

Washington Adventist Hospital, Site Plan Amendment 82008021G

RHR Rhoda Hersson-Ringskog, Senior Planner, Area 2 Division, Rhoda.Hersson-Ringskog@montgomeryplanning.org, 301-495-2192

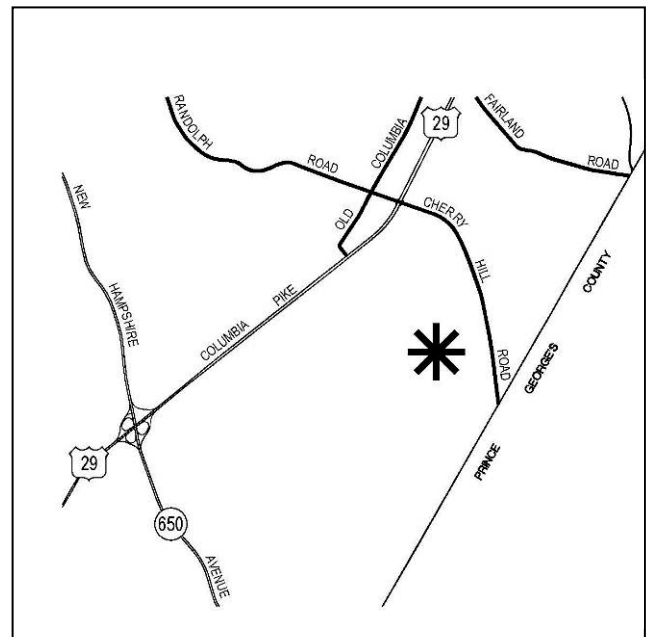
PB Patrick Butler, Acting Regulatory Supervisor, Area 2 Division, Patrick.Butler@montgomeryplanning.org, 301-495-4561

CS Carrie Sanders, Chief, Area 2 Division, Carrie.Sanders@montgomeryplanning.org, 301-495-4653

Staff Report Date: 3/8/2018

Description

- Site Plan amendment to modify Condition 10 and 30 of the previously approved Site Plan 82008021E, to replace the requirement for a two-way bike lane (LB-6) on the hospital side of Plum Orchard Drive, with a one-way bike lane on each side of Plum Orchard Drive and associated adjustments to lane widths, buffers, and right and left turn lanes.
- Location: West side of Plum Orchard Drive, approximately 400 feet south of Broadbirch Drive;
- Master Plan: 2014 *White Oak Science Gateway Master Plan*;
- Size: 44.86 acres;
- Zone: LSC;
- Applicant: Adventist Healthcare, Inc.;
- Acceptance Date: November 1, 2017;
- Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval with conditions.
- The proposed amendment modifies Conditions 10 and 30 of the previously approved Site Plan 82008021E to provide a safer and better functioning bicycle facility by replacing the two-way bikeway (LB-6) on the hospital side of Plum Orchard Drive, with a one-way bikeway on each side of Plum Orchard Drive, improving safety for all users.
- The proposed amendment is being reviewed under the Zoning Ordinance in effect on October 30, 2014.
- The proposed changes meet all development standards, and do not modify the original findings of the approval.
- Staff has not received community correspondence regarding this amendment.

SECTION 1 - RECOMMENDATION AND CONDITIONS

Staff recommends approval of the Site Plan Amendment 82008021G, subject to conditions listed below. All site development elements shown on the latest electronic version of Site Plan Amendment 82008021G submitted via ePlans as of the date of this Staff Report are required. All previously approved plans, findings, and conditions of approval remain in full force and effect, except for Conditions 10 and 30 of 82008021E, as modified herein:

10. Plum Orchard Drive

Prior to the issuance of the final 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 lanes, LB-6, (along the hospital side) one on each side of Plum Orchard Drive separated from the travel lanes by a three-foot buffers; 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.~~
Two, one-way bikeway lanes, LB-6, (along the hospital side) one on each side of Plum Orchard Drive separated from the travel lanes by a three and a half-foot buffers; 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.

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.
- k. Add a note to the Site Plan stating, "The signings and markings that have been shown on Site Plan 82008021G are for reference only and they will be finalized at the time of right-of-way permit under the signing and marking plan".

SECTION 2 - SITE DESCRIPTION AND BACKGROUND

Site and Vicinity

The Property (outlined in red in Figure 1 below) is in the 2014 *White Oak Science Gateway Master Plan* (Master Plan) area and is surrounded by industrial, technology, and commercial-retail uses within the West Farm Technology Park. The Master Plan rezoned the Property from I-2 and I-3 Zones to the Life Sciences Center (LSC) Zone. The abutting Global Lifesci (Percontee) property and the County Site II property are both zoned CR 1.0 and are part of the mixed-use development known as Viva White Oak. Opposite Plum Orchard Drive is the loading area for several big-box retail uses (Target, Kohl's and Pet Smart) in the Orchard Shopping Center, which is zoned CR 1.0. The remaining parcels to the south and east comprise the U.S. Postal Service distribution facility, the State Highway Administration (SHA) maintenance facility, and a Marriott hotel. Additional uses are located directly west of the site fronting on Bournefield Way via Broadbirch Drive. South of Bournefield Way and west of the Property is the WSSC property with the water tower.



Figure 1: The Subject Property and Vicinity Map

The site drops in grade significantly from Plum Orchard Drive to the western boundary. It is within the Paint Branch watershed and contains a tributary of the Paint Branch that flows along the western boundary and through an existing stormwater management facility wet pond, which provides stormwater quantity control for the uses in the West Farm Technology Park. Associated with the stream are forested areas within the 100-year floodplains, and stream buffers. There are no known rare, threatened, or endangered species on site. There are no known historic properties or features on site. The Property is not located within a Special Protection Area.

Previous Approvals

The Project has a long history of preliminary plan and site plan approvals, but only the most recent, relevant approvals are described below.

