DEVELOPMENT CONDITIONS

SEA 82-V-012-5

July 19, 2006

If it is the intent of the Board of Supervisors to approve SEA 82-V-012-5, located at Tax Map 102-1 ((1)) 4 pt. (2501 Parkers Lane) previously approved for a medical care facility and related uses, to permit building additions and site modifications, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions, except that these conditions are in addition to the development conditions approved with SEA 82-V-012-4. Previously approved conditions, or those with minor revisions, are marked with an asterisk (*).

* 1. This approval is granted for and runs with the land indicated in the application and is not transferable to other land.

* 2. This Special Exception Amendment is granted only for the purpose(s), structures(s) and/or uses indicated on the Special Exception Amendment Plat, approved with this application, as qualified by these development conditions.

3. <u>A copy of this Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "Inova Mount Vernon Hospital", prepared by Dewberry & Davis, LLC., dated February 15, 2006, as revised through June 29, 2006. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.</u>

* 4. Development of the 37.9 acre property shall not exceed a floor area ratio of 0.35. Development of the "hospital portion", that part of the site within the "Hospital Lease Line", as shown on the Special Exception Amendment (SEA) Plat, shall not exceed a total of 401,590 square feet (SF) or gross floor area (GFA).

* 5. Prior to site plan approval for the assisted living facility (medical care facility) portion of the hospital complex, a final landscaping and tree preservation plan, prepared in accordance with the SEA Plat and prepared by a certified arborist, shall be submitted to the Urban Forester for review and approval. Landscaping around the stormwater management (SWM) pond shall be planted to the maximum extent permitted by DPWES and in keeping with the planting policies of DPWES. The final landscaping and tree preservation plan shall include specific tree preservation and protection activities, such as crown pruning, mulching, root pruning, fertilization, replacement, and

protective devices. This tree preservation plan shall also include those existing trees north of the proposed play area, which were not included on the tree survey. *(Note: There is no tree preservation plan required for the site improvements proposed with SEA 82-V-012-5.)*

* 6. Prior to any clearing and grading on-site, the final limits of clearing and grading shall be confirmed in the field by ~~the~~ Urban Forest~~ry Branch~~ Management, DPWES. All trees shown to be preserved on the tree preservation plan shall be protected by fencing during construction. Tree protection fencing shall be erected at the limits of clearing and grading as shown on the tree preservation/landscaping plan. Fencing shall be placed outside the dripline of those trees to be preserved. Materials and installation of tree protection fencing shall constitute a four (4) foot high, orange plastic fence attached to protection fence attached to six (6) foot steel posts, driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. (Note: There is no tree preservation plan required for the site improvements proposed with *SEA 82-V-012-5.*)

* 7. In the event that any of the trees designated to be preserved fails to survive the construction, suitable replacement(s) shall be planted, as determined by the Urban Forester. (Note: There are no trees designated to be preserved within the areas of site improvements proposed with *SEA 82-V-012-5.*)

* 8. Stormwater detention and Best Management Practices (BMPs) shall be provided for the proposed improvements located on the 26.37 acre "hospital portion" of the site, as determined by DPWES. These stormwater management (SWM) and Best Management Practices (BMPs) facilities may include, but are not limited to, additional Filterra units, an upgrade to detention pond LH9125, and underground vault interior height modifications, as may be required by the Department of Public Works and Environmental Services (DPWES), in substantial conformance with the SEA Plat, in order to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code.

* 9. The helistop shall be used solely for medical and governmental purposes.

* 10. All outdoor lighting fixtures shall be of such a design and so located and oriented to reduce glare on the adjacent existing residential uses. No

outdoor area will be lighted beyond the operating hours of the hospital visiting hours, except for necessary security and emergency access.

* 11. At the time of site plan approval for the expansions in the "hospital portion" of the site and the assisted living facility, the applicant shall provide information to DPWES which demonstrates that adequate on-site parking can be provided to meet the needs of both the existing hospital facility and the proposed expansion.

