



# FAIRFAX COUNTY

**APPLICATION FILED:** October 9, 1998  
**PLANNING COMMISSION:** October 28, 1999  
**BOARD OF SUPERVISORS:** Not scheduled

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V I R G I N I A

**October 14, 1999**

## **STAFF REPORT**

**APPLICATION SEA 80-P-078-9**

**PROVIDENCE DISTRICT**

<b>APPLICANT:</b>	Inova Health Care Services
<b>LOCATION/ADDRESS:</b>	3300 Gallows Road, Falls Church, VA
<b>PARCEL(S):</b>	49-3 ((1) 136, 136 C1; 59-2 ((1) 1A pt., 1Bpt. 1C pt, 1D, 1E
<b>ACREAGE::</b>	59.10 Acres
<b>ZONING:</b>	R-12
<b>FAR:</b>	0.49
<b>OPEN SPACE:</b>	40%
<b>PLAN MAP:</b>	Public Facilities, Governmental and Institutional Uses
<b>PROPOSAL:</b>	Amend SEA 80-P-078-8 for a Medical Care Facility to Permit Building Additions and Site Modifications
<b>WAIVERS/MODIFICATIONS:</b>	Re-affirm Previously Approved Waivers/Modifications of Transitional Screening and Barrier Requirements

### **STAFF RECOMMENDATION:**

Staff recommends that SEA 80-P-078-9 be approved, subject to proposed development conditions contained in Appendix 1

**Staff recommends approval of the requested modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat and subject to development conditions contained in Appendix 1.**

**It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.**

**For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.**

# SPECIAL EXCEPTION APPLICATION

## SEA 80-P-078-09

SEA 80-P-078 -09  
FILED 10/09/98

INOVA HEALTH CARE SERVICES  
TO AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY  
TO PERMIT THE ADDITION OF A BUILDING, PARKING  
AND SITE MODIFICATIONS  
ZONING DIST SECTION: 03-1204  
ART 9 CATEGORY/USE: 03-06

59.10 ACRES OF LAND; DISTRICT - PROVIDENCE  
LOCATED: 3300 GALLOWES RD., FALLS CHURCH, VA 22046

ZONED R-12  
OVERLAY DISTRICT(S):

PLAN AREA 2

TAX MAP

049-3- /01/ /0136-C ,0136-C1

059-2- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001 E



# SPECIAL EXCEPTION APPLICATION

## SEA 80-P-078-09

SEA 80-P-078 -09  
FILED 10/09/98

**INOVA HEALTH CARE SERVICES  
TO AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY  
TO PERMIT THE ADDITION OF A BUILDING, PARKING  
AND SITE MODIFICATIONS**

