

Washington Adventist Hospital, Site Plan Amendment 82008021J

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Description

Request to amend conditions of previously approved site plans (Amendments E, F, and G) regarding the timing for the completion of amenities, roadway improvements, and the Traffic Mitigation Agreement (TMAG); revisions to site plan drawings; addition of the approved Grade Establishment Plan for Master Plan Street B-5 to the Site Plan; location of the two initial bus shelters to be installed along Plum Orchard Drive; and a sidewalk addition.

Location: West side of Plum Orchard Drive, approximately 400 feet south of Broadbirch Drive.

Master Plan: 2014 *White Oak Science Gateway Master Plan*.

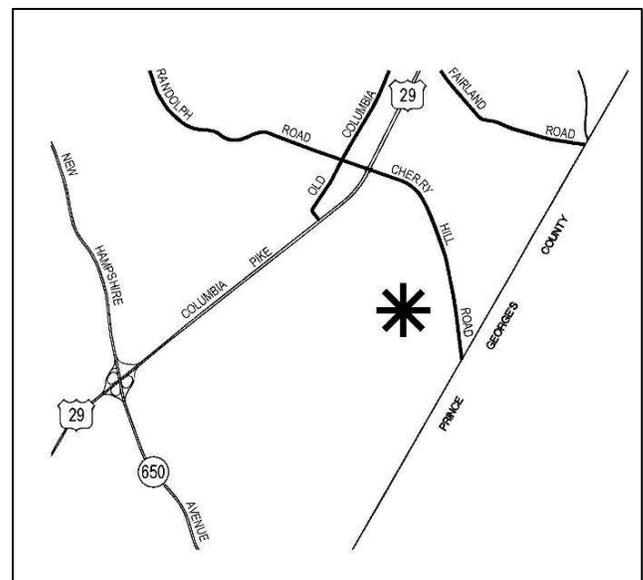
Size: 44.86 acres.

Zone: Life Sciences Center (LSC) 1.0, H-200.

Applicant: Adventist Healthcare, Inc.

Acceptance Date: March 14, 2019.

Review Basis: Chapter 59, Zoning Ordinance.



Summary

- Staff recommends approval with conditions.
- The proposed amendment modifies Condition Nos. 6, 7, 8, 11, 13, 15 and 26 of Site Plan 82008021F to change the timing of various required items such as the way finding system, roadway improvements on Plum Orchard Drive; and the courtyard between the main hospital and Building “A”.
- The proposed amendment modifies Condition Nos. 9 and 12 of Site Plan 82008021E and 82008021F to change the timing for the completion of required roadway improvements.
- The proposed amendment modifies Condition No. 10, 14 and 30 of Site Plan 82008021G to change the timing for the completion of the transportation improvements, revise the bike lane buffer, require exact roadway lane dimensions as approved by Montgomery County Department of Transportation (MCDOT), and to require the new name for Building “A” on certified plans.

- The proposed amendment modifies the site plan drawings of Site Plan 82008021G to add the Grade Establishment Plan for Street B-5; indicate the location of the two initial bus shelters to be installed along Plum Orchard Drive; and to add a sidewalk connection.
- Staff does not support the Applicant's initial request for modifications to Condition No. 5 of Site Plan 82008021F which entails changing the timing of the Traffic Mitigation Agreement (TMAg) to prior to the final Use and Occupancy (U&O) permit from first U&O.
- Staff does not support the Applicant's initial request for modifications to Condition No. 16 of Site Plan 82008021F which entails changing the timing for the Traffic Management Plan to prior to the final U&O permit from first U&O, as it is anticipated to be completed within the initial timeframe alongside the TMAg.
- The proposed amendment modifies the Data Table to revise the overall Gross Floor Area (GFA) to exclude mechanical equipment and to reduce the total parking spaces in the South Garage to 1,015 spaces from 1,028 spaces.
- The proposed amendment is being reviewed under the Zoning Ordinance in effect prior to 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 82008021J, subject to conditions listed below. All site development elements shown on the latest electronic version of Site Plan Amendment 82008021J 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 Nos. 6, 7, 8, 11, 13, 15, and 26 of Site Plan 82008021F, as modified herein (the deleted text is in ~~strikeout~~, new text is underlined):

