

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

SITE GRAPHIC
(AVAILABLE IN THE PLANNING AND ZONING OFFICE)

I. IMPACTS / BENEFITS:

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

II. EXECUTIVE SUMMARY:

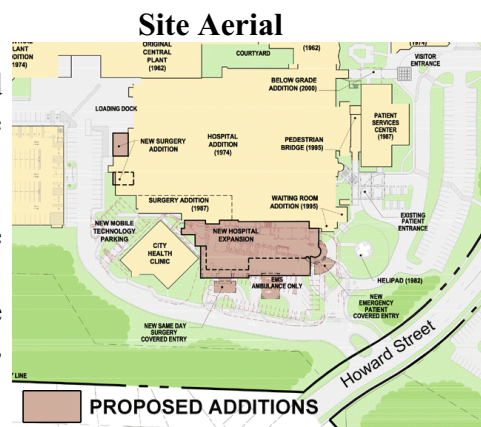
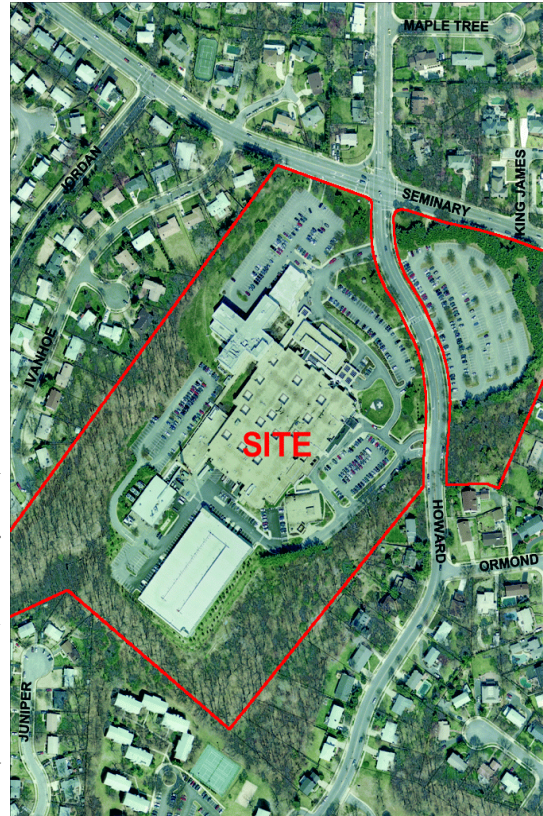
A. Overview:

Inova Hospital is requesting development special use permit approval to amend the 2002 SUP approval which permitted the construction of a 55,234 sq. ft. addition and a four-level parking structure. The parking structure has been constructed and has been operational since November 2003. This proposed amendment would decrease the overall size of the previously approved addition from 55,234 sq. ft. to 34,431 sq. ft. with an accompanying decrease in the building footprint. Other proposed amendments include:

- Retaining the current ground-level helipad location rather than the previously proposed roof-top helipad;
- reconfiguring vehicular and pedestrian circulation and parking at the emergency entrance, ambulance drop-off area, and the clinic area; and
- reduction of 23 spaces, primarily because of the retention of the ground level helipad and relocated parking of the mobile technology trailer adjacent to the health clinic.

Staff is recommending approval of the application for the following reasons:

- The smaller addition and footprint increases the building setback from adjoining single-family homes on the southern portion of the site from 140 to 208 ft.;
- The building setback on Howard Street is increased from 91 to 168 ft.;
- and
- The overall uses and services and expected number of employees which will be accommodated within the proposed addition are comparable to the previous approval.



Partial Site Plan



Proposed Addition
(View from Howard Street)

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</u>	<u>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)

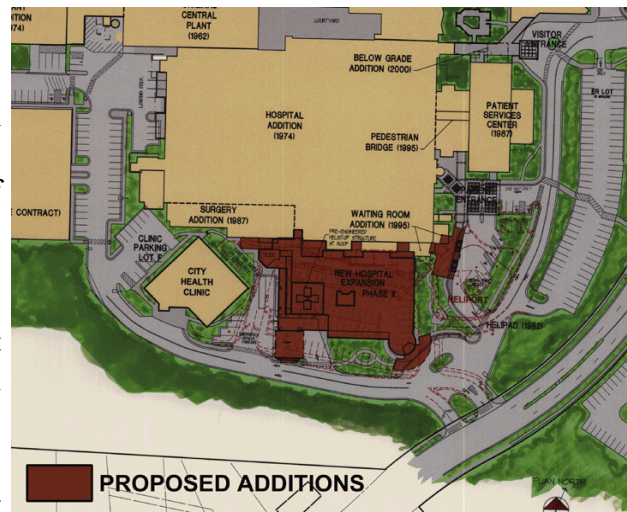
<u>SUP #</u>	<u>USE</u>	<u>ACTION</u> / <u>DATE</u>
863-B	Extension of temporary parking lot (east side of N. Howard)	Granted: 10/22/74
863-C	Extension of temporary parking lot (east side of N. Howard)	Granted: 05/17/75
892	Construction of nursing facility	Granted: 11/29/72
949-A	Public Health Center	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.

