

# **GSSC Master Plan Implementation Advisory Committee**

**Shady Grove Adventist  
Medical Center**

**Concept Plan and  
Preliminary Plan Presentation**

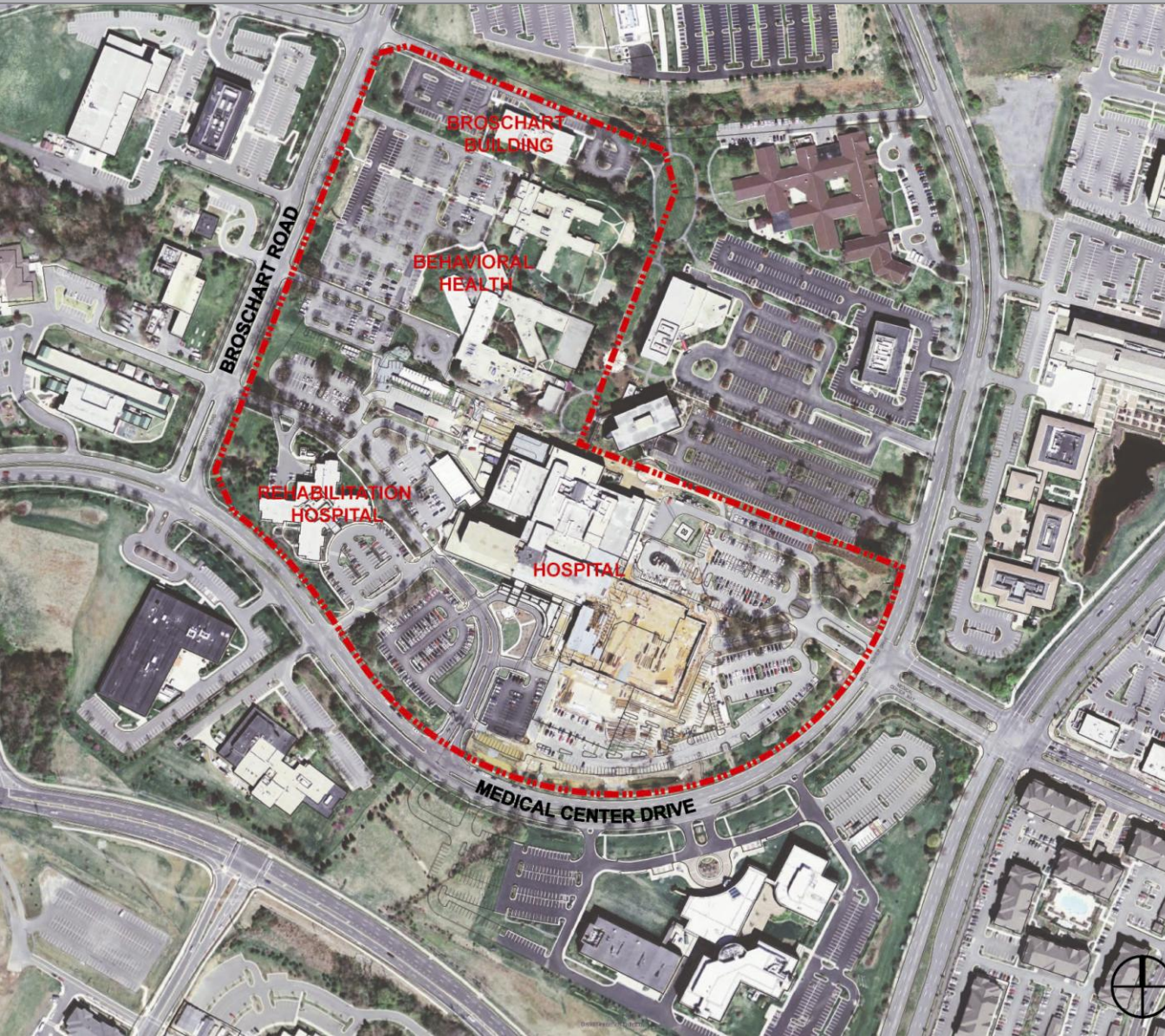
**May 17, 2011**



**LEO A DALY**



# EXISTING SHADY GROVE ADVENTIST MEDICAL CENTER SITE



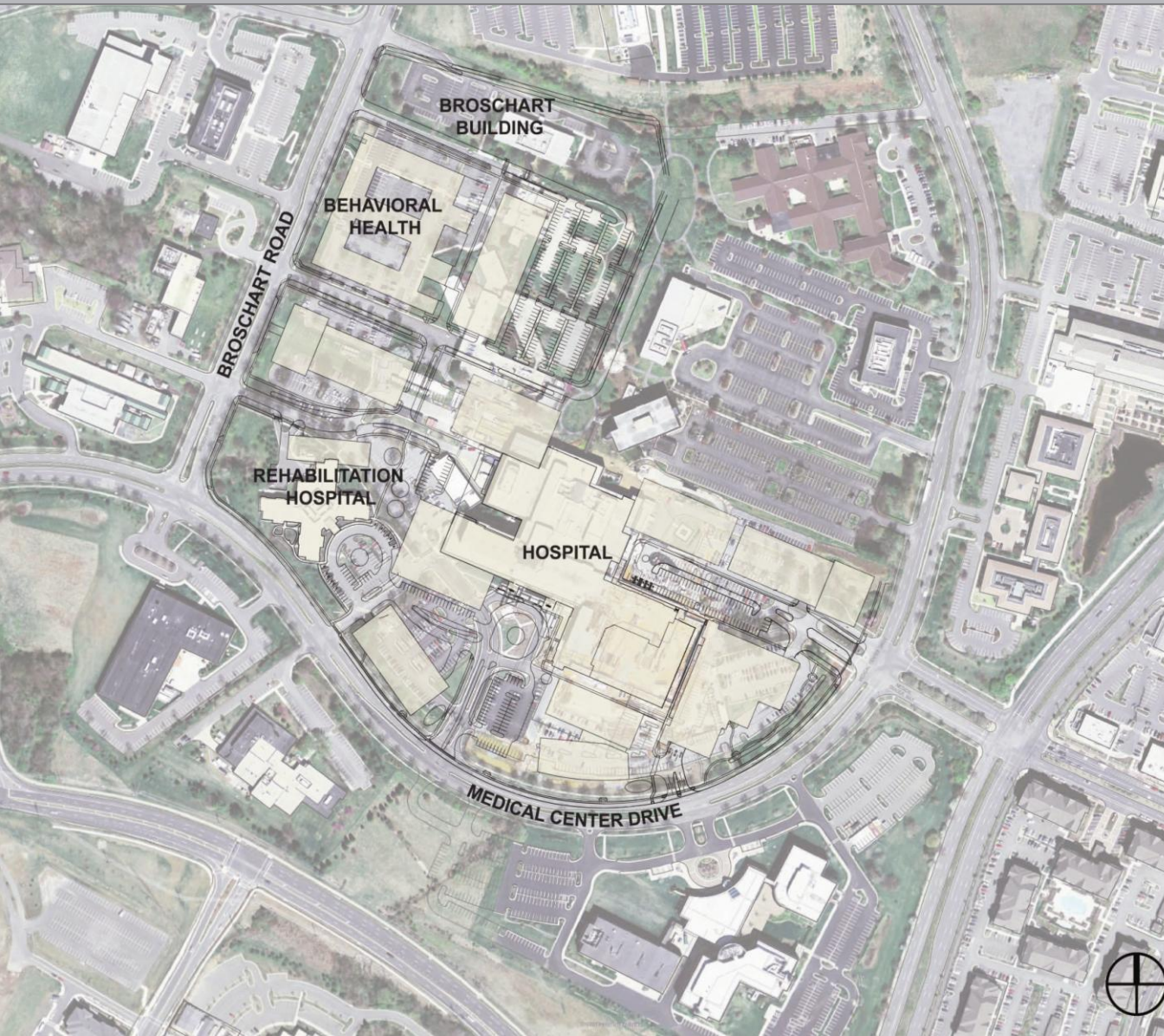
## The Existing Shady Grove Adventist Medical Center is comprised of:

- Shady Grove Adventist Hospital
- Adventist Rehabilitation Hospital of Maryland
- Adventist Behavioral Health Rockville
- Broschart Building

# Montgomery County Development Approval Process

- **GSSC Master Plan**
- **Concept Plan & Preliminary Plan of Subdivision**
- **Site Plan**
- **Record Plat**

# EXISTING SGA SITE WITH PRELIMINARY PLAN OVERLAID



## The Preliminary Plan Adds:

- 210,380 square foot Hospital tower (includes 50,000 square foot shared facilities wing to the Hospital)
- 56,100 square foot wing to the Rehabilitation Hospital
- Replacement of existing Adventist Behavioral Health Rockville buildings with a newly constructed 209,790 square foot facility
- 46,750 square foot Cancer Center building
- 60,780 square foot Oncology Services building
- 93,500 square foot Diagnostic and Outpatient Services building
- 74,800 square foot Health, Wellness and Prevention Center
- New structured parking garages