ZONING DIST SECTION: 03-1204

ART 9 CATEGORY/USE: 03-06

59.10 ACRES OF LAND; DISTRICT - PROVIDENCE  
LOCATED: 3300 GALLOWES RD., FALLS CHURCH, VA 22046

ZONED R-12

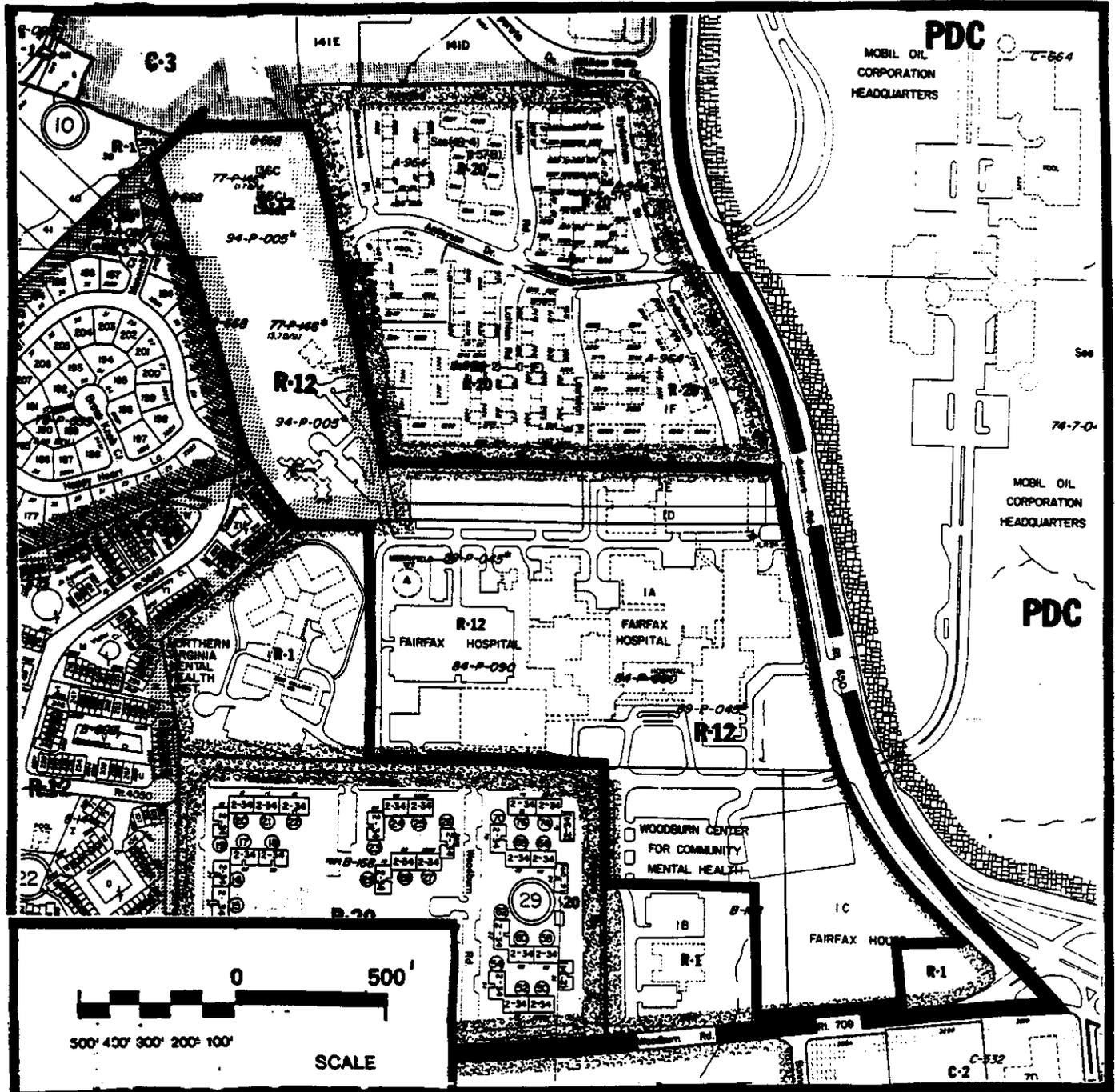
PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP

049-3- /01/ /0136-C ,0136-C1

059-2- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001 E



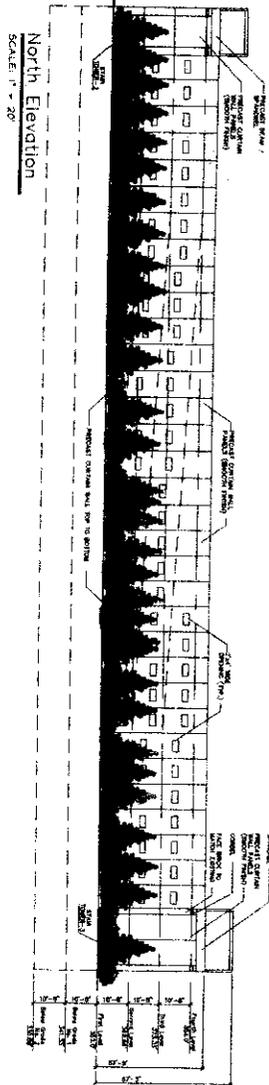




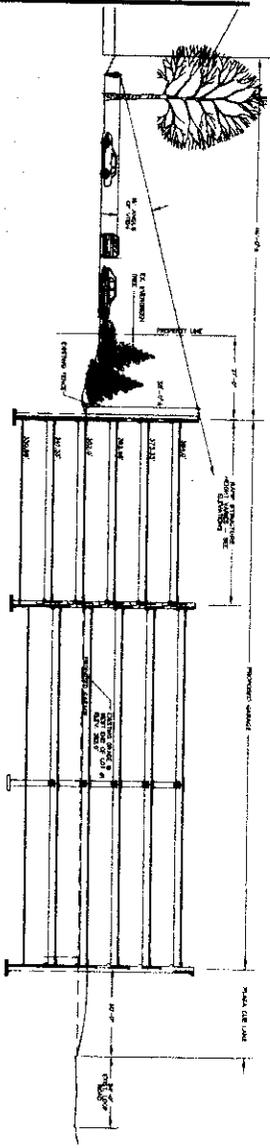




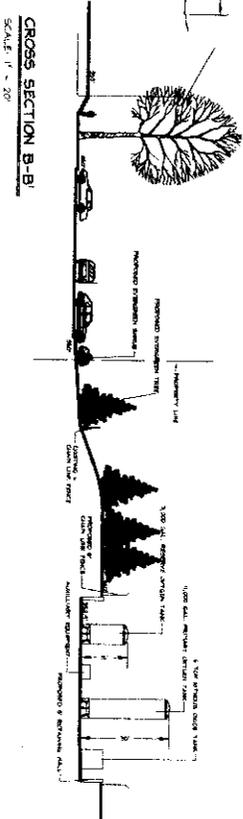




North Elevation  
SCALE: 1" = 20'

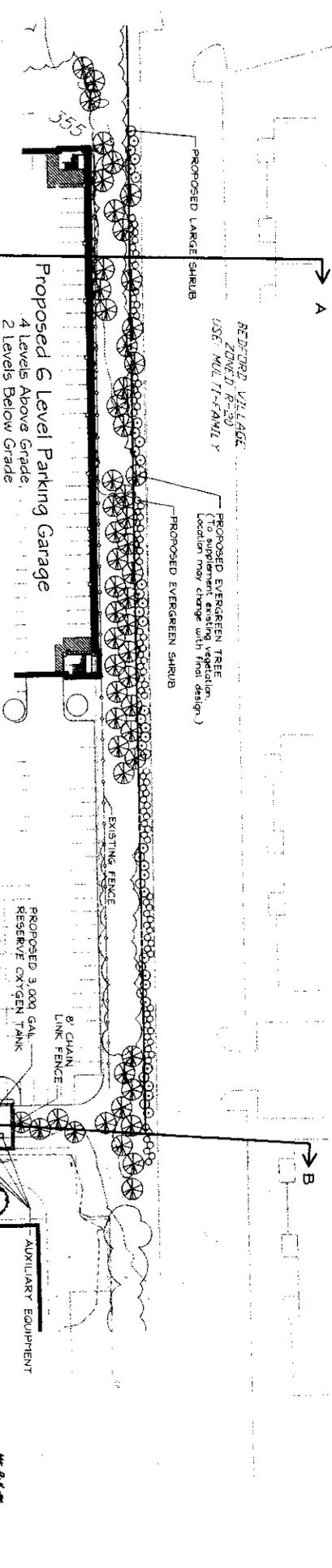


Cross Section A-A'  
SCALE: 1" = 20'



Cross Section B-B'  
SCALE: 1" = 20'

FOR INFORMATION ONLY  
THE ELEVATION, CROSS SECTION AND BUFFER DETAIL - PLAN VIEW REPRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE PRESENTED TO INDICATE THE GENERAL CHARACTER, ARCHITECTURAL THEME AND PROPOSED BUFFER DETAIL OF THE PROPOSED PARKING STRUCTURE. THE PLANS SHALL BE REVISED AND SUBJECT TO MINOR MODIFICATIONS WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



Buffer Detail - Plan View  
SCALE: 1" = 30'

Nobles & Associates - Architects  
1650 CENTENNIAL PARK DRIVE - SUITE 500  
RESTON, VIRGINIA 20191 (703) 646-0800 FAX NO. (703) 646-3827

**Dewberry & Davis** Architects  
Engineers  
Planners  
Surveyors  
8401 Arlington Blvd., Fairfax, Va. 22031  
(703) 849-0100 FAX (703) 849-0518

