



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

MCPB No. 16-052
Site Plan No. 82008021E
Washington Adventist Hospital
Date of Hearing: June 30, 2016

JUL 22 2016

RESOLUTION

WHEREAS, under Section 59-7.1.2 of the Montgomery County Zoning Ordinance, the Montgomery County Planning Board is authorized to review site plan applications; and

WHEREAS, on April 24, 2009, the Planning Board approved Site Plan No. 820020210 (MCPB Resolution 08-159) for 802,805 gross square feet of non-residential development for a main hospital building, an ambulatory care building, a faith center, two medical office buildings, and parking facilities on 48.86 acres of I-1 and I-3 zoned land located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive ("Property"), in the Fairland Master Plan ("Master Plan") area; and

WHEREAS, on February, 2, 2010, the Planning Board approved Site Plan No. 82008021A (MCPB Resolution 10-05) for a number of architectural and site development modifications resulting in a total of 792,951 square feet of development; and

WHEREAS, on August 10, 2010, the Planning Board approved Site Plan No. 82008021B (MCPB Resolution 10-95) for a modification to Condition No. 1 requiring conformance of the Site Plan with the approved Special Exception; and

WHEREAS, on April 9, 2012, the Planning Board approved Site Plan No. 82008021C (MCPB Resolution 12-42) for a number of architectural and site development modifications resulting in a total of 803,570 square feet of development; and

WHEREAS, on December 20, 2012, the Planning Board approved Site Plan No. 82008021D (MCPB Resolution 12-142) to include an interim surface parking lot, a pedestrian canopy, and a number of minor architectural and site development modifications; and

WHEREAS, on December 23, 2015, Adventist Healthcare, Inc. ("Applicant") filed an application for approval of an amendment to the previously approved site plan(s) to modify the approved massing of some campus structures and implement the Life Science Center Zone on the Subject Property; and

Approved as to
Legal Sufficiency:

8787 Georgia Avenue, Suite 20910 Chairman's Office: 301.495.4605 Fax: 301.495.1320

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WHEREAS, the application to amend the site plan was designated Site Plan No. 82008021E, Washington Adventist Hospital ("Site Plan," "Amendment," or "Application"); and

WHEREAS, following review and analysis of the Application by Planning Board staff ("Staff") and other governmental agencies, Staff issued a memorandum to the Planning Board, dated June 20, 2016, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on June 30, 2016, the Planning Board held a public hearing on the Application at which it heard testimony and received evidence submitted for the record on the Application; and

WHEREAS, on June 30, 2016, the Planning Board voted to approve the Application subject to conditions, on motion of Commissioner Dreyfuss, seconded by Commissioner Presley, by a vote of 5-0, Commissioners Anderson, Dreyfuss, Fani-Gonzalez, Presley and Wells-Harley voting in favor;

NOW, THEREFORE, BE IT RESOLVED that the Planning Board approves Site Plan No. 82008021E subject to the following conditions, for a total of 803,570 square feet of Hospital use including the main Hospital building, an ambulatory care building, two medical office buildings, the Center of Spiritual Life and Healing, two parking garages, a parking lot, a helipad, and associated parking and other improvements as shown on the Certified Site Plan. All site development elements shown on the latest electronic version as of the date of this Staff Report submitted via ePlans to the M-NCPPC are required except as modified by the following conditions. This approval supersedes the conditions of approval of Site Plan No. 820080210 as previously amended:¹

1. Special Exception Conformance

Prior to Certified Site Plan approval, the Applicant must abandon Special Exception S-2721 dated October 27, 2008, and subsequent amendment (S-2721-A) dated September 22, 2010.

2. Preliminary Plan Conformance

The development must comply with the conditions of approval for Preliminary Plan No. 11991039A, as listed in the Planning Board Resolution MCPB No. 08-19 dated February 13, 2008, and Preliminary Plan No. 119820680, as amended. This includes, but is not limited to, all references to density, rights-of-way, dedications, easements,

¹ For the purpose of these conditions, the term "Applicant" shall also mean the developer, the owner or any successor(s) in interest to the terms of this approval.

transportation conditions, Montgomery County Department of Transportation (MCDOT) conditions, and Montgomery County Department of Permitting Services (MCDPS) stormwater conditions.

Environment

Forest Conservation & Tree Save

3. The development must comply with the conditions of the amended Final Forest Conservation Plan dated June 1, 2016.
 - a. Prior to the issuance of the first building permit, the Applicant must record a revised Category I Conservation Easement, approved by the M-NCPPC Office of the General Counsel, in the Montgomery County Land Records by deed. The Liber and Folio for the easement must be referenced on any subsequent record plat.
 - b. Prior to the issuance of the first building permit, the Applicant must pay the fee-in-lieu for the 0.59-acres forest planting requirement.
 - c. The Applicant must plant a minimum total of eight caliper inches of native canopy trees as mitigation for the tree variance impacts on the Property within one calendar year or two growing seasons after the issuance of the first Use and Occupancy permit for the main Hospital building. The trees must be a minimum of three-inch caliper.