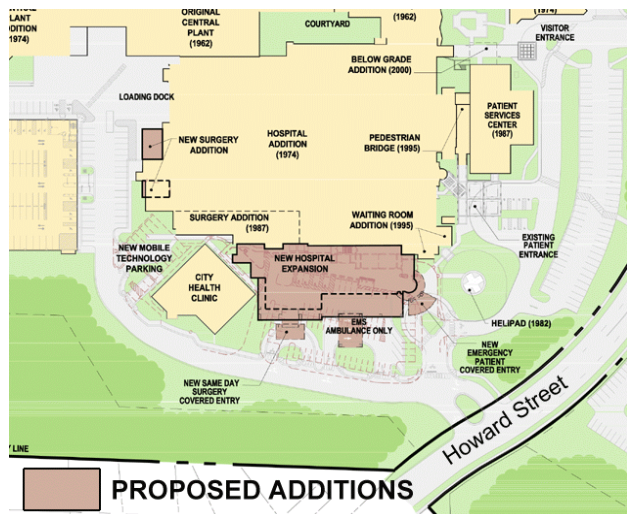
The Planning Commission considered the request on February 5, 2002 and recommended approval with a vote of 7-0. The City Council approved the request on February 23, 2002 by a vote of 7-0. The parking structure that was approved as a component of those approvals was constructed in 2002 and 2003 and first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

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.



Previous Proposal



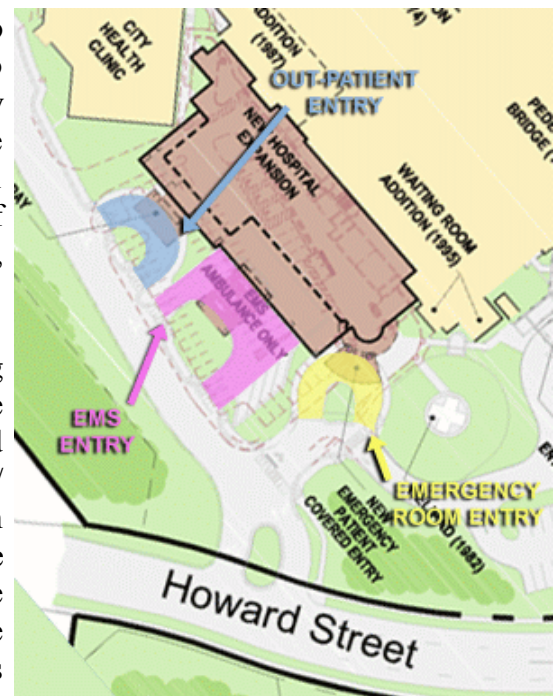
Current Proposal

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.

INOVA HOSPITAL		
Property Address:	4320 Seminary Road	
Total Site Area:	27.65 acres	
Zone:	R-8 Residential	
Current Use:	Hospital	
Proposed Use:	Hospital	
	<u>Permitted/Required</u>	<u>Proposed</u>
FAR	0.35	0.33
Floor Area (Net)	422,819 sq. ft.	399,784 sq. ft.
Open Space	N/A	53.6%, 14.8 acres
Height	35 feet	35 feet
Yards		
<i>Front</i>	30 feet	168 feet (to canopy)
<i>Side</i>	25 feet; 1:1	208 feet (to overhang)
<i>Rear</i>	25 feet; 1:1	750 feet (to addition)
Parking	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>
Total		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.

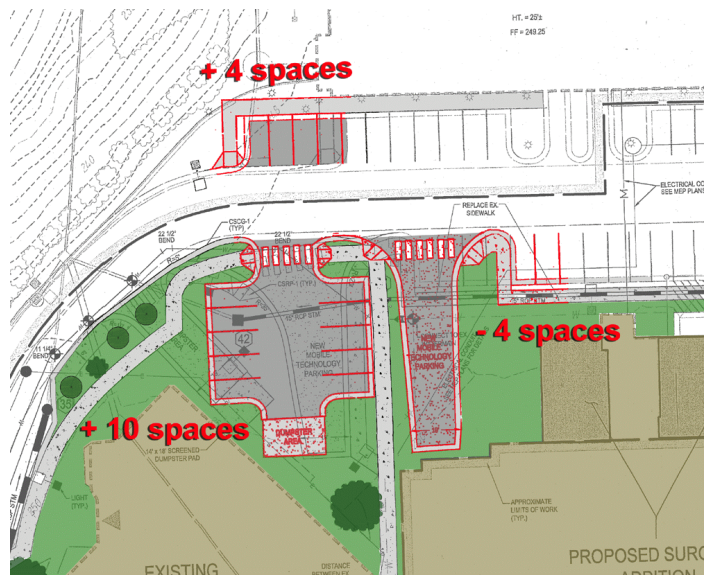
Staff recommends approval of the special use permit with the conditions as outlined within the staff report. The proposal complies with the findings of Section 7-600 of the Zoning Ordinance that are necessary for approval.

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. Within ten days 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 the exact nature and circumstance of the emergency. (SUP #1490)
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 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. The screening for the proposed dumpster enclosure shall be brick with an opaque metal gate.
 - e. Depict and label the limits of turf.
 - f. Crown area calculations and the location of tree protection fence and preservation procedures on site plan and construction phasing drawings.

- g. 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.
 - h. To the extent possible the existing trees within the limit of disturbance adjacent to the parking structure shall be retained .
 - i. Additional evergreen plantings shall be provided on the northwestern portion of the parking structure to provide additional screening for the adjoining residences.
 - j. ~~Replace the Cornus Kousa/Kousa Dogwood with a tree type that grows to over ten feet in height.~~
 - k. The applicant shall maintain the landscape bond for a minimum period of 48 months from the date of installation of all landscaping.
 - l. 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.
 - m. 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.
 - n. All landscaping shall be maintained in good condition and replaced as needed.
 - o. 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.
 - p. Provide note on drawings which indicates that plantings will be installed in accordance with *Landscape Specification Guidelines 4th Edition* ~~- latest and most current edition~~ as produced by the Landscape Contractors Association of Maryland, District of Columbia and Virginia; Gaithersburg, Maryland
 - q. 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. 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 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 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. (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.

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 Vauxclease, 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.

**REPORT ATTACHMENTS
AVAILABLE IN THE PLANNING AND ZONING OFFICE**