



APR 24 2009

MONTGOMERY COUNTY PLANNING BOARD

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MCPB No. 08-159
Site Plan No. 820080210
Project Name: Washington Adventist Hospital
Date of Hearing: December 4, 2008

MONTGOMERY COUNTY PLANNING BOARD

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is vested with the authority to review site plan applications; and

WHEREAS, on March 21, 2008, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of a site plan for 803,570 gross square feet of commercial development for a main hospital building, ambulatory care building, faith center, medical office buildings and parking ("Site Plan" or "Plan") on 48.86 acres of I-1 and I-3 -zoned land and within the US 29/Cherry Hill Road Employment Area Overlay Zone, located at the southwestern bend of Plum Orchard Drive and consisting of parcels BB, CC, RR, SS and MMM in the Fairland Master Plan area ("Property" or "Subject Property"); and

WHEREAS, Applicant's site plan application was designated Site Plan No. 820080210, Washington Adventist Hospital (the "Application"); and

WHEREAS, Planning Board staff ("Staff") issued a memorandum to the Planning Board, dated November 24, 2008, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, following review and analysis of the Application by Staff and the staffs of other governmental agencies, on December 4, 2008, the Planning Board held a public hearing on the Application (the "Hearing"); and

WHEREAS, at the Hearing, the Planning Board heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on December 4, 2008, the Planning Board approved the Application subject to conditions on the motion of Commissioner Robinson; seconded by

Approved as to
Legal Sufficiency:


8787 Georgia Avenue, Suite 100, Silver Spring, MD 20910

Chairman's Office: 301.495.4605 Fax: 301.495.1320

www.MCParkandPlanning.org E-Mail: mcp-chairman@mncppc.org

Commissioner Cryor; with a vote of 5-0, Commissioners Alfandre, Cryor, Hanson, Presley and Robinson voting in favor.

NOW, THEREFORE, BE IT RESOLVED that, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Montgomery County Planning Board APPROVES Site Plan No. 820080210 for 802,805 gross square feet of commercial development including a main hospital building, ambulatory care building, faith center, two multi-level parking structures and two medical office buildings, on 48.86 net acres in the I-1 and I-3 zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone, subject to the following conditions:

Conformance with Previous Approvals

1. Special Exception Conformance
The proposed development must comply with the conditions of approval of Special Exception S-2721 dated October 27, 2008. Any variations in this site plan to the Special Exception will require an amendment to the Special Exception, including any subsequent Site Plan amendments.
2. Preliminary Plan Conformance
The proposed development must comply with the conditions of approval that are applicable to the Property for preliminary plans 11991039A and 119820680 as listed in the Planning Board Resolution dated February 13, 2008, unless amended. This includes but is not limited to all references to density, rights-of-way, dedications, easements, transportation conditions, DOT conditions, and DPS stormwater conditions.

Environment

3. Forest Conservation & Tree Save
The proposed development must comply with the conditions of the approved final forest conservation plan as described in the Environmental Planning memorandum dated November 3, 2008:
 - a. The Applicant must comply with the conditions of approval for the preliminary/final forest conservation plan. The Applicant shall satisfy all standard conditions prior to recording of plat(s) or Montgomery County Department of Permitting Services ("MCDPS") issuance of sediment and erosion control permit(s), as appropriate. In addition to standard final forest conservation plan requirements, the plan must be revised to include the following items:

- i. Revise the forest conservation worksheet to show the existing forest area outside the proposed Category I easement on Parcel BB as "counted as cleared" and identify the area with the corresponding graphic symbol on the plan. Adjust the worksheet accordingly.
 - ii. Label all existing and proposed easements for each easement's intended purpose, including the water line in the vicinity of the stormwater management pond.
 - b. A Category I conservation easement must be placed over forest retention areas, forest planting areas, and that portion of the environmental buffer that does not include a County stormwater management easement. Show the Category I conservation easement on record plat(s).
 - c. No clearing or grading prior to all necessary inspections as required in Section 110 of the Forest Conservation Regulations.

4. Stormwater Management

The proposed development is subject to Stormwater Management Concept approval conditions dated January 28, 2008 unless amended and approved by the Montgomery County Department of Permitting Services.

5. LEED Certification

The Applicant must achieve a LEED (Leadership in Energy and Environmental Design) "Certified" Certification, as defined by the U.S. Green Building Council ("USGBC") under the LEED Standard for New Construction & Major Renovation (LEED-NCv2.2), or other equivalent certification based on energy and environmental design standards approved by the Department of Permitting Services.

Open Space, Recreation, and Amenities

6. Amenities

- a. A concept of the special features identified at the main entry and plaza areas of the faith center must be provided on the certified site plan with respect to type of feature, material and finish, height and alternate location. The special features must be presented to the Planning Board Staff comprised of at a minimum, representatives of the Site Plan Review and Urban Design divisions for their approval. The certified site plan will note that the special features are to be identified on supplemental sheets.