SPECIAL EXCEPTION  
AMENDMENT  
SEA 80-1-978-9

FAIRFAX HOSPITAL

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

CH 94-#  
REV 9/15/99  
REV 7/15/99

DATE	3 of 3
NO. REVISED	M-9921

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

- Proposal:** Amend SE 80-P-078 to permit site modifications and building additions to the Fairfax Hospital complex which include:
- Phase I: proposed six-level parking garage in southwestern corner of the site; two (2) sublevels; four (4) levels above grade; 999 total parking spaces
  - Phase 1A: new entrance to existing adjacent "Gray" garage, which is an existing four (4) level parking structure with 495 spaces
  - Phase II: proposed six (6) level parking garage in northwest corner of main campus, adjacent to Bedford Village; four (4) levels above grade; two (2) sublevels; 999 parking spaces
  - Relocation of the medical gas tank system from an area adjacent to the warehouse loading dock to the west side of the existing mechanical building; tanks to be enclosed by an eight (8) foot high chain link fence; new tanks are not explosive
  - Elimination of 146 parking spaces currently located along the internal street
- Other:** No change to the approved gross floor area (GFA) or to the operation of the hospital facilities (including hours of operation, number of employees, number of children enrolled in the child care center). No change in open space.

Staff proposed development conditions are contained in Appendix 1. The applicant's affidavit and statement of justification are contained in Appendices 2 and 3, respectively.

**LOCATION AND CHARACTER**

**Site Description:** The 59.10 acre hospital complex is located on the west side of Gallows Road and north of Woodburn Road. The site is developed with the following components:

- Main Campus (Hospital)
- North Campus (resident student housing)
- Ronald McDonald House; child care centers

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North	Willow Oaks Corporate Center, Bedford Village (townhouse and multi-family)	C-3 R-20	Mixed Use Residential, 16-20 du/ac
South	Woodburn Village Condominiums Pine Ridge Park Vacant Land	R-20  R-1 C-2	Res. 1 -2 du/ac  Open Space Retail, Commercial, and Other
East	Bedford Village (townhouse and multi-family) Mobil Oil Headquarters	R-20  PDC	Res. 16-20 du/ac  Office
West	Prosperity Heights (single family detached) Strathmeade Square (townhouses) N. Virginia Mental Health Institute	R-3  R-12  R-1	Res. 2-3 du/ac  Res. 8-12 du/ac  Institutional Uses

**BACKGROUND****Site History:**

<b>Application</b>	<b>Date</b>	<b>Use</b>	<b>BOS Action*</b>
SE 80-P-078	1980	Expand Laundry Facility	Approve
SEA 80-P-078	1983	Add conference center	Approve
SEA 80-P-078-2 (w/RZ 84-P-090)	1984	Expand hospital; rezone to R-8; increase FAR	Approve
SEA 80-P-078-3	1985	Parking structure/lot; MRI facility	Approve
SEA 80-P-078-4	1986	Expand emergency room; Trauma center; helipads; parking	Approve
SEA 80-P-078-5	1988	Parking garage; Women and Children's Center; temporary parking lot	Approve
SEA 80-P-078-6 (w/RZ 89-P-045)	1990	Increase in height; pedestrian bridge; medical care facility; rezone entire property to R-12 (FAR 0.55)	Approve
SEA 89-P-066	1990	Child care center for hospital employees only	Approve
SEA 80-P-078-7 w/RZ 94-P-005	1994	Operating room replacement; critical care wing expansion; radiology/medical library wing; research institute relocation; helicopter support facility; hospital auditorium; care center expansion; patient and family support center; resident student housing; rezone northern portion of site from R-8 to R-12	Approve
SEA 80-P-078-8	1996	Reconfigure footprint of Ronald McDonald House; delete SWM #1 and replace with underground facility; add SWM U1 and W1; delete 26 parking spaces; reconfigure footprint of operating room	Approve (See Appendix 4)

		replacement building; increase FAR from 0.49 to 0.495 to reflect prior right-of-way dedications	
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- \* Approved with Proffers or Development Conditions
- \*\* Proffers provide for amendments to the special exception without a proffered condition amendment (PCA)

**Comments:**

A copy of the Clerk's letter, the SEA Plat, and the development conditions for SEA 80-P-078-8 are contained in Appendix 4. Complete documents for this site are on file with the Zoning Evaluation Division, Department of Planning and Zoning.

SEA 80-P-078-8 improvements have been implemented. The additional SWM ponds have been constructed and construction is taking place on the operating room replacement.

