



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

MCPB No. 20-099  
Site Plan No. 82008021K  
Washington Adventist Hospital  
Hearing Date: September 24, 2020

**OCT 06 2020**

**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 the 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

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 the 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 July 18, 2019, Adventist Healthcare, Inc. ("Applicant"), received Planning Board approval of Site Plan No. 82008021J (MCPB Resolution No. 19-094) for 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 wayfinding 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 the public (B-5) right-of-way to the 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 a result of a field change during construction.

WHEREAS, on June 30, 2020, Adventist Healthcare, Inc. ("Applicant"), filed an application for approval for modifications to Condition Nos. 8a of Site Plan No. 82008021, and Conditions Nos. 6, 7, 8, and 30 of Site Plan 82008021J, and new Conditions Nos. 33 and 34 of Site Plan 82008021K;

WHEREAS, Applicant's application to amend the site plan was designated Site Plan No. 82008021K 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 September 14, 2020, setting forth its analysis of, and recommendation for approval of the Application, subject to certain conditions ("Staff Report"); and

WHEREAS, on September 24, 2020, Staff presented the Amendment to the Planning Board for its review and action, at which time the Planning Board recommended additional conditions of approval to be included and 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. 82008021K, subject to the following conditions:

Condition No. 8a of Site Plan 82008021J, as modified herein:

8. Uses

The proposed development shall be limited to the following uses:

- a. 8-story above-grade main hospital building (plus penthouse level) and attached faith center.

Conditions Nos. 6, 7, and 8 of Site Plan 82008021J are hereby deleted, while Condition No. 30 of Site Plan 82008021J, is modified herein:

30. Certified Site Plan

Before approval of the Certified Site Plan, the Applicant must make the following revisions, provide the following information subject to Staff review and approval, and/or re-confirm prior conditions as noted below:

- a. Include the stormwater management concept approval letter, development program, and Preliminary Plan resolutions on the cover sheet(s).

- b. Ensure the Site Plan is in full compliance with the MCDOT letter dated June 12, 2020. As Healing Way will be maintained privately, remove any associated references to right-of-way and Public Improvement Easement (PIE) or modify accordingly.
- c. The Applicant must confirm with DPS that proposed changes do not negatively impact fire department vehicular access or water supply for the existing building.
- d. Add a note that the proposed 8<sup>th</sup> floor on the Main building will be consistent with the previously approved exterior architectural program for the building.
- e. Ensure consistency of all details and layout between Site, Landscape, FCP, and architectural plans. Revise all landscaping, building modifications, and other elements to be consistent with the Planning Board's approval.
- f. Revise all plan notes to reflect that the future pergola/shade structure location is shown for reference only and shall be a future improvement to be constructed at a later date.
- g. The Applicant must show the private road area for Street B-5/Healing Way with Book and Page number reference to the covenant recorded.
- h. The Applicant must show the final cross-section and Design Standards for Street B-5 to Road Code Standard MC-2005.02, as modified.

Conditions Nos. 32 and 33 are hereby added, following the numbering of the previously approved Site Plan 82008021J:

Master Plan Road B-5

32. The Planning Board has accepted the latest recommendations of the Montgomery County Department of Transportation ("MCDOT") in its revised letter dated June 12, 2020 and hereby incorporates them as conditions of the Site Plan approval. Therefore, the Applicant must comply with each of the recommendations as set forth in the letter, which may be amended by MCDOT provided that the amendments do not conflict with other conditions of the Site Plan approval.

33. Private Roads

The Applicant must provide Private Street B-5, now known as Healing Way, including any sidewalks, bikeways, storm drainage facilities, street trees, street lights, private utility systems and other necessary improvements as required by the Site Plan within the delineated private road area (collectively, the "Private Road"), subject to the following conditions:

- a. The Private Road must be subjected to a recorded Declaration of Restrictive Covenants for Private Road ("Covenant") with terms consistent with those set forth in the Declaration of Restrictive Covenant for Private Roads recorded among the Land Records of Montgomery County, Maryland in Book 54062 at Page 338.