Master Plan Road B-5

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 MCDOT to dedicate 60 feet of right-of-way (ROW) for Street B-5 located on Subject Property as shown on the Certified Site Plan.~~ certification of Site Plan Amendment 82008021J, the Applicant must obtain a Design Exception approval from MCDOT and a waiver from DPS for the up to 62-foot reduced right-of-way (70-foot per the White Oak Science Gateway Master Plan) and must submit a third-party certification stating compliance with the site plan and county standards for roadway B-5. Prior to August 25, 2019, the applicant must submit a deed of dedication for review and approval by MCDOT to dedicate up to 62 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 December 31, 2019 ~~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. If the Applicant is unable to complete Street B-5 as prescribed, the Applicant is liable for the actual costs of completion, up to an additional 50% of the existing Site Plan Surety Bond amount.

Condition No. 8. Prior to December 31, 2019 issuance of the final Use and Occupancy permit, the Applicant must ~~construct~~ 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. Prior to certification of Site Plan Amendment 82008021J, ~~t~~The exact location, design and construction of the bikeway must be approved by the MCDOT, Division of Traffic Engineering and Operations and Division of Transportation Engineering. If the Applicant is unable to complete the bikeway as prescribed, the Applicant is liable for the actual costs of completion, up to an additional 50% of the existing Site Plan Surety Bond amount.

Plum Orchard Drive and Broadbirch Drive Intersection

Condition No. 11. Prior to October 1, 2019 the issuance of the final Use and Occupancy permit for the main Hospital building, the Applicant must ~~install~~ provide a new traffic signal at the intersection, if warranted and approved by MCDOT. of Plum Orchard Drive and Broadbirch Drive, as warranted and approved by MCDOT on May 20, 2018. If the applicant is unable to complete the work before October 1, 2019, the Applicant is liable for the actual costs of completion, up to an additional 20% of the existing right-of-way bond amount to the County.

Other Transportation-related Improvements

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 August 25, 2019 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. 15. Prior to August 25, 2019 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 DOT 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.

Open Space, Facilities and Amenities

Condition No. 26. Prior to issuance of the final Use and Occupancy permit for the interior fit out of Building A ~~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.

Conditions Nos. 9 and 12 of Site Plan 82008021E and 82008021F, as modified herein (the deleted text is in strikeout, new text is underlined):

Cherry Hill Road & Plum Orchard Drive/Clover Patch Drive Intersection

Condition No. 9. Prior to October 1, 2019 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 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:~~

- 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, per the May 11, 2018 MCDOT approval.

If the Applicant is unable to complete the improvements as prescribed, the Applicant is liable for the actual costs of completion, up to an additional 20% of the existing right-of-way bond amount to the County.

Plum Orchard Drive and Street B-5 Intersection

Condition No. 12. Prior to November 1, 2019 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. 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 of B-5 and Plum Orchard Drive, as warranted and approved by MCDOT on May 20, 2018.

If the applicant is unable to complete the work before November 1, 2019, the Applicant is liable for the actual costs of completion, up to an additional 20% of the existing right-of-way bond amount to the County.

Conditions Nos. 10, 14, and 30 of Site Plan 82008021G, as modified herein:

Plum Orchard Drive

Condition No. 10. Prior to October 1, 2019 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 with exact dimensions as approved by MCDOT:

Two, one-way bike lanes, one on each side of Plum Orchard Drive separated from the travel lanes by buffers with flex posts~~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 driveways, Street B-5, Ambulance/Service Road access driveway, and North Entrance.

If the Applicant is unable to complete the work before October 1, 2019, the Applicant is liable for the actual costs of completion, up to an additional 20% of the existing right-of-way bond amount to the County.