The final design of the special features must be provided in document form as a supplemental sheet to the M-NCPPC and DPS-Site Plan Enforcement.

- b. The Applicant must provide details of the canopies that include elevations and sections (including information about nominal dimensions, primary structures and materials application) at the time of Certified Site Plan.

7. Recreation and Open Space

The Applicant is responsible for providing the hard surface path, boardwalk and picnic shelter around the lake as a passive recreational amenity in accord with the Development Program.

Land Use

8. Uses

The proposed development shall be limited to the following uses:

- a. 7-story above-grade main hospital building (plus penthouse level) and attached faith center;
- b. 2-story above-grade ambulatory care building (plus penthouse level);
- c. 5-story above-grade medical office building (MOB1) (plus penthouse level) and 4-story above-grade medical office building (MOB2) (plus penthouse level); and
- d. 6-level south parking garage (4 levels above-grade) and 6-level north parking garage (1 level above-grade).

Site Plan

9. Architectural features

The buildings must maintain a consistent architectural treatment of a minimum two-story and/or 30-foot base.

10. Landscaping

- a. Provide green-screen material on the landscape plan, consistent with that shown on the architectural elevations.

- b. Provide revised planting plan to include shade trees, ornamental trees and shrubs for the reconfigured layout of the main entry (Emergency Department).

11. Landscape Surety

The Applicant shall provide a surety (letter of credit, performance bond) 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 shall include plant material, on-site lighting, recreational facilities, and site furniture within the relevant phase of development. Surety to be posted prior to issuance of first building permit within each phase of development and shall be tied to the development program.
- b. Provide a cost estimate of the materials and facilities, which will establish the initial bond amount.
- c. Completion of plantings by phase, to be followed by inspection and bond reduction. Inspection approval will start the 1 year maintenance period and bond release will occur at the expiration of the one year maintenance period.
- d. Provide a screening/landscape amenities agreement that outlines the responsibilities of the respective parties and incorporates the cost estimate. Agreement to be executed prior to issuance of the first building permit.

12. Lighting

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

- e. The height of the light poles shall not exceed 15 feet including the mounting base for the on-site upright light fixtures and 15 feet for the light fixtures on the top surface of the parking garage.

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. The faith center plaza(s), including landscaping, lighting, seating areas, paving, overhead canopies, and water features shall be completed within 6 months of the issuance of the use and occupancy permit associated with the faith center.
- b. On-site street lamps, street tree planting and sidewalks must be installed within six months after street construction is completed.
- c. The planting area, covered walkway, landscaping and lighting and paving must be completed within 6 months of the use and occupancy permit associated with the ambulatory care building.
- d. The pathway, including the boardwalk, surrounding the lake and picnic shelter shall be constructed prior to issuance of the last use and occupancy permit for the site.
- e. The entry to the main building, including the planting areas, buffers, canopy, bike racks, lighting and seating areas must be completed prior to the issuance of the use and occupancy permit for the main building. The water feature and special feature areas will be occupied by annual plantings until the applicable features are implemented; such implementation must occur within two years of the issuance of use and occupancy permits for the main building.
- f. The covered walkway from the northern parking garage to the entry of the Emergency Department and pedestrian link, and landscaping and lighting must be constructed prior to the issuance of the use and occupancy permit for the main building.
- g. 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.

- h. Provide each section of the development with necessary roads in accordance with the Development Program.
- i. The development program must provide stormwater management, sediment and erosion control, reforestation, trip mitigation, and other features.

14. Certified Site Plan

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

- a. Include the final forest conservation approval, stormwater management concept approval, development program, including the phasing diagram, 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 include interior green space requirements in the parking islands and structures and changes to the number of parking spaces as a result of the alternative layout.
- d. Provide an alternative parking layout and pedestrian connection at the main entry of the hospital building.
- e. Details of the greenscreen on the southern parking garage.

BE IT FURTHER RESOLVED that all site development elements as shown on the Washington Adventist Hospital drawings stamped by the M-NCPPC on October 14, 2008, shall be required, except as modified by the above conditions of approval; and

BE IT FURTHER RESOLVED that, having given full consideration to the recommendations and findings of its Staff, which the Planning Board hereby adopts and incorporates by reference, and upon consideration of the entire record, the Montgomery County Planning Board FINDS, with the conditions of approval, that:

1. *The Site Plan conforms to all non-illustrative elements of a development plan or diagrammatic plan, and all binding elements of a schematic development plan, certified by the Hearing Examiner under Section 59-D-1.64, or is consistent with an approved project plan for the optional method of development if required, unless the Planning Board expressly modifies any element of the project plan.*

Neither a development plan, diagrammatic plan, schematic development plan, nor project plan was required for the subject site.

