access to the Property from Observation Drive. The majority of patients and visitors will access the Property from the southern point of the Property off of Observation Drive from Middlebrook Road. Vehicular circulation throughout the Property will be two-way, allowing connectivity to all the uses on the Property but also organized to allow direct, safe, and efficient access to the main Hospital entrance that is separate from the primary means of ingress and egress to the MOB entrance and the Emergency Department. Clear and well-placed wayfinding signage will ensure that patient, visitor, and emergency drop-offs and parking occur seamlessly, with safe crossing points for pedestrians clearly marked. The access point in the northwestern corner of the Property will be primarily used by drivers (including

ambulances, physicians, and service vehicles) familiar with the Property and its parking and circulation.

An access road will essentially circle the entire Property with the exception of directly behind the Hospital central utility plant, ensuring adequate fire protection throughout the Property. A fire safety and emergency access plan has been developed and will be submitted to Montgomery County Fire & Rescue Services (“MCFRS”) for review. Based on preliminary meetings with MCFRS, the Hospital is confident that the proposed plan satisfies fire access requirements and will be approved by MCFRS as part of the review of this Application. The plan provides a minimum 20-foot wide access drive surface within 150 feet of a doorway and provides 450 feet of fire hose coverage to all points of building exteriors. The access drive will have a minimum interior radius of 25 feet and a minimum exterior radius of 50 feet for all turns. The fire access will be maintained to the satisfaction of MCFRS at all times.

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

The Project proposes an appropriately scaled development that fulfills the Sector Plan’s vision for the Germantown Employment Area and specifically the Montgomery College District. The proposed design, scale, and façade of the Project will anchor the S&T Park within the College Campus, allowing for strong synergies between the Hospital, the rest of the S&T Park, and the vision of the College Campus as set forth in the College Master Plan. This overall build-out of the S&T Park and the College Campus will be a key component to the overall vision of the Montgomery College District and the I-270 Technology Corridor.

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 subject to a Final Forest Conservation Plan approved by the Planning Board for the entire College Campus on June 24, 2010. As demonstrated in the Final Forest Conservation Compliance Plan, included in this submission, this Application is consistent with the approved Final Forest Conservation Plan. The Stormwater Management Concept Plan (#238826) for the Property was approved by the Montgomery County Department of Permitting Services on October 13, 2010, and this Application is consistent with the approved Stormwater Management Concept Plan. It is important to note that this Site Plan is among the first to be processed with the required environmental site design originating with stormwater management early in the review process (per the new stormwater management laws and regulations). As detailed thoroughly above, environmental site design features are embedded in the Site Plan as a direct result. HCH will provide sediment and erosion control and water quality treatment for stormwater as required by County laws, rules, and regulations and as demonstrated in the plans included in this Application.

Sector Plan Compliance

The Sector Plan recognizes the flexibility needed to accommodate the unique needs of the Hospital, stating specifically with regard to minimum building height and floorplate size in the Montgomery College District that “medical facilities such as hospitals are exempt from this guideline” (Sector Plan, 53). Thus, the Sector Plan, while acknowledging the possibility of a hospital being located on the College Campus, does not contain any specific recommendations with respect to development of the Property. Additionally, design guidelines approved by the

Planning Board following adoption of the Sector Plan to more specifically guide development pursuant to the Sector Plan similarly are purposefully silent as to construction of a hospital on the Property (intentionally leaving the proper design entirely to site plan review).

For purposes of completeness, however, and to illustrate how the Project fulfills the Sector Plan's overall vision for the Montgomery College District, we have included the District-specific Sector Plan recommendations below:

- *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 Hospital is submitting this Application for the Project in compliance with the Sector Plan's requirement that private sector facilities on the College Campus are subject to site plan review.

- *The existing combination of I-3 and R-60 zoning on the College property will probably not serve the College's goals to partner with private biotechnology, medical, and/or technology businesses that may help support the College's mission. This Sector Plan recommends rezoning the entire property to the I-3 zone (for development under the standard or optional method), which appears 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. Once the zone is amended, additional analysis should determine whether the I-3 or LSC zone would better serve the College's needs. If this determination is made after the Sectional Map Amendment, and rezoning is advised, a government-sponsored Local Map Amendment may be appropriate.*

While the Sector Plan recommends that the Property and the College Campus as a whole could be rezoned to the I-3 Zone, it also indicates that at the time of Sector Plan consideration and adoption, the LSC Zone (which was in the process of being amended at that time) might be more suitable. Subsequent to County Council approval of the Sector Plan but prior to the approval of

the Sectional Map Amendment, the County Council, at the request of the College, determined that the amended LSC Zone was more appropriate for future development of the College Campus, the S&T Park, and the Property. Foulger-Pratt (developer of the S&T Park) and HCH concurred with the College's request. As a result, the County Council Resolution approving the Sectional Map Amendment notes that, "[t]he Council also supported the request of Montgomery College to rezone its property to the Life Sciences Center (LSC) zone. The Sector Plan indicated that either I-3 or LSC would be an appropriate zone for the property and the SMA as submitted designated the I-3 zone," and the Sectional Map Amendment ultimately zoned the College Campus and Property to the LSC Zone.

- *Preserve 46 acres of high priority forest along I-270 and other high priority forest within the site.*

The Property is adjacent to but not part of the high priority forest referred to in the Sector Plan along I-270. This high priority forest was more formally identified during a mandatory referral and related forest conservation plan, approved by the Planning Board in 2010 in conjunction with the construction by the College of a new bioscience building (the "Bioscience Center") on the College Campus. The protected forest is the subject of a forest conservation easement that will also be reflected on the preliminary plan of subdivision being concurrently processed with the Application (as described in Footnote 1 above). This Application is consistent with the approved Final Forest Conservation Plan. The Property is primarily located in an open area of the southeastern corner of the College Campus away from the forest surrounding Gunners Branch and its stream valley and wetland buffers, with added protections for those areas within the Property clearly identified on the Site Plan.

- *Develop technology, medical, and office uses with signature architecture that takes advantage of visibility from I-270. Use structured parking whenever feasible to reduce impervious surface area and improve water quality in the Gunners Branch watershed. If structured parking is not appropriate in the early phases of development, project design should not preclude adding structured parking at a later time.*

The Property is located on the southeastern corner of the Property, and thus is not clearly visible from I-270. The Project will provide both surface parking and a structured parking facility. The surface parking better serves the needs of patients and visitors, many of whom are under duress when they arrive at a hospital. Further compounding the duress is that their visit may be the first to the hospital, or at least infrequent enough that the site is unfamiliar. It is the Hospital's experience that patients and visitors who use the Hospital infrequently find surface parking the easiest to use in situations of illness or injury, as it is clear where they should park and enter the Hospital. In addition, at the outset of the Project, it is economically infeasible to provide only structured parking. Nevertheless, the Parking Garage is being provided adjacent to the MOB to serve primarily as parking for Hospital and MOB physicians and staff. As the Property is built-out pursuant to the Illustrative Master Plan, it is anticipated that additional structured parking facilities would be constructed to serve future uses.

- *Explore options for use of the structure on the Cider Barrel historic site at its existing location. If no reuse opportunity is identified, relocate the Cider Barrel to another location in the Sector Plan area. Additional guidance appears in Appendix 12.*

This section is inapplicable to the Project.

- *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 environment.*

While this provision is more appropriate and applicable for the College improvements on the College Campus and perhaps the build-out of the S&T Park, the Hospital and MOB will serve as the lead tenant of the S&T Park, which itself will be integrated into the fabric of the overall College Campus. As shown on the Illustrative Master Plan, the opportunity to bring buildings forward on the Expansion Property will also help address the Sector Plan goals and objectives.

- *Provide a network of streets with extensive pedestrian connections that create a walkable campus and technology park.*

The Project will be linked to the remainder of the College Campus through vehicular connectivity provided by Observation Drive extended up to Goldenrod Lane extended (to be open prior to occupancy of the Hospital), and through pedestrian sidewalks and pathways along the east side of Observation Drive extended and throughout the College Campus (consistent with the Sector Plan recommendations) as well as sidewalks and paths through the Property.

- *Provide an open space buffer along the existing residential community to the east.*

The Property is set back from the overall College Campus property line adjacent to the existing residential community well to the east of the Property. Situated between the Property and the residential community to the east, and located on the College Campus property, is a stormwater management pond to be shared by the multiple users of the College Campus (the Hospital, the College, and future users within the S&T Park). The stormwater management pond has been designed to provide both function and form, with landscaping around the pond to provide a visually appealing space and an amenity to the other public spaces within the Property. Further to the east of the stormwater management pond but still on the College Campus is Gunners

Branch, stream valley and wetland buffer, and a forested area, all of which provide ample buffering between the Property and the residential communities well to the east of the Property.

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

Through environmental site design related to stormwater management and the organization of public and open spaces to be functional and practical for patients, visitors, and staff, the Site Plan proposes optimal use of the Property unique to this particular use and compatible with other uses within the College Campus.

- *Incorporate structured parking into buildings where feasible and pave surface parking areas with permeable materials.*

To best meet the needs of the public, the Project proposes that both structured and surface parking be provided to serve the Hospital and MOB. The Parking Garage will primarily serve staff of the Hospital and MOB. Surface parking, which is more efficient and economically feasible, is provided to serve the needs and meet the expectations of patients and visitors. By the very nature of the use, many of the patients coming to the Property are experiencing physical difficulties and they, as well as their visitors, are often under duress. Thus, it is imperative that parking be located in a clear location easily accessible from the main vehicular entrance to the Property, and within a minimal walking distance of the main building entrances. As set forth in the Illustrative Master Plan, HCH anticipates constructing additional structured parking facilities with future improvements.

- *Buildings must have a minimum of three stories where feasible with floorplates no greater than 25,000 square feet for non-residential uses. Medical facilities such as hospitals are exempt from this guideline.*

This section expressly exempts medical facilities such as hospitals. The MOB is designed as a four-story building with an efficient 20,000 square-foot floorplate, consistent with this guideline.

- *Permit building height up to 100 feet (eight stories) and cluster new development to ensure a dense and cohesive campus.*

The maximum building height proposed in the Project is six (6) stories. Buildings in both the first phase proposed at this time and as shown in the Illustrative Master Plan are organized to provide efficiencies and safe and adequate circulation.

- *Building setbacks from I-270 should maintain existing 200 feet from the current right-of-way or 100 feet from an interchange ramp. If the I-270 right-of-way is widened, setbacks may be reduced to maintain the existing building line.*

This section is inapplicable as the Property is not located directly along I-270.

- *The College's planned expansion and technology park require additional access and transportation capacity. Extend Observation Drive as a four-lane 80-foot right-of-way arterial roadway with a shared use path through the Montgomery College property connection MD 118 with Middlebrook Road. The road will be located on the west and south sides of the campus with future connections to MD 355.*

The Project (prior to occupancy) will be served by the extension of Observation Drive from Middlebrook Road, initially connecting to MD-118 through a connection to existing Goldenrod Lane, with a shared use path along Observation Drive and connecting to the circulation system within the College Campus. The road will be designed to public road standards connecting ultimately to MD-118 directly.

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

This Sector Plan recommendation does not affect the Project or the Property.

Design Guidelines

The Montgomery County Planning Board (the “Planning Board”) adopted the Germantown Urban Design Guidelines on June 3, 2010 (the “Design Guidelines”) as a guide to new development pursuant to the Sector Plan. However, the Design Guidelines are purposefully silent as to the development of the Property with a hospital and related uses. The unique requirements of a hospital ultimately dictate the design of the Project. As such, the design of the Hospital was intentionally left to be reviewed and approved through site plan approval.

Adequate Public Facilities

A full traffic impact study and analysis relating to the Project and demonstrating compliance with the County’s Adequate Public Facilities will be approved for the Project prior to issuance of a building permit. It is the intent of HCH to seek this approval concurrent with approval of this Application (and concurrent with approval of the College’s preliminary plan of subdivision approval as described in Footnote 1 above).

The Property is properly classified for water and sewer service as W-1 & S-1, with service immediately available to serve the Property.

As mentioned previously, a fire safety and emergency access plan has been developed and HCH has held preliminary discussions with MCFRS. Based on these preliminary discussions, HCH is confident that this plan satisfies fire access requirements and will be approved by MCFRS as part of the review of this Application.

V. CONCLUSION

HCH respectfully requests that the Planning Board grant approval of this Site Plan for development of the Hospital, the MOB, the Parking Garage (with helipad), and surface parking, landscaping, environmental site design features, public spaces, and related facilities in the LSC Zone. As explained above, and in the plans submitted with this Application, the Project is consistent with the Sector Plan and satisfies the findings that the Planning Board must make in approving a Site Plan application under the Zoning Ordinance. Equally important, this Project is responsive to the overwhelming health care needs of the up-county region, providing a state-of-the-art hospital and related facilities, as recognized with the approval of the CON by the Maryland Health Care Commission. In order to adequately plan for the future, HCH has also developed an Illustrative Master Plan that allows approval of the Project in the context of future related improvements that subsequently may be pursued on the Property and Expansion Property and as part of the S&T Park and build-out of the College Campus.