Other Transportation-related Improvements

Condition No. 14. Prior to October 1, 2019 ~~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. If the Applicant is unable to complete the work before October 1, 2019, the Applicant is liable for the actual costs of completion, up to an additional 20% of the existing right-of-way bond amount to the County.

Certified Site Plan

Condition No. 30. 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 by 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”.
- l. The Applicant must ensure the new name for Building A “Ancillary Hospital Facility” and the new street name for Street B-5 “Healing Way” will be reflected on all the plans for consistency.

SECTION 2 - SITE DESCRIPTION AND BACKGROUND

Site and Vicinity

The Property (outlined in red in Figure 1 below) is located 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 Heavy Industrial (I-2) and Technology and Business Park (I-3) Zones to the Life Sciences Center (LSC) 1-0, H-200 Zone. The abutting Global Lifesci (Percontee) property and the County Site II property are both zoned Commercial Residential (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 of the Subject Property 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 Washington Suburban Sanitary Commission (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 is 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 119910390, for the approximately 113 acres on the west side of Cherry Hill Road approximately 2,000 feet southeast of its intersection with Colesville Road (US 29) 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 until 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 several 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 No. 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 few 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-1.0, H-200, 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.

On May 3, 2018, the Planning Board approved Site Plan Amendment 82008021G for the following:

1. Modifications to Conditions No. 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;
2. Modifications 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.

On October 18, 2018, the Director of Planning approved Site Plan Amendment 82008021H for the following modifications:

1. Addition of two floors, Levels 6 and 7 on the Main Hospital Building, south tower;
2. Addition of crawl space under north tower;
3. Minor façade, window, canopy, retaining wall modifications;
4. Minor pavement and landscape modifications;
5. Relocation of transformer/switchgear box and landscaping/screening along Plum Orchard Drive;
6. Switchgear box added adjacent to transformer at SE corner of Building A, and transformer/switchgear box added to South Garage;
7. Removal of the traffic island, reduced driveway width and revised lighting design along ambulance access drive;
8. Louvers, doors and roof screen wall added to Central Utility Plan (CUP) elevations;
9. Revisions to utility locations to reflect final construction; and
10. Parking gates added at Phase 1A surface parking lot.

On October 18, 2018, the Director of Planning approved Site Plan Amendment 82008021I for the following modification:

1. Include required off-site transportation improvements within the limits of disturbance on the Forest Conservation Plan.

SECTION 3 - PROPOSED AMENDMENT

Construction of the Washington Adventist Hospital in White Oak will replace the aging Takoma Park facility and is expected to be completed shortly and is scheduled to open on August 25, 2019.



Figure 2: Photo of the Hospital (December 24, 2018)

However, the construction of the Hospital continues to evolve, as such the Applicant seeks the following modifications to the approved Site Plan:

1. Provide a Grade Establishment Plan for Street B-5

The Applicant is seeking to add the approved Grade Establishment Plan for Street B-5 to the Certified Site Plan. This was requested by Montgomery County Department of Permitting Services (MCDPS) staff to eliminate confusion regarding the approved Grade Establishment Plan for Street B-5 at the time of final inspection and acceptance of Street B-5 by the County.

2. Indicate the location of two of the four bus shelters along Plum Orchard Drive

Currently, Condition No. 14 of approved Site Plan 82008021G requires the Applicant to construct a multi-bus pull-off facility with four bus shelters, along Plum Orchard Drive, east of Street B-5, as approved by MCDOT and shown on the Certified Plan, prior to issuance of the final Use and Occupancy permit for the main Hospital building. The Applicant has met with MCDOT Transit Services staff and agreed that initially only two of the four bus shelters are to be constructed and

have agreed on which two to be constructed by October 1, 2019. The Applicant now seeks to indicate the location of the two initial bus shelters to be constructed along Plum Orchard Road to be identified on the Site Plan.

