

COUNTY OF LOUDOUN
MEMORANDUM
DEPARTMENT OF BUILDING AND DEVELOPMENT

NOV 20 2007

DATE: November 20, 2007
TO: Marchant Schneider, Project Manager, Department of Planning
FROM: Teresa H. Miller, Planner, Zoning Administration 
THROUGH: Marilee Seigfried, Deputy Zoning Administrator 
CASE NUMBER AND NAME: SPEX 2007-0021 Route 50 Medical Campus
TAXMAP PARCEL NUMBER: 100////////65A
MCPI: 204-48-7841

Zoning Administration has reviewed the above referenced **Special Exception (SPEX)** application for conformance to the Revised 1993 Loudoun County Zoning Ordinance and has the following comments.

I. Critical Issues

1. The approval of this application is contingent upon the approval of the active rezoning ZMAP-2006-0007 which proposes to rezone the subject portion of the parcel to Planned Development – Office Park (PD-OP). If approved, proffers and conditions of approval associated with this rezoning application may need to be addressed with future submissions of this application for Special Exception.
2. The approval of this application will not occur until after December 3, 2007. The amendments to the zoning ordinance which the Board of Supervisors approved with ZOAM-2006-0003 will be in effect December 3, 2007. Submissions of this application submitted after that date will need to be in conformance with all changes associated with this amendment.

II. Statement of Justification Comments

1. Section I Introduction. The Applicant has listed the proposed uses as hospital, medical care facility, outpatient only and a helistop, uses which are permitted by Special Exception in the PD-OP zoning district. Please be advised that the zoning ordinance does have different definitions for helistop versus a heliport. The Applicant has proposed a helistop, which the ordinance defines as, “*An area designed to accommodate touch-down and lift-off of helicopters for the purpose of picking up and discharging passengers or cargo. Such an area shall contain no operation facilities other than one (1) tie-down space and such additional facilities as are required by law, ordinance or regulation.*” The ordinance defines heliport as, “*An area, either at ground level or elevated on a structure, licensed or approved for the landing and takeoff of helicopters and which may include auxiliary facilities such as parking, waiting room, fueling and maintenance equipment.*” Please verify that helistop

is the correct use being requested.

2. Section II Current Pending Rezoning Application. This section states that the Applicant is filing this SPEX application so that the Applicant's use can be considered and reviewed in coordination with ZMAP-2006-0007; however the pending rezoning is scheduled for the November 13, 2007, Public Hearing. While the approval of this application is dependant upon approval of the rezoning, this application is not being reviewed in coordination or conjunction with the rezoning. The Applicant may wish to revise this portion of the Statement of Justification.
3. Section IV Proposed Route 50 Medical Campus.
 - i. The Applicant has stated that the medical care facility, outpatient only will not exceed 55,000 square feet whether it is located within the hospital or as part of the proposed office building located on the Property. Staff suggests that this become a Condition of Approval for the Special Exception.
 - ii. The Applicant has stated that in future phases there is an option for structured parking. Please indicate on the Special Exception plat the possible areas in which the structured parking will be located.
4. Section IV A. Site Design.
 - i. The Applicant has indicated that an extensive system of internal sidewalks, crosswalks and external trails are proposed to assist in pedestrian circulation on the Property. Please indicate and label the pedestrian circulation on the Special Exception plat. In particular, staff questions the proposed access from the Emergency Room to the helistop. There appears to be no clear access or crosswalks regarding access to the helistop.
 - ii. The Applicant references a central green to be located at the front door of the hospital. Please label this proposed civic area as such on the Special Exception plat. In addition, a similar area appears to be proposed for the rear access, assumed to be the Emergency Room access. The Applicant has not labeled or addressed the use of this area.
 - iii. Signage has been mentioned and is stated to be designed consistent with the applicable Zoning Ordinance provisions. Please be advised that signage is not permitted above the roofline of the building. Sheet 5 (Architectural Illustrations) shows a proposed sign which appears to be above the roofline of the building.
5. Section IV B. Population Growth And The Need For A Hospital In The Dulles Area Of Loudoun County. The Applicant states that the location of this use on the Property will promote enhanced access to health care services as the County's population and employment base continues to grow, particularly along Route 50. Staff questions if the population in the area is such to support two hospitals less than 1 mile in proximity to each other. SPEX-2006-0012, INOVA Health Care Campus has proposed a hospital, medical and professional office as well as a helistop on a parcel less than 1 mile away on Route 50.

III. Special Exception Matters For Consideration

1. Section 6-1310(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 applicant has addressed the residential uses surrounding the proposed use, however the section refers all "uses" surrounding the proposed use.

