



FAIRFAX COUNTY

DP2

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

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February 28, 2001

John J. Bellaschi, Esquire
McGuire, Woods, Battle & Boothe LLP
1750 Tysons Boulevard - Suite 1800
McLean, Virginia 22102

RE: Special Exception Application Number SE 00-H-023
(Concurrent with PCA 91-C-014-2 and CP 89-C-025-3)

Dear Mr. Bellaschi:

At a regular meeting of the Board of Supervisors held on February 5, 2001, the Board approved Special Exception Application Number SE 00-H-023 in the name of Reston Hospital Center LLC, located at Tax Map 17-1 ((1)) 15B, 3H; 17-1 ((19)) B, C5, C6, . 100, 201, 206-210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411, and 412 (1850 Town Center Parkway), previously approved (under SE 84-C-092 and amendments) for medical care facility and helistop, medical office and related uses pursuant to Sections 4-304 and 6-304 of the Fairfax County Zoning Ordinance, to permit a medical care facility and helistop, and medical office and related uses, by requiring conformance with the following development conditions, which supersede any previous conditions on the property. (Those conditions carried forward from previous approvals are indicated by an asterisk (*)).

- *1. The Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- *2. The Special Exception 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 is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat entitled "Reston Hospital" prepared by William H. Gordon Associates, Inc. and dated December 1999, as revised through January 10, 2001, (the "Plat") and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Phase 1 shall be defined as those improvements shown on Sheet 2 of the Special Exception Plat, including those additions previously approved under PCA 91-C-014 / SEA 84-C-092-5 but not constructed, and the shell of the fourth and fifth floors of the Women's Center. Any internal work or occupation of the fourth and fifth floors of the Women's Center shall be considered a Future Phase.

Transportation

- 5.*(a) Irrespective of notes on the Plat, prior to approval of a Non-Residential Use Permit (Non-RUP) for any proposed additions, a right turn-lane shall be provided into the site from southbound Town Center Parkway onto Town Center Drive, generally as illustrated on Sheet 7 of the Plat.
 - (b) If the Applicant demonstrates to DPWES that it has tried and failed to obtain the necessary right-of-way (through dedication and/or easements) and/or the necessary consent of the affected utilities for the right-turn lane as noted in condition 5(a) for reasons beyond the Applicant's control, the Non-RUP for Phase 1 may be issued if the Applicant has begun the eminent domain proceedings described in 5(c) below, and has issued the referenced letter of credit
 - (c) The necessary right-of-way along Town Center Parkway shall be acquired to construct the right-turn lane. If the right-of-way is unavailable, or if the applicant is unable to obtain the appropriate agreements with affected utilities, the applicant may request that Fairfax County acquire the necessary right-of-way and/or land area for utilities, through its powers of eminent domain, at the applicant's expense. The applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plan and profiles showing the necessary right-of-way property and/or land area for utilities;
- b. An independent appraisal, by an appraiser who is not employed by the county, of the value of the land taken and damages, if any, to the residue of the affected property;
- c. A sixty (60) year title search certificate of the right-of-way property and/or land area for utilities to be acquired; and
- d. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue, which can be drawn upon by Fairfax County. It is also understood that in the event the owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the applicant upon demand.

If a determination is made by Fairfax County not to condemn, funds equivalent to the cost of the right turn lane shall be escrowed with DPWES. This amount shall be determined by DPWES, in consultation with the Department of Transportation (DOT), and shall include all costs related to the construction of the right turn lane, including utility relocation, design cost, and right-of-way acquisition.

If the County condemns the required property, the improvements shall be constructed by the applicant within one (1) year of the date of condemnation.

- (d) The improvements described in 5(a) above shall be in place prior to the issuance of a Non-RUP for any part of any Future Phase as shown on the Special Exception Plat or as described in Condition 4.
- *6. The existing helistop may be used for medical and governmental purposes and to transport patients to and from the hospital, subject to State and Federal agency approvals. No helicopters shall land on the site between the hours of 7:00 PM to 7:00 AM, except for emergency medical purposes. The helistop pad shall continue to be enclosed with fencing as determined necessary by the Federal Aviation Administration.

7. The proposed entrance from New Dominion Parkway to the proposed office building shall not be constructed unless and until a traffic study has been provided to and approved by the Virginia Department of Transportation (VDOT) to demonstrate that said entrance would not negatively impact the safety of or efficient traffic flow on New Dominion Parkway. Inclusion of this entrance on the Special Exception Plat shall not be considered a recommendation for approval of this entrance by the Fairfax County DOT. The proposed entrance, if approved by VDOT, shall be constructed per VDOT recommendations and to VDOT standards.

Landscaping/Environment

- *8. Landscaping shall be provided as shown on the Plat, subject to approval by the Urban Forestry Branch.
9. At the time of completion of that portion of the Fairfax County Parkway directly adjacent to the property, the temporary construction easements shall be landscaped with plantings to include trees and shrubs as shown on the Special Exception Plat, and as approved by the Urban Forester, subject to approval of all utility companies and/or VDOT owning impacted easements or rights.
10. Prior to site plan submission, permission shall be requested from all utility companies and/or VDOT owning impacted easements to plant within the existing easements along the Fairfax County Parkway as shown on the Special Exception Plat. At the time of site plan review, it shall be demonstrated to DPWES that such permission was requested. If approval is granted by the affected utility companies and/or VDOT, landscaping consistent with that shown on the Special Exception Plat shall be provided as reviewed and approved by the Urban Forester. If permission for landscaping is not granted by the utility companies and/or VDOT, landscaping in an amount which is equivalent to a minimum of ten (10) percent of the easement area shall be provided elsewhere on the property. The location and type of such landscaping shall be subject to the review and approval of the Urban Forester.
11. Stormwater Management shall be provided as shown on the Plat, subject to the approval of DPWES. The stormwater management pond shown on Parcel 3H shall be constructed with Best Management Practices, consistent with the Public Facilities Manual, subject to the approval of DPWES. Once installed, the facility and the immediately adjacent area shall be landscaped to the fullest degree possible, in accordance with the planting polices of DPWES.

Other

- *12. The proposed building additions to the main hospital and the proposed medical office building shall be architecturally compatible with, and shall utilize similar building materials as, the existing hospital and medical office building as determined by the Reston Association Design Review Board.
- 13. Any additional on-site signage shall be in accordance with Article 12, Signs, of the Zoning Ordinance.

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 shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. 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.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

SE 00-H-023
February 28, 2001

- 6 -

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor – Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
John Crouch, Assistant Chief, PPRB, DPZ
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Department of Transportation
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAR 5 2001

ZONING EVALUATION DIVISION

PROFFERS
RESTON HOSPITAL CENTER, LLC
PCA 91-C-01-02
Conceptual Plan Notes for CP 89-C-025-3

January 10, 2001

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the applicant, Reston Hospital Center LLC (hereinafter the "Applicant") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 17-1 ((1)) 15B and 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A, and 412A (hereinafter the "PCA Property") will be in accordance with the following proffered conditions if, and only if, said Proffer Condition Amendment request for the C-3 District is granted. In the event said application requests are denied these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia. These proffered conditions, if accepted, supersede all proffers existing on the Property.

The Applicant agrees that the development of Fairfax County Tax Map Reference Numbers 17-1 ((1)) 3H and 3S (the "CP Property") will be in accordance with the Conceptual Plan Notes listed herein as paragraph numbers 1, 3, 7, 8, 11, 13, 15, 16, and 19 if, only if, CP 89-C-025-3 is granted for the PRC District. In the event said application requests are denied these Conceptual Plan Notes shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these Conceptual Plan Notes shall be binding on the future development of the CP Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia.

PHASE ONE:

Phase One consists of the improvements shown on Sheet 2 of the Special Exception/ Proffered Condition Amendment/ Town Center Concept Plan (the "Plat").

1. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the PCA Property and the CP Property shall be developed for Phase One in conformance with the Plat prepared by William H. Gordon Associates, Inc. dated December 1999 as revised to January 10, 2001 and as further modified by these proffered conditions and Conceptual Plan Notes. Also pursuant to Par. 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Plat may be permitted as determined by the Zoning Administrator.

2. Applicant shall maintain existing interparcel access and existing public ingress and egress easements for the adjacent properties located to the north (Tax Map 17-1 ((14)) All).

3. Applicant shall retain the right to use parcel 3S for possible temporary parking during construction of Phase One.

4. Applicant shall provide a one-time contribution of \$46,200 for the funding of a signal on Town Center Parkway and Bowman Town Drive.

