



DOCKET ITEM #5
Special Use Permit #2021-00060
2412 and 2514 Richmond Highway and 2500 Oakville Street

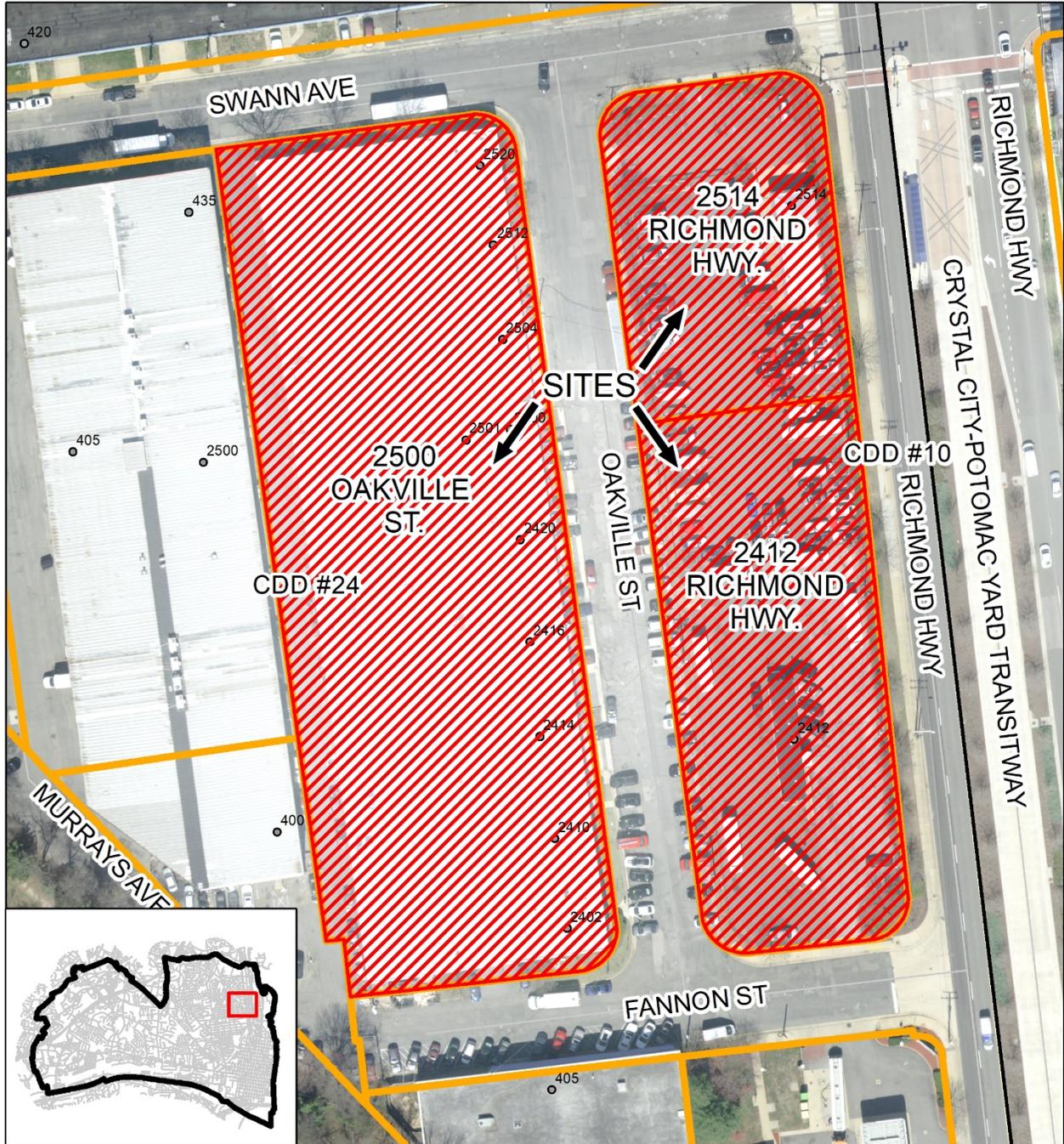
CONSENT AGENDA ITEM

If no one asks to speak about this case prior to the hearing, it will be approved without discussion as part of the Consent Agenda.

Application	General Data	
Request: Public hearing and consideration of a request for a Special Use Permit for increased mechanical penthouse height per Section 6-403(B)(3) of the Zoning Ordinance.	Planning Commission Hearing:	September 9, 2021
	City Council Hearing:	September 18, 2021
Address: 2412 and 2514 Richmond Highway and 2500 Oakville Street	Zone:	CDD/Coordinated Development District #24
Applicant: Inova Health Care Services	Small Area Plan:	Oakville Triangle/Route 1 Corridor

Staff Recommendation: *APPROVAL* subject to compliance with all applicable codes and ordinances and the recommended permit conditions found in Section III of this report.

Staff Reviewers: Sara Brandt-Vorel, Sara.BrandtVorel@alexandriava.gov



Special Use Permit #2021-00060
Special Use Permit #2021-00061
Encroachment #2021-00005
2412 and 2514 Richmond Highway,
and 2500 Oakville Street



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, INOVA Health Care Services, requests special use permit approval to increase the height of the mechanical penthouse structure from 15-feet to 21-feet.

SITE DESCRIPTION

The subject property, Parcel 708, is one lot of record with 484 feet of frontage on Richmond Highway and the future Oakville Street, a depth of 258 feet along Swann Avenue and Fannon Street, and a lot area of 125,146 square feet, or approximately 2.87 acres. Parcel 708 will be divided through a land condominium into a northern parcel, known as A1 which will be a multi-family building, and a southern parcel, known as A2 will become the Inova Healthplex. The two uses will share an underground garage which will span the full lot area.

The Inova Healthplex (A2) will have 154 feet of frontage along Richmond Highway on the east and Oakville Street on the west, and 259 feet of frontage along Fannon Street to the South. The northern border will be formed by the adjacent multi-family building. The primary building entrance for the healthplex will be from Fannon Street in the south, while ambulance access and vehicular access to the underground parking garage will be from the west, along Oakville Street.