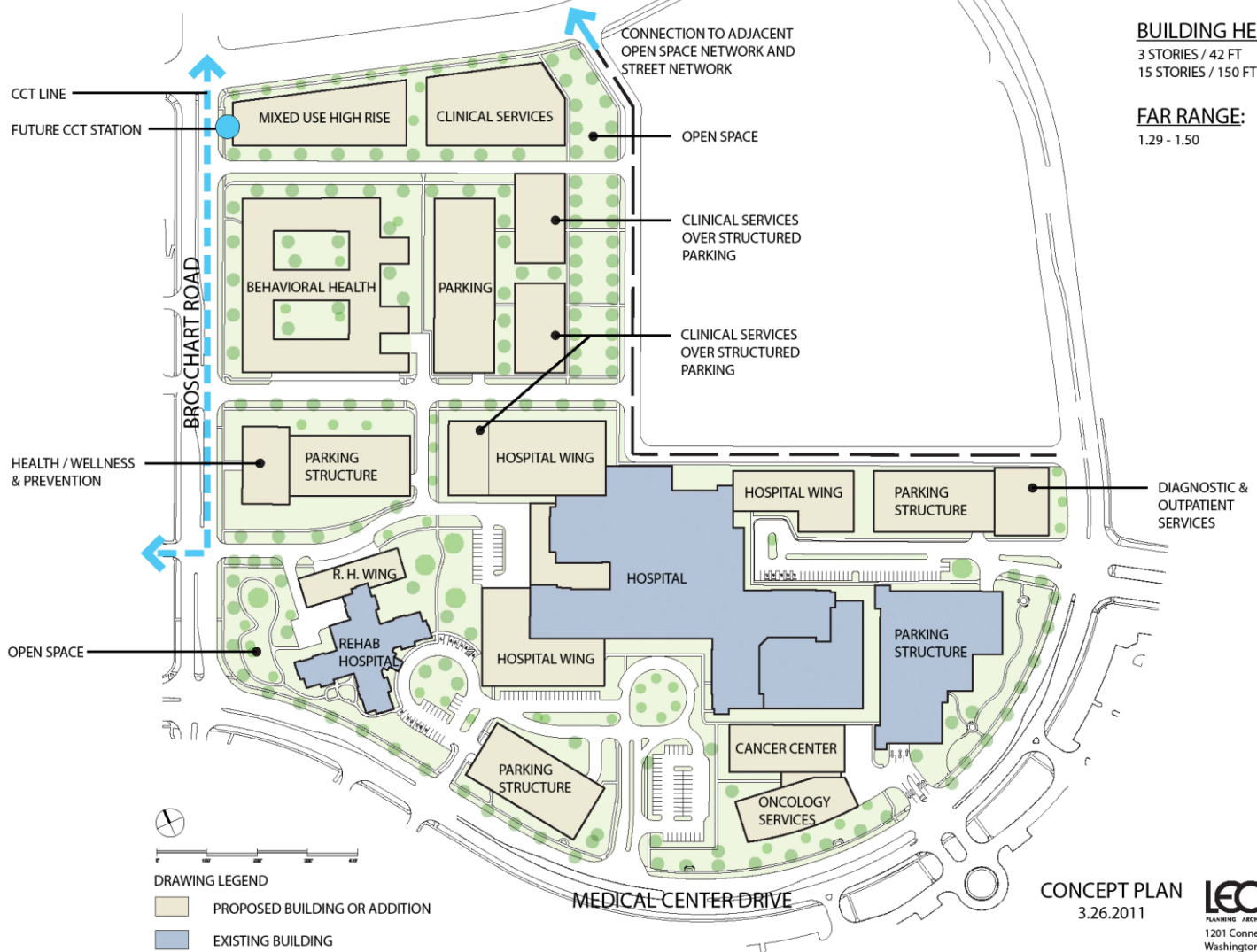




## The Concept Plan Adds:

- Mixed-use high-rise at CCT Station

# SHADY GROVE ADVENTIST MEDICAL CENTER CONCEPT PLAN



**BUILDING HEIGHT RANGE:**  
3 STORIES / 42 FT  
15 STORIES / 150 FT

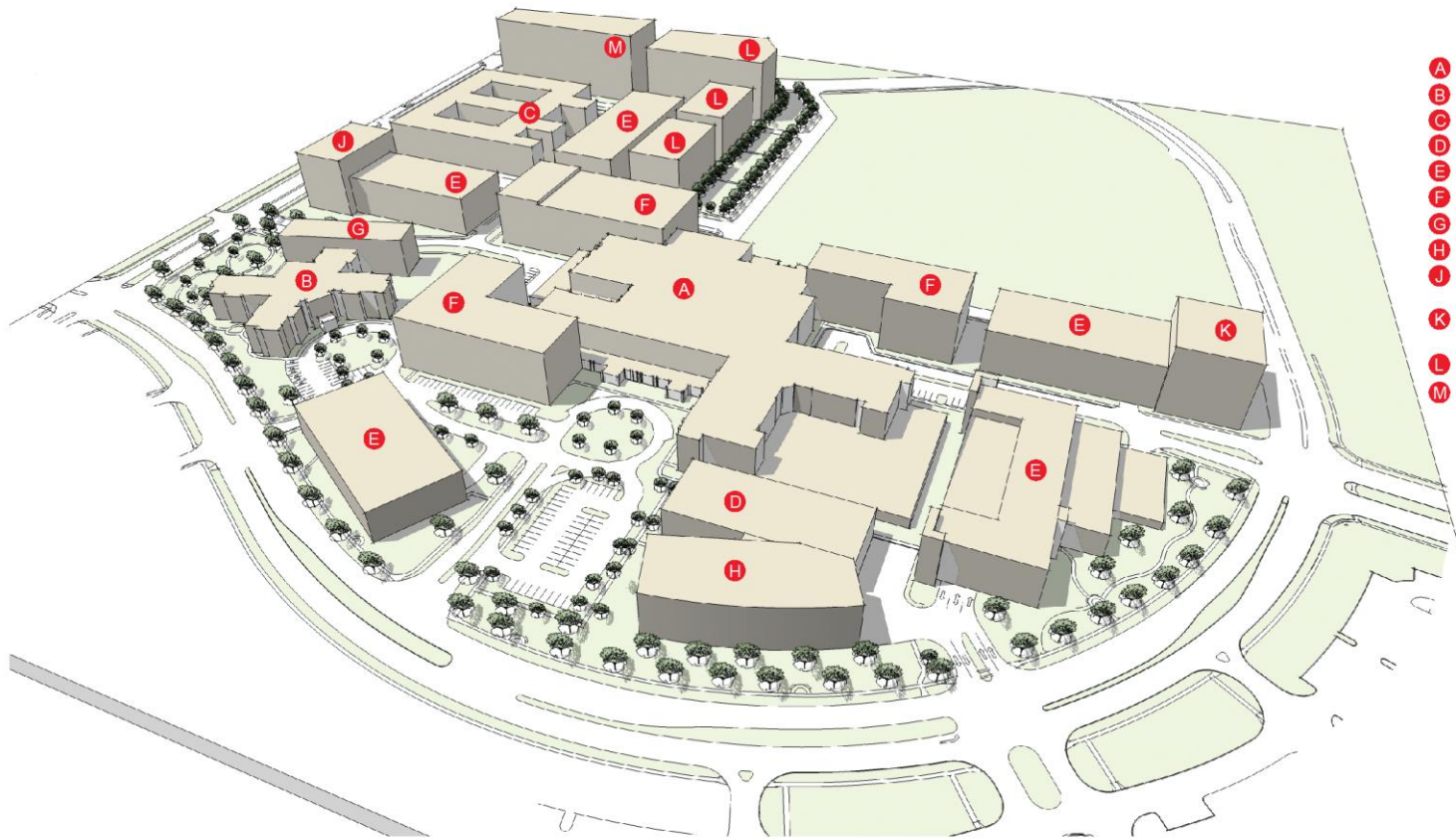
**FAR RANGE:**  
1.29 - 1.50

CONCEPT PLAN  
3.26.2011

**LEO A DALY**  
PLANNING ARCHITECTURE ENGINEERING INTERIORS  
1201 Connecticut Avenue, NW, 10th Floor  
Washington, DC 20036  
202-861-4600

**LS** Loiederman  
Soltesz Associates, Inc.  
**LEO A DALY**

# SHADY GROVE ADVENTIST MEDICAL CENTER CONCEPT PLAN



- A HOSPITAL
- B REHABILITATION HOSPITAL
- C BEHAVIORAL HEALTH
- D CANCER CARE CENTER
- E PARKING STRUCTURE
- F HOSPITAL ADDITION
- G REHAB HOSPITAL ADDITION
- H ONCOLOGY SERVICES
- J HEALTH, WELLNESS & PREVENTION
- K DIAGNOSTIC & OUTPATIENT SERVICES
- L CLINICAL SERVICES
- M MIXED-USED HIGH-RISE