5. The primary uses on the PCA Property and the CP Property as shown on the Plat with Phase One shall be limited to hospital, medical offices, and the proposed parking garage, with related accessory uses also permitted.

6. The maximum floor area ratio, for the C-3 portion, shall not exceed 0.57 with build out of Phase One.

7. Stormwater management shall be provided for Phase One as shown on Parcel 3H on Sheet 2 of the Plat or as determined by DPWES.

8. Landscaping on the PCA Property and CP Property for Phase One shall be provided in substantial conformance with Sheet 2 of the Plat. The plantings shown on Sheet 2 of the Plat within VDOT, VEPCO, and other easements are subject to review and permission by VDOT, VEPCO, or other impacted utilities. The exact location of trees and plants to be provided may be modified as necessary for the accommodation of utilities, for VDOT requirements, and for County requirements. The exact number, size and species of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester. The Applicant shall work in good faith with the Urban Forester to take steps before, during, and after construction to improve the potential for survival of such trees and plants.

9. In the cellar space, radiation therapy and other patient related support services shall not exceed 10,000 square feet. Other uses in the cellar may include storage, mechanical, plumbing and electrical equipment, pharmacy, laboratory, hospital offices and other administrative support services for the hospital.

10. Hospital uses may be substituted for approved medical office uses without need for amendments to the Plat, provided that the total building area for the hospital and proposed addition does not exceed the maximum area shown on the Plat. Hospital use in the building additions for Phase One subject to this Proffered Condition Amendment shall not exceed 86,192 square feet, without further review and recommendation for approval by the Health Care Advisory Board.

FUTURE PHASES:

11. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the PCA Property and the CP Property shall be developed for Future Phases in conformance with the Plat and as further modified by these proffered conditions and Conceptual Plan Notes. The Future Phases may be developed incrementally and do not need to be developed in any particular order.

12. Applicant shall maintain existing interparcel access and existing public ingress and egress easements for the adjacent properties located to the north (Tax Map 17-1 ((14)) All).

13. The primary uses on the PCA Property and CP Property as shown on the Plat with Future Phases shall be limited to hospital, medical offices, and the proposed parking garage, with related accessory uses also permitted.

14. The maximum floor area ratio, for the C-3 portion, shall not exceed 0.61 with build out of the Future Phases.

15. Stormwater management shall be provided for Future Phases as shown on Parcels 3H and 3S on Sheet 3 of the Plat or as determined by DPWES.

16. Landscaping on the PCA Property and CP Property for Future Phases shall be provided in substantial conformance with Sheet 3 of the Plat. The plantings shown on Sheet 3 of the Plat within VDOT, VEPCO, and other easements are subject to review and permission by VDOT, VEPCO or other impacted utilities. The exact location of trees and plants to be provided may be modified as necessary for the accommodation of utilities, for VDOT requirements, and for County requirements. The exact number, size and species of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester. The Applicant shall work in good faith with the Urban Forester to take steps before, during, and after construction to improve the potential for survival of such trees and plants.

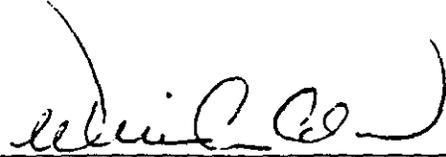
17. In the cellar spaces, radiation therapy and other patient related support services shall not exceed 35,000 square feet. Other uses in the cellars may include storage, mechanical, plumbing and electrical equipment, pharmacy, laboratory, hospital offices and other administrative support services for the hospital.

18. Hospital uses may be substituted for approved medical office uses without need for amendments to the Plat, provided that the total building area for the hospital and proposed addition does not exceed the maximum area shown on the Plat.

19. At the time of final site plan approval, the amount of all escrowed funds or monetary contributions required herein shall be adjusted upward or downward to account for any changes to the Construction Cost Index published in the Engineering News Record that have occurred subsequent to the date of the requested zoning approvals.

RESTON HOSPITAL CENTER LLC

BY:



William A. Adams, Chief Operating Officer

HCA Health Services of Virginia, Inc.
Owner of Tax Map 17-1 ((1)) 3-S, C5, C6

BY:

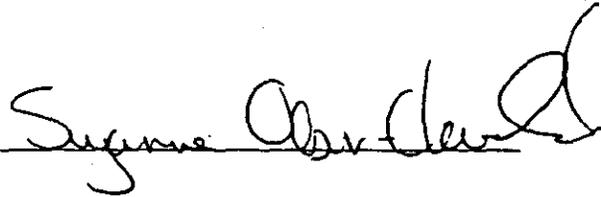


William A. Adams, Chief Operating Officer

JAMES W. CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

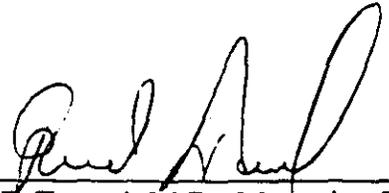
BY:  _____

SUZANNE OLSON CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

BY:  _____

INTERNAL MEDICINE ASSOC
Owner of Tax Map 17-1 ((19)) 209

BY:

A handwritten signature in black ink, appearing to read "Fred F. Taweel", written over a horizontal line.

Fred F. Taweel, M.D., Managing Partner

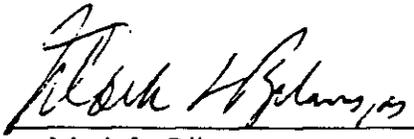
NEERAJ BHUSHAN
Owner of Tax Map 17-1 ((19)) 410, 411A

BY: Neeraj

MANJU BHUSHAN
Owner of Tax Map 17-1 ((19)) 410, 411A

BY: Bhushan

MARK L. BILOWUS
Owner of Tax Map 17-1 ((19)) 409

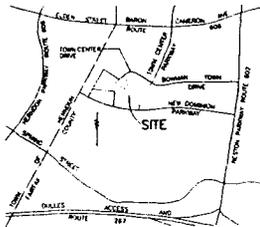
BY: 

Mark L. Bilowus

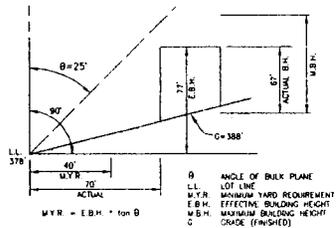
PT RESTON LP
Owner of Tax Map 17-1 ((19)) 301

BY: 
Robert L. Pinnar, President

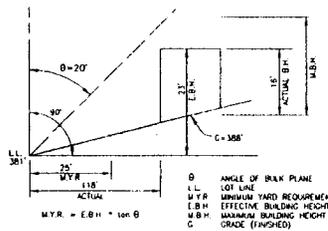
=44947 v1 - Proffers - Reston Hospital



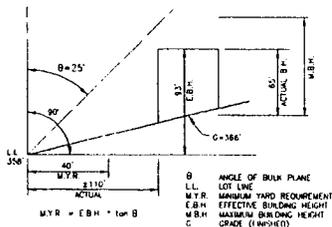
VICINITY MAP
SCALE: 1" = 200'



FRONT
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



REAR
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)



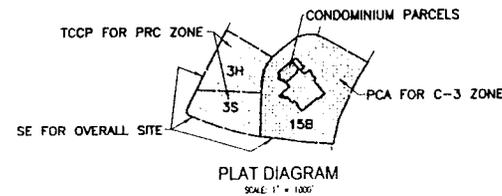
MOB FROM NEW DOMINION PKWY.
DETAIL ANGLE OF BULK PLANE
(NOT TO SCALE)

RESTON HOSPITAL

SPECIAL EXCEPTION / PROFFERED CONDITION AMENDMENT PLAT/ TOWN CENTER CONCEPT PLAN

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT/TOWN CENTER CONCEPT PLAN APPLICATION IS LOCATED ON FAIRFAX COUNTY TAX MAP 17-1-(11) PARCELS 15B, 30, 35, AND 17-1-(11B) PARCELS B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 306, 310, 311, 314, 400, 406, 409, 410, 411, 414, 417, 419.

