



# FAIRFAX COUNTY

**APPLICATION FILED:** August 18, 2005  
**PLANNING COMMISSION:** November 30, 2005  
**BOARD OF SUPERVISORS:** December 5, 2005 at 4 PM

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V I R G I N I A

**November 22, 2005**

## **STAFF REPORT**

**APPLICATION SEA 80-P-078-14**

### **PROVIDENCE DISTRICT**

**APPLICANT:** Inova Health Care Services

**PARCEL(S):** 49-3 ((1) 136C, 136C1;  
59-2 ((1)) 1A pt., 1B pt., 1C pt, 1D, 1E

**ACREAGE:** 58.90 Acres

**ZONING:** R-12

**FAR:** 0.67

**OPEN SPACE:** 38%

**PLAN MAP:** Public Facilities, Governmental and Institutional  
Uses

**PROPOSAL:** Amend SE 80-P-078, previously approved for a  
medical care facility, to permit an increase in  
building height for the Claude Moore Health  
Education Center and other site modifications.

### **STAFF RECOMMENDATION:**

Staff recommends that SEA 80-P-078-14 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends approval of the modification of transitional screening and a waiver of the barrier requirements in favor of that shown on the SEA Plat, subject to the development conditions contained in Appendix 1.

Staff recommends a re-affirmation of the trail requirement waiver along Gallows Road in favor of the trail and sidewalk shown on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicant, Inova Health Care Services, seeks to amend SEA 80-P-078-13, approved by the Board of Supervisors on November 15, 2004, to permit an increase in building height and other site modifications to the Fairfax Hospital Campus. The proposal includes changes to the:

- Claude Moore Health Education Center: The applicant seeks to increase the height of the previously approved four-story Claude Moore Health Education Center by 14 feet, bringing the building to a total of five stories (69 feet). The additional floor, which would house 30 staff members, would add approximately 10,620 square feet of gross floor area and bring the total GFA for the building to 40,900 square feet.
- Ronald McDonald House: The applicant proposes a one-story addition to the front of the existing Ronald McDonald House. The addition would consist of approximately 576 square feet of gross floor area and would house administrative space for three additional employees.
- Pedestrian Plaza: The applicant requests approval of an approximately 20 x 55 foot pedestrian plaza between the existing CATS Training building and the approved but unbuilt warehouse building, as shown on the SEA Plat.
- Cooling Tower: The applicant requests approval for an additional cooling tower to be located on an extension of the roof of the mechanical building (33 feet high), as shown on the SEA Plat. This will bring the total number of cooling towers to eight.

The applicant requests renewal of the modification of transitional screening and a waiver of the barrier requirements, to those shown on the SEA Plat.

The applicant also requests approval of a waiver of the trail requirement along Gallows Road to permit the existing trail and sidewalk, as shown on the SEA Plat.

**LOCATION AND CHARACTER**

**Site Description:** The 58.90 acre hospital complex is located on the west side of Gallows Road and north of Woodburn Road. The site is developed with the following components:

- Main Campus (Hospital)
- North Campus (resident student housing)
- Ronald McDonald House; and two (2) child care center buildings

**Surrounding Area Description:**

<b>Direction</b>	<b>Use</b>	<b>Zoning</b>	<b>Plan</b>
<b>North</b>	Willow Oaks Corporate Center, Bedford Village (townhouse and multi-family)	C-3 R-20	Mixed Use Residential, 16-20 du/ac
<b>South</b>	Woodburn Village Condominiums Pine Ridge Park Offices	R-20  R-1 C-2	Res. 1 -2 du/ac  Open Space Retail, Commercial, and Other
<b>West</b>	Prosperity Heights (single family detached) Strathmeade Square (townhouses) N. Virginia Mental Health Institute	R-3  R-12  R-1	Res. 2-3 du/ac  Res. 8-12 du/ac  Institutional Uses
<b>East</b>	Mobile/Exxon Corporate Headquarters	PDC	Office

**BACKGROUND**

**Site History:** The original portion of Fairfax Hospital, containing 131,614 square feet, was constructed by right in 1960 on 32.65 acres that were zoned R-1 and R-20. The following is a general summary of subsequent zoning actions on the hospital property.