AERIAL PERSPECTIVE  
3.26.2011

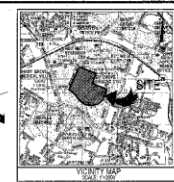
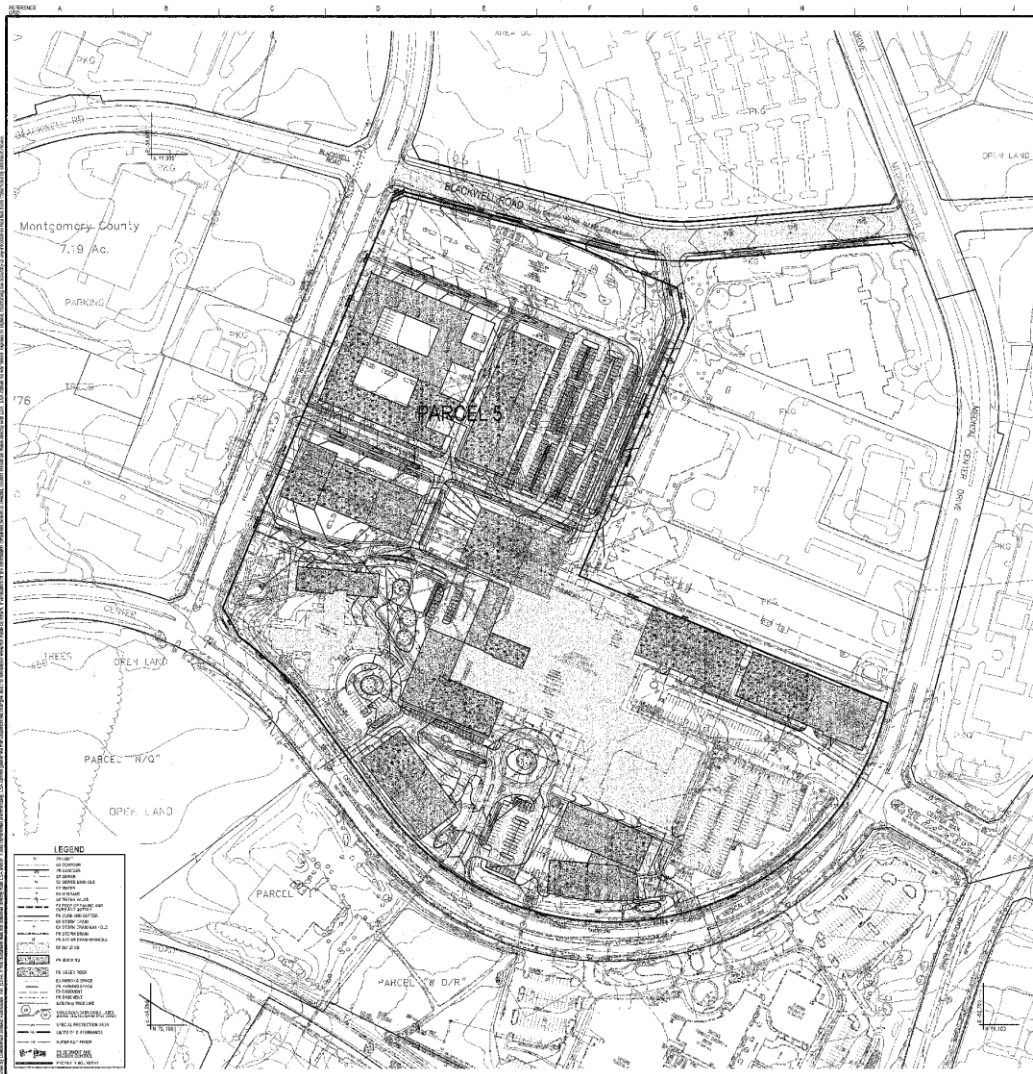
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# SHADY GROVE ADVENTIST MEDICAL CENTER PRELIMINARY PLAN



- General Notes:
- Existing topography and boundary information provided by Harris & Smiriga, dated 12/2006.
  - Grid coordinates are per the Washington Suburban Sanitary Commission (WSSC) datum.
  - The subject Property is located within WSSC Grid 219 NW 09.
  - This project lies within the Great Seneca Science Corridor Master Plan (May 4, 2010).
  - Zoning: LSC Life Sciences Center
  - Soils information from Map 19 US Soil Survey Montgomery County 2007.
  - A portion of the property lies within the Piney Branch SPA.
  - This property lies within the Watts Branch and Muddy Branch Watersheds.
  - The subject property is water and sewer category one, according to the Montgomery County Ten Year Comprehensive Water and Sewer Plan.
  - No Historical Features exist on or adjacent to the subject property.

