

## DEVELOPMENT CONDITIONS

SEA 80-P-078-7

July 25, 1994

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-7 located at Tax Map 49-3 ((1)) 136C; 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D & 1E for a Medical Care Facility and related uses and two (2) child care centers, 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-078-6 and which replace the development conditions approved with SE 89-P-066. The development conditions previously approved with SE 89-P-066, as modified for this application, 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 is granted only for the purpose(s), structure(s) and use(s) indicated on the special exception plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Amendment Plat entitled **"Fairfax Hospital" (Sheets 1-4), prepared by Dewberry & Davis, dated January 11, 1994, revised through June 29 1994,** and these development conditions.
- \*4. Both child care centers shall be used exclusively by the children of Fairfax Hospital employees and physicians.
5. The maximum daily attendance for Child Care Center Phase 1 shall be limited to 200 children at any one time and the maximum daily attendance for Child Care Center Phase II shall be limited to 150 children at any one time.
- \*6. The hours of operation for both child care centers shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday.
7. Development on the entire 59.73 acre property shall not exceed an overall floor area ratio (FAR) of 0.49. All development constructed on Parcel 136C shall not exceed a 0.25 FAR. The unutilized FAR from Parcel 136C, defined as the difference between the FAR actually utilized on Parcel 136C and a 0.7 FAR as calculated only on Parcel 136C, may be applied to the Main Campus of Fairfax Hospital (1993 Tax Map parcels 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E), but only when such unutilized FAR is shown on a subsequent special exception amendment plat approved by the Board.

- \*8. Construction traffic traveling to and from Parcel 136C shall be via Fairfax Hospital property only.
- \*9. No access to or egress from the Property shall be allowed from the west through the Prosperity Heights, Strathmeade Square or the Pine Ridge subdivisions, nor from the east through Bedford Village.
- \*10. The applicant shall provide copies of the site plan(s) to the Prosperity Heights Homeowners Association and the Pine Ridge Civic Association for review and comment at such time as the plan(s) are submitted to Fairfax County.
11. With the exception of the Child Care Center Phase 1, buildings shall be located no closer than 120 feet from the western property line of Parcel 136C, as shown on the GDP/SEA Plat.
12. Stormwater detention and Best Management Practices (BMPs) shall be provided for the proposed improvements located on the 45.74 acre portion of the site (the Main Campus) unless waived by the Department of Environmental Management (DEM).

One (1) or more on-site stormwater detention facilities shall be provided on Parcel 136C unless it is determined by DEM in coordination with the Department of Public Works (DPW) that the provision of such facilities will exacerbate downstream drainage and erosion problems. All on-site stormwater management facilities on Parcel 136C shall be designed to optimize erosion and flood control performance when considered with other existing and proposed facilities as determined by DEM in coordination with DPW. If on-site stormwater detention facilities are provided on Parcel 136C, these facilities shall be designed and constructed to reduce the postdevelopment 2-year peak flow to 50% of the predevelopment 2-year peak flow if such a design is determined to be desirable by DEM and DPW.

If DEM, in coordination with DPW, determines that on-site stormwater detention on Parcel 136C is not desirable, the applicant shall convey at least the BMP volume from new impervious areas to infiltration facilities or other BMP facilities designed in accordance with the Public Facilities Manual (PFM). Such facilities shall not be designed as stormwater detention facilities.

As an alternative, for Parcel 136C, the applicant may, if deemed appropriate by DEM and DPW, improve existing Accotink Pond B (located on and downstream of the property) such that this facility, in combination with an upstream facility, will provide stormwater detention functions for the entirety of the watershed upstream of the pond, in excess of Ordinance requirements, to the extent practicable, as determined in coordination with DPW. Under no circumstances shall modifications to this facility result in degradation to the existing stormwater management functions of this facility, as determined by DEM and DPW. If this alternative is selected and if BMP requirements for Parcel 136C will be satisfied through the provision of on-site BMP measures, these measures shall be designed such that they will not exacerbate downstream drainage and erosion problems, as determined by DEM and DPW.

- \*13. At a minimum, erosion and sedimentation control shall be provided in accordance with the Public Facilities Manual (PFM). If determined by the Department of Environmental Management (DEM), at the time of site plan review, that additional erosion and sedimentation control measures beyond PFM standards are needed for Parcel 136C, such additional measures shall be provided to the satisfaction of DEM.
- \*14. A detailed tree preservation and landscape plan for Parcel 136C, with an emphasis on year-round screening of the buildings from the Prosperity Heights subdivision and Bedford Village, and in substantial conformance with the SEA Plat, shall be prepared in conjunction with the site plan. The tree preservation and landscape plans shall be approved by the Urban Forester. The applicant shall provide these plans to the Prosperity Heights Homeowners Association and the Pine Ridge Civic Association, for review and comment at such time the plans are submitted to Fairfax County.

