



FAIRFAX COUNTY

APPLICATION FILED: February 7, 1994
PLANNING COMMISSION: July 20, 1994
BOARD OF SUPERVISORS: July 25, 1994

V I R G I N I A

July 25, 1994

STAFF REPORT ADDENDUM 1

APPLICATION RZ 94-P-005
(Concurrent with SEA 80-P-078-7)

PROVIDENCE DISTRICT

APPLICANT:	INOVA Health Systems Hospitals
PRESENT ZONING:	R-5
REQUESTED ZONING:	R-12
PARCEL:	49-3 ((1)) 136C
ACREAGE:	13.99 acres
FAR:	0.25
OPEN SPACE:	64%
PLAN MAP:	3-4 du/ac
PROPOSAL:	Rezone site to permit hospital facilities, including expansion of an existing child care center; and addition of a second child care center, a patient and family support center, and resident student housing

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 94-P-005 subject to the execution of proffers consistent with those dated July 25, 1994.

Staff recommends that SEA 80-P-078-7 be approved subject to the Proposed Development Conditions dated July 25, 1994.

Staff recommends that the Board reaffirm the previously approved modifications of the Transitional Screening requirement and waivers of the Barrier requirement, approved with SE 80-P-078 through SEA 80-P-078-6 and SE 89-P-066, to that shown on the SEA Plat.

Staff recommends that the Board approve a waiver of the Barrier requirement along the eastern and western property boundaries of Parcel 136C pursuant to Par. 12 of Sect. 13-304 of the Ordinance.

It should be noted that the Department of Public Works has indicated that the existing sanitary sewer lines may be inadequate and may need to be replaced to accommodate this proposed development. Should the Board of Supervisors approve RZ 94-P-005 and SEA 80-P-078-7, that approval in no way guarantees that the sewer capacity is or will be available to serve this site when the applicant or successors wish to develop.

It should be noted that it is not the intent of the 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.

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center Parkway, Suite 801, Fairfax, VA 22035-5505, (703) 324-1290.



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STAFF REPORT ADDENDUM 1

APPLICATION SEA 80-P-078-7
(Concurrent with RZ 94-P-005)

PROVIDENCE DISTRICT

APPLICANT: INOVA Health Systems Hospitals

ZONING: R-12

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

ACREAGE: 59.73 acres

FAR: 0.49

OPEN SPACE: 40%

PLAN MAP: Public facilities, governmental and institutional, health and human services facility & residential 3-4 du/ac

SE CATEGORY: Category 3 - Medical Care Facility

PROPOSAL: Amend SEA 80-P-078-6 to add land area, to construct Hospital facilities and to permit a Medical Care Facility and related uses and two (2) child care centers in the R-12 District.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 80-P-078-7 subject to the Proposed Development Conditions dated July 25, 1994.

Staff recommends that the Board reaffirm the previously approved modifications of the Transitional Screening requirement and waivers of the Barrier requirement, approved with SE 80-P-078 through SEA 80-P-078-6 and SE 89-P-066, to that shown on the SEA Plat.

Staff recommends that the Board approve a waiver of the Barrier requirement along the eastern and western property boundary of Parcel 136C pursuant to Par. 12 of Sect. 13-304 of the Ordinance.

It should be noted that the Department of Public Works has indicated that the existing sanitary sewer lines may be inadequate and may need to be replaced to accommodate this proposed development. Should the Board of Supervisors approve SEA 80-P-078-7, that approval in no way guarantees that the sewer capacity is or will be available to serve this site when the applicant or successors wish to develop.

It should be noted that it is not the intent of the 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.

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SPECIAL EXCEPTION APPLICATION

SEA 80-P-078-7

SEA 80-P-078 -07
FILED 02/07/94

INOVA HEALTH SYSTEMS HOSPITALS
AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY
TO PERMIT INCREASE IN LAND AREA, EXPANSION
AND/OR RENOVATION OF EXISTING FACILITIES AND
ADDITION OF VARIOUS ACCESSORY USES
ZONING DIST SECTION: 03-1204
ART 9 CATEGORY/USE: 03-06
59.73 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOW'S ROAD

ZONED R-12
OVERLAY DISTRICT(S):

TAX MAP

049-3- /01/ /0136-C
059-2- /01/ /0001-A P.0001-B P.0001-C P.0001-D ,0001 E

SEA COVERS ENTIRE SITE.