3. Change Street B-5 street name from “Kress Drive” to “Healing Way”

The Applicant is seeking to change the name of the master planned Street B-5 from “Kress Drive” to “Healing Way” with the understanding that this street would be dedicated to the County and, could, thereafter, be used for building address. The Applicant is proceeding through the proper street renaming process with the Development Applications and Regulatory Coordination (DARC) Division to receive a new address plan showing the new street name. The Applicant understands that this process is beyond the Planning Board’s jurisdiction. As of the date of this report, DARC has formally approved the street name change and the addressing plan is pending approval. While outside of the regulatory approval process, Staff is accepting the renaming of the street on the Site Plan as an administrative exercise and takes no exception to the change.

4. Change timing to Conditions of Approval

The Applicant met with MCDPS staff and discussed the timing for various required items. As a result of these discussions the Applicant now seeks to change the timing of the following conditions:

- Condition No. 6 of the approved Site Plan 82008021F, currently requires the Applicant to submit and execute a deed of dedication acceptable to the MCDOT to dedicate 60 feet of right-of-way (ROW) for Street B-5. The White Oak Science Gateway Master Plan recommends a 70-foot ROW, whereas the Applicant seeks to deviate. As a result, the Applicant must now obtain a Design Exception approval from MCDOT and a waiver from DPS for the 62-foot reduced right-of-way prior to certified site plan approval.
- Condition No. 7 of the approved Site Plan 82008021F, currently requires the Applicant to construct an interim cross-section of Street B-5, whereas MCDOT now requires the Applicant to construct a permanent cross-section with a shared use path by December 31, 2019.
- Condition No. 8 of the approved Site Plan 82008021F, currently requires the Applicant to provide Bikeway LB-8 on the east side of Street B-5 prior to the issuance of the final Use and Occupancy permit. However, the State Highway Administration has made land available to construct the shared-use path on SHA property. Staff understands that the Applicant has experienced complications in negotiating the process for the dedication and acceptance of Street B-5, including the shared-use path and negotiating the maintenance responsibility for the shared-use path after construction. Staff also understands that the subsequent addition of the shared-use path to the construction program requires modification to the current SHA permit. Therefore, in order to accommodate the additional time to construct the shared-use path, the Applicant is seeking to change the timing for completion of the shared path to December 31, 2019, instead of the final Use and Occupancy permit for the Hospital.
- Condition No. 9 of the approved Site Plan 82008021E and 82008021F, currently requires the Applicant to implement a series of roadway improvements prior to the

U&O for the main hospital building, whereas the Applicant will now complete the improvements by October 1, 2019.

- Plum Orchard Drive

Condition No. 10. of the approved Site Plan 82008021G, currently requires the Applicant to 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, prior to the issuance of the final Use and Occupancy permit. The revised timing for completion of this roadway improvement is October 1, 2019.

Condition No. 10 of Site Plan 82008021G, also requires the Applicant to provide two, one-way bike lanes, one on each side of Plum Orchard Drive separated from the travel lanes by three and a half-foot buffer, since the dimension of the travel lanes varies with some sections containing less than three and a half-foot wide buffer. The bike lane construction is now proposed to be completed by October 1, 2019, to be separated by buffers with flex posts, instead of a three and a half-foot buffer, as shown on the amended plan.

- Plum Orchard Drive and Broadbirch Drive Intersection

Condition No. 11. of the approved Site Plan 82008021F, currently requires the Applicant to provide a new traffic signal at the intersection, if warranted and approved by MCDOT, prior to the issuance of the final Use and Occupancy permit. MDOT has warranted and approved this traffic signal on May 20, 2018, which must be constructed by the Applicant prior to October 1, 2019.

- Plum Orchard Drive and Street B-5 Intersection

Condition No. 12. of the approved Site Plan 82008021E and 82008021F, currently requires the Applicant to provide the following improvements as approved by MCDOT, prior to the issuance of the final Use and Occupancy permit for the main Hospital building:

- a. Right turn 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.

The revised timing for completion of the turning lanes and the traffic signal at the intersection of Plum Orchard Drive and Street B-5 is November 1, 2019.

