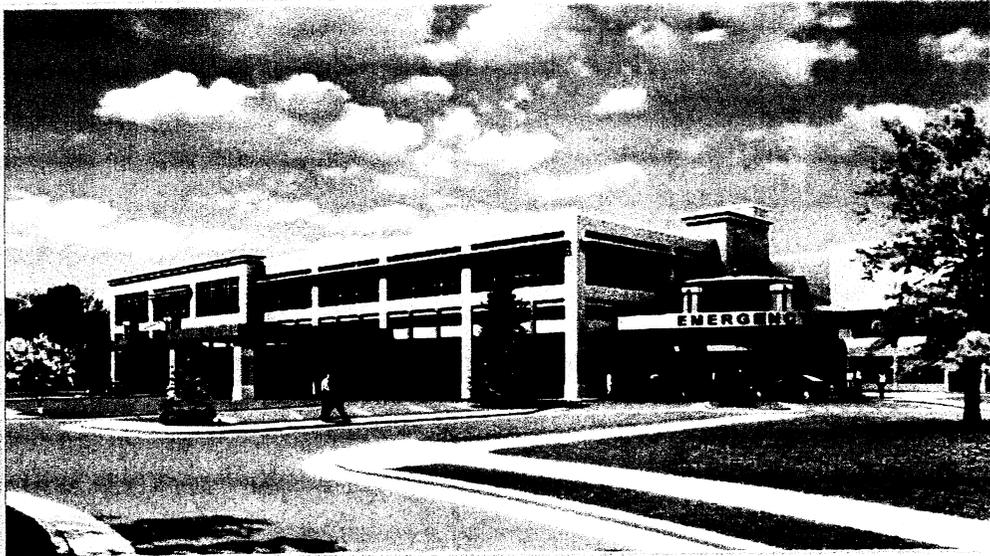
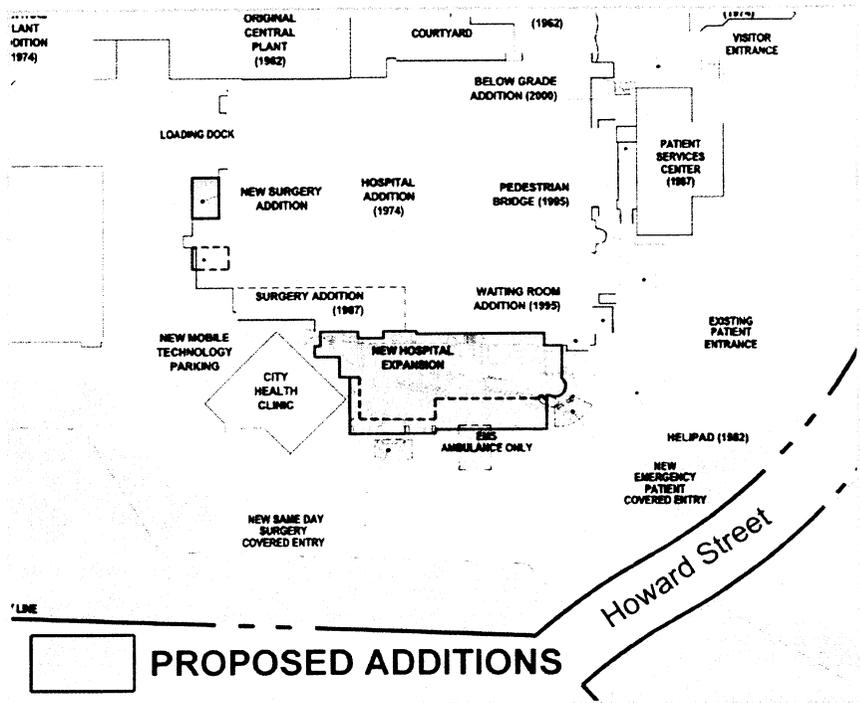


# Inova Hospital



**4320 Seminary Road**

**Development  
Special Use Permit  
#2005-0003**



**Department of Planning and Zoning  
Planning Commission Meeting  
July 5, 2005**

Docket Item #8  
DEVELOPMENT SPECIAL USE PERMIT #2005-0003  
INOVA ALEXANDRIA HOSPITAL

Planning Commission Meeting  
July 5, 2005

**ISSUE:** Consideration of a request for an amendment of a development special use permit, with a site plan, to construct an addition to the existing hospital building.

**APPLICANT:** INOVA Alexandria Health Services Corporation  
by Duncan Blair, attorney

**LOCATION:** 4320 Seminary Road

**ZONE:** R-8 / Residential

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**PLANNING COMMISSION ACTION, JULY 5, 2005:** On a motion from Mr. Komoroske, seconded by Ms. Fossum, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances, and staff recommendations, including amendments to conditions #12, 28, 31, and 33 as recommended in a July 5 staff memo, and changes to the verbiage of conditions #40 and 41. The motion carried on a vote of 6 to 0. Mr. Robinson was absent.

Reason: The Planning Commission agreed with the staff analysis.

Speakers:

Duncan Blair, attorney, representing the applicant, spoke in support of the application, and stated that with the changes as recommended in the July 5 staff memo, the applicant agreed with all of staff's recommended conditions.

Ken Kozloft, CEO of Inova Alexandria Hospital, spoke in support of the application, and stated that the hospital has worked with the surrounding community and staff to design a compatible addition, and that the hospital is requesting a smaller addition than was previously approved because of Alexandria's changing demographics and a reevaluation of the hospital's needs.

Carolyn Anderson, 1301 N. Ivanhoe Street, spoke in support of the application, noting that as the hospital has expanded there have been negative consequences, such as the loss of a turtle breeding ground, but that the hospital has been responsive to community concerns of late and the proposed addition is reflective of the community's input to the hospital.

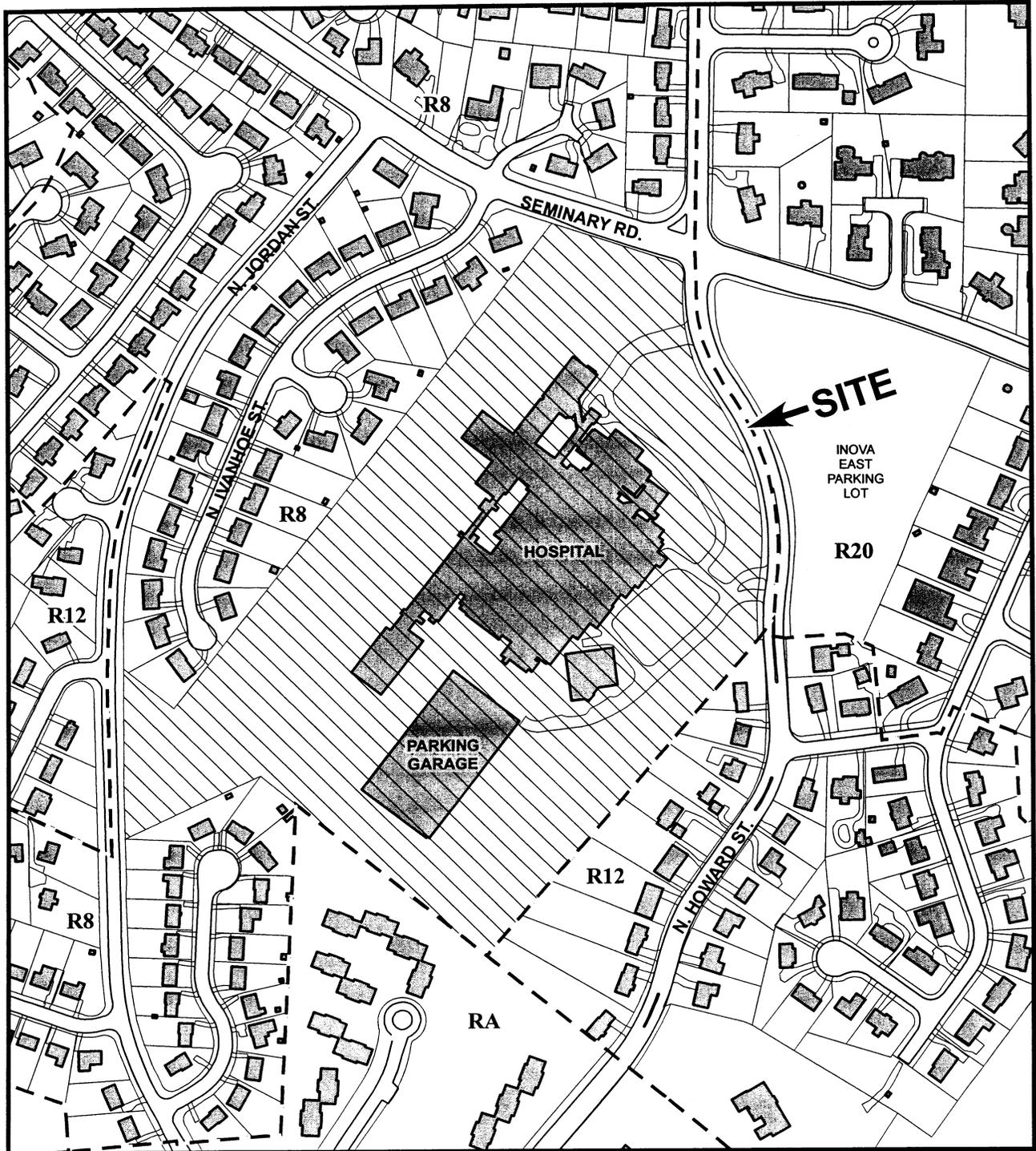
Elisa Anderson, 1301 N. Ivanhoe Street, spoke in support of the application, stating that the hospital has been open to community input and recommending that the application be approved with the conditions recommended by staff.

Paul Giddings, 1421 N. Ivanhoe Street, spoke in support of the application, stating that his concerns had been addressed by the amended conditions that were recommended in staff's July 5 memo.

Nell Vetter, 922 Juniper Place, spoke regarding the application, stating that she had not received notice regarding the application and that she would not support additional parking at the southwest corner of the hospital property, but that she has no objections to the addition as proposed or to the use of the helipad.

Sharon Annear, 1118 N. Howard Street, spoke regarding the application, stating that the hospital has had a good working relationship with the neighborhood and that "good conditions make good neighbors," but noting concerns with constructing a building addition next to the helipad and indicating that the hospital's helicopter safety consultant needs to be sure to consider the suitability of landscaping around the helipad as well as the approach to the temporary helipad that will be in place during construction.

Jack Sullivan, 4300 Ivanhoe Place, spoke regarding the application, noting that 3 years ago the hospital had cited an urgent need for an addition, though it has not yet been constructed, and asking if the open space easement had been recorded.



**DSUP #2005-0003**

**07/05/05**



*2.0*

**I. IMPACTS / BENEFITS:**

<b>IMPACT/BENEFIT</b>	<b>COMMENTS</b>
<b>Consistency with Strategic Plan</b>	<ul style="list-style-type: none"> <li>• The proposal will allow Inova Hospital to provide quality health services to the community while retaining a landscape and open space buffer around the perimeter of the site.</li> </ul>
<b>Use</b>	<ul style="list-style-type: none"> <li>• 34,431 sq. ft., 24-bed addition to existing 416-bed, 365,353 sq. ft. hospital.</li> </ul>
<b>Open Space</b>	<ul style="list-style-type: none"> <li>• 54% open space, all at ground level.</li> <li>• Scenic open space easement around perimeter of site.</li> </ul>
<b>Pedestrian / Streetscape</b>	<ul style="list-style-type: none"> <li>• Retention of existing public sidewalk.</li> <li>• On-site pedestrian circulation improvements.</li> <li>• Landscape buffer along the street to be retained and enhanced.</li> </ul>
<b>Building Compatibility</b>	<ul style="list-style-type: none"> <li>• Building complies with height (35 ft.) and FAR (0.35) restrictions of R-8 zone.</li> <li>• Addition designed to be compatible with existing building.</li> <li>• The exterior materials will be exclusively masonry, glass, and metal.</li> </ul>
<b>Affordable Housing</b>	<ul style="list-style-type: none"> <li>• No contribution proposed.</li> </ul>
<b>Traffic/Transit</b>	<ul style="list-style-type: none"> <li>• Providing transit subsidies for employees.</li> <li>• Carpooling is encouraged.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• 1,527 spaces are provided.</li> <li>• 697-space parking garage has been completed and is in operation.</li> <li>• Site is governed by a parking management plan.</li> </ul>
<b>Environment</b>	<ul style="list-style-type: none"> <li>• Open space easement around perimeter of site.</li> <li>• Incorporation of green and sustainable elements for the proposed addition.</li> </ul>

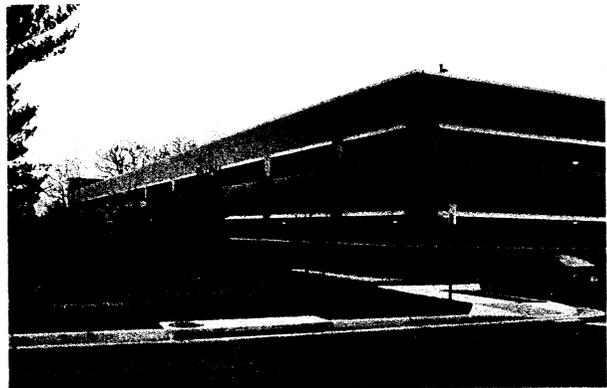


*Why has the size of the proposed addition decreased?*

According to Inova Hospital the change has resulted from a reassessment of the hospital's needs, changing demographics, and more efficient systems for treating patients. A realignment of hospitals in Northern Virginia has resulted in some changes to the services that this hospital is providing, and an aging population has also spurred a reassessment of needs. The hospital was also able to scale back the size of the emergency room expansion in part due to innovations in patient evaluation and treatment. The previous proposal created new patient rooms to hold emergency room patients after they had received their initial diagnosis; the new proposal instead creates "clinical decision rooms" - smaller rooms which allow for speedier care and which reflect the short-term nature of most emergency room cases. The proposed addition decreases the number of new beds from 35 to 24.

*Why has parking decreased?*

As part of the previous approval significant concerns were raised about parking, spillover parking, and visual impacts of the proposed parking structure. Significant conditions were added to the previous approval regarding employee parking, landscaping and lighting to address these concerns. Based on discussions with the adjoining residents and staff inspections, the opening of the parking structure has generally eliminated employee parking on the adjoining streets and the conditions for landscaping and lighting addressed the concerns regarding the visibility of the parking structure. In addition, the hospital and community have established a special committee, the Seminary Hills Hospital Committee, to continue to monitor issues such as parking, trash, noise, and lighting impacts.



**New Parking Structure**

*What concerns are raised by the proposal?*

While the applicant is decreasing the size of the proposed addition, there are three areas of concern that must be addressed, including:

1. *Circulation.* The revised circulation around the clinic and emergency room entrance is complex and creates some on-site traffic conflicts. The complexity of the hospital's operation and the constraints created by the existing building configuration on the site will make a complex circulatory pattern somewhat inevitable. The applicant has worked to address this in part by separating the entry drives for the various hospital functions and by providing increased vehicle stacking space. New conditions have been added and a plan prepared (*Attachment #1*) that will further simplify the circulation around the clinic and add 10 additional parking spaces.

2. *Parking.* The proposed new layout would result in 23 fewer parking spaces than originally approved in 2002. The additional clinic parking that is described above would still result in a loss of 13 spaces from the 2002 proposal. However, the amended plan will also have fewer employees than was previously contemplated, and there presently is an abundance of unused parking within the employee parking structure. Staff has added a condition that the number of visitor parking spaces not be decreased from what was approved in 2002, with any shortage to be made up by restriping standard spaces as compact spaces and/or by changing employee parking to visitor parking. The second floor of the proposed addition will be unused but constructed for further expansion of the hospital. Condition #40 requires the future use of the second floor and its impact on parking, etc. to be evaluated as part of a subsequent special use permit approval.
3. *Landscaping.* Attractive landscaping is essential for a hospital which is sited in the middle of a residential neighborhood. The recommended conditions include additional landscaping on the southern portion of the site, additional shrubs to screen the parking lot on the east side of Howard Street, and enhanced pedestrian crossings. Staff has also added a recommendation requiring the incorporation of green and sustainable elements as part of the proposed addition.

**B. Community:**

The applicant has been working with the City, Seminary Hills Civic Association and the adjoining residents through the Seminary Hills Hospital Committee. Based on a meeting with that Committee and discussions with the Seminary Hills Civic Association, the neighbors have generally expressed support of the proposed amendment.

**C. Conclusion:**

Staff recommends **approval** with the conditions of approval as outlined in the staff report.

### III. BACKGROUND

#### A. Site Description:

The hospital is located at the intersection of Seminary Road and Howard Street and is comprised of two parcels: a 27.6-acre site on the west side of Howard Street, and a 5.9-acre parcel on the southeast side of Howard Street. The smaller parcel is devoted entirely to parking and open space, while improvements on the larger parcel include the 365,353 sq. ft. hospital and the recently completed 4-level, 697-car parking structure, and surface parking lots. The site is surrounded by single-family homes to the west, north, and east of the site, and multi-family residences (Foxchase Apartments) are located to the south. The zoning for the surrounding parcels includes R-20, R-12, R-8, and RA/Multi-Family.



**Existing Emergency Room Entrance**

#### B. History:

The hospital has been in operation at this site since the early 1960s. The hospital originally opened as a 150-bed facility, but expanded greatly during the 1970s with an increase in capacity to 518 beds. During the 1970s, approvals were granted for a nursing center, a new public health center, parking lot extensions, and the construction of a permanent parking lot on the east side of Howard Street. This expansion nearly tripled the size of the facility with the construction of a 295,646 sq. ft. addition on the southern portion of the original building. In the 1980s, the hospital constructed a helipad, patient services center, cancer center, surgical center, and numerous other additions to the main facility. In the 1990s, changes to the hospital included an expansion of the emergency department, construction of a new sign area, and enclosure of a connection bridge within the facility. A table of past hospital approvals can be found below.

#### **PAST HOSPITAL APPROVALS**

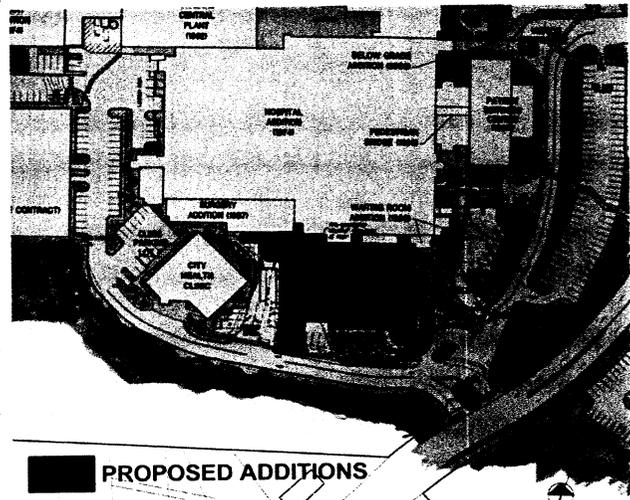
<u>SUP #</u>	<u>USE</u>	<u>ACTION / DATE</u>
251	Original Hospital	Granted: 10/09/56 (expired)
334	Original Hospital (150 beds)	Granted: 02/10/59
834	Addition to Hospital (increase to 518 beds)	Granted: 05/25/71
863	Temporary parking lot (east side of N. Howard)	Granted: 02/23/72
863-A	Extension of temporary parking lot (east side of N. Howard)	Granted: 02/26/74

**(Past hospital approvals, continued)**

<u>SUP #</u>	<u>USE</u>	<u>ACTION</u> / <u>DATE</u>
863-B	Extension of temporary parking lot (east side of N. Howard)	Granted: 10/22/74
863-C	Extension of temporary parking lot (east side of N. Howard)	Granted: 05/17/75
892	Construction of nursing facility	Granted: 11/29/72
949-A	Public Health Center	Granted: 09/24/74
1067	Permanent parking lot (east side of N. Howard)	Granted: 06/22/76
1490	Helipad	Granted: 09/18/82
1490-A	Helipad (temporarily relocate)	Granted: 02/12/88
2033	Additions to hospital: cancer center, services center, surgical center, parking, nursing school (see also SP 87-046)	Granted: 09/12/87
2533	Portable building, trailer	Granted: 10/12/91
2792	Sign Area	Granted: 04/16/94
95-0040	Expansion of emergency department	Granted: 05/13/95
95-0166	Enclose connection bridge for hospital	Granted: 10/25/95
2000-0106	Minor amendment to construct a below-grade addition to house existing hospital equipment	Granted: 09/13/2000
2001-0020	Parking structure and building addition	Granted: 02/23/2002
2005-0003	Revised building addition, site circulation	

In 2001, the hospital submitted applications for approval of a development special use permit (DSUP2001-0020) and a rezoning of most of the site from R-12 to R-8 (REZ#2001-0005). The applications requested approval of a 55,234 sq. ft. building addition and a 697-car parking structure with 3 levels above grade and 1 level below grade. The proposed parking structure was to be built over an existing surface lot, and would increase the total amount of parking at the hospital from 716 space to 1,135 spaces. The building addition consisted of a redesigned emergency department, a revised entrance for medic units, additional monitored beds, a relocated helipad and an additional laboratory, office, and storage space. Staff recommended a number of conditions of approval that dealt with landscaping, architecture, building mass, and parking restrictions.