Within the limits of clearing and grading, as shown on the GDP/SEA plat, vegetation shall remain undisturbed. No clearing and grading except for that required for the installation of utilities and the seven (7) foot high solid board fence at the rear of the Child Care Center Phase 1, as shown on the GDP/SEA Plat, and for the removal of dead and dying trees and shrubs may take place in these areas, and no structures, as defined by the Zoning Ordinance, may be located within these areas. Any disturbed area shall be replanted according to the recommendation of the Urban Forester. If it is determined by DEM that any utility must be located within the limits of clearing and grading, the utility shall (i), be so located and designed so as to not reduce the effectiveness of the buffers, as shown on the SEA Plat, so as to provide appropriate mitigation of Hospital and ancillary facilities on the surrounding community, and shall (ii), be limited to the minimum clearing and grading required, as both may be approved by DEM after consultation with the Office of Comprehensive Planning.

- \*15. All outdoor lighting fixtures on Parcel 136C shall be of such a height, design, and so located and oriented as not to produce glare or cause illumination in excess of 0.5 foot candles on the adjacent existing residential uses. No outdoor area shall be lighted at any time other than the hours the child care centers are open for business, except for necessary security lighting. There shall be no lighting in the rear of the child care center buildings except as may be required for security purposes and as may be required by Fairfax County.
- 16. At the time of land acquisition for the improvement of Gallows Road to six (6) lanes between Route 50 and Woodburn Road, additional right-of-way up to 68 feet from the centerline of Gallows Road, along the entire site frontage, shall be dedicated in fee simple to the Board of Supervisors, if said additional right-of-way is determined by VDOT to be necessary for the improvement.

- \*17. A Parking Study shall be conducted by Fairfax Hospital for the entire Hospital site for review and acceptance by the Fairfax County Office of Transportation (OT). This Study shall evaluate parking demand on-site and parking supply and make recommendations for the provision of additional parking spaces on site, if warranted. This study shall be submitted to the OT upon the completion of 75,000 square feet of new construction on the main campus of the Hospital and shall be amended upon completion of construction of the entire 146,838 square feet on the main campus. Additional parking shall be provided, if a parking shortage exists, as determined by the parking study and the OT.

As an option to providing additional parking, as may be required by the amended parking study, the Hospital may implement a Transportation Demand Management (TDM) Plan. The Plan, which shall have as its goal the reduction of single vehicle trips by Hospital employees, shall be prepared in conjunction with the Office of Transportation.

18. Use of the Helicopter Support Facility shall be limited to Fairfax Hospital vehicles.
19. In conformance with Par. 5 of Sect. 9-309 of the Zoning Ordinance, the County Department of Health shall make a determination regarding the location of Child Care Center Phase I and II prior to site plan submission.
20. In addition to the requirements set forth in Par. 4 of Sect. 18-110 of the Zoning Ordinance, the applicant shall provide the Pine Ridge Civic Association, the Prosperity Heights Association and Strathmeade Square homeowners Association with written notification of the submission of any future rezoning and/or special exception amendment applications for the property.

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 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.