Current uses on site include surface parking, auto services, and warehouse uses. The site is primarily surrounded by 1- to 2-story structures with an underlying Industrial Zone and a CDD/Coordinated Development District #24 overlay, with operating businesses such as a gas station, storage, and auto repair. Existing buildings are surrounded by wide paved areas for vehicular circulation and parking. The site is slated to begin demolition and construction within the next few months. After redevelopment, the Healthplex will be surrounded primarily by multi-family uses with a self-storage use to the immediate west and a gas station to the south.

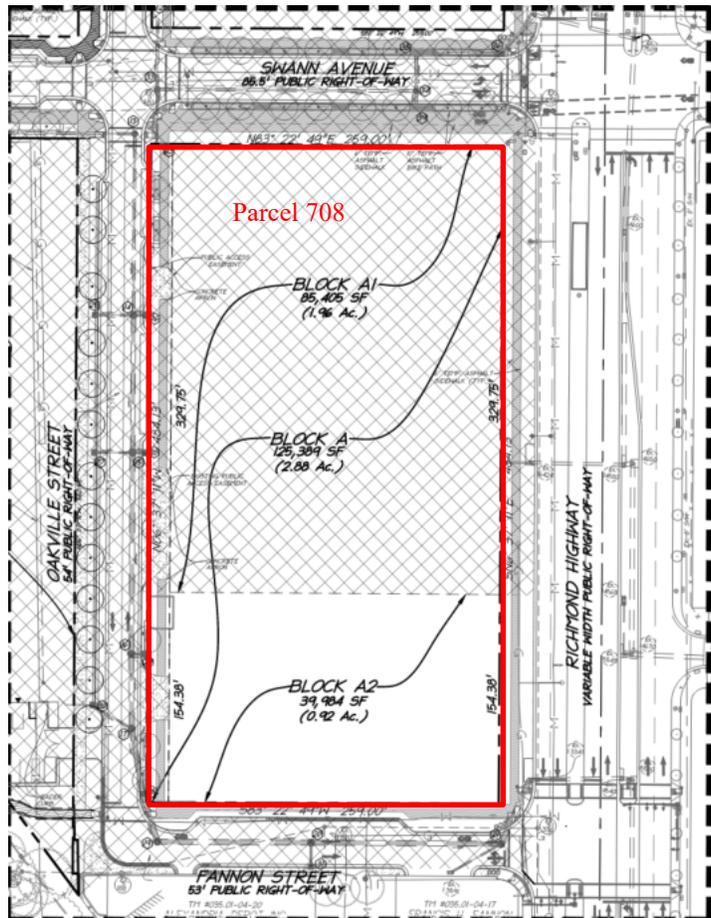


Figure 1: Parcel 708, known as Block A in the Oakville Triangle Small Area Plan. Portion A1 in the north, shown with the crosshatch. Portion A2 in the south.

BACKGROUND

In December 2020, City Council approved Master Plan Amendment #2020-0003, CDD Concept Plan Amendment #2020-0003 and Zoning Text Amendment #ZA2020-0006 to facilitate the location of the Inova Healthplex within the Oakville Triangle Small Area Plan area. Amendments to the Master Plan included changes to the mix of permitted uses, to include medical care facilities; updates to building heights; an amendment to the framework streets; and an amendment to the location of open spaces. The CDD Concept Plan was updated to reflect applicable changes from the Master Plan. The Zoning Text Amendment added medical care facilities as a permitted use in CDD #24.

In January 2021, City Council approved a Development Site Plan DSP #2020-00031, Subdivision #2020-0007 and Vacation #2020-0005 which allowed for the construction of sitewide infrastructure, roads and sidewalks in Oakville Triangle, along with the necessary subdivisions and consolidations to create parcels for each block, consistent with the Master Plan Amendment. Vacation #2020-0005 vacated a portion of public right-of-way on Oakville Street to create the roadway.

City Council also approved two Development Special Use Permits in January 2021 to permit the construction of the structures on Parcel 708. Development Special Use Permit #2020-10028 permitted the construction of an approximately 419,000 square foot multi-family building with 324 residential units and two levels of underground parking, seen as A1 in Figure 1.

In conjunction with the approvals for the A1 site, City Council approved Development Special Use Permit #2020-10031 to construct an approximately 93,000 square foot Healthplex (known as A2) which would be built upon the parking garage podium of DSUP #2020-10028 (A1 Building). The four-story Healthplex building of approximately 66-feet would have a 20-foot high first floor, connected to the adjacent multi-family building, with three stories of medical above. The upper floors are separated from the adjoining structure by approximately 59 feet, creating a space for a first-floor roof-deck between the two structures. The ground floor of the Healthplex will contain the main lobby, an emergency department, support spaces and an ambulance bay, while upper floors will contain a mix of medical offices, waiting spaces and ambulatory surgery areas.

The exterior of the building is wrapped in an outer glass skin, consisting of single sheets of glass held by clamps in a slender metal tension structure, and set off several feet from the building wall by a series of open-grating catwalks. The outer glass skin starts at the second and third floor of the building and projects above the top of the fourth floor, with an approved parapet wall of 15-feet, creating a visual continuation of the building and provides screening for rooftop the penthouse and other mechanical equipment.

