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Supplemental
Information

DEPARTMENT OF PLANNING
STAFF REPORT

BOARD OF SUPERVISORS PUBLIC HEARING

DATE OF HEARING: May 10, 2010
SPEX 2007-0021 - STONESPRING MEDICAL CENTER
DECISION DEADLINE: May 31, 2010
ELECTION DISTRICT: Dulles PROJECT PLANNER: Marchant Schneider

EXECUTIVE SUMMARY

Highway 50 Real Estate, LLC, (c/o HCA, Inc.) of Nashville, Tennessee, has submitted a Special Exception application to permit general hospital and associated outpatient medical care facilities on a 24-acre portion of the larger 42-acre "Landbay 2" associated with ZMAP 2006-0007, Glascock Field at Stone Ridge. The Applicant has also requested approval of an alternate landscape buffer and screen along the boundary of the proposed special exception area (See Sheet 6 of the Special Exception Plat). ZMAP 2006-0007 was approved on December 4, 2007 and rezoned approximately 98 acres from PD-GI (Planned Development-General Industrial) and CLI (Commercial Light Industrial) to PD-OP (Planned Development - Office Park) and R-16 (Residential -16). A Special Exception for a hospice center and two heliports was approved in conjunction with the ZMAP application (SPEX 2007-0037).

The initial phase of the StoneSpring Medical Center is to include a 337,000 square foot, 164-bed general acute care hospital with associated outpatient medical care facilities. Up to 462,000 square feet of special exception uses are proposed either within the hospital facility or in combination with medical office buildings associated with the hospital campus. On September 18, 2009, the State Health Commissioner awarded Northern Virginia Community Hospital an extension of a Certificate of Public Need (COPN) to transfer hospital beds to the proposed facility. The anticipated opening date of the hospital is 2015.

The application is subject to the Revised 1993 Zoning Ordinance and the area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the Arcola Area/Route 50 Corridor Plan Amendment (CPAM 2005-0007), which designate this area as Business Community uses. Countywide Health Care Facilities Policies further guide the location and type of health care facilities and health care-related businesses throughout the County.

This report provides updated information related to the Planning Commission review and recommendation for this application.

RECOMMENDATIONS

The Planning Commission voted 9-0 to forward the application to the Board of Supervisors with a recommendation of approval. Staff recommends approval the proposed hospital and associated outpatient medical care facilities. The proposed uses at the subject site achieves the goals of the Countywide Health Care Policies; specifically, the development of a new hospital in Dulles South.

SUGGESTED MOTIONS

1. I move that the Board of Supervisors forward SPEX 2007-0021, StoneSpring Medical Center, to the June 1, 2010 Business Meeting for action. *[A timeline extension is necessary.]*

OR,

- 2a. I move to suspend the rules;

and

- 2b. I move that the Board of Supervisors approve SPEX 2007-0021, StoneSpring Medical Center, subject to the Conditions of Approval dated April 30, 2010, and based on the Findings listed in the May 10, 2010, Board of Supervisors Public Hearing Staff Report.

OR,

3. I move an alternate motion.

VICINITY MAP



Directions:

From Leesburg, take Route 15 south to east Route 50 (Gilberts Corner). The property is located on the north side of Route 50 and east and west of the intersection with Gum Springs Road (Route 659) at 24597 Gum Spring Road, Sterling, Virginia