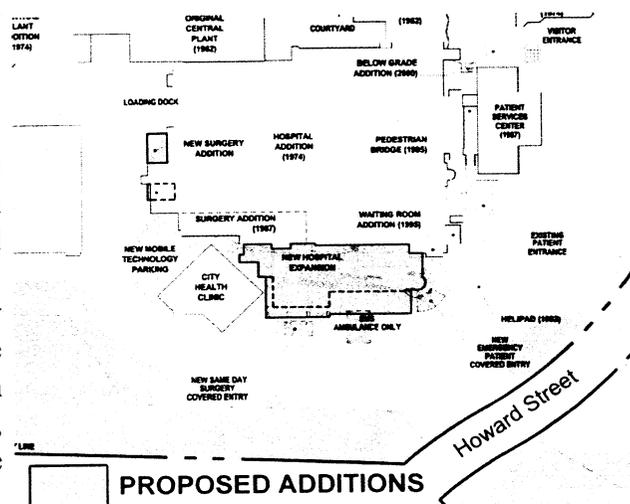
The Planning Commission considered the request on February 5, 2002 and recommended approval with a vote of 7-0. The City Council approved the request on February 23, 2002 by a vote of 7-0. The parking structure that was approved as a component of those approvals was constructed in 2002 and 2003 and first occupied in November 2003.



Previous Proposal

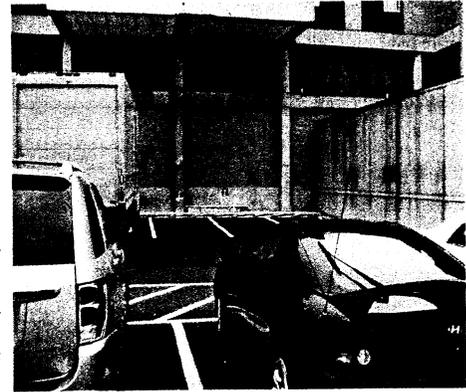
**C. Proposal:**

The applicant is proposing a significantly smaller addition and revised circulation than was approved in 2002. The size of the proposed addition was reduced from 55,234 sq. ft. to 34,431 sq. ft., while the building height has remained at 35 ft. The proposed addition will consist of a 4-level addition on the southeast side of the building and a 1-level addition on the southwest side of the building. The 4-level addition will include one floor below grade and one “interstitial” floor that will be inaccessible to the public. The 4-level addition will total approximately 66,784 gross sq. ft., 16,104 sq. ft. of which will be below grade. The uses will include new emergency room space, surgery support, mechanical equipment, and shell space. The 1-level addition on the southwestern portion of the building will total approximately 2,200 sq. ft. and will provide additional operating room space.



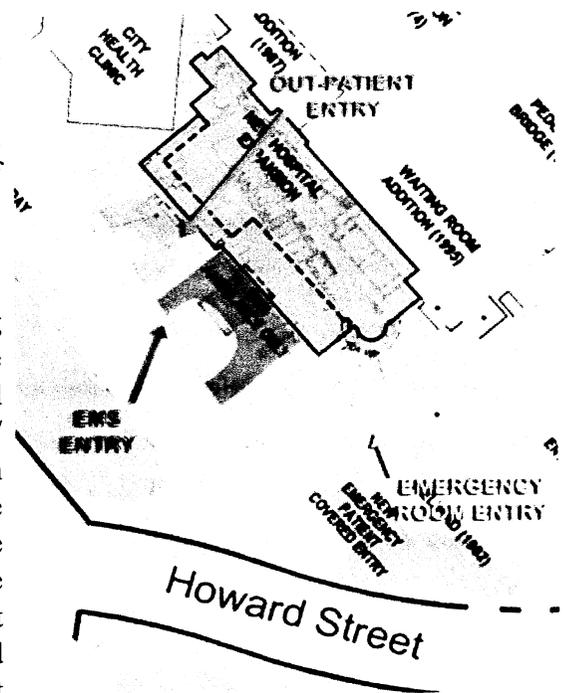
Current Proposal

The building addition will include an expanded emergency room with a larger waiting area, additional seating and additional emergency bays. According to the applicant, the existing emergency room is frequently at capacity, causing ambulances to be rerouted to other hospitals in the region. The additional monitored rooms will allow emergency rooms to become more readily available which will enable patients to be served in a more timely manner. The increase of private single rooms will serve patients with infectious diseases, provide space for new technology and equipment, and better accommodate the imbalance in patient gender differences.



Area of Surgery Addition

Access to the hospital will continue to be provided by two curb cuts on the west side of Howard Street. To accommodate the building addition, the existing emergency room parking lot will be eliminated, as will the loop drive which serves the emergency room and EMS drop-off. In their place, the applicant is proposing three new drop-off areas – one for the emergency room, one for EMS vehicles, and one for the same-day surgery entrance.



Segregated Drop-Offs

The circulation for the proposed additions is challenging because of the limited space and the goal to retain the landscaped buffer adjacent to the single-family homes and Howard Street. The hospital will have four different visitor/patient drop-off areas, including the emergency room, an E.M.S. loading area, a separate health clinic, an employee parking structure, multiple surface lots, and a high volume of delivery traffic. Working around these challenges, the applicant has designed an internal circulation that segregates the various traffic types and allows for good traffic flow, while also keeping the number of curb cuts at two and leaving the existing landscape buffers intact. The new design also improves on-site pedestrian circulation, and even decreases the total amount of impervious surface – there will be more open space when the construction is completed than exists today.

The applicant is requesting that the SUP be amended to allow a building expansion of 34,431 net sq. ft. (66,784 gross sq. ft.). The building addition will generally be in the same location and will have the same building height as previously approved. In addition to the reduction in the size of the expansion, the following changes are being proposed:

- The building addition will be wider but not as deep. As a result, the building setback from Howard Street has increased by 72 ft., the building setback from the south property line has

- increased by 35 ft., and the canopy setback from the south property line has increased by 32 ft.
- The expansion is now divided into two areas – a 4-level, 32,191 net sq. ft. addition on the southeast side of the hospital and a 1-level, 2,240 sq. ft. addition on the southwest side of the hospital.
  - The amount of open space has increased, and the amount of pavement has decreased.
  - The vehicle stacking space for the emergency room entry has increased.
  - The helipad is to remain at ground level rather than be relocated to the roof.
  - Twenty-three surface parking spaces have been eliminated – 16 next to the City Health Clinic, 4 by the surgery addition, and 3 near the patient entrance.
  - The basement addition, which was previously designated as shell space, is now proposed to be laboratory, while the second floor addition, which was previously designated as a laboratory and office, is now shell space for future expansion.

#### IV. **ZONING:**

##### A. **Hospital in a Residential Zone:**

The hospital property is zoned R-8 Residential, and hospitals are not permitted uses in residential zones. However, Section 7-600 of the Zoning Ordinance allows existing hospitals which are located within residential zones to continue, contingent upon approval of a special use permit and findings by the City Council as follows:

That the proposed use is compatible with the development allowed by the basic provisions of the ordinance for the area in which it is proposed and it is not of such a nature in height, bulk or scale as to exercise any influence contrary to the purpose and intent of the Zoning Ordinance.

The intent of the provision is to ensure that the scale and mass of a hospital are not inconsistent with the purpose of the zoning district. The proposed addition complies with the provisions of the height, setback, and F.A.R. requirements of the underlying R-8 Residential zone. Building setbacks significantly exceed the requirements of the R-8 zone and landscape preservation and landscape buffer areas around the perimeter of the site minimize the impact of the hospital on the surrounding neighborhood.

That the use is compatible with and/or implements planning goals and objectives in the City, as contained in the Master Plan, applicable small area plan and other pertinent policy resolutions particularly in terms of land use, housing goals, traffic impact and parking, impact on schools and public services and facilities, essential character of the neighborhood and any neighborhood planning goals contained in the applicable small area plan or consolidated master plan of the City.

The proposal is consistent with the intent of the Master Plan to “provide a full range of health care facilities” and by improving citizen access to health care opportunities, services and resources in the

community. In terms of land use, the Master Plan identifies this area as “institutional” and the proposal is to continue use of the facility that has existed in this location since the early 1960s. The parking issues have been adequately addressed and are outlined within the staff report. Because of the low building heights, large building setbacks, and landscape buffers, the hospital does not negatively impact the character of the surrounding neighborhood.

That the proposed use of any office or examining rooms within the hospital by a physician for treatment of his or her private patients is required because such practice or treatment is not feasible outside the hospital.

As represented within the plans and application by the applicant, the proposed addition does not include any facilities for offices or examining rooms for use by physicians for their private patients. Staff has included as a recommendation of approval that the use shall not include office or examining areas for private physicians.

That the existing or proposed utility services are adequate for the proposed hospital use.

The addition is relatively modest and will not significantly increase the use of the City’s services.

**B. Zoning Table:**

The applicant is requesting development special use permit approval to allow the expansion of a hospital in a residential zone, pursuant to §7-600 of the Zoning Ordinance.

<b>INOVA HOSPITAL</b>		
<b>Property Address:</b>	4320 Seminary Road	
<b>Total Site Area:</b>	27.65 acres	
<b>Zone:</b>	R-8 Residential	
<b>Current Use:</b>	Hospital	
<b>Proposed Use:</b>	Hospital	
	<u>Permitted/Required</u>	<u>Proposed</u>
<b>FAR</b>	0.35	0.33
<b>Floor Area (Net)</b>	422,819 sq. ft.	399,784 sq. ft.
<b>Open Space</b>	N/A	53.6%, 14.8 acres
<b>Height</b>	35 feet	35 feet
<b>Yards</b>	30 feet	168 feet (to canopy)
<i>Front</i>		
<i>Side</i>	25 feet; 1:1	208 feet (to overhang)
<i>Rear</i>	25 feet; 1:1	750 feet (to addition)
<b>Parking</b>	576 spaces (see below)	1,527 spaces
<u>Area of Hospital</u>	<u>Parking Standard</u>	<u>Requirement</u>
<i>Hospital - Existing</i>	1 space / 2 beds (416 beds)	208 spaces
	Administration & Staff	74 spaces
	1 space / 200 sq. ft. of surgery (7,263 sq. ft.)	37 spaces
<i>Patient Services Center</i>	1.2 spaces / 400 sq. ft. of office (7,800 sq. ft.)	24 spaces
	1 space / 200 sq. ft. of clinic (36,488 sq. ft.)	183 spaces
<i>Clinic</i>	1.2 spaces / 400 sq. ft. of office (3,600 sq. ft.)	11 spaces
	1 space / 200 sq. ft. of clinic (5,380 sq. ft.)	27 spaces
<i>Hospital Expansion</i>	1 space / 2 beds (24 beds)	<u>12 spaces</u>
<b>Total</b>		576 spaces

## **V. STAFF ANALYSIS:**

Staff is recommending approval of the proposed amendment to the previously approved addition, because the proposal is an overall reduction in size of approximately 20,000 sq. ft., which according to the applicant is due to changes in health care needs and changing demographics. The hospital is projecting that one out of four people in the community served by the hospital will be 50-65 years old. The cost of the project is projected to be at \$50 million for the proposed changes to the hospital.

The proposed addition is an approximately 13% increase in floor area for the hospital, albeit a smaller change than was previously approved. The expansion will consist of a revised emergency room, surgery department, cardiovascular department and radiology department.

Many of the changes are clearly positive – setbacks from the street and from neighboring single-family houses have increased and landscape areas have been enlarged. The change to the proposal that is the primary concern of staff is the loss of 23 parking spaces, primarily due to the retention of the ground-level helipad and parking for the mobile technology trailer adjacent to the health clinic.

While staff does have some concern about parking, staff believes this issue can be addressed with the recommendations as outlined below. Staff has also included recommendations for additional landscaping and high-quality building materials. Staff has also added a recommendation for the incorporation of green and sustainable building elements as part of the proposed addition.

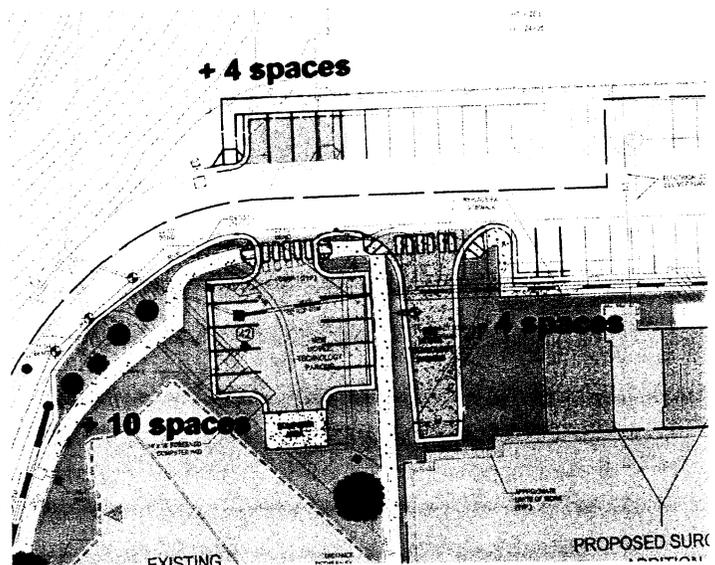
Staff recommends approval of the special use permit with the conditions as outlined within the staff report. The proposal complies with the findings of Section 7-600 of the Zoning Ordinance that are necessary for approval.

### **A. Parking:**

As part of the approval process for DSUP2001-0020, the applicant conducted a study of the hospital's parking demand and supply. The study determined that parking demand exceeded supply, resulting in an overflow into the surrounding neighborhood. As a result of that study, the applicant proposed, and has since constructed, a new 697-car above-grade parking structure. With this new parking structure, the amount of available parking (1,527 total spaces) exceeds the hospital's parking demand.

One concern of staff is that, while the total number of parking spaces is now sufficient, 23 parking spaces have been eliminated with the current proposal. The applicant has reallocated 35 of the employee spaces as visitor spaces in order to compensate for the visitor spaces that have been lost, which actually results in a slight increase in visitor parking. However, visitor parking which is located within convenient proximity to the patient entrances has been eliminated and available parking is now more peripheral and more difficult to find.

To provide additional parking spaces for the visitors adjacent to the clinic and to simplify the overall circulation, staff is recommending that the area adjacent to the clinic be reconfigured to provide 10 additional parking spaces, as shown at right. With this recommendation, the total number of visitor parking spaces will increase and parking will be more conveniently located adjacent to the clinic.



**Proposal for Additional Parking**

Because the overall addition size and number of new beds have decreased, staff believes the amount of proposed parking for visitors and employees is adequate. In addition, the hospital is subject to an extensive parking management plan, which requires that the visitor lots continue to be open and accessible for visitors, limiting the use of the parking structure to employees, clear identification of employee vehicles through a mechanism such as tags or decals, adequate parking during construction and encouraging mass transit ridership by employees. The plan also requires the applicant to provide an off-site location for employees and construction workers during the construction process. The hospital will also be meeting with the surrounding residents and will be periodically reassessing parking availability and making adjustments as necessary.

**B. Building Design - Compatibility:**

The setbacks of the proposed addition have increased from 91 to 168 ft. from Howard Street, and from 140 to 208 ft. from the adjoining residential properties, helping with the concerns regarding scale, landscaping and buffers raised as part of the previous proposal. The size of the addition is also reduced by placing one level below grade, which reduces the overall scale of the proposal. The design of the building is similar in scale and height to the previous proposal, although the setbacks have increased significantly from the previous proposal due to the decreased footprint.

The design of the proposal is a contemporary addition to the existing hospital. The addition is a contemporary design which recalls elements of the existing hospital complex. While staff believes the proposed design is acceptable given the existing character and materials of the existing hospital, staff has added recommendations that require that the materials be high quality such as brick, precast concrete and metal. With the recommendations regarding the higher quality materials and elements of the building, staff is recommending approval.



**View from Howard Street**

**C. Green Building:**

The applicant has committed to environmentally-sensitive methods of building and operation and will designate an area for the collection and storage of recyclable materials. It may be possible to apply these building practices for the proposed addition to the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. The system allots points within the following specific categories for environmentally beneficial building materials and design:

- Sustainable Sites
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design Process

The technologies range from waste management practices to building design, but because of the schematic nature of the current proposal it is difficult to describe or require specific materials and technologies. However, staff has discussed this issue with the applicant and the applicant has expressed a desire and commitment to see sustainable technologies used as part of the proposed addition. Staff has included a recommendation of approval that encourages the use of sustainable practices for the proposed addition.

**D. Landscaping:**

During the previous approval, the applicant worked extensively with staff and the community to significantly increase the amount and size of landscaping which buffers the site from Howard Street, as well as landscaping to screen the parking structure. These landscape enhancements remain as part of the current proposal. Additionally, the new site layout increases the amount of landscaping at the primary site entrance, around the helipad, to the south of the hospital expansion, between the expansion and the health clinic, and on the northwest side of the health clinic. This will greatly enhance the appearance of the site from the internal roadway, as well as from Howard Street. Staff has also added recommendations that will require additional landscaping on the southern portion of the site and adjacent to Howard Street.



**Existing Landscaping**

**VI. COMMUNITY:**

The applicant has been working with the City, Seminary Hills Civic Association and the adjoining residents through the Seminary Hills Hospital Committee. Based on a meeting with that committee and discussions with the Seminary Hills Civic Association, the neighbors have generally expressed support of the proposed amendment.

**VII. CONCLUSION:**

Staff recommends **approval** of the proposed development with conditions as outlined in this staff report.

