

DICK HOBSON - 703-712-5050

LAW OFFICES IN ALEXANDRIA,  
CHARLOTTESVILLE, FAIRFAX,  
NORFOLK, RICHMOND,  
TYSONS CORNER, WILLIAMSBURG  
AND WASHINGTON, D.C.

**MCGUIREWOODS  
BATTLE & BOOTHE**

TRANSFOTOMAC PLAZA  
1899 NORTH FAIRFAX STREET  
SUITE 1000  
P.O. BOX 25007  
ALEXANDRIA, VIRGINIA 22313  
TELEPHONE: (703) 540-5900  
TELECOPIER: (703) 540-8733  
TELEX: 510000047 MWBB-RCH

August 28, 1987

CARSON LEE FIFER, JR.

Mr. Sheldon Lynn  
Director, Department of Planning  
and Community Development  
Zoning Division  
City of Alexandria  
Post Office Box 178  
Alexandria, Virginia 22313

P & CD-ADMINISTRATION  
**RECEIVED**  
AUG 28 1987  
**REGISTERED**

Re: The Alexandria Hospital  
Special Use Permit # 2033  
and Site Plan # 87-046

Dear Sheldon:

As a result of numerous meetings with representatives of neighborhood civic associations, the Alexandria Hospital and those representatives have agreed to various position statements. The parties desire certain of these statements to be included as conditions in the Special Use Permit. Those issues that are desired for inclusion are as follows:

1. Single-Family Residential Property: The Hospital will not undertake to purchase, lease or rent any property which is zoned as single-family residential (R-20, R-12, R-8, R-5, R-2-5 or RT) within one mile of the Hospital.
2. Exhaustion of Available FAR: The Hospital will provide a statement about the exhaustion of available FAR except for less than 2,000 square feet for a minor addition on the main campus. This statement will include the fact that the Patient Services Center and Surgi-Center essentially complete the construction program.
3. Patient Services Center Phase III Uses: Uses will be limited to medical services, health education, diagnostic treatment and administrative services. Examples:
  - A. Clinical testing and diagnoses: radiology, laboratory, cardiology;
  - B. Patient Treatment/Rehabilitation: IV

Mr. Sheldon Lynn  
August 28, 1987  
Page 2

therapy; endoscopy, respiratory therapy,  
kidney dialysis;

- C. Health Education and Training: health promotion, wellness classes, nutrition counseling, pre-natal classes;
- D. Administrative Support Services: medical records, data processing, accounting, admitting, utilization review, personnel, administrative offices, patient-related social services, storage.

4. Howard Street Parking Lot (Lot A): The Hospital will not restrict parking in the Howard Street lot. Appropriate signage will be posted; i.e. "Employee and Visitor parking; No Commuter Parking" "Additional Visitor Parking Across the Street". There will be no control gates in the lot; however, for employee parking management and security purposes the Hospital plans to secure Lot A from approximately 12 midnight to approximately 7:30 a.m. Hours may be changed as recommended by the Hospital Administration and the Building and Grounds Committee and as approved by the Hospital Board of Directors.

5. HMO: Neither the Patient Services Center nor the space formerly occupied by the School of Nursing will contain offices for physicians' private practice by individual physicians or group of physicians, including physicians working for a health maintenance organization or similar prepaid health plan. Medical and Administrative offices, as currently exist in the Hospital, may be included in the Patient Services Center and the space previously occupied by the School of Nursing.

6. Contingent Nature of the Special Use Permit (SUP): The effectiveness of the SUP is contingent upon the appropriate Hospital boards approving the scenic open space easement. Any failure to approve would require the Hospital to re-apply for a SUP, with full public participation before the Planning Commission and the City Council.

Other conditions which are not intended to be included within the Special Use Permit refer to the Building and Grounds Committee, certain restrictions on the West (new G-2) parking lot (no use between 12 midnight to 4:30 a.m. generally) and reforestation.

Mr. Sheldon Lynn  
August 26, 1987  
Page 3

I also enclose a copy of the scenic easement which has been prepared by the Hospital and reviewed by the representatives of the neighboring civic associations. Since the City of Alexandria would be the other party to this agreement, we respectfully request that this document be reviewed for acceptance and execution by the City. It is our desire that this document be executed and ready to record prior to the hearing before the City Council.

Sincerely yours,



Carson Lee Fifer, Jr.

CLF/tl  
Enclosures

cc: Vola Lawson, City Manager  
Philip Sunderland, Esq., City Attorney  
Dayton L. Cook, Director T&ES  
George A. Cook, III  
J. Edward Sweet  
Jack Sullivan  
Elizabeth L. Lewis, Esquire  
Thomas C. Brown, Jr., Esquire

**Proposed agenda – Seminary Hill Association Inc. Board Meeting,  
Thursday, June 14, 2001– 8 PM Immanuel Church on the Hill Parish  
Hall – Dickinson – C/SHAag61401 – June 12, 2001 Newsletter attached (1)**

1. Opening and introductions:
  2. Keynote presentation- INOVA Alexandria Hospital (35 minutes) –
  3. Keynote Presentation 2 – Richard Baier, Director, Alexandria Transportation and Environmental Services (35 minutes)
- Special pleading by the Davis's, owners of the property at 1601 Chapel Hill Drive for SHA non-objection to sale of the City easement in the front of their home for purposes to be described. (5 minutes)

All non-SHA members are requested to leave the meeting at this time. This included guests, the press, and past SHA members who have not paid their 2001 dues prior to 6/14/01

Standing Agenda:

- A. Finalization of agenda
- B. Approval of Minutes from the May, 2001 Board meeting – Mark Quave, Secretary (see attachment 2)
- C. Treasurer's Report - Jack Sullivan, Treasurer
- D. Area Representative Reports of new or emerging issues: deferred except for urgent items
- E. Committee Reports: deferred

Old Business

- A. Discussion of the INOVA Hospital expansion plan and determination of SHA position and action including authorization for expenditure of funds – Sullivan
- B. SHA position on the request for vacation of the City easement on Chapel Hill Drive – Dickinson – (See City staff report – attachment 3)
- C. SHA position on the re-subdivision of two R-12 properties at 1100 Francis Hammond Pkwy. And action authorize expenditure of funds - Kerester – (See City staff report and draft statement for July 3 Planning Commission meeting- attachment 4)
- D. Pornographic sites letter – Putzu (deferred) – INFORMATION
- E. Burke Library – establishing the FOB – Gerard – INFORMATION
- F. Dartmouth Place – Hobson – INFORMATION
- G. Schools Academic – Hobson – INFORMATION
- I. Lexus/Lindsay – Support to Northridge Civic – Dickinson – INFORMATION

New Business

- Open Space Summit – June 23, 2001 (see 4A)
- Alexandria Federation of Civic Associations – Sullivan
- Consideration of letter of support to Eisenhower/Caryle Civic regarding Dulany Gardens (see draft letter as attachment 5)
- Other

SEE ATTACHED PLAN FOR PLANNING  
P+Z/JUNE 15 DOCUMENT #6