REFERRAL AGENCY COMMENT SUMMARY

TOPIC / ISSUE AREA	ISSUES EXAMINED AND STATUS
Land Use	<ul style="list-style-type: none"> ○ Consistency with land use policies of the <u>Revised General Plan</u> (RGP). Status: No Issue. Hospital and outpatient medical facilities consistent with modified Business Community designation. <u>Countywide Health Care Facilities Policies</u> recommend development of a new hospital facility in the Dulles South area. ○ Implement Green Infrastructure policies (conserve onsite wetlands, river corridor resources, forest resources, archeological resources). Status: Resolved. Variable width management buffer, wetland mitigation, and tree conservation areas addressed via proffer commitment (ZMAP 2006-0007). ○ Provide noise attenuation to mitigate noise associated with Airport Impact Overlay District (Ldn 60), approved heliports, and highway noise (Route 50). Status: Resolved. Condition of Approval recommended (Condition 6). Noise attenuation to achieve maximum noise level of 45 decibels. ○ Commit to site design elements (incorporate Route 50 Corridor Design Guidelines, address building design and materials, loading areas, etc). Status: Resolved. Amended site layout and illustrative building rendering provided. Condition of Approval recommended (Condition 5). Additional design guidelines addressed via proffer commitment (ZMAP 2006-0007). ○ Reduce/mitigate light trespass of proposed uses. Status: Condition of Approval recommended (Condition 7). Fixtures to be full cut-off and fully shielded. ○ Depict bicycle and pedestrian connections; provide bicycle racks/shower facilities. Status: Resolved. Condition of Approval recommended regarding bicycle racks, shower facilities (Condition 9). Bicycle and pedestrian connections addressed via proffer commitment (ZMAP 2006-0007).
Environmental	<ul style="list-style-type: none"> ○ Prioritize methods of wetland mitigation. Status: Resolved. Wetland mitigation addressed via proffer commitment (ZMAP 2006-0007). ○ Expand conceptual SWM/BMP plan to include facilities in the northern portion of SPEX area. LID measures recommended. Status: Resolved by Plat revision. Condition of Approval recommended (Condition 4).
Zoning	<ul style="list-style-type: none"> ○ Proposed Buffering and Screening (Sheet 6) will require Board of Supervisors approval pursuant Section 5-1403(C). Status: Resolved. Application revised to request the Buffering and Screening modifications. ○ Compliance with <u>Revised 1993 Zoning Ordinance</u> requirements. Status: Resolved through plat notations, application revisions, Conditions of Approval.
Transportation	<ul style="list-style-type: none"> ○ Provide revised traffic analysis comparing trip generation between by-right uses and proposed SPEX uses. Status: Resolved. Revised traffic assessment provided. Total amount of SPEX uses will not generate more trips than those generated by approved uses on the site. ○ Clarify traffic analysis performed for main entrance intersection (Stone Springs Boulevard / Road C); specifically, statement that intersection will not meet warrants for traffic signal. Status: Resolved. Condition of Approval recommended requiring installation of traffic signal as warranted or in-lieu cash contribution (Condition 10).

TOPIC / ISSUE AREA	ISSUES EXAMINED AND STATUS
	<ul style="list-style-type: none"> ○ Include pedestrian circulation plan. Status. Resolved. Bicycle / pedestrian circulation plan addressed via proffer commitment (ZMAP 2006-0007). ○ Provide bus stops proximate to entrances of both the proposed hospital and onsite medical office building. Status: Resolved. Condition of approval recommended (Condition 8). Two bus stops to be provided and maintained by Applicant at such time bus service provided to subject property and bus stops requested by OTS. ○ Functionality/feasibility of interchange at Route 50 / Stone Springs Boulevard to be studied as part of future access to the hospital campus from Route 50 at Stone Springs Boulevard. Status: No Issue. ○ Coordinate Route 50 improvements (i.e. modification of Route 50 / Gum Spring Road intersection to a right-in/right-out configuration, closure of the associated median crossover, and opening of Stone Springs Boulevard) so as to minimize the disruption to traveling public in the area. Status: No Issue.
Emergency Services	○ Availability of Emergency Services. Status: No issue.
County Attorney	○ Development conditions, review and approval to legal form. Status: Complete
Disclosure of Real Parties	○ Received, dated April 27, 2010

POLICY OR ORDINANCE SECTIONS SUBJECT TO APPLICATION
<u>Revised General Plan</u>
Chapter 2 / Countywide Health Care Facilities Policies
Chapter 5 / Green Infrastructure
Chapter 6 / Arcola Area-Route 50 Corridor Plan
Route 50 Corridor Design Guidelines
Revised Countywide Transportation Plan (CTP)
Bicycle and Pedestrian Mobility Master Plan
<u>Revised 1993 Zoning Ordinance</u>
Section 4-300: Planned Development – Office Park
Section 4-1400: Airport Impact Overlay District
Section 5-1400: Buffering and Screening
Section 6-1310: Special Exception Issues for Consideration

PC REVIEW AND RECOMMENDATION

The Planning Commission held a public hearing for the above-mentioned application on April 28, 2010. Staff noted two additional Conditions of Approval to the application regarding commitments to signalization at the intersection of future Road "C" and Stone Springs Boulevard and a display commemorating the Glascock Landing Field within the hospital lobby. Four members of the public spoke in favor of the proposal. Following its discussion of the application, the Planning Commission voted unanimously (9-0) to recommend approval of the Special Exception application subject to Conditions of Approval dated April 28, 2010, and based on the Findings listed below.