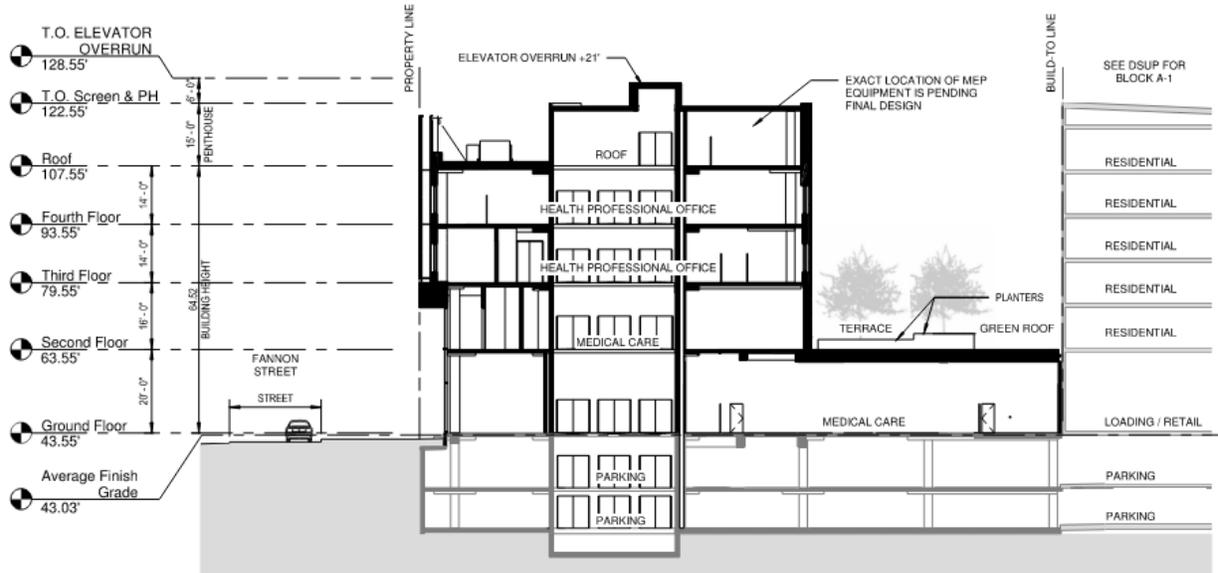


Figure 2: Building section of the proposed Healthplex, on left, and connection to adjacent multi-family building, on right. (As seen from Richmond Highway)



Figure 3: Route 1 South Elevation (as seen from Fannon Street).

PROPOSAL

The applicant requests Special Use Permit approval to increase the height of the mechanical penthouse from 15-feet to 21-feet. The increased penthouse height, an area measuring approximately 12'-4" by 10'-8" for a total area of approximately 131 square feet would contain space required for the elevator overrun for the roof structure and finish required to enclose the elevator shaft. The type of elevator has been recommended to support the building's medical functions, which were identified after the approval of DSUP #2020-10031.

The area of the elevator overrun would be centrally located on the rooftop, approximately 50-feet from the southern building wall (Fannon Street), 53-feet from the eastern building wall (Richmond Highway), 30-feet from the northern building wall and approximately 170-feet from the western

building wall (Oakville Street).

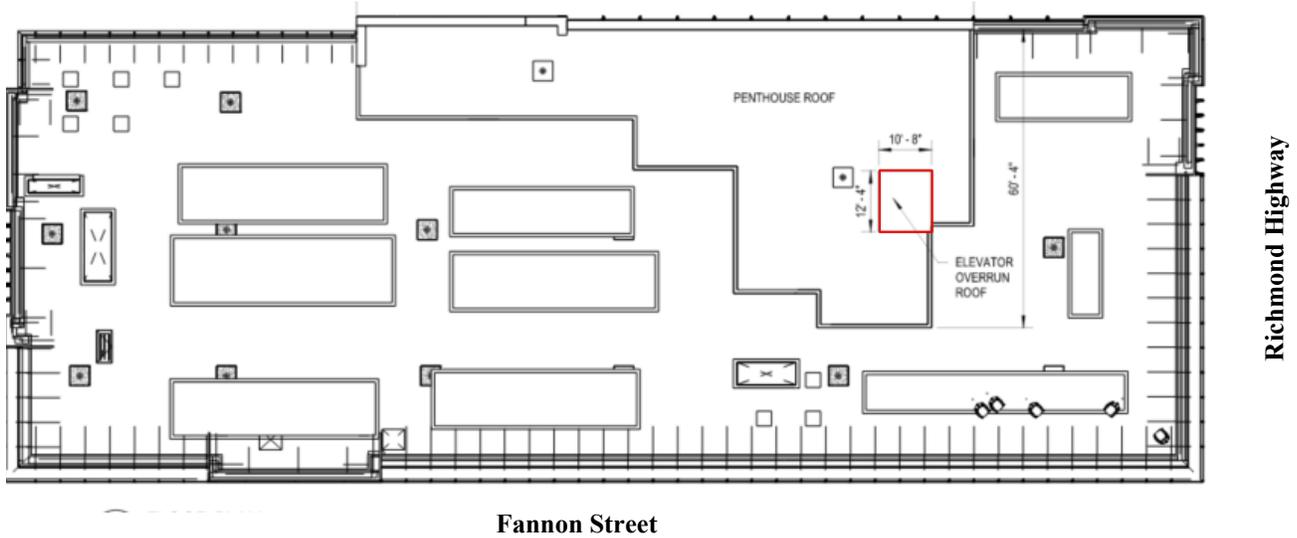


Figure 4: Roof plan showing the proposed location of the elevator overrun, requiring the increased height, outlined in red.

ZONING/MASTER PLAN DESIGNATION

Section 6-403(B) 3.b of the Zoning Ordinance allows for increased height through Special Use Permit approval.

The subject property is in CDD #24/Coordinated Development District #24. The Healthplex use is consistent with the Oakville Triangle/Route 1 Corridor Small Area Plan. Per the Small Area Plan, the building height is limited to a maximum of 75-feet.

II. STAFF ANALYSIS

Section 11-500 of the Zoning Ordinance directs staff to review the potential impact of the Special Use Permit request to assess potential negative impacts of the request and to ensure the proposal:

- a. Will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use;**
- b. Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood; and**
- c. Will substantially conform to the master plan of the city.**

A) *Will not adversely affect the health of safety of persons residing or working in the neighborhood of the proposed use:*

The additional height of the penthouse will not adversely affect the health or safety of persons residing or working in the neighborhood as the penthouse has been integrated into the overall building design and is set back from all building faces. The proposed location of the elevator overrun is located so the existing parapet wall will screen the increased height.

B) *Will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood:*

The additional height of the penthouse will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood as the additional height has been requested to provide space for the required elevator mechanical equipment and elevator overruns necessary for the safe operations and maintenance of the building.

C) *Will substantially conform to the master plan of the city:*

Per the Oakville Triangle Small Area Plan, the maximum height is not to exceed 75 feet. The City Zoning Ordinance directs the height of buildings to be measured to the roofline and permitted mechanical penthouses are excluded from the calculation of the building height. Currently, the height of the building complies with 75-foot height maximum. By approving the SUP request for the additional penthouse height, the additional height of the penthouse is permitted, and the height of the building would remain at 66-feet, complying with the City's Master Plan.