2. *The Site Plan meets all of the requirements of the applicable zone.*

The proposed hospital use and medical office building uses are allowed in the I-1 and I-3 Zones and the US 29/ Cherry Hill Road Employment Area Overlay Zone as a Special Exception Use. Special Exception S-2721 was approved by the Board of Appeals on October 27, 2008 and required specific elements on the plan, which have been incorporated into the site plan.

As the project data table below indicates, the site plan meets all of the development standards of the respective zone and overlay zone. With respect to building height, setbacks, and density the proposed development meets the standards permitted in the zone. With respect to green space the proposed development provides a significantly greater amount of permeable surface, landscaped open space and environmentally protected areas that will be preserved.

Requirements of the I-1 and I-3 zones

The Staff Report contains a data table showing how the development standards proposed comply with the Zoning Ordinance required development standards and, where applicable, the Hospital Special Exception developments standards. Based on this data table and other uncontested evidence and testimony of record, the Planning Board finds that the Application meets all of the applicable requirements of the I-1 and I-3 Zones and the US 29/Cherry Hill Road Employment Area Overlay Zone. The following data table sets forth the development standards approved by the Planning Board and binding on the Applicant.

Data Table

Development Standard	Permitted/ Required	Hospital Special Exception	Development Standards Approved by the Board and
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			Binding on the Applicant
Net Lot Area (AC):			
Gross Tract Area(acres)	20 ac min.	5 ac min.	50.39 ac (2,195,075 sf)
Less Previous Dedication			1.53 ac (66,614 sf)
<i>Net Lot Area (acres)=</i>			<i>48.86 ac (2,128,461 sf)¹</i>
I-3 Zone Gross Tract Area			
Net Land Area (acres)			38.52 ac (1,678,228 sf)
Previous Dedication			1.53 ac (66,614 sf)
<i>Total I-3 Zoned Gross Tract Area (acres)</i>			<i>40.05 ac (1,744,842 sf)</i>
I-1 Zone Gross Tract Area			
Gross Tract Area (acres)			10.34 ac (450,233 sf)
Hospital Gross Floor Area (GFA):			
Main Building			498,173 sf
Faith Center			13,003 sf
Ambulatory Care			58,294 sf
MOB1			133,335 sf
MOB2			100,000 sf
<i>Total Gross Floor Area of Hospital</i>			<i>802,805 sf</i>
Floor Area Ratio (FAR)=			
I-3 Zone FAR (based on I-3 Zoned gross	0.5		0.46

¹ I-3 Zone Parcel BB 252,959 sf. (5.80 ac.)
 I-3 Zone Parcel CC 336,737 sf. (7.73 ac.)
 I-3 Zone Parcel RR 364,846 sf. (8.38 ac.)
 I-3 Zone Parcel SS 723,686 sf. (16.61 ac.)
 I-1 Zone Parcel MMM 450,233 sf. (10.34 ac.)
 Total Area 2,128,461 sf. (48.86 ac.)

tract area) ² :			
Maximum FAR, provided applicant for development obtains approval of a traffic mitigation agreement at the time of site plan review, that will result in traffic generation equal to or less than a project with a FAR of 0.5	0.6		
Green Space Requirement (percentage of gross tract area)³:	35% min - 17.64 AC.		36.86 ac (73%)
Off-street Parking Coverage (percentage of gross tract area)	45% max - 22.68 AC.		2.78 ac (5.5%)
Maximum Building Height (FT):	100' (N/A)	145'	145' (max.)
Minimum Building Setbacks (FT):			
From an abutting lot classified in the I-3 or R&D zones:	20' (N/A)	50'	50' minimum
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25' (N/A)	50'	50' minimum
From Plum Orchard Road (an industrial road that separates the	25' (N/A)	50'	50' minimum

² The Floor Area Ratio (FAR) was computed dividing the Gross Floor Area of the Hospital (802,805 sf.) by the Gross Tract Area of the I-3 Zoned Parcels BB, CC, RR, SS (1,744,842 sf.).

³ In unusual circumstances, may be waived by the Planning Board at the time of site plan approval, upon finding that a more compatible arrangement of uses would result.

zone from a commercial or industrial zone):			
From another building on the same lot:	30'		30' minimum
Minimum Parking, Loading, and Maneuvering Area Setbacks (FT):			
From abutting commercial or industrial zoning other than the I-3 or R&D zones:	25'		25' minimum
From an abutting lot classified in the I-3 or R&D zones:	20'		20' minimum
From Plum Orchard Road (an arterial road that separates the zone from a commercial or industrial zone):	35'		35' minimum
Street Frontage and access (FT):			
Amount of frontage each lot must have on a public or private street:	150' (N/A)	200'	1704.66'
Parking Spaces			
Standard Spaces (including surface spaces, accessible and van accessible spaces)			2136 ⁴
Motorcycle Spaces			40
Bicycle Parking			108

⁴ Current plans show 2,162 spaces, but this number will be reduced by a total of 26 spaces from among one or both parking structures at certified site plan in order to meet minimum LEED requirements.