REZONING APPLICATION

RZ 94-P-005

RZ 94-P-005
FILED 02/07/94

INOVA HEALTH SYSTEMS HOSPITALS
TO REZONE: 13.99 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: ACCESSORY USES TO A HOSPITAL
LOCATED: ADJACENT TO FAIRFAX HOSPITAL APPROX. 1,000
FT. W. OF GALLOW'S RD. AND 1100 FT. S. OF
ARLINGTON BLVD.

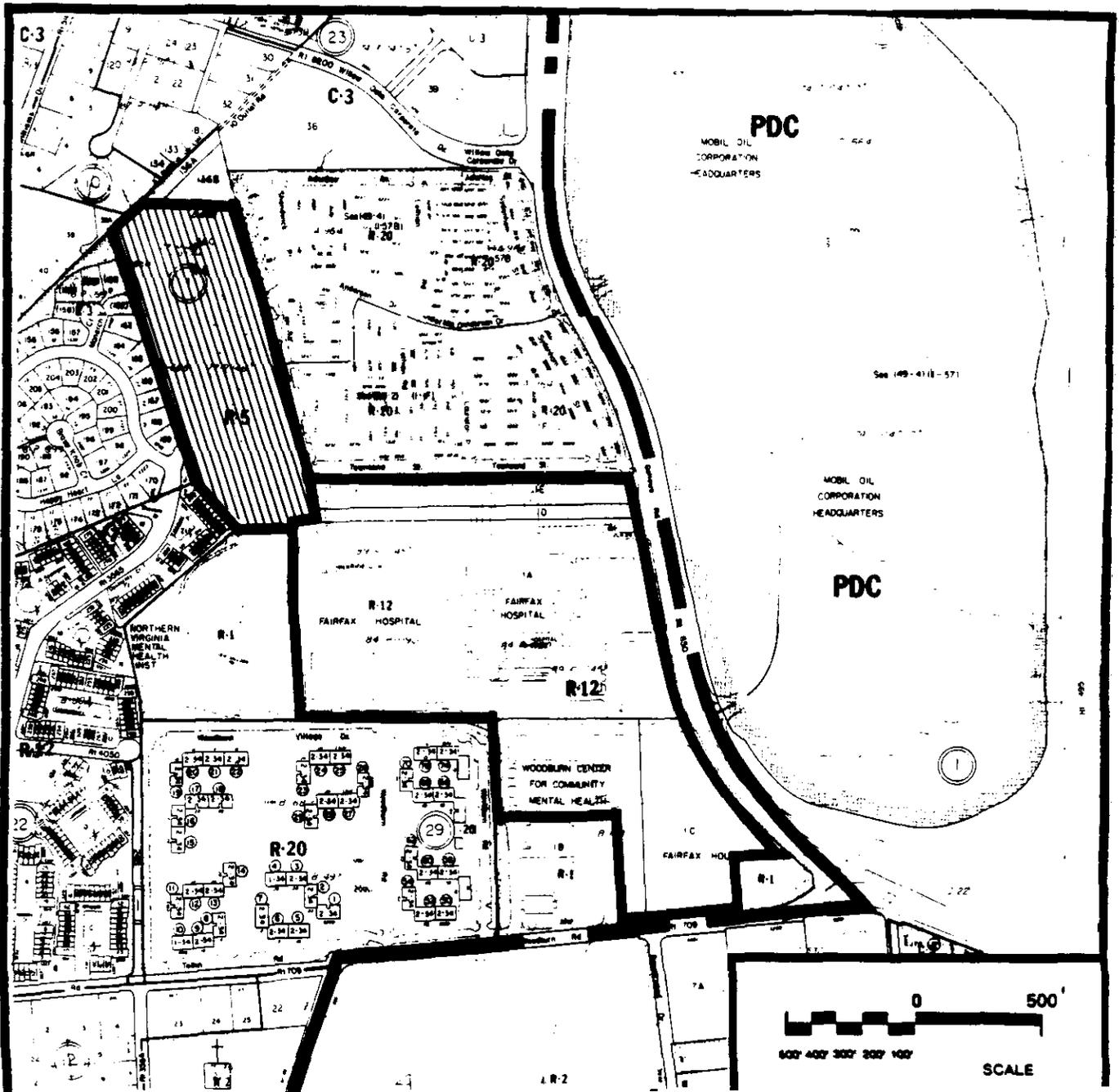
ZONING: R-5
TO: R-12
OVERLAY DISTRICT(S):

MAP REF

049-3- /01/ /0136-C



AREA OF REZONING.