III. RECOMMENDED CONDITIONS

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

1. The Special Use Permit shall be granted to the applicant only or to any business or entity in which the applicant has a controlling interest. (P&Z)
2. The construction of the mechanical penthouse unit shall be consistent with the plans submitted in the SUP application dated July 1, 2021. The height of the mechanical penthouse unit shall not exceed 21-feet in height. (P&Z)

STAFF: Anthony LaColla, Division Chief, Land Use Regulatory Services,
Department of Planning and Zoning;
Ann Horowitz, Principal Planner
Sara Brandt-Vorel, Urban Planner, Planning and Zoning.

Staff Note: In accordance with section 11-506(2)(a) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 36 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

IV. CITY DEPARTMENT COMMENTS

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

Transportation & Environmental Services:

No comments.

Fire Department:

No comments or concerns.

Police Department:

No comments received.

Parks and Recreation:

No comments.

Code Administration:

Code comment: A building permit review will be required for penthouse height increase.



APPLICATION SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2021-00060

PROPERTY LOCATION: 2412 Richmond Highway and 2514 Richmond Highway, and 2500 Oakville Street

TAX MAP REFERENCE: 025.03-02-18, -19, and -20 **ZONE:** CDD #24

APPLICANT:

Name: Inova Health Care Services

Address: 8095 Innovation Park Drive, Building 7D, Fairfax, VA 22031

PROPOSED USE: Increased mechanical penthouse height by SUP per section 6-403 (B)(3)

- THE UNDERSIGNED, hereby applies for a Special Use Permit in accordance with the provisions of Article XI, Section 4-11-500 of the 1992 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 staff and Commission Members to visit, inspect, and photograph the building premises, land etc., connected with the application.
- 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 IV, Section 4-1404(D)(7) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.
- THE UNDERSIGNED, hereby attests that all of the information herein provided and specifically including all surveys, drawings, etc., required to be furnished by the applicant are true, correct and accurate to the best of their knowledge and belief. The applicant is hereby notified that any written materials, drawings or illustrations submitted in support of this application and any specific oral representations made to the Director of Planning and Zoning on this application will be binding on the applicant unless those materials or representations are clearly stated to be non-binding or illustrative of general plans and intentions, subject to substantial revision, pursuant to Article XI, Section 11-207(A)(10), of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

M. Catharine Puskar, Attorney/Agent

Print Name of Applicant or Agent

2200 Clarendon Boulevard, Suite 1300

Mailing/Street Address

Arlington, Virginia 22201

City and State

Zip Code

MC Puskar

07/01/2021

Signature

Date

703-528-4700

703-525-3197

Telephone #

Fax #

cpuskar@thelandlawyers.com

Email address

PROPERTY OWNER'S AUTHORIZATION

As the property owner of See attached consent and authorization letters, I hereby

(Property Address)

grant the applicant authorization to apply for the _____ use as

(use)

described in this application.

Name: _____

Phone _____

Please Print

Address: _____

Email: _____

Signature: _____

Date: _____

- 1. Floor Plan and Plot Plan. As a part of this application, the applicant is required to submit a floor plan and plot or site plan with the parking layout of the proposed use. The SUP application checklist lists the requirements of the floor and site plans. The Planning Director may waive requirements for plan submission upon receipt of a written request which adequately justifies a waiver.

Required floor plan and plot/site plan attached.

Requesting a waiver. See attached written request.

- 2. The applicant is the (check one):

Owner

Contract Purchaser

Lessee or

Other: _____ of the subject property.

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

Pleas see attached.

INOVA Health Care Services
C/O Inova Realty
8095 Innovation Park Drive, Building 7D
Fairfax, Virginia 22031

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Authorization to File Special Use Permit Applications and Any Associated Applications
2412 and 2514 Richmond Highway, and 2500 Oakville Street
Tax Map ID: Tax Map ID: 025.03-02-18, -19, and -20 (the "Property")

Dear Mr. Moritz:

INOVA Health Care Services hereby authorizes Walsh, Colucci, Lubeley & Walsh, P.C. to act as agent on its behalf for the filing and representation of Special Use Permit applications and any related requests to permit a Coordinated Sign Plan for the Property and increased height for a mechanical penthouse.

Very truly yours,

INOVA Health Care Services

B, 

Its: Senior Vice President

Date: 6/14/2021

BRE/DP Alexandria Property Owner LLC
345 Park Avenue
New York, New York 10154

Karl Moritz
301 King Street
City Hall, Room 2100
Alexandria, Virginia 22314

Re: Consent to File Special Use Permit Applications, Encroachment, and Any
Associated Applications
2412 and 2514 Richmond Highway, and 2500 Oakville Street
Tax Map ID: 025.03-02-18, -19, and -20 (the "Property")

Dear Mr. Moritz:

BRE/DP Alexandria Property Owner LLC, as the owner of the above-referenced Property, hereby consents to the filing of Special Use Permit applications, an Encroachment, and any related requests to permit an encroachment for signs, waiver of sign requirements, and increased height for a mechanical penthouse.

Very truly yours,

BRE/DP Alexandria Property Owner LLC

By: Jeff Jamashiroya
Its: Principal/Representative

Date: 6/28/2021

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Inova Health Care Services*	8095 Innovation Park Drive, Building 7D, Fairfax, VA 22031	100%
2.		
3. *a non-profit corporation; the sole member is Inova Health System Foundation		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at _____ (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are required to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicate each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. Inova Health Care Services	None	None
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

6/14/2021

H. Thomas McDuffie

Date

Printed Name

Signature

October 22, 2020

Inova Health System Foundation appoints the board of Inova Health Care Services
Inova Health System Foundation is a non-stock, non-profit corporation.

Inova Health Care Services

Agents:

J. Stephen Jones

Stephan Motew

Alice Pope

John F. Gaul

Jennifer W. Siciliano

H. Patrick Walters

H. Thomas McDuffie

Johnny F. Weaver

Stacy Bell

Dominic J. Bonaiuto

Melissa Riddy

OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. 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 three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1.		
2.		
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at Oakville Triangle Properties See Exhibit A (address), unless the entity is a corporation or partnership, in which case identify each owner of more than three percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. BRE/DP Alexandria Property Owner LLC	C/O Blackstone Real Estate Partners 345 Park Ave., NY, NY 10154	100% See Additional Information
2.		
3.		