Preliminary Plan Approvals

In 1982, a portion of the Property was included in the Preliminary Plan 119820680, then zoned I-3. In 1991, West Farm Technology Park re-recorded parcels approved under three different Preliminary Plans: 119820680, 119910380 and 11910390, for the approximately 113 acres on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (US29) in the *Fairland Master Plan* area.

Adequate Public Facilities

The original APF approval for West Farm Technology Park was approved in 1982. On August 1, 1991, the Planning Board approved Preliminary Plan 119910390, which established a new 12-year APF validity period for two parcels (now part of the Property) to July 25, 2003. Some of the other parcels already had validity periods established as July 25, 2001. In 2001, these validity periods were further extended for an additional six years to 2009 and 2007, respectively.

On May 9, 2008, the Planning Board granted an Adequate Public Facilities (APF) extension, and established the period until July 25, 2013, for five parcels associated with Preliminary Plans 119820680, 119910380, and 119910390 for 802,619 square feet of development. This APF analysis was reviewed by the Planning Board along with Special Exception S-2721 (for the Hospital in the I-1 and I-3 zones). Requests for APF extensions are generally associated with preliminary plan reviews. However, Special Exception S-2721 (which was not subject to preliminary plan review because the Property had already been subdivided) required a finding of APF related to public roads, and the APF validity period associated with the subject parcels was due to expire in the next 18 months. Therefore, an APF extension with the special exception review was needed because a positive recommendation of the special exception could not be made unless the Planning Board granted an APF extension. Since APF approvals cannot be conditioned, several road improvements deemed necessary by Staff (generally required as conditions of approval for a preliminary plan, if one was required) were included as conditions of approval for the requested special exception to address concerns about circulation.

The APF validity period, which was set to expire on July 25, 2013, was further extended eight years through July 31, 2021, by four separate two-year automatic plan and APF validity extensions that the County Council granted by law.

Special Exception S-2721

On October 27, 2008, the Board of Appeals approved a Special Exception for the Hospital in the I-1 and I-3 Zones. The proposal comprised 803,570 square feet of Hospital use including a 7-story acute care facility (the main Hospital building) with 294 beds and an Emergency Room, a two-story ambulatory care building connected to the main Hospital building by an enclosed pedestrian bridge, two medical office buildings, two multi-level parking structures, a faith center, a healing garden, a ground-level helipad, and amenity areas. A parking facilities waiver for the location of the northern parking garage in relation to the main building was also approved. The adequacy of the transportation facilities was linked to an extensive set of road improvements recommended by the Planning Board and the Montgomery County Department of Transportation (MCDOT) and conditioned by the Board of Appeals.

On September 22, 2010, administrative approval S-2721-A modified road improvements and added a required payment for additional traffic improvements.

Site Plan Approvals

On April 24, 2009, the Planning Board approved Site Plan 820080210 for 802,805 gross square feet for a main Hospital building, an ambulatory care building, a faith center, and a medical office building, along with the associated parking facilities on 48.86 acres of I-1 and I-3 zoned land.

On February 2, 2010, the Planning Board approved Site Plan Amendment 82008021A for a number of architectural and site modifications resulting in a total of 792,951 square feet of development.

On August 10, 2010, the Planning Board approved Site Plan Amendment 82008021B for a modification to Condition 1, to conform the Site Plan to the approved Special Exception.

On April 9, 2012, the Planning Board approved Site Plan Amendment 82008021C for a number of architectural and site modifications resulting in a total of 803,570 square feet of development.

On December 20, 2012, the Planning Board approved Site Plan Amendment 82008021D to include an interim surface parking lot, a pedestrian canopy, revised architectural elevations and a modified handicap ramp design along Plum Orchard Drive.

On July 22, 2016, the Planning Board approved Site Plan Amendment 82008021E 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. The Applicant sought this amendment because the 2014 *White Oak Science Gateway Master Plan* rezoned the Property from I-2 and I-3 to the LSC Zone, which allowed the Hospital use by right rather than as a conditional use (previously called special exception). After this rezoning took effect, the Applicant decided to proceed under the new LSC Zone pursuant to the new Zoning Ordinance that became effective on October 30, 2014, and extinguish the special exception approval for a hospital use on the Property.

On November 3, 2017, the Planning Board approved Site Plan Amendment 82008021F for the following modifications:

1. Minor adjustments to loading docks and transformers/switch box locations;
2. Amend multiple conditions of previous approval regarding the U&O trigger for completion of amenities;

3. Increase the fence height on top of the retaining wall from 42" to 60" high;
4. Minor adjustments to the South Garage parking entrances and façade; and
5. Enlarge the helipad by five feet on all sides.

SECTION 3 - PROPOSED AMENDMENT

Proposal

Currently, Condition 10 of approved Site Plan 82008021E requires the Applicant to restripe Plum Orchard and construct (Attachment 1):

- A two-way bikeway LB-6, improvement (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.

However, following detailed review of Plum Orchard Drive by the Applicant and MCDOT, it emerged that there were safety issues related to the approved two-way bike lane being adjacent to a bus stop/pull-off facility. Thus, the Applicant is requesting modifications to Condition 10, by deleting the parking lane and replacing the approved larger two-way bike lane on the hospital side of Plum Orchard Drive with a one-way bike lane on each side of Plum Orchard Drive. The proposed changes will result in the following street cross-section (Attachment 2):

- One westbound thru lane, one eastbound thru lane, and a center left turn lane at the Target/USPS access Drive, Street B-5, the Ambulance/ Service Drive and at the North Entrance (MOB 2); and
- Two, one-way bike lanes (one southbound, one northbound) with each travelling in the same direction as adjacent traffic, separated from the vehicular thru lane by three and a half-foot-buffers.

Community Outreach

A notice regarding the proposed amendment was sent to all parties of record by the Applicant on November 3, 2017. To date, Staff has not received correspondence regarding the proposed amendment.