- i. A metes and bounds description of the boundaries of the Private Road must be attached as an exhibit to the recorded Covenant.
  - ii. Prior to Certified Site Plan, a draft Covenant must be submitted to the M-NCPPC Office of General Counsel for review and approval.
  - iii. Prior to release of the road construction bond, the Applicant must recertify the Certified Site Plan to include the liber/folio of the recorded Covenant on all applicable Site Plan sheets.
- b. Before release of the road construction bond, the Applicant must deliver to the Planning Department, with a copy to the Montgomery County Department of Permitting Services, certification by a Professional Engineer licensed in the State of Maryland that the Private Road has been constructed in accordance with the paving detail and cross-section specifications required by the Montgomery County Road Code Standard MC-2005.02, as modified on this Site Plan, and that the road has been designed for safe use including horizontal and vertical alignments for the intended target speed, adequate typical section(s) for vehicles/pedestrians/bicyclists, ADA compliance, drainage facilities, sight distances, points of access and parking, and all necessary requirements for emergency access, egress, and apparatus as required by the Montgomery County Fire Marshal.
- c. In the future, if Street B-5/Healing Way is accepted by the County as a public right-of-way and dedicated, the above private road conditions, including the covenant, shall be released and are no longer required.

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 having considered the recommendations and findings of its Staff as presented at the hearing and set forth in the Staff Report, which the Planning Board hereby adopts and incorporates by reference (except as modified herein), and upon consideration of the entire record, the Planning Board FINDS, with the conditions of approval, that:

1. *Unless specifically set forth herein, this Amendment does not alter the intent, objectives, or requirements in the originally approved Site Plan 82008021E, or subsequent amendments, and all findings not specifically addressed remain in effect.*
2. *The Site Plan Amendment substantially conforms to the Master Plan.*

The Amendment remains consistent with the Master Plan, which envisions that the five (5) assembled parcels that encompass the WAH campus will be used for

the promotion of research, academic and clinical facilities that advance the life sciences, health care services, and applied technologies. Thus, proposed Amendment K does not alter the original intent and all findings of Site Plan No. 82008021 remain in full force and effect, except as modified by the findings below.

Generally, the Master Plan recommends increasing connectivity for all users of the road and pedestrian and bikeway network. Specifically, the Master Plan calls for a Business District Street that extends southward from Plum Orchard Drive along the eastern Property line and is to connect to FDA Boulevard. According to this recommendation, Street B-5 was previously approved and constructed for WAH. While the Master Plan recommends a 70-foot wide public right-of-way for B-5, the Master Plan also acknowledged that this segment was approved as a 60-foot private road.

Further, the proposed revisions do not materially change the elements that originally achieved master plan conformance. The road network has been constructed as previously approved. Building distribution and overall site circulation remain unchanged. The design of the elevations was approved during earlier Site Plan phases, and the vertical extension of one of the main buildings for an eighth floor do not significantly change the overall development. The private road will be subject to the standard private road conditions, which requires the private road and associated improvements to remain available for public access. Thus, the proposed amendment remains in substantial Conformance with the Master Plan.

3. *The site layout, including size, width, shape, orientation and density of lots, and location and design of roads is appropriate given its location and the type of development or use contemplated and the applicable requirements of Chapter 59.*

- a. Development Standards

The changes, particularly the eighth-floor addition, were reviewed for compliance with the dimensional requirements for the Life Sciences Center (LSC) zone as specified in Chapter 59 of the Zoning Ordinance. The changes will meet all the dimensional requirements for the LSC zone. Proposed Amendment K does not alter previously approved (or those modified through prior amendments) lot, density, frontage, width, building and parking setbacks, build-to-area, form, or open space requirements. A summary of changes for principal building height, reallocation of square footage, and parking are included in Tables 1 and 2 below.

Table 1: Development Standards in the LSC Zone  
 with Changes

<b>Standard</b>	<b>Required/ Permitted</b>	<b>Existing Site Plan 82008021J</b>	<b>Approved Amendment K</b>
Principal Building Height	200 ft. max	145 ft.	175 ft.
Max Density, FAR	0.4 FAR	0.37 FAR	No change
Approved Gross Floor Area		803,570 sf.	No change
<b>Hospital Gross Floor Area</b>			
Main Bldg.		402,031 sf.	424,023 sf.
Future Hospital		61,202 sf.	39,210 sf.
Healing Center		18,000 sf.	No change
Ambulatory Care & Building A		79,529 sf.	95,029 sf.
<i>Total Hospital Gross Floor Area</i>		560,762 sf.	576,262 sf.
<b>Medical Office Gross Floor Area</b>			
Building A – Hospital Related Medical Office		15,500 sf.	0 sf.
Ambulatory Care & Bldg. A – Medical Office		74,665 sf.	No change
MOB1		81,799 sf.	No change
MOB2		70,844 sf.	No change
<i>Total Medical Office Gross Floor Area</i>		242,808 sf.	227,308 sf.

b. General Requirements

Site Access

Amendment K does not entail any changes to existing on-site vehicular circulation. However, this Amendment seeks to modify Condition No. 6 of Site Plan 82008021J to amend and memorialize the private ownership of Master Planned Street B-5 (Healing Way), revising a prior approval as public. MCDOT, MCDPS, and the Office of the County Attorney determined that the County could not accept the road as a public right-of-way because

Street B-5, as constructed, does not qualify for several necessary design exceptions to public road standards and does not meet the recommended 70-foot width per the Master Plan. Despite this determination and the reduced right-of-way width, the Planning Board found that the existing location and design of Street B-5 is appropriate for the development given its location and the type of development and use contemplated and continues to meet the applicable requirements of Chapter 59.