3. Business or Financial Relationships. Each person or entity indicated above in sections 1 and 2, with an ownership interest in the applicant or in the subject property are require to disclose **any** business or financial relationship, as defined by [Section 11-350 of the Zoning Ordinance](#), existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review. **All fields must be filled out completely. Do not leave blank. (If there are no relationships please indicated each person or entity and "None" in the corresponding fields).**

For a list of current council, commission and board members, as well as the definition of business and financial relationship, [click here](#).

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1. BRE/DP Alexandria Property Owner LLC	None	
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

3/25/2020
Revised 6/18/21

BRE/DP Alexandria Property Ownwe LLC
By Jeffrey Yamashiroya

Date Printed Name



Signature

March 25, 2020

Oakville Triangle

CDD Concept Plan Special Use Permit Application

OWNERSHIP AND DISCLOSURE STATEMENT

ADDITIONAL PROPERTY OWNER OWNERSHIP AND BUSINESS FINANCIAL RELATIONSHIP
RESPONSES 2 AND 3.

QUESTION 1 OWNERS:

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	28.3106%
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	41.0398%
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	12.5789%

QUESTION 3. BUSINESS OR FINANCIAL RELATIONSHIP.

BLACKSTONE REAL ESTATE PARTNERS VII L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.F.L.P.	NONE
BLACKSTONE REAL ESTATE PARTNERS VII.TE.3.L.P.	NONE

EXHIBIT A

Tax Map No.:

Property Address:

025.03-02-12

2610 Richmond Highway

025.03-02-13

420 Swann Avenue

025.03-02-14

300 Swann Avenue

025.03-02-15

403 Swann Avenue

025.03-02-16

405 Swann Avenue

025.03-02-17

400 Fannon Street

025.03-02-18

2500 Oakville Street

025.03-02-19

2514 Richmond Highway

025.03-02-20

2412 Richmond Highway

Narrative Description

2412 and 2514 Richmond Highway and 2500 Oakville Street; TM 015.03-02-18, -19, and -20
("Oakville Triangle Block A2")
INOVA Health Care Services (the "Applicant")

The Applicant requests a Special Use Permit ("SUP") to allow the mechanical penthouse to exceed 15 feet in height in connection with the Oakville Triangle Block A2 redevelopment. This redevelopment will result in an approximately 93,000 square foot medical care facility known as "Inova Oakville Potomac Yard," which will provide a variety of medical services, including a full service outpatient facility, medical professional offices, imaging and radiology services, and an emergency room. Since the approval of Development Special Use Permit ("DSUP") #2020-10031, the Applicant has determined that the elevator overrun in the mechanical penthouse must be increased by six feet in height from the permitted 15 feet to 21 feet in order to accommodate the elevator type and size.

Section 6-403 (B)(3) of the Zoning Ordinance provides that mechanical penthouses shall not exceed 15 feet in height unless height is increased by a SUP. Accordingly, the Applicant requests a SUP to increase the permitted mechanical penthouse height from 15 feet to 21 feet. The proposed mechanical penthouse complies with the remaining regulations in Section 6-403 (B)(3). Please see the enclosed plans for further details depicting the revised mechanical penthouse.

The proposed change to the mechanical penthouse is minor in nature and is necessary to accommodate the recommended elevator type and size. Based on thorough research, an elevator consultant provided a list of requirements for the building's elevators and those specifications require an elevator with a total overhead of approximately 19.75 feet. Additional space is required above the elevator overrun for the roof structure and finish needed to enclose the elevator shaft. Additionally, the proposed slight increase in mechanical penthouse height is consistent with the spirit of the DSUP approval and will not adversely affect the health or safety of persons in the neighborhood, will not be detrimental to the public welfare or property or improvements in the neighborhood, and substantially conforms to the City's Master Plan.

USE CHARACTERISTICS

4. The proposed special use permit request is for (*check one*):

a new use requiring a special use permit,

an expansion or change to an existing use without a special use permit,

an expansion or change to an existing use with a special use permit,

other. Please describe: increase in mechanical penthouse height by SUP per section 6-403 (B)(3)

5. Please describe the capacity of the proposed use:

A. How many patrons, clients, pupils and other such users do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

B. How many employees, staff and other personnel do you expect?

Specify time period (i.e., day, hour, or shift).

N/A

6. Please describe the proposed hours and days of operation of the proposed use:

Day:

N/A

Hours:

N/A

7. Please describe any potential noise emanating from the proposed use.

A. Describe the noise levels anticipated from all mechanical equipment and patrons.

N/A

B. How will the noise be controlled?

N/A

8. Describe any potential odors emanating from the proposed use and plans to control them:

N/A

9. Please provide information regarding trash and litter generated by the use.

A. What type of trash and garbage will be generated by the use? (i.e. office paper, food wrappers)

N/A

B. How much trash and garbage will be generated by the use? (i.e. # of bags or pounds per day or per week)

N/A

C. How often will trash be collected?

N/A

D. How will you prevent littering on the property, streets and nearby properties?

N/A

10. 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:

N/A

11. 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.

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

N/A

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

N/A

ALCOHOL SALES

13.

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

Yes No

If yes, describe existing (if applicable) and proposed alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales.

N/A

PARKING AND ACCESS REQUIREMENTS

14. A. How many parking spaces of each type are provided for the proposed use:

_____ Standard spaces
_____ Compact spaces
_____ Handicapped accessible spaces.
N/A Other.

Planning and Zoning Staff Only
Required number of spaces for use per Zoning Ordinance Section 8-200A _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. 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?

PLEASE NOTE: 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.

C. 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.

Parking reduction requested; see attached supplemental form

15. Please provide information regarding loading and unloading facilities for the use:

A. How many loading spaces are available for the use? N/A

Planning and Zoning Staff Only
Required number of loading spaces for use per Zoning Ordinance Section 8-200 _____
Does the application meet the requirement? <input type="checkbox"/> Yes <input type="checkbox"/> No

B. Where are off-street loading facilities located? N/A

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

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

N/A

16. 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?

