



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

MCPB No. 19-094
 Site Plan No. 82008021J
 Washington Adventist Hospital
 Hearing Date: July 18, 2019

AUG 21 2019

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 several 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 No. 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 several 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 several minor architectural and site development modifications on the Subject Property; and

Approved as to
 Legal Sufficiency

Christina Scott 7/17/19

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 May 3, 2018, the Planning Board approved Site Plan Amendment No. 82008021G (MCPB Resolution No. 18-022) for the following modifications on the Subject Property:

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; and
2. Modifications to Condition No. 14 of the previously approved Site Plan 82008021F, to reduce the total number of bus shelters to be provided from four to two.

WHEREAS, on October 18, 2018, the Director of Planning approved a minor Site Plan Amendment No. 82008021H for the following modifications on the Subject Property:

1. Addition of two floors, Level 6 & 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 the 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 Plant (CUP) elevations;
9. Revisions to utility locations to reflect final construction; and
10. Parking gates added at Phase 1A surface parking lot.

WHEREAS, on October 18, 2018, the Director of Planning approved a minor Site Plan Amendment No. 82008021I for the following modifications on the Subject Property:

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

WHEREAS, on January 29, 2019, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval of modifications to Condition Nos. 8, 10, 11, 12, 15 and 26 of Site Plan 82008021F to change the timing of various required items such as the way finding system, the Traffic Management Plan, roadway improvements on Plum Orchard Drive; and the courtyard between the main hospital and Building "A"; modification to Condition No. 10 of Site Plan No. 82008021G to remove the specific dimension of the bikeway buffer and add final approval of exact roadway lane dimensions by Montgomery County Department of Transportation (MCDOT); and modifications to the site plan drawings of Site Plan No. 82008021G as listed below:

1. Add the approved Grade Establishment Plan for Street B-5;
2. Indicate the location of two of the four bus shelters along Plum Orchard Drive;
3. Change Street B-5 street name from "Kress Drive" to "Healing Way";
4. Change timing to Conditions of Approval;
5. Change Building "A" to "Ancillary Hospital Facility/ Medical Pavilion";
6. Provide sidewalk connection from public (B-5) right-of-way to parking garage;
7. Changes to dimensions of travel lanes and bikeway buffers along Plum Orchard Drive;
8. Confirmation of Condition No. 15 of Site Plan No. 82008021E which required 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;
9. Confirmation of Condition No. 24 of Site Plan No. 82008021E which required 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;
10. Add a timber retaining wall along Street B-5 (Healing Way), outside of the right-of-way; and
11. 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 1,024 spaces from 1,028 spaces as result of a field change during construction.

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82008021J 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 July 8, 2019, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on July 18, 2019, 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. 82008021J, subject to the following conditions listed below:

Conditions Nos. 6, 7, 8, 11, 13, 15, and 26 of Site Plan 82008021F, as modified:

Master Plan Road B-5

6. Prior to certification of Site Plan Amendment No. 82008021J, the Applicant must obtain a Design Exception approval from MCDOT and a waiver from DPS for the 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 the Subject Property as shown on the Certified Site Plan and must execute the deed of dedication upon MCDOT approval.
7. Prior to December 31, 2019, the Applicant must construct the 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. The Applicant has already posted a right-of-way bond with MCDOT (ROW 370201).
8. 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. Prior to certification of Site Plan Amendment No. 82008021J, 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 of the work to be approved by MCDOT. The Applicant has already posted a right-of-way bond with MCDOT (ROW 370201).

11. Prior to December 31, 2019, the Applicant must install a new traffic signal at the intersection 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 December 31, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.

Other Transportation-related Improvements

13. The Applicant must provide employee shuttle(s) for main shift employees to and from the White Oak Hospital Campus and the vicinity of the Tech Road Park and Ride Lot for 10 years (from 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.
15. Prior to August 25, 2019, 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

26. Prior to issuance of the final Use and Occupancy permit for the 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.

Conditions Nos. 9 and 12 of Site Plan No. 82008021E and 82008021F, as modified herein:

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

9. Prior to October 1, 2020, the Applicant must provide 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, per the May 11, 2018 MCDOT approval.

If the Applicant is unable to complete the improvements as prescribed, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.

Plum Orchard Drive and Street B-5 Intersection

12. Prior to December 31, 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 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 December 31, 2019, Washington Adventist Hospital must pay liquidated damages for 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

10. Prior to December 31, 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; 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 December 31, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.

Other Transportation-related Improvements

14. Prior to December 31, 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. If the Applicant is unable to complete the work before December 31, 2019, Washington Adventist Hospital must pay liquidated damages for 20% of the existing right-of-way bond amount to the County.

Certified Site Plan

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 No. 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.

Other

31. Notwithstanding Washington Adventist Hospital's payment of liquidated damages for 20% of the existing right-of-way bond amount to the County if stated improvements are not completed, the Applicant must construct all required on-site amenities and off-site improvements prior to December 31, 2020. The Applicant must ensure that no further amendments to completion dates for these conditions shall be requested.

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 Site Plan No. 82008021J, 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 AUG 21 2019 (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).

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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 Patterson, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Cichy and Patterson voting in favor, and Vice Chair Dreyfuss and Commissioner Fani-González absent at its regular meeting held on Thursday, July 18, 2019, in Silver Spring, Maryland.



Casey Anderson, Chair
Montgomery County Planning Board