Currently, Condition Nos. 10, 11, and 12 require the above stated site improvements to be completed prior to the issuance of the final Use and Occupancy permit. The construction plans for the off-site improvements were submitted to the County in September 2017, whereas the permits to perform the work were not received until October 2018. Since then, the Applicant has recently finalized and acquired easements. The Applicant anticipates the improvements to be completed prior to the final Use and Occupancy permit for the Hospital. However, the Applicant does not

anticipate that the final inspection will be completed prior to final Use and Occupancy permit. The Applicant anticipates that it will take approximately four (4) months after the final Use and Occupancy permit is issued and State License is activated to finalize the approval and signoff process on the required improvements with the County. Therefore, the Applicant seeks approval to have the turn lanes satisfied by October 1, 2019, and the traffic signal by November 1, 2019. Roadway striping with the exact dimensions shall also be required with this amendment to the conditions.

- Condition No. 13 of Site Plan 82008021F, currently requires the Applicant to provide the employee shuttle by the issuance of the final Use and Occupancy Permit for the main hospital building, whereas it will now be provided by August 25, 2019.
- Condition No. 15 of Site Plan 82008021F, currently requires the Applicant to install a wayfinding system prior to the issuance of the final Use and Occupancy permit for the main Hospital building. The Applicant seeks to shift the timing of the installation of the wayfinding system to August 25, 2019. This change is necessary to avoid signs being installed on the surrounding streets directing people to the Hospital before the Hospital is open and operating.
- Condition No. 26 of Site Plan 82008021F, currently requires the Applicant to provide the Healing Garden, and the courtyard open space between the Main Hospital and Building A to be provided prior to the Final Use and Occupancy permit for the Main Hospital Building. Staff understands that due to a delay in the start of construction of Building A, Building A will still be under construction for a few months after the Hospital is open and operating. The Applicant also needs the courtyard for staging. This will make it impossible to finish the courtyard open space prior to the Final Use and Occupancy permit of the Main Hospital. Therefore, the Applicant seeks to shift the timing of delivery of the courtyard open space to the Final Use and Occupancy for the interior outfit of Building A.

Access to the main hospital entrance from the South Parking Garage requires patients/visitors to go through Building A to get to the Hospital entrance. However, since the Hospital will be open on August 25, 2019 and operating while Building A is still under construction, the Applicant seeks to provide a temporary hospital entrance to the Hospital from the South Parking Garage which will not go through Building A (as shown in Figure 3), and must be provided prior to final U&O for Building A.

5. Change Building “A” to “Ancillary Hospital Facility/ Medical Pavilion”

The Applicant is revising the name of Building “A” to “Ancillary Hospital Facility/ Medical Pavilion”. The certified plan must reflect the new name to be consistent.

6. Provide sidewalk connection from public (B-5) right-of-way to parking garage

Montgomery County Department of Transportation (MCDOT) has requested that the Applicant provide a sidewalk connection from Street B-5 right-of-way to the South Parking Garage as shown in red in Figure 3 below.