VI. EXHIBITS

In accordance with Section 59-A-4.22 of the Zoning Ordinance, HCH hereby submits the following materials in support of the Application:

1. Application form and checklist
2. Fee schedule and worksheet
3. Statement of Justification
4. Short Description of Plan
5. Certificate of Compliance
6. Notice list and labels
7. Draft application notice letter
8. Pre-submission meeting information

9. Site posting information
10. Surrounding Area Map (Sheet AM-1)
11. Approved NRI/FSD (re-certified January 30, 2009)
12. Site Plan
 - CS-1: Site Plan – Cover Sheet
 - CS-2: Site Plan – Resolution
 - SP-1: Site Plan – Composite
 - SP-2: Site Plan
 - SP-3: Site Plan
13. Landscape Plans
 - LS-1: Landscape Plan – 50 Scale Composite
 - LS-2: Landscape Plan – 30 Scale
 - LS-3: Landscape Plan – 30 Scale
 - LS-4: Landscape Plan Details
 - LS-5: Landscape Plan Details
 - LS-6: Landscape Plan Details
 - LS-7: Landscape Plan – 10 Scale
 - LS-8: Landscape Plan – 10 Scale
 - LS-9: Landscape Plan – 10 Scale
 - LS-10: Landscape Plan – 10 Scale
14. Lighting Plans
 - LP-1: Site Lighting Plan
 - LP-2: Site Lighting Plan – Photometric Plan
 - LP-3: Site Lighting Plan – Lighting Details
15. Final Forest Conservation Compliance Plan (Sheets FC-100, FC-105, FC-106)
16. Preliminary Stormwater Management Concept Plan, with Stormwater Management Concept Approval Letter (dated October 13, 2010)
17. Site Development Stormwater Management Plan (3 sheets)
18. Site Development Storm Drainage Study (1 sheet)
19. Preliminary SESC Concept Plan (1 sheet)
20. Architectural Schematics and Elevations

- A2.1: Composite Lower Level & First Floor Plans
- A2.2: Composite Second & Third Floor Plans
- A2.3: Composite Fourth & Fifth Floor Plans
- A2.4: Composite Sixth & Roof Plans
- A3.0: Site Signage
- A3.1: Site Signage/Wayfinding Plan
- A4.1: Illustrative Hospital Exterior Elevations
- A4.2: Illustrative Hospital Exterior Elevations
- A4.3: Illustrative Hospital Exterior Elevations
- A4.4: Illustrative MOB Exterior Elevations
- A4.5: Illustrative Garage Exterior Elevations
- A4.6: Illustrative Garage Exterior Elevations
- 21. Illustrative Master Plan (Sheet IP-1)
- 22. Rendered Montgomery College-Germantown Forest Conservation Plan
- 23. Rendered Site Plan
- 24. Circulation Plan
- 25. Traffic Impact Study
- 26. PDF images of submitted plans

APPENDIX B (Agency Approvals)



MONTGOMERY COUNTY PLANNING DEPARTMENT

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

September 26, 2011

MEMORANDUM

TO: Molline Smith
Area 3 Division

FROM: Ki H. Kim, Transportation Planner/Coordinator /*CHK*
Area 3 Division

SUBJECT: Holy Cross Hospital - Germantown
Site Plan No. 820110110
Germantown East Policy Area

This memorandum presents Transportation Planning staff's APF review and recommendations on the subject site plan application for of the Holy Cross Hospital. The subject site plan includes a 93-bed Hospital and a Medical Office Building (MOB) on the Montgomery College Germantown Campus which is located south of MD 118 and north of Middlebrook Road within the Germantown East Policy Area.

RECOMMENDATIONS

Based on our review of the site plan and the traffic analysis submitted by the applicant, staff recommends the following conditions as part of the APF test related to approval of the subject site plan application:

1. Total development under the subject site plan is limited to a 93-bed hospital (approximately 237,200 square feet) and a MOB (approximately 80,000 square feet).
2. The applicant must provide following roadway improvements for the LATR requirements prior to release of any use and occupancy permit for the Holy Cross Hospital/MOB development.
 - a. Participate in the restriping the single eastbound MD 118 to northbound I-270 left-turn lane to provide for dual left-turn lanes.
 - b. Restripe the existing pavement on the west leg of the MD 355/MD 118 intersection to provide two eastbound right turn from eastbound MD 118 to southbound MD 355, and provide the necessary signal modification.

3. The applicant must provide following roadway improvements for the PAMR requirements prior to release of any use and occupancy permit for Holy Cross Hospital/MOB development.
 - a. 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).
4. Prior to certification of the site plan, the applicant must update the June 13, 2011 Traffic Impact Study (TIS) to consolidate comments referenced in the September 22, 2011 MCDOT's letter (a copy attached) and applicant's responses clarifying information already in the Traffic Impact Study into one final comprehensive document.

DISCUSSION

Local Area Transportation Review

A traffic study was submitted to determine the impact of the proposed development on area transportation system. 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). The result of the CLV analysis is summarized in Table 1.

Table 1: Calculated Critical Lane Volume Values at Studied Intersections

| Intersection | Weekday Peak Hour | Traffic Condition | | |
|--|-------------------|-------------------|------------|---------|
| | | Existing | Background | Total** |
| Father Hurley Boulevard & I-270 NB Off Ramp | Morning | 517 | 599 | 599 |
| | Evening | 577 | 658 | 658 |
| Ridge Road (MD 27) & Observation Drive | Morning | 720 | 1,100 | 1,100 |
| | Evening | 1,025 | 1,070 | 1,071 |
| MD 27 & MD 355 | Morning | 1,032 | 1,167 | 1,177 |
| | Evening | 1,085 | 1,205 | 1,210 |
| MD 355 & MD 118 | Morning | 1,193 | 1,392 | 1,322 |
| | Evening | 1,369 | 1,477 | 1,434 |
| MD 118 & Observation Drive | Morning | 689 | 805 | 848 |
| | Evening | 894 | 1,277 | 1,285 |
| MD 118 & Seneca Meadow/Goldenrod Ln | Morning | 645 | 1,035 | 1,053 |
| | Evening | 691 | 1,070 | 1,149 |
| MD 118 & I-270 NB On Ramp | Morning | 1,050 | 1,031 | 1,033 |
| | Evening | 1,441 | 1,382 | 1,389 |
| MD 118 & I-270 SB Off Ramp | Morning | 814 | 853 | 875 |
| | Evening | 1,010 | 1,128 | 1,146 |
| MD 355 & Middlebrook Road | Morning | 1,315 | 1,350 | 1,355 |
| | Evening | 1,339 | 1,390 | 1,404 |
| Middlebrook Road & Observation Drive | Morning | 609 | 716 | 850 |
| | Evening | 651 | 703 | 849 |
| Middlebrook Road & Waring Station Rd/DOE Ent | Morning | 1,110 | 1,158 | 1,177 |
| | Evening | 1,005 | 1,008 | 1,018 |
| Middlebrook Road & Great Seneca Hwy (MD 119) | Morning | 984 | 1,032 | 1072 |
| | Evening | 906 | 919 | 944 |
| MD 355 & Gunners Branch Road | Morning | 1,048 | 1,099 | 1,101 |
| | Evening | 1,323 | 1,354 | 1,357 |
| Watkins Mill Road & Apple Ridge Road | Morning | 836 | 866 | 871 |
| | Evening | 964 | 1,007 | 1,015 |

**Total development conditions with indentified intersection improvements

As shown in the above table, all intersections are currently operating at an acceptable CLVs level of 1,425. Under the background development (the existing traffic plus traffic from the approved/unbuilt developments), the intersection of MD 118 and MD 355 is only projected to

operate at unacceptable CLVs level during the weekday PM peak hour while all other intersections are projected to operate at acceptable CLVs standard. In the background development traffic analysis, 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 by the Milestone Business Park and open to traffic.

Under the total future development (the background traffic plus traffic from the site), with implementation of the intersection improvements identified by the applicant, all intersections would operate at either acceptable or better level of traffic conditions than 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 implementation of the identified intersections improvements, this site plan application meets the LATR requirements.

Per MCDOT's request, staff recommends that prior to certification of the site plan, the applicant update the June 13, 2011 Traffic Impact Study (TIS) to consolidate comments referenced in the September 22, 2011 MCDOT's letter and applicant's responses clarifying information already in the Traffic Impact Study into one final comprehensive document.

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 requirement and the applicant is required to mitigate 50 percent or 321 trips to meet the PAMR requirement. In order to mitigate the PAMR requirements, the applicant 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 LATR requirements. Staff has reviewed the PAMR trip mitigation analysis contained the submitted Traffic Impact Study and found that the applicant's construction of this roadway meets the PAMR requirements. In the PAMR mitigation analysis, the Montgomery College's Biosciences Center development was included, i.e., 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.

Site Access and Vehicular/Pedestrian Circulation

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 along the site frontage. 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 master plan alignment. Staff finds the proposed access points to the campus, as shown on the site plan, to be safe, adequate, and consistent with the master plan recommendation. Staff also finds that the internal vehicular/pedestrian circulation and bicycle accommodation as shown on the site plan provide for a safe and adequate movement of vehicular, bicycle, and pedestrian traffic.

Summary

Transportation Planning staff concludes that the subject site plan for the proposed Holy Cross Hospital and MOB at the Montgomery College Campus in Germantown satisfies the LATR/PAMR requirements of the APF review with conditions described in this memorandum.

Attachment



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

September 22, 2011

Arthur Holmes, Jr.
Director

Mr. Ki Kim, Planner/Coordinator
Area 3
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Holy Cross Hospital-Germantown
Site Plan No. 820110110
Traffic Impact Study Review

Dear Mr. Kim:

We have completed our review of the Traffic Impact Study dated June 13, 2011 for the above referenced project prepared by Integrated Transportation Solutions, Inc. The site is located in the Germantown East Policy Area which has a congestion standard of 1425.

The consultant has addressed the questions raised in our July 30th email message in emails dated September 7th, 19th, 20th, and 22nd. As discussed further below, we accept the consultants amended language and explanations. Prior to certification of the Site Plan, we recommend the Traffic Impact Study be updated to consolidate those changes into one readable document.

Local Area Transportation Review (LATR)

With the exception of the intersections of MD 118 at the I-270 northbound On-Ramp and MD 355 at MD 118, we agree with the consultant's conclusion post development Critical Lane Volumes will satisfy LATR criteria.

For the intersections of MD 118 at the I-270 northbound On-Ramp and MD 355 at MD 118, the consultant has proposed:

- o Eastbound MD 118 at the I-270 northbound On-Ramp: "participate in the restriping of the single eastbound MD 118 to northbound I-270 left turn lane to provide for dual left turn lanes."
- o MD 355 at MD 118: "restripe the existing pavement on the west leg of the MD 355/MD 118 intersection to provide two eastbound right turn lanes from eastbound MD 118 to southbound MD 355, and provide the necessary signal modifications."

We accept the proposed improvements. The proposed signal modifications will need to be coordinated with the MSHA and Mr. Bruce Mangum, Manager of MCDOT's Transportation Systems Engineering Team. Mr. Mangum may be contacted at bruce.mangum@montgomerycountymd.gov or at 240-777-2190.

Division of Traffic Engineering and Operations

100 Edison Park Drive, 4th Floor • Gaithersburg, Maryland 20878
Main Office 240-777-2190 • TTY 240-777-6013 • FAX 240-777-2080
trafficops@montgomerycountymd.gov



Mr. Ki Kim
Site Plan No. 820110110, Holy Cross Hospital-Germantown
September 22, 2011
Page 2

Policy Area Mobility Review (PAMR)

The Traffic Impact Study indicates the applicant needs to mitigate a maximum of 321 trips. To do so, Montgomery College (the underlying property owner) is proposing to construct the extension of Observation Drive/Goldenrod Lane as a four lane undivided arterial and traffic roundabout. The limits of road construction extend from the current terminus of Goldenrod Lane to Middlebrook Road. We agree this improvement will satisfy the applicant's PAMR obligation.

Please note that funds used to satisfy the PAMR requirement are not creditable towards impact taxes.

Pedestrian and Bicycle Impact Statement

We accept the additional clarifications contained in the consultant's September 7th response.

Conclusions

In summary, we find the Traffic Impact Study for the Holy Cross Hospital-Germantown project will pass both LATR and PAMR reviews.

As noted in the introductory paragraph, we recommend the Traffic Impact Study be updated to incorporate the consultant's responses in a single readable document. This effort need not occur before the Planning Board hearing but we do recommend it be completed prior to certification of the Site Plan.

Thank you for the opportunity to review this Traffic Impact Study. If you have any questions or comments regarding this letter, please contact me at greg.leck@montgomerycountymd.gov or at (240) 777-2197.

Sincerely,



Gregory M. Leck, P.E., Manager
Development Review Team

M:\sub\gm\docs\TIS\820110110, Holy Cross Hospital-Germantown, FINAL.doc

cc: Craig Hedberg; Integrated Transportation Solutions, Inc.
Eileen Cahill; Holy Cross Health
C. Robert Dalrymple; Linowes and Blocher
John Carter; M-NCPPC Area 3
Ray Burns; MSHA AMD

cc-e: Gary Erenrich; MCDOT DO
Fred Lees; MCDOT DTEO
William Haynes, MCDOT DTEO
Bruce Mangum; MCDOT DTEO
David Adams; MCDOT DTEO
Atiq Panjshiri, MCDPS RWPR
Devang Dave; MCDOT DTEO

Smith, Molline

From: Penn, Joshua
Sent: Monday, June 20, 2011 2:02 PM
To: Smith, Molline
Subject: 820110110 Holy Cross Hospital Germantown

Molline,

The applicant has submitted a final forest conservation compliance plan and the proposed hospital site is in full compliance with the previously approved final forest conservation plan for the Montgomery College Germantown Campus (MR2009720).

Additionally, the applicant has submitted an exterior mechanical noise analysis. The conclusion of the report recommended the installation of a noise barrier in front of the equipment yard. The final recommendations should include a condition that the noise barrier as described in case 3 of the May 11, 2011 noise analysis, prepared by Miller, Beam, and Paganelli, Inc., should be constructed.

Joshua Penn

Senior Planner
Montgomery Planning Department
Maryland-National Capital Park & Planning Commission
(301) 495-4546
8787 Georgia Avenue
Silver Spring, MD 20910-3760
Joshua.Penn@mncppc-mc.org

Smith, Molline

From: Demler, Scott [sDemler@wsscwater.com]
Sent: Tuesday, September 13, 2011 9:11 AM
To: Smith, Molline; Weaver, Richard
Cc: TWilson@mhgpa.com
Subject: Holy Cross Hospital at Montgomery College, Germantown - Preliminary Plan #120110380 / Site Plan #820110110

Molline / Rich,

The Washington Suburban Sanitary Commission comments issued at the July 5, 2011 DRC meeting for MNCPPC project #'s 120110380 and 820110110 have been adequately addressed by the engineer and applicant. Any further refinement of utility design / coordination issues will occur during the detailed engineering plan review already underway at WSSC. Please don't hesitate to contact me if you have any questions. Thanks much

Scott W. Demler
WSSC Development Services Group
Phone (301) 206-8749

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279

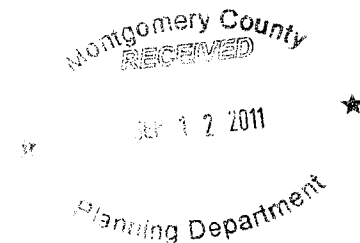
Phone 301.670.0840

Fax 301.948.0693

www.mhgpa.com



September 9, 2011



Mr. Scott Demler
Washington Suburban Sanitary Commission
14501 Sweitzer Lane
Laurel, Maryland 20707

Re: Holy Cross Hospital-Germantown
Site Plan # 820110110

Dear Mr. Demler:

This letter is follow up to comments you made at the July 5th Development Review Committee (DRC) meeting for the above-referenced project and inclusive of Preliminary Plan #120110380 – Montgomery College Germantown. It is noted that all comments received with respect to both the Site Plan and Preliminary Plan pertain to final design of both systems. To date, separate applications have been submitted to WSSC with regard to the system extension in Observation Drive and the site utility work associated with the Holy Cross project. Plans for both applications have been designed to WSSC standards. Plan review has been undertaken by WSSC and all parties are working towards final approval.

