



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

MCPB No. 18-022
Site Plan No. 82008021G
Washington Adventist Hospital
Hearing Date: March 22, 2018

MAY 03 2018

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 Resolution 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 Fairland/White Oak Policy Area and the White Oak Science Gateway Master Plan ("Master Plan") area; and

WHEREAS, on February 2, 2010, the Planning Board approved Site Plan Amendment No. 82008021A (MCPB Resolution No. 10-05) 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 approved Site Plan Amendment No. 82008021B (MCPB Resolution No. 10-95) for a modification to Condition 1 requiring conformance of the Site Plan to the approved Special Exception on the Subject Property; and

WHEREAS, on April 9, 2012, the Planning Board approved Site Plan Amendment No. 82008021C (MCPB Resolution No. 12-42) 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 January 10, 2013, the Planning Board approved Site Plan Amendment No. 82008021D (MCPB Resolution No. 12-142) 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:

 4/2/18

8787 Georgia Avenue, Silver Spring, Maryland 20910 Phone: 301.495.4605 Fax: 301.495.1320
M-NCPPC Legal Department
www.montgomeryplanningboard.org E-Mail: mcp-chair@mncppc-mc.org

WHEREAS, on July 22, 2016, the Planning Board approved Site Plan Amendment No. 82008021E (MCPB Resolution No. 16-052) 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 November 03, 2017, the Planning Board approved Site Plan Amendment No. 82008021F (MCPB Resolution No. 17-093) for the following modifications on the Subject Property:

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; and

WHEREAS, on November 1, 2017, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of modification to 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; modification to Condition 14 of the previously approved Site Plan 82008021F, to reduce the total number of bus shelters to be provided from four to two; and

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82008021G 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 March 8, 2018, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on March 22, 2018, Staff presented the Amendment to the Planning Board 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. 82008021G, subject to the following conditions:

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:

Two, one-way bike lanes, one on each side of Plum Orchard Drive separated from the travel lanes by 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.

14. Other Transportation-related Improvements

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 two bus shelters along Plum Orchard Drive, east of Street B-5, as approved by MCDOT and shown on the Certified Site Plan. MCDOT may require the Applicant to install up to two additional shelters in the future if they are needed to meet demand.

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".

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 82008021G, 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 MAY 03 2018 (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
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 Fani-González, seconded by
Commissioner Cichy, with Chair Anderson, Vice Chair Dreyfuss, and Commissioners
Fani-González, Cichy, and Patterson voting in favor at its regular meeting held on
Thursday, April 26, 2018, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board