FINDINGS

1. The proposed special exception for hospital use and outpatient medical care facilities is consistent with the existing land use policies of the Revised General Plan (RGP) applicable to the area (Suburban Policy Area – Business Community). The proposed special exception uses are compatible with established and approved uses on similarly planned properties adjacent to the subject site. Subject to the prescribed development conditions of approval, the proposed special exception use will be in accordance the RGP.
2. The proposed hospital use at the subject site achieves the goals of the Countywide Health Care Policies; specifically, *"the development of a new hospital in the Dulles South area of the County which is experiencing rapid population growth and which presently has poor access to any hospital."*
3. The special exception application will facilitate road improvements in support of the planned road network of the Revised Countywide Transportation Plan (2001) as proffered by ZMAP 2006-0007, Glascock Field at Stone Ridge. The development proposal will not generate more vehicle trips than anticipated by ZMAP 2006-0007.
4. The proposed special exception for a hospital and outpatient medical care facilities, with approval of modified buffering and screening requirements, is in accordance with the Revised 1993 Zoning Ordinance.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues identified by staff regarding the applications. A full analysis of the application was described in the April 28, 2010 Planning Commission Public Hearing Staff Report previously distributed to the Board. At the request of the Applicant, several text changes were made to the Conditions of Approval which do not materially affect the application. No other changes were made to the application since the publication of the public hearing staff report.

ATTACHMENTS

1. Conditions of Approval (April 30, 2010)

SPEX 2007-0021
STONESPRING MEDICAL CENTER
CONDITIONS OF APPROVAL
(April 30, 2010)

1. **Substantial Conformance.** The development of the proposed Special Exception uses and modifications of Buffering and Screening requirements shall be in substantial conformance with Sheet 1, Sheet 3, Sheet 4, and Sheet 6 (together comprising and herein referred to as the "Special Exception Plat") of the plan set entitled Special Exception Plat, SPEX 2007-0021, StoneSpring Medical Center, prepared by Urban, Ltd., dated March 2007, revised through April 6, 2010 (the "Plans") and the Revised 1993 Loudoun County Zoning Ordinance (the "Zoning Ordinance"). Approval of this application for a portion of Tax Map 100/////////65A (PIN# 204-48-7841) (the "Property"), shall not relieve the Applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.

2. **Uses Permitted.** This Special Exception grants approval of the uses "Hospital" and "Medical care facility, outpatient only" ("Outpatient Medical Care Facility"), in the PD-OP (Planned Development - Office Park) Zoning District, depicted and labeled as "Limits of SPEX" as shown on the Special Exception Plat, including the "Future Ground Floor Expansion" and the Optional 5th Floor on the Hospital Building.

3. **Buffering and Screening Modification.** Pursuant to Section 5-1403(C) of the Zoning Ordinance, this Special Exception grants approval of the following modifications to the Buffering and Screening regulations of Section 5-1400: (a) modification of Section 5-1407(A), to permit buffer yards to be located along the perimeter of the "Limits of SPEX" instead of the perimeter of the lot or parcel, and to permit utility easements to be included within, rather than in addition to, the required buffer yard; (b) modification of Section 5-1414(B)(1)(d)(i) to permit plants to be located outside of the first fifty (50) feet of the required 100-foot Buffer Yard immediately adjacent to the right of way of Route 50; and (c) modification of Table 5-1414(A) of Section 5-1414(A) to permit the required Type 2 Buffer Yard adjacent to the single family attached dwellings to be reduced to a Type 1 Buffer Yard; all as shown and set forth on Sheet 6 of the Special Exception Plat.

4. **Stormwater Management.** The Applicant shall provide a minimum of two (2) Low-Impact Development (LID) design measures in the general locations shown as "Possible BMP Facility" on the Special Exception Plat. In designing such facilities, the Applicant shall consult with the Department of Building and Development to identify and implement LID measure(s) deemed likely to be effective based on the physical characteristics of the Property. Where ponds are proposed to meet this requirement, such ponds shall be detention ponds (wet ponds) or enhanced extended-detention basins or similar facilities, and shall be maintained in accordance with the County's Stormwater Management Ordinance, currently set forth in Chapter 1096 of the Codified Ordinances of Loudoun County. The LID measure(s) will be designed and implemented in accordance with applicable provisions of the FSM.

5. **Architectural Design Elements.** The Applicant shall develop the Special Exception uses consistent with the Route 50 Corridor Design Guidelines, as amended, and shall incorporate the following design elements in addition to the building and site design requirements of Proffer III(A) of ZMAP 2006-0007, Glascock Field at Stone Ridge:
 - a. Notwithstanding that Condition 1 above does not require substantial conformance with Sheet 5 of the Plat, the exterior building design of the Special Exception uses shall incorporate the architectural concepts of articulated building façades and varied building heights and the use of varied materials and textures, all as generally depicted on Sheet 5 of the Plans.
 - b. Architectural treatments and materials for phased structured parking shall complement the character and quality of treatments as described in Condition 5a above.
 - c. A written summary of the Applicant's compliance with this Condition shall be submitted as part of the building/zoning permit for the Special Exception Uses and parking structure.