N/A

SITE CHARACTERISTICS

17. Will the proposed uses be located in an existing building? Yes No

Do you propose to construct an addition to the building? Yes No

How large will the addition be? _____ square feet.

18. What will the total area occupied by the proposed use be?

_____ sq. ft. (existing) + _____ sq. ft. (addition if any) = _____ sq. ft. (total)

19. The proposed use is located in: (*check one*)

a stand alone building

a house located in a residential zone

a warehouse

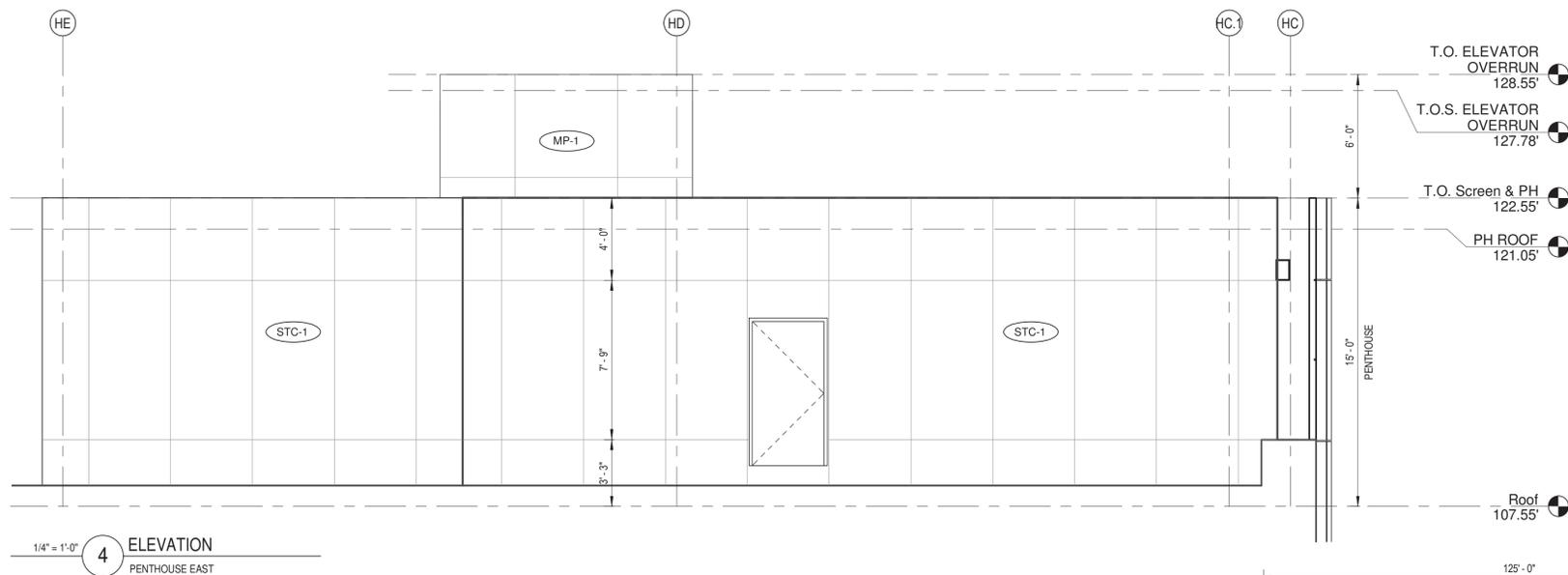
a shopping center. Please provide name of the center: _____

an office building. Please provide name of the building: _____

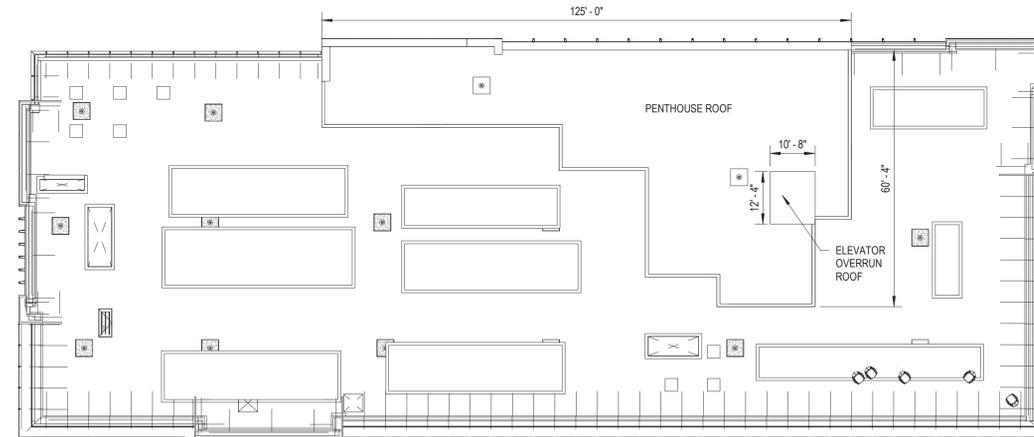
other. Please describe: Healthplex facility known as Inova Potomac Yard