#### Parking and Loading

The reallocation in gross floor square footage has resulted in slight changes in the required parking calculations, as shown in Table 2.

Table 2: Parking Requirements and Changes

	Initial Construction				Ultimate Buildout			
	Required		Provided		Required		Provided	
	Site Plan J	Proposed Amend-ment K	Site Plan J	Proposed Amend-ment K	Site Plan J	Proposed Amend-ment K	Site Plan J	Proposed Amend-ment K
Hospital Parking	843	908	852	914	982	1,009	2,432	N/C
Ancillary Hospital Parking	361	299	361	299	971	910		
<b>Total Parking Spaces</b>	1,204	1,207	1,213	N/C	1,953	1,919		
ADA Spaces	23	N/C	35	N/C	32	30	35	N/C
Electric Vehicle Spaces	12	13	12	13	20	N/C	20	N/C
Hospital Bike Parking								
Minimum	20	21	40	N/C	23	N/C	40	N/C
% Long-term	17	18	34	N/C	20	N/C	34	N/C
Ancillary Hospital Bike Parking								
Minimum	19	15	32	N/C	25	N/C	32	N/C
% Long-term	16	13	32	N/C	22	N/C	32	N/C
<b>Total</b>	39	36	72	N/C	48	N/C	72	N/C

<b><i>Bike Parking</i></b>								
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\*N/C=No change

## Transportation and Circulation

### Master Plan Road B-5

The revision to Condition No. 6 of Site Plan 82008021E reflects the latest conditions related to Master-Planned Street B-5 (now replaced with the new conditions of approval No. 33 and 34 of Site Plan 82008021J). Subsequent to adoption of the 2014 White Oak Science Gateway Master Plan, the Planning Board approved Master-Planned Street B-5 as a public road in Site Plan Amendment 82008021E. The road is largely constructed and nearing completion. However, recently, when concluding the review of Site Plan Amendment J, it was determined by the Montgomery County Department of Transportation (MCDOT), the Montgomery County Department of Permitting Services (MCDPS), and the Office of the County Attorney that the County could not accept the road as public right-of-way because Street B-5, as constructed, does not qualify for several necessary design exceptions to public road standards and does not meet the recommended 70-foot width per the Master Plan. Therefore, an amendment to Condition No. 6 was necessary to classify the road as private to reflect the County's determination and allow the Applicant to conclude construction of the road and close out permits.

Because Street B-5, as constructed, does not meet several necessary design exceptions to public road standards and does not meet the recommended 70-foot width per the Master Plan, MCDOT has determined that the County cannot accept the road as a public right-of-way. The basis for this determination is outlined in a MCDOT letter dated June 12, 2020. As a result, the Applicant cannot comply with Condition No. 6 of Amendment J, which requires, in pertinent part, a deed of dedication of up to 62 feet of Street B-5 right-of-way. Both MCDOT and the Applicant support an amendment of Condition No. 6 to address the impracticality of compliance and to clarify that Street B-5, along with Master Planned Bikeway LB-8, shall be owned and maintained by WAH. Furthermore, the Applicant's previously submitted Design Exception Application is no longer applicable under the private roadway ownership.

4. *The Site Plan Amendment satisfies the applicable requirements of Chapters 19 and 22A of the Montgomery County Code.*

#### c. Chapter 19, Erosion, Sediment Control, and Stormwater Management

The Amendment will meet all stormwater management requirements as previously approved by the Montgomery County Department of Permitting.

d. Chapter 22A, Forest Conservation

There are no changes to the previously approved Forest Conservation Plan. The Board finds that as previously conditioned the Forest Conservation Plan remains compliant with the requirements of the Forest Conservation Law.

BE IT FURTHER RESOLVED that all development elements shown on the latest electronic version of Washington Adventist Hospital Site Plan No. 82008021K, 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 OCT 06 2020 (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 Verma, seconded by Commissioner Cichy, with Chair Anderson and Commissioners Cichy and Verma voting in favor, and Vice Chair Fani-González and Commissioner Patterson absent at its regular meeting held on Thursday, September 24, 2020, in Wheaton, Maryland.



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Casey Anderson, Chair  
Montgomery County Planning Board