Stormwater Management

4. The Planning Board accepts the recommendations of the Montgomery County Department of Permitting Services (MCDPS) Water Resources Section in its stormwater management (SWM) concept letter dated December 4, 2015, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which the MCDPS Water Resources Section may amend if the amendments do not conflict with other conditions of Site Plan approval. The MCDPS Water Resources Section will review, approve, and inspect all landscaping within the SWM easements and facilities.

Transportation and Circulation

Traffic Mitigation Agreement

5. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must enter into a Traffic Mitigation Agreement (TMAg) with the Planning Board and the Montgomery County Department of Transportation (MCDOT) to participate in the future White Oak Policy Area's Transportation Management Organization (TMO) to assist in achieving the 30% Non-Auto Driver Mode Share

(NADMS) goal established by *Amendment #14-02 to the 2012-2016 Subdivision Staging Policy regarding the White Oak Policy Area* (Council Resolution No. 18-107).

Master Plan Road B-5

6. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must submit and execute a deed of dedication acceptable to Montgomery County DOT to dedicate 60 feet of right-of-way (ROW) for Street B-5 located on Subject Property as shown on the Certified Site Plan.
7. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must construct the interim cross section of Street B-5 per the applicable Montgomery County Standards and as shown on the Certified Site Plan and approved by MCDOT.
8. The Applicant must provide Bikeway LB-8 on the east side of Street B-5 if the State Highway Administration makes the land available from its property, as shown on the Certified Site Plan. The exact location, design and construction of the bikeway must be approved by the MCDOT, Division of Traffic Engineering and Operations.

Cherry Hill Road & Plum Orchard Drive-Clover Patch Drive intersection

9. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide the following road improvements as approved by MCDOT. If the Applicant is unable to obtain any easement, County agency approval, or permit necessary to complete this improvement before the issuance of the Use and Occupancy permit for the main Hospital Building, the time for completing this improvement will be extended by 18 months from the date of the issuance of the Use and Occupancy Permit:
 - a. A separate right-turn lane from southbound Cherry Hill Road to westbound Plum Orchard Drive.
 - b. Restripe the existing pavement to reconfigure the through lane to a right-turn/through lane from eastbound Plum Orchard Drive to southbound Cherry Hill Road/eastbound Clover Patch Drive.
 - c. Upgrade existing traffic signal system as required by MCDOT.

Plum Orchard Drive

10. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must restripe the existing 50-foot wide pavement between Cherry Hill Road and the North Entrance (Medical Office Building 2 and North Surface Parking Lot entrance) as shown on the Certified Site Plan and approved by MCDOT:

A two-way bikeway, LB-6, (along the hospital side) separated by a three-foot buffer; one westbound lane; one eastbound lane; one center lane for left turns at the intersections with the Target/USPS Carrier Center access driveway, Street B-5, Ambulance/Service Road access driveway, and North entrance; and a parking lane along the shopping center side.

Plum Orchard Drive and Broadbirch Drive intersection:

11. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide a new traffic signal at the intersection, if warranted and approved by MCDOT.

Plum Orchard Drive and Street B-5 intersection:

12. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide the following improvements as approved by MCDOT:
 - a. Deceleration lane for right turns from eastbound Plum Orchard Drive onto southbound Street B-5.
 - b. Separate right-turn and left-turn lanes from northbound Street B-5 onto Plum Orchard Drive.
 - c. A new traffic signal at the intersection, if warranted and approved by MCDOT.

Other Transportation-related Improvements

13. The Applicant must provide employee shuttle(s) for main shift employees to and from Takoma Park Campus or the Metrorail System for 10 years (from the issuance of the Use and Occupancy permit for the main Hospital building) or until an earlier date if the Planning Board determines that area public transit service adequately meets the needs of these employees. The Applicant may modify the shuttle program based on its employees' changing commuting needs, subject to MCDOT and the M-NCPPC Staff's approval.
14. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must construct a multi-bus pull-off facility with canopy structure(s) along Plum Orchard Drive, east of Street B-5, as approved by MCDOT and shown on the Certified Site Plan.
15. Prior to issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must install a wayfinding system, as reviewed and approved by the M-NCPPC and Montgomery County Staff. The wayfinding system must include signage, educational measures, and other mechanisms to encourage employees and visitors to access the Hospital from the Cherry Hill Road/Plum Orchard Drive intersection instead of the Broadbirch Drive/Plum Orchard Drive intersection.