End of Application

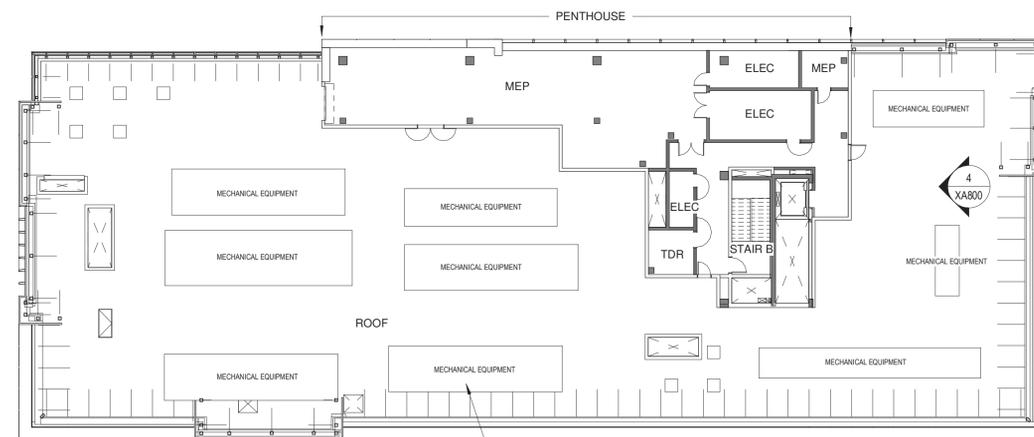
EXTERIOR MATERIAL LEGEND				SEE SPECIFICATIONS FOR DETAIL INFORMATION			
GFRC-1	GFRC PANEL	GFRC-3A	GFRC PANEL WITH DEEP FINS ABOVE ROOF CURB	GS-1	GLASS SCREEN	FIN-3	HORIZONTAL FIN
GFRC-1A	GFRC PANEL ABOVE ROOF CURB	STB-1	GRANITE STONE BASE	SSG-1	STRUCTURALLY GLAZED CURTAIN WALL	GLE-1	SEE SPEC FOR GLASS MAKEUP
GFRC-2	GFRC PANEL WITH SHALLOW GFRC FINS	MP-1	METAL PLATE PANEL	CW-1	FOUR-SIDE CAPTURED THERMALLY BROKEN CURTAIN WALL	GLE-2	SEE SPEC FOR GLASS MAKEUP
GFRC-2A	GFRC PANEL WITH SHALLOW FINS ABOVE ROOF CURB	MP-2	METAL PLATE PANEL ABOVE ROOF CURB	FIN-1	DEEP GFRC VERTICAL FIN	GLE-3	SEE SPEC FOR GLASS MAKEUP
GFRC-3	GFRC PAEL WITH DEEP FINS	STC-1	SYNTHETIC STUCCO	FIN-2	SHALLOW GFRC VERTICAL FIN		



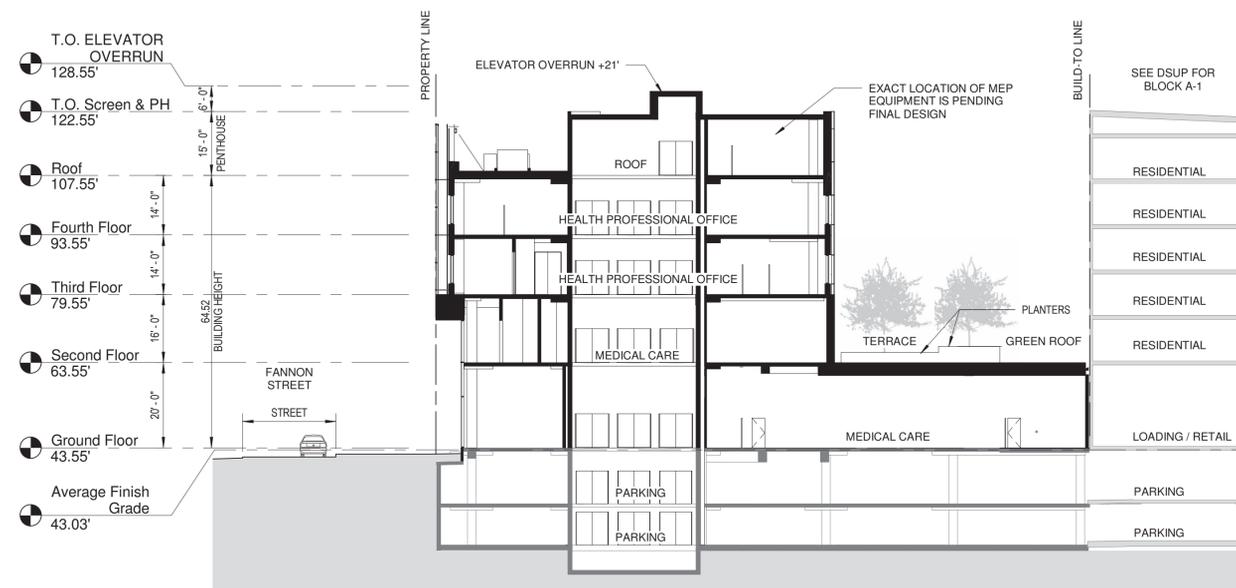
1/4" = 1'-0" **4** ELEVATION
PENTHOUSE EAST



1" = 20'-0" **3** FLOOR PLAN
ROOF LEVEL



1" = 20'-0" **1** FLOOR PLAN
PENTHOUSE LEVEL



1" = 20'-0" **2** ELEVATION
NORTH/SOUTH



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KEYPLAN:

SEAL:



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10/22/2020 Completeness Submission
 09/18/2020 Completeness Submission
 08/06/2020 Concept II Submission
 D R A W I N G I S S U E