Holy Cross Hospital and Montgomery College trust that this letter is responsive to all of the WSSC DRC comments and therefore respectfully request that WSSC indicate its recommended approval of the applications to M-NCPPC staff at its earliest convenience. For your information and convenience, the M-NCPPC reviewer for the Site Plan is Molline Smith, and the reviewer for the Preliminary Plan is Rich Weaver.

If you have any questions regarding the issues addressed in this letter, please call me at 301- 670-0840.

Sincerely,

A handwritten signature in cursive script that reads "Toby S. Wilson".

Toby S. Wilson

c: Eileen Cahill, Holy Cross Hospital
Annice Cody, Holy Cross Hospital

Rocky Sorrell, Montgomery College
John McLean, Montgomery College
David Capp, Montgomery College
C. Robert Dalrymple, Linowes and Blocher
Heather Dlhopsky, Linowes and Blocher
John Sekerak, Greenhorne & O'Mara

WSSC

PLAN REVIEW COMMENTS

M-NCPPC (MONTGOMERY)
DEVELOPMENT REVIEW COMMITTEE



WSSC STANDARD COMMENTS APPLICABLE FOR ALL PLANS REVIEWED:

1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.
2. **Coordination with other buried utilities:**
 - a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
 - b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
 - c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
 - d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSC's pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
 - e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
 - f. The applicant must provide a separate "Utility Plan" to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
 - g. Upon completion of the site construction, utilities that are found to be located within WSSC's rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicant's expense.
3. **Unless otherwise noted:** ALL extensions of WSSC's system require a request for 'Hydraulic Planning Analysis' and need to follow the System Extension Permit (SEP) process. Contact WSSC's Development Services Center at (301-206-8650) or visit our website at www.wsscwater.com/Development_Services for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSC's Permit Services at (301) 206-4003.

DATE EMAILED TO MNCPPC: June 28, 2011

WSSC Comments
Development Review Committee Meeting
Agenda Date: July 05, 2011

Plan No.

Subdivision Name

2. 120110380

Montgomery College Germantown

(Stecher/Russell/Sullivan)

Hydraulic Comments:

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Unit on (301) 206-4003 for submittal requirements or view our website.

Connection to the 12-inch water main and 18-inch sewer, proposed to be built under WSSC Contract DA5096Z10, will be required to serve this project.

Design Comments:

This site is currently being served by existing and active water and sewer connections.

Add the proposed pipeline alignments with water and sewer house connections to the plan. Additionally, if easements are required, their limits and locations must be shown. *See WSSC Design Manual C-2.1*

Existing mains shown on plan should be labeled with correct pipe size and WSSC contract number.

Show right-of-way limits on plan for all existing and proposed water and sewer mains. Existing sewer right of way along east side of project will require additional right of way to meet current design standards.

Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. *See WSSC Design Manual C-3.1*

Forest Conservation Easements are not allowed to overlap WSSC existing or proposed easements.

WSSC easements must be free and clear of other utilities with the exception of allowed crossings designed in accordance with the WSSC Pipeline Design Manual.

Comments continued on next page...

WSSC Comments
Development Review Committee Meeting
Agenda Date: July 05, 2011

Plan No.

Subdivision Name

2. 120110380

Montgomery College Germantown

Comments continued...

WSSC's minimum easement width for a normal (14-inch diameter or less) pipeline (water or sewer at normal depth) is 20-feet. When both water and sewer (normal diameter and depth) are installed in the same easement, the minimum width is 30-feet. Installation of deep or large water/sewer will require additional easement width.

The minimum horizontal clearance from a building to the outside diameter of a WSSC pipeline is 15-feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40-feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Balconies or other building appurtenances must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities. Review of plan submitted does not meet these requirements.

Additional 5-foot wide gratis easement conveyed to WSSC may be required parallel and contiguous to existing sewer mainline abutting or traversing property.

Delineate and show on plan the proposed (ingress/egress) easement for proposed road access to water storage tank.

A proposed site development project was previously submitted to WSSC (DA5096Z10) and is a conceptually approved project. Contact Ann Russell on (301) 206-8823 for information.

Relocation and/or abandonment of existing WSSC facilities will be required. All work and related expense is the responsibility of the applicant/owner. Contact WSSC Relocations Unit at (301) 206-8672 for requirements. *See WSSC Design Manual C-5.1*

Show and label all existing nearby water and/or sewer service connections that may be impacted by the proposed development.

WSSC facilities/structures cannot be located with a public utility easement (PUE) however WSSC pipelines may cross over a PUE. Revise the plan to relocate any pipeline, valve, fire hydrant, meter vault etcetera outside of the PUE.

February 9, 2010

Mr. David Capp
Montgomery College
40 West Gude Drive
Rockville, MD 20850

Re: Phase I Letter of Findings, WSSC Project No. DA5096Z10, Montgomery College
Germantown Campus

Dear Mr. Capp:

A hydraulic planning analysis has been completed on the Montgomery College project. The project has been conceptually approved. Please refer to the enclosed 200'-scale sketch along with the summary table and list of conditions included in this letter, which provide the results of our analysis.

| HYDRAULIC SUMMARY TABLE | |
|--|--|
| Proposed Development: 1,200,000 SF College Campus Buildings; 560,000 SF Tech/Business Park; 200 bed Hospital | |
| 200-ft Sheet: 227 & 228 NW 11 & 12 | |
| SEWER | WATER |
| WWTP Service Area: Seneca/Blue Plains | Hydraulic Zone Group: Montgomery High |
| Sanitary Sewer Service Status: Adequate | Pressure Zone: 660A & 760A |
| Mini-Basin Number: 15-030 | High Grade: 660A Zone: 680 feet; 760A Zone: 805 feet |
| | Low Grade: 660A Zone: 615 feet; 760A Zone: 724 feet |
| | Water Storage Status: Adequate |
| | Water Supply/Transmission Status: Adequate |

The following is a list of conditions that apply to this project and must be met before a Systems Extension Permit (SEP) will be issued.

PAY ABANDONMENT/RELOCATION COSTS

The development will necessitate the relocation / abandonment of the existing 24-inch water main on campus property. Such work and related expenses will be the responsibility of the applicant.

Mr. David Capp
Montgomery College
RE: DA5096Z10
February 9, 2010
Page 2

SANITARY SEWER CONDITIONS

REQUIRED SANITARY SEWER MAIN SIZES

The extent of sewer pipe diameters 10 inches and greater is shown on the attached sketch. All other sewer is to be 8-inch diameter gravity sewer.

Ten-inch diameter, or larger, sewers are required. The table below shows the design flow and maximum diameter for the segments indicated on the sketch.

| Segment | Design Flow (mgd) | Assumed Minimum Slope (%) | Maximum Diameter (inches) |
|---------|-------------------|---------------------------|---------------------------|
| C-B | 1.72 | 0.24 | 15 |
| B-D | 2.8 | 0.19 | 18 |
| | | | |
| | | | |
| | | | |
| | | | |

CAPITAL IMPROVEMENT PROGRAM (CIP) PROJECT REQUIRED

This project has been designated a "major project" since 2,400 feet of 15 and 18-inch diameter sanitary sewer main are required. Therefore, County approval will be required. CIP Project No. S-82.21 must be added to the WSSC's CIP List during the next update. The attached memo has been sent to the Budget Group. Please submit a cost estimate for the CIP project to the Development Services Group, as well as the estimated start date and duration of construction, so that the project can be entered into the CIP. Once this information is received, this project will be added to the proposed FY12 CIP which begins on July 1, 2011, unless an expedited schedule is requested by the Applicant. If the project needs to be added prior to this date, please contact Mark Brackett, of the WSSC's Budget Group (301-206-8179), as soon as possible to receive further instructions.

Costs paid by the Applicant to construct an approved CIP project may entitle the Applicant to a credit or reimbursement of the System Development Charge (SDC) imposed by WSSC. The amount of the credit will be subject to an SDC Credit Agreement. **Please declare in writing if you want this project to be considered for SDC credits and/or reimbursement. The declaration must be received no later than the first design plan submittal to be considered for SDC credits and/or reimbursement.**

Mr. David Capp
Montgomery College
RE: DA5096Z10
February 9, 2010
Page 3

WATER MAIN EXTENSION CONDITIONS

LARGE DIAMETER WATER MAINS IN THE VICINITY

There is a 24-inch diameter water main located on campus property. Public safety concerns may require special considerations and modifications of proposed development near large diameter water transmission pipelines.

REQUIRED WATER MAIN SIZES

The diameters of the proposed mains, **12 and 24 inches**, are shown on the attached sketch.

REVISE WATER MAIN ALIGNMENT

Revise the water main alignment as shown on the enclosed sketch. Eliminate parallel water main as shown on the sketch, between the division valve and Observation Drive. Connect the 24 and 12-inch water mains at the intersection of Goldenrod Lane and Observation Drive.

INSTALL DIVISION VALVE

Install division valve at the location shown on the sketch. The elevation of the division valve should be less than 540 feet, in order to provide adequate fireflow pressures.

SHOW ZONE BOUNDARY ON DESIGN PLANS

This project will be served by more than one water pressure zone. Design plans that encompass both zones should indicate the zone boundary shown on the attached sketch.

PRESSURE REDUCING VALVES REQUIRED

Due to high water pressure conditions (greater than 80 psi), the on-site plumbing system requires pressure reducing valves. **In the 660A pressure zone, PRVs are necessary for buildings with first floor elevations less than 495 feet. In the 760A pressure zone, PRVs are necessary for all buildings.**

INSTALL BOOSTER PUMPS

Due to low water pressure conditions (less than 40 psi), the on-site plumbing system requires booster pump installation. **Booster pumps are necessary in the 660A pressure zone, for first floor levels above elevation 523 feet.**

Mr. David Capp
Montgomery College
RE: DA5096Z10
February 9, 2010
Page 4

CHANGE ONSITE WATER SYSTEM ALIGNMENT

The proposed onsite water main should connect to the 12-inch water main in Goldenrod Lane, west of the Division Valve, in order for the onsite system to be entirely in the 760A water pressure zone. Any future campus buildings with elevations lower than 505 feet should be connected to the 24-inch water main, which is in the 660A pressure zone.

SERVICE DEPENDENT ON OTHER CONSTRUCTION

This project will be built in separate parts, but the parts do not have any dependencies for the following reasons:

| Part | Dependencies | Part | Dependencies |
|------|------------------------|------|--------------|
| 1 | None – Relocation Only | | |
| 2 | None – 660A Zone Only | | |
| 3 | None – 760A Zone Only | | |
| | | | |

RIGHT-OF-WAY CONDITIONS

PROVIDE FREE RIGHT-OF-WAY TO WSSC

Rights-of-way across your property for water and sewer line placement must be provided at no cost to the WSSC. The Applicant shall execute and deliver on-property rights-of-way prior to the Certificate of Substantial Completion, which shall constitute an irrevocable offer by the Applicant to convey all on-property rights-of-way to WSSC.

PROVIDE ADDITIONAL RIGHT-OF-WAY TO WSSC

If the right-of-way necessary to adequately maintain the existing 24-inch water main is not up to current standards, then the additional right-of-way must be provided at no cost to WSSC.

ADHERE TO MINIMUM RIGHT-OF-WAY WIDTHS

The minimum right-of-way width for a normal (14 inches diameter or less) extension, either water or sewer, installed at normal depth is 20 feet. A minimum right-of-way width of 30 feet is required when both normal-diameter water and gravity sewer lines are installed in the same right-of-way at normal depth. Installation of deep or large water and/or sewer mains will require additional right-of-way width. The minimum horizontal clearance between a building and the outside diameter of a WSSC pipeline is 15 feet.

Mr. David Capp
Montgomery College
RE: DA5096Z10
February 9, 2010
Page 5

Based on WSSC requirements, the minimum spacing between adjacent buildings with both water and sewer lines between them should be at least 40 feet and, in some cases, greater when connections, fire hydrants, or deep sewer or water lines are involved. Balconies and other building appurtenances are not to be within the right-of-way. Additionally, water and sewer pipeline alignment should maintain 5 feet horizontal clearance from storm drain pipeline/structures and other utilities.

CONNECTION AND ON-SITE CONDITIONS

ON-SITE PROCESS REQUIRED

The on-site process is usually required for water lines greater than 2 inches in diameter or sewer lines greater than 4 inches. Please submit on-site information to the WSSC Permit Services Unit at the One-Stop-Shop. Contact Permit Services at 301-206-4003 or at www.wsscwater.com for more information on submitting on-site plans.

The next step in the process is Phase 2, Review for System Integrity. Your submission package should include the Review for System Integrity Checklist and all checklist items, including the review fee. The plans must be prepared per WSSC CADD Standards and in accordance with the Pipeline Design Manual, Standard Details, and the General Conditions and Standard Specifications of WSSC. Should you want to schedule a pre-design meeting, please contact Paul Bonaccorsi (301-206-8750, PBonacc@wsscwater.com).

If you have any questions or concerns, please feel free to contact me at 301-206-8823 or arussel@wsscwater.com.