### **VIII. STAFF RECOMMENDATION:**

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. No road connection shall be permitted to North Jordan Street. (SUP #834)
2. The natural buffer of trees and shrubbery between the hospital and the properties on Juniper Place and Ivanhoe Street shall be maintained. (SUP #834)
3. Off-street parking provided for the Health Center shall be clearly marked and designated as parking for Health Center patients, visitors and employees. (SUP #949-A)
4. The rear outside ground area of the clinic site shall not be used as a play area for children and the area shall be maintained and operated in a neat and orderly condition at all times. (SUP #949-A)
5. The landscaped islands in the interior of the Howard Street parking lot shall be maintained with mature trees. (SUP #1067)
6. Screening vegetation bordering the Howard Street parking lot shall be maintained. (SUP #1067)
7. The public service helistop shall be utilized only in extreme emergency circumstances and non-emergency and taxi service are strictly prohibited. (SUP #1490)
8. Condition deleted. (DSUP 2001-0020)
9. Evergreens shall be planted and maintained on the knoll south of the helipad between the hospital and the residences. (SUP #1490)
10. Both Seminary Road and Howard Street shall be designated as access routes. (SUP #1490)
11. No shock trauma unit of level #1 intensity is contemplated by the hospital. If that intent changes, an amendment to the special use permit is required. (SUP #1490)
12. **CONDITION AMENDED BY PLANNING COMMISSION:** Within ten days of a written request from the Department of Planning and Zoning, ~~of each emergency for which the helistop pad is used;~~ the hospital shall file a complete report with the Department of Planning and Zoning detailing, to the extent permitted by the Healthcare Patients' Privacy Act, the exact nature and circumstance of ~~the emergency a use of the helistop pad.~~ Additionally, the hospital shall file a complete report with the Department of Planning and Zoning by January 31 of each year listing, to the extent permitted by the Healthcare Patients' Privacy Act, all of the instances in which the helistop pad was used during the preceding year and the exact nature and circumstances of each use. ~~(SUP #1490)~~ (P&Z) (PC)

13. Lots previously designated 39.00-04-11 and 39.00-04-30 shall remain consolidated and may not be subdivided. (SUP #2033)
14. Condition deleted. (DSUP 2001-0020)
15. No on-site incineration is permitted at the hospital. (SUP #2033)
16. The hospital shall maintain the parking management plan as submitted for conveniently located employee and visitor parking spaces. (SUP #2033)
17. The hospital shall not restrict parking in the Howard Street lot. Appropriate signs shall be posted, i.e., "Visitor Parking - No Commuter Parking," "Additional Visitor Parking Across the Street." There shall be no control gates in the lot but, for employee management and security purposes, the hospital may secure Lot A from approximately Midnight to 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 Alexandria Hospital Board of Directors. (SUP #2033)
18. The hospital shall not undertake to purchase, lease or rent any property which is zoned as single family residential (R-20, R-12, R-8, R-5) within one mile of the hospital. (SUP #2033)
19. The uses of the Patient Services Center Phase III shall be limited to medical services, health education, diagnostic treatment and administrative services. (SUP #2033)
20. Neither the Patient Services Center nor the space formerly occupied by the School of Nursing shall contain offices for physicians' private practice by individual physicians or groups 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. (SUP #2033)
21. The original scenic easement agreement between the hospital and the City and additional scenic easement shall be maintained. (SUP #2033)
22. Condition deleted. (DSUP 2001-0020)
23. The placement of any traffic signs on North Howard Street shall be approved by the Director of Transportation and Environmental Services. (SUP #2033)
24. Condition deleted. (DUP 2001-0020)

25. The applicant shall submit detailed gross and net floor area ratio computations for the proposed addition and all existing buildings with the building permit for the addition to ensure compliance with the permitted floor area ratio. (SUP#2000-0106)
26. The applicant shall revise the materials, design and operation of the freestanding parking structure to make it more compatible with the adjoining residential uses to the satisfaction of the Director of P&Z. The revisions shall at a minimum include the following:
  - a. The use of freestanding light poles on the top level shall be minimized and the height shall be the minimum necessary. The use of bollard lighting or similar light sources other than freestanding poles shall be encouraged.
  - b. The entire exterior of the parking structure shall be painted a darker earth tone color such as moss green to minimize its visibility from the adjoining residences. The final color shall be determined after an on-site inspection with P&Z staff and the hospital staff and architect.
  - c. The screening for the parked cars for each level shall continue to be precast concrete as generally depicted in the preliminary architectural elevations.
  - d. The window openings for the stair towers of the parking structure shall be as generally represented on the preliminary architectural elevations.
  - e. The height of the parking structure shall not be increased above what is generally represented on the preliminary plans.
  - f. The controlled access to the parking garage shall not impede the use of the parking garage by employees.
  - g. Strategic portions of the interior of parking garage shall be painted white such as columns and adjacent to stairways etc. in consultation with the Chief of Police.
  - h. The ceiling heights within the parking structure shall not exceed 7' 6" in height. (P&Z) (DSUP 2001-0020)
27. The parking structure shall be constructed and operational prior to issuance of a building permit for the proposed addition. (P&Z) (DSUP 2001-0020)
28. **CONDITION AMENDED BY PLANNING COMMISSION:** A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the revised preliminary landscape plan and shall also provide:
  - a. Ten to eleven 2.5"-3" caliper shade trees such as Willow Oak on the western portion of parking lot-A, spaced approximately 35 ft. on center. Concrete wheel stops shall be provided for each of the surface parking spaces adjacent to each tree. The applicant shall plant the trees elsewhere on the site if they cannot be planted in this location. Additional shrubs shall be planted between the parking lot and Howard Street, as necessary, to provide a continuous hedgerow. The landscaping for the surface parking lot shall be installed within twelve (12) months of special use permit approval by the City Council.
  - b. Shade trees spaced approximately 25-20 ft. on center for the new sidewalk on the northern portion of the southern drive aisle.

- c. Additional landscaping, trees and groundcover shall be provided adjacent to the reconfigured parking, dumpster and mobile technology parking.
  - d. Additional landscaping shall be provided to screen adjoining properties from the pay parking lot.
  - e. The screening for the proposed dumpster enclosure shall be brick with an opaque metal gate.
  - f. Depict and label the limits of turf.
  - g. Crown area calculations and the location of tree protection fence and preservation procedures on site plan and construction phasing drawings.
  - h. The deciduous trees adjacent to the parking structure shall be a minimum of 2.5" - 3" caliper at the time of planting. The evergreen plantings adjacent to the parking structure shall be a minimum height of 12'-15' at the time of planting.
  - i. To the extent possible the existing trees within the limit of disturbance adjacent to the parking structure shall be retained .
  - j. Additional evergreen plantings shall be provided on the northwestern portion of the parking structure to provide additional screening for the adjoining residences.
  - k. ~~Replace the Cornus Kousa/Kousa Dogwood with a tree type that grows to over ten feet in height.~~
  - l. The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
  - m. The existing pine trees on the southeastern portion of the parking garage shall be preserved. The limit of disturbance shall be revised to exclude these existing trees. Locate the proposed BMP facility in a location that will retain the existing evergreen trees.
  - n. Locate all underground utilities and utility structures under proposed streets or away from proposed landscaped areas to the extent feasible to minimize any impact on the root systems of the proposed landscaping.
  - o. All landscaping shall be maintained in good condition and replaced as needed.
  - p. Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)*-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
  - q. Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4<sup>th</sup> Edition*- ~~latest and most current edition~~ as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland
  - r. Tree protection shall be installed, and shall be reviewed and approved by the City Arborist prior to beginning any demolition, clearing, or construction. (RC&PA) (Police) (P&Z) (PC) (~~DSUP-2001-0020~~)
29. To increase the ability for landscaping/screening adjacent to the parking structure, the sidewalk on the southern portion of the parking structure shall be relocated to the western portion of the parking structure. The grading surrounding the parking garage shall remain as generally depicted on the preliminary plan and shall not include retaining walls. The grading surrounding the parking structure shall only be permitted to change substantially if

the grading is the result of berming to provide additional landscape screening. (P&Z) (DSUP 2001-0020)

30. Relocate the proposed storm sewer line on the western and southern portion of the parking structure to the satisfaction of the Director of P&Z and T&ES to provide the following:
  - a. On the western portion of the parking structure relocate the storm sewer line and “limit of disturbance” to the east to retain more of the existing trees.
  - b. Relocate the line on the south if possible to increase the possibility for screening on the perimeter of the structure. (P&Z) (DSUP 2001-0020)
  
31. **CONDITION AMENDED BY STAFF:** The final design for the building shall be consistent in material quality and overall design as generally depicted on the preliminary architectural elevations dated May 6, 2005 ~~and also provide significant additional refinements prior to the approval of the final site plan. In the final design process, the applicant and City staff will consult with members of the community.~~ The refinements to the building shall be to the satisfaction of the Director of Planning & Zoning that at a minimum shall include:
  - a. The facade materials for the front, side and rear of the proposed addition shall be entirely brick, precast or metal. The color of the brick shall match the existing building.
  - b. The entrance canopy shall be a high quality metal and/or comparable material.
  - c. The signage for the addition shall be provided with the final site plan and shall comply with the Zoning Ordinance.
  - d. The wall mounted light fixtures shall be designed as an integrated part of the facade.
  - e. Larger scale drawings to evaluate the base, entrance canopies and signs and the final detailing, finish and color of these elements shall be submitted with the final site plan.
  - f. Color architectural elevations (front, side and rear) shall be submitted with the final site plan.
  - g. All refinements to the design and materials shall be submitted for review prior to the release of the final site plan.
  - h. For firefighting reasons all stairs shall extend thru the roof so that door access to the roof is provided.
  - ~~i. The building entrance and corner element shall be redesigned to reduce the perceived mass.~~
  - ~~j. The materials and design for the porte cochere for the emergency and surgery entrance shall continue to be refined.~~
  - ~~k. The design and materials for the medic entrance canopy shall continue to be refined.~~
  - ~~l. High quality materials such as precast and brick shall continue to be used. (P&Z) (Code) (PC) (DSUP-2001-0020)~~
  
32. The applicant shall provide a parking management plan which outlines mechanisms to maximize the use of the parking structure by the employees and ensures that employees do not park off-site, on the adjoining public streets, or private property to the satisfaction of the

Directors of P&Z and T&ES. At a minimum the plan shall include the provisions proposed by the applicant and shall also provide the following:

- a. The applicant shall provide bus and transit fare media at cost or discounted cost for all employees. The fare media should include Metrorail, Metrobus, DASH and other public transportation system fare media. The availability of the discounted fare media will be prominently advertised. The level of discount will be approved as part of the final parking management plan.
- b. The hospital will promote the use of carpooling by employees by the provision of convenient carpool spaces within the parking structure. Such carpool spaces shall be marked within the employee parking structure.
- c. Lots A, C/D and ER and F be limited to temporary visitor parking spaces. Lots A, ER and F shall be free parking and shall not include controlled access.
- d. The paid parking for lot C/D will be subject to the fee posted and will continue to have controlled access. Non-visitor parking as outlined by the applicant shall be permitted within lot C/D.
- e. The applicant shall install all appropriate signage to minimize unauthorized parking within each of the on-site visitor parking lots.
- f. The parking structure and lot B, E lot G/H shall be designated for employee/physician parking only.
- g. The applicant shall explore the alternative of providing visitor parking for lot B and relocate the physician parking to another surface lot or within the parking structure.
- h. Parking up to one car/employee shall be free for all employees and physicians.
- i. All employees and physicians shall obtain and maintain a tag, decal or similar form of identification to clearly identify employee vehicles. The identification shall be prominently displayed at all times.
- j. The applicant shall provide parking for the number of parking spaces that are displaced by the construction of the parking structure at an on off-site location. The parking shall be free and a shuttle or similar form of transportation shall be provided for the duration of the construction of the parking structure. The applicant shall be required to obtain all necessary approvals for the off-site parking. The applicant shall also maintain adequate off-street parking for patients and visitors during construction.
- k. The applicant shall provide on-site or off-site parking for construction workers without charge to the construction workers. This condition regarding parking for construction workers shall also apply to any construction project undertaken by the hospital in the future.
- l. The applicant shall provide secure bicycle storage for employees within the parking structure.
- m. The Casey Clinic visitor parking and employee parking shall be monitored by the clinic and offenders will be towed by the clinic.
- n. Vendors, service and repair personnel that are not employees of the hospital shall be permitted to park within the visitor parking lots.
- o. The emergency drive-thru and surgery drive-thru shall be restricted to patients and visitors for short term drop-off or pick-up.

- p. It shall be the sole responsibility of the hospital staff and security personnel to monitor and enforce all provisions of the parking management plan.
  - q. The applicant shall require that its employees who drive use off-street parking. (P&Z) (PC) (City Council) (DSUP 2001-0020)
33. **CONDITION AMENDED BY STAFF:** No fewer than ~~1,554~~ 1,527 parking spaces shall be provided and at a minimum 697 parking spaces shall be provided within the parking structure. A minimum of 585 of the parking spaces shall be specifically designated for visitors and patients. (P&Z) (~~DSUP 2001-0020~~)
34. The proposed addition shall not include facilities for offices or examining rooms for use by physicians for their private patients. The height of the building shall be a maximum of 35 ft. above average finished grade as permitted within the R-8 zone. (P&Z) (DSUP 2001-0020)
35. Show existing and proposed street lights and site lights on the final site plan. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations and a photometric plan with the final site plan to verify that lighting meets City Standards. The lighting within the interior of the parking structure shall be designed in a manner that will minimize the projection of light onto the adjoining residences. The photometric plan shall include the lighting levels at the southern and western property line to evaluate spillover lighting. The applicant shall increase the number of lighting fixtures if necessary to avoid "hotspots" within the parking structure. The lighting for the interior of the parking garage and exterior shall be to the satisfaction of the Director of T&ES in consultation with the Chief of Police. (T&ES) (P&Z) (DSUP 2001-0020)
36. The applicant shall provide two additional loading spaces adjacent to the three proposed loading spaces to provide the five loading spaces required by the Zoning Ordinance. (P&Z) (DSUP 2001-0020)
37. A temporary informational sign shall be installed on the site prior to approval of the final site plan for the project and shall be displayed until construction is complete; the sign shall notify the public of the nature of the upcoming project and shall provide a phone number for public questions regarding the project. (P&Z) (DSUP 2001-0020)
38. Prior to commencing and clearing, grading or construction for the site the hospital shall hold a meeting with all adjoining property owners to review the proposed construction phasing, construction schedule and parking management plan. The hospital shall designate an employee who will serve as a person of contact for questions regarding the project. (P&Z) (DSUP 2001-0020)
39. Additional freestanding signs other than the existing freestanding monument sign at the intersection of Seminary Road and Howard Street shall be prohibited. Additional

freestanding signage shall be limited to traffic and directional signs. Additional flatwall signs shall be limited to the minimum necessary to identify the building and shall be limited to the eastern portion of the building to the satisfaction of the Director of P&Z. (P&Z) (DSUP 2001-0020)

40. **CONDITION AMENDED BY STAFF:** Any subsequent use of the ~~basement~~ second floor within the addition other than incidental storage that would generate the need for more than 10% additional off-street parking spaces shall require a separate special use permit approval and subsequent hearings by the Planning Commission and City Council. The number of off-street parking spaces generated by the use shall be determined by the Director of Transportation & Environmental Services and Director of Planning & Zoning upon review of a parking study to be submitted by the applicant prior to issuance of a building permit for the basement. (P&Z) (PC) (~~DSUP-2001-0020~~)
41. **CONDITION AMENDED BY PLANNING COMMISSION:** The applicant shall grant a scenic open space easement as generally depicted in the preliminary plan which shall be approved by the City Attorney and recorded prior to the release of a building permit. The open space easement shall be extended to include the area to the northwest of the pay parking lot, to the satisfaction of the Director of P&Z. The open space easement shall terminate fifty years from the date of approval or at such time as any hospital use or nursing home use on the property ceases to exist, whichever occurs first. The applicant shall also grant an extension of the existing scenic easement that will coincide with the new scenic easement. (P&Z) (PC) (~~DSUP-2001-0020~~)
42. A temporary construction trailer/structure shall be permitted and the period and location shall be subject to the approval of the Director of P&Z. The trailer shall be removed prior to the issuance of the certificate of occupancy permit for the proposed addition. (P&Z) (DSUP 2001-0020)
43. Any inconsistencies between the various drawing submitted by the applicant shall be reconciled to the satisfaction of the Director of P&Z and T&ES. (P&Z) (DSUP 2001-0020)
44. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of P&Z and T&ES. (P&Z) (DSUP 2001-0020)
45. Show all utility structures, including transformers, on the final development plan. All utility structures (except fire hydrants) shall be clustered where possible and located so as not to be visible from a public right-of-way or property. When such a location is not feasible, such structures shall be located behind the front building line and screened to the satisfaction of the Director of P&Z. (P&Z) (DSUP 2001-0020)

46. The applicant shall submit a final "as-built" plan for this phase prior to applying for certificate of occupancy permit for the proposed building addition. (P&Z) (DSUP 2001-0020)
47. Developer to comply with the peak flow requirements of Article XIII of the Alexandria Zoning Ordinance. (T&ES) (DSUP 2001-0020)
48. All stormwater designs, including stormwater quality, that require hydraulic analysis including computation of hydraulic gradients, stormwater routing, and design of special flow control structures, and non-standard or special stormwater management structures, must be sealed by a professional engineer registered in the State of Virginia. (T&ES) (DSUP 2001-0020)
49. All Traffic Control Device design plans, Work Zone Traffic Control plans, and Traffic Studies shall be sealed by a professional engineer registered in the State of Virginia.(T&ES) (DSUP 2001-0020)
50. Provide all pedestrian and traffic signage to the satisfaction of the Director of T&ES.(T&ES) (DSUP 2001-0020)
51. Plan must demonstrate to the satisfaction of director of T&ES that adequate stormwater outfall is available to the site or else developer is to design and build any on or off site improvements to discharge to an adequate outfall. (T&ES) (DSUP 2001-0020)
52. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. In preparing a traffic control plan for construction, the applicant will consult with neighboring residents. (T&ES) (PC) (DSUP 2001-0020)
53. Show the traffic signal recently installed at the parking lot entrance for Lot A on North Howard Street. (T&ES) (DSUP 2001-0020)
54. The internal "T" intersection located off the southern entrance on North Howard Street requires a STOP sign for northbound on-site traffic across the entrance. Provide channelization to separate the right turn and northbound lanes to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2001-0020)
55. All private street signs that intersect a public street shall be marked with a fluorescent green strip to notify the plowing crews, (both City and contractor), that they are not to plow those streets. (T&ES) (DSUP 2001-0020)
56. The proposed parking structure is located approximately 10 feet from the existing sanitary sewer easement. The parking structure shall be designed such that the foundation shall not bear on any portion of the existing sanitary sewer. Details of the foundation design shall be

provided on the site plan prior to release and approval to the satisfaction of the Director of T&ES. (T&ES) (PC) (DSUP 2001-0020)

57. The hospital shall submit AM and PM peak hour traffic volume counts for exiting traffic on the northerly driveway for the years 2003 and 2004. If the traffic queue length exceeds the distance from Howard Street to the parking lot entrance, a traffic engineering study will be performed by the hospital and submitted to the Director of T & ES to examine ways to mitigate the queue length. (T&ES) (DSUP 2001-0020)
58. All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. (T&ES) (DSUP 2001-0020)
59. The stormwater collection system is part of the Cameron / Holmes Run watershed. All stormwater inlets shall be duly marked to the satisfaction of the Director of T&ES. (T&ES) (DSUP 2001-0020)
60. Provide a drainage map for the area flowing to the chosen BMP, including topographic information and storm drains. (T&ES) (DSUP 2001-0020)
61. ~~**CONDITION DELETED BY STAFF:** All stormwater designs, including stormwater quality, that require hydraulic analysis including computation of hydraulic gradients, stormwater routing, and design of special flow control structures, and non-standard or special structures, must be sealed by a professional engineer registered in the State of Virginia. (T&ES) (DSUP 2001-0020)~~
62. The stormwater Best Management Practices (BMPs) required for this project shall be constructed and installed under the direct supervision of the design engineer or his designated representative. The design engineer shall make a written certification to the City that the BMP(s) are constructed and installed as designed and in accordance with the approved Final Site Plan. (T&ES) (DSUP 2001-0020)
63. The surface appurtenances associated with the on-site structural BMP's shall be marked to the satisfaction of the Director of T&ES to identify them as part of the structural BMP system. (T&ES) (DSUP 2001-0020)
64. Descriptive signage for the stormwater Best Management Practices (BMPs) required for this project shall be installed to the satisfaction of the Director of Transportation and Environmental Services. (T&ES) (DSUP 2001-0020)

65. The Developer shall furnish the owners with an Operation and Maintenance Manual for all Best Management Practices (BMPs) on the project. The manual shall include an explanation of the functions and operations of each BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP(s) and supporting equipment, and a copy of the maintenance agreement with the City. (T&ES) (DSUP 2001-0020)
66. A "Certified Land Disturber" must be named on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Department of Conservation and Recreation guidelines. (T&ES) (DSUP 2001-0020)
67. A security survey shall be conducted for all construction trailers as soon as they are located on the site. (Police) (DSUP 2001-0020)
68. No trees shall be placed under or near lighting. (Police) (DSUP 2001-0020)
69. The parking structure shall have controlled access. If there is a security force on site, emergency/panic buttons shall be placed in three locations on each floor, the security force shall be provided 24 hours a day, 7 days a week. If security is not present emergency phones shall be provided, three on each floor with 911 access. (Police) (DSUP 2001-0020)
70. No trees or shrubs over three feet in height shall be closer than ten feet to any public walkway. (Police) (DSUP 2001-0020)
71. Condition deleted. (DSUP 2001-0020)
72. The premises shall be policed for trash and litter on a regular basis by the applicant. (PC) (DSUP 2001-0020)
73. **CONDITION ADDED BY STAFF:** The applicant shall demonstrate the use of green building and sustainable techniques for building systems design for the building additions. The applicant shall provide examples as identified in the following list to the satisfaction of the Directors of P&Z and T&ES:
- Sustainable Sites
- a. Utilize an Energy Star rated membrane roofing that exhibits a high reflectivity and emissivity. This roof can reduce cooling load, and thus HVAC size, by as much as 10%.
- b. Minimize exterior lighting fixtures. Provide shielding to exterior lights to ensure that there is no direct beam light trespass onto adjacent property lines.
- c. Provide bicycle storage facilities and showers as well as other methods to encourage alternative transportation to the site.
- Water Efficiency
- d. Utilize native or adaptive plant species for the exterior planting beds and boxes.
- e. Provide water efficient fixtures.
- Energy and Atmosphere

- f. Perform fundamental building commissioning prior to occupancy to ensure optimal performance of the building's systems.
- g. Minimize the need for artificial lighting for the interior spaces by maximizing day-lighting opportunities.