PROJECT: 20033.00

SCALE: As indicated

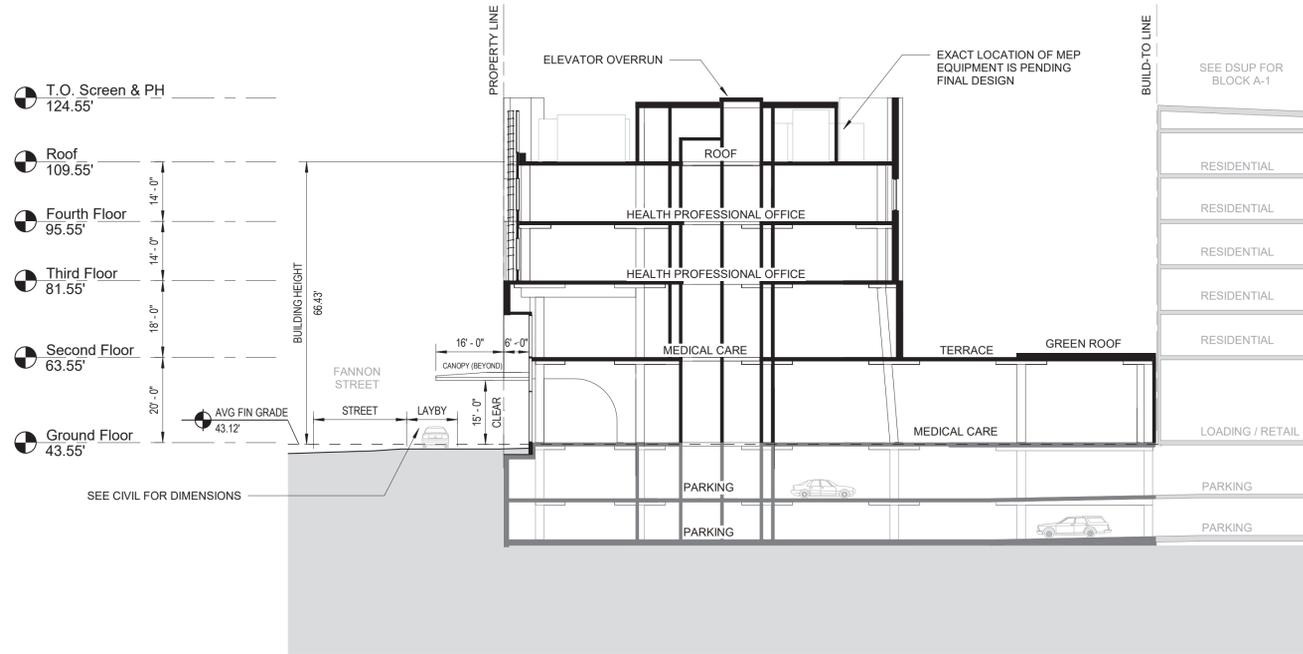
NA/AH

TITLE:

APPROVED SECTIONS

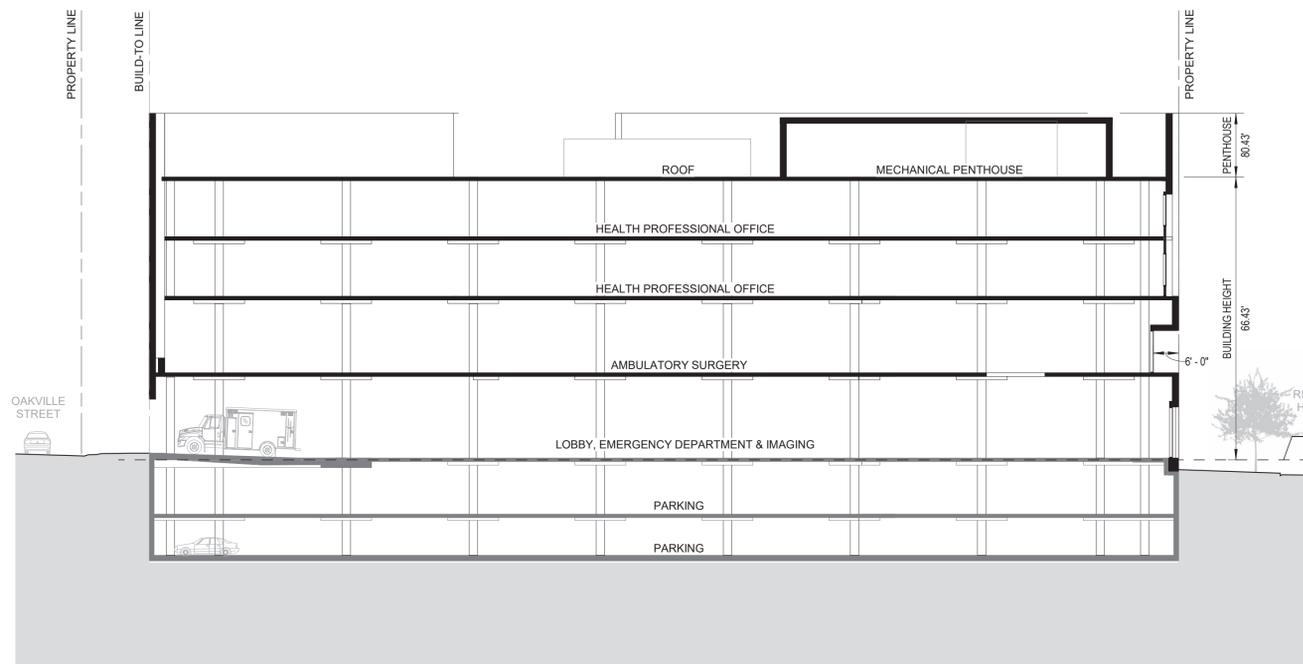
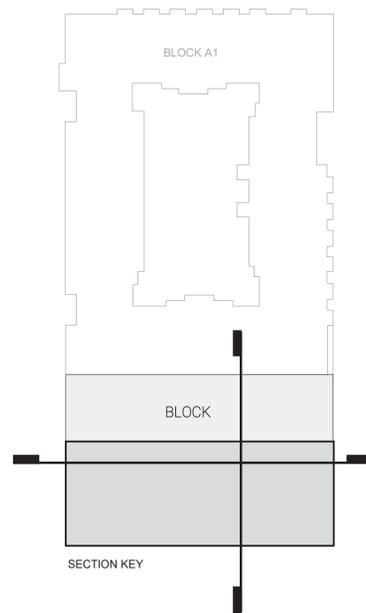
NUMBER:

A400



NOTE : BUILDING STRUCTURE DEPICTED IN GRAY IS NOT IN CONTRACT AND PART OF BLOCK A-1 INCLUDING ALL GARAGE LEVELS

1" = 20'-0" **2** BUILDING SECTION
 NORTH/SOUTH



NOTE : BUILDING STRUCTURE DEPICTED IN GRAY IS NOT IN CONTRACT AND PART OF BLOCK A-1 INCLUDING ALL GARAGE LEVELS

1" = 20'-0" **1** BUILDING SECTION
 EAST/WEST

APPROVED	
SPECIAL USE PERMIT NO. _____	
DEPARTMENT OF PLANNING & ZONING	
DIRECTOR _____	DATE _____
DEPARTMENT OF TRANSPORTATION & ENVIRONMENTAL SERVICES	
SITE PLAN NO. _____	
DIRECTOR _____	DATE _____
CHAIRMAN, PLANNING COMMISSION _____	
DATE RECORDED _____	
INSTRUMENT NO. _____	DEED BOOK NO. _____
PAGE NO. _____	