- THE PURPOSE OF THIS SE/PCA/CCP APPLICATION IS TO AMEND PROFFERS ASSOCIATED WITH RZ 91-C-014. A TOWN CENTER CONCEPT PLAN IS CONCURRENTLY PROPOSED TO PERMIT THE DEVELOPMENT OF A PARKING GARAGE AND A MEDICAL OFFICE BUILDING. ACCESSORY USES AS SET FORTH IN ARTICLE 10 MAY BE PROVIDED.
- THE HOSPITAL IS OWNED BY RESTON HOSPITAL CENTER LLC. RESTON HOSPITAL CENTER LLC IS THE MAJORITY OWNER OF THE CONDOMINIUM FACILITY. SEE ATTACHMENT FOR DETAILED OWNERSHIP INFORMATION.
- THE PROPERTY CONSISTS OF 24.17 ACRES. OF THE 24.17 ACRES, 14.82 ACRES IS ZONED C-3. THE REMAINING 9.35 ACRES IS ZONED PRC AND IS CURRENTLY UTILIZED FOR PARKING. STORM WATER MANAGEMENT OR IS UNDEVELOPED.
- THE PROPERTY SHALL BE DEVELOPED IN ACCORDANCE WITH THIS SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT/TOWN CENTER CONCEPT PLAN CONSISTING OF SEVEN (7) SHEETS, PREPARED BY WILLIAM H. GORDON ASSOCIATES. SUBJECT, HOWEVER, TO THESE NOTES, AND PROVIDED THAT MAJOR MODIFICATIONS MAY BE PERMITTED WHEN NECESSARY BY FINAL SITE DESIGN AND ENGINEERING AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES ("DPWES").
- THE PROPOSED AND EXISTING USES REQUIRE A TOTAL OF 1,589 PARKING SPACES. 473 OF THE EXISTING SPACES SHALL REMAIN. AN ADDITIONAL 36 PARKING SPACES ARE APPROVED BUT NOT CONSTRUCTED AS SHOWN ON SHEET 2 OF THIS APPLICATION. THERE ARE 1,076 TOTAL PROPOSED PARKING SPACES WITH THIS APPLICATION.
- ALL TRAILS REQUIRED IN THE COMPREHENSIVE PLAN WILL BE PROVIDED. AN EIGHT-FOOT TRAIL IS PROPOSED WITH THE FUTURE CONSTRUCTION OF THE FAIRFAX COUNTY PARKWAY (BT 0001). NO ADDITIONAL TRAILS ARE PROPOSED AS PART OF THESE APPLICATIONS.
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- ALL EXISTING STRUCTURES SHALL REMAIN.
- TOPOGRAPHY IS FROM AN AERIAL SURVEY PREPARED BY AIR SURVEY CORPORATION AND COUNTY TOPOGRAPHY. THE CONTOUR INTERVAL IS 5 FEET.
- STORM WATER MANAGEMENT SHALL BE PROVIDED ON SITE. PHASE ONE DEVELOPMENT SHALL UTILIZE AN EXISTING STORM WATER MANAGEMENT POND. FUTURE PHASES WILL REQUIRE UNDERGROUND DETENTION FOR SW/IMP AS SHOWN AND/OR MODIFICATION TO EXISTING FACILITIES.
- ALL EASEMENTS WITH A WIDTH OF 25 FEET OR MORE ARE SHOWN ON THE PLAN.
- PLANNED PUBLIC IMPROVEMENTS INCLUDE A RIGHT-TURN LANE FROM TOWN CENTER PARKWAY INTO TOWN CENTER DRIVE. THE RIGHT TURN LANE, SHOWN ON SHEETS THREE (3) AND SEVEN (7), SHALL BE TRIGGERED BY THE FUTURE PHASES, EARLIER THAN PHASE ONE. IN ADDITION, THE APPLICANT RETAINS THE RIGHT TO CONSTRUCT (BUT NOT OCCUPY) THE TWO (2) ADDITIONAL STORES ON THE WOMEN'S CENTER ADDITION WITHOUT TRIGGERING THE ABOVE MENTIONED RIGHT TURN LANE REQUIREMENT.
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.
- THERE ARE NO SETBACK ASSETS OR NATURAL FEATURES DESERVING OF PRESERVATION ON SITE.
- THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, WITH THE EXCEPTION OF: A NUMBER OF THE TYPE I, D, E, OR F BARRIER REQUIREMENT PURSUANT TO SECTION 13-55(A)(1) OF THE ZONING ORDINANCE. EXISTING VEGETATION AND SUPPLEMENTAL PLANTING WILL BE USED FOR SCREENING IN ACCORDANCE WITH SECTION 13-104(A).
- THE LIMITS OF CLEARING AND GRADING SHALL BE AS GENERALLY SHOWN.
- TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 119.4, 302.4 AND 355; COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VI 672-10-1; VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- THE DEVELOPMENT SCHEDULE SHALL BE DETERMINED BY THE APPLICANT BASED UPON THE NEEDS OF THE HOSPITAL.
- THERE IS NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR (EQC), OR RESOURCE PROTECTION AREA (RPA) ON THE SITE. THE ENTIRE PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA).
- THE APPLICANT PROPOSES ENTRY AND DIRECTORY SIGNS AS GENERALLY SHOWN ON THE PLANS. SIGNAGE LOCATIONS AND SIZES WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN, AND ALL SIGNS WILL COMPLY WITH THE ORDINANCE.



PLAT DIAGRAM
SCALE: 1" = 1000'

EXISTING		LEGEND		PROPOSED	
---	PROPERTY LINE	---	PROPERTY LINE	---	PROPERTY LINE
---	DEPARTING PROPERTY LINE	---	DEPARTING PROPERTY LINE	---	DEPARTING PROPERTY LINE
---	EASEMENT LINE	---	EASEMENT LINE	---	EASEMENT LINE
---	EDGE PAVEMENT	---	EDGE PAVEMENT	---	EDGE PAVEMENT
---	CENTERLINE	---	CENTERLINE	---	CENTERLINE
---	FENCE LINE	---	FENCE LINE	---	FENCE LINE
---	GAS LINE	---	GAS LINE	---	GAS LINE
---	UNDERGROUND ELECTRIC LINE	---	UNDERGROUND ELECTRIC LINE	---	UNDERGROUND ELECTRIC LINE
---	OVERHEAD TELEPHONE LINE	---	OVERHEAD TELEPHONE LINE	---	OVERHEAD TELEPHONE LINE
---	UNDERGROUND TELEPHONE LINE	---	UNDERGROUND TELEPHONE LINE	---	UNDERGROUND TELEPHONE LINE
---	BUILDINGS	---	BUILDINGS	---	BUILDINGS
---	SIDEWALK	---	SIDEWALK	---	SIDEWALK
---	CURB & GUTTER	---	CURB & GUTTER	---	CURB & GUTTER
---	SANITARY SEWER	---	SANITARY SEWER	---	SANITARY SEWER
---	STORM SEWER	---	STORM SEWER	---	STORM SEWER
---	DITCH, SWALE OR SMALL STREAM	---	DITCH, SWALE OR SMALL STREAM	---	DITCH, SWALE OR SMALL STREAM
---	TREES	---	TREES	---	TREES
---	TREE LINE	---	TREE LINE	---	TREE LINE
---	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	---	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)	---	LIMITS OF CLEARING & GRADING (DRIP LINE OF TREES)
---	CONTOUR LINE	---	CONTOUR LINE	---	CONTOUR LINE



SHEET INDEX:

- COVER SHEET
- SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT, PHASE ONE
- SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT, FUTURE PHASES
- ARCHITECTURAL ELEVATIONS - HOSPITAL WITH ADDITION, PHASE ONE
- ARCHITECTURAL ELEVATIONS - GARAGE, PHASE ONE
- ARCHITECTURAL RENDERING, PHASE ONE
- RIGHT TURN LANE EXHIBIT

1-10-01 NOTE OPT. ENT

REVISIONS

17-08-09	ADJUST BINARY, GARAGE AND BLDG ADOTN
3-07-00	VOOT TANKING
3-28-00	ADD PEDESTRIAN CIRCULATION
4-28-00	REMOVE SE AMENDMENT & RELOCATE
5-07-00	ADJUST BUILDING
6-2-00	ADJUST BUILDING
6-2-00	ADJUST BUILDING
7-20-00	REVISE TO SHOW FUTURE PHASES
11-17-00	REVISE VDOT ROW TAKING
12-3-00	REVISE TABS
12-22-00	REV. DESK SURFET
	WPCA

DESIGN: ESA

DRAWN: S. WYRZE

CHECKED: J. MCELLEMAN

ENGINEERS: SURVEYOR LAND PLANNING ARCHITECTURE

William H. Gordon Associates, Inc.