**COMPREHENSIVE PLAN PROVISIONS (Appendix 5)**

**Plan Area:** Area II

**Planning Sector:** Mantua Community Planning Sector

**Plan Map:** Public facilities, governmental, and institutional uses

On page 51 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

On page 51 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

- "7. The Fairfax Hospital complex, located on Gallows Road just south of Route 50 and opposite the Mobil Corporate complex, includes the Fairfax Hospital and related ancillary uses. The Northern Virginia Mental Health Institute is adjacent to the Fairfax Hospital Complex but owned and operated by the State of Virginia. The Fairfax Hospital complex (excluding Parcel 49-3((1))136C) is planned for hospital uses, medical/physicians offices, clinics, and ancillary hospital uses. Parcel 136C is planned for low-intensity

ancillary hospital uses such as child care facilities, a patient/family support center, and medical resident student housing. Medical/physicians offices are not appropriate on Parcel 136C. Allowable uses as indicated herein are permitted up to 0.7 FAR on the Fairfax Hospital complex except that the FAR on Parcel 136C is limited to 0.25 with any remaining FAR permitted in the applicable zoning district to be transferable to the main campus.

Expansion of hospital facilities or ancillary hospital facilities should occur only if the impacts, including transportation, on the surrounding community are appropriately mitigated. Specifically, the siting, height and design of proposed buildings on Parcel 136C should ensure compatibility with the adjacent stable single family residential communities.

Additional Plan citations are contained in Appendix 5.

**ANALYSIS**

**Special Exception Amendment Plat (Copy at front of staff report)**

**Title of SEA Plat:** Fairfax Hospital

**Prepared By:** Dewberry & Davis

**Date:** Sheets 1 and 2, August 31, 1998  
Sheet 3, March 15, 1999

All sheets have a revision date of September 16, 1999

**Sheet 1:** SEA Plat showing site layout. The proposed parking garages are shown in the northwest corner and southwest corner of the main hospital campus area. The parking garage in the southwest corner of the main campus, adjacent to the Northern Virginia Mental Health Institute, is labelled Phase I. The other is labelled Phase II. The eastern side of the proposed Phase I garage is adjacent to an existing parking structure ("Gray" garage). A new entrance into this garage adjacent to the proposed new structure is noted as Phase IA. No phasing schedule is provided. No changes in access or other areas of the site are proposed.

**Sheet 2:** Notes and Tabulations; Parcel 136 C; proposed Phase II parking garage. No changes are proposed within Parcel 136C. No changes in open space or FAR are proposed. Landscape details are shown on the north side of the

proposed Phase II garage which is adjacent to Bedford Village. Landscaping consisting of both on and off-site plantings is noted to be coordinated with the owner of Bedford Village.

**Sheet 3:**

North elevation of proposed Phase II parking garage; cross section showing relationship of the parking garage to Bedford Village; enlargement of landscape details on north side of proposed Phase II parking garage; cross section showing relationship of proposed gas tank relocation to Bedford Village; detail of gas tank area which is shown to be enclosed on three (3) sides by a 8 foot high chain link fence. The fourth side is adjacent to a 8 foot high retaining wall which is adjacent to the existing mechanical building.

**Land Use Analysis (Appendix 5)**

**Issue:**

The applicant's original submission proposed to add two (2) parking garages approximately 600 feet in length along the northern property line within twenty-five (25) feet of the property line adjacent to Bedford Village. The proposal raised issues of compatibility. In response to staff concerns, the applicant revised the proposal to construct only one (1) parking garage along the northern property, with landscaping provided between the structure and the property line. The second parking garage has been relocated to the southwestern corner of the site where a surface parking lot is currently located. The original submission also proposed the construction of an ambulatory care center with parking garage on a site north of the Fairfax County Mental Health Clinic which is currently developed with surface parking. The ambulatory care center is no longer proposed.

**Resolution:**

The revised SEA Plat described above has generally resolved compatibility issues between the subject property and the adjacent residential use. The parking garage will be sixty (60) feet in height (excluding the stair towers) and approximately 317 feet long and the applicant proposes to screen it with evergreen trees and shrubs. The structure is shown to be constructed of smooth finish precast panels with openings which are 2 X 4 feet in size to minimize the view of parked vehicles from the adjacent residential use. Therefore, staff believes the original compatibility issues have been addressed.