16. Prior to issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must submit and obtain M-NCPPC Staff approval of a traffic management plan. The management plan must include signage, employee incentives, car pools, educational measures, and other mechanisms to reduce single-occupancy car travel, and encourage transit use in order to minimize the impacts of the increased traffic on the surrounding streets.
17. The Applicant must provide a minimum of 42 private (for employees) and 6 public bicycle parking spaces at full buildout.
 - a. Prior to issuance of the Use and Occupancy permit for the main Hospital building and Building A, the Applicant must provide a minimum of 34 private and 6 public bicycle parking spaces.
 - b. The private spaces must be in a secured, well-lit bicycle room adjacent to the covered parking area, and the public spaces must be inverted-U racks installed in a weather protected location convenient to the main entrance. The specific location(s) of the public bicycle rack(s) must be identified on the Certified Site Plan.

Fire and Rescue

18. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue Service (MCFRS) Fire Code Enforcement Section in its letter dated April 14, 2016, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letter, which Montgomery County may amend if the amendments do not conflict with other conditions of Site Plan approval.

Site Design

19. The Applicant must move Medical Office Building (MOB) 2 closer to Plum Orchard Drive to meet the Build-to Area (BTA) requirements of Section 59.4.6.3.D.
20. MOB 1 main entrance must be on the abutting open space.
21. The Applicant must enhance the exterior facades of South Parking Garage through materials, articulation, public art or other means to make it architecturally compatible with the main Hospital building and the general architectural character of the Hospital

campus. The enhanced façades treatment must be reviewed and approved by the Staff and shown on the Certified Site Plan.

22. The exterior architectural character, proportion, materials, and articulation must be substantially similar to the schematic elevations shown on Sheets A-200HO, A-2014HO, A-202HO, A-203HO, A-204HO, A-205GO A-206HO, A-201M1, A-201MS, A-201GS, and A-201GN of the submitted architectural drawings, as determined by the M-NCPPC Staff.

23. Landscaping

The Applicant must provide the landscaping on the Subject Property as shown on the landscape sheets L-200 L-211, L-212, L-213, L-214, L-215 and L-220 no later than the next growing season after the issuance of the final Use and Occupancy permit for each building.

24. Lighting

- a. Prior to issuance of Use and Occupancy permit for the main Hospital building, the Applicant must provide certification to Staff from a qualified professional that the exterior lighting in this Site Plan conforms to the latest Illuminating Engineering Society of North America (IESNA) recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded) for a development of this type. All onsite exterior lighting must be in accordance with the latest IESNA outdoor lighting recommendations (Model Lighting Ordinance-MLO: June 15, 2011, or as superseded).
- b. All onsite lights must have full cut-off fixtures.
- c. Deflectors will be installed on all fixtures to prevent excess illumination and glare.
- d. Illumination levels generated from on-site lighting must not exceed 0.5 footcandles (fc) at any property line abutting residentially improved properties.
- e. All pole-mounted lights on the Subject Property and the roof tops must not exceed the height illustrated on the Certified Site Plan.

Open Space, Facilities and Amenities

25. The Applicant must provide a minimum of 219,507 square feet of public open space (10% of tract area) on-site as shown on the Certified Site Plan, Exhibit 100.
26. Prior to the issuance of the Use and Occupancy permit for the main Hospital building, the Applicant must provide the Healing Garden, and the courtyard open space between the main building and Building A. The trail around the pond must be completed prior to the issuance of the Use and Occupancy permit for either the Healing Center or MOB1, whichever is built first.

27. The Applicant is responsible for maintaining all publicly accessible amenities including, but not limited to paving, plantings, lighting, benches, tables and bike racks as shown on the Certified Site Plan.

28. Site Plan Surety and Maintenance Agreement

Prior to issuance of the first post-foundation building permit for the main Hospital building, the Applicant must modify the Site Plan Surety and Maintenance Agreement with the Planning Board as approved by the M-NCPPC Office of General Counsel that outlines the responsibilities of the Applicant. The modified Agreement must include a performance bond(s) or other form of surety in accordance with Section 59.7.3.4.K of the Montgomery County Zoning Ordinance, with the following provisions:

- a. A modified cost estimate of the materials and facilities, which, upon Staff approval, will establish the revised surety amount.
- b. The modified cost estimate must include applicable Site Plan elements, including, but not limited to, plant material, on-site lighting, recreational facilities, site furniture, trash enclosures, retaining walls, fences, benches, tables, bike racks, railings, private roads, paths and associated improvements within the relevant phase of development.
- c. The modified bond or surety must be tied to the development program, and completion of all improvements covered by the surety for each phase of development, and will be followed by inspection and potential reduction of the surety.
- d. The modified bond or surety for each block/phase shall be clearly described within the Site Plan Surety & Maintenance Agreement including all relevant conditions and specific CSP sheets depicting the limits of each block/phase.

29. Development Program

The Applicant must construct the development in accordance with a development program table that will be reviewed and approved by the M-NCPPC Staff prior to the approval of the Certified Site Plan.