1001 Lee Drive, Suite 2035, Reston, VA 20190

(703) 261-1900 • FAX: (703) 261-0900

DATE: DECEMBER 1999

SCALE: HORIZ N/A, VERT N/A

SEALED: [Stamp]

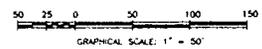
RESTON HOSPITAL
HUNTER HILL DISTRICT
RESTON, VIRGINIA

SPECIAL EXCEPTION/PROFFERED CONDITION AMENDMENT PLAT/
TOWN CENTER CONCEPT PLAN

DATE: 11/45/2001

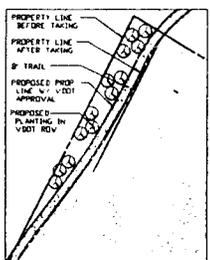
DATE: 11/45/2001

SHEET: 1 OF 7



BLOCK 4B, SECTION 931
RESTON

N/F
HCA REALTY, INC.
D.B. 6310 PG. 1275



ALTERNATE PARKING CONCEPT
THE ALTERNATE PARKING CONCEPT IS BASED ON DISCUSSIONS BETWEEN VDOT AND THE APPLICANT IN ORDER TO MINIMIZE LOSS OF EXISTING PARKING SPACES. IMPLEMENTATION OF THE PLAN WILL BE SUBJECT TO VDOT AND COUNTY APPROVAL AT THE TIME OF FINAL SITE PLAN.

PROPOSED PLANTING AND OTHER SEVERAL UTILITIES SHOWN. PROPOSED PLANTING ARE BASED ON LOCAL APPROVED LIST OF SMALL TREES AND SHRUB TYPES. APPROXIMATE AIR SHADING IS SHOWN AS REQUIRED BY CODES OR OTHER APPLICABLE UTILITIES.

PROPOSED FIREARMS COUNTY PARKWAY

N/F
RESTON HOSPITAL CENTER / L.L.C.
PORTION OF PARCEL J/S
RESTON
AREA SUBJECT TO TOP

RESTON HOSPITAL
FOUR STORY BRICK BUILDING
1950 TOWN CENTER DRIVE
445,800 SQ. FT. OR
14,837 AC.
ZONING C-3
AREA SUBJECT TO PCA
VEHICLE STORAGE / MEDICAL OFFICES
EXISTING BUILDING OF PLUMBING
MATERIALS (2 ADJ. STORES)

CURVE DATA:

CURVE	RADIUS	ARC	TANGENT	CHORD	BEARING	DELTA
C1	8.00'	25.09'	1535.88'	18.00'	N 50°00'37" E	178°24'11"
C2	22.50'	34.56'	22.00'	31.11'	S 83°17'17" E	90°00'00"
C3	1481.42'	242.52'	120.53'	249.25'	S 29°51'35" W	08°18'08"
C4	1483.42'	208.88'	104.52'	208.52'	S 17°13'48" W	08°00'24"
C5	75.00'	35.46'	21.80'	32.22'	S 49°08'47" W	81°48'28"
C6	2955.00'	187.17'	93.62'	187.14'	N 88°11'07" W	03°37'45"
C7	2941.00'	202.25'	101.18'	202.21'	N 83°29'28" W	03°56'15"
C8	325.00'	249.18'	143.21'	242.22'	N 25°52'02" E	47°20'33"
C9	240.00'	292.57'	187.57'	274.79'	N 84°35'15" E	68°50'47"

LEGEND

- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREE AND SHRUB MASSINGS
- EXISTING TREES AND SHRUBS
- ⊙ PROPOSED REPLACEMENT/RELOCATED TREES AND SHRUBS
- LIMITS OF CLEARING AND GRADING
- ▭ PROPOSED PARKING AND BUILDING ADDITIONS
- ▭ APPROVED BUT NOT CONST. BUILDING ADDITIONS
- ▭ APPROVED BUT NOT CONSTRUCTED PARKING
- ▭ PROPOSED PEDESTRIAN CROSSWALK
- ▭ PROPOSED PEDESTRIAN SIDEWALK

TABULATIONS FOR PHASE ONE

	C-3 PERMITTED/REQUIRED	PROPOSED
MINIMUM SITE AREA:	20,000 SF	24.17 AC (1,053,600 SF)
SQUARE FOOTAGE:	226,080 SF (Existing) 226,183 SF (Approved)	346,355 SF - INCLUDES 2 STORES CONSTRUCTED BUT NOT OCCUPIED
FLOOR AREA RATIO:	1.00 Max.	0.51/368,355 S.F. (BASED ON 14.87 AC) 0.00/0 S.F. (BASED ON 9.35 AC) 0.35/368,355 S.F. (BASED ON 24.17 AC)
MAXIMUM BUILDING HEIGHT:	65 Feet (Existing)	80 Feet (Not to exceed)
MINIMUM YARDS:	FRONT: 40 Feet OR 25' ADP SIDE: None REAR: 25 Feet OR 20' ADP	70 Feet None 118 Feet
OPEN SPACE:	15%	27%
PARKING SPACES:	570* (Required) 544 (Existing to remove) 36 (Approved not constructed)	1104 (Total Proposed) 500 (Parking Garage) 4 (VOOT balcon)

* NOTE: The proposed number of parking spaces are subject to adjustment at the time of final engineering design, but will meet the Fairfax Zoning Code requirements.
570 parking spaces is based on previous site plan approved for 127 beds plus approx. 64,800 sq. ft. office.

REVISIONS
 1-28-00 ADJUST BMDOL GARAGE AND REDO ADJTN
 3-07-00 VDOT TAKING
 3-28-00 ADD PEDESTRIAN CIRCULATION
 4-26-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK
 6-9-00 ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK
 7-20-00 REVISE TO SHOW FUTURE PHASES
 11-17-00 REVISE VDOT
 HOW TAKING
 12-3-00 REVISE TABS
 12-20-00 REV. DESC SURVEY

DESIGN: BHGA
 DESIGN: ESA
 DRAWN: J. WOODS
 CHECKED: J. McCELLAN
 ENGINEER: William H. Gordon Associates, Inc.
 6301 Deer Drive, Chantilly, Virginia 20151
 (703) 291-1000 FAX (703) 291-1008

DATE: JUNE 2000
 SCALE: HORIZ: 1" = 60'
 VERT: N/A
 SEAL: PROFESSIONAL ENGINEER
 SPECIAL EXCEPTION/PROTECTED CONDITION AMENDMENT PLAN
RESTON HOSPITAL
 HUNTER HILL DISTRICT
 RESTON, VIRGINIA

DATE: 11/4/02
 DRAWN: 11/4/02 DWG
 SHEET: 2 OF 7

PHASE ONE

1-10-01 NOTE OPT. EXT.

- REVISIONS
- 1-10-01 REVISE GARAGE AND BLDG ADJCN.
- 3-07-00 VOID TAKING
- 3-28-00 ADD PEDESTRIAN CIRCULATION
- 4-28-00 REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK.
- 6-9-01 ADJUST BLDG CNTR. SETBACK & RELOCATE OXYGEN PARK.
- 7-20-00 REVISE TO SHOW FUTURE PARKS
- 11-17-00 REVISE VOID TAKING
- 12-3-00 REVISE TMS
- 12-20-00 REV. DES' SURVEY

DESIGN: ESA
 DRAWN: ESA
 CHECKED: ESA

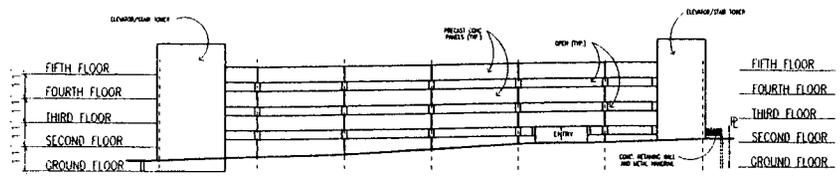
WHLA
 ENGINEERS SURVIVORS LAND PLANNERS ARCHITECTS
William H. Gordon Associates, Inc.
 4501 Lee Drive, Chesapeake, Virginia 23031
 (703) 263-1600 FAX (703) 263-7058 TOLL FREE (800) 241-0746

DATE: DECEMBER 1999
 SCALE: HORIZ: N/A
 VERT: N/A

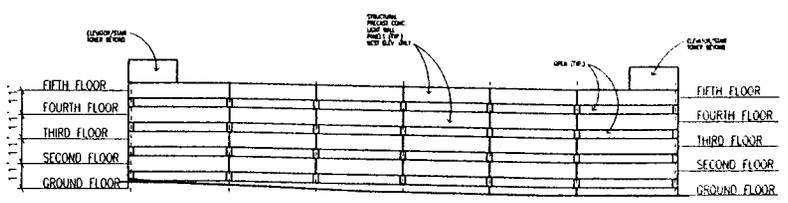
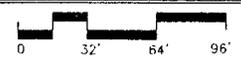