Sincerely,

Ann M. Russell
Principal Hydraulic Engineer
Development Services Group

Enclosure

cc: A. Morton Thomas and Associates, Inc. – Mr. Matt Ernest
Montgomery County Government – Department of Environmental Protection –
Mr. Alan Soukup

bcc: Accounting Group
Development Services Group – Tom Gingrich
Planning Group – Craig Fricke

Smith, Molline

From: Campbell, William [William.Campbell@montgomerycountymd.gov]
Sent: Tuesday, September 20, 2011 4:09 PM
To: Smith, Molline
Subject: RE: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Molline

The changes made to the landscape plan are acceptable. We have no objections to this site going to the Planning Board.
Bill

William Campbell CPESC, CPSWQ
Senior Permitting Specialist

240-777-6345

-----Original Message-----

From: Smith, Molline [mailto:Molline.Smith@montgomeryplanning.org]
Sent: Tuesday, September 20, 2011 12:33 PM
To: LaBaw, Marie; Bradshaw, Laura; bthompson@kcw-et.com; Campbell, William
Cc: Dalrymple, C Robert - CRD; twilson@mhgpa.com; Weaver, Richard
Subject: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Good Morning,

The projects listed above will be going to the Planning Board October 20th 2011; therefore I will need your **approval letters/emails by October 7, 2011**. The Applicant sent response letters (dated September 9, 2011) to the comments received at DRC. Should you need additional information from the Applicant and/or have questions/concerns, I highly recommend that you get in touch with the Applicant before next week.

Please feel free to use the contact information below should need anything else from me.

Regards,



MNCPPC-MC

Molline C. Smith, ASLA
(Senior Planner, Area 3)
8787 Georgia Avenue / Silver Spring, MD 20910
(301) 495-4573 Office / (301) 495-1306 Fax
Molline.smith@montgomeryplanning.org
www.montgomeryplanning.org

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com



September 9, 2011



Mr. Bill Campbell
MCDPS, Water Resources Section
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Re: Holy Cross Hospital-Germantown
Site Plan # 820110110

Dear Mr. Campbell:

This letter is follow up to comments you made at the July 5th Development Review Committee (DRC) meeting for the above-referenced project. As directed, notes concerning the review of landscape plantings have been added to the landscape plan (*copies enclosed*). The locations of all stormwater management structures and easements have also been shown.

Holy Cross Hospital trusts that this letter and the enclosed materials are responsive to all of the MCDPS Water Resources DRC comments and therefore respectfully requests that MCDPS Water Resources indicate its recommended approval of the application to M-NCPPC staff at its earliest convenience. For your information and convenience, the M-NCPPC reviewer for the Site Plan is Molline Smith.

If you have any questions regarding the issues raised in this letter, please feel call me at 301-670-0840.

Sincerely,

Handwritten signature of Toby S. Wilson in black ink.
Toby S. Wilson

Enclosures

c: Eileen Cahill, Holy Cross Hospital
Annice Cody, Holy Cross Hospital
C. Robert Dalrymple, Linowes and Blocher
Heather Dlhopsky, Linowes and Blocher

**MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES
WATER RESOURCES SECTION**

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

Date: June 30, 2011

MEMO TO: Robert Kronenberg, 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 # 820110110, Holy Cross Hospital Germantown
Project Plan #
Preliminary Plan # , DPS File # 238826
Subdivision Review Meeting of July 5, 2011 DPS Reviewer Bill Campbell

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
 Existing Concept Approved May 17, 2011
 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: Please add the following notes to the landscape plan : "Landscaping shown on the approved Landscape Plan as part of the approved Site Plan are for illustrative purpose only and may be changed at the time of detailed plan review of the Sediment Control/Storm Water Management plans by the Mont. Co. Department of Permitting Services, Water Resources Section," and "All landscaping within the storm water management easements will be reviewed, approved and inspected by the DPS water resources section." Show and label on the landscape plan all stormwater management structures and easements.

Smith, Molline

From: Bradshaw, Laura [Laura.Bradshaw@montgomerycountymd.gov]
Sent: Thursday, September 22, 2011 11:30 AM
To: Smith, Molline
Subject: Holy Cross Germantown

Is a-ok.

I've been in communication with Toby Wilson and they've satisfied all our requests.

Laura Bradshaw

Senior Permitting Specialist
Department of Permitting Services
255 Rockville Pike
Rockville, MD

Desk: 240-777-6296

Fax: 240-777-6263



September 9, 2011

Ms. Laura Bradshaw
MC Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Re: Holy Cross Hospital-Germantown
Site Plan # 820110110

Dear Ms. Bradshaw:

This letter is follow up to comments you made at the July 5th Development Review Committee (DRC) meeting for the above-referenced project. As directed, notes concerning a pre-construction meeting with the DPS Site Plan Enforcement Inspector, Right-of-Way review, and DPS review of stormwater management easements have been added to the plans (*see enclosed Site Plan Cover Sheet*). And, as requested, an exhibit (*also enclosed*) has been prepared providing roadway and loading dock information.

Holy Cross Hospital trusts that this letter and the enclosed materials are responsive to all of the MCDPS Zoning DRC comments and therefore respectfully requests that MCDPS Zoning indicate its recommended approval of the application to M-NCPPC staff at its earliest convenience. For your information and convenience, the M-NCPPC reviewer for the Site Plan is Molline Smith.

If you have any questions regarding the issues addressed in this letter, please call me at 301-670-0840.

Sincerely,

A handwritten signature in cursive script that reads "Toby S. Wilson".

Toby S. Wilson

Enclosures

c: Eileen Cahill, Holy Cross Hospital
Annice Cody, Holy Cross Hospital
C. Robert Dalrymple, Linowes and Blocher
Heather Dlhopsky, Linowes and Blocher

MONTGOMERY COUNTY DEPARTMENT OF PERMITTING SERVICES

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

Date: June 30, 2011

MEMO TO: Catherine Conlon, Supervisor for
Development Review Committee, MNCPPC

FROM: David Kuykendall, Senior Permitting Services Specialist
Division of Land Development Services, MCDPS

SUBJECT: Stormwater Management Concept Plan/Floodplain Review
Preliminary Plan 120110380 ; Montgomery College Germantown
Subdivision Review Meeting July 5, 2011 SWM File # 236329 & 240348
DPS Reviewer Bill Campbell

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 Floodplain. The following summarizes our findings:

SM CONCEPT PLAN PROPOSED:

- On-site:** CPv WQv Both
 CPv < 2cfs, not required
 Waiver: CPv WQv Both
 On-site/Joint Use Central (Regional): waived to
 Existing Concept: Approved Date, (236329) 11-9-2009
 Other

Type Proposed:

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

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

- Provide the source of the 100-Year Floodplain Delineation for 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 yr. floodplain study Approved Under Review

SUBMISSION ADEQUACY COMMENTS:

- Downstream notification is required.
 The following additional information is required for review: _____

RECOMMENDATIONS:

- Approve as submitted with conditions (see approval letter).
 Incomplete; recommend not scheduling for Planning Board at this time.
 Hold for outcome of the SWM Concept review.
 Comments/Recommendations: Address comments for Goldenrod Lane stormwater management concept and resubmit for review. Concept #236329 for Bio-Science and Observation Drive is approved.



Isiah Leggett
County Executive

DEPARTMENT OF PERMITTING SERVICES
ZONING

Jennifer Hughes
Director

Project Name: Holy Cross Hospital, Germantown
Preliminary Plan #: 12011380
Site Plan # 820110110
Applicant: Holy Cross Hospital
Engineer: Macris, Hendricks & Glasscock, P.A.
Zone: LSC
Number of Lots (Acres): 1 / 18.27 ac.
Zoning Reviewer: Laura Bradshaw

The DPS Site Plan Enforcement Inspector is responsible for ensuring that the terms and conditions of the Certified Site Plan Agreement are met. They sign off on Use and Occupancy Certificates and have the authority to trigger the release of performance bonds.

Mandatory addition to all site plans to be placed in the General Notes block or
Development Program Notes:

Pre-construction meeting to be held with
DPS Site Plan Enforcement Inspector. Call
240-777-6321 to schedule.

- Plan(s) meets zoning requirements.
 Plan(s) meets zoning requirements, but see comments below.
 Plan(s) do not meet zoning requirements. See comments below.

Comments:

1. Provide profiles (sections) private roads, loading docks, pathways and paved areas.
2. Add a note that all right of ways will be reviewed, inspected, and enforced by DPS Right of Way

3. Add a note that states that all storm-water management easements and parcels will be reviewed, inspected, and enforced by DPS Water Resource Section.
4. Add note regarding the requirement of a pre-construction meeting with a Site Plan Enforcement Inspector.

***Note-**When applying for a building permit please identify both the BRL approved on the certified site plan and the dimensions from the structure to the property lines on all four sides.

Mark Beall: (240) 777-6298 or Laura Bradshaw: (240)777-6296
255 Rockville Pike, 2nd Floor, Rockville, Maryland 20850-4166.



DEPARTMENT OF PERMITTING SERVICES
Jennifer Hughes, Director

NOTICE

In the General Comments block on plans that are submitted for site plan approval, the addition of the following language will expedite inspection of developments under site plan enforcement: Contact DPS Site Plan Enforcement inspectors (at 240-777-6321) for inclusion a pre-construction meeting.

For all proposed development that requires either preliminary or full site plan review, building permit submittal plans must include the following detail, where applicable. This information ensures expedient site plan inspection throughout progress of the project.

Location and Section:

- Private road section
- Private road curb, gutters, sidewalks
- Hike & bike trails (width & material)
- Recreational areas including tot lots

Location and detail:

- Public seating areas
- Recreational equipment location and detail (type)
- Handrails
- Public art
- Hardscaping (decorative paving, boulders, walls etc.)
- Retaining walls/fences
- Lighting (heights & types)
- Entrance Features
- Public Use Space Amenities
- Site furnishings
- Trash Receptacles

Accessory Structure Development Standards (Setbacks):

- Side
- Rear
- Height*

Note* Montgomery County Zoning Ordinance states that accessory structures cannot be more than 50% of the footprint of the principal structure and they cannot occupy more than 20% of the rear yard.

Smith, Molline

From: Bob Thompson [BThompson@kcw-et.com]
Sent: Friday, September 23, 2011 9:40 AM
To: Smith, Molline
Cc: Gabor.I.Varsa@verizon.com
Subject: FW: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Everything has been worked out with the engineer and the PUE as shown is acceptable to Verizon

Robert E. Thompson
Project Engineer
KCW Engineering Technologies
810 Landmark Drive Suite 215
Glen Burnie, Md 21061
Office 410 768-7700 X 129
Fax 410 768-0200
Cell 443 695-0975

From: Wilson, Toby [<mailto:twilson@mhgpa.com>]
Sent: Friday, September 23, 2011 9:34 AM
To: Bob Thompson
Subject: RE: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Bob:

I have not been directly involved with PEPCO discussions, but it is my understanding that PEPCO will be utilizing one PUE (on the east side of Observation Drive), while the second PUE (on the west side) will be available for Verizon and Washington Gas.

-Toby

Toby S. Wilson
Project Manager
Macris, Hendricks & Glascock, P.A.
Engineers · Planners · Landscape Architects · Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886
Ph. (301) 670-0840
F. (301) 948-0693

From: Bob Thompson [<mailto:BThompson@kcw-et.com>]
Sent: Friday, September 23, 2011 9:29 AM
To: Wilson, Toby
Subject: RE: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Toby
Does PEPCO require any additional space in the PUE please advise

Robert E. Thompson
Project Engineer
KCW Engineering Technologies
810 Landmark Drive Suite 215
Glen Burnie, Md 21061

Office 410 768-7700 X 129
Fax 410 768-0200
Cell 443 695-0975

From: Wilson, Toby [<mailto:twilson@mhgpa.com>]
Sent: Friday, September 23, 2011 8:59 AM
To: Bob Thompson
Subject: FW: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Hell Mr. Thompson:

We recently sent to your attention the attached letter and Preliminary Plan in response to comments made at the DRC meeting on July 5th, 2011. Do you require any additional information in order to respond favorably to the below email?

Please advise.

Thank you for your assistance,

-Toby

Toby S. Wilson
Project Manager
Macris, Hendricks & Glascock, P.A.
Engineers · Planners · Landscape Architects · Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886
Ph. (301) 670-0840
F. (301) 948-0693

From: Smith, Molline [<mailto:Molline.Smith@montgomeryplanning.org>]
Sent: Tuesday, September 20, 2011 12:33 PM
To: LaBaw, Marie; 'laura.bradshaw@montgomerycountymd.gov'; bthompson@kcw-et.com;
william.campbell@montgomerycountymd.gov
Cc: Dalrymple, C Robert - CRD; Wilson, Toby; Weaver, Richard
Subject: 820110110 Holy Cross Hospital/ 120110380 Montgomery College Germantown

Good Morning,

The projects listed above will be going to the Planning Board October 20th 2011; therefore I will need your **approval letters/emails by October 7, 2011**. The Applicant sent response letters (dated September 9, 2011) to the comments received at DRC. Should you need additional information from the Applicant and/or have questions/concerns, I highly recommend that you get in touch with the Applicant before next week.

Please feel free to use the contact information below should need anything else from me.

Regards,



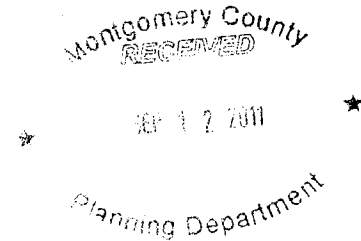
Molline C. Smith, ASLA
(Senior Planner, Area 3)
8787 Georgia Avenue / Silver Spring, MD 20910
(301) 495-4573 Office / (301) 495-1306 Fax
Molline.smith@montgomeryplanning.org

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com



September 9, 2011



Mr. Bob Thompson
Verizon
13101 Columbia Pike, Suite FDC1
Silver Spring, Maryland 20907

Re: Holy Cross Hospital-Germantown
Site Plan # 820110110

Dear Mr. Thompson:

This letter is follow up to comments/questions you posed at the July 5th Development Review Committee (DRC) meeting for the above-referenced project and inclusive of Preliminary Plan #120110380. In the DRC session, you raised a question regarding the use of the planned PUE. To clarify, the Preliminary Plan proposes two (2) PUE's, one on each side of the proposed Observation Drive (see included Preliminary Plan). It is therefore the intention to utilize one PUE for Verizon and Washington Gas services and the second PUE for PEPCO. We believe this separation and the provision of two PUE's will assuage any concern you may have had regarding special constraints for services.

Holy Cross Hospital and Montgomery College trust that this letter is responsive to all of the Verizon DRC comments and therefore respectfully request that Verizon indicate its recommended approval of the applications to M-NCPPC staff at its earliest convenience. For your information and convenience, the M-NCPPC reviewer for the Site Plan is Molline Smith, and the reviewer for the Preliminary Plan is Rich Weaver.