Materials and Resources

- h. Work to reuse salvageable materials from the existing building on site and for leftover building materials upon completion of construction.
- i. Provide centralized recycling collection point(s) within the building.
- j. Provide a waste management plan to target a reduction of waste being transported to local landfills.
- k. Where practical utilize materials that have high recycled content, such as steel and concrete with flyash. Purchase locally harvested and manufactured materials where practical.
- l. Provide tenant fit-out guidelines to encourage that materials chosen are environmentally sensitive.

Indoor Environmental Quality

- m. Encourage open office spaces with low partitions along the perimeter of the building to maximize day-lighting into the space. Encourage the placement of enclosed spaces toward the core of the building and glass partitions or vision panels to take advantage of day-lighting.
- n. Provide interior finishes such as paint and carpet with low VOC off-gassing. (P&Z)

74. **CONDITION ADDED BY STAFF:** The applicant shall either:

- a. Revise the configuration of the sidewalk, visitor parking, dumpster and mobile technology parking as generally depicted in Attachment # 1 to the satisfaction of the Directors of P&Z and T&ES to improve the overall vehicle and pedestrian circulation and to provide additional parking. The applicant shall also provide trees and landscaping and screening within this area to the satisfaction of the Director of P&Z, or
- b. Provide 10-20 additional visitor parking spaces that are located in convenient proximity to the emergency room, to the satisfaction of the Director of P&Z. (P&Z)

75. **CONDITION ADDED BY STAFF:** The applicant shall provide pedestrian improvements that at a minimum provide the level of improvements depicted on the preliminary site plan and shall provide the following to the satisfaction of the Director of P&Z:

- a. Increase the width of the new sidewalk connection from Howard Street to the Emergency Room from 4 ft to 6 ft.
- b. All new sidewalks for the emergency Room and the Clinic shall be a minimum 6 ft wide.
- c. Provide a different color and texture for the proposed pedestrian crosswalks adjacent to the Emergency Room entrance. (P&Z)

76. **CONDITION ADDED BY STAFF:** Ensure that the curb radii at intersections and driveway entrances for public and private street, alleys and within parking lots are in conformance with AASHTO turning radii. (T&ES)
77. **CONDITION ADDED BY STAFF:** Ensure adequate outfall per Article XIII of the AZO, the proposed 30" RCP storm pipe is out falling into an existing pipe. Indicate the size of all existing pipe and provide storm computations for all proposed pipes and on addition pipe downstream of the connection point. (T&ES)
78. **CONDITION ADDED BY STAFF:** Sheet C.13, Drainage Divides Plan, shows a total of 0.59 acres draining to BMP #1. It shows 0.39 acres draining to BMP #2. It show 0.22 acres draining into BMP #3. This would change the calculations on worksheet "C" on page C.14. This also changes the Project description. Applicant will need to provide information on BMP #3 and possibly the others to adequately assess area-wide efficiency and load. Revise calculations and verbiage as necessary. (T&ES)
79. **CONDITION ADDED BY STAFF:** Worksheet B, Sheet C.14, site acreage as listed under #1 does not match site acreage as listed under #2. Revise as necessary. (DEQ)
80. **CONDITION ADDED BY STAFF:** The applicant is encouraged to participate in the City's "Adopt-a-Street" program. (DEQ)
81. **CONDITION ADDED BY STAFF:** The applicant shall control odors and any other air pollution from operations at the site and prevent them from leaving the property or becoming a nuisance to neighboring properties, as determined by the Department of Transportation and Environmental Services. All loudspeakers shall be prohibited from the exterior of the building. (DEQ)
82. **CONDITION ADDED BY STAFF:** During the construction phase of this development, the site developer, its contractor, certified land disturber, or owner's other agents shall implement waste and refuse control program. This program shall control wastes such as discarded building materials, concrete truck washout, chemicals, litter or trash, trash generated by construction workers or mobile food vendor businesses serving them and sanitary waste at the construction site and prevent its off site migration that may cause adverse impacts to the neighboring properties or the environment to the satisfaction of Directors of Transportation and Environmental Services, and Code Enforcement. All wastes shall be disposed off site properly in accordance with all applicable federal, state and local laws. (T&ES)
83. **CONDITION ADDED BY STAFF:** Prior to release of the performance bond, the applicant is required to submit a certification by a qualified professional to the satisfaction of the Director of T&ES that the existing stormwater management facility adjacent to the project and associated conveyance systems were not adversely affected by the construction and that they are functioning as designed and are in a conditional similar to prior to construction

began. If maintenance of the facility or systems were required in order to make this certification, provide a description of the maintenance performed. (DEQ)

**Special use permits and modifications requested by the applicant and recommended by staff:**

1. Expansion of the existing hospital within a residential zone.

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Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Transportation & Environmental Services:

- F-1 The lane markings and the operation of the proposed traffic circle at the Emergency Patient Drop Off needs to be reconsidered. Staff believes that this area will function better if the Stop signs on the main road are removed and a Stop sign is added where the patient drop off intersects the main road. Furthermore, the double yellow centerline should continue along the main road through the curve and the crosswalk crossing the main road should be removed. [See the attached drawing.]
- F-2 Portions of this project lie within an area described on historical maps as containing marine clays. Construction methodology and erosion and sediment control measures must account for this.
- F-3 Applicant is requesting a waiver of requirement of providing water quality management for drainage areas not disturbed by this redevelopment waived. They request that those areas not affected by the plan be considered under the "Master Plan" approach for the site. It is the owner's intent to address water quality issues of any remaining sub-basins not currently being treated at such time that those areas are redeveloped. This is acceptable to DEQ.
- C-1 A performance Bond to guarantee installation of the required public improvements must be posted prior to release of a development plan.
- C-2 The sanitary sewer tap fee must be paid prior to release of the plan.
- C-3 All easements and/or dedications must be recorded prior to release of the plan.
- C-4 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.
- C-5 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-6 All utilities serving this site to be placed underground.
- C-7 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-8 Provide a phased erosion and sediment control plan consistent with grading and construction per City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4.

- C-9 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line.
- C-10 The applicant must comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control which includes requirements for pollutant load reductions and treatment of the Water Quality Volume Default (WQV).
- C-11 The applicant must comply with the City of Alexandria, Erosion and Sediment Control Code, Section 5, Chapter 4. This includes naming a "Certified Land Disturber" on the Erosion and Sediment Control sheets prior to release of the final Site Plan in accordance with Virginia Erosion and Sediment Control Law VAC §: 10.1-563.B.
- C-12 All required permits from Virginia Department of Environmental Quality, Environmental Protection Agency, Army Corps of Engineers, Virginia Marine Resources must be in place for all project construction and mitigation work prior to release of the final site plan. This includes the new state requirement for a VSMP permit for all construction activities greater than 2,500 Square feet within the CBPA.

Code Enforcement:

Updated comments are in **BOLD**.

- F-1 Provide locations of existing hydrants and fire department connections in order to determine impact of addition on fire department operations. **Finding not resolved. Plans details do not show all existing fire hydrants and FDCs on the site.**
- F-2 It is critical, based upon the high life safety associated with this structure, to provide the maximum amount of fire department and ladder truck access. For a building face to be considered accessible by a ladder truck the curb line shall be at least 15 feet and no more than 30 feet from the face of the building. Provide information on locations of emergency vehicle easements. The proposed design severely restricts ladder truck access. Canopies and the associated roadway design makes access on the east side of the structure limited. While the height of the structure is under the 50 foot threshold, it is strongly recommended that ladder truck access be provided to this addition due to the life safety concerns associated with this type of occupancy.
- F-3 Provide information on what fire protection features and fire access features will be provided for the rooftop helicopter pad. The helipad is referred to in the overall concept drawing but is not shown elsewhere in the plan set. In addition, information on window locations in relation to this helipad is required. **Helipad removed from roof top. Finding resolved.**
- F-4 The design of the building appears to obstruct the air intakes by the Emergency Room. How will this issue be resolved. Applicant has described design remediation of this issue which will be confirmed at the time of building permit review.

- F-5 What measures will be taken to provide natural light to existing patient rooms behind the addition? Additional information reveals interior courtyard / window wells, subject to compliance at building permit review.
- F-6 The basement extension of existing egress tunnels and installation of an underground laboratory shall comply with fire protection, egress, and travel distance requirements of the USBC. Acknowledged by applicant.
- F-7 Construction of this project shall maintain the maximum available fire and ambulance access as well as emergency egress to the existing structure. A phasing plan shall be submitted which details how the applicant will work around fire and ambulance access issues as well as use of the existing and proposed helipads. **More detailed phasing provided which describes vehicle movements, fencing, altered traffic patterns.**
- F-8 Provide information on where firefighters will access the fire alarm panel during Phase II of construction. **Applicant indicates alarm panel will be relocated to temporary ER entrance. Show location on plans.**
- F-9 Provide fire apparatus turning movements for both tiller type ladder truck and rear mount ladder truck per Alexandria Fire Apparatus Specifications. **Finding not resolved. Turning movements provided, however, tiller truck overruns curbing and sidewalk by Same Day Patient Drop Off and ER Patient Drop Off. Landscaping Plan shows plantings in all areas used for ladder truck access over mountable curbing. Remove plantings from these areas and provide details for how soil area will meet H-20 loading requirements.**
- C-1 The developer shall provide a separate Fire Service Plan which illustrates: a) emergency ingress/egress routes to the site; b) two fire department connections (FDC) to the building, one on each side/end of the building; c) fire hydrants located within one hundred (100) feet of each FDC; d) on site fire hydrants spaced with a maximum distance of three hundred (300) feet between hydrants and the most remote point of vehicular access on site; e) emergency vehicle easements (EVE) around the building with a twenty-two (22) foot minimum width; f) all Fire Service Plan elements are subject to the approval of the Director of Code Enforcement. **Fire Service Plan provided but is incomplete. Show all FDC and hydrant locations on the site.**
- C-2 The final site plans shall show placement of fire easement signs. See attached guidelines for sign details and placement requirements. **Acknowledged by applicant.**
- C-3 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**
- C-4 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC). **Acknowledged by applicant.**

- C-5 A soils report must be submitted with the building permit application. **Acknowledged by applicant.**
- C-6 Prior to submission of the Final Site Plan #1, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. **Acknowledged but not provided.**
- C-7 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 119.0. **Acknowledged by applicant.**
- C-8 This structure contains mixed use groups and is subject to the mixed use and occupancy requirements of USBC 302.3 **Acknowledged by applicant.**
- C-9 Required exits, parking, and facilities shall be accessible for persons with disabilities. **Acknowledged by applicant.**
- R-1 For firefighting reasons it is recommended that all stairs extend thru the roof so that door access to the roof is provided. **Condition met, access provided by new ER stairwell.**

Alexandria Sanitation Authority:

- C-1 Ensure that all discharges are in accordance with City of Alexandria Code 4035

Virginia American Water Company:

- F-1 Water service is available for domestic use and fire protection. Hydraulic calculations will be completed to verify main sizes upon final submittal of the site plan. Profiles will be required for hydraulic calculations.
- F-2 Show sizes of all existing and proposed water mains, and fire and domestic services.
- F-3 Fire and domestic services must be separate connections to the water main.
- F-4 Differentiate between new fire hydrants and existing fire hydrants to be retained. On relocated fire hydrants, show existing locations also.
- F-5 There shall be a minimum of 3.5' of cover on the main in the profile. Avoid excessive depths.
- F-6 Maintain a 10" horizontal separation between water and sewer mains measured edge to edge.
- F-7 When crossing sewer mains, water mains need to maintain 18" of vertical clearance.
- F-8 A gate valve is required on any service 1.5" or larger, and on any fire hydrant lateral.

- F-9 All fire hydrant laterals must be a minimum of 6" in diameter, and if longer than 50' must have another gate valve at the hydrant.
- F-10 Avoid locating water mains under curbs, planters, overhangs and other obstructions.

Health Department:

No comment

Police Department:

**(The following recommendations related to lighting have not been included as conditions; rather, staff has recommended that the applicant prepare a lighting plan to the satisfaction of the Director of T&ES in consultation with the police, which will likely result in lower lighting levels than those desired by the Police. The recommendation regarding painting the interior of the garage has not been included because the white ceiling etc, will reflect the light which would likely impact the adjoining residences. Rather staff is recommending painting strategic areas of the interior such as columns and adjacent to the stairwells in consultation with the Chief of Police. The other recommendation that is not being forwarded is the recommendation regarding liming trees to a height of six feet. The intent of the majority of the proposed landscaping is to screen the surface parking and therefore staff is not forwarding this recommendation. Rather staff is forwarding the recommendation from the Police that limits the height of planting adjacent to public walkways. This will enable the safety of pedestrian will still enabling the parking and parking structure to be screened.**

- R-1 Lighting on all sidewalks, park and common areas to be a minimum 2.0 foot candles minimum maintained. **(Not recommended by P&Z)**
- R-2 Lighting in the garage is to be a minimum 5.0 foot candles minimum maintained. **(Not recommended by P&Z)**
- R-3 The walls and the ceilings in the garage are to be painted white.**(Not recommended by P&Z)**
- R-4 All trees shall be limbed up to six feet. **(Not recommended by P&Z)**
- F-1 No light plan has been submitted.

Historic Alexandria (Archaeology):

- F-1 A portion of this property is registered as an archaeological site (44AX174) with the Virginia Department of Historic Resources. The property has the potential to yield archaeological resources associated with an eighteenth-century plantation on the outskirts of early Alexandria. Known as Vauxcleuse, it was the country seat of Francis Peyton, who inherited it from his grandfather, Valentine Peyton. The mansion was destroyed during the Civil War and rebuilt in 1901. It remained standing on the property until 1972, when it was torn down for construction of the Alexandria Hospital parking lot. There is also potential for resources related to Native American occupation to be present on the hospital property. While the amount of previous construction activity in the vicinity of this project makes it unlikely for archaeological resources near the surface to remain intact, it is possible that remains of more deeply buried features, such as wells, trash pits, or basement foundations, will still be present.
- C-1 Contact Alexandria Archaeology (703-838-4399) two weeks prior to any ground disturbing activity (such as coring, grading, filling, vegetation removal, undergrounding utilities, pile driving, landscaping and other excavations as defined in Section 2-151 of The Zoning Ordinance) on this property. City archaeologists will provide on-site inspections to record significant finds.
- C-2 Call Alexandria Archaeology immediately (703-838-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- C-3 The recommendations above must appear in the General Notes of the site plan so that on-site contractors are aware of the requirements.

EXISTING  
PARKING GARAGE

HT = 25.2  
FF = 248.35

ELECTRICAL CONDUITS  
SEE 1000 PARKING GARAGE

PROPOSED SURGERY  
ADDITION

FF = 254.00  
HT = 24.67

NEW  
MOBILE  
TECHNOLOGY  
PARKING

COMPOSTER  
AREA

EXISTING  
CITY HEALTH  
CLINIC

HT = 13' ±

DSUP2005 - 0003 - Attachment #1

APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2005-0003

PROJECT NAME: **Inova Alexandria Hospital**

PROPERTY LOCATION: **4320 Seminary Road, Alexandria, Virginia 22304**

TAX MAP REFERENCE: **39.02 04 11 and 31.03 01 16**                      ZONE: **R-8 with proffers**

APPLICANT Name: **Inova Alexandria Health Services Corporation, a Virginia nonstock corporation**

Address: **8110 Gatehouse Road, Suite 200 East Tower,  
Falls Church, Virginia 22042**

PROPERTY OWNER Name: **The Alexandria Hospital, a Virginia nonstock corporation doing business as Inova Alexandria Hospital**

Address: **4320 Seminary Road, Alexandria, Virginia 22314**

SUMMARY OF PROPOSAL: **Request to amend Development Special Use Permit 2001-0020 to modify scope of the building program approved in February 2003. The revised building program reduces the size of the proposed addition to the hospital.**

MODIFICATIONS REQUESTED: **None.**

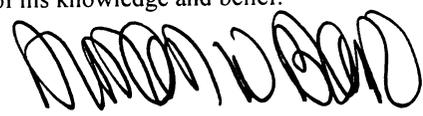
SUP's REQUESTED: **Special Use Permit for a hospital in a residential zone, pursuant to Section 7-600 of the Alexandria Zoning Ordinance, 1992, as amended.**

**THE UNDERSIGNED** hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

**Duncan W. Blair, Esquire**  
**Land, Clark, Carroll, Mendelson & Blair, P.C.**  
*Print Name of Applicant or Agent*



*Signature*

**524 King Street**  
*Mailing/Street Address*

**(703) 836-1000**                      **(703) 549-3335**  
*Telephone #*                                      *Fax #*

**e-mail dblair@landclark.com**

**Alexandria, Virginia 22314**  
*City and State*                                      *Zip Code*

**April 4, 2005**  
*Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_ Received Plans for Completeness: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_ Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: \_\_\_\_\_

ACTION - CITY COUNCIL: \_\_\_\_\_

Development Special Use Permit with Site Plan (DSUP) # 2005-0003

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (*check one*):

Owner

Contract Purchaser

Lessee

Other: \_\_\_\_\_

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

**Inova Alexandria Health Services Corporation, a Virginia nonstock corporation, qualified as a Section 501(c)(3) IRC not for profit corporation, is the parent corporation of the Alexandria Hospital, a Virginia nonstock corporation, qualified as a Section 501(c)(3) IRC not for profit corporation doing business as Inova Alexandria Hospital.**

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

Yes. Provide proof of current City business license

No. The agent shall obtain a business license prior to filing application, if required by the City Code.

## NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.  
(Attach additional sheets if necessary)

**Inova Alexandria Health Services Corporation, a Virginia nonstock corporation ("Inova Alexandria") is requesting approval of an amendment to Development Special Use Permit 2001-0020 ("DSUP 2001-0020") to modify the development plan for Inova Alexandria Hospital's phased renovation, reconfiguration and expansion program.**

Development Special Use Permit with Site Plan (DSUP) # 2005-0003

DSUP 2001-0020 authorized Inova Alexandria to expand the existing hospital in a residential zone pursuant to Section 7-600 of the Alexandria Zoning Ordinance, 1992, as amended (the "Ordinance") by constructing a three level parking structure ("Phase I") and a 91,956 square foot building addition ("Phase II"). Phase I construction and associated site work was completed in November 2003. Additionally, Inova Alexandria has implemented the Parking Management Plan required by DSUP 2001-0020.

Inova Alexandria is requesting to amend the scope of the Phase II renovation, reconfiguration and expansion program to reflect changing health care needs and enhance existing health care services of the Alexandria community.

Amended Phase II reduces the square foot of the proposed new construction from the approved 91,956 square feet of new space to 66,784 square feet of new space located in the two building additions shown on the Development Plan. A 63,709 square foot three level addition is to be constructed in the area adjacent to the existing emergency room and out patient surgery entrance, and is in the general location of the Phase II approved building addition. This addition will create new laboratory space in the basement level, expand existing emergency room facilities by creating a new Clinical Decision Unit and a new Surgery Department entrance on the ground level, a first interstitial level for mechanical and a second level "shell" expansion area for future expansion of the telemetry nursing unit by an additional 24 beds. The remaining 3,075 square feet of new construction will occur in two smaller additions adjacent to the existing surgical department and will house two new operating rooms and support facilities.

