

**STONESPRING MEDICAL CENTER
SPECIAL EXCEPTION APPLICATION**

**HIGHWAY 50 REAL ESTATE, LLC,
TAX MAP 100, PARCEL 65A (MCPI 204-48-7841)
24597 GUM SPRING ROAD**

**STATEMENT OF JUSTIFICATION
REVISED APRIL 6, 2010**

I. INTRODUCTION

Highway 50 Real Estate, LLC (the “*Applicant*”), hereby requests approval of a special exception application (the “*SPEX*”) to permit the establishment of certain medical uses on approximately 24 acres of land located on the north side of Route 50 commonly referred to as the Glascock Field airstrip and further identified as Loudoun County Tax Map # 204-48-7841, (the “*Property*”). Specifically, the Applicant requests SPEX approval to construct a hospital and a medical care facility, outpatient. This proposal is in accordance with the Countywide Health Care Facilities Policies of the Revised General Plan to provide health care services in the Route 50 corridor, as well as the underlying land use designations for the Property.

The StoneSpring Medical Center will be located at a planned new intersection of Stone Springs Boulevard/Relocated Gum Spring Road (Stone Springs Boulevard Extended) and Route 50. Directly south across Route 50 from the Property is the community of Stone Ridge. The Property is located south and west of approved developments of Arcola Center (ZMAP 1998-0004) and Hazout North (ZMAP 1997-0004); it also is centrally-located to serve the health care needs of South Riding, Aldie, Middleburg, Brambleton and other existing and future communities in this portion of Loudoun County.

II. APPROVED REZONING APPLICATION

On December 4, 2007, the Loudoun County Board of Supervisors rezoned 98.56 acres of land from the PD-GI (Planned Development General Industry) and CLI (Commercial Light Industry) zoning districts to the R-16 (Residential) and PD-OP (Planned Development Office Park) zoning districts. The Property subject to this special exception request is part of the land that was rezoned to the PD-OP district that established the underlying zoning for these requested uses. Therefore, the Property, will be developed in accordance with the standards and uses of the Revised 1993 Zoning Ordinance and the approved proffers for ZMAP 2006-0007. A complementary special exception request, SPEX 2007-0037, was approved with the rezoning to permit a heliport on the Property. This Applicant, Highway 50 Real Estate, LLC, was a co-applicant in both those cases.

III. COMPREHENSIVE PLAN COMPLIANCE

The Revised General Plan envisions Loudoun County having a variety of health care facilities in currently under-served areas that otherwise lack direct access to emergency care or facilities. In particular, the Board of Supervisors, through the adoption of the Countywide

Health Care Facilities Plan, placed an emphasis on the distribution of health care services in the County, with particular attention paid to the Dulles South area generally and the Route 50 corridor specifically. The Applicant's plans for the StoneSpring Medical Center acknowledge the Board's direction and offer the County the opportunity for the much-desired health care services along the Route 50 corridor in accordance with the Revised General Plan's guidance.

Beyond the application's fulfillment of the Plan's health care components, the Applicant's SPEX also conforms to the underlying business land use designation for the Property as set forth in the Revised General Plan. By implementing the Plan's vision for the Property, the Applicant will help the County enhance its tax base, add quality jobs and spur economic development, while also offering needed services to the growing population in the Dulles South Area.

IV. PROPOSED STONESPRING MEDICAL CENTER

As part of an initial phase for the StoneSpring Medical Center, the Applicant proposes to construct an approximately 337,000 square foot general acute care hospital along with outpatient medical care facilities on the Property. The total square footage of the special exception uses will not exceed 462,000 square feet and will be located within the hospital itself or as part of office buildings approved for the Property under ZMAP 2006-0007. The hospital is proposed to be up to five (5) stories in height. Parking will be provided in surface parking spaces, with the option for structured parking as necessary to satisfy zoning ordinance requirements. Substantial landscaping and buffers will be used to screen the planned uses in accordance with the standards of the Revised 1993 Zoning Ordinance.

A. SITE DESIGN AND ACCESS

The Property on which the hospital is to be built is bound by the planned extension of Stone Springs Boulevard to the west, proposed Road "B" of the Glascock rezoning to the north and east, and Route 50 to the south. Stone Springs Boulevard and Road "B" will provide easy access to the hospital for residents along the Route 50 corridor. Stone Springs Boulevard, coupled with the future construction of the Route 50 North Collector Road north of the Property, creates a transportation axis with important connections that will accommodate population growth and associated traffic generated by the continued development along Route 50 as envisioned by the Revised General Plan.

An extensive system of internal sidewalks and crosswalks, and external trails are proposed to assist in pedestrian circulation on the Property. A central green is proposed as the gateway or "front door" of the hospital and is to serve as an aesthetically pleasing civic amenity for employees, patients, and visitors.

The Applicant has included a unified landscaping program and unified treatment of setbacks to establish an aesthetically pleasing vista along Route 50, Stone Springs Boulevard and Road "B" including a Type 5 Front Yard Buffer along Route 50. As shown on the related exhibits, the hospital makes use of architectural treatments to promote a sense of place and high-

quality building design to attract health care related business users. Signage is to be designed consistent with the applicable Zoning Ordinance provisions.

