



COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

4100 CHAIN BRIDGE ROAD  
FAIRFAX, VIRGINIA 22030



March 23, 1990

Mr. Donald L. Harris, Sr. Vice President  
Fairfax Hospital System  
8001 Braddock Road  
Springfield, Virginia 22151

Re: Special Exception Amendment  
Number SEA 80-P-078-6  
(Concurrent with RZ 89-P-045)

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on March 12, 1990, the Board approved Special Exception Amendment Number SEA 80-P-078-6, in the name of Fairfax Hospital System, located at Tax Map 59-2 ((1)) 1D, 1E and Pt. of 1A, 1B, and 1C for use as for a medical care facility and to increase building height pursuant to Sections 3-1200 and 9-607 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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 Amendment 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. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat and these conditions.
4. A detailed landscape plan for the Women and Children's Center Building with an emphasis on screening the building from Gallows Road and along the northern facade of the building shall be prepared in conjunction with the final site plan. The landscape plan shall be coordinated with and approved by the County Arborist.

5. The architectural elevations, including building materials, for the Women and Children's Center building and the pedestrian bridge connection the parking garage and the "original hospital building" shall be compatible with the existing buildings on the Fairfax Hospital site, as determined by the Department of Environmental Management at the time of site plan review. The pedestrian bridge shall be completely enclosed.
6. Upon the award of a contract to improve Gallows Road to six (6) lanes between Route 50 and Woodburn Road, the applicant shall contribute funds to cover the cost of providing a third southbound land along the site's frontage between the northern hospital entrance and the emergency room entrance.
7. Forty-five (45) feet of right-of-way from road centerline on Woodburn Road adjacent to the site's frontage shall be dedicated and conveyed to the Board of Supervisors in fee simple on demand. In addition all ancillary easement necessary for the future widening of Woodburn Road shall be dedicated by the applicant.
8. The existing northbound left turn lane into the hospital main entrance, or southernmost entrance, shall be lengthened to 400 feet with a 100 foot taper, or to a standard acceptable to Virginia Department of Transportation (VDOT) at the time of site plan review.
9. The existing northbound left turn lane into the hospital secondary entrance, or northernmost entrance, shall be lengthened to 300 feet with a 50 foot taper, or to a standard acceptable to VDOT at the time of site plan review.
10. The existing southbound right turn lane into the hospital secondary entrance, or northernmost entrance, shall be lengthened to Townsend Street.
11. A traffic signal shall be designed and installed at the hospital secondary entrance, or northernmost entrance, and Gallows Road, to VDOT standards.
12. The northernmost entrance into the hospital site, off of Gallows Road, shall be widened to permit one (1) inbound lane and two (2) outbound lanes, to a standard acceptable to VDOT at the time of site plan review.

13. A parking study shall be conducted by the applicant for the entire Fairfax Hospital site for review and acceptance by the Fairfax County Office of Transportation. This parking study will evaluate parking demand on site and parking supply and make recommendations for the provision of additional parking spaces on site, if warranted. This parking study shall be submitted to the County Office of Transportation for review and approval within 180 days following the opening of the parking garage. Additional parking shall be provided, if a parking shortage exists, as determined by the parking study and Office of Transportation.
14. The Women and Children's Center building shall be designed to accommodate service vehicles with access at a side or rear entrance.
15. Innovative erosion and siltation/sedimentary control devices that achieve sediment trapping efficiencies of 80 percent of the two-year storm shall be designed and maintained by the applicant, during all land disruptive activities on the site subject to Department of Environmental Management approval.
16. Since a portion of the proposed Women & Children's Building is located within the 70-75 dBA Ldn noise contours, in order to achieve a maximum interior noise level of 45 dBA Ldn, all units will have the following acoustical attributes:
  1. Exterior walls will have a laboratory sound transmission class (STC) of at least 45; and
  2. Doors and windows will have a laboratory sound transmission class (STC) of at least 37. If "windows" function as the walls, then they will have the STC specified for exterior walls.
  3. Adequate measures to seal and caulk between surfaces will be provided.
17. Development of the property shall not exceed a floor area ratio of 0.55.
18. Development on the property shall be limited to Medical Care Facilities, as defined in the Zoning Ordinance, and related uses.

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, eighteen (18) months after the approval date of the Special Exception Amendment unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception Amendment. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception Amendment, please give me a call.

Sincerely,



Theodore Austell, III  
Clerk to the Board of Supervisors (Acting)

TAIIII/ns

- cc: Joseph T. Hix  
Real Estate Division, Assessments
- Jane W. Gwinn  
Zoning Administrator
- Donald D. Smith  
Permit, Plan Review Branch
- Seldon H. Garnet, Chief  
Inspection Services Division  
Building Plan Review Branch
- Barbara A. Byron, Director  
Zoning Evaluation Division
- Robert Moore, Transportation Planning Division,  
Office of Transportation
- Kathy Ichter, Transportation Road Bond Division,  
Office of Transportation
- John F. Donnelly, DEM
- A. V. Bailey, Resident Engineer  
Virginia Department of Transportation
- Richard Jones, Manager, Land Acquisition & Planning Division  
Fairfax County Park Authority

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