If you have any questions regarding the issues addressed in this letter, please call me at 301-670-0840.

Sincerely,

A handwritten signature in cursive script that reads "Toby S. Wilson".

Toby S. Wilson

c: Eileen Cahill, Holy Cross Hospital
Annice Cody, Holy Cross Hospital



FIRE MARSHAL COMMENTS

DATE: 05-Jul-11
TO: Toby Wilson
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Holy Cross Hospital Germantown
820110110

PLAN NOT APPROVED based on the following comments:

1) Provide a fire department access plan

The following are provided for the benefit of the applicant:

1. Show compliance with NFPA 1 (2006), Section 18.2.3.2 Access To Building.
 - a. Recommendation: Indicate all Fire Department Access Roads.
 - b. Recommendation: Designate all curb to curb widths of all FD Access Roads.
 - c. Fire Department access roads shall extend to within 50' of a side hinged door that provides access to the entire interior of the building.
 - d. One and two family dwellings protected by an NFPA 13D sprinkler system shall be within 150' of a Fire Department access road.
 - e. All FD Access Roads require 20 foot unobstructed width.
 - f. Common driveways are considered fire department access roads for the length they are shared by more than one structure.
 - g. Minimum road width for parking on a FD Access Road: 1 Side – 28 Feet, 2 Sides - 36 Feet.
 - h. Fire Department access roads must be capable of supporting 85,000 lbs.
2. Show compliance with NFPA 1 (2006), Section 18.2.3.4.4 Dead Ends.
 - a. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the turning around of fire apparatus.
 - b. Cul-de-sac type turn-arounds must be 90 ft in diameter with no obstructions in the center.
 - c. Hammerhead type turn-arounds must be 60 ft on each leg and meet other requirements for fire department access roads.
3. In accordance with NFPA 1 (2006), Section 18.2.3.4.3 Turning Radius.
 - a. Turns in FD Access Roads shall be constructed with a minimum radius of 7.6 m (25 ft) at the inside curb line and a minimum radius of 15.2 m (50 ft) at the outside curb line.
 - b. Recommendation: Designate all radii of all turns on fire department access roads.
 - c. FD Access Roads connecting to roadways shall be provided with curb cuts extending at least 0.6 m (2 ft) beyond each edge of the fire lane.
4. NFPA 1141 (2003), Section 5.4.5: The angle of approach and departure for any means of access shall not exceed 8 degrees.
5. Provide locations of Fire Hydrants.

Macris, Hendricks and Glascock, P.A.
Engineers • Planners • Surveyors • Landscape Architects

9220 Wightman Road, Suite 120
Montgomery Village, Maryland
20886-1279
Phone 301.670.0840
Fax 301.948.0693
www.mhgpa.com



September 9, 2011



Dr. Marie LaBaw
Office of the Fire Marshal
Division of Code Enforcement
255 Rockville Pike, 2nd Floor
Rockville, Maryland 20850

Re: Holy Cross Hospital-Germantown
Site Plan # 820110110

Dear Dr. LaBaw:

This letter is follow up to comments you provided at the July 5th Development Review Committee (DRC) meeting for the above-referenced project and inclusive of Preliminary Plan #120110380. As directed, a fire department access plan has been submitted to the Fire Marshal's office. The plan is currently under review and pending final approval.

Holy Cross Hospital trusts that this letter and the submitted fire access plan are responsive to all of the DRC comments from the Office of the Fire Marshal and therefore respectfully requests that MCFRS indicate its recommended approval of the applications to M-NCPPC staff at its earliest convenience. For your information and convenience, the M-NCPPC reviewer for the Site Plan is Molline Smith, and the reviewer for the Preliminary Plan is Rich Weaver.

If you have any questions regarding the issues addressed in this letter, please call me at 301-670-0840.

Sincerely,

A handwritten signature in cursive script that reads 'Toby S. Wilson'.

Toby S. Wilson

c: Eileen Cahill, Holy Cross Hospital
Annice Cody, Holy Cross Hospital

Rocky Sorrell, Montgomery College
John McLean, Montgomery College
David Capp, Montgomery College
C. Robert Dalrymple, Linowes and Blocher
Heather Dlhopsky, Linowes and Blocher
John Sekerak, Greenhorne & O'Mara



FIRE MARSHAL COMMENTS

DATE: 28-Sep-11
TO: Toby Wilson
Macris, Hendricks & Glascock
FROM: Marie LaBaw
RE: Holy Cross Hospital Germantown
820110110

PLAN APPROVED

1. Review based only upon information contained on the plan submitted **28-Sep-11**. Review and approval does not cover unsatisfactory installation resulting from errors, omissions, or failure to clearly indicate conditions on this plan.
2. Correction of unsatisfactory installation will be required upon inspection and service of notice of violation to a party responsible for the property.

Smith, Molline

From: Wilson, Toby [twilson@mhgpa.com]
Sent: Wednesday, September 28, 2011 3:54 PM
To: Smith, Molline
Subject: FW: Holy Cross Hospital Germantown
Attachments: CommentsB.pdf

Hello Molline:

I have been asked to follow up and make sure you received the attached from MCFRS.

I believe this was the only outstanding approval...is that correct?

Thank you for your continued assistance,
-Toby

Toby S. Wilson
Project Manager
Macris, Hendricks & Glascock, P.A.
Engineers · Planners · Landscape Architects · Surveyors
9220 Wightman Road, Suite 120
Montgomery Village, Maryland 20886
Ph. (301) 670-0840
F. (301) 948-0693

From: LaBaw, Marie [<mailto:Marie.LaBaw@montgomerycountymd.gov>]
Sent: Wednesday, September 28, 2011 12:49 PM
To: Molline.Smith@mncppc-mc.org
Cc: Wilson, Toby
Subject: Holy Cross Hospital Germantown

Molline, I issued an approval for Holy Cross Hospital Germantown today. The letter is attached.

Toby, one approved copy is ready for pickup at our front desk. I apologize for not being available when you stopped by.

S Marie LaBaw, PhD, PE
Engineering, Fire Code Enforcement
Office of the Fire Marshal
Montgomery County Fire and Rescue Services
255 Rockville Pike, 2nd Floor
Rockville, Md. 20850
(240) 773-8917 Office (240) 777-2465 FAX
e-mail address: Marie.LaBaw@montgomerycountymd.gov



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

May 17, 2011

Mr. Steven Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886

Re: Stormwater Management **CONCEPT** Request
for Holy Cross Hospital - Germantown Phase 1
~~Preliminary Plan #:~~ ? ~~Site Plan #~~ 820110110
SM File #: 238826
Tract Size/Zone: 18.3 acres/LSC
Total Concept Area: 18.3 acres
Lots/Block: NA
Parcel(s): N200
Watershed: Great Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept proposes to meet required stormwater management goals via alternative surfaces, micro-scale practices, biofilters, and a joint use facility.

The following **items** will need to be addressed **during** the detailed sediment control/stormwater management plan stage:

1. Prior to permanent vegetative stabilization, all disturbed areas must be topsoiled per the latest Montgomery County Standards and Specifications for Topsoiling.
2. A detailed review of the stormwater management computations will occur at the time of detailed plan review.
3. An engineered sediment control plan must be submitted for this development.
4. All filtration media for manufactured best management practices, whether for new development or redevelopment, must consist of MDE approved material.

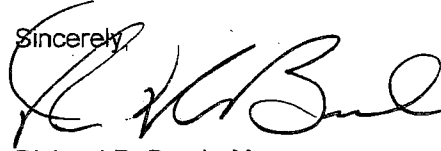
This list may not be all-inclusive and may change based on available information at the time.

Payment of a stormwater management contribution in accordance with Section 2 of the Stormwater Management Regulation 4-90 is **not required**.

This letter must appear on the sediment control/stormwater management plan at its initial submittal. The concept approval is based on all stormwater management structures being located outside of the Public Utility Easement, the Public Improvement Easement, and the Public Right of Way unless specifically approved on the concept plan. 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. If there are subsequent additions or modifications to the development, a separate concept request shall be required.

If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,



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

RRB: tla

cc: C. Conlon
SM File # 238826

| | |
|-------------------|------|
| ESD Acres: | 18.3 |
| STRUCTURAL Acres: | 18.3 |
| WAIVED Acres: | 0 |



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid
Director

October 13, 2010

Mr. Steven L. Wilde
Macris, Hendricks and Glascock, P.A.
9220 Wightman Road, Suite 120
Montgomery Village, MD 20886-1279

Re: Stormwater Management **CONCEPT** Request
for Holy Cross Hospital Germantown
Preliminary Plan #: Not Assigned
SM File #: 238826
Tract Size/Zone: 24.5 acres/LSC
Total Concept Area: 24.5 acres
Lots/Block: NA
Parcel(s): N200
Watershed: Great Seneca Creek

Dear Mr. Wilde:

Based on a review by the Department of Permitting Services Review Staff, the stormwater management concept for the above mentioned site is **acceptable**. The stormwater management concept consists of practices utilizing Environmentally Sensitive Design criteria to the maximum extent practicable with the remainder of the volume requirements being met in the proposed downstream pond (which will be built by others). The next stage in the stormwater management process is to submit a Site Development Stormwater Management Plan for approval.

The following **items** will need to be addressed **during** the detailed Site Development Stormwater Management Phase stage:

1. The Site Development Phase must include more detailed designs for the stormwater management and erosion and sediment control for the site.
2. Include an overlay showing stormwater management and sediment control practices.
3. Submit computations and details to verify the design approach along with a narrative to justify that the design will achieve ESD to the MEP.
4. Comply with all other requirements in revised Chapter 5 of the State Stormwater Manual for the Site Development phase of the concept review.

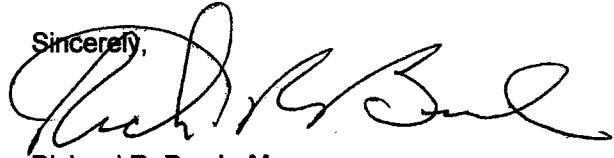
This list may not be all-inclusive and may change based on available information at the time.

255 Rockville Pike, 2nd Floor • Rockville, Maryland 20850 • 240-777-6300 • 240-777-6256 TTY
www.montgomerycountymd.gov



If you have any questions regarding these actions, please feel free to contact William Campbell at 240-777-6345.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard R. Brush". The signature is fluid and cursive, with a large initial "R" and "B".

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

RRB:tda

cc: C. Conlon
M. Pfefferle
SM File # 238826

QN - onsite; Acres: 24.5
QL - onsite; Acres: 24.5
Recharge is provided

APPENDIX C (Adopted Design Guidelines)

Montgomery College

The **Sector Plan** envisions Montgomery College evolving into a compact campus, with signature office and technology development along I-270 and mixed-use development or medical uses in the site's southern end. The high quality forest is an extraordinary asset to be preserved. Existing residential properties along MD 355 will remain.

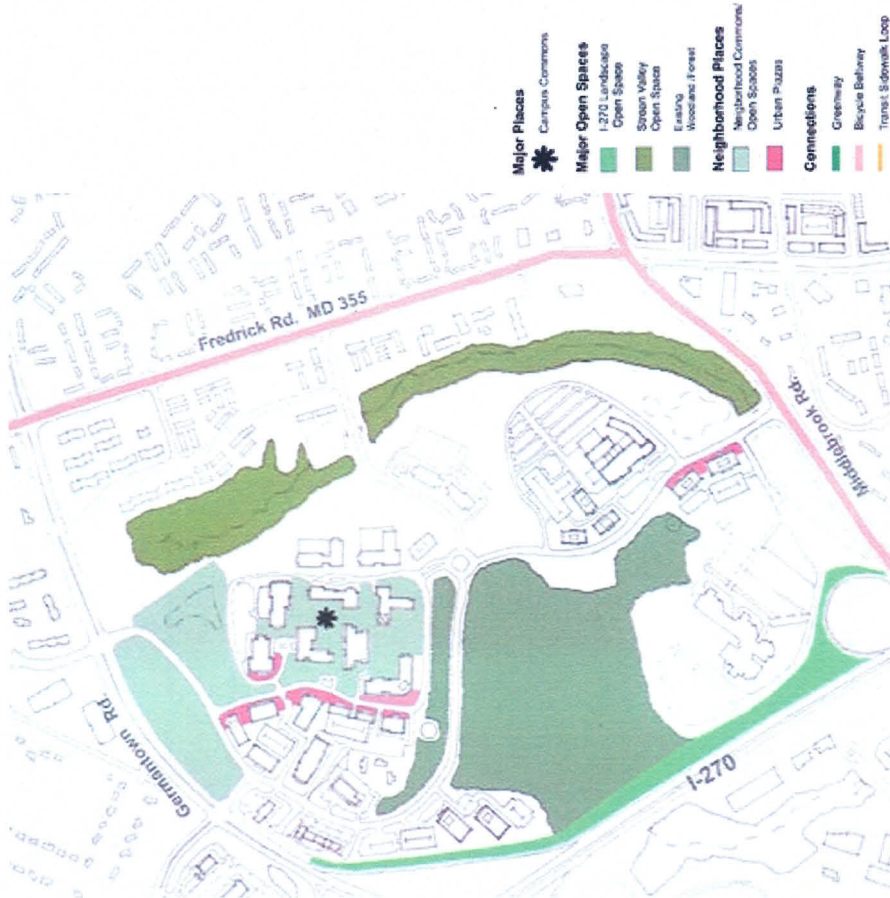


Streets



- Extend Observation Drive west of the campus through the district to connect with Middlebrook Road. Align to preserve existing forest and to avoid unwanted traffic through campus.
- Provide streetscape along both sides of all new streets
- Local streets should create a network of short blocks with frontages 250 to 350 feet in length
- Roadway development should minimize grading in forest or woodland areas
- Retail should be limited and located near housing and mixed-use development
- Cluster campus retail near the Student Service Center

Open Space



- Locate College public spaces along main street, the Student Service Center, and near major buildings within privately developed areas
- If new residential areas are proposed, a privately developed **neighborhood green** should be provided
- Preserve 46 acres of existing forest; trails, seating, and interpretive areas for educational benefit should be developed
- Improve open spaces along existing stream valley with natural and forest plantings, using native species

Buildings



- Setback new buildings 25 to 35 feet from the street; Hospital uses may setback farther to allow for emergency access and short term parking
- New buildings along MD 355 should setback to meet existing building lines
- New buildings reaching maximum height of 100 feet should be located within campus or along I-270
- Building heights along the southern end of the district should transition from a maximum of 60 feet down to meet heights in existing residential communities
- New office, technology, or medical development should be three stories minimum, where feasible

APPENDIX D (Community Correspondence Letters of Support)

October 3, 2011

Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan No. 820110110 (Holy Cross Hospital-Germantown)

Dear Ms. Carrier,

I am writing to express my support for the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct a new 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College.