B. POPULATION GROWTH AND THE NEED FOR A HOSPITAL IN THE DULLES AREA OF LOUDOUN COUNTY

According to the Loudoun County Department of Economic Development, Loudoun County's population will exceed 310,000 residents this year and 415,000 residents by 2020. Under the Revised General Plan, the overwhelming majority of that population growth is to be channeled into the Suburban Policy Area, in which the Property is located. Moreover, the number of employees working in Loudoun County is expected to nearly triple between 2000 and 2020, rising from approximately 87,000 to over 212,000. Thus, the location of this use on the Property will promote enhanced access to health care services as the County's population and employment base continue to grow, particularly along Route 50.

VI. CONCLUSION

The StoneSpring Medical Center will provide the Route 50 corridor with critical health care infrastructure, as encouraged by the Health Care Facilities Policies of the Revised General Plan and the Board of Supervisors. The proposal implements the County's vision for a variety of medical facilities and programs to provide comprehensive care and treatment to a burgeoning population along the Route 50 corridor. The road linkages and improvements proposed in ZMAP 2006-0007 and carried out by this Applicant will complement the Route 50 road network and provide better vehicular circulation in this portion of the County. Therefore, the Applicant respectfully requests the support of County Staff and the Planning Commission and ultimate approval of the SPEX application by the Board of Supervisors.

SPECIAL EXCEPTION MATTERS FOR CONSIDERATION
Revised 1993 Zoning Ordinance Section 6-1310

- (A) *Whether the proposed special exception is consistent with the Comprehensive Plan.*

The Planned Land Use Map designates the Property for Business Community. The proposed hospital and outpatient medical care facilities are identified as Institutional uses, which are consistent and complementary to the Business Community policies of the Revised General Plan (“RGP”).

Hospital uses and medical outpatient care facilities are also discussed in the Countywide Health Care Facilities policies of the RGP, which identifies Route 50 as a suitable location for both these uses. Therefore, the proposed hospital and outpatient medical care facility uses are consistent and compatible with the Countywide Health Care Facilities policies of the RGP.

- (B) *Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.*

The proposed hospital and outpatient medical care facilities will provide effective measures of fire control that meet all state and local fire safety requirements and regulations.

- (C) *Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.*

The proposed use for the Property will not generate noise that may negatively impact other proximate uses. The proposed hospital will be located approximately 800 feet away from the nearest residential unit. Additionally, the Applicant will provide a landscaping program to mitigate auditory impacts.

- (D) *Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.*

All lighting for the proposed hospital and outpatient medical care facilities will be designed to minimize glare on adjacent uses. Lighting shall conform to the applicable sections of the Zoning Ordinance and Facilities Standards Manual.

- (E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.*

The proposed uses were considered with the larger Glascock Field rezoning and are compatible with the adjacent parcels.

- (F) *Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood adequately screen surrounding uses*

As recommended by the Route 50 Task Force, the Applicant will provide a unified landscape program, architectural treatments, and setbacks to mitigate visual impacts of the hospital and outpatient medical care facilities from surrounding uses.

- (G) *Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archeological or historic feature of significant importance.*

No archaeological, historic, topographic, physical, natural, and scenic features will be disturbed with the construction of this use.

- (H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.*

The proposed hospital and outpatient medical care facilities are not anticipated to have any adverse impacts on the existing animal habitat, vegetation, water quality, and air quality. Any impact to wetlands was contemplated and mitigated with the underlying rezoning case.

- (I) *Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.*

The proposal promotes public welfare by providing needed health care services, new employment opportunities and desired tax revenues to fund important county initiatives, while minimizing consumption of local services.

- (J) *Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.*

The proposed hospital will generate fewer peak-hour vehicle trips than certain by right uses permitted by ZMAP 2006-0007. Despite this decrease in peak-hour trips, the Applicant is committed to the onsite and off-site road improvements proffered with the zoning case.

- (K) *Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet the code requirements of Loudoun County.*

Not applicable to this application.

- (L) *Whether the proposed special exception will be served adequately by essential public facilities and services.*

The hospital and outpatient medical care facilities will be served adequately by existing public utilities and essential public services.

(M) *The effect of the proposed special exception on groundwater supply.*

No adverse impacts are anticipated on the County's groundwater supply. The hospital and outpatient medical care facilities will be served by public water.

(N) *Whether the proposed use will affect the structural capacity of the soils.*

No adverse impacts are anticipated on the structural capacity of the soils.

(O) *Whether the proposed use will negatively impact orderly and safe road development and transportation.*

Route 50 is a principal arterial road designed to accommodate substantial volumes of through and local traffic. As part of ZMAP 2006-0007, westbound Route 50 along the Property's frontage will be widened to three (3) lanes, including a reservation for future construction of an urban-diamond interchange with relocated Gum Spring Road, to accommodate traffic generated by offsite development. Gum Spring Road is planned as a minor collector road used to provide access to developments such as the one proposed here. Also, as part of ZMAP 2006-0007, Gum Spring Road will be relocated to the west to align with existing Stone Springs Boulevard. This realignment is designed to improve vehicular and pedestrian safety and reduce conflicts along Route 50.