30. Certified Site Plan

Before approval of the Certified Site Plan, the Applicant must make the following revisions and/or provide the following information subject to Staff review and approval:

- a. Include the stormwater management concept approval letter, development program, and Preliminary Plan resolutions on the cover sheet(s).
- b. Add a note to the Site Plan stating that "All public sidewalks and ramps will be ADA compliant."

- c. Add a note stating that "Minor modifications to the limits of disturbance shown on the site plan within the public right-of-way for utility connections may be done during the review of the right-of-way permit drawings by the Department of Permitting Services."
- d. Show location of the car-sharing, electric vehicle charging spaces, and motorcycle/scooter parking spaces.
- e. Modify data table to reflect development standards approved by the Planning Board.
- f. Include a minimum total of eight caliper inches of native canopy trees as mitigation for the tree variance impacts per the condition of approval for the FFCP.
- g. Show MOB 2 located closer to Plum Orchard Drive to be within the required BTA.
- h. Show the main entrance of MOB 1 on the abutting open space.
- i. Show enhanced articulation of South Parking Garage facades as approved the M-NCPPC Staff.
- j. Ensure consistency of all details and layout between Site, Landscape, FCP, and architectural plans. Revise street cross sections and all landscaping, building modifications and other elements to be consistent with the Planning Board's approval.

BE IT FURTHER RESOLVED that having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *The Amendment satisfies any previous approval that applies to the site.*

The development satisfies the applicable conditions of approval for Preliminary Plans No. 119820680, 119910390, and 119910380.

2. *The development satisfies the binding elements of any development plan or schematic development plan in effect on October 29, 2014.*

Special Exception S-2721 dated October 27, 2008 and a subsequent amendment S-2721-A dated September 22, 2010 approved the Hospital under the Property's I-1 and I-3 Zones at the time. This Amendment is approved under the current LSC Zone that allows a hospital use by right. As a result, the Special Exception requirements no longer apply.

3. *The development satisfies applicable use standards, development standards, and general requirements under the Zoning Ordinance.*

The development satisfies the applicable use standards, development standards, and general requirements as follows:

Section 3.4.6.B. Hospital Use Standards

1. *Where a Hospital is allowed as a limited use, it must abut property zoned Commercial/Residential, Employment, or Industrial.*

Not applicable; the Hospital is a permitted use in the LSC zone.

2. *Where a Hospital is allowed as a conditional use, it may be permitted by the Hearing Examiner under Section 7.3.1., Conditional Use, and the following standards:*

Not applicable; the Hospital is a permitted use in the LSC zone and therefore the additional use standards do not apply.

Section 4.6.3.D. Development Standards

Section 4.6.3.D.	Development Standard	Permitted/ Required	Approved
	Gross Tract Area (sf)	n/a	2,195,075 sf (50.39 ac)
1. Site	Open space, site >10,000 SF	10%	41% (20.07 ac)
2. Lot and Density	Lot (min)		
	Lot area	n/a	48.86 ac
	Lot width at front building line	n/a	n/a
	Lot width at front lot line	n/a	998 ft
	Density (max)		
	FAR	0.5	0.37
	Coverage (max)		
	Lot	n/a	13.5%
3. Placement	Principal Building Setbacks (min)		
	Front setback (from Street B-5)	0'	124'
	(from Plum Orchard Drive)	0'	184'
	Side street setback	0'	487'

Section	Development Standard	Permitted/ Required	Approved	
4.6.3.D.	Side setback	0'	542'	
	Rear setback	0'	25'-4"	
	Accessory Structure Setbacks (min)			
	Front setback, behind front building line	0'	n/a	
	Side street setback			
	Side setback (South Parking Garage)	0'	21'-10"	
	Rear setback (North Parking Garage)	0'	193'	
	Parking Setbacks for Surface Parking Lots (min)			
	Front setback	Behind bldg. line	In front of bldg. line	
	Side street setback		n/a	
	Side setback	Must include landscaping	27'	
	Rear setback		169'	
	Build-to Area (BTA, max setback and min %)			
	Front setback (main Hospital fr Plum Orchard)	20'	184'	
	(MOB 2 fr Plum Orchard)			
	Building in front street BTA	20'	20' (max)	
	Side street setback	70%	0%	
Building in side street BTA	20'	n/a		
	35%	n/a		
4. Height	Height (max)			
	Principal buildings (Hospital, Building A, MOB1, MOB2, Healing Center)	200'	145'	
	Accessory structure (parking garages)	200'	66'	
5. Form	Building Orientation (max)			
	Entrance facing street or open space	Required	Provided	
	Entrance spacing (max)			
	Main Hospital	100'	181'	
	MOB 2	100'	177'	
	Transparency for Walls Facing Street or Open Space			
	Main Hospital			
	Ground story, front (min)	40%	28.1%	
	Ground story, side/rear (min)	25%	21.2%	
	Upper Story (min)	20%	23.2%	

Section 4.6.3.D.	Development Standard	Permitted/ Required	Approved
	Blank wall, front (max)	35'	52'
	Blank wall, side/rear (max)	35'	122'/38'
	MOB2		
	Ground story, front (min)	40%	64%
	Ground story, side/rear (min)	25%	43.6%
	Upper Story (min)	20%	49.7%
	Blank wall, front (max)	35'	8.5'
	Blank wall, side/rear (max)	35'	10'/23.5'

The main Hospital building is set back 184 feet from Plum Orchard Drive, and 124 feet from street B-5, in excess of the maximum allowed BTA of 20 feet (59.4.6.3.D.3); and it does not meet the orientation and transparency standards of Section 59.4.6.3.D.5.