Please address the noise regarding abutting residential and nonresidential uses. In addition, the Applicant has not addressed the proposed Powerhouse, which is proposed to be located closer to the planned R-16 district than the hospital and helistop. Please address the noise of the Powerhouse and necessary mitigation. The Applicant may wish to locate the Powerhouse further away from the planned residential uses.

2. Section 6-1310(D) *Whether the glare of light that may be generated by the proposed use negatively impacts uses in the immediate area.* The applicant will need to address lighting of the helistop as well. Lighting conditions should also be addressed as a condition of approval for the Special Exception.
3. Section 6-1310(E) *Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.* The applicant has stated that the proposed use will be compatible with uses on adjacent parcels. INOVA has proposed a hospital along Route 50 less than one mile of this proposed location with SPEX-2006-0012, INOVA Health Care Campus. Staff again questions if two hospitals located less than 1 mile from each other along Route 50 will be supported by the surrounding population.
4. Section 6-1310(H) *Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.* The applicant has identified wetland areas on the subject property. Where these areas are impacted, the applicant must comply with the requirements of the U.S. Army Corps of Engineers. Staff defers to the Environmental Review Team for further comment on the impact to existing animal habitat, vegetation, water quality or air quality.
5. Section 6-1310(N) *Whether the proposed use will affect the structural capacity of the soils.* According to County records, the property contains approximately 13 acres of hydric soils (type 79A). Staff defers to the Environmental Review Team for further comment regarding to soils.

IV. Plan Comments

1. Sheet 1 – General Comments.

- a. Note 7 – The applicant has stated that signage will be in accordance with Zoning Ordinance Standards. Sheet 5 of the plan submission shows illustrative architectural drawings in which the sign appears to be located on the parapet, above the roofline. Please be advised that signs are not permitted to be located above the roofline.
- b. Note 20 – According to County records, the property is within the Ldn 60 and Ldn 65 contours of the AI Overlay District. The vicinity map is labeled as the Ldn 60 1 mile Airport Impact Overlay District. Please ensure that the contours are correctly labeled on all sheets including the vicinity map. Per Section 4-1405, a disclosure statement identifying the AI Overlay District shall be placed on all subdivision plats, site plans and deeds. Staff recommends the applicant implement noise attenuation measures, such as an acoustical treatment in the building, to reduce the impacts of aircraft noise on patients.
- c. Note 20 continues on to state that there are no other overlay districts yet County records indicate that approximately 2.45 acres in the North West

portion of the property contain minor floodplain, which has been labeled on the vicinity map.

d. Note 21 addresses the potential for structured parking to be located on the property. Please label possible locations for the structured parking on the Special Exception plat.

e. Please add a note per Section 4-307(D) that all utility distribution lines shall be placed underground.

2. Sheet 1 - Zoning Tabulations

a. Please be advised that the changes to the Revised 1993 Loudoun County Zoning Ordinance in association with ZOAM-2006-0007 are effective December 3, 2007. These changes to Section 4-300 (PD-OP district regulations) as well as Section 5-900 regarding Access and Setbacks from Specific Roads that will affect the Zoning Tabulations. Subsequent submissions of this application will need to address those changes.

b. Parking Tabulations for Hospital Use. Section 5-1100 requires 1 parking space per doctor on staff. The tabulations have indicated 110 doctors, however no parking spaces have been provided. Based on the information provided, the required number of parking spaces will be 1,096 while 1,025 have been provided.

c. Parking Tabulations for the Medical office. There is a typographical error in the parking tabulations for this use. The formula shows 3.3 instead of 3.5 in the calculations.

d. Loading space tabulations indicate that 2 loading spaces are provided for the hospital and 1 loading space is provided for the medical office. The plat indicates that 4 loading spaces have been provided for the hospital and there are no areas labeled as loading spaces for the medical office building.

3. Sheet 3 – Special Exception Plat

a. Please show and label the 35' parking setback along future Stone Springs Boulevard.

b. Please label the proposed civic or central green spaces.

c. Please label the location of the Emergency Room.

d. Please label and address the dashed line squares located in front of the Medical Office building and at the front and rear of the Hospital. What do these areas represent?

e. Please label walk ways and pedestrian access points from the parking areas to the buildings as well as from the hospital to the helistop.

f. Remove the label and outline of the existing Glascock landing field.

g. Please address the area between the hospital and the medical office buildings – is this area to be an enclosed walkway to connect the two buildings or is it to be an open walkway.

4. Sheet 5 – Architectural Illustrations. Please label which façade is north, south, east or west.