PHASE ONE - ARCHITECTURAL ELEVATIONS - GARAGE
RESTON HOSPITAL
 HUNTER HILL DISTRICT
 RESTON, VIRGINIA

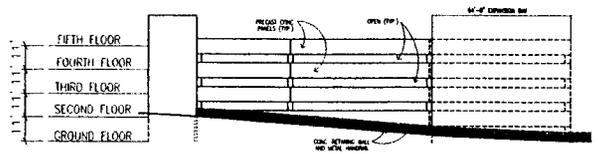
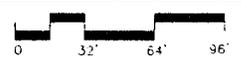
DATE: 1148-C261
 DRAWN: 1148ELV1.DWG
 SHEET: 5 OF 7



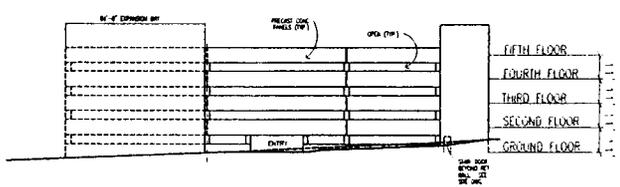
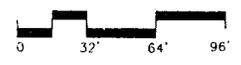
EAST ELEVATION



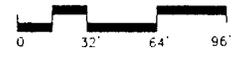
WEST ELEVATION



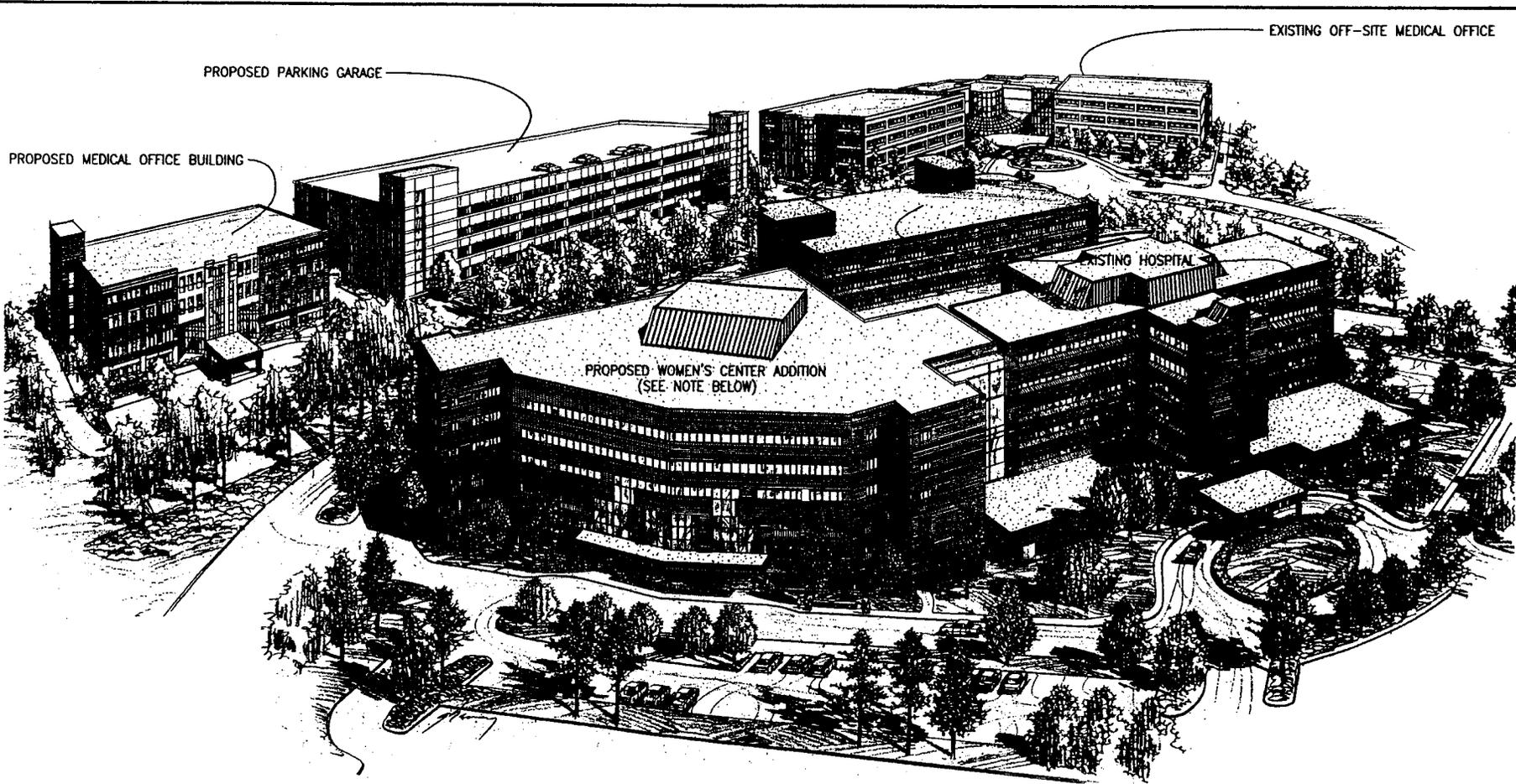
NORTH ELEVATION



SOUTH ELEVATION



PHASE ONE - PARKING GARAGE ELEVATIONS
THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!
 NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY EAR, SMOGSON ASSOC.

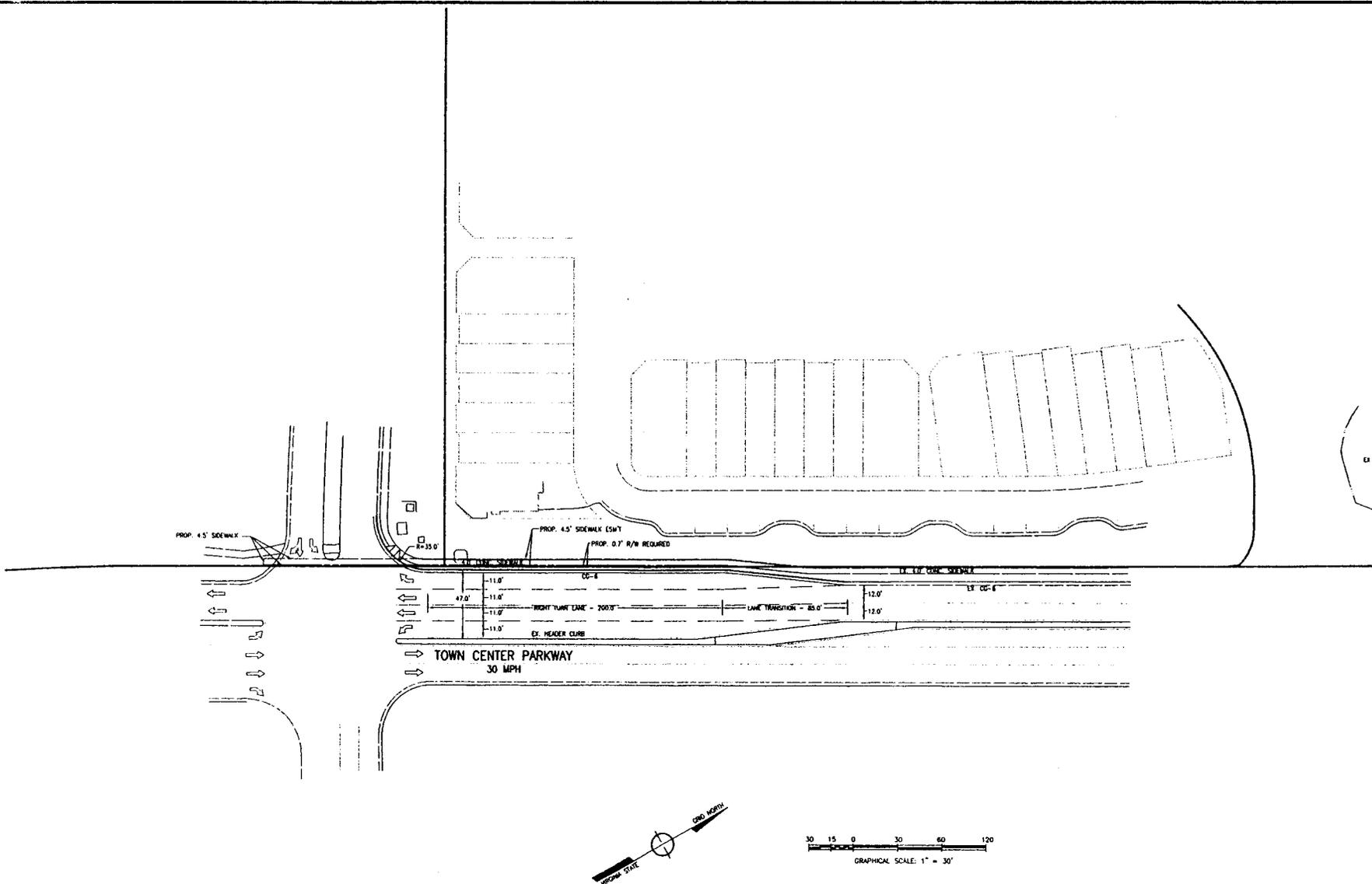


NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES.

THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ALL ARCHITECTURAL ELEVATIONS, DIMENSIONS ETC. HAVE BEEN PROVIDED BY LAR, SWANSON ASSOC.

REVISIONS	1-10-01 NOTE OPT. ENT.
7-28-00	ADJUST ENTRY, GARAGE AND BLDG ADJTN
3-07-00	VOID TAKING
3-28-00	ADD PEDESTRIAN CIRCULATION
4-28-00	REMOVE SE AMENDMENT & RELOCATE OXYGEN PARK
6-8-00	ADJUST BUILDING SETBACK & RELOCATE OXYGEN PARK
7-20-00	REVISE TO SHOW STUDY PHASES
11-17-00	REVISE VOID ROOM TAKING
12-3-00	REVISE TABS
12-20-00	REV. DESK SURVEY
IN CHARGE	IN CHARGE
DESIGN	ESA
DRAWN	ESA
CHECKED	ESA
OWNER	CONTRACTORS - SURVEYORS - LAND PLANNERS - ARCHITECTS William H. Gordon Associates, Inc. 1501 15th Street, Suite 2000, Fairfax, VA 22031 (703) 261-1800 - METRO (703) 822-6067 - FAX (703) 261-0186
DATE	DECEMBER 1999
SCALE	HORIZ. N/A VERT. N/A
SEAL	
PROJECT	ARCHITECTURAL RENDERING RESTON HOSPITAL HUNTER MILL DISTRICT RESTON, VIRGINIA
JOB	1148-0201
DATE	1148RNDWG
SHEET	6 OF 7



ROADWAY INFORMATION SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN, APPROVAL BY DPWES AND VDOT, AND ACQUISITION OF NECESSARY OFF-SITE EASEMENTS AND RIGHT OF WAY. SEE NOTE 12 REGARDING TIMING OF TURN LANE IMPROVEMENTS.

REVISIONS
7-20-00 REVISE TO SHOW
STAIRCASE PHASES
11-13-00 REVISE VDOT
ROW TAKING
12-3-00 REVISE JABS
12-20-00 REV. DESC
1-10-01 NOTE OPT. ENT.

SURVEY	W-GA
DESIGN	M. SMYLER
DRAWN	M. SMYLER
CHECKED	J. McLELLAN

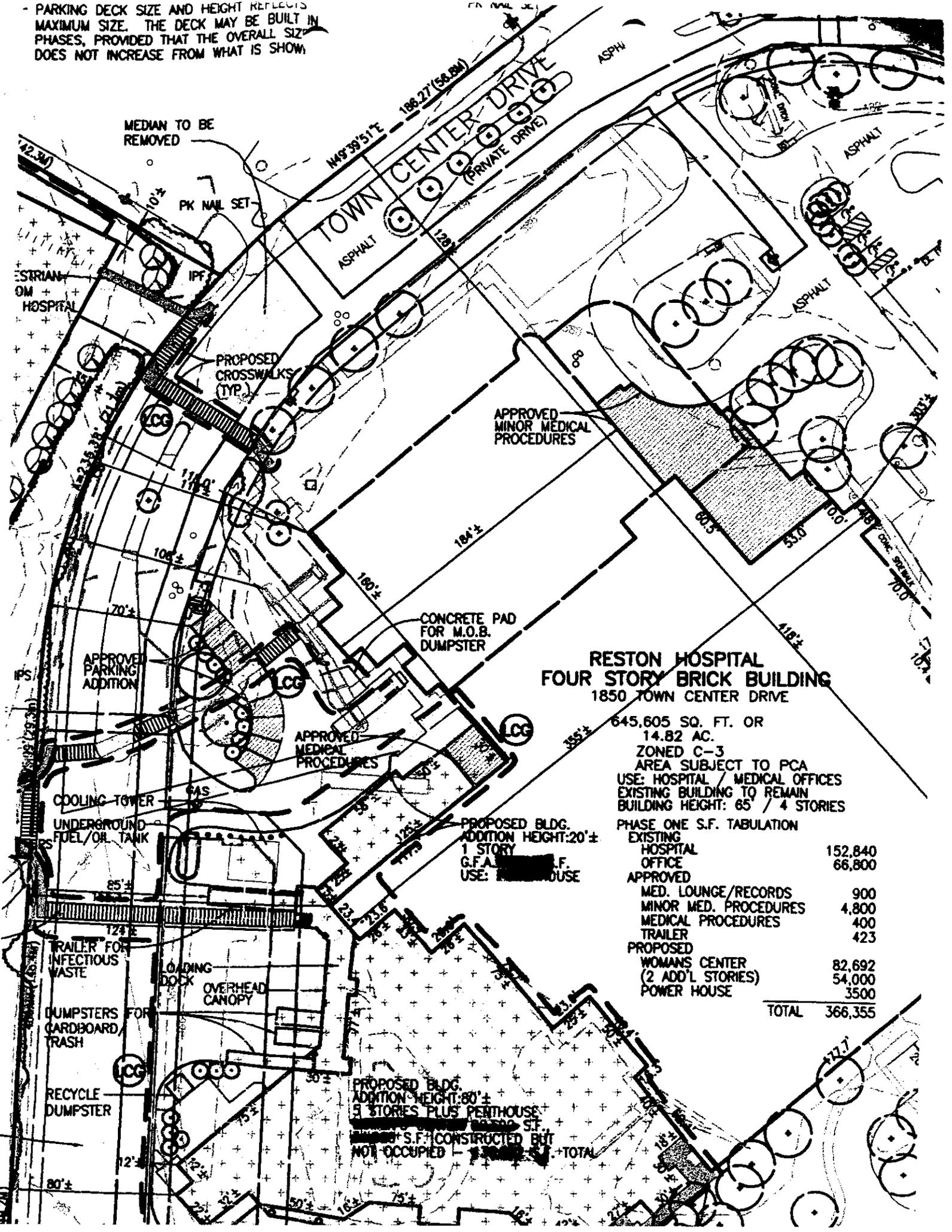

GCA
 LANDSCAPE ARCHITECTS
 LANDSCAPE ARCHITECTS
 WILLIAM H. GORTON ASSOCIATES, INC.
 4501 Lee Drive, Chantilly, Virginia 20151
 (703) 243-1800 • FAX (703) 401-8008

DATE	JUNE 2000
SCALE	HORIZ. 1" = 30'
VERT.	N/A
SEA.	

PRELIMINARY RIGHT TURN GEOMETRY
 ELEVATION PHASE
RESTON HOSPITAL
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	1146-0201
CAD.	1146R101.DWG
SHEET	7 OF 7

- PARKING DECK SIZE AND HEIGHT REFLECTS MAXIMUM SIZE. THE DECK MAY BE BUILT IN PHASES, PROVIDED THAT THE OVERALL SIZE DOES NOT INCREASE FROM WHAT IS SHOWN.