DISCUSSION

On July 6, 1994, a Staff Report recommending approval of concurrent applications RZ 94-P-005 and SEA 80-P-078-7 was published. The applications, submitted by INOVA Health Systems Hospital, are to permit an expansion of hospital and related uses at the Fairfax Hospital. RZ 94-P-005 is an application to rezone 13.99 acres of land from the R-5 to the R-12 District to permit hospital related uses and SEA 80-P-078-7 is an application for a special exception amendment to increase land area and to permit the construction of additional hospital and related uses.

At the time of publication of the Staff Report, the Health Care Advisory Board (HCAB) had not reviewed SEA 80-P-078-7. Par. 3 of Sect. 9-303 and Par. 1 of Sect. 9-308 require that the HCAB review the special exception amendment and forward a recommendation to the Planning Commission and Board of Supervisors. On July 11, 1994, the HCAB held a public meeting and voted to recommend approval of SEA 80-P-078-7. A copy of the HCAB recommendation, without the attachments, is Attachment 1 of this addendum. The complete HCAB recommendation, including Attachments 1 and 2, has been transmitted to the Board under separate cover and is also on file in the Zoning Evaluation Division, Office of Comprehensive Planning.

On July 21, 1994, the Planning Commission held a public hearing and voted to recommend approval of RZ 94-P-005 subject to proffers that have been revised and are dated July 25, 1994; approval of SEA 80-P-78-7 subject to development conditions that have been revised and are dated July 25, 1994; and approval of the requested modifications of the transitional screening requirement and waiver of the barrier requirement. A copy of the executed proffers and the revised development conditions are Attachments 2 and 3.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff continues to recommend approval of these concurrent applications for the reasons discussed in the Staff Report dated July 6, 1994. With the implementation of the proposed development conditions, the applications are in harmony with the Comprehensive Plan and meet the applicable Zoning Ordinance requirements.

Recommendations

Staff recommends approval of RZ 94-P-005 subject to the execution of proffers consistent with those dated July 25, 1994.

Staff recommends that SEA 80-P-078-7 be approved subject to the Proposed Development Conditions dated July 25, 1994.

Staff recommends that the Board reaffirm the previously approved modifications of the Transitional Screening requirement and waivers of the Barrier requirement, approved with SE 80-P-078 through SEA 80-P-078-6 and SE 89-P-066, to that shown on the SEA Plat.

Staff recommends that the Board approve a waiver of the Barrier requirement along the eastern and western property boundaries of Parcel 136C pursuant to Par. 12 of Sect. 13-304 of the Ordinance.

It should be noted that the Department of Public Works has indicated that the existing sanitary sewer lines may be inadequate and may need to be replaced to accommodate this proposed development. Should the Board of Supervisors approve RZ 94-P-005 and SEA 80-P-078-7, that approval in no way guarantees that the sewer capacity is or will be available to serve this site when the applicant or successors wish to develop.

It should be noted that it is not the intent of the 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.

ATTACHMENTS

1. Health Care Advisory Board Review of SEA 80-P-078-7
2. Executed Proffers
3. Revised Development Conditions

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Marlene W. Blum, Chair *Marlene W. Blum*
Health Care Advisory Board

SUBJECT: Health Care Advisory Board Review of the Special Exception
Application of Inova Health System for Various Projects
Included in the Fairfax Hospital Master Plan

DATE: July 18, 1994

On July 11, 1994, the Health Care Advisory Board (HCAB) held a public meeting to review the special exception application for the Fairfax Hospital to undertake a series of renovation, restructuring, and expansion projects which are referred to as the Five Year Master Plan. The components of the Master Plan include the following:

1. Construction of new space to relocate 16 operating rooms, enlargement of four other operating rooms, and renovation of the existing vacant space to accommodate patient holding and recovery.
2. Addition of new space to the critical care building to consolidate the various offices and functions of the cardiac program.
3. Expansion of the current radiology facility, consolidation of radiology functions into one planned space, relocation of the medical library to a central area, construction of a connector link between the Tower building lobby and Women and Children's Center lobby, creation of a central registration area.
4. Relocation of the Research Institute to the third floor of the original building.
5. Construction of a support facility (hanger) for the helicopter on the roof of the Emergency Room/Trauma Center to facilitate required maintenance.
6. Demolish the existing cafetorium and construction of a 240 seat auditorium with conference support facilities.
7. Expansion of the current child care center to capacity for 200 children from the current capacity of 166 children.