The granting of this Special Use Permit to amend the approvals of DSUP 2001-0020 is consistent with the Planning Commission's and City Council's action in 2002 that the criteria set forth in Section 7-600 of the Ordinance have been satisfied and the proposed expansion is in the best interest of the Alexandria community and will enhance Inova Alexandria Hospital's ability to provide quality health care services.

3. How many patrons, clients, pupils and other such users do you expect?  
Specify time period (i.e., day, hour, or shift).

**No change from DSUP 2001-0020.**

4. How many employees, staff and other personnel do you expect?  
Specify time period (i.e. day, hour, or shift).

**No change from DSUP 2001-0020.**

5. Describe the proposed hours and days of operation of the proposed use:

Day	Hours	Day	Hours
-----	-------	-----	-------

**No change from DSUP 2001-0020.**

Development Special Use Permit with Site Plan (DSUP) # 2005-0003

6. Describe any potential noise emanating from the proposed use:
- A. Describe the noise levels anticipated from all mechanical equipment and patrons.  
**No change from DSUP 2001-0020.**
- B. How will the noise from patrons be controlled?  
**No change from DSUP 2001-0020.**
7. Describe any potential odors emanating from the proposed use and plans to control them:  
**No change from DSUP 2001-0020.**
8. Provide information regarding trash and litter generated by the use:
- A. What type of trash and garbage will be generated by the use?  
**No change from DSUP 2001-0020.**
- B. How much trash and garbage will be generated by the use?  
**No change from DSUP 2001-0020.**
- C. How often will trash be collected?  
**No change from DSUP 2001-0020.**
- D. How will you prevent littering on the property, streets and nearby properties?  
**No change from DSUP 2001-0020.**
9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?  
 Yes.     No.
- If yes, provide the name, monthly quantity, and specific disposal method below:  
**No change from DSUP 2001-0020.**
10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?  
 Yes.     No.

Development Special Use Permit with Site Plan (DSUP) # 2005-0003

If yes, provide the name, monthly quantity, and specific disposal method below:

11. What methods are proposed to ensure the safety of residents, employees and patrons?

**No change from DSUP 2001-0020.**

**ALCOHOL SALES**

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

Yes.       No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

**PARKING AND ACCESS REQUIREMENTS**

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

**564 parking spaces are required, an additional 12 parking spaces are required to accommodate an additional 24 beds on the 3<sup>rd</sup> level expansion shell space.**

- B. How many parking spaces of each type are provided for the proposed use:

1536 Standard spaces  
\_\_\_\_\_ Compact spaces  
\_\_\_\_\_ Handicapped accessible spaces.  
\_\_\_\_\_ Other.  
1536 Total

- C. Where is required parking located? (check one)       on-site     off-site.

If the required parking will be located off-site, where will it be located:

Development Special Use Permit with Site Plan (DSUP) # 2005-0003

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? **Five (5).**

B. How many loading spaces are available for the use? **Five (5).**

C. Where are off-street loading facilities located? **No change from DSUP 2001-0020.**

D. During what hours of the day do you expect loading/unloading operations to occur?

**No change from DSUP 2001-0020.**

E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

**No change from DSUP 2001-0020.**

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

**No change from DSUP 2001-0020.**

**LAND, CLARK, CARROLL, MENDELSON & BLAIR, P.C.**  
*Attorneys & Counsellors at Law*  
524 KING STREET  
ALEXANDRIA, VIRGINIA 22314

H. Carter Land, III  
James C. Clark  
F. Andrew Carroll, III  
Richard S. Mendelson  
Duncan W. Blair

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(703) 836-1000

FACSIMILE  
(703) 549-3335

MAILING ADDRESS:  
P.O. BOX 19888  
ALEXANDRIA, VIRGINIA 22320-0888

dblair@landclark.com

July 5, 2005

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
Department of Planning & Zoning  
301 King Street  
City Hall, Room 2100  
Alexandria, Virginia 22314

**DELIVERED BY HAND**

**In re: Item No. 8, July 5, 2005 Planning Commission Public Hearing  
Development Special Use Permit #2005-0003  
Inova Alexandria Health Services Corporation**

Dear Chairman Wagner and Members of the Commission:

I am writing on behalf of our client, Inova Alexandria Health Services Corporation ("Inova"), in connection with its Development Special Use Permit ("DSUP") application for an addition to the Alexandria Hospital.

The planning effort has resulted in the positive Staff Recommendation of approval subject to eighty-three (83) conditions, many with multiple subparts.

I am pleased to advise that Inova is in concurrence with all but two (2) of the Staff Recommendations. On behalf of Inova, I am requesting that the Planning Commission consider modifying or eliminating the following conditions.

For convenience I am referencing the requested modifications by their classification and condition and subpart identification as referenced in the Staff Report.

Mr. Eric R. Wagner, Chairman  
Members of the Alexandria Planning Commission  
July 5, 2005  
Page 2

1. VIII. Staff Recommendations: Condition #12 (PP 18).

Inova is requesting the modification of condition #12 to delete the language of the staff condition and to substitute in its place the following:

“Within ten (10) days of a written request from Planning & Zoning, the hospital shall file a complete report with the Department of Planning & Zoning detailing, to the extent permitted by the Healthcare Patients Privacy Act, the exact nature and circumstance of the emergency.”

2. VII. Staff Recommendations: Condition #74 (PP 29).

Inova is requesting elimination of condition #74.

If you have any questions concerning these requested modifications or any other aspect of the Development Special Use Permit Application, please do not hesitate to call.

Very truly yours,

Duncan W. Blair

DWB:kl\Wagner-Inova 0705



DEPARTMENT OF PLANNING AND ZONING

301 King Street, Room 2100

P. O. Box 178

Alexandria, Virginia 22313

Phone (703) 838-4666

Fax (703) 838-6393

alexandriava.gov

DATE: JULY 5, 2005  
TO: CHAIRMAN AND MEMBERS OF THE PLANNING COMMISSION  
FROM: EILEEN FOGARTY, DIRECTOR  
SUBJECT: DSUP#2005-00003 INOVA HOSPITAL

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Staff is requesting modifications to Conditions 12, 28, 41, and 74. The change to Condition 12 is in response to a request submitted by the applicant on July 5, 2005, asking for the condition to be changed to require reports to be filed regarding the use of the helipad only upon request by the P&Z Department. Instead, staff recommends that reports be provided annually, as well as upon request. The change to Condition 74 is in response to a request by the applicant that the condition, which creates additional visitor parking adjacent to the health clinic, be deleted. Instead, staff recommends that the applicant be given the choice of providing that additional parking or creating additional visitor parking in another, convenient location.

The changes to Conditions 28 and 41 are in response to requests made by neighboring property owners that additional screening be provided between their properties and the hospital's pay parking lot. Condition 41 extends the open space easement into this area, while Condition 28 requires additional landscaping in the area.

The recommended conditions are listed below. Changes which had been recommended in the staff report are underlined; addition changes which are being recommended by this memo are **underlined and in bold**.

12. **CONDITION AMENDED BY STAFF:** Within ten days **of a written request from the Department of Planning and Zoning**, of each emergency for which the helistop pad is used, the hospital shall file a complete report with the Department of Planning and Zoning detailing, **to the extent permitted by the Healthcare Patients' Privacy Act**, the exact nature and circumstance of the emergency. **Additionally, the hospital shall file a complete report with the Department of Planning and Zoning by January 31 of each year listing**,

1/16

**to the extent permitted by the Healthcare Patients' Privacy Act, all of the instances in which the helipad was used during the preceding year and the exact nature and circumstances of each use.** (SUP #1490)

28. **CONDITION AMENDED BY STAFF:** A revised landscape plan shall be provided with the final site plan to the satisfaction of the Directors of P&Z and RC&PA. At a minimum the plan shall provide the level and quality of landscaping depicted on the revised preliminary landscape plan and shall also provide:
- a. Ten to eleven 2.5"-3" caliper shade trees such as Willow Oak on the western portion of parking lot-A, spaced approximately 35 ft. on center. Concrete wheel stops shall be provided for each of the surface parking spaces adjacent to each tree. The applicant shall plant the trees elsewhere on the site if they cannot be planted in this location. Additional shrubs shall be planted between the parking lot and Howard Street, as necessary, to provide a continuous hedgerow. The landscaping for the surface parking lot shall be installed within twelve (12) months of special use permit approval by the City Council.
  - b. Shade trees spaced approximately 25-20 ft. on center for the new sidewalk on the northern portion of the southern drive aisle.
  - c. Additional landscaping, trees and groundcover shall be provided adjacent to the reconfigured parking, dumpster and mobile technology parking.
  - d. **Additional landscaping shall be provided to screen adjoining properties from the pay parking lot.**
  - e. The screening for the proposed dumpster enclosure shall be brick with an opaque metal gate.
  - f. Depict and label the limits of turf.
  - g. Crown area calculations and the location of tree protection fence and preservation procedures on site plan and construction phasing drawings.
  - h. The deciduous trees adjacent to the parking structure shall be a minimum of 2.5" - 3" caliper at the time of planting. The evergreen plantings adjacent to the parking structure shall be a minimum height of 12'-15' at the time of planting.
  - i. To the extent possible the existing trees within the limit of disturbance adjacent to the parking structure shall be retained .
  - j. Additional evergreen plantings shall be provided on the northwestern portion of the parking structure to provide additional screening for the adjoining residences.
  - k. Replace the Cornus Kousa/Kousa Dogwood with a tree type that grows to over ten feet in height.
  - l. The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
  - m. The existing pine trees on the southeastern portion of the parking garage shall be preserved. The limit of disturbance shall be revised to exclude these existing trees. Locate the proposed BMP facility in a location that will retain the existing evergreen trees.
  - n. Locate all underground utilities and utility structures under proposed streets or away

- from proposed landscaped areas to the extent feasible to minimize any impact on the root systems of the proposed landscaping.
- o. All landscaping shall be maintained in good condition and replaced as needed.
  - p. Provide note on plan which indicates that specification and grading of all plant materials shall be in accordance with *The American Standard For Nursery Stock (ANSI Z60.1)*-latest and most current edition as produced by the American Association of Nurserymen; Washington, DC.
  - q. Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines ~~4<sup>th</sup> Edition~~ - latest and most current edition* as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland
  - r. Tree protection shall be installed, and shall be reviewed and approved by the City Arborist prior to beginning any demolition, clearing, or construction. (RC&PA) (Police) (P&Z) (PC) (~~DSUP-2001-0020~~)
41. The applicant shall grant a scenic open space easement as generally depicted in the preliminary plan shall be approved by the City Attorney and recorded prior to the release of a building permit. **The open space easement shall be extended to include the area to the northwest of the pay parking lot, to the satisfaction of the Director of P&Z.** The open space easement shall terminate fifty years from the date of approval or at such time as any hospital use or nursing home use on the property ceases to exist, whichever occurs first. The applicant shall also grant an extension of the existing scenic easement that will coincide with the new scenic easement. (P&Z)(PC) (DSUP 2001-0020)
74. **CONDITION ADDED BY STAFF: The applicant shall either:**
- a. Revise the configuration of the sidewalk, visitor parking, dumpster and mobile technology parking as generally depicted in Attachment # 1 to the satisfaction of the Directors of P&Z and T&ES to improve the overall vehicle and pedestrian circulation and to provide additional parking. The applicant shall also provide trees and landscaping and screening within this area to the satisfaction of the Director of P&Z.
  - or**
  - b. **Provide 10-20 additional visitor parking spaces that are located in convenient proximity to the emergency room, to the satisfaction of the Director of P&Z.**  
(P&Z)

**Giddings – 1421 North Ivanhoe Street – TESTIMONY JULY 5, 2005**

Paul E. Giddings  
Property Owner and Resident of  
1421 North Ivanhoe Street  
Alexandria, Virginia  
July 5, 2005

Chairperson and Distinguished Members of the Planning and Zoning Council:

I appreciate the opportunity to comment and I propose two additional conditions to the issuance of development special use permit (SUP) #2005-0003 for Inova Alexandria Hospital. First, the hospital currently has a scenic easement around it. Five lots have been excluded, and I suggest extending the easement to include them. If they are not currently covered by an agreement that provides equal or better protection. Second, natural barriers are used to separate the hospital from many of the surrounding residences. I propose a natural barrier to separate the residences on North Ivanhoe Street from Parking Lot C/D.

In writing these proposals I have paid special attention to the impact on the hospital request SUP, cost, the staff report and residential property surrounding the hospital.

Presentation of Condition Number One – EXTENSION OF THE SCENIC EASEMENT.

Presentation of Condition Number Two - COMPLETE THE BARRIER FOR PARKING LOT C/D.

Thank you very much for the Council's time and I would be happy to answer any questions.

## **Condition Number One – EXTENSION OF THE SCENIC EASEMENT**

Currently all properties bordering the hospital are protected by a scenic easement, with the exception of five homes located on North Ivanhoe Street. This proposal extends the easement to protect those five homes if they are not currently covered by an agreement that provides equal or better protection.

The applicant shall grant a scenic open space easement from the current easement to Seminary Road and from the edge of the hospital's Parking Lot C/D to the property lines of the five homes on North Ivanhoe Street that are not currently protected by a scenic easement. This is depicted by the red area in figure 1-A of my handout.

The scenic easement will be governed by the same conditions and terms expressed in the current scenic open space easement. It will be approved by the City Attorney and recorded prior to the release of any building permits for this project.

### Background

The current easement is shown as a green area in figure 1-A. This surrounds the hospital and protects nearby properties. The area behind the five unprotected homes is represented in red.

I believe that most community members are not aware of the gap in the easement. This issue was discussed on June 30, 2005 at the meeting of the Seminary Hills Hospital Committee. There was a general agreement that the easement, as discussed in the staff report (item 41, page 25), completely surrounded the hospital. However, a copy of the scenic easement plan obtained from the Department of Planning and Zoning revealed that five houses on North Ivanhoe Street are not covered.

### Effect on the Hospital SUP Request

The addition of this easement does not affect any of the current proposed development plans of the hospital.

### Cost to the Hospital

Minimal to none. In conversations with Ken Kozloff, Administrator of Inova Alexandria Hospital, he stated that there are no existing or future plans to use this space.

### The Staff Report (DSUP #2005-0003)

This proposal supports the planning goals of the small area plan and the City's consolidated Master Plan. Additionally, given the community's understanding that this area was already included in the scenic easement agreement, failure to include this request would diminish the community's support.

### Residential Property Surrounding the Hospital

Granting this request will give equal protection to all local residents and guarantee the preservation of the scenic border. This is an essential measure to preserve the character of the surrounding neighborhood.

Condition Number One – EXTENSION OF THE SCENIC EASEMENT

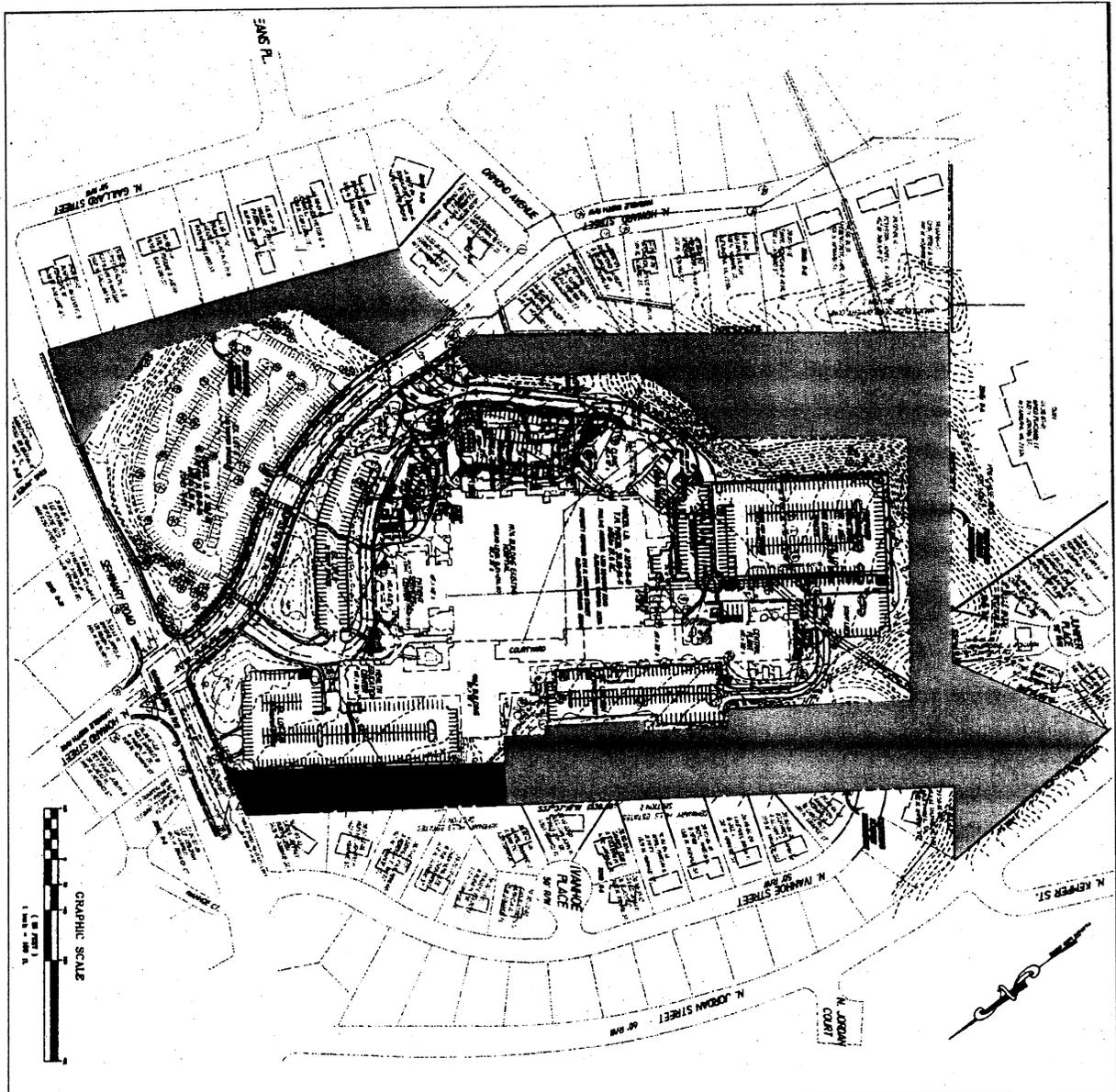


Figure 1-A

51

## **Condition Number Two – COMPLETE THE BARRIER FOR PARKING LOT C/D**

“Attractive landscaping is essential for a hospital which is sited in the middle of a residential neighborhood” (Staff Report, pg. 6, section 3). The current landscaping around the southern end of Parking Lot C/D does not meet this standard. Openings in the natural barrier allow automobile lights and parking lot sounds into the surrounding neighborhood. The loss of other parking spaces and the temporary relocation of the helipad will increase use of Parking Lot C/D, aggravating the problem. This proposal asks that gaps in the barrier be filled to protect nearby homes.

Landscaping at the southern end of Parking Lot C/D is not sufficient to separate the parking lot from the surrounding neighborhood, as shown by pictures 2-B and 2-C. The hospital should be given discretion to choose a cost-effective resolution to this problem. One possible solution would be to use landscaping similar to that on the northeast side of the parking lot, shown here by picture 2-D and 2-E.

### Effect on the Hospital SUP Request

The additional landscaping does not affect any of the current proposed development plans of the hospital.

### Cost to the Hospital

The hospital should be given discretion to minimize the cost of completing this proposal.

### The Staff Report (DSUP #2005-0003)

“Attractive landscaping is essential for a hospital which is sited in the middle of a residential neighborhood” (Staff Report, pg. 6, section 3). Landscaping specified in the new site layout “will greatly enhance the appearance of the site from the internal roadway, as well as from Howard Street” (Staff Report, pg. 16, section D). Enhancing the barrier around Parking Lot C/D is necessary and consistent with this emphasis on internal and external appearances.

### Residential Property Surrounding the Hospital

The hospital has many barriers around it; the southern part of Parking Lot C/D is the most obvious deficiency in these barriers. Internal parking lots and non-residential areas, such as the border of Seminary Road, have adequate buffers. This proposal makes sure that all the homes nearby receive similar protection.