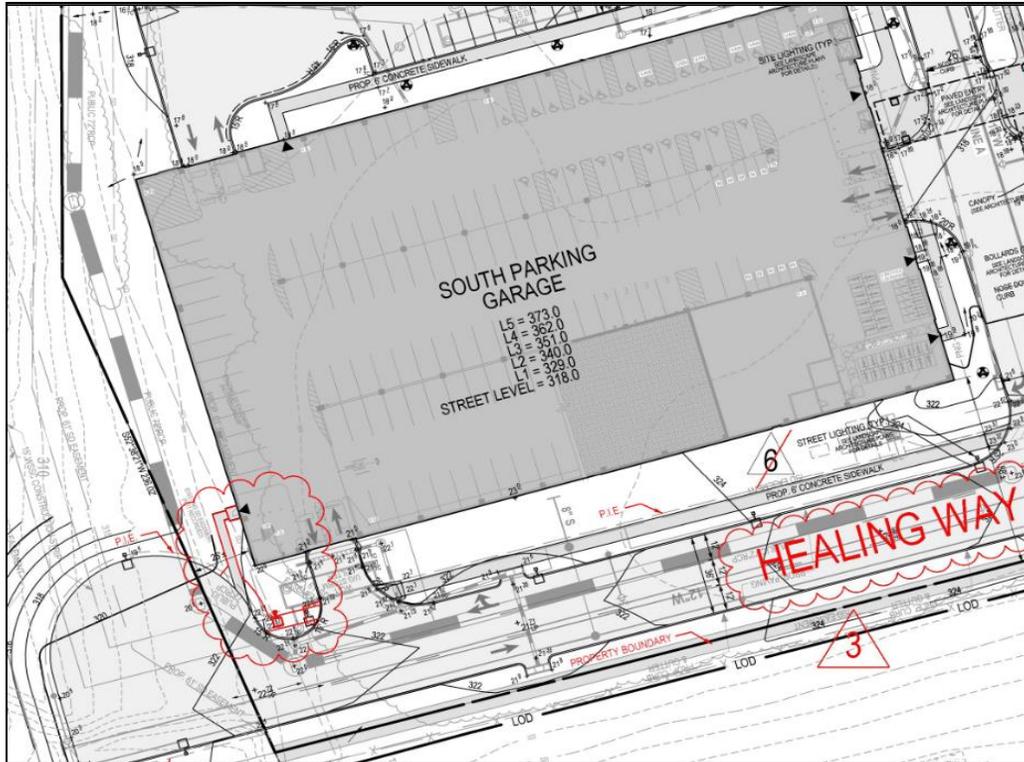


Figure 3: Proposed sidewalk connecting to South Parking Garage

7. Changes to dimensions of travel lanes and bikeway buffers along Plum Orchard Drive

Since Plum Orchard Drive is an urban street, the site plan was approved with lane widths which did not exceed 10 feet. However, MCDOT prefers an 11-foot travel lane, especially in the horizontal curve area near the intersection with Street B-5. The Applicant is seeking to revise the lane widths along Plum Orchard Drive with 10.5-foot widths, and a limited area with a minimum bikeway buffer width of 3 feet. The three-foot buffers occur on the northbound side of Plum Orchard Drive near the bus stop in order to provide an 11-foot travel lane adjacent to the bus stop. The Application drawings have been revised to show the new dimensions for the travel lanes and for the bikeway buffer. Condition No. 10 of Site Plan 82008021G has been revised and discussed as part of item 4 above.

8. Other Proposed minor items/changes

Other Transportation-related Improvements

Condition No. 15 of Site Plan 82008021F requires the Applicant to install wayfinding signs directing Hospital traffic to the Hospital via Cherry Hill Road and Plum Orchard Drive to be reviewed and approved by M-NCPPC and Montgomery County Staff. The wayfinding signs will be installed prior to August 25, 2019, instead of the issuance of the final Use and Occupancy Permit.

Lighting

Condition No. 24 of Site Plan 82008021E requires the Applicant to 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 (Models Lighting Ordinance-MLO: June 15, 2011, or as superseded).

The Applicant is seeking to add a timber retaining wall along Street B-5 (Healing Way), outside of the right-of-way, which will be approximately 90 feet long and six (6) inches to 24 inches high.

Lastly, this proposed amendment seeks to modify the Site Plan Data Table to revise the overall Gross Floor Area (GFA) to exclude mechanical equipment, which was previously included, and to revise the total parking spaces in the South Garage to 1,015 spaces from 1,028 spaces. The eliminated parking spaces were preempted by other facilities required during the construction of the garage. The minimum number of parking spaces is still met with the proposed reduction of 13 parking spaces.

Community Outreach

A notice regarding the proposed amendment was sent to all parties of record by the Applicant on March 25, 2019. 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 (Attachment A), and the Montgomery County Department of Permitting Services (MCDPS), all of whom support this application. 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 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 82008021J, with the amended conditions listed at the beginning of this report.

