



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

MCPB No. 17-093
Site Plan No. 82008021F
Washington Adventist Hospital
Hearing Date: November 2, 2017

NOV 03 2017

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. 820080210 (MCPB No. 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 on 44.86 acres of LSC zoned-land, located on the west side of Plum Orchard Drive, approximately 400 feet southwest of Broadbirch Drive ("Subject Property"), in the Area 2 Policy Area and White Oak Science Gateway Master Plan ("Master Plan") area; and

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

WHEREAS, on August 10, 2010, the Planning Board, by Resolution No. MCPB No. 10-95, approved an amendment to the Site Plan No. 82008021B for a modification to Condition No. 1 requiring conformance to the Site Plan to the approved Special Exception on the Subject Property; and

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

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

Approved as to
Legal Sufficiency:

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WHEREAS, on July 22, 2016, the Planning Board, by Resolution No. MCPB No. 16-052 approved an amendment to the Site Plan No. 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 on the Subject Property; and

WHEREAS, on August 14, 2017, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of an amendment to the previously approved site plan(s) 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 5' on all sides.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82008021F 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 October 23, 2017, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on November 2, 2017, Staff presented the Amendment to the Planning Board as a consent item for its review and action, at which time the Planning Board voted to approve the Amendment subject to certain conditions, by the vote certified below.

NOW, THEREFORE, BE IT RESOLVED THAT, the Planning Board adopts the Staff's recommendation and analysis set forth in the Staff Report and hereby approves Site Plan No. 82008021F, subject to the following conditions:

1. Conditions numbers 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 24 and 26 of the approved Site Plan No. 82008021E are modified as follows, (the deleted text is in ~~strikeout~~, new text is underlined):

Condition No. 3 (c) 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~~ final

and Occupancy permit for the main Hospital building. The trees must be a minimum of three-inch caliper.

Condition No. 5. Prior to the issuance of the first 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).

Condition No. 6. Prior to issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must submit and execute a deed of dedication acceptable to the 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.

Condition No. 7. Prior to issuance of the final 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.

Condition No. 8. Prior to issuance of the final Use and Occupancy permit, 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.

Condition No. 9. Prior to the issuance of the final 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 final 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 final Use and Occupancy Permit:

Condition No. 10. 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:

Condition No.11. Prior to the issuance of the final 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.

Condition No. 12. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must provide the following improvements as approved by MCDOT:

a.~~Deceleration lane for r~~ Right turns from eastbound Plum Orchard Drive onto southbound Street B-5.

Condition No.13. The Applicant must provide employee shuttle(s) from main shift employees to and from Takoma Park Campus or the Metrorail system for 10 years (from the issuance of the final 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.

Condition No.14. Prior to the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must construct a multi-bus pull-off facility with four bus shelters ~~with canopy structure(s)~~ along Plum Orchard Drive, east of Street B-5, as approved by MCDOT and shown on the Certified Site Plan.

Condition No. 15. Prior to the issuance of the final 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.

Condition No. 16. Prior to issuance of the first Use and Occupancy permit for the main Hospital building, the Applicant must submit and obtain M-NCPPC and MCDOT Staff approval of a traffic management plan. The management plan must include signage, employee incentives, car pools, educational measures, and other mechanism to reduce single-occupancy car travel, and encourage transit use in order to minimize the impacts of the increased traffic on the surrounding streets.

Condition No. 17. a. Prior to issuance of the final 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.

Condition No. 24. a. Prior to issuance of the final 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).

Condition No. 26. Prior to issuance of the final 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.

2. Conditions No. 4 and 18 of the approved Site Plan No. 820082021E are modified as follows, (new text is underlined):

Condition No.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 as amended January 19, 2017, and hereby incorporates them as conditions of approval. The Applicant must comply with each of the recommendations as set forth in the letters, 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.

Condition No. 18. The Planning Board accepts the recommendations of the Montgomery County Fire and Rescue (MCFRS) Fire Code Enforcement Section in its letter dated April 14, 2016, and as amended September 1, 2017, 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.

BE IT FURTHER RESOLVED that all other site plan conditions of approval for this project remain valid, unchanged and in full force and effect; and

BE IT FURTHER RESOLVED that all development elements shown on the latest electronic version of Washington Adventist Hospital 82008021F, submitted via ePlans to the M-NCPPC as of the date of the Staff Report, are 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 as set forth in the Staff Report, which the Board hereby adopts and incorporates by reference, the Montgomery County Planning Board FINDS that, with the conditions of approval, this Amendment does not alter the intent, objectives, or requirements in the originally approved site plan No. 820080210 or subsequent amendments, and that all findings remain in effect, except as modified herein; and

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 the date of this written resolution is NOV 03 2017 (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 written opinion, 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 Commissioner Cichy, seconded by Commissioner Patterson, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on Thursday, November 2, 2017, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board