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**Condition Number Two – COMPLETE THE BARRIER FOR PARKING LOT C/D**



**Picture 2-B (View from rear lot line of 1421 and 1417 North Ivanhoe Street)**



**Picture 2-C (View from rear lot line of 1421 and 1423 North Ivanhoe Street)**

58

**Condition Number Two – COMPLETE THE BARRIER FOR PARKING LOT C/D**



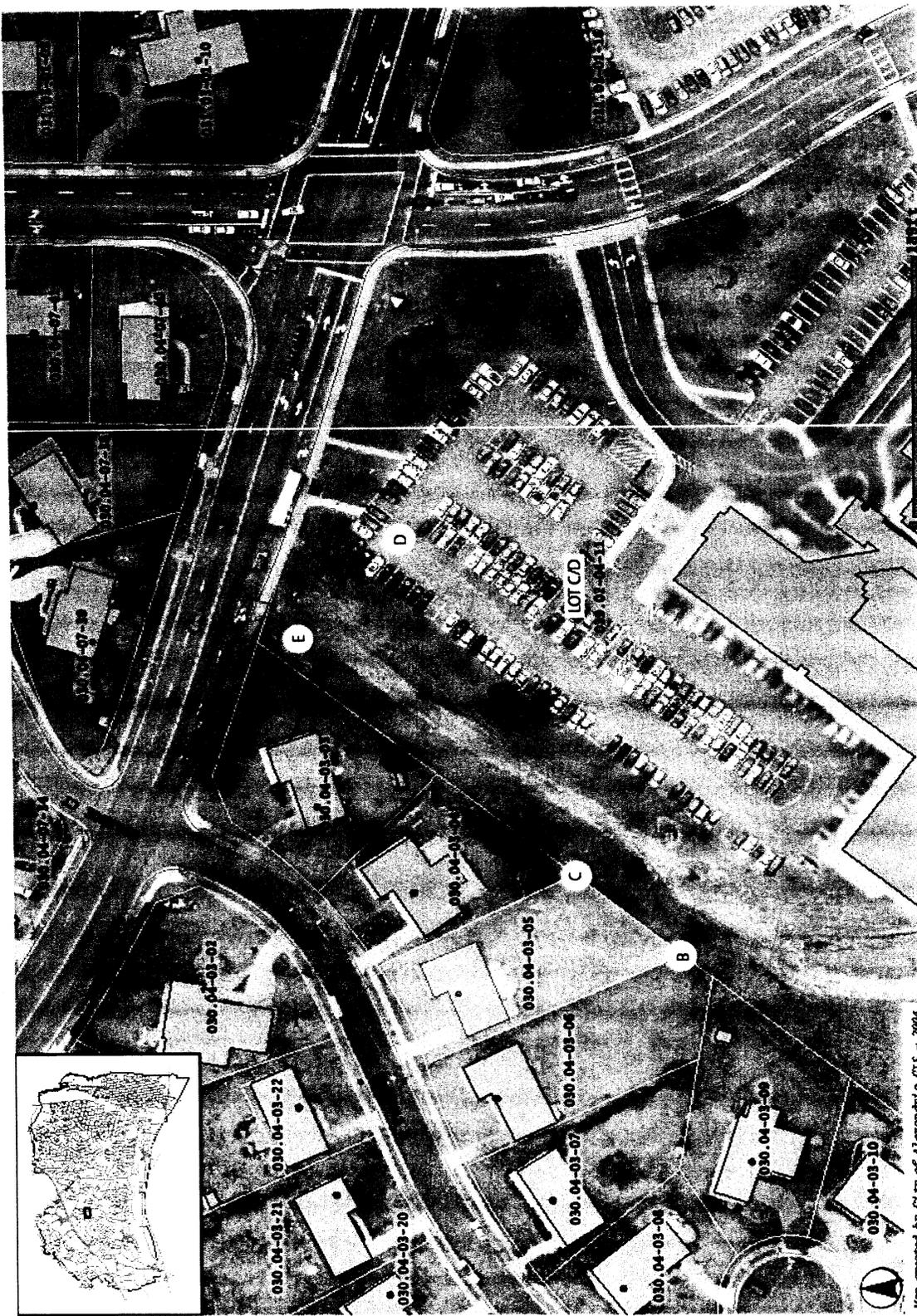
**Picture 2-D (LOT C/D Northeast side – Possible Solution)**



**Picture 2-E (LOT C/D Northeast side – Possible Solution)**

34

Condition Number Two – COMPLETE THE BARRIER FOR PARKING LOT C/D



Picture 2-F – (Placement of camera for pictures 2-B, 2-C, 2-D, 2-E on pages 5 and 6)

50

MARY DILLON KERWIN  
1425 N. IVANHOE ST.  
ALEXANDRIA, VA 22314  
(703) 461-0066  
marydillonkerwin@msn.com

DC Docket Item #8  
DSLUP 2005-0003

July 5, 2005

Mr. David Sundland  
Department of Planning and Zoning  
City of Alexandria  
301 King St.  
Alexandria, VA 22314

**SUBJECT: Development Special Use Permit #2005-0003**

Dear Mr. Sundland,

I reside at 1425 N. Ivanhoe St. which is located behind Inova Alexandria Hospital. I reviewed the amendment of the development special use permit and generally support the proposal. However, I request that the open space buffer around Inova Alexandria Hospital be extended to include the area adjoining my backyard and those of my neighbors. Currently, this is the only area not protected by a buffer.

The hospital administrators have been conscientious about including the civic association in planning discussions. Extending this open space area will be another demonstration of goodwill and consideration toward their closest neighbors.

Sincerely,

  
Mary Dillon Kerwin

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## Statement for the Planning Commission, July 5, 2005, Docket Item #5

My name is Kathleen Burns and I have been a neighbor of the Polk/Pegram property on tonight's agenda for more than 25 years, so I have a personal as well as a community interest in the outcome.

On April 26, the executive board of the Brookville-Seminary Valley Civic Association (BSVCA) held an informational session with the owner, Darrell Trent, and his counsel, along with Katrina Newton of the City's Planning Commission. At that time, concern was raised about the initial site plans for the houses. Ms. Newton explained the applicable Resource Protection Area requirements and how 61% of the original site plan fell within this area. Various local issues were also raised about Open Space provided by this site, the proposed removal of established trees and the impact this development might have on suggested Traffic Calming measures for that corner, which have been under discussion by the City for almost two years.

On June 28, our Civic Association held a second informational hearing involving this property, and it was co-sponsored by the Seminary Hills Civic Association. The agenda also included discussion of two other pending proposals for the same Polk/Pelham intersection, but across the street from Mr. Trent.

The benefit of both sessions was an early opportunity for neighbors to ask extensive questions, prior to any Planning Commission hearing. We would strongly encourage this approach for future projects throughout the city. Often in the past, residents were not involved in planning discussions, early on, and thus it was too late to have any significant input prior to hearings before the Planning Commission, when the project is already seen as a "done deal" and any comments are considered incidental and peripheral.

We appreciate the extensive involvement fostered by Ms. Newton and the depth of information she provided in all phases of discussions thus far.

At the June 28 session, residents learned some very significant facts about this parcel:

--it was part of the original Paul Moore Farm and as such the Moore Farm Foundation Board must approve any plans for proposed construction and it must be "compatible with the neighborhood."

--these 22 lots that comprised the Moore Farm parcels are bound by significant covenant restrictions on development, with lots required to be at least one acre.

--if tonight's proposal is approved, there would be 23 lots, and the land could not be further subdivided in the future.

--the owner intends to remain on the site and continue to be a member of the neighborhood, so subdivision is not merely being done for speculative financial gain. If there are problems, he will be living with them, too.

--with concerns abounding in Alexandria for limited Open Space, we were told the owner does not envision any additional construction on the heavily wooded corner area and that at some future date, some consideration could be given to an Open Space easement to the Commonwealth.

All these points were useful information, since residents had not been aware of these facts.

Similarly, a statement was read by Mary Phelan on behalf of the Architectural Control Committee of this Foundation, who noted that this group must give its approval to the fully detailed plans before ANY construction is begun. She emphasized that the group wants "designs to be in character with the neighborhood." This is important, given the proliferation of "McMansions" appearing throughout Alexandria.

While this hearing deals primarily with dividing the land, we hope that the Planning Commission and the owners will continue to keep residents abreast of the actual configurations of the houses regarding design, height and square footage as the development progresses.

We would urge the members of the Planning Commission to take to heart the article that appeared in the July 2, 2005 METRO section of the Washington Post (p. B1). It noted that Civic Associations in Fairfax are assuming a major role in debates over the county's growth and expansion. As reporter Peter Whoriskey stated: "As Fairfax County politicians, developers and business leaders push to transform the Tysons Corner area into a more traditional downtown, dozens of such meetings with well-organized civic groups, many of them experienced in sparring with developers, are likely to play a critical role. To win approval for large-scale projects, county leaders often require developers to seek the favor of surrounding communities, an approach that amounts to the developer engaging in something like a political campaign."

For far too long, the well-known mantra was that "Alexandria never met a developer it didn't like." Unfortunately, some expansion plans----both residential and commercial---that are imposed on a community are short on details about environmental impact, parking, traffic congestion and increased demand for services. Some lawyers for these projects are openly hostile to the people who already live in these areas, whose lives will be severely impacted by these future developments.

Developers do not pay the Alexandria taxes. Residents do. And, as such, their opinions should carry some weight.

Similarly, the Planning Commission renders very powerful opinions. Unlike the City Council, these members are not elected, and thus don't have to be held accountable for their decisions in the same way. Moreover, there are no term limits, so vested power can accrue over time.

Adversarial relationships between citizens and any community boards such as the Planning Commission are not helpful. Thus better communication, cooperation and consensus building help us all to reach more equitable decisions, given the profound impact this board has on Alexandria..

Our Civic Association encourages its members to make their comments known to City staff & officials. We urge the Commission and the Planning staff to continue their welcome outreach efforts to residents. We don't want to be an "after thought," but part of the process, from the beginning, so we can work together. We have dealt with several Planning staff members this past year, including Dave Sundlun, Rebeccah Ballo, Matt LeGrant, and Ms. Newton. We appreciate the high level of professionalism, knowledge and civility that has characterized this effort, and we commend Eileen Fogarty for the quality of her staff. In Alexandria, we need to remember that the Planning Staff does not work just to please developers, but to reach a common good. They are the bridge between the City, the community and the developers, and their job is to work toward consensus. It must be very disappointing when staff provide objective information that deals with health, safety and environmental impacts, and that advice is sometimes ignored, by both the Commission and the Council. We do so at our peril. The Commission needs to give the staff its full backing so they can indeed "speak truth to power" when plans do not meet what they deem a high standard, and not just minimum code. What other City workers have to worry about losing their jobs if they "offend" a developer, because of the money and power involved? Urge the staff to speak honestly, and back them up!

Finally, we urge Alexandria to follow the lead of Montgomery and Arlington Counties which are exploring better guidelines for urban infill and development as part of their Codes. There is a great need to Alexandria to provide far better regulation on what is and what isn't allowed. Tougher regulations are need to prevent problems that are occurring when established houses are razed and huge castles take their place, on tiny, sub-divided lots.

Kathleen M. Burns, president, Brookville-Seminary Valley Civic Association, 1036 N. Pelham St.

# NOTICE TO IVANHOE NEIGHBORS

As you know, the Inova Alexandria Hospital has announced plans for the expansion of its emergency room and the construction of a new parking garage. Those plans affect the neighbors because the Hospital is requesting a rezoning of its property, which sits on residential land, from R-12 to the higher density R-8 zone (our homes are on R-8 land) in order to generate more floor area ratio (FAR) to permit the construction. Changing zoning is highly problematic for adjoining home owners with important implications for property values and quality of life.

We were appointed by the Seminary Hill Association (SHA) in June as two of a committee of seven, chaired by Joe Fischer, former SHA president, to see if it would be possible to negotiate a settlement with the Hospital. We have been meeting over the summer with Hospital representatives and have reach a tentative agreement that may be voted on by the full SHA board on September 13. In advance we want our Ivanhoe Street and Place neighbors to understand the agreement and to provide feedback.

The concessions on the part of the Hospital are:

## FUTURE ZONING

- \* Agree not to seek re-zoning on the main Hospital site to RA (townhouses) or other less restrictive status for at least 25 years.
- \* Agree not to seek re-zoning to R-12 or R-8 zones for the R-20 parcel east of N. Howard St. (Parking Lot A) for 25 years.

## SCENIC EASEMENTS

\* Agree to grant a scenic easements of 50 years duration for most of the existing green space between the hospital and its neighbors, to include "refreshing" the existing easement behind Ivanhoe St. and Ivanhoe Place back to 50 years. It also includes adding a new, sizable triangular tract that is bounded by 1300 Ivanhoe St., Jordan St. and the rear of homes on Juniper Pl. This concession would, in effect, preclude the hospital from expanding into existing green space for half a century.

\* Agree to join the Seminary Hill Association and neighbors in seeking new language in the easement with the City that would reflect State Codes regarding the highly restrictive process required of local governments to end such easements. This language would provide added, strong protection against any city officials who might in the future attempt to alter the easement.

## PARKING

- \* Agree to initiate a policy that would lead to the disciplining of Hospital

employees who park in the neighborhood rather than in or on Hospital parking facilities.

\* Agree to participate with neighbors in a collaborative Parking Management Plan that would develop of a comprehensive parking plan and such interim arrangements as may be necessary during the construction period.

#### OTHER

\* Agree not to seek removal or changes in any of the terms and conditions of the 1987 agreement with the neighbors as reflected in the subsequent special use permit (SUP), except as is otherwise agreed (e.g. improvements to the scenic easement).

FOR OUR PART the Seminary Hill Association and constituent neighbors would:

\* Agree to the construction of a three-story parking garage of 512 spaces at the rear of the Hospital. (Very little of this garage is likely to be visible from Ivanhoe.)

\* Agree to the construction of a new Emergency Room facility. (None of it would be visible from Ivanhoe.)

\* Agree not to oppose before the Planning Commission or City Council the rezoning and SUP that will be required to accomplish the current Hospital building plans.

The only items still in discussion are the exact "metes and bounds" of the scenic easement on the Howard Street side of the hospital. We hope to settle those issues in a meeting with the Hospital next week.

Unlike the highly contentious negotiations of 1986-1987, the Hospital has shown itself during the current process to be willing to understand the needs of neighbors and to compromise. As negotiators we were convinced by factual data presented to us of the need for expanding emergency facilities and for more parking at the Hospital. We believe the settlement is a fair one and provides new and ample safeguards for our neighborhood and homes.

If you would like more concrete idea of what has been agreed can call Jack Sullivan (370-3039) who has a map that shows details of the scenic easement and the proposed buildings. He will be happy to go over it with you.

Dick Hayes

Jack Sullivan

September 8, 2001

Officials of Alexandria Hospital and representatives of neighborhood civic associations agree to the following conditions concerning the revised plans for Alexandria Hospital's Patient Services Center:

Issue: Reforestation

The Hospital will bring screening for Lots C/D & E to a higher level. For Lot E (near the Surgi-Center), the Hospital will add more replacement evergreens, as well as add Barberry-Three-Spline bushes to the berm. In addition, the Hospital's Buildings & Grounds Committee will develop a definitive, on-going landscaping and maintenance program which will include tree care, maintenance and replacement of existing shrubbery and trees.

The Alexandria Hospital

8/28/87  
Date

By:

Frank D. McCabe

Mary L. Berger  
Neighborhood Representative

HOSPITAL DISCUSSION DRAFT

5/20/88

The transport by helicopter of any patient from the Hospital is intended primarily for the care of patients whose patient care needs (eg., heart surgery, some burns, some sick infants, etc.) are better met at other health care institutions (eg., Children Hospital, etc.). Under some circumstances it may be necessary to bring patients into the Hospital via air transport. The criteria delineated below will be consulted before approving any helicopter transport.

1. The patient's medical condition must be defined as an emergency situation by the Emergency Department physician on duty and/or the Admitting physician.
2. All the following conditions must also be present for inbound air transport.
  - A. Admitting/Referral physician or their designee (ie, taking call) knows the patient or the patient's family and therefore has established a trusting patient/physician relationship so that transport to Alexandria Hospital would be of benefit to the patient. Additionally, the Admitting/Referral physician is aware of the patient's past medical history and a Care Plan has been established.
  - B. Life threatening condition exists. Any delay in treatment may cause loss of life, limb or permanent disability.
  - C. Rapid transport to Alexandria Hospital presents a clear and significant advantage for the medical prognosis of the patient. For example, this could be due to time delay caused by ground transport because of distance traveled or traffic conditions.
  - D. The Admitting/Referral physician or their designee must be present in the hospital at the time of the patient's arrival or within a reasonable time thereafter.
3. Any recognized Disaster Situation may require air transport both inbound and outbound.
4. Outbound air transport is justified if 2B and 2C (to the receiving hospital) are satisfied and the treatment is not immediately available at Alexandria Hospital.
5. The medical justification for all air transport patients will be documented in writing in the medical record by the Attending physician.
6. A report of each and every flight will be filed with The City Manager's Office each month.