As you know, this innovative partnership between Holy Cross Hospital and Montgomery College is based on shared commitment to education and the well-being of the community. They have committed to doubling the number of nursing graduates in five years and expanding the pool of allied health workers. Moreover, the new hospital will bring health care to a region of Montgomery County that is the most densely populated area in the state without a hospital and which is also rapidly growing and aging.

My perspective as one of the nation's largest providers of housing, health care, and programs for those ages 60 and better is that this project is needed now to meet our needs as we continue to expand our mission. Many people living and working at Asbury Methodist Village currently travel downcounty for their health care and educational pursuits. Having a new hospital on the Montgomery College Germantown campus brings health care closer to where our residents and associates live, and helps to reduce traffic congestion.

The Montgomery County Planning Board's vote to approve the preliminary subdivision plan for Montgomery College, and the site plan and APFO for Holy Cross Hospital will be greatly appreciated by the 1,300 residents and 820 associates of Asbury Methodist Village. I ask that the necessary local entitlements be approved now. Thank you for taking this into consideration in reviewing the plans for this vital project.

Yours truly,



David Denton, Executive Director

cc. Molline Smith, Montgomery County Park & Planning
Richard Weaver, Montgomery County Park & Planning

201 RUSSELL AVENUE
GAITHERSBURG, MARYLAND 20877
(301) 216-4100
www.AsburyMethodistVillage.org

 An Asbury Community



Laura Tise Magnuson, Esq.

Attorney at Law
20529 Anndyke Way
Germantown, MD 20874
Phone: (301) 540-1083

Admitted:

Maryland and D.C. Bars

240 361 3564 F ax:

Laura@magnusonlaw.net

Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

October 1, 2011

Re: Preliminary Plan No. 120110380

Montg. College, Germantown
and Site Plan No. 820110110

Holy Cross Hospital-Germantown

Dear Ms. Carrier:

I would like to express my support for the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct the proposed hospital and its related facilities and infrastructure on the Germantown campus of Montgomery College.

Upper Montgomery County has grown quite dense over the last decades and as a result we need the proposed hospital to support the health care needs not only of Germantown but also of the surrounding communities. It is my understanding that Holy Cross Hospital has a Certificate of Need from the state to establish a hospital in Germantown and land lease approval from the Board of Public Works. I ask that the Planning Board now approve the necessary local entitlements to allow construction to begin.

I am excited that the hospital will be the anchor for the college's Science and Technology Park—another way to bolster the upcounty area.

I believe that the additional jobs that would be created by this unique private-public partnership will also benefit the area given its out-of-control traffic problems. As you know, the Washington D.C. metropolitan area ranks very poorly nationally for its commuting backlogs. Bringing work closer to the residents of the upcounty would improve the quality of life of many.

October 1, 2011

Pg. 2

Finally, I suspect that expeditious approval of this project would also help the stagnating economy by providing employment to many as well as by allowing Holy Cross and Montgomery College to take advantage of the currently lower construction costs.

I hope to see the construction of this hospital begin as soon as possible and ask that the Board vote to approve the preliminary subdivision plan for Montgomery College as well as the site plan and APFO for Holy Cross Hospital for both the health of the upcounty residents as well as the economic benefits for the county in general.

Thank you for your consideration of this matter.

Sincerely,

Laura Tise Magnuson

Copy: Molline Smith, Montgomery County Park & Planning
Richard Weaver, Montgomery County Park & Planning



John J. Fitzgerald, Jr.
Chairman

September 30, 2011

Mr. Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan No. 820110110 (Holy Cross Hospital-Germantown)

Dear Mr. Carrier,

I am pleased to write to you in support for the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct a new 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College.

We are a big believer in public/private partnerships. Our child safety seat initiative is the largest in the country, checking over 40,000 child safety seats to date. The partnership between Holy Cross and Montgomery College is innovative, and will bring jobs and more nurses into our community, both great needs.

We supported Holy Cross in their application for a Certificate of Need which they now have, knowing that the community "up-county" is growing, and aging. We know they will meet the needs of the community, where so many of our own customers live and in some cases also work.

We kindly ask that the Planning Board vote to approve the preliminary subdivision plan for Montgomery College, and the site plan and APFO for Holy Cross Hospital so that construction can begin quickly. The longer we wait, the more expensive the cost of construction becomes. I know from experience, where we built our last dealership in Germantown.

Sincerely,

CC: Molline Smith, Montgomery County Park & Planning
Richard Weaver, Montgomery County Park & Planning



Gaithersburg-Germantown Chamber of Commerce, Inc.

4 Professional Drive, Suite 132, Gaithersburg, Maryland 20879-3426, (301) 840-1400, Fax (301) 963-3918

Corporate Sponsors



The Gazette



September 29, 2011

Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RECEIVED
0762
SEP 30 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan No. 820110110 (Holy Cross Hospital-Germantown)

Dear Ms. Carrier,

The Gaithersburg-Germantown Chamber of Commerce strongly supports the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct a new 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College. This is a very exciting partnership between Holy Cross and the College and we are very fortunate to have this project in the Upcounty.

Germantown has struggled for many years to increase the ratio of jobs to residents. The new hospital will help bring some balance, and provide a better quality of life for people who wish to live and work in the same community. As the anchor tenant of the Montgomery College Science & Technology Park, the Chamber believes that the Hospital will help kick-start the implementation of the Germantown Master Plan by bringing much need jobs to the Upcounty. In the short-term, 1,100 jobs will be created to build the new hospital and related facilities. In the long-term, the hospital will create 1,500 jobs, and when fully built out, the Science and Technology Park and the expanded nursing program will potentially create 5,700 jobs.

The new hospital will also bring health care to a region of Montgomery County that is the most densely populated area in the state without a hospital and which is also rapidly growing and aging. Holy Cross Hospital has a Certificate of Need (CON) from the state to establish a hospital in Germantown and land lease approval from the Board of Public Works. We ask that the necessary local entitlements be approved now.

Many people living in the upcounty region currently travel downcounty for their health care. Having a new hospital in Germantown not only brings health care closer to where people live, but it takes cars off the roads, thereby helping to reduce traffic congestion.

I urge the Planning Board to approve the preliminary subdivision plan for Montgomery College, and the site plan and APFO for Holy Cross Hospital so that construction can begin as quickly as possible for both the health of the Upcounty and the economic benefits for the county and state.

Thank you for your consideration.

Sincerely,

Marilyn Balcombe, President and CEO

Increase the Value of Your Business!

www.ggchamber.org



Maryland Soccer Foundation

18031 Central Park Circle
Boys, MD 20841

September 29, 2011

T 301.528.1480 | F 301.540.4276

www.mdsoccerplex.org

Montgomery County
RECEIVED



SEP 9 2011



Planning Department

Ms. Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan No. 820110110 (Holy Cross Hospital – Germantown)

Dear Chairwoman Carrier,

On behalf of the Maryland Soccer Foundation and the hundreds of thousands of Montgomery County youth and adult soccer and lacrosse players who spend countless hours at the Maryland SoccerPlex in Germantown experiencing their sport, I would like to express our support for the preliminary subdivision plan, site plan and APFO approvals necessary for Montgomery College and Holy Cross Hospital to construct a new hospital on the Germantown campus of Montgomery College.

The Maryland SoccerPlex has been a significant Germantown community asset for more than eleven years. In that time, the population of this area has grown from 64,000 to more than 90,000. Each year the SoccerPlex brings another 650,000 visitors to this area. And the South Germantown Recreational Park and its other facilities bring another 400,000. The need for a full service hospital in Germantown is evident.

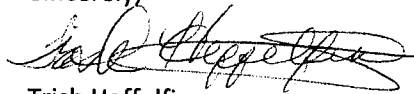
The partnership established between Montgomery College and Holy Cross Hospital is beneficial on many levels:

- Its shared commitment to education and the well-being of the community will double the number of nursing graduates in five years and expand the pool of health care workers.
- Jobs, jobs, jobs. The Germantown community has been clamoring for job creation in the UpCounty for years. The new hospital will be a job creator; 1,100 jobs to build the hospital and other facilities and 1,500 jobs when the hospital is fully built out.
- For the first time the many families living in Germantown will not have to travel down county for their health care. This will result in an improvement in their quality of life and will reduce traffic on I-270.

The addition of Holy Cross Hospital on the campus of Montgomery College is an opportunity to provide a greatly needed service for a community greatly in need of more and better health care services.

We respectfully request the Planning Board vote to approve the preliminary subdivision plan for Montgomery College, and the site plan and APFO for Holy Cross Hospital so that construction can start as quickly as possible and the UpCounty community can enjoy the benefits of a new hospital and improved health care.

Sincerely,



Trish Heffelfinger
Executive Director

Cc: Moline Smith, Montgomery County Park and Planning ✓
Richard Weaver, Montgomery County Park and Planning.

THE LAW OFFICES OF
JAMES A. HYATT & ASSOCIATES
13220 Executive Park Terrace
Germantown, Maryland 20874
Telephone (301) 428-3911
Fax (301) 428-3071
jhyatt@estateplanningmatters.com

RECEIVED
0758
SEP 28 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

September 26, 2011

Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Re: Preliminary Plan No. 120110380
(Montgomery College Germantown) and
Site Plan No. 820110110 (Holy Cross
Hospital-Germantown)

Dear Mr. Carrier:

As someone who both lives in and operates a small business in Germantown, I am writing to express my support for the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct a new 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College.

The innovative partnership between Holy Cross Hospital and Montgomery College will provide a much-needed boost in the number of nursing graduates and expand the pool of allied health workers.

The new hospital will bring health care to a region of Montgomery County that is the most densely populated area in the state without a hospital and which is also rapidly growing and aging. Holy Cross Hospital has a Certificate of Need (CON) from the state to establish a hospital in Germantown and land lease approval from the Board of Public Works, so the necessary local entitlements should be approved now.

Many of us living in the upcounty region currently travel downcounty for our health care. Having a new hospital in Germantown not only brings health care closer to where people live, but it takes cars off the roads, thereby helping to reduce traffic congestion.

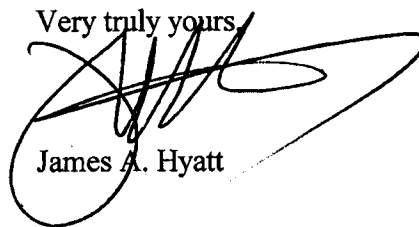
The new hospital will also bring both short- and long-term jobs to our area. In the short-term, 1,100 jobs will be created to build the new hospital and related facilities. In the long-term, the hospital will create 1,500 jobs, and when fully built out, the S&TP and expanded nursing program will potentially create 5,700 jobs.

Page 2

The upcounty has struggled to increase the ratio of jobs to residents. The new hospital will help bring some balance, and thus a better quality of life for people who wish to live and work in the same community.

Accordingly, I respectfully ask that the Planning Board vote to approve the preliminary subdivision plan for Montgomery College, and the site plan and APFO for Holy Cross Hospital so that construction can begin as quickly as possible on this exciting project that promises so much for the upcounty's health and the economic benefit.

Very truly yours,

A handwritten signature in black ink, appearing to read 'J. Hyatt', enclosed within a large, loopy, circular flourish.

James A. Hyatt

JAH/aet

MCP-CTRACK

From: Benjamin, Tina [Tina.Benjamin@montgomerycountymd.gov]
Sent: Monday, October 03, 2011 3:14 PM
To: MCP-Chair; Weaver, Richard; Smith, Molline; Carrier, Francoise; Stanley, Rollin
Cc: Silverman, Steve
Subject: Preliminary and Site Plans - Holy Cross Hospital Germantown
Attachments: tb-10-03-11-Letter to Francoise re Holy Cross Hospital.doc

RECEIVED
0770
OCT 04 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

Francoise, Rollin, Rick and Molline:

Please see the attached letter from Steve Silverman regarding:

- Preliminary Plan No. 120110380 (Montgomery College Germantown)
- Site Plan No. 820110110 (Holy Cross Hospital Germantown)

Please let me know if you have any questions.

Thanks
Tina Benjamin
240/777-2006



DEPARTMENT OF ECONOMIC DEVELOPMENT

Isiah Leggett
County Executive

Steven A. Silverman
Director

October 3, 2011

Ms. Francoise M. Carrier, Esquire
Chair, Montgomery County Planning Board
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Preliminary Plan No. 120110380 (Montgomery College Germantown)
Site Plan No. 820110110 (Holy Cross Hospital-Germantown)

Dear Francoise:

On behalf of County Executive Isiah Leggett, I am pleased to be writing at this time to express Montgomery County's support for the preliminary subdivision plan, site plan and Adequate Public Facilities Ordinance (APFO) approvals that are needed to bring a new Holy Cross Hospital to the Germantown campus of Montgomery College. In the short-term, the hospital will create 1,500 jobs, which will move the up-County area toward a more balanced jobs-housing ratio.

I am also writing to acquaint you, the members of the Planning Board and the staff of the Planning Department with the enclosed Executive Order recently signed by Mr. Leggett. Executive Order 173-11 authorizes the County Executive to designate an endeavor a "Strategic Economic Development Project," and as such, directs all Executive Branch agencies to treat the project as a priority and give it immediate attention as it moves through the required approval processes. This Executive Order also encourages all non-County agencies to do the same.

Based on the new Holy Cross Hospital's objective to bring health care to the up-County area, its ability to stimulate both short- and long-term jobs, and its emphasis on generating spill-over economic benefits for the community, County Executive Leggett has declared this project as a Strategic Economic Development Project as defined under Executive Order No. 173-11.

Given the importance of this project to the economic climate of the County, I respectfully request that the Planning Board and planning staff make Holy Cross Hospital a priority as well.


Ms. Francoise M. Carrier, Esquire

October 3, 2011

Page 2

Thank you for your consideration of this request, and please let me know if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Steven A. Silverman".