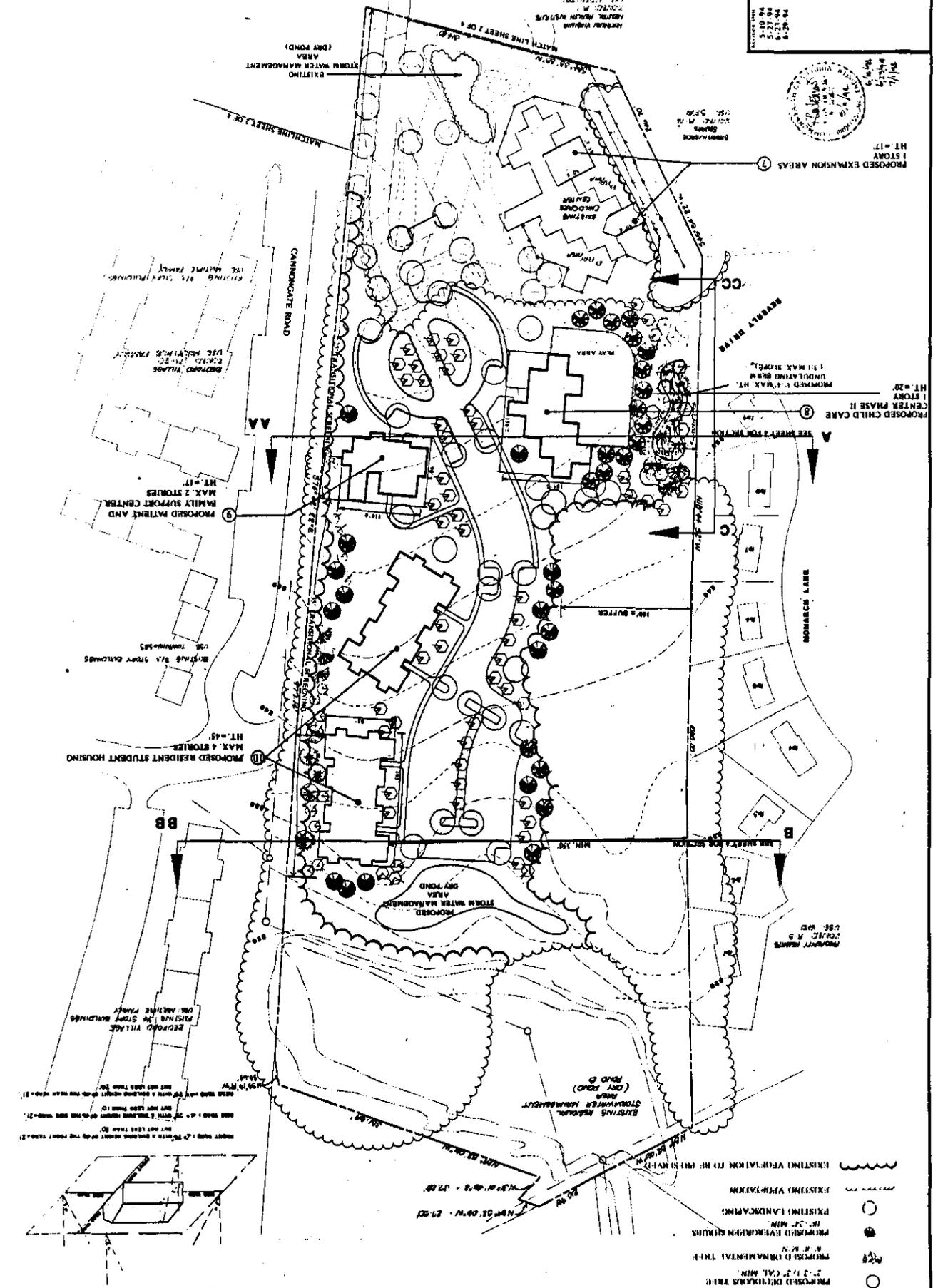




Project No.	1-11-94
Scale	1" = 50'
Date	1-11-94
Drawn by	JR
Checked by	JR
Approved by	CD
Sheet No.	3 OF 4
Project Name	FAIRFAX HOSPITAL
Client	PROVIDENCE DISTRICT

**FAIRFAX HOSPITAL**  
 SPECIAL EXCEPTION AMENDMENT PLAT/GENERALIZED DEVELOPMENT PLAN  
 APPLICATION NO. RZ 848-0105  
 SEA NO. P-1078.7  
 FAIRFAX COUNTY, VIRGINIA

**Dewberry & Davis**  
 Architects  
 Engineers  
 Planners  
 Surveyors  
 8401 Arlington Blvd., Fairfax, VA 22031  
 (703) 848-0100 FAX (703) 848-0510



**LANDSCAPE LEGEND**

- PROPOSED DEVELOPMENT TREES: 2-3' T. CAL. MIN.
- PROPOSED ORNAMENTAL TREES: 8' T. MIN.
- PROPOSED DEVELOPMENT ELEMENTS: 10'-24' MIN.
- EXISTING LANDSCAPING
- EXISTING VEGETATION
- EXISTING VEGETATION TO BE PRESERVED