<b>Application</b>	<b>Date</b>	<b>Use</b>	<b>BOS Action*</b>
SE 80-P-078	1980	Expand Laundry Facility	Approve
SEA 80-P-078	1983	Add conference center	Approve
SEA 80-P-078-2 (w/RZ 84-P-090)	1984	Expand hospital; Rezone to R-8; increase FAR	Approve
SEA 80-P-078-3	1985	Parking structure/lot; MRI facility	Approve
SEA 80-P-078-4	1986	Expand emergency room; Trauma center; helipads; parking	Approve
SEA 80-P-078-5	1988	Parking garage; Women and Children's Center; temporary parking lot	Approve

<b>Application</b>	<b>Date</b>	<b>Use</b>	<b>BOS Action*</b>
SEA 80-P-078-6 (w/RZ 89-P-045)	1990	Increase in height; Pedestrian bridge; medical care facility; rezone entire property to R-12 (FAR 0.55)	Approve
SE 89-P-066 (w/PCA 77-P-146-2)	1990	Child care center for hospital employees only	Approve
SEA 80-P-078-7 w/ RZ 94-P-005	1994	Operating room replacement; critical care wing expansion; radiology/medical library wing; research institute relocation; helicopter support facility; hospital auditorium; care center expansion; patient and family support center; resident student housing; rezone northern portion (parcel 49-3 ((1)) 136C) of site from R- 8 to R-12 w/max. FAR of 0.25	Approve with proffers*
SEA 80-P-078-8	1996	Reconfigure footprint of Ronald McDonald House; delete SWM #1 and replace with underground facility; add SWM U1 and W1; delete 26 parking spaces; reconfigure footprint of operating room replacement building; increase FAR from 0.49 to 0.495 to reflect prior right-of-way dedications	Approve
SEA 80-P-078-9	January, 2000	Construct 2 additional parking garages with a total of 1998 parking spaces (Phase I and II Garages); relocate oxygen tanks	Approve
SEA 80-P-078-10	November, 2000	Addition of Heart Institute; construct a 15,000 square foot emergency room expansion; add 177 beds to the hospital and Heart Institute.	Approve
SEA 80-P-078-11	August, 2001	Relocation of helipad; construct a 46,500 square foot Administration Support Services Building; addition of a canopy to the Heart Institute parking garage; addition of Heart Catheterization Lab Pad adjacent to the Heart Institute; addition of one level of below grade parking in the Phase II parking garage; addition of a parking attendant shed at entrance to the interim parking lot located on Parcel 136C; increase height from 70 feet to 80 feet and reduce building setback from 74 feet to 65 feet on the south side of the Heart Institute.	Approve

Application	Date	Use	BOS Action*
SEA 80-P-078-12	January, 2003	Additional floor added to Heart Institute Building; construction of two additional levels of above grade parking to the Phase II garage and expansion of garage footprint; re-establishment of the approved GFA for the resident student housing; construction of grounds building and related grounds storage yard.	Approve
SEA 80-P-078-13	November, 2004	Construction of the Claude Moore Health Education Center; construction of a new warehouse; expansion of a foodservice and conference building; a 513 ft. <sup>2</sup> addition to the mechanical building; deletion of a previously approved 46,420 square foot administration building; and added additional directional signage.	Approve (see Appendix 4)

\*Proffers provide for amendments to the special exception without a proffered condition amendment (PCA).

### Comments:

The proffer accepted with RZ 94-P-005 stipulates that development on parcel 49-3 ((1)) 136C, which contains the Ronald McDonald House, student housing and two child care centers, shall not exceed 0.25 FAR. Although this application proposes changes to parcel 49-3 ((1)) 136C, note 18 on page 3 of the special exception amendment plat states that the maximum FAR on the parcel will be limited to 0.25.

Development conditions approved with SE 80-P-078 through SEA 80-P-078-10 continue to govern the site. A copy of the Clerk's letter and the development conditions for SEA 80-P-078-13 are contained in Appendix 4. Complete documents for this site, including previously approved proffers, development conditions, and requests for interpretations are on file with the Zoning Evaluation Division, Department of Planning and Zoning.