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APPLICATION for  
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN  
DSUP # 2005-0003

PROJECT NAME: **Inova Alexandria Hospital**

PROPERTY LOCATION: **4320 Seminary Road, Alexandria, Virginia 22304**

TAX MAP REFERENCE: **39.02 04 11 and 31.03 01 16**      ZONE: **R-8 with proffers**

APPLICANT Name: **Inova Alexandria Health Services Corporation, a Virginia nonstock corporation**

Address: **8110 Gatehouse Road, Suite 200 East Tower,  
Falls Church, Virginia 22042**

PROPERTY OWNER Name: **The Alexandria Hospital, a Virginia nonstock corporation doing business as Inova Alexandria Hospital**

Address: **4320 Seminary Road, Alexandria, Virginia 22314**

SUMMARY OF PROPOSAL: **Request to amend Development Special Use Permit 2001-0020 to modify scope of the building program approved in February 2003. The revised building program reduces the size of the proposed addition to the hospital.**

MODIFICATIONS REQUESTED: **None.**

SUP's REQUESTED: **Special Use Permit for a hospital in a residential zone, pursuant to Section 7-600 of the Alexandria Zoning Ordinance, 1992, as amended.**

**THE UNDERSIGNED** hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED**, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

**THE UNDERSIGNED** also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

**Duncan W. Blair, Esquire**

**Land, Clark, Carroll, Mendelson & Blair, P.C.**

*Print Name of Applicant or Agent*



*Signature*

**524 King Street**  
*Mailing/Street Address*

**(703) 836-1000      (703) 549-3335**  
*Telephone #      Fax #*

**e-mail dblair@landclark.com**

**Alexandria, Virginia 22314**  
*City and State      Zip Code*

**April 4, 2005**  
*Date*

===== **DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY** =====

Application Received: \_\_\_\_\_  
Fee Paid & Date: \$ \_\_\_\_\_

Received Plans for Completeness: \_\_\_\_\_  
Received Plans for Preliminary: \_\_\_\_\_

ACTION - PLANNING COMMISSION: **Recommended approval 6-0 7/5/05**

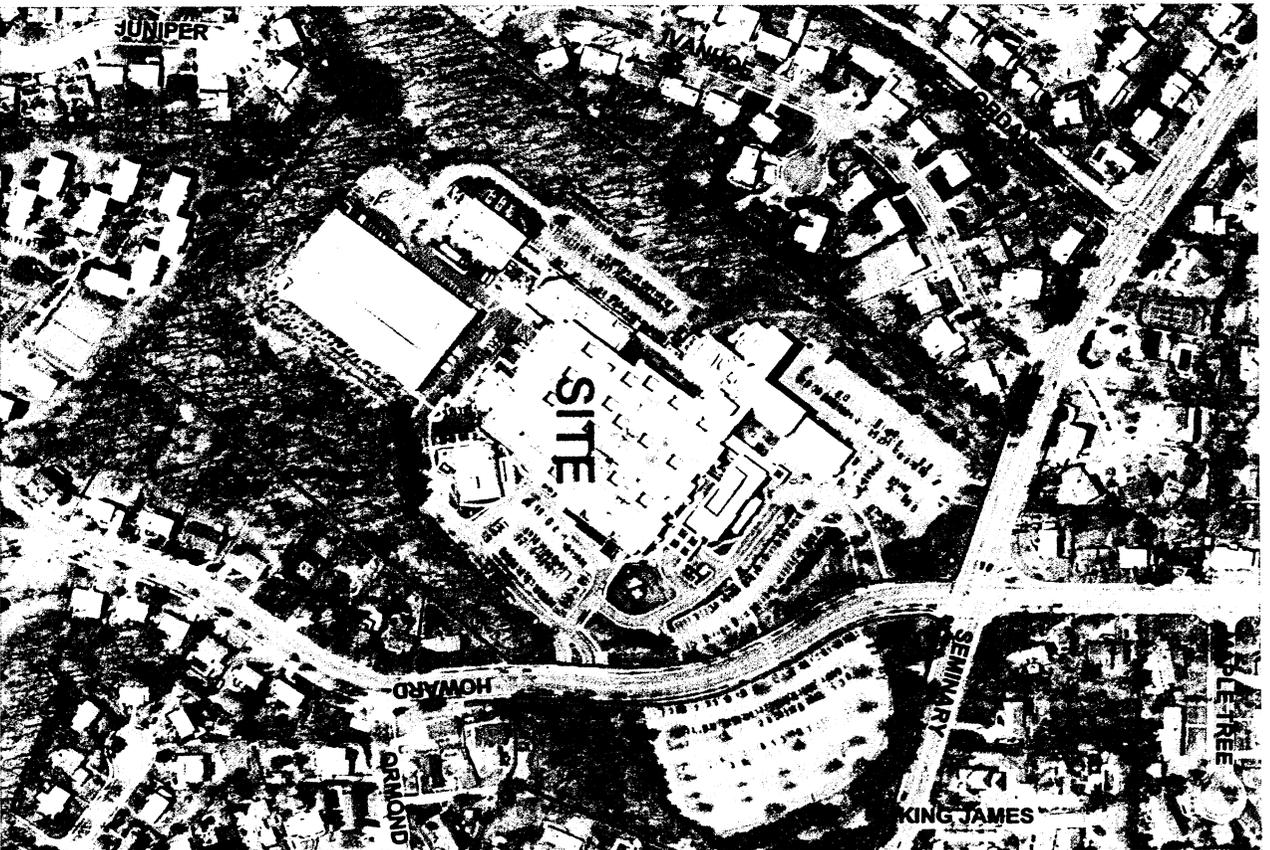
ACTION - CITY COUNCIL: **9/20/05 - CC approved PC recommendation 7-0**

**38 39**

# PROPOSAL:

INOVA HOSPITAL  
DSUP # 2005-0003

- 55,234 sq. ft. hospital addition approved in 2002
- Hospital now requesting reducing addition size to 34,431 sq. ft.
- Uses include emergency room space, surgery support, mechanical equipment, and shell space

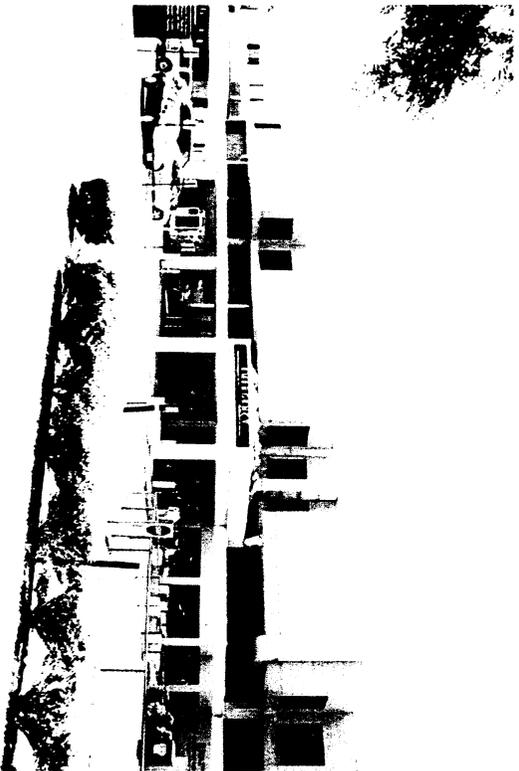


22  
9-20-05

# CONTEXT:

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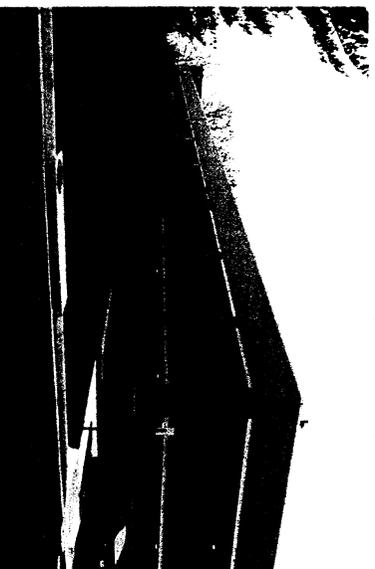
INOVA HOSPITAL  
DSUP #2005-0003



Existing Emergency Room



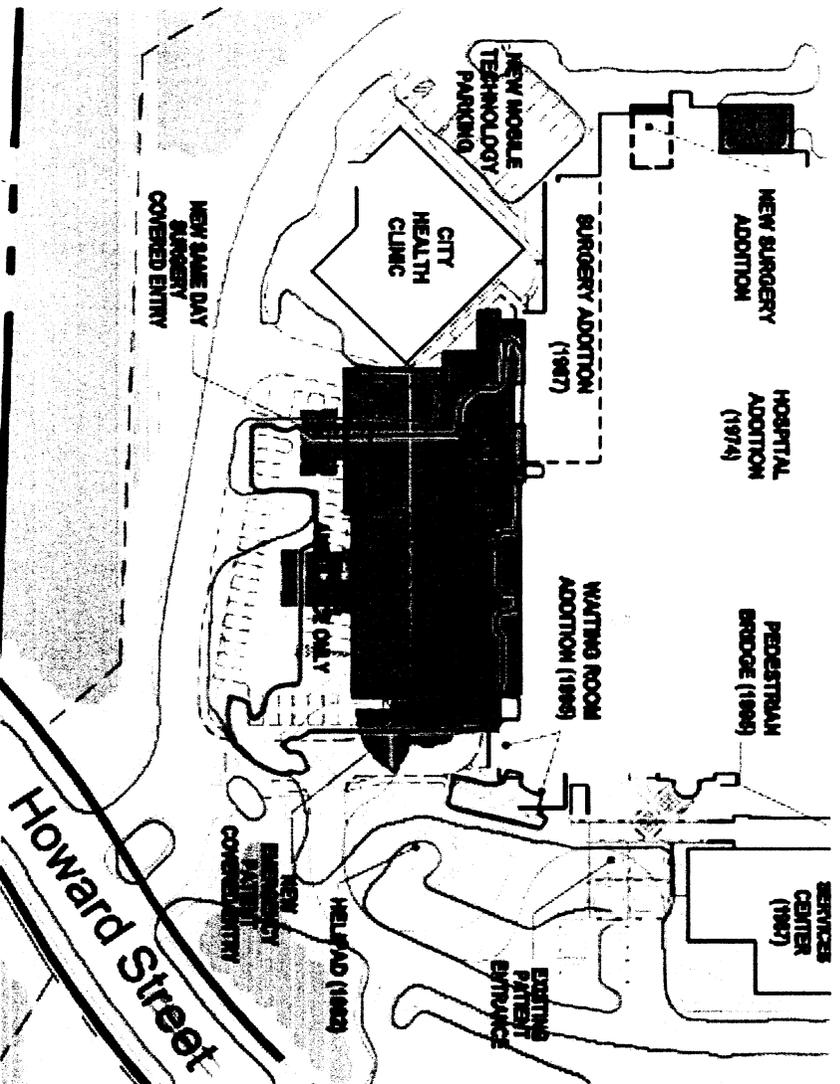
Interior Landscaping



Parking Structure

# PROPOSAL:

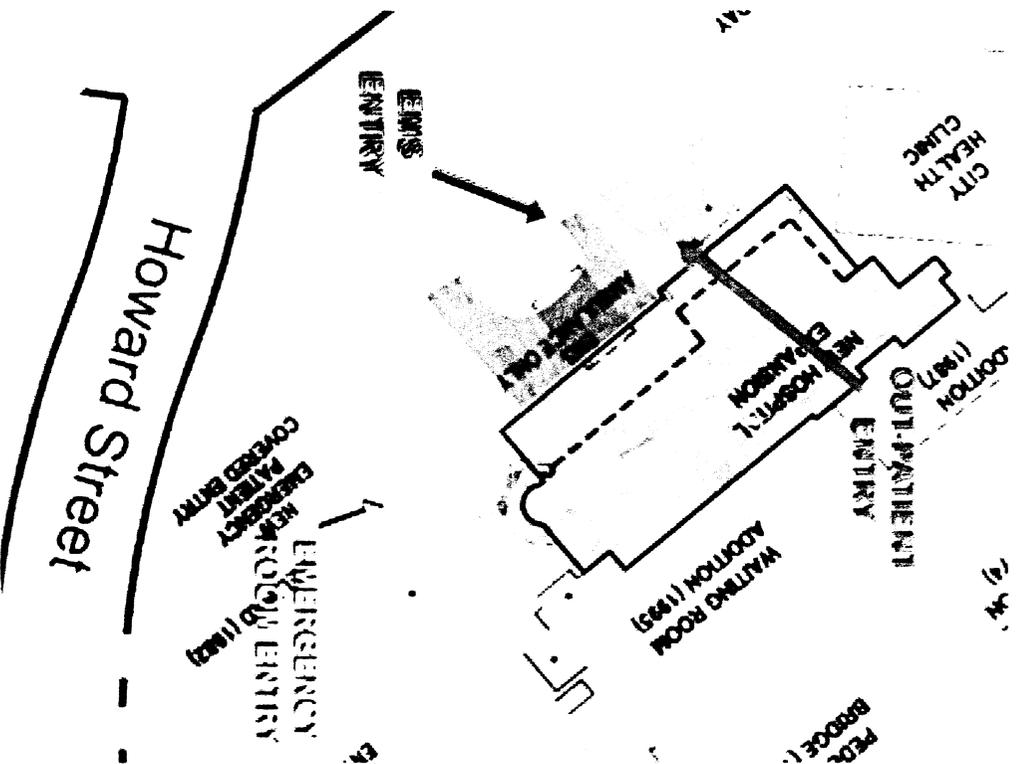
INOVA HOSPITAL  
DSUP # 2005-0003



- Size of addition being reduced by over 21,000 sq. ft.
- Setbacks from Howard and residences increasing by 77 and 68 feet

# SITE CIRCULATION:

INOVA HOSPITAL  
DSUP # 2005-0003



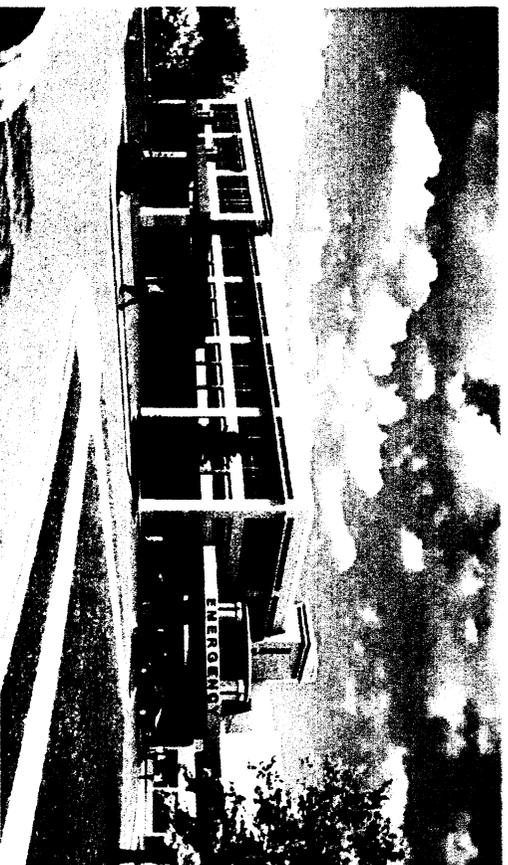
- Various drop-off areas will be separated
- Waiting lane provided in drop-off areas

# RECOMMENDATIONS:

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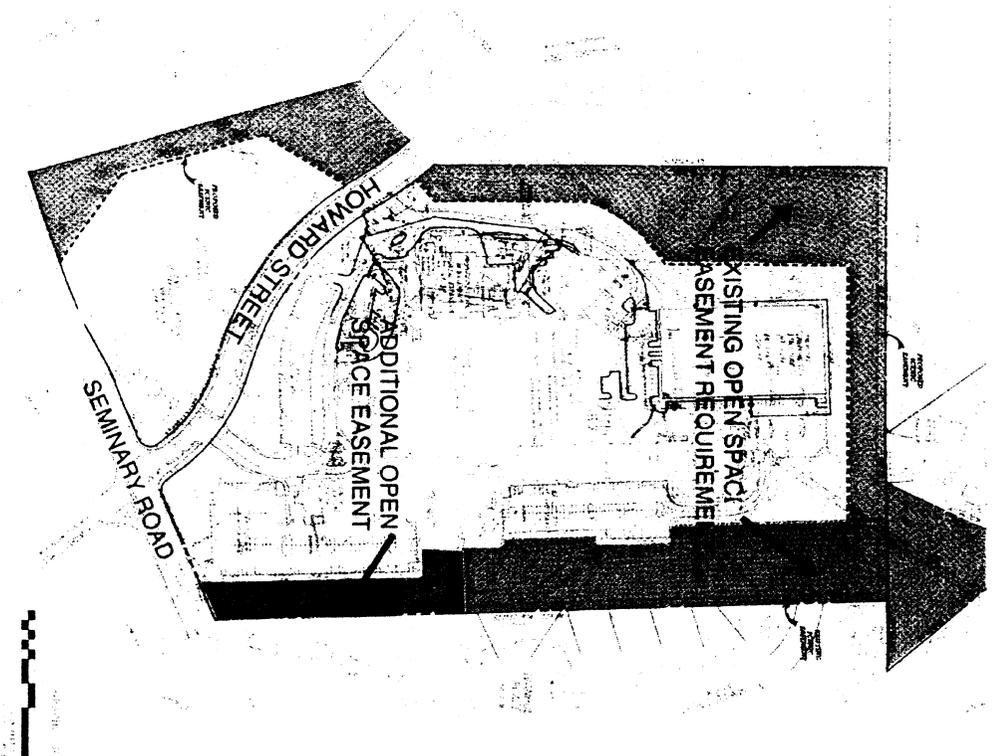
INOVA HOSPITAL  
DSUP # 2005-0003

- On 7/5/05, applicant submitted request to provide helipad use reports only when requested.
  - Staff recommends annual helipad reports, along with ongoing committee and City discussions.
- High quality building materials



# RECOMMENDATIONS:

INOVA HOSPITAL  
DSUP #2005-0003



- Extend open space easement along side of pay parking lot
- Provide additional landscaping to buffer area

# PLANNING COMMISSION:

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INNOVA HOSPITAL  
DSUP # 2005-0003

- On 7/5/05, Planning Commission recommended 6-0 to approve
- Modified language of 4 conditions at request of staff, w/ consent of applicant
- 5 citizens spoke, with 2 in favor and 3 neutral

# SUMMARY:

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INNOVA HOSPITAL  
DSUP # 2005-0003

- Addition is about 21,000 sq. ft. smaller than previously approved.
  - Setback from homes increasing from 140 to 208 feet.
  - Setback from Howard increasing from 91 to 168 feet.
  - Open space is increasing and pavement is decreasing.
  - Condition #73 requires use of green building technology.
-

*submitted by Jack Sullivan*

*22*  
*9-20-05*

STATEMENT ON THE ALEXANDRIA HOSPITAL EXPANSION 9/20/05

MAYOR EUILLE, MEMBERS OF COUNCIL

I AM JACK SULLIVAN. A NEIGHBOR OF THE INOVA ALEXANDRIA HOSPITAL WHO HAS BEEN INVOLVED IN DISCUSSIONS WITH THE HOSPITAL OVER A NUMBER OF YEARS.

THIS IS -- WE HOPE -- THE END OF A FIVE YEAR PROCESS. UNLIKE PREVIOUS PROPOSED HOSPITAL EXPANSIONS, THIS TIME THINGS HAVE BEEN RELATIVELY HARMONIOUS.

FOR THAT RESULT, WE HAVE A NUMBER OF PEOPLE TO THANK. THE CITY COUNCIL IS AMONG THEM. PARTICULARLY FORMER MEMBERS MAYOR KERRY DONLEY AND DAVID SPECK.

WE ALSO THANK MS. O'FLAHERTY AND HER STAFF FOR THEIR HELP AND COOPERATION -- AS WELL AS KEN KOSLOV FROM THE HOSPITAL AND ITS ATTORNEYS -- DUNCAN BLAIR AND -- EARLIER AND MOST PARTICULARLY -- HOWARD MIDDLETON.

THAT SAID, WE HAVE TWO CONCERNS:

FIRST, WE ASK THAT THE SCENIC EASEMENT AGREED TWO YEARS AGO BETWEEN THE NEIGHBORS AND THE HOSPITAL, AND RECENTLY AMENDED, BE RECORDED AS SOON AS POSSIBLE -- BY WHOMEVER HAS THAT RESPONSIBILITY -- BE IT THE ATTORNEY FOR THE HOSPITAL OR THE CITY ATTORNEY. WE WERE SURPRISED TO DISCOVER AT THE PLANNING COMMISSION MEETING RECENTLY THAT THE SCENIC EASEMENT HAS NOT YET BEEN RECORDED.

*BE ALLOWED TO*

SECOND, WE URGE THAT THE HOSPITAL <sup>^</sup>GO FORWARD WITH THE CURRENT PLANS FOR CONSTRUCTION IN A TIMELY FASHION. WE THE NEIGHBORS HAVE AGREED TO A POTENTIALLY DELETERIOUS, TO US, "DOWN-ZONING" OF HOSPITAL LAND IN ORDER TO BETTER SERVE THE GREATER HEALTH NEEDS OF ALEXANDRIA.

NOW EVERYTHING POSSIBLE SHOULD BE DONE TO ASSURE THAT THE BUILD OUT IS EXPEDITED. IT MUST BE CLEAR TO ALL OUR CITIZENS THAT WE NEIGHBORS HAVE DONE OUR PART -- NOW IT IS UP TO INOVA ALEXANDRIA, AND OTHERS TO DO THEIRS. THANK YOU. ~~ARE THERE QUESTIONS?~~

*THE CITY,*

22  
9-20-05

September 16, 2005



The Mayor and Members of City Council  
City of Alexandria  
301 King Street  
Alexandria, VA 22314

RE: Development Special Use Permit #2005-0003  
4320 Seminary Road  
INOVA Alexandria Hospital  
Council Public Hearing September 20, 2005

Dear Mr. Mayor and Members of City Council,

I reside at 1118 North Howard Street next door to the Alexandria Hospital and for the past three years, I have served as chairman of the Hospital/Neighborhood Oversight Committee. The committee was established as a result of various conditions of the existing Special Use Permit.

The committee has reviewed the conditions of the SUP that is before you and we are **in general agreement with the conditions as amended and adopted by the Planning Commission on July 5, 2005**. At our September 7 meeting we reviewed the amendments made by the Planning Commission in July and discussed the aviation consultants finding and report. We concluded that in view of the consultants report there are some **additional points** that we would like to bring to your attention **for consideration and incorporation into the conditions of the SUP**. They are the following:

1. Make implementation of the **aviation consultant recommendations** as expressed in the report and two (2) attached drawing a **requirement of the SUP** Having the primary and secondary flight paths "down on paper as part of the SUP" is especially important to the surrounding neighborhoods. We regret that the height of several trees will need to be reduced, but safety must be the first consideration.
2. Change the existing Parking Plan to require the lower portion of the current Physician's Parking Lot to be designated for the use of patients as shown on the attached drawing.
3. Change the proposed landscape plan to eliminate a requirement to plant any additional white pine trees between the current Physician's parking Lot and the sidewalk along N. Howard St. In view of the aviation consultants report, any additional trees in this area should have a short mature height. Beautification and safety, not screening this parking lot from view should be the goal. Additional trees for screening are better used along the

Ivanhoe side of the property in the area of the final extension of the 50 year scenic easement.