Steven A. Silverman

Enclosure

cc: Rollin Stanley
Richard Weaver
Molline Smith



MONTGOMERY COUNTY EXECUTIVE ORDER

Offices of the County Executive • 101 Monroe Street • Rockville, Maryland 20850

COPY

| | | |
|---|--------------------------------------|------------------------------------|
| Subject: Designation of Strategic Economic Development Projects | Executive Order No. 173-11 | Subject Suffix |
| Originating Departments: Departments of Economic Development & Permitting Services | Department No. | Effective Date 8/23/2011 |

DESIGNATION OF STRATEGIC ECONOMIC DEVELOPMENT PROJECTS

WHEREAS Montgomery County recognizes that sustainable, environmentally sensitive economic growth is critical to the County's ability to provide its residents with access to high-quality services, education, infrastructure and amenities; and

WHEREAS economic development projects create new jobs, employment opportunities, and a tax base for County residents; and

WHEREAS the County Executive may, by Executive Order, designate a Strategic Economic Development Project based on its ability to:

- Create and/or retain jobs within the County, particularly in knowledge-based, high-paying industries;
- Leverage substantial private capital investment;
- Help the County achieve strategic redevelopment objectives; and/or
- Otherwise advance the economic development goals of Montgomery County.

NOW THEREFORE BE IT ORDERED that by designating a Strategic Economic Development Project, the County Executive directs all Executive Branch agencies to treat the project as a priority and to give it immediate attention as it moves through the required planning, development review and permitting processes, and further, urges all non-County agencies or entities such as MNCPPC, HOC, MCPS, Montgomery College, the State of Maryland, and the Federal government to do the same.

APPROVED AS TO FORM AND LEGALITY
OFFICE OF THE COUNTY ATTORNEY
BY: _____
DATE: 8/15/11

Isiah Leggett, County Executive



FOULGER-PRATT

RECEIVED
0777
OCT 04 2011

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

WE BUILD TO LAST

October 3, 2011

Montgomery County Planning Board
Maryland National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
Attention: Françoise M. Carrier, Esquire, Chairperson

Montgomery County
RECEIVED
★ OCT - 4 2011 ★
Planning Department

Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan No. 820110110 (Holy Cross Hospital-Germantown)

Ladies and Gentlemen:

Approximately ten (10) years ago Montgomery County and Montgomery College embarked on a cooperative journey to develop a Science and Technology Park on the Montgomery College campus in Germantown (the "STP"). Approximately five (5) years ago Foulger-Pratt joined that effort when it was selected as the College's development partner. Since 2006 Foulger-Pratt has worked to find an appropriate lead tenant to kick-off development of the STP - a tenant whose selection of a development site in the Science and Technology Park would both justify the construction of the infrastructure that the STP will require and fit the mission of the STP as defined by the College. Holy Cross Hospital is that tenant. Holy Cross Hospital has a Certificate of Need from the state to establish a hospital in Germantown and land lease approval from the Board of Public Works. Now it needs the necessary land use approvals that are the subject of Preliminary Plan No. 120110380 and Site Plan No. 820110110 and we urge the Planning Commission to approve the preliminary subdivision plan, site plan, and take the other actions necessary to permit Montgomery College and Holy Cross Hospital to construct a new 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College.

Approving the construction of a state of the art hospital in Germantown by Holy Cross - the only area medical provider to be named as a top performer by the Joint Commission - will result in significant and varied benefits for the citizens of the County.

- The most obvious benefit will be the top quality medical care available to residents of northern and western Montgomery County - the portion of Montgomery County that is the most densely populated area in the state without a hospital and which is also rapidly growing and aging.
- Another benefit will be the jobs directly related to the construction and operation of the hospital. In the short-term over 1,000, jobs will be created to build the new hospital and related facilities. In the long-term, the hospital will directly create 1,500 jobs. Many of those employees will live in Montgomery County jobs and be up-county residents.
- The presence of Holy Cross in the STP will also provide significant internship and full-time employment opportunities to students and graduates of Montgomery College. For

Montgomery County Planning Board
Attention: Françoise M. Carrier, Esquire, Chairperson
October 3, 2011
Page 2

example, Holy Cross and Montgomery College have committed to doubling the number of nursing graduates in five (5) years and expanding the pool of allied health workers.

- The presence of Holy Cross in the STP will add impetus to further development of the STP. The presence of Holy Cross in the STP will establish the STP as a desirable location for other high tech companies. When fully built out, the STP and expanded nursing program will potentially create another 3,000 jobs.

We urge the Planning Commission to support the citizens of Montgomery County, the College and the STP by approving Preliminary Plan No.120110380 and Site Plan No. 820110110.

Sincerely,
FOULGER-PRATT DEVELOPMENT, LLC


Bryant F. Foulger
Principal

CC: Molline Smith
Richard Weaver.



601 E Street, NW
Washington, DC 20049

T 202-434-2277
1-888-OUR-AARP
1-888-687-2277
TTY 1-877-434-7598
www.aarp.org

September 29, 2011

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0770
OCT 04 2011

Françoise M. Carrier, Esquire
Chair, Montgomery County Planning Board of the M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

OFFICE OF THE CHAIRMAN
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

**Re: Preliminary Plan No. 120110380 (Montgomery College Germantown) and Site Plan
No. 820110110 (Holy Cross Hospital-Germantown)**

Dear Chairman Carrier:

On behalf of AARP's 833,000+ members in Maryland, over 144,000 of whom call Montgomery County home, we are writing to express our support for the preliminary subdivision plan, site plan, and Adequate Public Facilities Ordinance (APFO) approvals necessary for Montgomery College and Holy Cross Hospital to construct a new, 93-bed hospital and related facilities and infrastructure on the Germantown campus of Montgomery College. The new hospital will be the anchor tenant of the college's Science & Technology Park (S&TP).

As you know, Holy Cross Hospital has a Certificate of Need (CON) from the state of Maryland to establish a hospital in Germantown and land lease approval from the Board of Public Works. Consequently, we support the approval and issuance of the necessary local entitlements to promote greater healthcare access and jobs within the county.

The new hospital will expand health care access to a region of Montgomery County that is the most densely populated area in the state without a hospital and which also is growing and aging rapidly. Many people living in the upcounty region currently must travel downcounty for their health care. Having a new hospital in Germantown not only brings health care closer to where people live, but it takes cars off the roads, thereby helping to reduce traffic congestion and carbon emissions while at the same time promoting transportation safety.

The upcounty also has struggled to increase the ratio of jobs to residents. The new hospital will help bring some balance, and thus a better quality of life for people who wish to live and work in the same community. Specifically, the new hospital will bring both

Françoise M. Carrier, Esquire
September 29, 2011
Page 2

short-term jobs and long-term jobs to the county. In the short-term, 1,100 jobs will be created to build the new hospital and related facilities. In the long-term, the hospital will create 1,500 jobs. When the project is completed, the S&TP and expanded nursing program potentially will create 5,700 jobs.

For the foregoing reasons, AARP respectfully requests that the Planning Board vote to approve the preliminary subdivision plan for Montgomery College, the site plan and the APFO for Holy Cross Hospital so that construction can begin as quickly as possible for both the health of the upcounty and the economic benefits for the county and our state.

Very truly yours,



Rawle Andrews Jr., Esq.
Regional Vice President – Mideast States

rpt

Copy: Molline Smith, Montgomery County Park & Planning
Richard Weaver, Montgomery County Park & Planning

APPENDIX F (Exterior Mechanical Noise Analysis)



MILLER, BEAM & PAGANELLI, INC.
 CONSULTANTS IN ACOUSTICS, VIBRATION & AUDIOVISUAL SYSTEM DESIGN

May 11, 2011

Christopher Arnold
 Smith Group
 1850 K Street, NW, Suite 250
 Washington, DC 20006

Montgomery County
 RECEIVED
 ★ MAY 25 2011 ★
 Planning Department

RE: HOLY CROSS HOSPITAL
Exterior Mechanical Noise Analysis

Dear Mr. Arnold:

An acoustical analysis has been performed for the proposed Holy Cross Hospital in Germantown, Maryland. The purpose of the analysis was to determine the contribution of the proposed mechanical equipment for the Hospital to the noise level at adjoining property lines in order to determine compliance with Montgomery County Noise Code. Noise levels transmitted to the exterior of the building from mechanical noise were also analyzed for occupant satisfaction. The CadnaA program was used for the analysis. Sound levels and layout of the mechanical equipment were submitted for incorporation into the noise model. The sound levels used in the analysis are listed in Table 1.

Table 1. Sound Levels Submitted for Proposed Equipment.

| Frequency (Hz) | Cooling Towers Sound Power Level (3 total) | Emergency Generators Sound Pressure Level at 7 m (2 total) | Air Handler Intake Sound Power Level (8 total) | Air Handler Exhaust Sound Power Level (8 total) | Chillers Sound Pressure Level at 1 m (2 total) |
|-----------------------|---|---|---|--|---|
| 63 | 104 | na | 93 | 85 | na |
| 125 | 102 | na | 91 | 81 | na |
| 250 | 103 | na | 85 | 80 | na |
| 500 | 98 | na | 81 | 74 | na |
| 1 kHz | 93 | na | 79 | 72 | na |
| 2 kHz | 86 | na | 76 | 69 | na |
| 4 kHz | 81 | na | 72 | 63 | na |
| 8 kHz | 78 | na | 66 | 60 | na |
| dBA | 100 | 76 | 96 | 88 | 84 |

For levels at the property line, Montgomery County Noise Code states a maximum allowable noise level of 55 dBA at night and 65 dBA for daytime. Typically, an appropriate noise criterion for levels that impact a proposed commercial building face is to not exceed the commercial daytime limit at the windows. In this case, that would give a criterion of 67 dBA. However, since this is a hospital, we would typically suggest the residential code as a more appropriate criterion which in this case is 65 dBA. Since the equipment yard is adjacent to nonsensitive spaces such as labs, storage, and kitchen, the 67 dBA design goal is more appropriate.

The sound levels plotted in Figure 1 are for case 1 with all equipment on. For the region of the property line nearest the equipment yard, the plot for the sound level at a nominal 5 feet above ground shows the level exceeds the allowable nighttime limit of 55 dBA listed in the noise code by 2 dBA. The generators, which are in a Cummins Level 2 noise enclosure, are the dominant noise source. It should be noted that the level of 58 dBA at the property line is significantly below the daytime limit of 65 dBA. The generators will likely be operated infrequently and can be exercised during the day instead of nighttime.

The sound levels in Figure 2 are for case 2 with all equipment on except the emergency generators. As can be seen in the figure, expected levels are approximately 1 dBA below those required by the noise code. It should also be noted that for this case, the suggested goal of 67 dBA at the building exterior is exceeded by 3 dBA. Although this is only slightly over the suggested guideline, this case is for typical daily operation. Therefore, consideration should be given to upgrading the windows on the side of the building facing the equipment yard. We suggest a nominal 35 STC rating for these windows. This goal can be achieved by using laminated glass for one of the panes in a standard insulating glass window.

For case 3 shown in Figure 3, a barrier, which can be considered optional, was added that extends 3 feet above the height of the emergency generators. The barrier does not wrap around the equipment yard, but does break line of sight to the property line. As shown in Figure 3, the nighttime noise code can be met with the generators on if the barrier described below is included in front of the equipment yard. The barrier should be constructed of a material with a minimum 2 lbs/sq. ft. density and be continuous with little or no gaps or holes.

It was discussed that the parking structure with the helipad would not be constructed until a later date. Therefore, a plot of the noise level is shown in Figure 4 for case 4, with no parking structure and all equipment on. As can be seen, this has a negligible effect on noise levels.

Although the primary concern is to assure that the building does not exceed noise code requirements at the property lines, actual disturbance to neighbors is dependent on several factors, including the existing background noise levels. When background levels are relatively high, occasionally exceeding the code would be less likely to cause concern from the neighborhood. However, if background levels are unusually low, then there is a greater potential for concern from the neighborhood even if code levels are met.

To assess the existing background noise levels, noise measurements were made at several locations around the proposed development site. Measurements were made between approximately 11 a.m. and 3 p.m. on May 10, 2011 using a Norsonic 140 integrating sound level meter, which was field calibrated prior to the noise measurements. The duration of the measurement periods ranged from 5 to 15 minutes.