PROJECT DATA TABLE FOR LSC 2016:

Development/Scenario	Required/Proposed	Previously Approved		Proposed for Approval This Preliminary Plan and Subsequent on the Applicant	Project Total
		Public Plan # 119882330	Site Plan # 119882330		
Grass Street Area (SQ)	1,500,000 SF (38.00 AC)	0	0	0	0
Street Frontage (Line & Intersection)	1,500,000 SF (38.00 AC)	0	0	0	0
Net Lot Area (SQ FT)	1,500,000 SF (38.00 AC)	0	0	0	0
Maximum Density (FAR) **	1.5 FAR	0.00 FAR	0.00 FAR	0.00 FAR	0.00 FAR
Existing Square Footage	0	0	0	0	0
Proposed Square Footage	1,500,000 SF (38.00 AC)	0	0	1,500,000 SF (38.00 AC)	1,500,000 SF (38.00 AC)
Total	1,500,000 SF (38.00 AC)	0	0	1,500,000 SF (38.00 AC)	1,500,000 SF (38.00 AC)
Public Use Space (SQ FT)	0	0	0	0	0
Maximum Building Height (FT) **	100	0	0	0	0
Parking ***	1,500,000 SF (38.00 AC)	0	0	0	0

\* Maximum Density based on Outcomes  
 \*\* Great Seneca Science Corridor Master Plan  
 \*\*\* The number of units to be provided for the Public Use Space shall be determined at the time of Site Plan.  
 1. Preliminary Approval system: 2.000  
 Conditional Approval: 2.000  
 Special Use Review: 1.000 (for the application)  
 Wetlands Review: 1.000 (for the application)  
 Wetland & Outflow Review: 1.000 (for the application)  
 Submittal Review: 1.000 (for the application)  
 2. Original Public Use Space:  
 100,000 of Bulk  
 100,000 of Surface  
 100,000 of Total - Original Preliminary Plan  
 3. Public Use Space:  
 141,724 of Original Approval/Outflow Footings to be developed and in-kind in the building  
 58,178 of Original Approval/Outflow Footings to be developed  
 100,000 of Original Approval/Outflow Footings  
 100,000 of Original Approval/Outflow Footings  
 1,100,000 of Total - Proposed

The building footprints shown on the preliminary plan are illustrative. Final building locations will be determined during the Site Plan process. Please refer to the zoning data table for development standards, such as setbacks, building restriction lines and lot coverage for each lot. Other indications for the site development may also be included in the conditions of the Planning Board's approval.

**LEO A DAILY**  
 ARCHITECTS  
 11000 WOODBURN ROAD  
 GAITHERSBURG, MD 20878  
 (301) 941-0000  
 www.leoadaily.com

Project Name	SHADY GROVE ADVENTIST MEDICAL CENTER
Project Address	11000 WOODBURN ROAD, GAITHERSBURG, MD 20878
Client Name	ADVENTIST HEALTHCARE
Client Address	11000 WOODBURN ROAD, GAITHERSBURG, MD 20878
Project Number	11000 WOODBURN ROAD, GAITHERSBURG, MD 20878
Project Date	11000 WOODBURN ROAD, GAITHERSBURG, MD 20878

**VISIT UTILITY NOTE**  
 APPROX. 20' CLEARANCE REQUIRED FOR VISIT UTILITY TRENCHES TO BE INSTALLED UNDER EXISTING DRIVEWAY AND SIDEWALKS. VISIT UTILITY TRENCHES TO BE INSTALLED UNDER EXISTING DRIVEWAY AND SIDEWALKS. VISIT UTILITY TRENCHES TO BE INSTALLED UNDER EXISTING DRIVEWAY AND SIDEWALKS.