**Issue: Gas Tank Relocation**

The application now includes a proposal to relocate gas tanks from adjacent to the loading dock at the existing warehouse building to a location west of the existing mechanical building along the northern side of the site. According to the applicant's statement, the tanks are not flammable. Compliance with all safety regulations will have to be demonstrated at the time the site plan is under review.

**Resolution:**

Sheet 3 of the SEA Plat shows the tank area enclosed with a 8 foot high chain link fence adjacent to the mechanical building. The fence is located approximately 85 feet from the northern site boundary. The applicant proposes to provide evergreen trees between the tank area and the property line for screening. Staff believes it would be preferable to use chain link fencing with solid inserts or wood fencing around the tank area to minimize visual impacts and has proposed a development condition which requires such fencing. With that development condition, staff believes there is no issue.

**Transportation Analysis (Appendix 6)**

There are no transportation issues as long as all previous transportation commitments are brought forward. No changes to existing transportation commitments are proposed.

**Environmental Analysis (Appendix 7)****Issue: Water Quality Protection**

The Environmental Memo suggests that the applicant verify that DPWES is in agreement that the existing stormwater facilities will be capable of handling the additional impervious area that will result from approval of this application.

**Resolution:**

The applicant's current proposal has reduced the amount of impervious area proposed by eliminating the ambulatory care center and associated parking garage. At the time of site plan submission, the applicant will be required to demonstrate to DPWES that stormwater management issues will be addressed in conformance with current regulations.

**Issue: Phase II Ambulatory Care Center and Parking Impacts**

The applicant had previously proposed to construct an ambulatory care center and parking structure over an existing parking lot and stormwater management pond.

**Resolution:**

The ambulatory care center is no longer proposed in this application; therefore, this is not an issue.

**Issue: Tree Preservation and Restoration**

The original submission did not include a landscape plan.

**Resolution:**

The current submission shows proposed landscaping along the northern site boundary adjacent to the proposed Phase II parking garage and to the relocated gas tanks. The SEA plat shows existing trees along the western and southern sides of the proposed Phase I parking garage; however, no limits of clearing and grading are depicted. Staff has proposed a development condition which requires the existing trees in that area of the site to be retained to the extent feasible, in accordance with recommendations of the Urban Forester.

**Issue: Trails**

The County Trails Plan Map depicts a bicycle trail on the west side of Gallows Road.

**Resolution:**

The Director, DPWES, will determine trail requirements during site plan review.

In summary, all environmental issues have been addressed.

**Zoning Ordinance Provisions**

The following standards were evaluated and satisfied with approval of SEA 80-P-078-8. The current application continues to satisfy these provisions:

R-12 Bulk Standards for Non-Residential Uses

Section 9-006: General Standards for All Special Exceptions

Section 9-303: Additional Submission Requirements

Section 9-304: Standards for All Category 3 Uses

Section 9-308: Additional Standards for Medical Care Facilities

Section 9-309: Additional Standards for Child Care Facilities

### **Parking and Loading**

The SEA Plat indicates that 4,271 parking spaces are proposed with approval of the application. In no event may fewer than 2,402 spaces be provided. According to the applicant's tabulations, a total of 2,061 spaces are required. Therefore, parking issues have been addressed.

### **Transitional Screening and Barrier Requirements**

The applicant requests re-affirmation of previously approved modifications of transitional screening and waiver of barriers around areas not affected by this proposal. Staff supports this re-affirmation. Staff is of the opinion that the current proposal provides adequate screening adjacent to the proposed Phase II parking garage. No other changes are proposed to the site which impact transitional screening.

### **Summary of Zoning Ordinance Provisions**

All applicable standards have been satisfied with the proposed development conditions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

The application is in harmony with the Comprehensive Plan and meets Zoning Ordinance requirements, with the staff proposed development conditions.

### **Staff Recommendations**

Staff recommends that SEA 80-P-078-9 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends approval of the requested modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat and subject to development conditions contained in Appendix 1.

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

**APPENDICES**

1. Staff Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat for SEA 80-P-078-8
5. Comprehensive Plan and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms