

DOCKET ITEM #5
Special Use Permit #2021-00061
2412 and 2514 Richmond Highway and 2500 Oakville Street

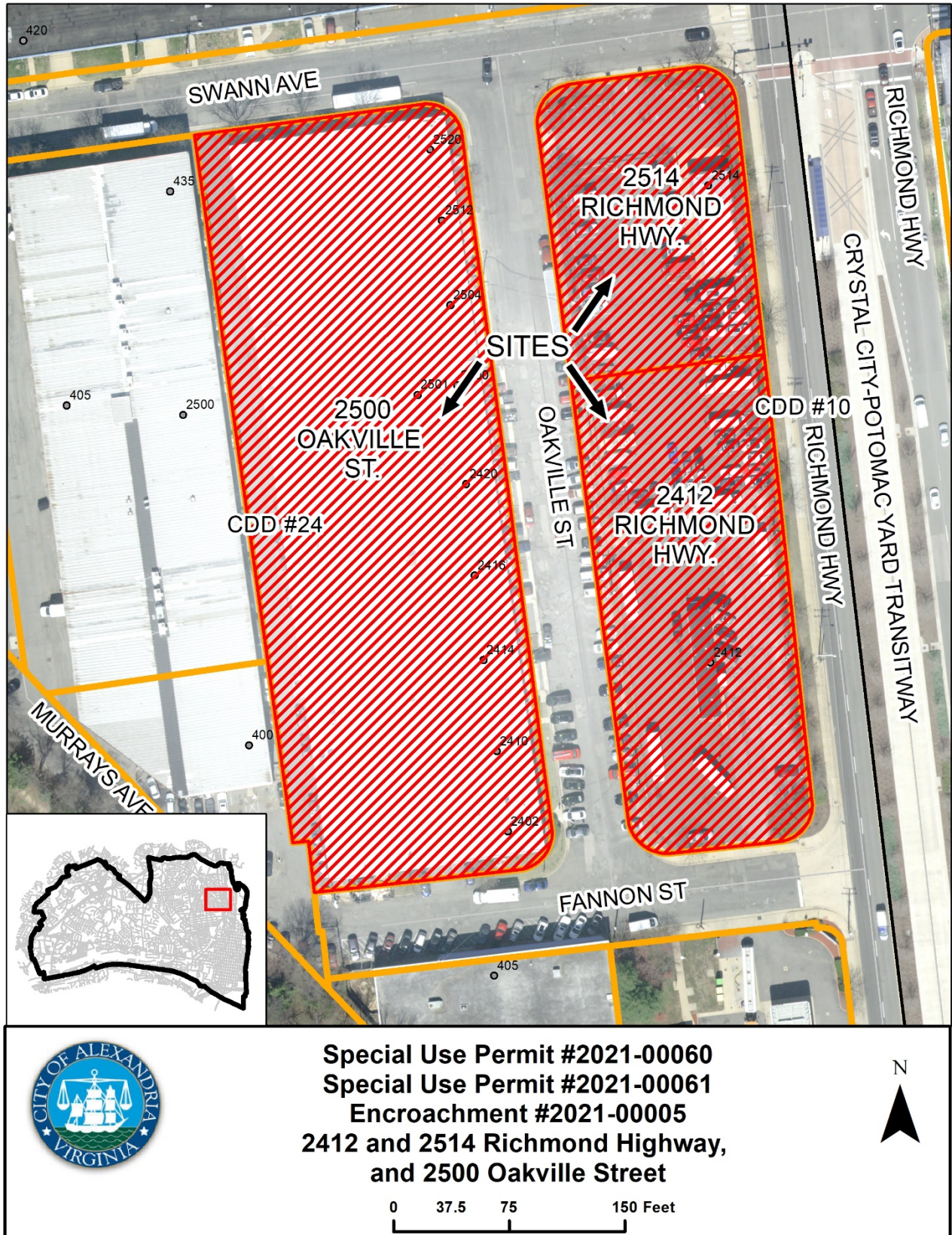
CONSENT AGENDA ITEM

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 a waiver of sign requirements per Section 9-103(D) 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



PROJECT LOCATION MAP

I. DISCUSSION

The applicant, Inova Health Care Services, requests special use permit approval for a waiver of sign requirements per Section 9-103(D) to allow:

- The installation of one (1) sign above the roof line; and
- To increase the permitted height and area of one (1) monument sign and permit overnight illumination;

as part of the overall wayfinding and signage for the future Inova Healthplex being constructed within the Oakville Triangle area.