The Emergency Room's surface parking lot for visitors is located in front of the main Hospital building instead of behind the building as required by the zoning standards (59.4.6.3.D.3).

MOB 2 does not meet the orientation and transparency and maximum building entrance spacing standards of 59.4.6.3.D.5.

Hospital Building and Emergency Room Public Parking Lot (Placement, Orientation and Transparency)

Pursuant to Section 4.6.3.D.5., the Planning Board approves this Amendment with modifications to the Building Orientation and Transparency standards and finds that the plan: (1) deviates from the requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

The Hospital is unlike typical retail or office use. The building design incorporates a highly use-specific, programmed floor plan that does not allow for the specified entry spacing and façade transparency. The use requires control of limited access points to maintain security and patient privacy. The interior space layout creates an exterior wall that exceeds the maximum transparency permitted for interior spaces dedicated to sensitive patient procedures and privacy. The main façade incorporates a canopy next to a wide sidewalk to provide a comfortable pedestrian path to/from the entrances. As

described above, a number of design elements are create a robust and inviting arrival area that engages the surrounding publicly accessible spaces.

Pursuant to Section 4.6.3.D.3, the Planning Board approves this Amendment with modifications to the Parking Setbacks for Surface Parking Lots and Build-to Area (BTA) standards, the Planning Board found that the plan: (1) deviates from the requirements only to the extent necessary to accommodate the physical constraints of the site or the proposed land use; and (2) incorporates design elements that engage the surrounding publicly accessible spaces such as streets, sidewalks, and parks.

The site design includes a network of paths that provides direct access to the main entrance with minimal points of conflict between vehicles and pedestrians. The entry area will feature landscaped open spaces with trees and foundation plantings. In addition to monumental and wayfinding signage, a location is also reserved for a landmark feature such as public art or a fountain to be added at a future time. These improvements seek to create a robust and inviting arrival area that engages the surrounding publicly accessible spaces.

MOB 2 and North Parking Lot (Placement and Orientation)

MOB 2 is set back 50 feet from the lot line, beyond the 20-foot BTA, which also creates non-conformance for the North Surface Parking Lot located closer to the street than the MOB2, (in front of the building line along Plum Orchard Drive) and therefore in violation of the placement standards for surface parking lots. The Planning Board does not grant a modification for MOB 2 and requires it to relocate within the maximum permitted BTA thereby bringing both the MOB 2 structure North Surface Parking Lot into conformance with the required development standards.

MOB 2 does not meet the required standards for orientation (maximum entrance spacing of 100 feet). The building is approximately 355 feet long and has only one entrance facing Plum Orchard Drive. Multiple entry points along this street would cause confusion and could require mobility-impaired patients/patrons to reenter at a separate entrance or unnecessarily travel long distances within the building. The Planning Board approves the requested modification to allow only one entry point along the building's Plum Orchard Drive frontage.

With these modifications, and the recommended conditions of approval requiring full compliance with the BTA and orientation standards for MOB 2, the Site Plan will comply with the applicable development standards of the LSC Zone.

General Development Requirements

Division 6.1. Site Access

The Site Plan includes three vehicular entrances to the Hospital site from Plum Orchard Drive. The northernmost access point along Plum Orchard Drive will provide access to the interim surface parking lots and future Medical Office Building 2 and North Garage. Over 500 feet south of this access point is another entrance dedicated to loading, waste removal, and ambulance circulation. The access from new Street B-5 serves as the main access for visitors and employees to access the Hospital and associated parking.

With the conditions of approval, the development provides safe pedestrian and bicycle access to the Hospital via a network of sidewalks and bikeways including existing and required facilities within the right-of-way of Plum Orchard Drive and the Master-planned street B-5. The Site Plan provides satisfactory general vehicular, pedestrian, and bicyclist access.

Division 6.2. Parking, Queuing, and Loading

Parking for the Site Plan will be provided in a combination of interim surface lots and structured parking facilities. The initial construction phase will include the South Parking Garage, a surface lot for emergency room parking near the main entrance, and an interim surface lot on the future site of medical office building MOB 1. Vehicular and loading access is appropriately located behind the main Hospital and is accessed from Ambulance Entrance, separate from the main Hospital building. Separation of loading, ambulatory, and waste removal circulation from that of visitors and employees reduces potential conflicts. The parking includes spaces for the handicapped, car-sharing, and motorcycles and provides electric charging stations in accordance with Section 6.2.2. The approved phasing ensures adequate parking for each phase of construction. Therefore, the Site Plan provides adequate parking and space for queuing.