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

The primary buildings and structures, specifically the hospital and ambulatory care facility, one medical office building, and the southern parking garage are located on the southwestern bend of Plum Orchard Drive. The campus setting is organized in a well-thought-out and efficient manner to promote continuity between buildings and space. Additional buildings, MOB2 and the northern parking structure, are located further north of the main campus and directly fronting the west side of Plum Orchard Drive. The locations provide easy access to the building from adjoining sidewalks and parking. The buildings and structures are safe and efficient and adequately support the other uses on the site in a functional manner.

The open space provided is in excess of the required amount and incorporates many of the environmentally sensitive areas and the landscaped amenity areas that surround the buildings. Amenity landscaping is provided throughout the hospital site including foundation planting around the buildings, accent and ornamental planting within the amenity areas, and screening to buffer the parking garages and surface parking areas from the street. The healing gardens are located on the south side of the main building and include a mix of plant and paver materials to offer a relaxing environment for patients. The southern parking structure is adequately landscaped at the base of the structure with trees and shrubs, as well as a green-screen on the parking structure façade.

Interior lighting will create enough visibility to provide safety and security without causing glare on the adjacent roads or properties. Lighting on the rooftop of the garages has been kept to a minimum height to promote illumination while still providing for pedestrian safety. There are no recreation facilities required for this site plan, since this is not a residential development; however, the application is providing walking paths, benches, bicycle facilities and a healing garden as part of the passive activity areas for the hospital program. The lake, a major environmental feature of the site, is surrounded by a walking path and landscaping. The open spaces, landscaping, and site details adequately and efficiently address the needs of the proposed use, while providing an adequate, safe and comfortable environment.

Pedestrian access from adjacent sidewalks adequately and efficiently integrates this site into the surrounding area. Safety is enhanced by several improvements such as the covered walkways leading from the structured parking garages and medical office buildings to the main building and a separate vehicular emergency access from Plum Orchard Drive. The vehicular circulation

design efficiently directs traffic into and through the site with minimal impacts to pedestrian circulation. Additional improvements are required in accordance with the special exception recommendations that include specific intersection and road improvements, an employee shuttle service and implementation of the transportation management plan and bicycle facilities.

As designed, the paved area for both pedestrians and vehicles reduces current imperviousness on site and promotes an efficient and adequate means to provide a safe atmosphere for pedestrians, cyclists, and vehicles. The additional improvements and requirements of the special exception provide for a more efficient transportation program and circulation system.

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

The proposed buildings, including the main hospital and supporting ambulatory care, medical office buildings and parking structures, are compatible with the surrounding uses and adjacent site plans, with respect to variation in height, building organization and massing and relationship to other buildings. The structures are in scale with the nearby buildings and is located such that they will not adversely impact existing or proposed adjacent uses.

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 proposed development is not subject to water resources protection but is subject to the forest conservation law.

The site consists of 31.22 acres of existing forest, including high priority forest, with 33 large trees and one specimen tree. A total of 12 significant trees will be retained post development. Six significant trees are within a forest to be saved on the west side of the stormwater management pond, while the remaining six trees are located at the north portion of the site. The site also contains a stream, wetlands, a portion of which are forested 100-year floodplain, steep slopes associated with highly erodible soils, severe slopes and associated environmental buffers on-site. All of the environmental buffers in this forest stand and most of the forest will be placed in a Category I Conservation Easement for permanent protection.

The stormwater management concept consists of on-site channel protection measures via the existing Westfarm Regional Pond; on-site water quality control for non-rooftop areas via installation of proprietary filtration

cartridges. Onsite recharge is not required due to the proximity of the site to the existing retention pond.

BE IT FURTHER RESOLVED, that this resolution incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

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

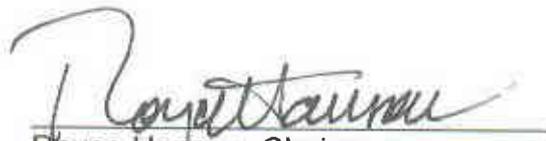
BE IT FURTHER RESOLVED, that the date of this resolution is MAR 24 2009 (which is the date that this resolution is mailed to all parties of record); and

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

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CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by The Montgomery County Planning Board of The Maryland-National Capital Park and Planning Commission on motion of Commissioner Presley, seconded by Commissioner Robinson, with Commissioners Hanson, Robinson, Cryor, and Presley present and voting in favor of the motion, and Commissioner Alfandre necessarily absent at its regular meeting held on Thursday, March 26, 2009, in Silver Spring, Maryland.



Royce Hanson, Chairman
Montgomery County Planning Board