



FAIRFAX COUNTY

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**OFFICE OF THE CLERK
BOARD OF SUPERVISORS**
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Fairfax, Virginia 22035-0072

V I R G I N I A

March 7, 2003

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Timothy S. Sampson, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Special Exception Amendment Application
Number SEA 80-P-078-12

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on January 27, 2003, the Board approved Special Exception Amendment Application Number SEA 80-P-078-12 in the name of INOVA Health Care Services, located at 3300 Gallows Road (Tap Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1Bpt., 1Cpt, 1D and 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 Section 3-1204 of the Fairfax County Zoning Ordinance, 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 supersede those approved with SEA 80-P-078-11. Development condition 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 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 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 Paragraph 4 of Section 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 Special Exception Amendment 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.
- *6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering on Sheet 2 of the Special Exception Amendment 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 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 Special Exception Amendment 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 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 Section 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.

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

March 7, 2003

- 4 -

Special Exception Amendment. 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.

The Board also reaffirmed:

- **Previously approved transitional screening modification and waiver of the barrier requirements in favor of that shown on the Special Exception Amendment Plat, subject to these development conditions.**
- **Waiver of the trail requirement along Gallows Road in favor of the eight-foot wide sidewalk depicted on the Special Exception Amendment Plat.**

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor Connolly, Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Enforcement Branch
John Crouch, Deputy, Zoning Enforcement Branch, ZPRB
Audrey Clark, Director, BPRD, DPWES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPWES
DPWES – Bonds & Agreements
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner

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Zoning Evaluation Division