* 12. Expansions of, or modifications to, the Fire Station and/or the Government Center shown on the SEA Plat shall not require amendment to this special exception amendment if such expansion/medication does not exceed the FAR limitations set forth in Condition #4 above. In addition to the notification requirements set forth in Paragraph 4 of Section 18-110 of the Zoning Ordinance, the property owner shall provide Mount Vernon Hospital with written notification by certified mail of the submission of any application for any expansion/modification of the Fire Station and/or Government Center.

* 13. The helistop pad shall be fenced, as determined necessary by the Federal Aviation Administration.

* 14. Additional lighting shall be added along the portion of the proposed sidewalk, which leads from the rear entrance of the assisted living facility (adjacent to the BMP facility) to the existing parking lot along Hinson Farm Road.

* 15. The confines of the play area shall be field located in consultation with ~~the~~ Urban Forest~~ry~~ ~~Branch~~ Management, DPWES, prior to the first submission of the site plan so that the play area will be outside of the proposed trees save area. In addition, a chain-link fence shall be installed around the confines of the play area. Existing trees adjacent to the play area, which are depicted to be preserved on the SEA Plat, shall be protected at all times. Permanent signage shall be erected on the perimeters of the tree preservation area to advise the public that this area is not to be disturbed.

* 16. The installation of retaining walls no greater than four (4) feet high or other appropriate engineering methods will be utilized, where determined to be necessary by ~~the~~ Urban Forest~~ry~~ ~~Branch~~ Management, DPWES and the applicant's certified arborist, in order to preserve trees shown to be preserved on the tree preservation plan. (Note: There are no trees to be preserved within the areas of site improvements proposed with *SEA 82-V-012-5.*)

* 17. All sidewalks shown to be located within the tree preservation areas shall be field located in consultation with ~~the~~ Urban Forest~~ry~~ ~~Branch~~ Management, DPWES, prior to the first submission of the site plan in order to minimize clearing and grading. (Note: There are no tree preservation areas within the areas of site improvements proposed with *SEA 82-V-012-5*.)

* 18. Where feasible, utility easements shall be located outside of the transitional screening yard along the western property line. Utility lines shall be placed underground. (Note: There are no overhead utilities that must be relocated within the areas of site improvements proposed with *SEA 82-V-012-5*.)

* 19. The assisted living facility shall be limited to a maximum of 112 residents.

* 20. If prior to the issuance of the non-residential permit (non-RUP) for the assisted living facility, the applicant has not obtained site plan approval for the construction of at least fifty (50) affordable assisted living units elsewhere in Fairfax County, the applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of ten (10) residents who participate in the Auxiliary Grant Program. The applicant may reduce the number of residents who participate in the Auxiliary Grant Program to four (4) residents at such time as the applicant has obtained site plan approval for the fifty (50) off-site affordable assisted living units.

* 21. Changes to the 26.3 acre hospital complex which require approval of a Special Exception or Special Permit may be applied for without joinder and/or consent of the Fire Station/Government Center and/or the Mental Health Center.

22. The architecture of the proposed building additions shall generally conform with that of the existing building and shall utilize similar building materials as determined by DPWES. The applicant shall submit to DPWES at time of building permit submission examples of building materials to be utilized as well as the architectural details and building materials of the existing buildings.

23. The applicant shall provide a transplanting plan as part of the first and all subsequent submissions of the site plan for review and approval by Urban Forest Management, DPWES. The plan shall be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. The plan shall address the following items: the trees to be transplanted, the proposed final location of the trees, the proposed time of year when the trees will be moved, the transplant

methods to be used, including tree spade size if applicable, and details regarding after-transplant care, including mulching and watering, and, if necessary support measures such as cabling, guying, or staking.

24. Adequate outfall as determined by DPWES shall be demonstrated at the time of site plan review.

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 personally 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.

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 the use has been established or construction has commenced and been diligently prosecuted. Construction of any one of the proposed building additions or establishment of any of the new parking areas shall establish this SEA. 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.