The maximum FAR permitted by the Comprehensive Plan on the site is 0.70. This equates to 1,821,287 square feet of gross floor area (GFA). To date, with the approval of SEA 80-P-078-13, a total of 1,744,534 square feet of GFA has been approved (an FAR of 0.67). The present application proposes the net addition of 11,196 square feet to the site for a total GFA of 1,755,730 square feet. The FAR would remain unchanged at 0.67.

**COMPREHENSIVE PLAN PROVISIONS** (Appendix 5)

<b>Plan Area:</b>	Area I
<b>Planning District:</b>	Jefferson Planning District
<b>Planning Sector:</b>	Merrifield Suburban Center
<b>Plan Map:</b>	Public facilities, governmental, and institutional uses
<b>Plan Text:</b>	Plan text can be found in Appendix 5.

**ANALYSIS****Special Exception Amendment Plat** (Copy at front of staff report)

<b>Title of SEA Plat:</b>	Inova Fairfax Hospital Campus
<b>Sheets 1 -5 prepared by:</b>	Dewberry & Davis
<b>Date:</b>	July 27, 2005 revised through October 3, 2005
<b>Sheets 6-9 prepared by:</b>	Lewis Scully Gionet
<b>Date:</b>	June 20, 2001

**Sheet 1:** The Cover Sheet includes a vicinity map, applicant information and a sheet index.

**Sheet 2:** Sheet 2 illustrates the layout of the Main Hospital Campus. Sheet 2 includes the building legend, angle of bulk plane illustrations, and a building schedule.

The hospital and its associated departments are located in the central area of the main campus. Access consists of three existing driveways from Gallows Road, and one from Woodburn Road. A hospital loop road (Route 3454) travels around the main hospital and its associated departments from two of the driveways that intersect Gallows Road. The southeasternmost part of the site is developed with surface parking lots. Parking structures are located along the northern side of the hospital complex and in the southwestern corner of the main campus. Parcel 136C, which is located in the far northwestern portion of the application property, is developed with a Ronald McDonald House, two child care centers, student housing and interim parking.

Sheet 2 illustrates existing and previously approved buildings within the main campus and building additions proposed with this application.

- Sheet 3:** Sheet 3 provides notes and tabulations as well as the approved layout for Parcel 136C, which contains the previously approved student housing, existing interim parking, existing and approved child care centers, and the existing Ronald McDonald House with its proposed addition. Note 18 states that the maximum FAR on Parcel 136C will be limited to 0.25, which, as previously stated, is consistent with the proffers accepted pursuant to RZ 94-P-005.
- Overall, the proposed net increase in GFA to the site is 11,196 square feet, bringing the total GFA to 1,755,730 square feet. The FAR is proposed to remain at 0.67 with the proposed additions. The maximum FAR recommended by the Plan is 0.70. The open space for the 58.90 acre site is proposed to remain at 38%, the same as the previous approval (a minimum of 25% open space is required). The total number of hospital beds (833) is not proposed to increase. The total number of required parking spaces is 2,721. The number of permanent, existing parking spaces is 2,564. There are also 1,950 temporary spaces. The number of previously approved but not yet constructed parking spaces is 2,504. Once these spaces have been constructed (and the existing, temporary ones removed) the total number of permanent parking spaces will be 5,072.
- Sheet 4:** Sheet 4 provides a cross-section of Parking Garage #5, looking east. It also provides a north elevation (looking south) of Parking Garage #5. Illustrations of the three previously approved identification signs are also provided.
- Sheet 5/L6:** Sheet 5/L6 contains the landscape plans for the north side of the Phase II parking garage (garage #5) and Grounds Building II, which are located in the northwest corner of the main campus. The northern portion of the existing mechanical building is also shown on the landscape plan. All of these structures are adjacent to the Bedford Village apartment development, which is north of the hospital. Townsend Street, which is a private street serving the apartments, lies immediately adjacent to the hospital property. The transitional screening and barrier requirements adjacent to Bedford Village were modified and waived, respectively, in favor of the landscaping depicted on the SEA Plat, pursuant to SEA 80-P-078-11. These modifications to transitional screening and the waiver of

barrier requirements were reaffirmed with both SEA 80-P-078-12 and 13. The applicant is once again requesting that a modification to the transitional screening and a waiver of the barrier requirements to that shown on the SEA Plat be approved with this application. There is a previously imposed development condition that requires additional plantings adjacent to Bedford Village if determined necessary by the Urban Forester. Staff proposes that this condition again be brought forward with this application.

**Sheet 6/L3:** Sheet 6 is a Landscape Plan delineating areas of the site for which landscaping details are shown on subsequent sheets, L4 - L7.

**Sheet 7/L4:** A detailed Landscape Plan for the area located north of the existing emergency room between the hospital loop road and the existing Women's and Children's Center to the west is shown on this sheet. This sheet was approved with SEA 80-P-87-13. No changes are proposed to the landscaping in this area.

**Sheet 8/L5** This sheet contains the proposed landscaping for the area in front of the existing Women's and Children's Center along Gallows Road. This Sheet was approved with SEA 80-P-078-13. No changes are proposed to the landscaping in this area.

**Sheet 9/ L7** Sheet L7 contains the planting list and notes regarding the proposed landscaping, including the plant list for all of the types of plants and detailed planting notes. This Sheet was approved with SEA 80-P-87-13. No changes are proposed to the landscaping in this area.

### **Land Use Analysis**

The proposed site modifications are internal to the main hospital campus and are in harmony with the accepted proffers and recommendations of the Comprehensive Plan. There are no land use issues.

### **Transportation Analysis (Appendix 6)**

No transportation issues were raised by this application. However, because the proposed development is directly related to that approved with SEA 80-P-078-13, Transportation staff recommended that the previous transportation development commitments approved with that application be carried forward with this special exception amendment, which has been done.

**Environmental Analysis** (Appendix 7)

If certain on-site trees are removed due to construction, the Urban Forester has recommended that they be replaced with desirable species that are suitable for the particular area in which they will be planted.

**Zoning Ordinance Provisions** (Appendix 8)R-12 Bulk Standards for Non-Residential Uses.

The R-12 District stipulates that the maximum height for non-residential structures is 65 feet. The floor addition proposed for the Claude Moore Health Education Center would put the building at a height of 69 feet. Given its location (255 feet from the nearest property line) and its setting within a backdrop of existing buildings having similar or greater heights, staff agrees with the applicant that the additional height proposed would not be discernible to the average person. The maximum FAR permitted for non-residential uses in the R-12 District is 0.70. This application proposes a FAR of 0.67. All other bulk standards have been met.

Section 9-006: General Standards for All Special Exceptions

The General Standards were evaluated and satisfied with previous approvals. The current application continues to satisfy these provisions.

Section 9-303: Additional Submission Requirements

Sect. 9-303 states that all applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need and the application for the special exception shall be referred to the Health Care Advisory Board. The applicant is not proposing to add any additional beds to the facility with this application, therefore the applicant does not need to file for a State Medical Facilities Certificate of Public Need and the special exception amendment does not need to be reviewed by the Health Care Advisory Board.

Section 9-304: Standards for All Category 3 Uses

The standards for all Category 3 uses were evaluated and satisfied with previous approvals. The current application continues to satisfy these provisions.

Section 9-308: Additional Standards for Medical Care Facilities

The additional standards for medical care facilities were evaluated and satisfied with previous approvals. The current application continues to satisfy the provisions of Sect. 9-308.

### **Parking and Loading**

The SEA Plat indicated that the total number of required parking spaces for the site per the Zoning Ordinance is 2,721. The number of existing permanent parking spaces and the parking spaces that are already approved but not constructed total 5,072. Note #9 on the applicant's SEA Plat states that the parking provided on the hospital site will never be fewer than 3,283 spaces without the approval of a SEA; and at no time will be reduced below that required by the Zoning Ordinance. All previously imposed development conditions regarding adequate parking are proposed to be carried forward with approval of this application.

### **Transitional Screening and Barrier Requirements**

A modification of the transitional screening and a waiver of the barrier requirement for the hospital site to that shown on the SEA Plat were approved by the Board pursuant to SEA 80-P-078-13. The building additions proposed with this application are internal to the site and not visible at the periphery. Therefore, staff believes renewal of the modification of transitional screening and waiver of barrier requirement is appropriate.

### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

With the approval of SEA 80-P-078-13, the Board approved a waiver of the trail requirement along Gallows Road. Staff recommends re-affirmation of this waiver.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The application is in conformance with previously accepted proffers. The application is in harmony with the Comprehensive Plan and meets Zoning Ordinance requirements, with the staff proposed development conditions.

### **Staff Recommendations**

Staff recommends that SEA 80-P-078-14 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends approval of a modification of Transitional Screening and a waiver of Barrier requirements in favor of that shown on the SEA Plat.

Staff recommends re-affirmation of a waiver of the trail requirement along Gallows Road in favor that depicted on the SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the Applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

## **APPENDICES**

1. Staff Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Clerk's Letter, Development Conditions and Plat for SEA 80-P-078-13
5. Comprehensive Plan Language
6. Transportation Analysis
7. Environmental Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms

## PROPOSED DEVELOPMENT CONDITIONS

## SEA 80-P-078-14

November 16, 2005

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-14 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications pursuant to Sect. 3-1204 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-10 and replace and supercede those approved with SEA 80-P-13. Development conditions previously approved with SEA 80-P-078-13 are included in these conditions and are marked with asterisks (\*). Minor changes have been underlined.

- \*1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
- \*2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
- \*3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Inova Fairfax Hospital Campus prepared by Dewberry & Davis dated July 27, 2005 as revised through October 3, 2005, which contains nine sheets, and these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- \*4. The existing trees located on the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital the adjacent Woodburn Village condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road may be modified from that shown on the Special Exception Amendment Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activity shall be replaced, as determined by the Urban Forester.

- \*5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage.
- \*6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering depicted in Attachment 1. Building materials and final design shall be compatible with those of the main hospital building.
- \*7. Landscaping along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets 6 – 9 (L3, L4, L5, and L7) of the SEA Plat, subject to review and approval of the Urban Forester and the Development Review Branch of DPZ.
- \*8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I garage has been completed and issued a non-RUP.
- \*9. The proposed landscaping along the northern side of the site, as shown on Sheets 5, 6, and 9 (L3, L6 and L7) of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage. Such landscaping shall be supplemented with additional plants if a review by the Urban Forester determines that additional plants are required to provide effective year-round screening of the hospital facilities from Bedford Village. Such supplemental planting shall be consistent with plantings you to proposed or existing along the remainder of the site boundary.
- \*10. Concurrent with construction of the Emergency Department expansion, a painted pedestrian crosswalk shall be provided across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, if approved by VDOT.
- \*11. The grounds storage yard shall be enclosed by a solid fence or wall a minimum 6 feet in height to screen it from the rest of the hospital site.
- \*12. Mass transit, ride-sharing, and other transportation strategies for the employees of the hospital shall be utilized to reduce overall single-occupancy vehicular (SOV) employee traffic during typical commuter peak hours by 15%. The transportation management strategies shall be implemented within 60 days after the issuance of the nonresidential use permit (non-RUP) for the Claude Moore Education Center and shall be applicable to all hospital employees. The strategies shall be developed in coordination with Fairfax County Department of Transportation (FCDOT) and may include the following list of potential strategies:
  - A. Continue shuttle service to and from the Dunn Loring Metro Station to the Hospital.

- B. Designate an Employee Transportation Coordinator (ETC) to be a primary point of contact for DOT and with responsibilities for coordinating and completing Transportation Demand Management (TDM) initiatives.
- C. Subsidize SmarTrip cards that will be sold onsite to employees.
- D. Participate in the Fairfax County Ride Source Program.
- E. Display in the hospital common areas transportation-related information for employees, volunteers, patients, and visitors.
- F. Distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail or bus service.
- G. Maintain normal hospital shifts outside of peak commuting hours. Encourage telecommuting and flextime for appropriate administrative employees.
- H. Register with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments.
- I. Provide reserved spaces for employee carpoolers and vanpoolers and hybrid vehicles.
- J. Continue to provide an on-site bus shelter at the main hospital entrance.
- K. Any other strategies found effective in reducing the number of single-occupancy vehicle trips, mutually agreed upon by the Applicant and FCDOT.

The Applicant shall notify FCDOT of the date that the TDM program is implemented. To establish baseline conditions and the current employee SOV reduction achieved with the existing TDM program, traffic counts at the employee parking areas, vehicle occupancy counts, shuttle bus passenger counts, Metro bus boarding and alighting counts, and pedestrian counts will be collected prior to the implementation of additional TDM measures. One year after the implementation, the ETC shall monitor the initiatives described above, or other strategies that may be implemented through the methodology described above. Success of the program will be based on a reduction of overall employee SOV trips by 15 percent, inclusive of the current reduction being achieved on the campus. Annually for each succeeding year, the ETC shall conduct surveys of the employees to demonstrate whether the goal of reducing overall SOV employee trips by 15 percent has been met during the

peak hours. The ETC shall prepare an annual report, in coordination with FCDOT to make adjustments to the TDM program, which may include the stipulation to expend sufficient funds, as determined by FCDOT and agreed upon by the Applicant, to reach the stated goal. This process shall continue until the annual report finds that the stated goal has been met.

Once the annual report finds that the stated goal has been met, the Applicant shall prepare a report to assess the success of the TDM strategies again after three (3) years. If this report continues to indicate that the stated goal has been met, then the Applicant shall only be required to submit a report every three (3) years thereafter. If after it is demonstrated for three consecutive tri-annual reports that the Applicant is meeting the TDM goal of 15%, the TDM program will be assumed to be successfully integrated into the hospital's program and no survey will be required for 15 years. If after 15 years it is found that a 15% reduction continues, no further surveys will be required. If after 15 years the TDM survey finds that the TDM strategies are no longer effective, then the Applicant will implement additional measures to get back in conformance and the tri-annual survey shall be reintroduced.

- \*13. Lighting of the Phase II parking garage shall conform with the Glare Standards contained in Sect. 14-900 of the Zoning Ordinance so that no glare is produced which results in illumination in excess of 0.5 foot candles in adjacent residential properties, or whatever standard is applicable at the time of site plan approval. All outdoor lighting fixtures associated with the Phase II parking garage shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within the parking structure shall be of a low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of the parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.
- \*14. The Applicant shall construct exclusive right turn lanes along Gallows Road into the site at the Blue entrance and at the Emergency entrance at the time the third southbound through lane to the north of the site is constructed by others. The resulting road section shall include three through lanes and one exclusive right turn lane at each of the site's entrances along Gallows Road. In the event that the party constructing the third southbound lane north of the site agrees, the Applicant may elect to provide funds in lieu of construction for the right turn lanes specified above in order to minimize disruption to Gallows Road. Such funds shall be based on actual hard and soft construction costs (including cost to design said turn lanes) as evidenced by construction invoices and remitted within 60 days of request for payment. Copies of all invoices and verification of payment to the third party will be provided to FCDOT.

- \*15. Concurrent with the construction of the exclusive right turn lanes along Gallows Road (those noted in conditioned #14), the applicant shall replace the portions of the concrete sidewalk along Gallows Road that are 5 feet in width with an 8 foot wide asphalt trail.
- \*16. The southernmost entrance (the Gray entrance) shall be widened to permit an exclusive right turn lane, and exclusive left turn lane, and a shared left/through lane out of the Hospital site and onto Gallows Road, as generally depicted on Exhibit B. The Applicant shall construct such improvements prior to the issuance of a non-residential use permit (Non-RUP) for the proposed Claude Moore Education Center.
- \*17. Pavement improvements/enhancements to the internal hospital loop road (Route 3454) including painted medians and crosswalks, and designed traffic lanes, as depicted on Exhibit A shall be implemented prior to the issuance of a non-RUP for the Claude Moore Education Center. The improvements shall include an exclusive right turn lane and exclusive left turn lane out of the Hospital site onto Gallows Road, as depicted on the exhibit. In addition, the Applicant shall relocate the existing gated access to the physician's lot located west of Gallows Road on the internal hospital loop road in order to provide approximately 50 feet of stacking space as depicted on Exhibit A. This improvement shall also be implemented prior to the issuance of a Non-RUP for the Claude Moore Education Center.
- \*18. The Applicant shall contribute, prior to the issuance of the non-RUP for the Claude Moore Education Center, \$11,414 to the Board of Supervisors for off-site public park facilities that serve the Merrifield Suburban Center.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.