The site is located approximately 1500 feet east of a major noise source: highway I-270. Noise from the highway is constant and apparent, especially from the west side of the site. However, because of the distance from the road, and topographical shielding of the road, and some absorption from the vegetation, the background noise level is moderately quiet. Besides

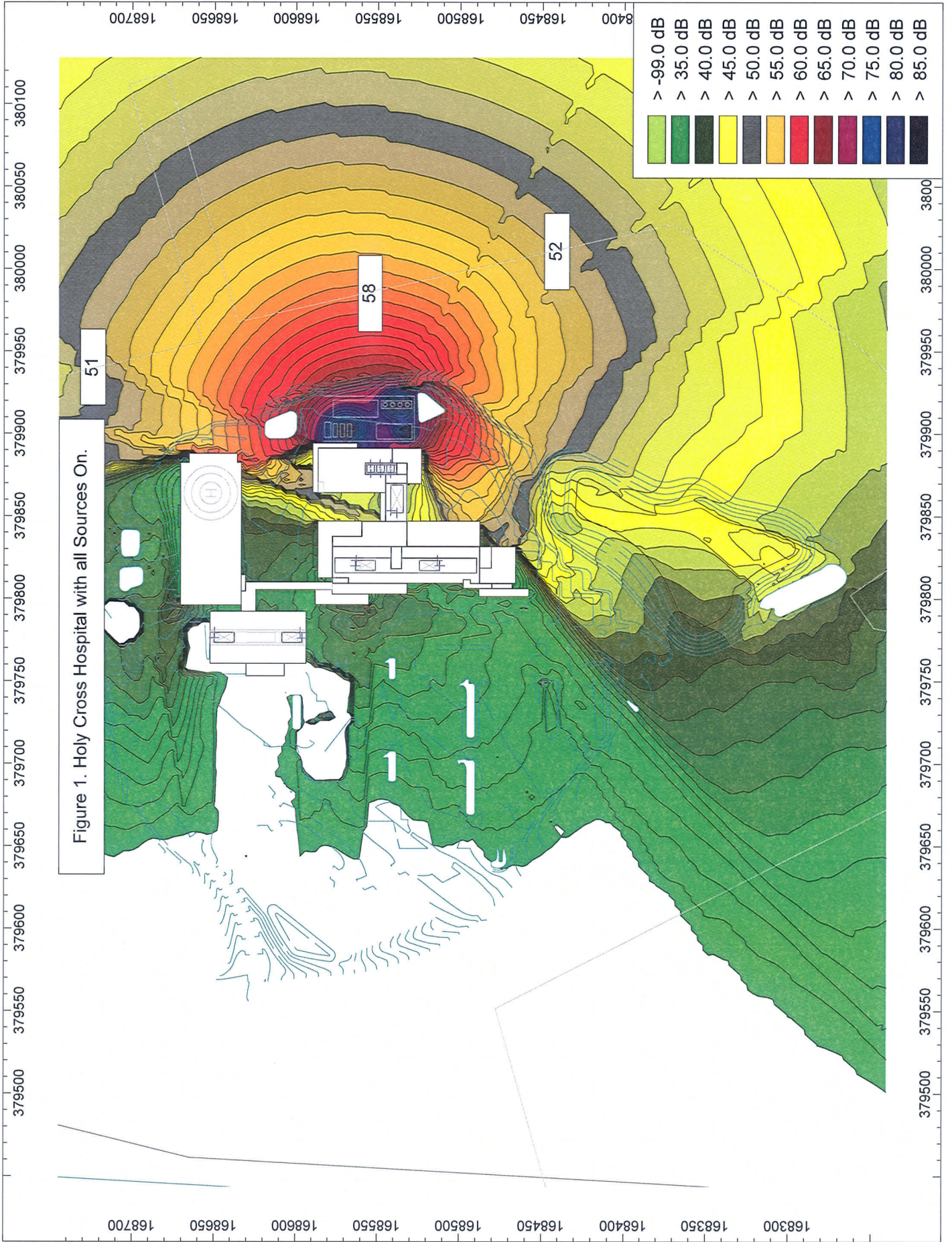
the traffic noise, a roughly equal amount of noise was from birds. The average noise levels at the west and north measurement locations were 47-52 dBA. Noise levels on the east and south sides of the property were dominated by traffic on MD-355 and Middlebrook Road, respectively. However, this noise is more intermittent than the highway noise. Since the noise from MD-355 is shielded by the buildings that face it, the roadway noise levels are relatively low at the hospital site eastern border. Measured average noise levels at the south and east locations, as shown in Figure 5, were 48 dBA and 46 dBA, respectively.

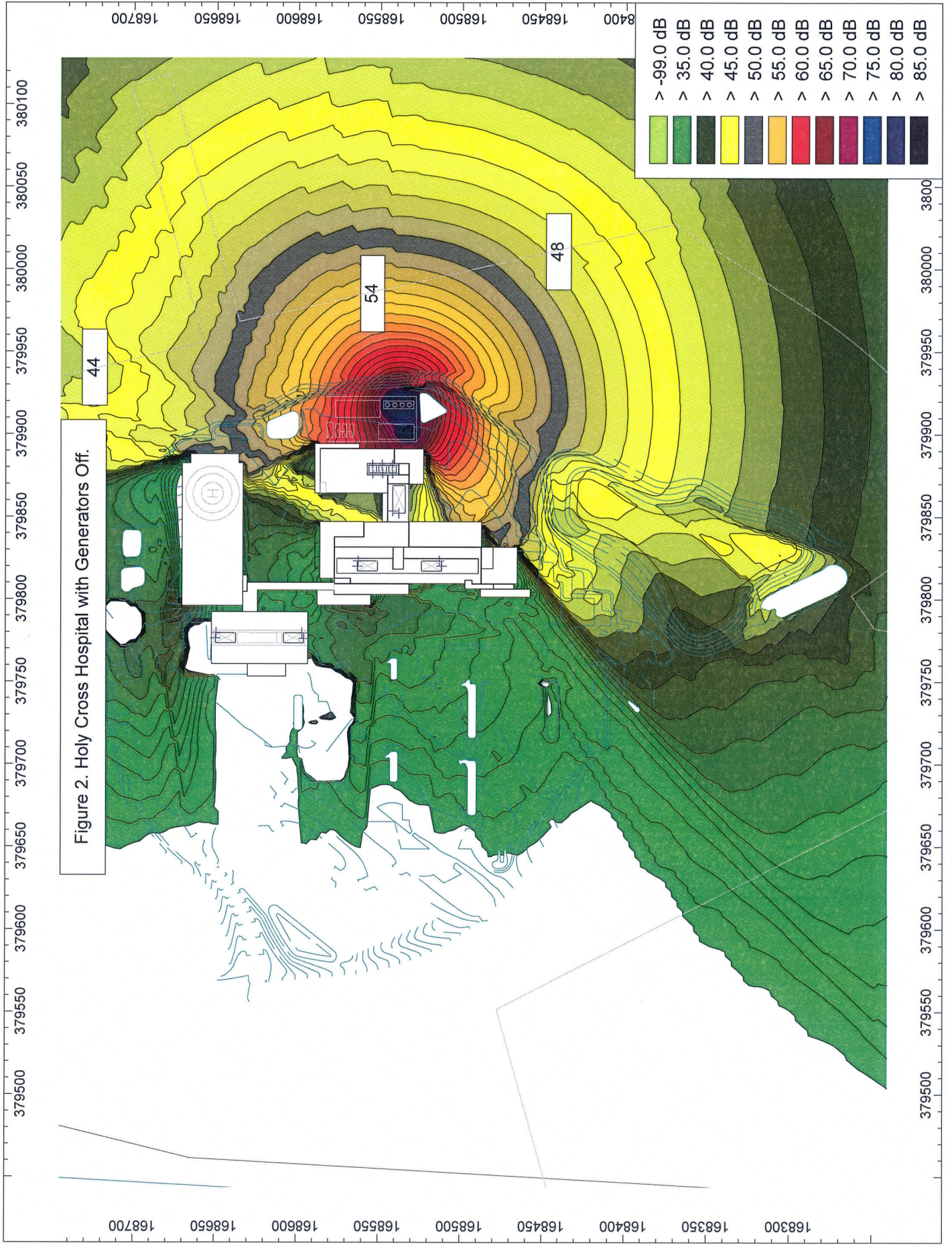
Average daytime noise levels around the site were nominally 13-19 dBA quieter than the daytime allowable noise code level of 65 dBA. Nighttime background levels are likely 5-10 dBA quieter than daytime levels, or 8-19 dBA quieter than the allowable noise code level of 55 dBA. Therefore, a noise source that is allowable by the noise code will likely be louder than the background noise levels, and as a result, be clearly audible and potentially more disturbing to neighbors. For this reason, consideration should be given to installing the barrier modeled in case 3 above. Feel free to call regarding any questions on the above analysis.

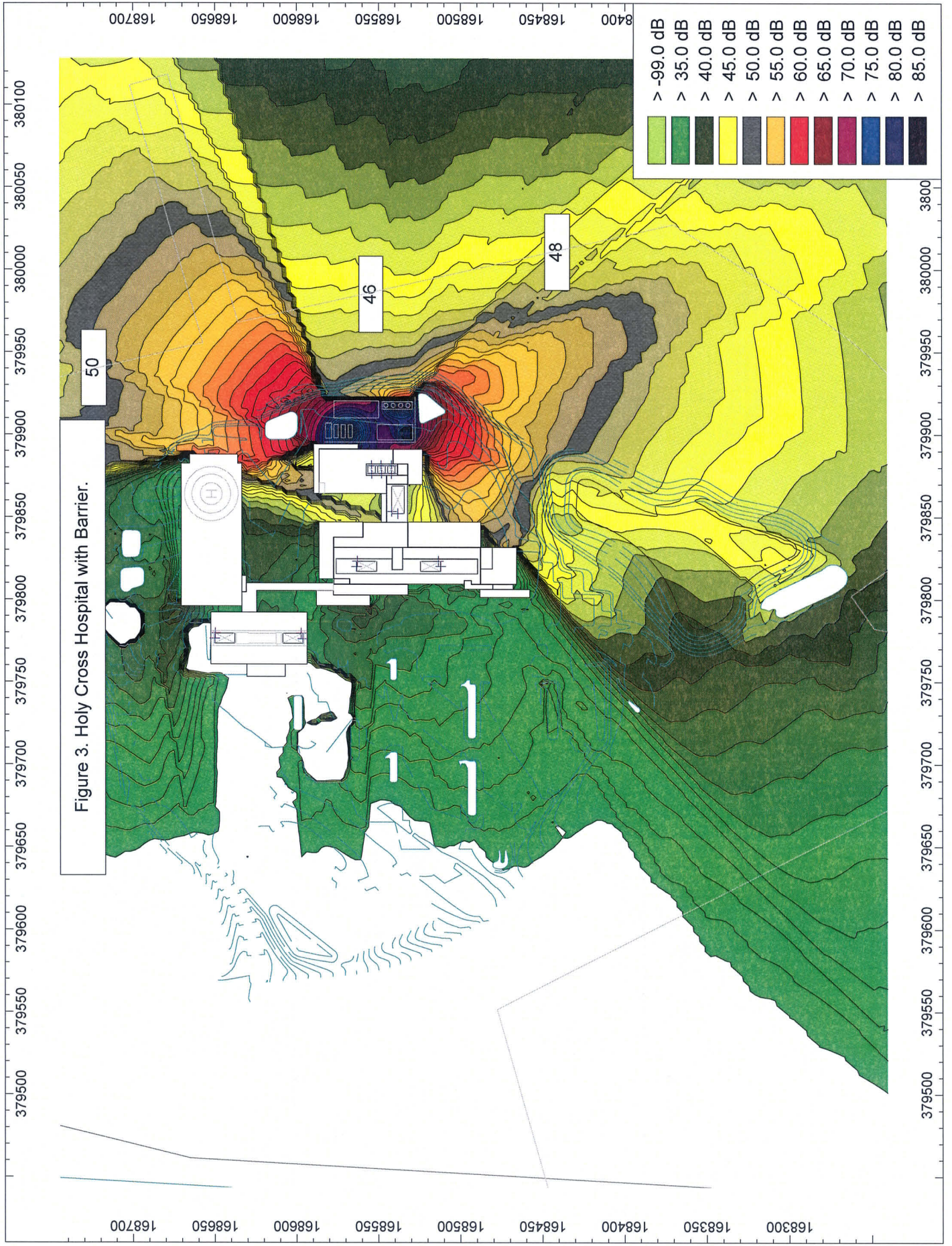
Sincerely,



Kelton Mitchell
Consultant







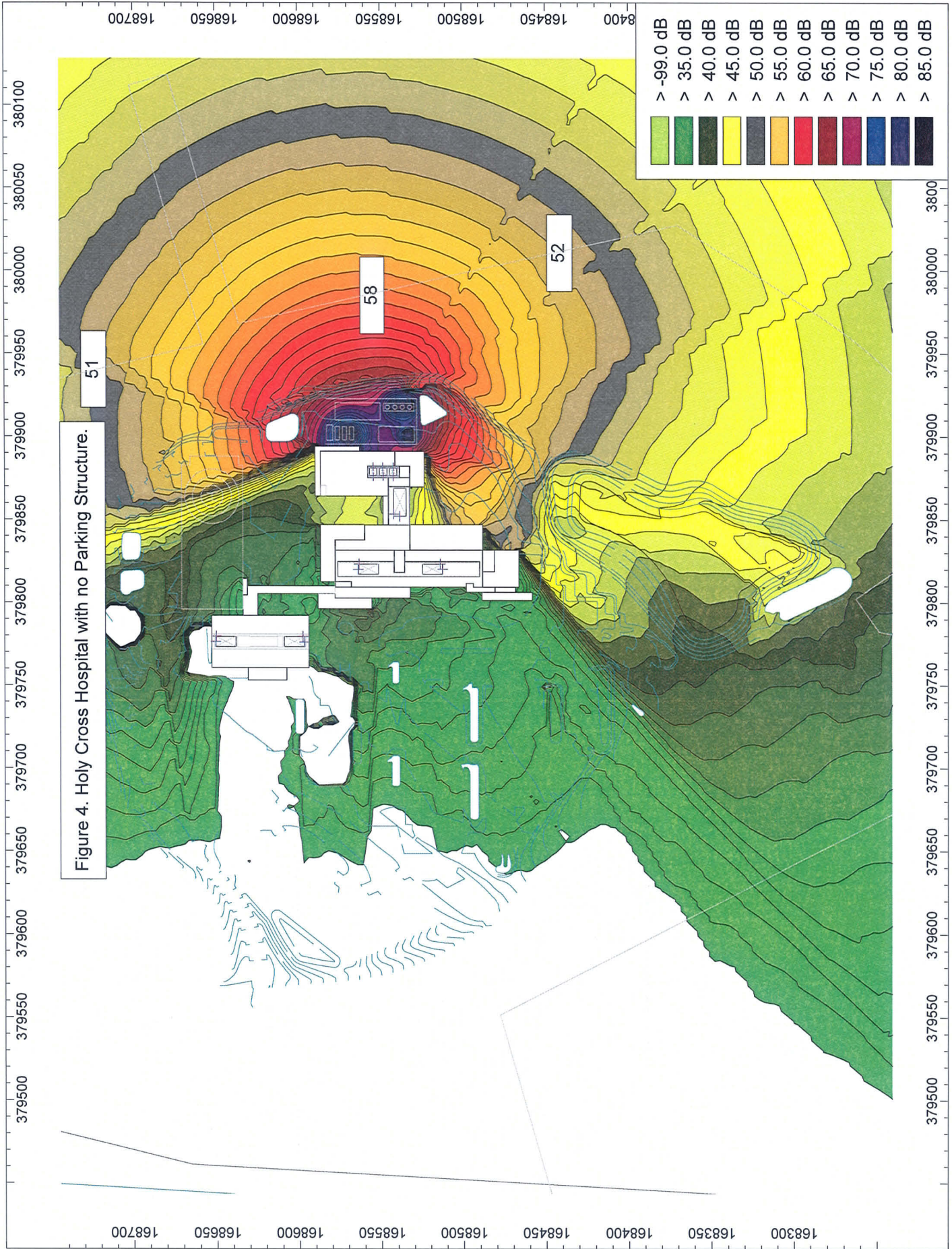


Figure 5: Background Noise Average Levels