**APPLICANT:**  
**Adventist HealthCare**  
 11000 WOODBURN ROAD, SUITE 100  
 GAITHERSBURG, MD 20878  
 (301) 941-0000  
 www.adventisthealthcare.com

DATE OF PREVIOUS PLAN	11/11/10
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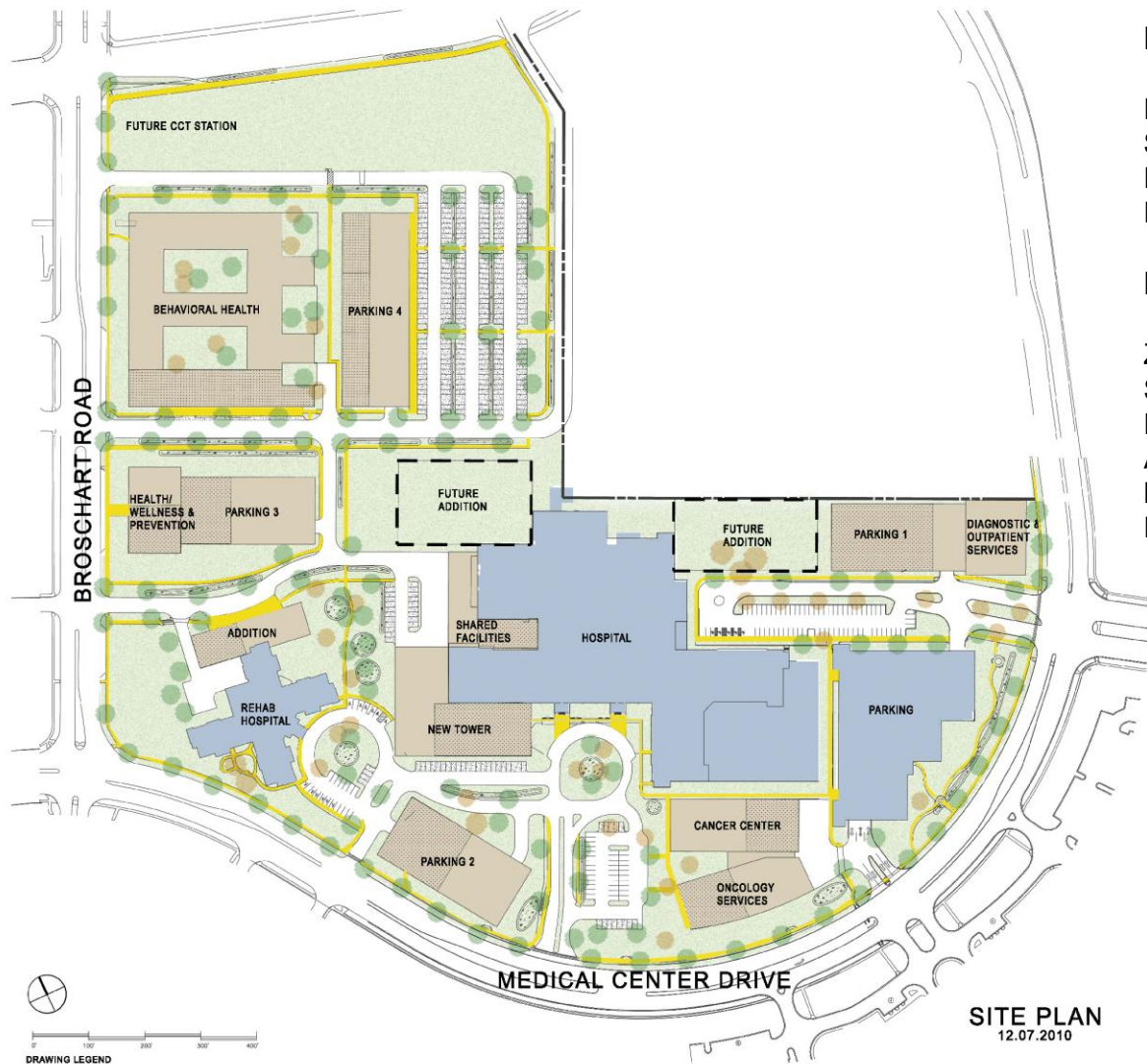
**PRELIMINARY PLAN #120110160**  
**(Amendment to Preliminary Plan # 119882330)**

PARCEL 3  
**SHADY GROVE ADVENTIST HOSPITAL CAMPUS**  
 GAITHERSBURG (98) ELECTION DISTRICT  
 MONTGOMERY COUNTY, MARYLAND

REVISION	DATE
1	11/11/10
2	11/11/10
3	11/11/10

**LS** Loiederman Soltész Associates, Inc.  
**LEO A DAILY**

# SHADY GROVE ADVENTIST MEDICAL CENTER PRELIMINARY PLAN



**DRAWING LEGEND**  
 ■ PROPOSED BUILDING OR ADDITION  
 ■ EXISTING BUILDING

**SITE PLAN**  
 12.07.2010

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 1201 Connecticut Avenue, NW, 10<sup>th</sup> Floor  
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 202-861-4600

