GSSC Master Plan
Implementation
Advisory Committee

Shady Grove Adventist Medical Center

Concept Plan and Preliminary Plan Presentation

May 17, 2011
Shady Grove Adventist Medical Center is located in the LSC Central District of the Great Seneca Science Corridor Master Plan (GSSC).
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
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 PRELIMINARY PLAN

1. Forcing typography and boundary information provided by Harris & Associates (1/2004).
2. Grid coordinates are per the Montgomery County Ordinance Commission (MCO). 04.
3. The subject property is located within WGCSE Grid 213 MH 09.
4. This project site within the Great Sun Service Corridor Vision Plan (Draft 6, 2012).
5. Zoning: LC, Life Sciences Center.
7. A portion of the property is within the Sandy Branch and Mulberry Branch Waterways.
8. This property is located within the Shady Branch and Mulberry Branch Waterways.
9. The subject property is within the Greenstone Center. According to the Montgomery County
   Tax use Comprehensive Water and Sewer Plan.
10. No Historic Resources exist on or adjacent to the subject property.
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