**ANGLE OF BULK PLANE**

MINIMUM REQUIRED WIND FOR BUILDING WITH 45' HEIGHT

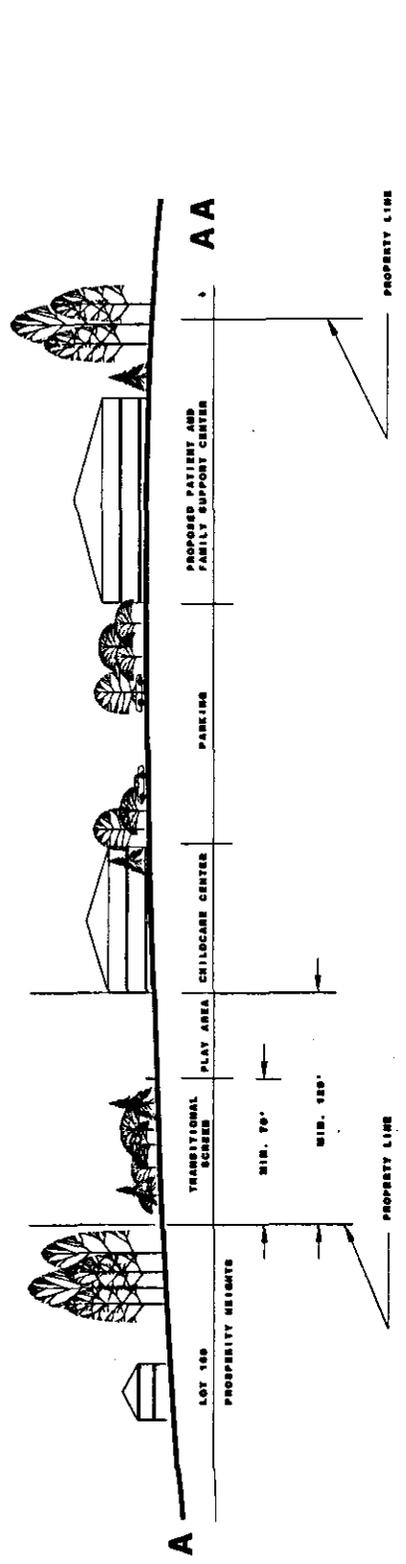
**Dewberry & Davis**  
 Architects  
 Engineers  
 Planners  
 Surveyors

8401 Arlington Blvd., Fairfax, Va. 22031  
 (703) 848-0100 FAX(703) 848-0518

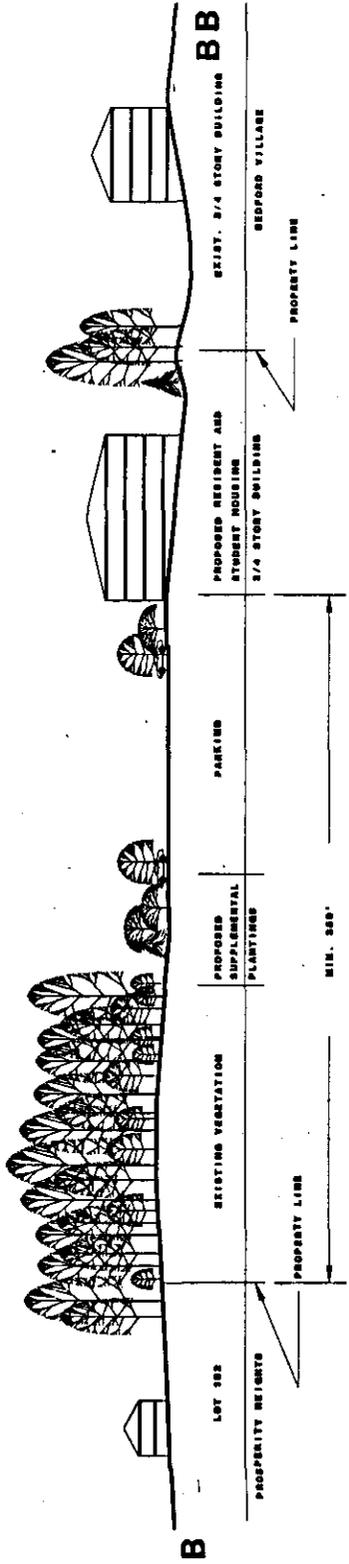
FAIRFAX COUNTY, VIRGINIA

**FAIRFAX HOSPITAL**  
 PROVIDENCE DISTRICT

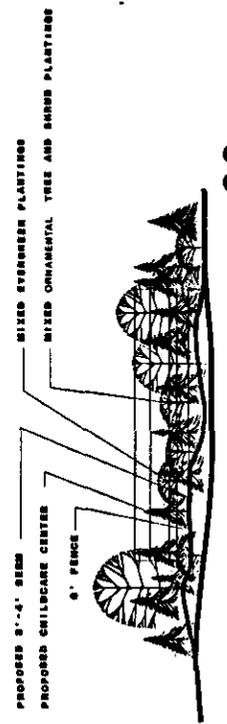
SECTIONS & ELEVATION  
 SHEET NO. CC  
 DESIGNED BY JB  
 CHECKED BY PGV  
 DATE 5-10-94  
 SCALE 1" = 30'  
 DATE 5-27-94  
 6-21-94  
 6-29-94  
 4 OF 4  
 M-7254A



**SECTION A-AA**



**SECTION B-BB**



**ELEVATION C-CC**

NOTE: THESE SECTIONS & ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.