## Existing Site Conditions

Existing Zoning	LSC
Site Acreage	39.16
Existing FAR	0.31
Existing Building Area	523,480 SF

## Proposed Site Development

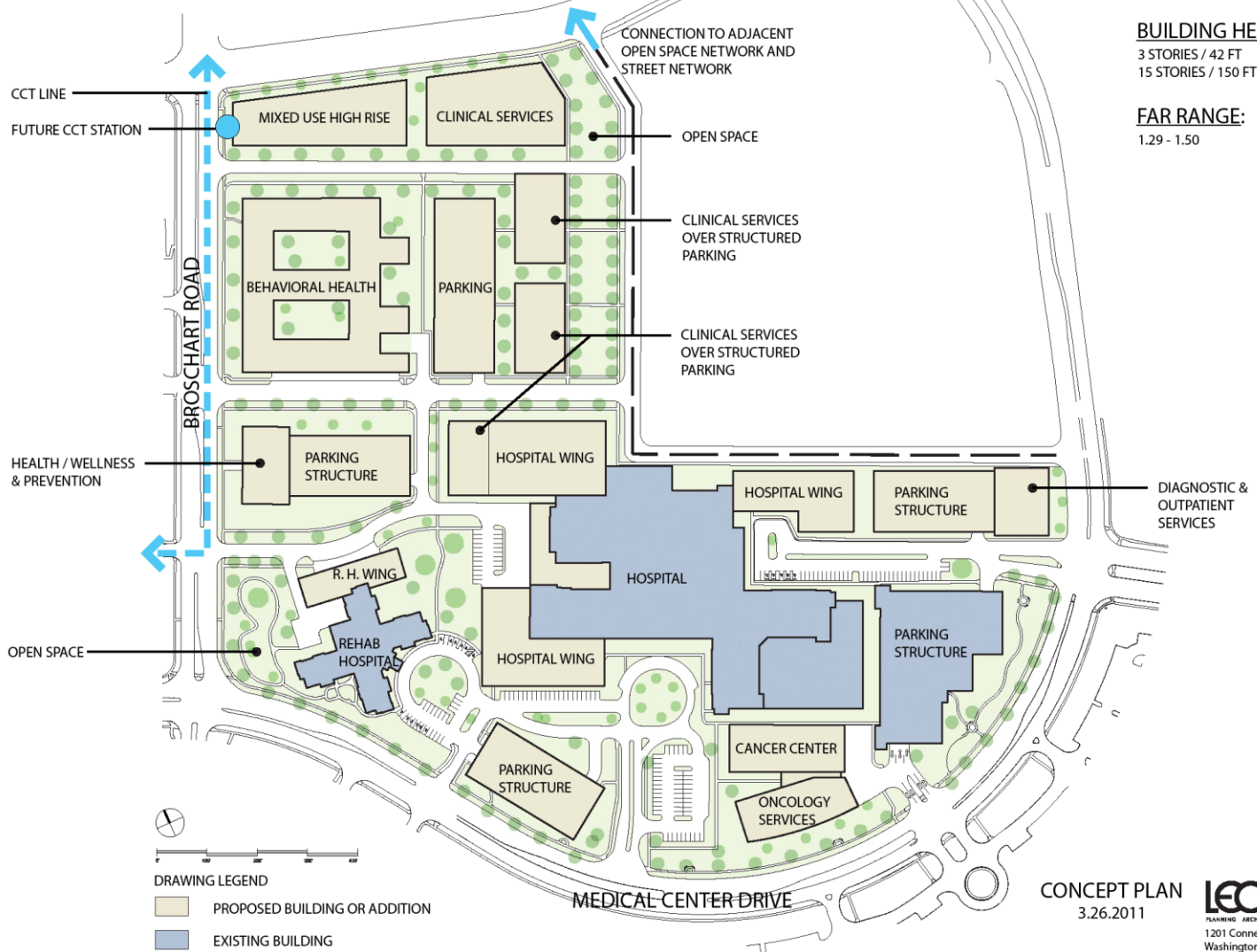
Zoning	LSC
Site Acreage	39.16
Proposed FAR	0.67
Approximate Proposed Building Height	95 FT
Proposed Building Area	1,133,856 SF



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15 STORIES / 150 FT

**FAR RANGE:**  
1.29 - 1.50

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