Section 6.2.9.3 of the Zoning Ordinance has perimeter planting requirements that apply to the two surface parking lots that will remain as surface parking lots at full buildout. The Amendment has a minimum 6-foot wide area between the surface parking lot and property line with hedge plantings that will exceed the minimum required height of three 3 feet at full growth. The Site Plan also includes canopy trees planted every 30 feet on center.

Pursuant to Section 6.2.9.D., structured parking facilities must have a living green wall or public artwork along 50% of the ground floor of any garage wall facing a right-of-way, residential property, or open space. The South Garage is the only parking structure that

faces a right-of-way. It will have a green wall screen that meets the minimum 50% coverage.

The two parking garages, the interim parking lot on the future site of medical office building MOB1, and an interim surface parking lot at the future site of MOB2 (if additional parking is needed before the construction of the North Parking Garage) meet the required parking as outlined in Table 6 below.

Section 6.2.4. Parking Requirements for Ultimate Buildout				
USE	METRIC	METRIC	MINIMUM REQUIRED	APPROVED
B. Vehicle Parking Space				
Hospital	1.75 per 1,000 sf of GFA	556,376 sf	974	
Medical Clinic	4.00 per 1,000 sf of GFA	247,194 sf	989	
Total			1,963	
C. Bicycle Parking Space				
Hospital	1.00 per 25,000 sf of GFA	556,376 sf	Min. 23 (85% Long-Term: 20)	
Medical Clinic	0.50 per 5,000 sf of GFA	247,194 sf	Min. 25 (85% Long-Term: 22)	
Total			48	

Parking Construction Schedule			
	INITIAL CONDITION	INTERIM CONDITION	ULTIMATE BUILDOUT
South Garage	1,008	1,008	1,008
MOB 1 Surface Lot	145	25	25
Emergency Room Surface Lot	44	44	44
MOB 2 Surface Lot	0	140	0
North Garage	0	0	1,052
North Surface Lot	0	287	287
TOTAL	1,197	1,504	2,416

Division 6.3. Open Space and Recreation

Section 4.6.3.D.1. of the Zoning Ordinance requires the development provide a minimum of 10 percent of the lot area as public open space. The Site Plan has 41 percent, approximately 20 acres, of the property as public open space. Recreation facilities are not required of the Hospital use. However, the Site Plan includes walking paths, benches, bicycle facilities and a healing garden as part of the passive activity areas for the Hospital staff, patients and visitors. The stormwater management facility wet pond, a major environmental feature, will include a walking path and landscaping around it.

Division 6.4. General Landscaping and Outdoor Lighting

Landscaping and lighting, as well as other site amenities, will be provided to ensure that these facilities will be safe, adequate, and efficient for year-round use and enjoyment by residents and visitors.

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 campus including foundation plantings, accent and ornamental planting, and screening planting. The South Garage is adequately landscaped at the base with trees and shrubs, as well as a green screen on the parking structure façade abutting the right-of-way of Street B-5.

Outdoor lighting is provided to 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 and vehicular safety.

4. *The development satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

Chapter 19, Erosion, Sediment Control, and Stormwater Management

The Amendment does not modify the previously approved stormwater management or sediment control plans. A Stormwater Concept Plan was reconfirmed by the Montgomery County Department of Permitting Services by a letter dated April 1, 2015.

Chapter 22A, Forest Conservation

The approved FFCP 82008012E includes revisions including a water line extension from the nearby WSSC property, across the adjacent Montgomery County property (Site II) and onto the Subject Property to provide required water supply redundancy. In order to accommodate this water line connection, 0.01 acres of reforestation and associated Category I Conservation Easement will be removed from the Subject Property. An additional 0.02 acres of reforestation and associated Category I Conservation Easement will be added to the same reforestation area. The water line extension also requires an additional 0.83 acres of disturbance and 0.52 acres of forest clearing.

The approved FFCP 82008012E also includes off-site disturbance on the Percontee property associated with the public storm drain and sewer line and temporary turnaround construction, minor areas along Plum Orchard Drive for site construction, and SHA property for Street B-5 construction. While this disturbance had been previously shown on the FFCP, the areas had not been accounted for in the tract area. The net tract area includes: 48.86 acres of Parcel RRRR site area, 0.83 acres of disturbed area for water line construction on Montgomery County property, 1.49 acres on Percontee property, 0.47 acres of disturbed area along Plum Orchard Drive, and 0.3 acres on SHA property, for a total net tract area of 51.95 acres. The Final Forest Conservation worksheet on Sheet F-206 reflects the total tract area change and subsequent forest conservation requirement changes. The off-site disturbance and forest clearing covered by this amended FFCP generate an additional 0.59-acre reforestation requirement. All other reforestation requirements associated with this project have already been met through a combination of on-site and off-site reforestation. The Applicant is required to meet this 0.59- acre reforestation by payment of fee-in-lieu.