SECTION 4 - ANALYSIS AND CONCLUSION

This application has been reviewed by other applicable County agencies including MCDOT, and the Montgomery County Department of Permitting Services (MCDPS), all of whom support this application as summarized below:

- On February 27, 2017, following approval of Site Plan 82008021E, MCDOT issued a letter of support for the proposed modification (Attachment 3). As part of the review of this application (82008021G), MCDOT was also consulted by MCDPS.

- MCDPS is in support of this application but has requested that the Site Plan contain a note that states “The signings and markings that have been shown on the Site Plan is for reference only and they will be finalized at the time of right-of-way permit under signing and marking plan”. Condition 30 of the approved Site Plan 82008021E has been modified to reflect this requirement as set out at the beginning of this Staff Report.

The proposed modifications do not alter the overall character or impact the development with respect to the original findings of approval under Site Plan 82008021E. These modifications will not affect the compatibility of the development with respect to the surrounding neighborhood. The proposed amendment remains in conformance with environmental regulations, the development standards of the LSC Zone, and the 2014 *White Oak Science Gateway Master Plan*. Except for Condition Nos. 10 and 30 of Site Plan 82008021E, as modified by this Amendment, all previous conditions of approval and Planning Board findings remain in force and effect.

Therefore, Staff recommends approval of Site Plan Amendment 82008021G, with the amended conditions listed at the beginning of this report.

ATTACHMENTS:

1. Previously Approved Plum Orchard Drive cross-section (Site Plan 82008021E)
2. Proposed Plum Orchard Drive cross-section
3. MCDOT letter dated February 27, 2017

ATTACHMENT 1



SCALE 1" = 50'

SOLTESZ
 ROCKVILLE OFFICE
 2 Research Park, Suite 100
 Rockville, MD 20850
 P. 301.548.0750 F. 301.548.0667
 www.soltesz.com

NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE
NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE
NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE

MISS UTILITY NOTE
 INFORMATION CONCERNING THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE OBTAINED FROM THE UTILITY LOCATOR AND THE RECORD DRAWINGS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND SHALL BE RESPONSIBLE FOR REPAIRING ANY UTILITIES DAMAGED BY THE PROJECT.

OWNER/DEVELOPER/APPLICANT
 Washington Adventist Hospital
 12000 Boulevard West
 Silver Spring, MD 20904
 PHONE: 301.591.5400
 FAX: 301.591.5400
 ATTN: Geoffrey A. Morgan

NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE
NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE
NOV 2017	NOVEMBER 2017	DATE	NOVEMBER 2017	DATE

PROFESSIONAL CERTIFICATION
 I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER, HAVE REVIEWED THE ABOVE DESCRIBED PROJECT AND, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DESIGN AND CONSTRUCTION OF THE PROJECT WILL COMPLY WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE STATE OF MARYLAND.
 EXPIRATION DATE: _____