Memorandum to the Board of Supervisors

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8. Construction of a second child care center which will enroll 150 children.
9. Construction of a center to house patients and their families who live outside the area while the patient is undergoing medical treatment.
10. Construction of two garden apartment type buildings to house medical residents and their families while they complete their residency at Fairfax Hospital.

A summary list of the projects including estimated cost and completion time is included in Attachment 1. Also attached are the materials submitted by Inova in support of the application (Attachment 2).

As the Board is aware, the HCAB reviews special exception applications under authority of the Zoning Ordinance. The criteria generally used by the HCAB in such review efforts include community need and demand, access to care, medical justification, cost and financial viability, institutional need and impact on the health care system. The Fairfax Hospital Master Plan has been reviewed with particular emphasis on institutional need, community need, medical justification, and cost. Importantly, most of the individual projects will be reviewed in detail under the terms of the County's Lease Agreement with Inova at the time they are to be undertaken. Similarly, some projects may be subject to Certificate of Need approval as well.

Background: During previous special exception application reviews of Fairfax Hospital projects, it was determined that a long-range facility plan should be developed so that a number of projects could be reviewed as opposed to the numerous individual efforts required for a single project. To that end, Inova has developed the Five Year Master Plan, describing planned and possible construction projects in the near future. Consequently, some of the projects in the Master Plan are in the early stages of development.

In its review, the HCAB raised a number of issues and concerns about the assumptions underlying the Fairfax Hospital Master Plan. Specifically, the HCAB sought to ensure that the projections of increased patient volume over the next five years respond to community as well as institutional need. In addition, in light of the cost control climate of the health care industry, the HCAB pursued the issue regarding the transfer of cost of the projects (particularly those which are not for the direct benefit of the local community, such as the auditorium) to consumers, either through rate increases or discontinuation of services in other areas. However, any future rate increase or service discontinuation will need to be brought before the HCAB under the terms of the Lease Agreement and will be further considered at that time.

Memorandum to the Board of Supervisors

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Recommendation: Given the above, the HCAB recommends to the Board of Supervisors that the Fairfax Hospital Master Plan special exception be approved based on demonstrated institutional need, community need, and medical justification, as well as cost, which was judged to be reasonable.

Should the Board have questions or comments, please contact the HCAB. Thank you.

cc: Planning Commission
Office of Comprehensive Planning, Zoning Evaluation Branch
Jolene Tornaberi, Administrator Fairfax Hospital
James Scott, Assistant Vice President, Inova Health System

PROFFER

RZ 94-P-005

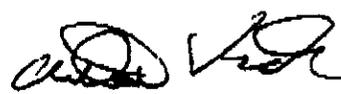
July 25, 1994

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, Inova Health System Hospitals, the applicant in RZ 94-P-005, filed for property identified as tax map 49-3-((1))-136C, hereinafter referred to as the "Application Property," agrees to the following proffer, provided that the Board of Supervisors approves a rezoning of the Application Property to the R-12 Zoning District:

1. Development on the Application Property shall not exceed a 0.25 FAR. Any floor area permitted in the R-12 Zoning District above the 0.25 FAR may be utilized on the balance of the lot which is the subject of SEA 80-P-078-7, in accordance with the provisions of the Zoning Ordinance and such development conditions approved with SEA 80-P-078-7. The uses on the Application Property shall include medical care facilities and related uses and child care centers. The uses on the Application Property shall not include medical/physician offices.

APPLICANT/OWNER:

Inova Health System Hospitals,
Formerly known as Fairfax Hospital
Systems, Inc.

By: 
Name: C. Michael French
Its: President

PROPOSED 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 1 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.