Chapter 22A, Forest Conservation

Section 22A-12(b) (3) of the Forest Conservation Law provides criteria that identify certain individual trees as high priority for retention and protection. Any impact to these trees, including removal or disturbance within the tree's critical root zone (CRZ) requires a variance. The Planning Board approves the variance for the impacts to one tree. The layout will remove one tree that is considered high priority for retention under Section 22A-12 (b) (3) of the County Forest Conservation Law.

Unwarranted Hardship for Variance Tree Impacts

The Planning Board finds that leaving the requested tree in an undisturbed state will result in unwarranted hardship. The requested variance is necessary due to the need to install a storm drain and sewer line on the adjacent Percontee property.

Variance Tree Table Removals				
ID	Species	Size	Condition	Notes
229	White oak	32"	Good	Storm drain and sewer location

Variance Findings

Based on the review of the variance request and the Preliminary Forest Conservation Plan, the Planning Board makes the following necessary findings:

1. *Granting the variance will not confer on the applicant a special privilege that would be denied to other applicants.*

The variance will not confer a special privilege on the Applicant as removal of the specified tree is necessary to construct storm drain and sewer connections.

2. *The need for the variance is not based on conditions or circumstances which are the result of the actions by the applicant.*

The variance is not based on conditions or circumstances that are the result of actions by the Applicant. The variance is necessary due to the location of the tree within the area being disturbed for the storm drain and sewer connections

3. *The need for the variance is not based on a condition relating to land or building use, either permitted or non-conforming, on a neighboring property.*

The variance is a result of the location of trees and the required storm drain and sewer connections. The need for the variance is not based on a condition relating to land or building use on a neighboring property.

4. *Granting the variance will not violate State water quality standards or cause measurable degradation in water quality.*

The Applicant will plant a minimum of eight caliper inches of native canopy trees to replace the form and function of the 32" white oak that will be removed. Trees protect water quality by reducing runoff through rainfall interception and water

uptake. The trees also provide shade for impervious areas and improve soil texture, which also results in improved water quality.

Mitigation for Trees Subject to the Variance Provisions

The removal of one tree will be mitigated by additional plantings. Mitigation planting is calculated at the rate of 1 caliper inch planted per 4" inch DBH lost. Using this ratio, the Applicant is required to plant eight caliper inches of native canopy trees as mitigation for the tree variance impacts on the Site within one calendar year or two growing seasons after completion of construction. The trees must be a minimum of three-inch caliper.

5. *The development provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.*

The Planning Board does not accept the Applicant's proposal for widening Plum Orchard Drive. The Master Plan designates Plum Orchard Drive as a business district street of 80-foot ROW with two through travel lanes. The current pavement width of the street is wide enough to have four travel lanes. The road has enough capacity to support any increase in traffic from the proposed Hospital--the highest projected total full-build-out of through traffic volume on Plum Orchard Drive is less than 850 vehicles per hour per lane, which is below the Highway Capacity Manual's 900 vehicles per hour per lane for business district streets. The Planning Board finds that instead of enhancing the existing street, the Applicant's proposed widening to create a five-lane cross section with no median breaks will negatively impact the appearance and character of Plum Orchard Drive and be inconsistent with the two-lane recommendation for this road and other goals and aspirations of the Master Plan. While the proposed widening will increase road capacity, it will be in conflict with the Master Plan recommendation and its balanced approach in improving "mobility and access where design, safety, and community objectives require a multi-faceted approach to place-making" (page 56).

The Planning Board is concerned about the potential safety and circulation impacts of the Hospital-related traffic on the nearby road network and particularly the intersection of Broadbirch Drive and Plum Orchard Drive and therefore requires the installation of a new traffic signal at the Plum Orchard Drive/Broadbirch Drive intersection and restripe the existing 50-foot wide pavement of Plum Orchard Drive to create two travel lanes with one turn lane in the center and a master plan-recommended bike lane.

The Board finds that, with the conditions of approval requiring a new signal at Plum Orchard Drive/Broadbirch Drive intersection, restriping of Plum Orchard Drive and other network improvements as described in the conditions of approval, the Site Plan provides adequate, safe, and well integrated circulation pattern for vehicular traffic, pedestrians, bicyclist and other uses of the Hospital.

The main Hospital building, the ambulatory care building and the South Parking Garage are the primary campus features and are located on the southwestern bend of Plum Orchard Drive. The 7-story Hospital includes an Emergency Room, operating rooms and facilities to accommodate inpatient care. The adjacent ambulatory care building will accommodate a number of Hospital-related offices and services, as well as physician office space. These structures are arranged to provide the ease of access and circulation to deliver efficient health care services. Master-planned street, B-5, along the eastern property line between Plum Orchard Drive and the Property's southern boundary line will provide vehicular, bicycle, and pedestrian access to these structures. The separation of ambulatory loading from the Emergency Room and main Hospital entrance enhances the safety of circulation by limiting potential for conflicts.