4. Change the City staff's requirement for a "hedge" along the ornamental fence on Parking Lot A. We would prefer a few additional shrubs to complete this area, but not a "hedge."

5. Eliminate the out-moded curb cuts on N. Howard St. and on the N. Howard St. median strip. In this regard, we would like to request that the City remove the dead Bradford Pear trees and replant this median strip with consultation with the hospital staff.

Thank you for your consideration. I'm sorry my travel plans would not allow me to be present in person.

Sincerely,

Sharon Annear



# HELIPORT SYSTEMS INC.

55 Madison Ave., Suite 150  
Morristown, NJ 07960-6012  
U.S.A.

Tel 1-973-540-0011 x102  
Fax 1-973-540-0131  
Email [BD@heliport.com](mailto:BD@heliport.com)  
Web [www.heliport.com](http://www.heliport.com)

22 August 2005 - Revised 26 August 2005, R2.

John J. Egan, AIA  
RSg Architects  
14900 Bogle Drive, Suite 105  
Chantilly, VA 20151

## **Hospital Heliport Survey For Inova Alexandria Hospital**

On 19 July 2005 a meeting was conducted at Inova Alexandria Hospital in Alexandria, VA to discuss whether a planned new addition to the hospital's Emergency Dept. will affect the hospital's existing heliport adjacent to the Emergency Dept. Attending the meeting were:

John J. Egan, AIA  
Steve Fuoco  
Joan Dannemann, AIA  
Kurt Baden  
William Davis

Project Architect  
Director – Facilities  
Project Architect  
EMS Helicopter Pilot  
Heliport Consultant

RSg, PC Architects  
Inova Facilities Development  
Inova Facilities Development  
PHI Helicopters / Fairfax Hospital  
Heliport Systems Inc.

At the meeting it was agreed that most flights to this hospital are for taking patients from the hospital to tertiary care hospitals in the area. The largest helicopter expected to use the facility is the Bell 412. Flights are to occur day and night in VMC (Visual Meteorological Conditions) or "good weather" as opposed to IMC (Instrument Meteorological Conditions) or "bad weather". Prevailing winds are from the northwest. Although the existing heliport was established in 1982, it was agreed that the heliport will be brought up to current FAA standards as published in FAA Advisory Circular AC 150/5390-2B dated 30 September 2004. This heliport at Inova Alexandria Hospital is what the industry refers to as a helistop – a minimal form of heliport where the helicopter stops, picks up patients, and departs. A full heliport is where helicopters are based, fueled, and maintained such as the heliport at Fairfax Hospital.

During the meeting, this consultant examined the existing heliport and RSg Architects' Architectural Site Plan Drawing AS.1 dated 3/9/2005. This consultant also examined other potential locations, such as above an existing parking garage and in other parking lots at the hospital. Given the low frequency of usage and shortage of automobile parking, the best location is where the heliport presently is sited. Therefore this study will examine that location in terms of six factors.

### **Aeronautics**

FAA recommends two flight paths at least 135 degrees apart so that landings and takeoffs can be conducted either into the wind, the ideal condition, or crosswind, an acceptable condition. While helicopters can take off straight up, for a variety of reasons FAA prescribes a flight path in which the pilot brings the helicopter to a hover, then proceeds forward and upward at a slope of 8 feet horizontal to 1 foot vertical, or approximately 7.125 degrees above horizontal – an angle approximately twice as steep as an airplane. No trees, poles, fences, wires, buildings, cars or any other objects can penetrate the floor of this obstruction clearance slope. On Drawing AS.1 we have superimposed two flight paths which clearly show this obstruction clearance slope.

Since 1982, many trees have grown in height. Therefore considerable tree trimming will be necessary and a few trees may have to be removed. Fortunately all these trees are on hospital property.

Hospital security will have to stop hospital traffic in the hospital's driveway(s) that are under the south flight path a few minutes prior to each landing and takeoff. Snow exceeding two inches in depth will have to be removed after each snow storm and a chemical deicer not harmful to vegetation or the helicopter applied to prevent ice forming on the heliport. Apparently these practices are occurring presently.

The painted hospital cross will need to be moved further from an adjacent masonry wall which presently constitutes an obstruction.

During construction of the new addition, no objects can be within the Safety Area and the flight paths. Such objects are: stored materials, a crane, fences, and vehicles. Outside the Safety Area and flight paths, measures must be taken to prevent dirt and construction debris from being blown by the helicopter's rotor downwash.

#### **Environmental Impact**

Modern helicopters emit sound levels approaching 96 dBA when measured 50' from the source. Because this heliport has existed since 1982, the sound levels during landings and takeoffs will be no greater than those in prior years. Today helicopter sound levels are actually less than those of a siren from a ground ambulance, fire truck or police car. The duration of this sound level, too, is less than 30 seconds for each landing and takeoff. And helicopter landings occur far less often than ground ambulance arrivals.

#### **Patient Ground Access to Heliport**

Patient access to the heliport is excellent due to its proximity outside the Emergency Dept.

#### **Permanence vs. Obsolescence**

Provided that no new construction occurs on hospital property or off hospital property that would obstruct the two flight paths, permanence appears to be acceptable. Given the residential nature of surrounding property, commercial development off hospital property to a height that would obstruct one or both flight paths appears very unlikely.

#### **Construction Cost**

Construction entails extensive lowering of many trees and removing a few trees that obstruct the two flight paths. We estimate this work at \$55,000. Perimeter lights will be needed to mark the perimeter of the asphalt pad; red obstruction lights will need to be placed on one corner of the existing building and one corner of the new addition; we estimate this work at \$12,500. The painted hospital cross marking needs repainting which we estimate at \$4,500.

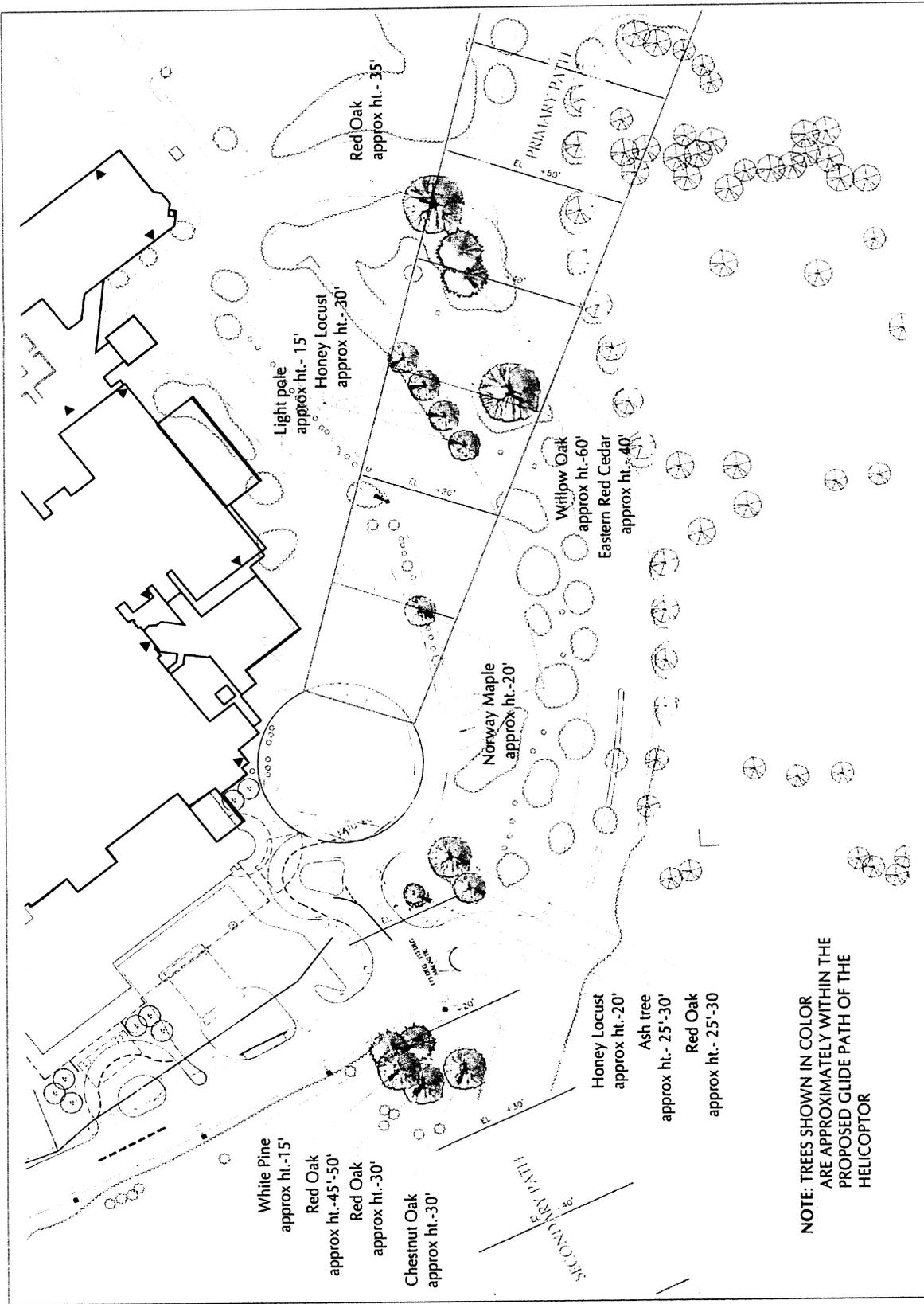
Based on the implementation of the above recommended improvements, the existing heliport use can continue during and after the construction of the proposed recommendation.

Prepared by,



William E. Davis  
Heliport Consultant





White Pine  
approx ht.-15'

Red Oak  
approx ht.-45'-50'

Red Oak  
approx ht.-30'

Chestnut Oak  
approx ht.-30'

Light pole  
approx ht.-15'

Honey Locust  
approx ht.-30'

Red Oak  
approx ht.-35'

Norway Maple  
approx ht.-20'

Willow Oak  
approx ht.-60'

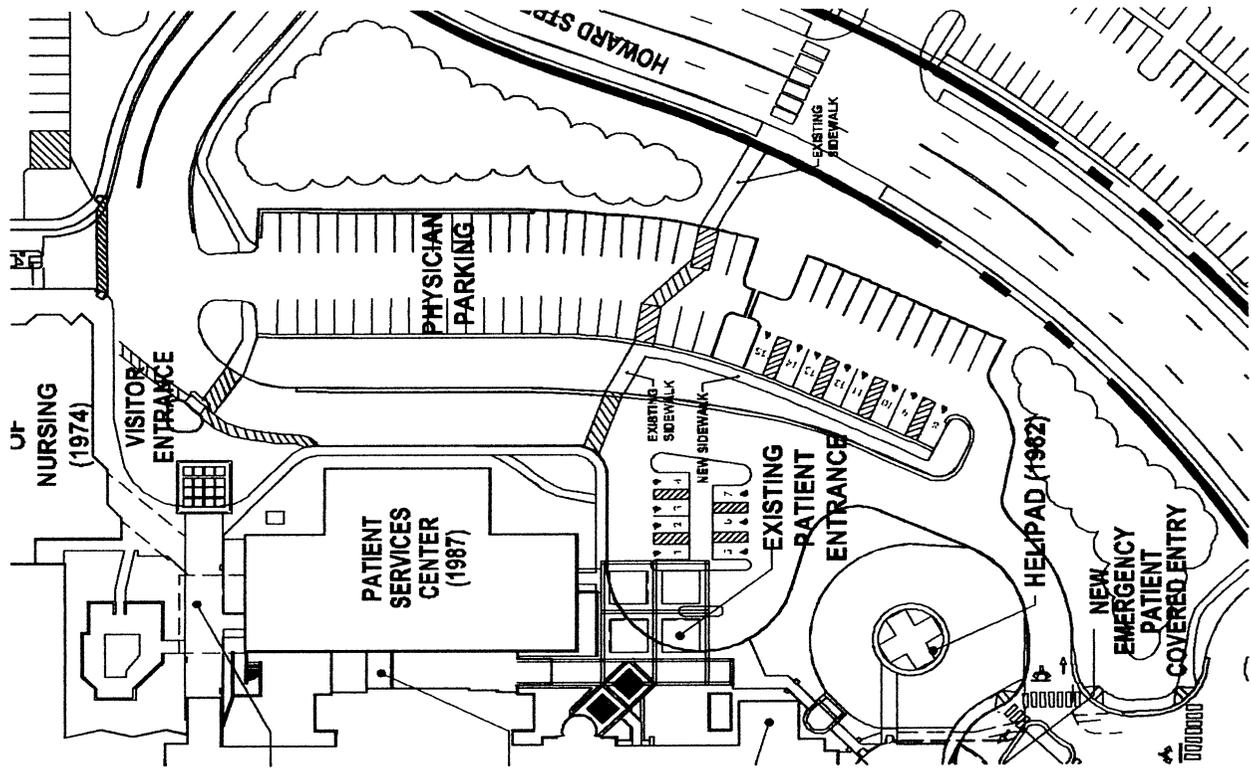
Eastern Red Cedar  
approx ht.-40'

Honey Locust  
approx ht.-20'

Ash tree  
approx ht.-25'-30'

Red Oak  
approx ht.-25'-30'

**NOTE: TREES SHOWN IN COLOR  
ARE APPROXIMATELY WITHIN THE  
PROPOSED GLIDE PATH OF THE  
HELICOPTOR**



22  
9-20-05

TRANSACTIONAL DISCLOSURE STATEMENT  
UNDER STATE AND LOCAL GOVERNMENT CONFLICT OF INTERESTS ACT  
for Members of Alexandria City Council  
and of Other City Boards and Commissions and for  
City Officers and Employees  
Virginia Code § 2.2-3115(G)

1. Name: Mayor William D. Euille

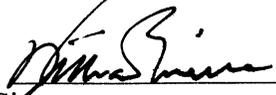
2. Member of:  City Council \_\_\_\_\_ (City Office or Department)  
\_\_\_\_\_ (Board or Commission)

3. Transaction:  Docket/Agenda Item \_\_\_\_\_ Meeting Date  
\_\_\_\_\_ (Other)

4. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. I declare, in light of my above-described personal interest in the identified Transaction (check one of the following):
- a. \_\_\_\_\_ That I am required to disqualify myself from participating in the Transaction.
  - b. \_\_\_\_\_ That, although I am not required to disqualify myself, I have nonetheless elected to disqualify myself from participating in the Transaction.
  - c.  That I am a member of a business, a profession, an occupation or a group, all the members of which have a personal interest in the Transaction, and that I am able to participate in the Transaction fairly, objectively and in the public interest.

9/20/05  
Date

  
Signature

# SPEAKER'S FORM

DOCKET ITEM NO. 22

**PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM.**

**PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.**

1. **NAME:** Duncan W. Blair, Esquire
2. **ADDRESS:** 514 King Street, Alexandria, Virginia 22314  
**TELEPHONE NO.** 703 836-1000 **E-MAIL:** dblair@landclark.com
3. **WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF?**  
Inova Alexandria Health Services Corporation
4. **WHAT IS YOUR POSITION ON THE ITEM?**  
For
5. **NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY,  
LOBBYIST, CIVIC INTEREST, ETC.):**  
Attorney
6. **ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE  
COUNCIL?**  
Yes

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

A maximum of three minutes will be allowed for your presentation, except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard on a docket item shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation. If you have a prepared statement, please leave a copy with the Clerk.

Additional time not to exceed 15 minutes may be obtained with the consent of the majority of the council present; provided notice requesting additional time with reasons stated is filed with the City Clerk in writing before 5:00 p.m. of the day preceding the meeting.

The public normally may speak on docket items only at public hearing meetings, and not at regular legislative meetings. Public hearing meetings are usually held on the Saturday following the second Tuesday in each month; regular legislative meetings on the second and fourth Tuesdays in each month. The rule with respect to when a person may speak to a docket item at a legislative meeting can be waived by a majority vote of council members present but such a waiver is not normal practice. When a speaker is recognized, the rules of procedures for speakers at public hearing meetings shall apply. If an item is docketed *for public hearing* at a regular legislative meeting, the public may speak to that item, and the rules of procedures for speakers at public hearing meetings shall apply.

In addition, the public may speak on matters which are not on the docket during the Public Discussion Period at public hearing meetings. The mayor may grant permission to a person, who is unable to participate in public discussion at a public hearing meeting for medical, religious, family emergency or other similarly substantial reasons, to speak at a regular legislative meeting. When such permission is granted, the rules of procedures for public discussion at public hearing meetings shall apply.

## Guidelines for the Public Discussion Period

- (a) All speaker request forms for the public discussion period must be submitted by the time the item is called by the city clerk.
- (b) No speaker will be allowed more than three minutes; except that one officer or other designated member speaking on behalf of each *bona fide* neighborhood civic association or unit owners' association desiring to be heard during the public discussion period shall be allowed five minutes. In order to obtain five minutes, you must identify yourself as a designated speaker, and identify the neighborhood civic association or unit owners' association you represent, at the start of your presentation.
- (c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker

SPEAKER'S FORM

DOCKET ITEM NO. 2005-22

PLEASE COMPLETE THIS FORM AND GIVE IT TO THE CITY CLERK  
BEFORE YOU SPEAK ON A DOCKET ITEM

PLEASE ANNOUNCE THE INFORMATION SPECIFIED BELOW PRIOR TO SPEAKING.

1. NAME: KEIU KOZLOFF

2. ADDRESS: 4320 Seminary Pt 22308

TELEPHONE NO. 703-504-3167 E-MAIL ADDRESS: \_\_\_\_\_

3. WHOM DO YOU REPRESENT, IF OTHER THAN YOURSELF? INOVA A Dependent HOSPITAL

4. WHAT IS YOUR POSITION ON THE ITEM?  
FOR:  AGAINST: \_\_\_\_\_ OTHER: \_\_\_\_\_

5. NATURE OF YOUR INTEREST IN ITEM (PROPERTY OWNER, ATTORNEY, LOBBYIST, CIVIC INTEREST, ETC.):  
Hosp. Adm.

6. ARE YOU RECEIVING COMPENSATION FOR THIS APPEARANCE BEFORE COUNCIL?  
YES  NO \_\_\_\_\_

This form shall be kept as a part of the permanent record in those instances where financial interest or compensation is indicated by the speaker.

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(c) If more speakers are signed up than would be allotted for in 30 minutes, the mayor will organize speaker requests by subject or position, and allocated appropriate times, trying to ensure that speakers on unrelated subjects will also be allowed to speak during the 30 minute public discussion period.

(d) If speakers seeking to address council on the same subject cannot agree on a particular order or method that they would like the speakers to be called on, the speakers shall be called in the chronological order of their request forms' submission.

(e) Any speakers not called during the public discussion period will have the option to speak at the conclusion of the meeting, after all docketed items have been heard.

TRANSACTIONAL DISCLOSURE STATEMENT  
UNDER STATE AND LOCAL GOVERNMENT CONFLICT OF INTERESTS ACT  
for Members of Alexandria City Council  
and of Other City Boards and Commissions and for  
City Officers and Employees  
Virginia Code § 2.2-3115(G)

1. Name: Vice Mayor Redella S. Pepper

2. Member of:  City Council \_\_\_\_\_ (City Office or Department)  
\_\_\_\_\_ (Board or Commission)

3. Transaction:  Docket/Agenda Item \_\_\_\_\_ Meeting Date  
\_\_\_\_\_ (Other)

4. Nature of Personal Interest Affected by Transaction: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. I declare, in light of my above-described personal interest in the identified Transaction (check one of the following):

- a.  That I am required to disqualify myself from participating in the Transaction.
- b.  That, although I am not required to disqualify myself, I have nonetheless elected to disqualify myself from participating in the Transaction.
- c.  That I am a member of a business, a profession, an occupation or a group, all the members of which have a personal interest in the Transaction, and that I am able to participate in the Transaction fairly, objectively and in the public interest.

11-17-05  
Date

Redella S. Pepper  
Signature