(P) *Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.*

The proposed hospital and outpatient medical care facilities will provide desirable employment opportunities and pay much-needed local taxes to support important county initiatives. Therefore, a hospital on this Property will generate an economic benefit to the County.

(Q) *Whether the proposed special exception considers the needs of agriculture, industry and businesses in future growth.*

The hospital and outpatient medical care facilities address the demand of health care services in the underserved area of the Route 50 corridor.

(R) *Whether adequate on and off-site infrastructure is available.*

All necessary public utilities are in place and/or proximate to the Property. Planned off-site road improvements to Route 50, Gum Spring Road, and the Route 50 North Collector Road will adequately serve the hospital and outpatient medical care facilities

(S) *Any anticipated odors which may be generated by the uses on site, and which may negatively impact adjacent uses.*

The hospital and outpatient medical care facilities are not anticipated to generate odors that would have any adverse impacts on adjacent uses.

(T) *Whether the proposed special exception uses sufficient measure to mitigate the impact of construction traffic on existing neighborhoods and school areas.*

Construction traffic is not anticipated to travel through nearby residential neighborhoods or school areas.

PROPOSED ZONING ORDINANCE MODIFICATIONS

The Applicant is requesting three (3) new Zoning Ordinance modifications with this application, all of which are listed below. In addition, several modifications were granted with ZMAP 2006-0007 to facilitate a seamless design of the medical campus on the Property. Those approved modifications are repeated on the SPEX plat for clarity sake.

I. Buffer Yard and Screening Matrix Section 5-1414

A. PROVISIONS TO BE MODIFIED:

Section 5-1414 Buffer Yard and Screening Matrix

1. (A) Group 5 uses, which include hospitals and medical care facilities, should be screened from single-family attached and detached homes with a Type 2 buffer, per the Buffer Yard and Screening Matrix.

2. (B) Buffer yard (1) Buffer Yard Type 5 (d) PLANT LOCATION. The plants required in Section 5-1414(B)(1)(b) above shall be installed on the parcel as follows: (i) The plants shall be located within the first fifty feet of the required 100 foot Buffer Yard immediately adjacent to the right of way of Route 50.

B. PROPOSED MODIFICATION

The Applicant requests a reduced buffer yard between the proposed limits of the Special Exception application and single family attached dwellings from a Type 2 to a Type 1 as well as the ability to locate plants outside the first 50 feet of the required 100-foot buffer yard immediately adjacent to the right-of-way of Route 50.

C. JUSTIFICATION

To maintain consistent landscaping along the development's northern, eastern and western boundaries, the Applicant proposes a unified Type 1 buffer. The majority of the landscaping is required as a Type 1 buffer; however, a small section along Gum Spring Road would otherwise need to be landscaped with a Type 2 buffer if single-family residential is developed there. Rather than install an uneven buffer, the Applicant requests this minor modification to allow cohesive plantings that will adequately buffer the proposed uses. As for the 50-foot planting buffer required immediately adjacent to Route 50, the planned widening of Route 50 and future storm drain easement associated with that improvement, preclude the Applicant's ability to plant immediately adjacent to the parcel line. Therefore, the Applicant requests that buffer be moved inward. Notwithstanding the location of the planting area, the buffer will be a similar intensity and width (Type 5 plantings, 50-foot width) as required by this section of the ordinance.

II. Buffer Yard and Screening Requirements Section 5-1407

A. PROVISION TO BE MODIFIED:

Section 5-1407 Buffer Yard and Screening Requirements.

“(A) Location. Buffer yards shall be located along the perimeter of a lot or parcel. Where a parcel extends into the center line of an existing road, the buffer yard shall begin at and extend inward from the ultimate right-of-way line of said road. Buffer yards shall extend to the lot line, parcel boundary or rights-of-way line, except where easements, covenants or natural features may require the buffer yard to be set back from the property line, in which event the buffer yard shall be in addition to such easements, covenants or natural features. Buffer yards shall be provided within the required minimum yard setback areas. If the minimum buffer width is larger than the yard setback, the minimum buffer width must be provided”

B. PROPOSED MODIFICATION

The special exception applies to a 23.22 acre portion of a 42-acre parcel and therefore the Applicant requests the buffer yard be measured at the perimeter of the special exception boundary, not the parcel boundary. In addition, the Applicant requests utility easements be located within the buffer yard.

C. JUSTIFICATION

The buffer yard is designed to screen the proposed use from adjacent developments. The proposed development will occupy just a portion of a larger parcel, so the screening will be most effective when it's immediately adjacent to the use, not the property line. In addition, the planned roads through the property will provide natural areas for planting, making the buffer appropriate on the development side of those planned roads. Locating utility easements within the buffer, rather than in addition to, will allow a more compact development, which will in turn further the Route 50 Design Guidelines' goal of creating Route 50 as a pedestrian-oriented boulevard.