The phased addition of the Center for Spiritual Life and Healing and medical office building MOB1 will promote continuity between the buildings and open space. The site design includes paths that feature distinctive hardscape, landscaping, and lighting that create a series of intimate, pedestrian-oriented outdoor passages.

The phased addition of medical office building MOB2 and the North Parking Garage will expand the campus to the northern portion of the Property. Although separated from the primary structures by approximately 500 feet, the campus is connected by the sidewalk along Plum Orchard Drive and an internal path within the site.

The Planning Board finds the Site Plan provides safe, well-integrated parking, circulation patterns, building massing and, where required, open spaces and site amenities.

- 6. The development substantially conforms to the recommendations of the applicable master plan and any guidelines approved by the Planning Board that implement the applicable plan.*

The Subject Property is located within the area identified as the Life Sciences/FDA Village Center by the 2014 *White Oak Science Gateway Master Plan*. The Life Sciences/FDA Village Center is an 800-acre area currently home to light industrial and service uses, back offices, public sector facilities, and heavy industrial. The Master Plan envisions this area as one of three major mixed-use activity centers in the Master Plan

area. While redevelopment of Percontee and Site II properties are the primary focus of discussion in this area, the Sector Plan recommends the following for the Subject Property:

Rezone the five parcels owned by AHC and proposed for Washington Adventist Hospital from I-1 and I-3 to the Life Sciences Center Zone, to promote research, academic and clinical facilities that advance the life sciences, health care services and applied technologies. The LSC Zone allows Hospitals by right and has been successfully used by Shady Grove Adventist Hospital in the Great Seneca Science Corridor Master Plan area. (page 50).

The required traffic signal at the Broadbirch Drive/Plum Orchard Drive intersection and reconfiguration of Plum Orchard Drive through restriping the existing pavement will create a more harmonious street network, one that is more compatible with the existing and proposed development as envisioned by the Master Plan. With the conditioned improvements, the Site Plan will support the Master Plan's goal of increasing connectivity for all users of the area's vehicular as well as pedestrian and bikeway network. The Hospital with related uses will advance life sciences, health care services and applied technologies in the area as recommended by the Sector Plan. Therefore, with the approved conditions for a traffic signal at the intersection of Plum Orchard Drive and Broadbirch Drive and restriping of Plum Orchard Drive, the Site Plan will be in substantial conformance with the White Oak Science Gateway Master Plan.

White Oak Science Gateway Design Guidelines

The Amendment is in substantial conformance with the *White Oak Science Gateway Design Guidelines*. The project incorporates sustainable planning and design principles to use the land efficiently, and promote walkability and transportation alternatives. The site layout builds on the existing natural resources including topography and forest stand. It also utilizes the wet pond as an amenity that will connect to future development on County-owned Site II.

- 7. The development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.*

The Adequate Public Facilities (APF) test for the Hospital was satisfied originally under approval of the three preliminary plans below and Special Exception Case No. S-2721 to transfer unbuilt, but approved office development and the associated trip credits within the overall Westfarm site to the Hospital:

- Preliminary Plan No. 119820680, Westfarm;

- Preliminary Plan No. 119910390, Westfarm Technology Park (I-3); and
- Preliminary Plan No. 119910380, Westfarm Technology Park (I-1).
- Special Exception Case No. S-2721: Planning Board hearing on April 24, 2008 extended APF.

With a series of two-year automatic APF validity extensions for all valid plans by the County Council, the original 2008 APF validity period for the preliminary plans above was extended through July 31, 2021.

While the APF is valid for the Property, the off-site transportation improvements, as conditioned, are necessary to provide adequate road capacity for safe and efficient functioning of the use at this location. With the conditions of approval, the development will be served by adequate public facilities, including police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities.

8. *The development is compatible with existing and approved or pending adjacent development.*

The structures and site layout 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 are located such that they will not adversely impact existing or adjacent uses.

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 § 59-7.3.4.H; and

BE IT FURTHER RESOLVED that this Resolution constitutes the written opinion of the Board in this matter, and the date of this Resolution is JUL 22 2016 (which is the date that this resolution is mailed to all parties of record); and

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

* * * * *

CERTIFICATION

This is to certify that the foregoing is a true and correct copy of a resolution adopted by the Montgomery County Planning Board of the Maryland-National Capital Park and Planning Commission on motion of Vice Chair Wells-Harley, seconded by Commissioner Fani-González, with Chair Anderson, Vice Chair Wells-Harley, and Commissioners Presley and Fani-González voting in favor, and Commissioner Dreyfuss absent at its regular meeting held on Thursday, July 14, 2016, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board