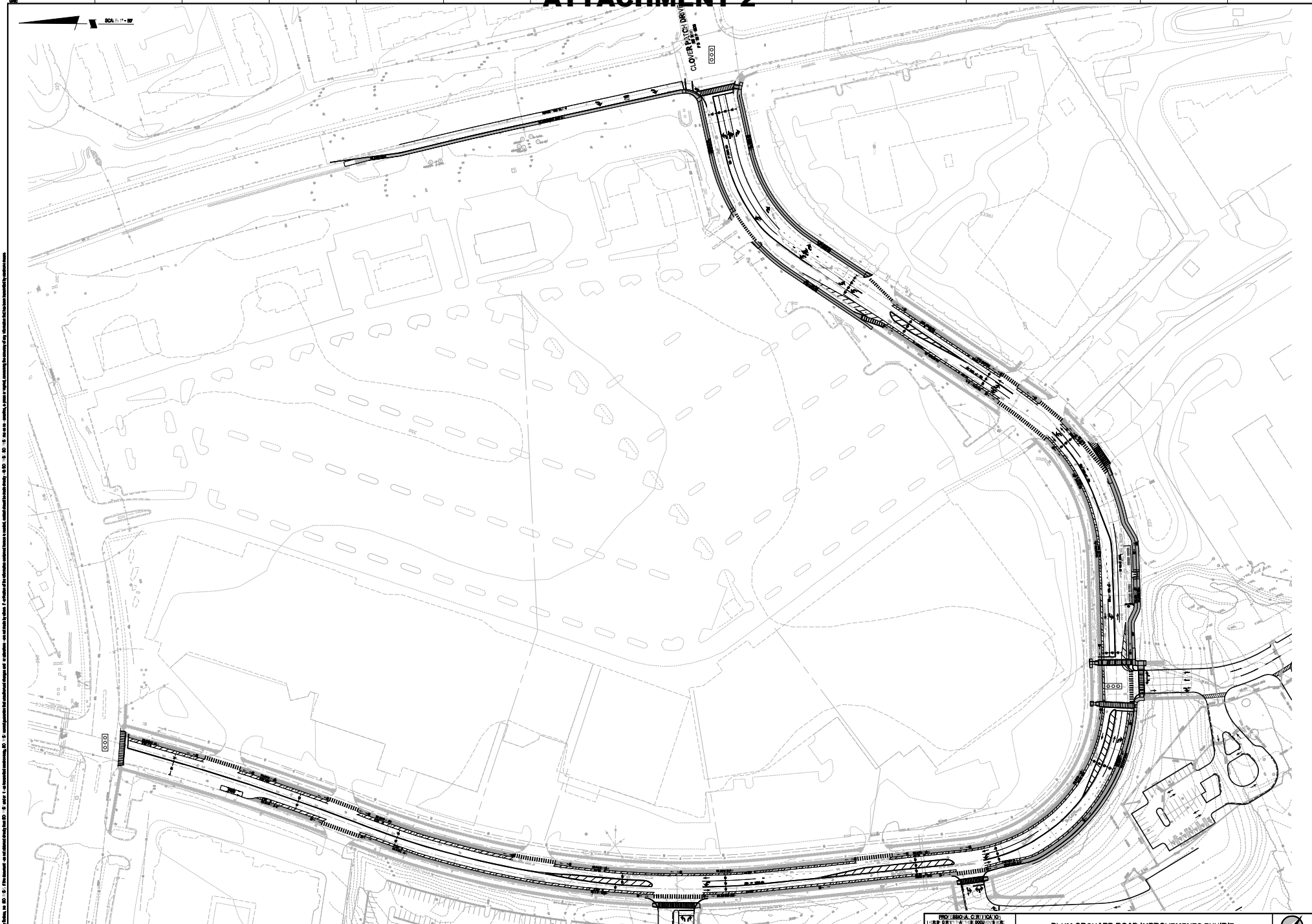
PLUM ORCHARD ROAD IMPROVEMENTS EXHIBIT AS APPROVED FOR SITE AMENDMENT E

ROAD IMPROVEMENTS PLAN WASHINGTON ADVENTIST HOSPITAL REPLACEMENT PROJECT

COLLEGEVILLE (04) ELECTION DISTRICT, MONTGOMERY COUNTY, MARYLAND

DATE: NOV 2017
 SHEET: 13 OF 13
 PROJECT: WASHADIST
 DRAWING: ROADIMP

ATTACHMENT 2



1. This drawing is not to be used for any other project without the written consent of the engineer. 2. This drawing is not to be used for any other project without the written consent of the engineer. 3. This drawing is not to be used for any other project without the written consent of the engineer. 4. This drawing is not to be used for any other project without the written consent of the engineer. 5. This drawing is not to be used for any other project without the written consent of the engineer. 6. This drawing is not to be used for any other project without the written consent of the engineer. 7. This drawing is not to be used for any other project without the written consent of the engineer. 8. This drawing is not to be used for any other project without the written consent of the engineer. 9. This drawing is not to be used for any other project without the written consent of the engineer. 10. This drawing is not to be used for any other project without the written consent of the engineer.



ROCKVILLE OFFICE
 2 Research Plaza, Suite 100
 Rockville, MD 20850
 P: 301 948 2700 F: 301 948 0007

NO.	DATE	DESCRIPTION	BY	CHK.

MISS UTILITY NOTE
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND GROUND PENETRATING RADAR (GPR) SURVEYS. 3. UTILITIES NOT SHOWN ARE THE RESPONSIBILITY OF THE DEVELOPER/APPLICANT. 4. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF UTILITIES NOT SHOWN.

OWNER/DEVELOPER/APPLICANT
 Washington Adventist Hospital
 200 Research Plaza
 Rockville, MD 20850
 P: 301 948 2700
 F: 301 948 0007
 ATTN: Geology & Design

DATE PLOTTED	DATE PRINTED	DATE CHECKED	DATE APPROVED

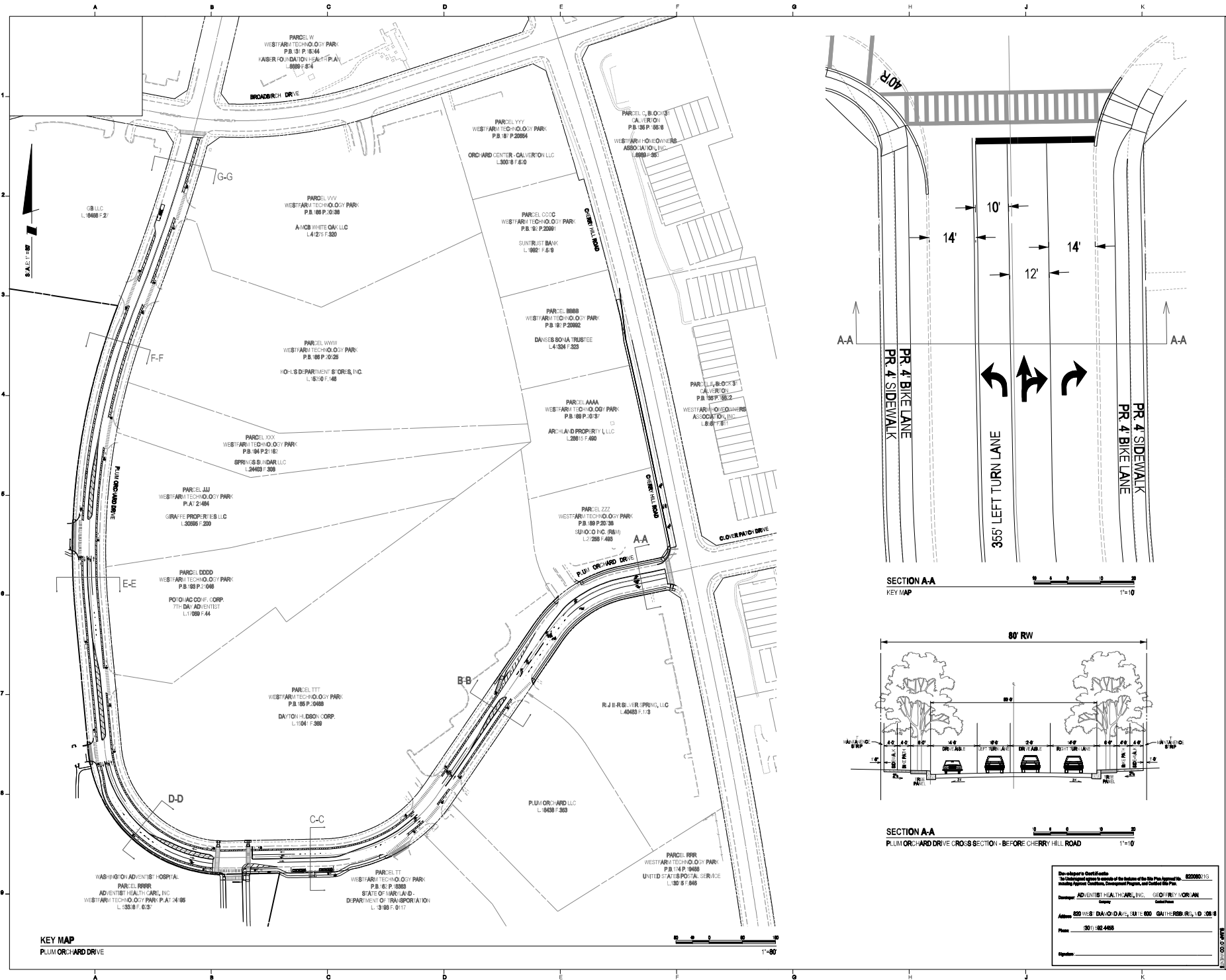
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 SHEET: 1 OF 1
 DATE: 10/20/19
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PLUM ORCHARD ROAD IMPROVEMENTS EXHIBIT
ROAD IMPROVEMENTS PLAN
WASHINGTON ADVENTIST HOSPITAL
REPLACEMENT PROJECT