6. **Acoustical Treatment.** To mitigate aircraft noise attributed to the Property's location within the Airport Impact (AI) Overlay District (Dulles International Airport), the proposed Hospital use shall be constructed to achieve a maximum interior noise level of 45 decibels, as certified by a licensed engineer qualified to evaluate said standard. Documentation of the design techniques and materials proposed by the Applicant to achieve the interior noise levels required by this Condition shall be provided to the County prior to or in conjunction with approval of the first zoning permit for the Hospital use.

7. **Lighting.** Site lighting shall conform to Sections 7.110 and 7.120 of the Facilities Standards Manual (FSM) and the following:
 - a. Lighting fixtures used in parking areas and on building exteriors shall be full cutoff and fully shielded, directed inward and downward, and designed to prevent glare on adjacent properties and public roads.
 - b. Illumination levels of lighting fixtures shall be no greater than necessary for the fixtures' intended purpose per the IESNA (Illuminating Engineering Society of North America) recommended maintained luminance or no greater than illumination levels permitted by Zoning Ordinance Section 5-1504, whichever is less.
 - c. Site lighting shall not exceed a maximum average illumination of two (2) foot-candles at ground level during non-business hours unless otherwise required by law, ordinance, or regulation.
 - d. A photometric lighting plan shall be provided as part of each site plan for which exterior lighting is proposed.

8. **Bus Shelters.** The Applicant shall construct, at no cost to the County, one (1) bus shelter for the "Hospital / Medical Care Facilities (Outpatient)" building and one (1) bus shelter for the "Medical Office Building / Medical Care Facilities (Outpatient)" building as shown on the Special Exception Plat. Final locations shall be coordinated with the Office of Transportation Services (OTS) or such other appropriate Loudoun County Agency prior to or in conjunction with first site plan approval for any Special Exception use. Maintenance of the shelters shall be the responsibility of the Applicant. The Applicant shall not be responsible for the installation of the bus shelters until such time as regional and/or intra-County bus service is available to the Property and the County requests the bus shelters in writing. The design and construction of the shelters shall be consistent with County guidelines.

9. **Bicycle Storage / Shower Facilities.**
 - a. A minimum of two (2) bicycle racks shall be provided prior to or in conjunction with issuance of the first occupancy permit for any Special Exception use. The bicycle racks shall be located at locations convenient to Hospital and Outpatient Medical Care Facility employees and visitors and shall accommodate a minimum of five (5) bicycles each. The locations of the bicycle racks will be determined at time of site plan.

- b. A minimum of one (1) shower facility shall be provided to employees of the Hospital use, the location of which will be shown at time of building/zoning permit application

10. **Signalization – Stone Springs Boulevard / Road “C”**. The Applicant shall submit to the County and Virginia Department of Transportation (“VDOT”) a traffic signal warrant analysis for the intersection of Stone Springs Boulevard and Road “C” as shown on the Special Exception Plat in conjunction with first site plan approval for the Hospital use. If VDOT determines that a traffic signal at the intersection is warranted, the Applicant shall install a traffic signal, to include pedestrian crossing and associated count-down signal heads as authorized by VDOT, prior to first occupancy permit approval for the Hospital use, at no cost to VDOT or the County. If warrants for the signal have not been met, or VDOT has not authorized installation of a warranted signal prior to the issuance of said occupancy permit, or a traffic signal has been installed at the intersection by a party other than the Applicant, the Applicant, in lieu of such signal installation, shall contribute to the County or its designee an amount equal to the actual cost to install the signal, if installed by others, or the sum of, \$275,000, whichever is less, which funds may be used by the County for transportation improvements in the general vicinity of the Property as determined by the County. If the signal is installed by a party other than the Applicant, such contribution shall be paid within 90 days of the activation of the signal or prior to the issuance of the first occupancy permit for the hospital use, whichever is later. If a cash payment due to signal warrants not having been met or VDOT not authorizing installation applies, such amount shall be paid at the time of said first occupancy permit, and shall escalate annually from the base year of 2010 and shall be adjusted effective each January 1st thereafter, based on the Consumer Price Index (CPI-U) for all urban consumers, 1982-1984=100 (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics.
11. **Illustrative Exhibit – Glascock Landing Field**. The Applicant shall erect a permanent display within the lobby of the Hospital use commemorating the location of the Glascock Landing Field. The display shall contain photographs, as available, and a written narrative describing the significance of the Glascock Landing Field in Loudoun County. Documentation illustrating the display and associated narrative shall be provided to the County prior to or in conjunction with the first zoning permit for the Hospital use.
12. **O2 Storage**. The Applicant may relocate the onsite “O2 Park” depicted on the Special Exception Plat to another location on the Property to minimize potential conflicts with the heliport approved as part of SPEX 2007-0037 provided the amount of open space shown on the Plans is not reduced.