ATTACHMENT:

- A. MCDOT Site Plan Coordination Letter – July 2, 2019



DEPARTMENT OF TRANSPORTATION

Marc Elrich
County Executive

Al R. Roshdich
Director

July 02, 2019

Ms. Tamika Graham, Senior Planner
Area 2 Planning Division
The Maryland-National Capital
Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Site Plan No. 82008021J
Washington Adventist Hospital
SITE PLAN LETTER

Dear Ms. Graham:

Based on the coordination meeting held at the Montgomery County Department of Transportation (MCDOT) on May 14, 2019 and your follow-up email dated May 22, 2019, we request the Washington Adventist Hospital send a letter to MCDOT clearly stating Washington Adventists intentions to meet the conditions required as part of site plan amendment 82008021J, substantially confirming a joint understanding of the issues described below.

WAH Request:

#5 [Site Plan F] -- 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). – NO CHANGES

Office of the Director

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

www.montgomerycountymd.gov

Located one block west of the Rockville Metro Station

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MCDOT Response:

Washington Adventist Hospital will complete negotiations and execute a Traffic Mitigation Agreement before the first U&O permit is requested for the Main Hospital Building.

WAH Request:

#6 [Site Plan F] -- Prior to ~~issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, 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.

MCDOT Response:

The condition should be revised to the following:

“The applicant must obtain a Design Exception approval from DOT and a waiver from DPS for the 62-foot reduced right-of-way (70-foot per the White Oak Science Gateway Master Plan) prior to certified site plan approval. The applicant will need to submit a third-party certification stating compliance with the site plan and county standards for the proposed roadway B-5. The applicant must submit a deed of dedication for review and approval by DOT to dedicate 62 feet (including the 2-foot PIE on the WAH property as shown on the plans) of right-of-way (ROW) for Street B-5 located on Subject Property as shown on the Certified Site Plan prior to the use and occupancy permit allowing the operation of the Main Hospital.”

WAH Request:

#7 [Site Plan F] -- Prior to ~~issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, 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.

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MCDOT Response:

The condition should be revised to the following:

“Prior to December 31, 2019, the Applicant must construct the cross section of Street B-5 including the shared use path on SHA property per the applicable Montgomery County Standards and as shown on the Certified Site Plan and approved by MCDOT. A third-party certification for compliance with the MCDOT standards and site plan must be submitted by the applicant. Prior to the use and occupancy permit allowing the operation of the Main Hospital, the applicant must guarantee a form of security acceptable to MCDOT. The form of security must be 50% of the existing MNCPPC site plan surety bond.”

WAH Request:

#8 [Site Plan F] -- Prior to ~~issuance of the final Use and Occupancy permit~~ October 1, 2019, 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.

MCDOT Response:

The condition should be revised to the following:

“Prior to December 31, 2019, the Applicant must construct Bikeway LB-8 on the east side of Street B-5 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 and Division of Transportation Engineering prior to certified site plan. Prior to the use and occupancy permit allowing the operation of the Main Hospital, the applicant must guarantee a form of security acceptable to MCDOT. The form of security must be 50% of the existing MNCPPC site plan surety bond.”

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WAH Request:

#9 [Site Plans E&F] -- ~~Prior to issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, 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~~ October 1, 2019, 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~~ October 1, 2019:

- 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.

MCDOT Response:

The condition should be revised to the following:

“Prior to October 1, 2019, the Applicant must implement the following road improvements as approved by MCDOT.

- 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. The plans were approved by MCDOT on May 11, 2018.

If the applicant is unable to complete the work before October 1, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.”

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WAH Request:

#10 [Site Plan G] -- Prior to ~~issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, 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 with exact dimensions as 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 driveways, Street B-5, Ambulance/Service Road access driveway, and North Entrance.

MCDOT Response:

The condition should be revised to the following:

"Prior to October 1, 2019, 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 with exact dimensions as approved by MCDOT: Two, one-way bike lanes, one on each side of Plum Orchard Drive separated from the travel lanes by buffers with flex posts as shown on the plan; one westbound lane; one eastbound lane; one center lane for left turns at the intersections with the Target/USPS Carrier Center access driveways, Street B-5, Ambulance/Service Road access driveway, and North Entrance.

