

schneider, marchant

From: Brown, Ron
Sent: Tuesday, April 27, 2010 3:43 PM
To: schneider, marchant
Cc: Bailey, Lisa
Subject: RE: 04-27-10 DUE DATE - SPEX 07-21 Conditions Review, StoneSpring Medical Center
Attachments: Stonespring Med Cntr SPEX07-21 042710za-rb.docx

Marchant - Here are my suggested edits to the conditions. Please call if you have any questions. Ron x0511

From: schneider, marchant
Sent: Tuesday, April 27, 2010 7:40 AM
To: Brown, Ron
Cc: schneider, marchant
Subject: 04-27-10 DUE DATE - SPEX 07-21 Conditions Review, StoneSprings Medical Center

Hi, Ron.

The above-mentioned application has been scheduled for the May 10 BOS public hearing. The packet goes out tomorrow.

I've attached draft conditions of approval with Word "track changes" edits/comments from Zoning. Several Conditions were added after Zoning's review and I've called them out as such.

The executive summary is listed below. I've also attached a copy of the SPEX PLAT the PC staff report. I will provide hard copies of the Conditions and Plat as well.

Thank you for your assistance!

Marchant

EXECUTIVE SUMMARY –SPEX 2007-0021, STONESPRING MEDICAL CENTER

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 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.

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3. **Buffering and Screening Modification.** Pursuant to Section 5-1403(C) of the Zoning Ordinance, ~~t~~This Special Exception grants approval of ~~a~~ the following modifications to the ~~of~~ ~~b~~ Buffering and ~~S~~ screening regulations of Section 5-1400: ~~applicable to the proposed Special Exception uses as authorized under Section 5-1403(C).~~ This Special Exception specifically approves (a) modification of Section 5-1407(A), which requires to permit buffer yards to be located along the perimeter of the "Limits of SPEX" instead of the perimeter of the a 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, ~~which requires plants to be located outside of~~ ~~within~~ 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, ~~which requires a the required~~ Type 2 Buffer Yard where ~~a Hospital or Outpatient Medical Care Facility is adjacent to a~~ ~~the~~ single family attached dwellings to be reduced to a Type 1 Buffer Yard; ~~in order to permit the landscape buffer and screen 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 the extent they are not in conflict with the Proffer Statement III(A) of for ZMAP 2006-0007, Glascock Field at Stone Ridge:

a. ~~Although~~ Notwithstanding that Condition 1 above does not require substantial conformance with Sheet 5 of the Plat, nevertheless ~~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 ~~Special Exception Plat~~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 ~~to which this Condition applies.~~
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~~ full cutoff and fully shielded, directed inward and downward, and ~~be~~ designed to prevent glare on adjacent properties and public roads.
 - b. Illumination levels of lighting fixtures shall be no greater than necessary for the fixture's 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. Energy efficient lighting ~~that meets or exceeds allowance of ASHRA 90.1-2004 or IECC-2006, as amended,~~ shall be used where feasible for all non-emergency exterior lighting.
 - d. 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.
 - e. A photometric lighting plan shall be provided as part of each site plan.

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 the ~~any~~ Special Exception uses. 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 ~~provided~~ 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 the ~~any~~ Special Exception uses. 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 ~~bike~~ 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. **Fuel Storage.** A fuel spill containment detail shall be shown on each site plan that shows any auxiliary fuel storage on this parcel prior to site plan approval.~~

~~11. A trail public access easement and maintenance agreement shall be established prior to first site plan approval.~~

[NEW CONDITION ADDED AFTER ZONING REVIEW]

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 ~~[RON: Road "C" is not labeled on the SPEX plat but is shown on CDP for ZMAP 2006-0007 (see Sheet 7 of the Plat). I'm having the Applicant revise the SPEX plat to label it as such]~~ 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 signal prior to the issuance of said occupancy permit, or in the event a traffic signal is 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 its pro-rata share of the actual cost of to install the signal, if installed by others, or the sum of, not to exceed \$275,000, whichever is less, for the purpose of funding which funds may be used by the County for other 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. by others and If a cash payment due to 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. Commemoration of Glascock Landing Field. The Applicant shall erect signage on the Property commemorating the location of Glascock Landing Field and describing its significance to Loudoun County's history. Documentation of the design and materials proposed by the Applicant to meet this condition shall be provided to the County prior to or in conjunction with approval of the first occupancy permit for the Hospital use.

[APPLICANT REQUESTS BELOW CONDITION]

12. O2 Storage. The Applicant reserves the right to may relocate the onsite "O2 Park" (as designated depicted on the SPEX Special Exception Plat) to a different location on the Property for which where impervious surface is proposed and depicted on the Special Exception Plat s are shown in order to minimize potential conflicts with the heliport approved as part of SPEX 2007-0037.