

APR 9 2012



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

MCPB No. 12-42
Site Plan No. 82008021C
Project Name: Washington Adventist Hospital
Hearing Date: March 15, 2012

RESOLUTION

WHEREAS, pursuant to Montgomery County Code Division 59-D-3, the Montgomery County Planning Board ("Planning Board") is required to review amendments to approved site plans; and

WHEREAS, on December 4, 2008, the Planning Board approved Site Plan 820080210 (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, a medical office building, and parking facilities on 48.86 acres located on the west side of plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive on I-1 and I-3 zoned land ("Property" or "Subject Property"); and

WHEREAS, on February, 2, 2010, the Planning Board approved Site Plan 82008021A for a number of architectural and site development modifications to Site Plan 820080210, resulting in a reduction to 792,951 square feet of approved development; and

WHEREAS, on August 10, 2010, the Planning Board approved Site Plan Amendment 82008021B for a modification to Condition No. 1 of Site Plan 82008021A to require conformance of the Site Plan with the approved Special Exception S-2721 dated October 27, 2008; and

WHEREAS, on January 11, 2012, Adventist HealthCare Inc. ("Applicant"), filed a site plan amendment application designated Site Plan 82008021C, Washington Adventist Hospital (the "Amendment") for approval of the following modifications to the previously approved site plans:

1. Increase density from 792,951 square feet to 803,428 square feet;
2. Increase North Parking Garage height by three levels (approximately 35 feet above grade) by eliminating some below grade parking without altering the number of parking spaces or garage footprint;
3. Widen North Parking Garage entrances;

Approved as to
Legal Sufficiency:

8787 Georgia Ave

MNCPPC Legal Department
www.MCParkandPlanning.org

Chairman's Office: 301.495.4605 Fax: 301.495.1320

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4. Provide additional building connections between the Hospital (Main Building) and Building A at levels 3, 4, and 5;
5. Implement minor architectural changes to the Hospital (Main Building) and Medical Office Building 1 (MOB 1);
6. Landscape, lighting and grading modifications;
7. The addition of switch and fuse boxes; and
8. The addition of PEPCO transformers; and

WHEREAS, following review and analysis of the Amendment by Planning Board staff ("Staff") and the staff of other applicable governmental agencies, Staff issued a memorandum to the Planning Board dated March 1, 2012, setting forth its analysis and recommendation for approval of the Amendment ("Staff Report"); and

WHEREAS, on March 15, 2012, Staff presented the Amendment to the Planning Board at a public hearing on the Amendment (the "Hearing") where the Planning Board heard testimony and received evidence submitted for the record on the Amendment; and

WHEREAS, the Planning Board modified the Staff recommendation of the maximum amount of floor area approved by this Amendment to be 803,570 square feet, the maximum floor area allowed under the Special Exception S-2721 for the Subject Property, as conditioned; and

WHEREAS, on March 15, 2012, the Planning Board APPROVED the Amendment as modified at the Hearing, on the motion of Commissioner Dreyfuss, seconded by Commissioner Anderson, with a vote of 4-0; Commissioners Carrier, Casey, Dreyfuss, and Wells-Harley voting in favor, and Commissioner Presley being absent.

NOW, THEREFORE, BE IT RESOLVED THAT, pursuant to the relevant provisions of Montgomery County Code Chapter 59, the Planning Board APPROVES Site Plan 82008021C, i) to allow density up to the maximum allowed under the Special Exception S-2721, for 803,570 square feet, as long as it does not generate more than 1,212 weekday AM peak-hour trips and 1,080 weekday PM peak-hour trips from the site pursuant to the APF extension approved April 2008, Preliminary Plans 119820680 approved January 29, 2009 and 11991039A approved November 29, 2007, and ii) all other items in the Application as submitted; and

BE IT FURTHER RESOLVED, that having given full consideration to the recommendations and findings of its Staff as presented at the Hearing and as set forth in the Staff Report, which the Planning Board adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, Planning Board FINDS, with the conditions of approval that this Amendment does not alter the

intent, objectives, or requirements in the originally approved site plan, as revised by all previous amendments, and that all findings remain in effect; and

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on December 22, 2011, shall be required, except as modified as required by Staff; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

BE IT FURTHER RESOLVED, that this Amendment 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 _____ (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).

* * * * *

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 _____, seconded by Commissioner _____, with Commissioners _____ (list) voting in favor of the motion, with Commissioner(s) _____ (list) dissenting, Commissioner(s) _____ (list) abstaining, Commissioner(s) _____ (list) being absent or being temporarily absent, at its regular meeting held on Thursday, _____, 200., in Silver Spring, Maryland.

intent, objectives, or requirements in the originally approved site plan, as revised by all previous amendments, and that all findings remain in effect; and

BE IT FURTHER RESOLVED that all site development elements as shown on Washington Adventist Hospital drawings stamped by the M-NCPPC on December 22, 2011, shall be required, except as modified as required by Staff; and

BE IT FURTHER RESOLVED, that this Resolution constitutes the written opinion of the Board and incorporates by reference all evidence of record, including maps, drawings, memoranda, correspondence, and other information; and

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

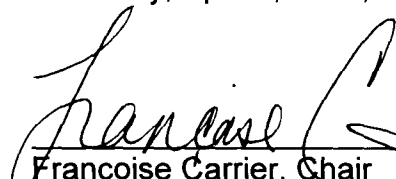
BE IT FURTHER RESOLVED, that the date of this Resolution is APR 9 2012 (which is the date that this Resolution is mailed to all parties of record); and

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 an Order 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 Dreyfuss, with Chair Carrier, Vice Chair Wells-Harley, and Commissioners Dreyfuss and Presley voting in favor of the motion, and Commissioner Anderson absent at its regular meeting held on Thursday, April 5, 2012, in Silver Spring, Maryland.



Françoise Carrier, Chair
Montgomery County Planning Board