**RESTON HOSPITAL
FOUR STORY BRICK BUILDING**
1850 TOWN CENTER DRIVE

645,605 SQ. FT. OR
14.82 AC.
ZONED C-3
AREA SUBJECT TO PCA
USE: HOSPITAL / MEDICAL OFFICES
EXISTING BUILDING TO REMAIN
BUILDING HEIGHT: 65' / 4 STORIES

PHASE ONE S.F. TABULATION

EXISTING	
HOSPITAL	152,840
OFFICE	66,800
APPROVED	
MED. LOUNGE/RECORDS	900
MINOR MED. PROCEDURES	4,800
MEDICAL PROCEDURES	400
TRAILER	423
PROPOSED	
WOMANS CENTER (2 ADD'L STORIES)	82,692
POWER HOUSE	54,000
	3500
TOTAL	366,355

CONCRETE PAD FOR M.O.B. DUMPSTER

PROPOSED BLDG.
ADDITION HEIGHT: 20' ±
1 STORY
G.F.A. [REDACTED] S.F.
USE: [REDACTED] HOUSE

PROPOSED BLDG.
ADDITION HEIGHT: 80' ±
5 STORIES PLUS PENTHOUSE
[REDACTED] S.F.
[REDACTED] S.F. CONSTRUCTED BUT NOT OCCUPIED - [REDACTED] TOTAL

MEDIAN TO BE REMOVED

PK NAIL SET

PROPOSED CROSSWALKS (TYP.)

APPROVED MINOR MEDICAL PROCEDURES

APPROVED PARKING ADDITION

APPROVED MEDICAL PROCEDURES

COOLING TOWER
UNDERGROUND FUEL/OIL TANK

TRAILER FOR INFECTIOUS WASTE
DUMPSTERS FOR CARDBOARD TRASH

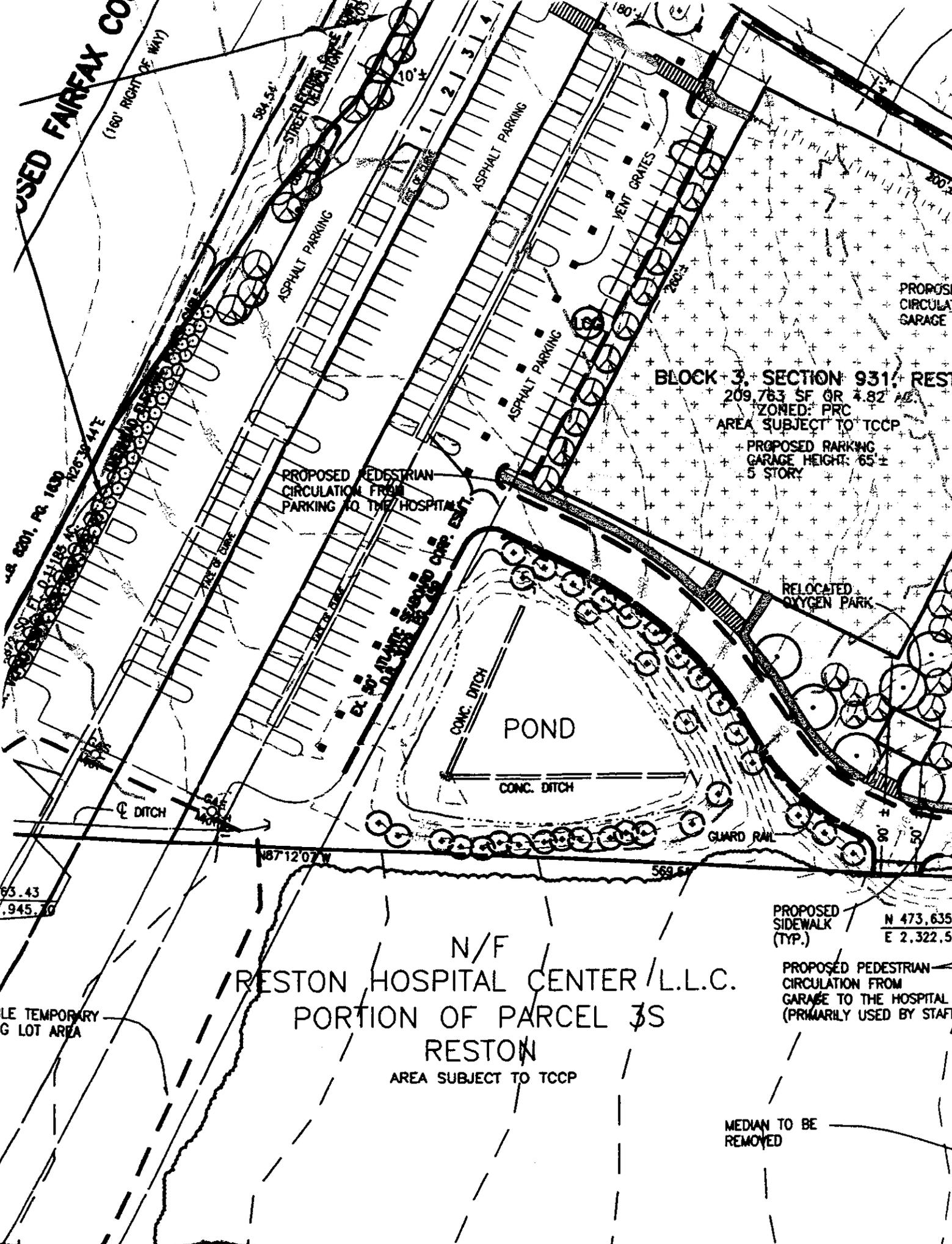
LOADING DOCK
OVERHEAD CANOPY

RECYCLE DUMPSTER

USED FAIRFAX CO.
(160' RIGHT OF WAY)

163.43
1945.79

ABLE TEMPORARY
NG LOT AREA



N/F
RESTON HOSPITAL CENTER / L.L.C.
PORTION OF PARCEL 3S
RESTON
AREA SUBJECT TO TCCP

PROPOSED
SIDEWALK
(TYP.)

N 473,635.6
E 2,322,514

PROPOSED PEDESTRIAN
CIRCULATION FROM
GARAGE TO THE HOSPITAL
(PRIMARYLY USED BY STAFF)

MEDIAN TO BE
REMOVED

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: CP 89-C -025-03**

DECISION DATE: 1-10-2001

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: HUNTER MILL

APPLICANT NAME RESTON HOSPITAL CENTER, LLC

STAFF COORDINATOR: JTH010

ACTION: APPROVE

DECISION SUMMARY:

ON JANUARY 10, 2001, THE PLANNING COMMISSION UNANIMOUSLY APPROVED CONCEPTUAL PLAN 89-C-025-03, ON A MOTION BY COMMISSIONER PALATIELLO SUBJECT TO CP/CP NOTES DATED JANUARY 10, 2001.

TAX MAP NUMBERS

017-1- /01/ /0002-C

017-1- /01/ /0003-E

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PRC

APPROVED RESIDENTIAL DEVELOPMENT**APPROVED NON-RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
OFFC/GENRL					82,692.00	SQ FEET	9.36	ACRES	0.31
PRKG/COMR									
TOTAL					82,692.00	SQ FEET	9.36	ACRES	0.31

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 11-03-2008

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
-------------	-----------------	--------------------	----------------------	--------------------	------------------------

4:00 P.M. Items- PCA-91-C-014-2 - RESTON HOSPITAL CENTER LLC
SE-00-H-023 - RESTON HOSPITAL CENTER LLC
Hunter Mill District

On Wednesday, January 10, 2001, the Planning Commission unanimously voted (*Commissioners Harsel and Kelso absent from the meeting*) to approve CP-89-C-025-3, subject to the conceptual plan notes dated January 10, 2001, and to recommend the following actions to the Board of Supervisors:

- Approval of PCA-91-C-014-2, subject to execution of proffers consistent with those dated January 10, 2001;
- Approval of SE-00-H-023, subject to the development conditions dated January 10, 2001, with the following revisions to condition #5:
 - ◆ Add new 5(b) to read: "If the applicant demonstrates to DPWES that it has tried and failed to obtain the necessary right-of-way (through dedication and/or easements) and/or the necessary consent of the affected utilities for the right-turn lane as noted in condition 5(a) for reasons beyond the applicant's control, the non-RUP for Phase 1 may be issued if the applicant has begun the eminent domain proceedings described in 5(c) below, and has issued the referenced letter of credit."
 - ◆ Reletter previous 5(b) as 5(c);
 - ◆ Add new 5(d) to read: "The improvements described in 5(a) above shall be in place prior to the issuance of a non-RUP for any part of any future phase as shown on the SE plat or as described in condition #4."

Planning Commission Meeting
January 10, 2001
Verbatim Excerpts

SE-00-H-023 - RESTON HOSPITAL CENTER
PCA-91-C-014-2 - RESTON HOSPITAL CENTER
CP-89-C-025-3 - RESTON HOSPITAL CENTER

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Palatiello.