If the applicant is unable to complete the work before October 1, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County."

NOTE: The signing and marking plans were approved by MCDOT Division of Traffic Engineering & Operations on May 04, 2018.

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WAH Request:

#11 [Site Plan F] -- ~~Prior to issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, the Applicant must provide a new traffic signal at the intersection [of Plum Orchard Drive and Broadbirch Drive], if warranted and approved by MCDOT.

MCDOT Response:

The condition should be revised to the following:

Prior to October 1, 2019, the Applicant must install a new traffic signal at the intersection of Plum Orchard Drive and Broadbirch Drive, warranted and approved by MCDOT on May 20, 2018. If the applicant is unable to complete the work before October 1, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.”

WAH Request:

#12 [Site Plans E&F] -- ~~Prior to the issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, the Applicant must provide the following improvements as approved by MCDOT:

- a. 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.

MCDOT Response:

The condition should be revised to the following:

“Prior to October 1, 2019, the Applicant must provide the following improvements as approved by MCDOT:

- a. 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.

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- c. A new traffic signal at the intersection of B-5 and Plum Orchard Drive, warranted and approved by MCDOT on May 20, 2018.

If the applicant is unable to complete the work before October 1, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.”

WAH Request:

#13 [Site Plan F] -- 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~~ August 25, 2019) 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.

MCDOT Response: Acknowledged.

WAH Request:

#14 [Site Plan G] -- Prior to the ~~issuance of the final Use and Occupancy permit for the main hospital building~~ October 1, 2019, 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.

MCDOT Response:

The condition should be revised to the following:

“Prior to October 1, 2019, 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.

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If the applicant is unable to complete the work before October 1, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.”

WAH Request:

#15 [Site Plan F] -- Prior to issuance of the final Use and Occupancy permit for the main hospital building August 25, 2019, 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.

MCDOT Response: Acknowledged.

WAH Request:

#16 [Site Plan F] -- 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. – NO CHANGES

MCDOT Response: Acknowledged.

WAH Request:

#26 [Site Plan F] -- Prior to issuance of the final Use and Occupancy permit for the main hospital building interior fit out of Building A, 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.

MCDOT Response: Acknowledged.

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Thank you for the opportunity to review this preliminary plan. If you have any questions or comments regarding this letter, please contact Mr. Deepak Somarajan, our Development Review Engineer for this project at deepak.somarajan@montgomerycountymd.gov or at (240) 777-2194.

Sincerely,



Deepak Somarajan, Engineer III
Development Review Team
Office to Transportation Policy

SharePoint\teams\DOT\Director's Office\Development Review\Deepak\Preliminary Plan\ Washington Adventist Hospital \Letter\ 82008021J-Washington Adventist Hospital- MCDOT Site Plan Letter

cc: Letters notebook

cc-e:	Geoffrey Morgan	Adventist Health Care
	Patrick O'Neil	Lerch Early
	Robert Brewer	Lerch Early
	Philip Perrine	Perrine Planning & Zoning, Inc.
	Carrie Sanders	MNCPPC
	Patrick Butler	MNCPPC
	Pete Fosselman	MC OCE
	Hadi Mansouri	MCDPS
	Ehsan Motazedi	MCDPS ZSPE
	James Nichols	MCDPS ZSPE
	Hemal Mustafa	MCDPS FPCC
	Atiq Panjshiri	MCDPS RWPR
	Sam Farhadi	MCDPS RWPR
	Al Roshdieh	MCDOT
	Chris Conklin	MCDOT
	Mark Terry	MCDOT DTEO
	Devang Dave	MCDOT DTEO
	Sandra Brecher	MCDOT CSS
	Beth Dennard	MCDOT CSS
	John Thomas	MCDOT DTE
	Wayne Miller	MCDOT DTS
	Rebecca Torma	MCDOT OTP