



FAIRFAX COUNTY

APPLICATION FILED: August 9, 2002
PLANNING COMMISSION: January 9, 2003
BOARD OF SUPERVISORS: January 27, 2003
@3:00 p.m.

V I R G I N I A

December 26, 2002

STAFF REPORT ADDENDUM I

APPLICATION SEA 80-P-078-12

PROVIDENCE DISTRICT

APPLICANT: Inova Health Care Services

PARCEL(S): 49-3 ((1) 136C, 136 C1;
59-2 ((1)) 1A pt., 1Bpt. 1C pt, 1D, 1E

ACREAGE:: 59.10 Acres

ZONING: R-12

FAR: 0.63

OPEN SPACE: 38%

PLAN MAP: Public Facilities, Governmental and
Institutional Uses

PROPOSAL: Amend SE 80-P-078 previously approved for a
Medical Care Facility to Permit Building
Additions and Site Modifications

STAFF RECOMMENDATION:

Staff recommends that SEA 80-P-078-12 be approved, subject to proposed development conditions dated December 4, 2002, contained in Attachment 1.

Staff recommends re-affirmation of previously approved modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat, subject to development conditions contained in Attachment 1.

Staff recommends re-affirmation of a waiver of the trail requirement along Gallows Road in favor of the 8 foot wide sidewalk depicted on the SEA Plat.

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.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

BACKGROUND

This application filed by Inova Health Care Services was scheduled for a public hearing before the Planning Commission on December 5, 2002 and before the Board on December 9, 2002. Revised staff proposed development conditions, dated December 4, 2002, were distributed to the Planning Commission on December 4, 2002 and were also included in the supplemental Board package for December 9.

Due to inclement weather the December 5, 2002, meeting of the Planning Commission was cancelled. The application was re-scheduled to a Planning Commission date of January 9, 2003, and a Board date of January 27, 2003.

CONCLUSION AND RECOMMENDATION

The December 4, 2002, Staff Proposed Development Conditions, which contain only editorial revisions or clarifications to the proposed development conditions contained in the staff report, are attached. The revisions do not affect the staff recommendation for approval as contained on the cover sheet.

Attachments:

1. Revised Staff Proposed Development Conditions, dated December 4, 2002.

REVISED STAFF PROPOSED DEVELOPMENT CONDITIONS**SEA 80-P-078-12****DECEMBER 4, 2002**

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-12 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications, pursuant to Sect. 3-1204 of the Fairfax County Zoning Ordinance, the 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-078-10 and replace and supercede those approved with SEA 80-P-078-11. Development conditions previously approved with SEA 80-P-078-11 are included in these conditions and are marked with asterisks.

- *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 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 as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised November 15, 2002 (sheets 1-4) and June 29, 2001 (Sheets 5-9), and these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- *4. The existing trees located along the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital and the adjacent Woodburn Village Condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road will be modified from that shown on the SE Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activities shall be replaced, as determined by the Urban Forester.

- *5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage ~~and of the 280 proposed parking spaces located on Parcel 136C.~~
- *6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering on Sheet 2 of the SEA Plat. Building materials and final design shall be compatible with those of the main hospital building.
- *7. Landscaping along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets L3, L4, L5, and L7 of the SEA Plat, subject to review and approval of the Urban Forestry Division and the Development Review Branch of DPZ.
- *8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I ~~Phase II~~ garage has been completed and issued a Non-RUP.
- *9. The proposed landscaping along the northern side of the site as shown on Sheets L3, L6 and L7 of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage, the Administration/Support Services Building and the Temporary 1-Story Modular Building. Such landscaping shall be supplemented with additional plants if a review by The Urban Forestry Division determines that additional plants are required to provide effective year-round screening of the hospital facilities from Bedford Village. Such supplemental plantings shall be consistent with plantings either proposed or existing along the remainder of this site boundary.
- *10. Concurrent with construction of the Emergency Department expansion, a painted pedestrian crosswalk shall be provided across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, if approved by VDOT.
11. The grounds storage yard shall be enclosed by a solid fence or wall a minimum 6 feet in height to screen it from the rest of the hospital site.
12. In consultation with the Fairfax County Department of Transportation (DOT), the use of mass transit and/or ride-sharing techniques for the employees of the hospital shall be explored by the applicant. A survey shall be conducted to identify which travel demand strategies may be most effective. Ride-sharing and transit use shall be promoted by displays of informational material in areas where such information is likely to be seen by the various users of the campus, including hospital staff, medical office building employees, and the general public. An employee transportation coordinator shall be designated to coordinate the Transportation Demand

Management (TDM) program for the hospital and office buildings and to document strategies and results to DOT on an annual basis.

13. Lighting of the Phase II parking garage shall conform with the Glare Standards contained in Sect. 14-900 of the Zoning Ordinance so that no glare is produced which results in illumination in excess of 0.5 foot candles, or whatever standard is applicable at the time of site plan approval, in adjacent residential properties. All outdoor lighting fixtures associated with the Phase II parking garage shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within the parking structure shall be of a low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of the parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.

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 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, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, 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.