Commissioner Palatiello: Thank you, Mr. Chairman. I want to thank Mr. Bellaschi and Mr. Adams and their entire team for their cooperation. As Mr. Bellaschi indicated, this has been a long road. It originally included just the birthing center. And when the applicant came to me with that change, they had indicated that there were larger improvements that the hospital was anticipating over time. And, at my request, the applicant created a master plan for the eventual build out of the hospital so that when they went before the Planning and Zoning Committee, that the Committee could look at this situation in the context of the overall build out. The issue of this turn lane arose and we had a meeting some months ago in the Supervisor's office. That was an existing requirement on this application. Although, as Mr. Bellaschi indicated, it is technically off site, it is to service the entrance to this hospital. Perhaps that dedication should have been secured some years ago when the Edgewater community came before us for a conceptual plan, but for whatever reason, that was never picked up by staff or myself or anyone involved. But it still remained a condition on this property and this applicant. It was my view and Supervisor Hudgins' view that that is a needed improvement. As a result, the applicant tried to work through it to make that improvement work into its overall plan and the applicant then revised this application and said "As long as we're coming through this process, we may as well go for the whole enchilada and put in for the entire master plan." That's what we have before us this evening, with phases. As was indicated in the public hearing, we've made some modifications to the requirement on the turn lane to provide some flexibility with regard to timing, but that in no way relieves the applicant of the obligation to put the turn lane in. We have also added some language so that -- and I will embellish that in my motion -- so that if, through no fault of the applicant, we do not believe it would be reasonable to hold up the hospital and if condemnation proceedings need to go forward, we will anticipate that in these conditions and provide a mechanism whereby the turn lane goes in. This is consistent with the Comprehensive Plan. It is consistent with the Reston Master Plan. It does have the approval of the Planning and Zoning Committee of the Reston Citizens Association. I know I am venturing where no one has yet ventured this year, but I MOVE THAT THE PLANNING COMMISSION hold the public hearing and APPROVE CP-89-C-025-3, SUBJECT TO THE CONCEPTUAL PLAN NOTES DATED JANUARY 10, 2001.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion?

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: Ms. Wilson.

Commissioner Wilson: Mr. Palatiello, I just wanted to mention one issue. I asked the applicant about the Certificate of Public Need for a reason because, according to the Zoning Ordinance, our approval is supposed to be contingent upon the approval or recommendation of approval by the Health Care Advisory Board, which in turn is supposed to make their recommendation based on community and medical need, institutional need, financial accessibility, some of those things. My understanding is that part of what the Virginia Department of Health looks at is some of those same criteria in determining whether to issue a certificate. If we've got one of our state departments that's supposed to be reviewing that and make those determinations, and that certificate has not yet been issued, I'm a little troubled that the Health Care Advisory Board has made their recommendation in the absence of that certificate. Because that's where the real determination is made. I don't want to hold up the application, but I think it's something we need to consider. So I'm going to address a question to the County Attorney whether it's proper for the Health Care Advisory Board to make that recommendation to us for us to make our recommendation in turn if there's a little piece of the puzzle there that's not quite in play.

John Bellaschi, Esquire: Let me just clarify that. The Phase 1 has already -- we've already gotten the COPN for Phase 1. What remains outstanding is the COPN on the master plan, the future phases. Again, I'd simply point out we do have to get that approval. That's a separate approval which we will get, but I wanted to make you aware that we have the COPN for the first phase. That was done back when we first came forward with the application.

Commissioner Wilson: I think that is specified in the memo we have in front of us, but our approval is for the entire master plan.

Commissioner Palatiello: But this does present somewhat of a chicken or the egg situation because the Ordinance addresses the County's health care committee. The Ordinance does not address the state. The HCAB is an advisory body that makes a recommendation to the state and shares with us its recommendation. So the requirement in the Ordinance is not contingent upon the state's action, so they are in conformance with the requirements of the Ordinance. I would say, however, that -- so we have satisfied the requirements of the Ordinance -- the practical effect is, as Mr. Bellaschi indicated, there are two approvals that they need. One is a land use approval and one is licensing approval from the state. They cannot go forward with the entire master plan until they have both. So our approval of the overall master plan from a land use standpoint becomes moot if they do not get the COPN from the state.

Mr. Bellaschi: All that is true and, in my legal interpretation -- I think it's pretty clear -- what we are required to do is go to the Health Care Advisory Board. They make a recommendation to you all. They did that. They recommended approval. We still need to get, from Richmond, the approval.

Commissioner Palatiello: I would also point out, with regard to the criteria that you read, there is extraordinary community support for this in Reston. The Chamber of Commerce has been very engaged in assisting the hospital. And I believe our delegation in the General Assembly has supported this and is doing letters on behalf of the hospital. And there is a considerable demand that is building up and the hospital does enjoy that community support.

Commissioner Wilson: Let me just finish one point. That's why I brought up where I said I'm not going to hold it up tonight because of that. I just think it's something that we might want to inquire into a little bit further.

Chairman Murphy: I think what happens is this. If the Board of Supervisors approved this application tomorrow, and you didn't get approval from the state, you'd be dead in the water, right?

Mr. Bellaschi: Yes.

Chairman Murphy: The Board doesn't have to wait for that.

Mr. Bellaschi: That's correct.

Commissioner Alcorn: Mr. Chairman?

Chairman Murphy: Mr. Alcorn.

Commissioner Alcorn: On a separate issue. I support the motion, but it's interesting -- the perspective here, from the applicant, from all of us, is from Town Center Parkway. I would just note that with the completion of the Fairfax County Parkway, our perspectives may change a bit. I don't think that has any impact on whether this application should be approved, but it is true that most people in the future will be seeing it actually from the Parkway, from the back side of this, and I would hope that has been taken into consideration in some of the details of the landscaping.

Mr. Bellaschi: The Reston Planning and Zoning Committee was looking out for you because that was one of their main issues and we ended up doing a large amount of landscaping along the Fairfax County Parkway and the border of the parking garage.

Commissioner Alcorn: Fantastic. Thanks.

Commissioner Palatiello: And there will be -- the point of access will be the existing one, right next to your house, and we have language in here with regard to the eventual disposition of another point of access off of New Dominion. There will not be direct access to the hospital site from the Parkway.

Mr. Bellaschi: Actually there's another point of access -- there are definitely two points of access. The other is off New Dominion as well. The one Commissioner Palatiello mentioned would be a second off of New Dominion which VDOT will decide at a later time, there's no question about it. Once Fairfax County Parkway starts dumping into the Town Center, a lot of the traffic -- and we had planned for that -- will come down New Dominion and enter the hospital from there.

Commissioner Alcorn: Right. I just want to thank the applicant for working so diligently with the community, I'm actually a former resident of that area. I now live really in Commissioner Palatiello's neighborhood, but thank you very much.

Chairman Murphy: Further discussion?

Commissioner Palatiello: I knew you were going to move. If I had known the move had taken place during the holidays, I would have come over with a cake.

Commissioner Byers: Gentlemen, we're on verbatim.

Chairman Murphy: We're on verbatim. Further discussion of the motion? All those in favor of the motion to approve CP-89-C-025-3, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-91-C-014-2, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 10, 2001.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA-91-C-014-2, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. Palatiello.

Commissioner Palatiello: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF SE-00-H-023, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED JANUARY 10, 2001, WITH CONDITION 5 REVISED AS FOLLOWS:

FIRST, ADD SECTION B TO READ: "IF THE APPLICANT DEMONSTRATES TO DPWES THAT IT HAS TRIED AND FAILED TO OBTAIN THE NECESSARY RIGHT-OF-WAY, THROUGH DEDICATION AND/OR EASEMENTS, AND/OR THE NECESSARY CONSENT OF THE AFFECTED UTILITIES FOR THE RIGHT TURN LANE AS NOTED IN CONDITION 5(A) FOR REASONS BEYOND THE APPLICANT'S CONTROL, THE NON-RUP FOR PHASE 1 MAY BE ISSUED IF THE APPLICANT HAS BEGUN THE EMINENT DOMAIN PROCEEDINGS DESCRIBED IN 5(C) BELOW, AND HAS ISSUED THE REFERENCED LETTER OF CREDIT"

REDESIGNATE EXISTING SECTION (B) AS SECTION (C); AND

ADD SECTION (D) TO READ: "THE IMPROVEMENTS DESCRIBED IN 5(A) ABOVE SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A NON-RUP FOR ANY PART OF ANY FUTURE PHASE AS SHOWN ON THE SE PLAT OR AS DESCRIBED IN CONDITION 4."

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE-00-H-023, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Thank you very much.

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(The motions carried unanimously with Commissioners Harsel and Kelso absent from the meeting.)

GLW