Scale: 1" = 10'-0"
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 1

05/15/2019 11:10:00 AM
 P: 301 948 2700 F: 301 948 0007

ATTACHMENT 2



CONTACT:
Geoffrey A. Morgan
Adventist HealthCare Inc.
301.862.4458

CONSULTANTS:
RTKL Associates, Inc., Washington, DC
Soltes, Inc., Rockville, MD
Parsons Brinckerhoff, Alexandria, VA
TLC Engineering, Inc., Orlando, FL
Perrine Planning & Zoning, Inc., Rockville, MD
The Walter Group, LLC, Bethesda, MD
Leach, Cary & Brown, Bethesda, MD
Desman Design Management, Meers, VA



Revisions	
Rev.	Date
00000210	April, 2010
0000021A	January 2, 2010
0000021B	April 9, 2010
0000021C	April, 2010
0000021D	January 9, 2010
0000021E	July 2, 2010

SA -
Drawn
AZ -
Checked
DP -
Approved

PROFESSIONAL CERTIFICATION:
I, Geoffrey A. Morgan, State of Maryland, License No. 12804, a Professional Engineer in the State of Maryland, certify that I am the Designer of the above project, and I am duly licensed in the State of Maryland.

**Washington Adventist Hospital
Replacement Project**

PLUM ORCHARD DRIVE
SILVER SPRING, MARYLAND 20904

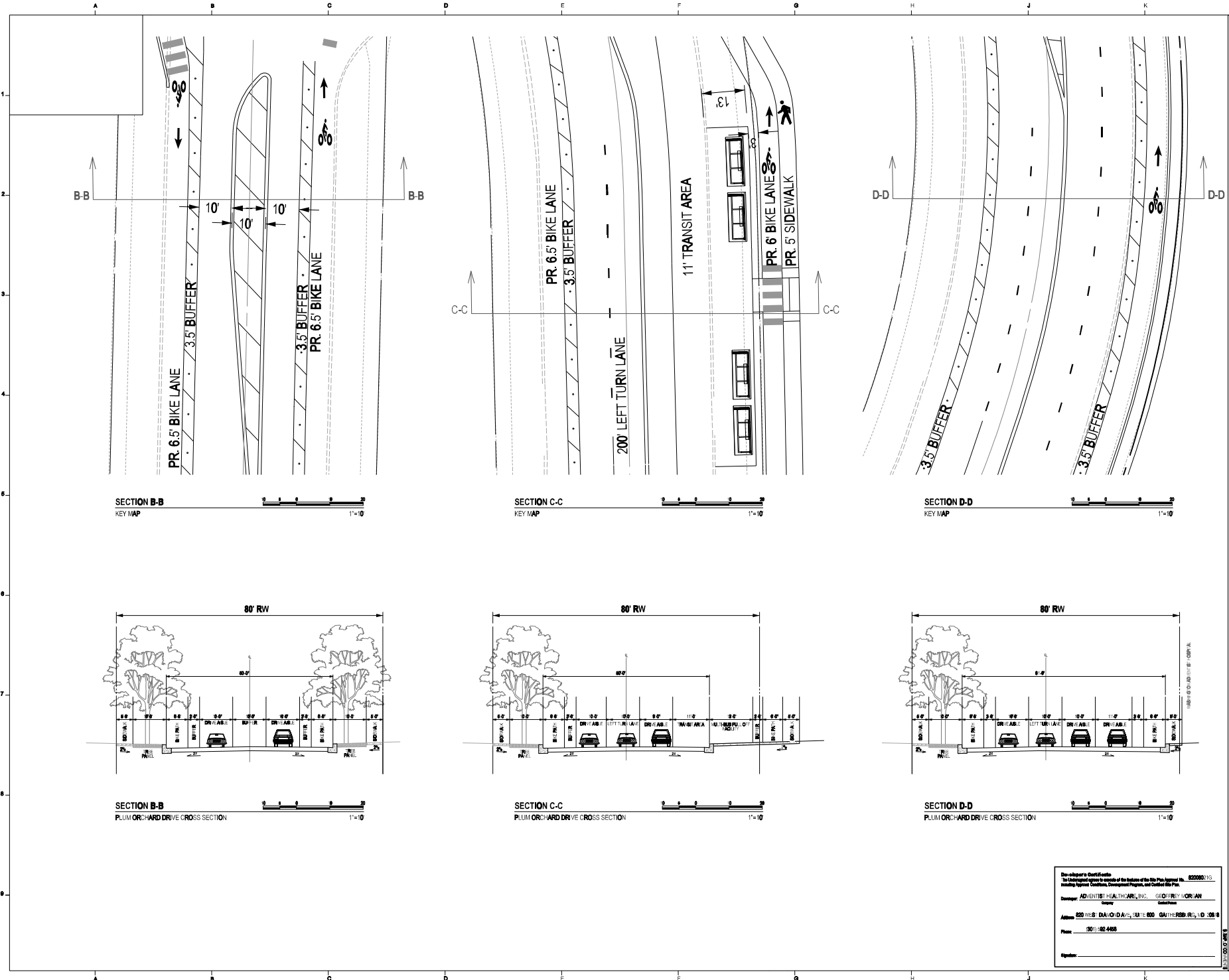
SITE PLAN AMENDMENT
0200021G

**PLUM ORCHARD
DRIVE CROSS
SECTION EXHIBIT**

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Soltes Project No.: 1840-03-00
Issue Date: 08/11/2017

EXH-001

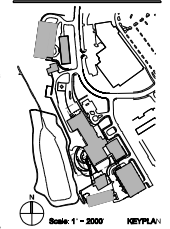
ATTACHMENT 2



Adventist HealthCare
Washington Adventist Hospital

CONTRACT:
Geoffrey A. Morgan
Adventist HealthCare Inc.
301.862.4458

CONSULTANTS:
RTKL Associates, Inc., Washington, DC
Sellen, Inc., Rockville, MD
Parver Rodriguez, Inc., Alexandria, VA
TLC Engineering, Inc., Orlando, FL
Perme Planning & Zoning, Inc., Rockville, MD
The Traffic Group, Inc., Bethesda, MD
The Weiler Group, L.L.C., Bethesda, MD
Lynch, Cary & Brown, Bethesda, MD
Desman Design Management, Moore, VA



Revisions

Site Plan No.	Date
82000210	April 19, 2016
82000211A	January 2, 2017
82000211B	April 9, 2017
82000211C	April 19, 2017
82000211D	January 9, 2018
82000211E	July 21, 2018

SAJ
 Design
 AZ
 Checked
 D-P
 Approved

PROFESSIONAL CERTIFICATION:
 I hereby certify that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 18010, and I am the author of the design shown on this drawing.
 Geoffrey A. Morgan
 State of Maryland, License No. 18010

Washington Adventist Hospital
Replacement Project

PLUM ORCHARD DRIVE
SILVER SPRING, MARYLAND 20904

SITE PLAN AMENDMENT
82000210G

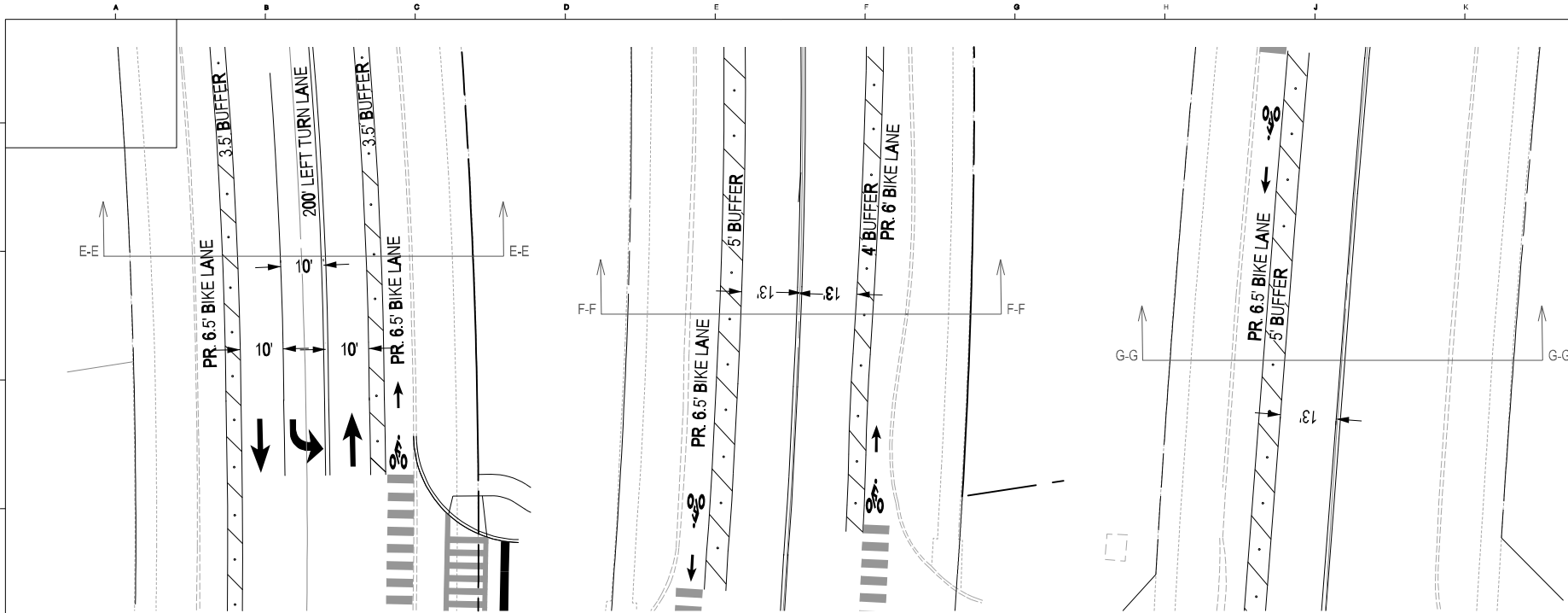
PLUM ORCHARD
DRIVE CROSS
SECTION EXHIBIT

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 Sotoloz Project No.: 1840-03-00
 Issue Date: 08/11/2017

EXH-002

Designator's Certificate
 This Designator agrees to assume all the liabilities of this Plan Approval No. 82000210G
 Issued Subject to Conditions, Development Project, and Order of the Plan
 Designator: **ADVENTIST HEALTHCARE, INC. - GEOFFREY A. MORGAN**
 Address: **820 WES. DAVENPORT AVE, SUITE 600 GAITHERSBURG, MD 20878**
 Phone: **301-862-4458**
 Signature: _____

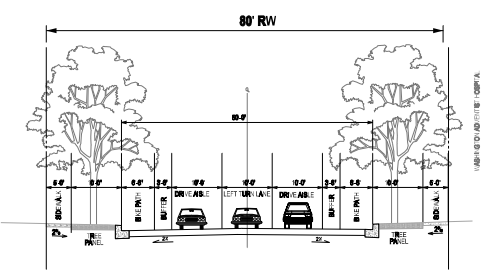
ATTACHMENT 2



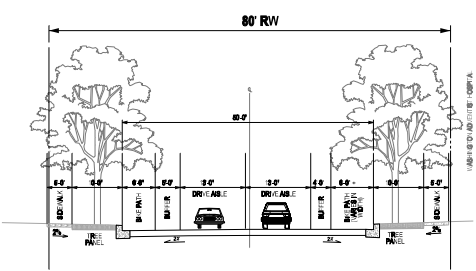
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KEY MAP
1"=10'

SECTION F-F
KEY MAP
1"=10'

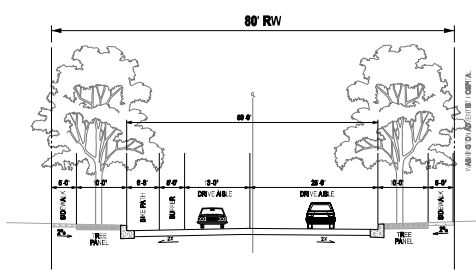
SECTION G-G
KEY MAP
1"=10'



SECTION E-E
PLUM ORCHARD DRIVE CROSS SECTION
1"=10'



SECTION F-F
PLUM ORCHARD DRIVE CROSS SECTION
1"=10'

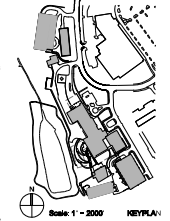


SECTION G-G
PLUM ORCHARD DRIVE CROSS SECTION
1"=10'



CONTACT:
Geoffrey A. Morgan
Adventist HealthCare Inc.
301.862.4458

CONSULTANTS:
RTKL Associates, Inc., Washington, DC
Softek, Inc., Rockville, MD
Parver Rodriguez, Inc., Alexandria, VA
TLC Engineering, Inc., Orlando, FL
Perini Planning & Zoning, Inc., Rockville, MD
The Traffic Group, Inc., Bethesda, MD
The Weiler Group, LLC, Bethesda, MD
Lynch, Cary & Brown, Bethesda, MD
Desman Design Management, Crofton, VA



Revisions	Date
Site Plan No. 82000210	April 18, 2017
82000211A	January 2, 2018
82000211B	April 9, 2018
82000211C	April 18, 2018
82000211D	January 9, 2019
82000211E	July 22, 2019

- SA - Create
- AZ - Checkered
- D-P - Approved

PROFESSIONAL CERTIFICATION:
I, the undersigned, being a duly Licensed Professional Engineer in the State of Maryland, do hereby certify that I am the author of the design and content of this plan and that I am a duly Licensed Professional Engineer in the State of Maryland, License No. 15822.

Washington Adventist Hospital
Replacement Project
 PLUM ORCHARD DRIVE
 SILVER SPRING, MARYLAND 20904

Designator's Certificate
This Certificate applies to copies of the Plan Approval No. 82000210.
Issued Upon Condition, Development Project, and Under the Plan.
Design: ADVENTIST HEALTHCARE, INC. GEOFFREY A. MORGAN
Address: 820 WES. DAVID AVENUE, SUITE 600 GAITHERSBURG, MD 20878
Phone: 301-862-4458
Project:

SITE PLAN AMENDMENT
82000210G

PLUM ORCHARD
DRIVE CROSS
SECTION EXHIBIT

Scale: 1"=10'-0"
Softek Project No.: 1840-03-00
Issue Date: 09/11/2017

EXH-003

ATTACHMENT 3



DEPARTMENT OF TRANSPORTATION

Isiah Leggett
County Executive

Al R. Roshdiah
Director

February 27, 2017

Mr. Khalid Afzal, Acting Chief
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

RE: Site Plan No. 8200802E
Washington Adventist Hospital

Revised Plum Orchard Drive restriping plan

Khalid:
Dear Mr. Afzal:

In the June 29, 2016 Department of Transportation letter (signed by Gary Erenrich for Director Al Roshdiah) to Planning Director Gwen Wright, MCDOT conditionally supported the proposal to restripe Plum Orchard Drive to provide:

- a two-way bikeway along the hospital side separated from the travel lanes by a three (3) foot buffer
- two through and one center left turn lane at selected intersections and entrances
- and a parking lane along the [opposite] shopping center side of the road

subject to confirmation of the details at the permit stage based on actual, field-measured pavement dimensions and proposed turning movements. Following the Planning Board's June 30, 2016 approval of this amended Site Plan, the applicants prepared a concept plan to implement those improvements. Subsequently, the applicants and staff from both of our agencies met and reconsidered the relative merits of that design.

As a result of those discussions, the applicants are now requesting Planning Board approval to delete the parking lane and instead provide two one-way bikeways, one on each side of the road. We understand that, in order for the Planning Board to approve this change under a consent item, a letter of support is needed from MCDOT.

This letter is to advise the Planning Board that MCDOT conditionally supports the applicants' proposal to amend condition no. 10 of the July 22, 2016 Planning Board Resolution for this Site Plan as outlined above. We agree this change will improve safety and efficiency for cyclists, transit riders, and motorists. This letter reflects the collaborative thoughts of DOT staff in the Divisions of Transportation Engineering, Traffic Engineering & Operations, and the Office of Transportation Policy.

Office of the Director

101 Monroe Street, 10th Floor • Rockville, Maryland 20850 • 240-777-7170 • 240-777-7178 FAX

www.montgomerycountymd.gov/dot

Located one block west of the Rockville Metro Station

montgomerycountymd.gov/311



301-251-4850 TTY

After reviewing the applicants' consultant's revised concept plan, we conditionally support their revised restriping proposal, subject to the following conditions:

- Overall plan: We continue to have concerns about the safety of transit users, bicyclists, and pedestrians at the bus stops and the intersection with the Main Hospital Entrance/Master Plan Road B-5. Ideally, this plan would include floating bus stops and a protected intersection. Before the applicants' submit their final Signs and Markings Plans for MCDOT Traffic Engineering's approval, we request the opportunity to meet with them again to explore further interim measures to improve safety and operations at these locations.
- We recommend the separated bikelanes on the hospital side of Plum Orchard Drive extend from the existing bus shelter just south of Broadbirch Drive to Cherry Hill Road. On the opposite (shopping center side) of Plum Orchard Drive, these improvements should extend from Cherry Hill Road to Broadbirch Drive.
- The consultant will need to coordinate bus stop improvements with Ms. Stacy Coletta of our Division of Transit Services. Our current transit plans only reflect counter-clockwise bus movements along Plum Orchard Drive. Ms. Coletta may be contacted at 240-777-5800 or at stacy.coletta@montgomerycountymd.gov.
- Details "B & C:" we accept the proposed dimensions.
- Detail "D" (at the proposed intersection for the Main Hospital Entrance/Master Plan Road B-5), we recommend the plan be amended to reflect:
 - The restriping plan needs to provide openings in the three (3) foot wide buffer area on the north side of the intersection – to guide bicyclists on how/where to cross Plum Orchard Drive.
 - The eastbound green ladder bar bike crossing across the Main Hospital Entrance/Master Plan Road B-5 needs to align with the six (6) foot bikelane beyond that intersection; the pedestrian crosswalk should be designed with a skew to capture the sidewalk users.
 - To further protect pedestrians, cyclists, and transit users at this anticipated busy signalized intersection, consideration should be given to installing a "No Right Turns on Red" restriction on the traffic signal plan.

Mr. Khalid Afzal
Site Plan No. 82008021E
Washington Adventist Hospital
February 27, 2017
Page three

- Detail "D:" the proposed dimensions exceed the existing fifty (50) foot wide pavement section. We recommend the westbound through and eastbound inside through lane be reduced to ten (10) feet to fit within the available section; the eastbound transit area/curblane should remain at eleven (11) feet as proposed.
- Detail "D" (between the proposed traffic signal for the Main Hospital Entrance/Master Plan Road B-5 and the eastern limit of the proposed transit center), we recommend this section of the plan be augmented with additional elements:
 - We recommend separating bicyclists from pedestrians and handicapped users of the sidewalk. To do so, we recommend reducing the proposed lawn panel to five (5) feet and separating the bikelane from the sidewalk with a one (1) foot wide, three (3) inch high mountable curb (see Attachment).
 - The applicants will need to obtain a Public Improvements Easement from the adjacent property owner(s) to construct and maintain the section of proposed off-road bikelane and sidewalk outside the public right-of-way.

Thank you for your consideration of these conditional recommendations. If you have any questions or comments regarding this letter, please contact me at your earliest convenience.

Sincerely,



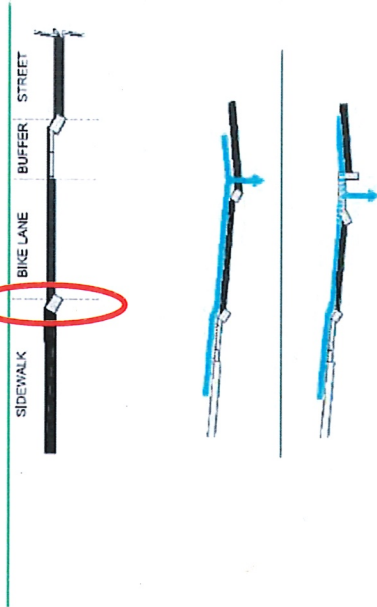
Gregory M. Leck, Manager
Development Review Team
Office of Transportation Policy

Enclosure

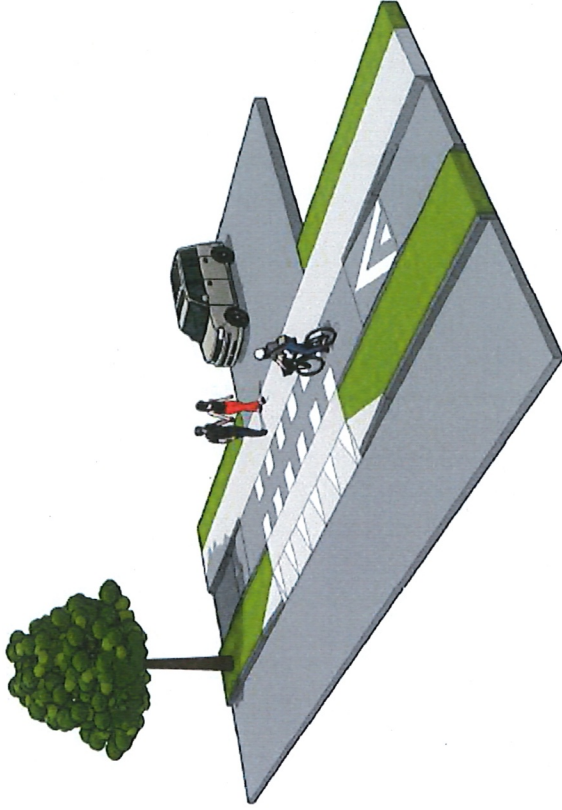
CC: Geoff Morgan Washington Adventist Hospital
Phillip Perrine Perrine Planning & Zoning
Glenn Cook Traffic Group
Dan Pino Soltesz
Rose Krasnow M-NCPPC DO
David Anspacher M-NCPPC FPPD
Ed Axler M-NCPPC Area 2
Augustine Rebish, Jr. MDSHA District 3

CC-e: Peter Fosselman Al Roshdieh
Emil Wolanin Christopher Conklin
Gary Erenrich Andrew Bossi
Dewa Salihi Khursheed Bilgrami
Patricia Shepherd Matt Johnson
Deanna Archey Stacy Coletta
Atiq Panjshiri Sam Farhadi
Kamal Hamud Deepak Somarajan

Separate the sidewalk and the bike lane with a 3" beveled curb.



① CURB SEPARATED BIKE LANE
TYPICAL SECTION & DRAINAGE EXAMPLES



② RAISED DRIVEWAY CROSSING
GRAPHIC

Example of Nicholson Lane design.