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 be 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 one- to two-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

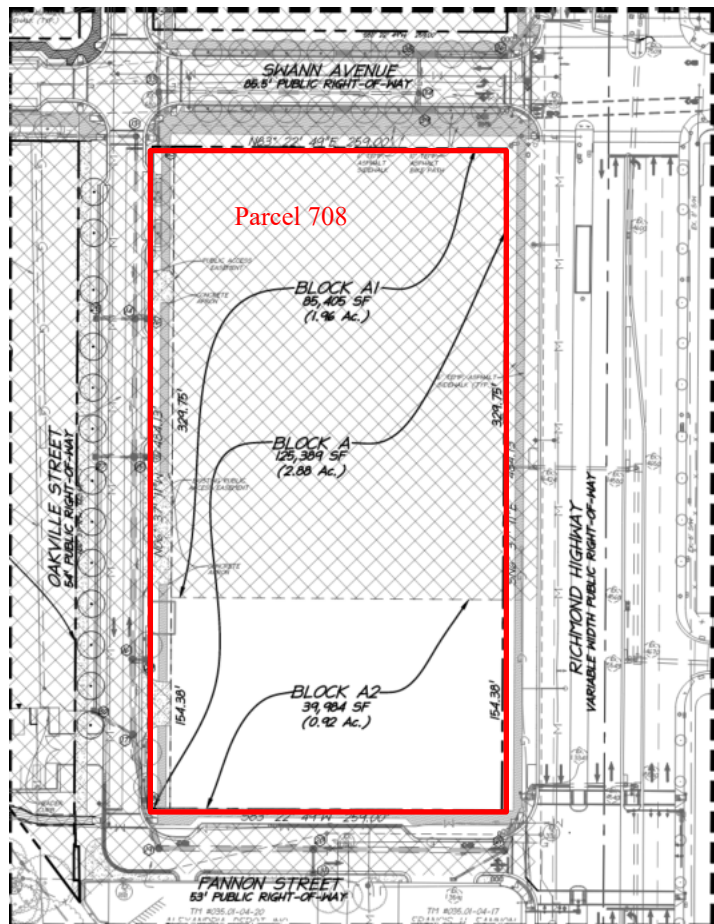


Figure 1: Parcel 708, known as Block A in the Oakville Triangle Small Area Plan. Portion A1 in the north, shown with the crosshatch. Portion A2 in the south.

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.

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 and 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 which would be built upon the parking garage podium of DSUP #2020-10028 (A1 Building). A special use permit to allow an illuminated sign above 35 feet, per Section 9-104(B)(10) of the Zoning Ordinance was approved as part of DSUP #2020-10028, however as the illuminated sign was proposed to be installed above the roofline and the applicant was condition to seek a waiver to allow the installation.

PROPOSAL

The Special Use Permit sign waiver request from Inova Health Care Services is a continuation of their previous site approvals to allow a medical facility use within CDD #24 and the previous Development Special Use Permit to construct a new, state of the art, Healthplex. If approved, this waiver would permit additional signage to provide sitewide wayfinding for emergency vehicles, vehicles, and pedestrians. Through the sign waiver, the applicant seeks to modify the permitted locations, area, height, and illumination of two signs. One sign would be located over the roofline, and another 24-hour illuminated monument sign would exceed the Zoning Ordinance size requirements as it would measure 33 square feet with a maximum height of 9'-3" (Figures 2 and 3).

As permitted per Section 9-103(D), the applicant seeks a waiver for the following sign conditions, as prescribed by the City's Zoning Ordinance:

- The applicant seeks a waiver to section 9-104(C)(2) of the Zoning Ordinance which prohibits the installation of roof signs, defined by section 9-100(jj) of the Zoning Ordinance as, any sign, “affixed to a building...which extends in whole or in part, above the roof line” to allow the installation of a sign above the roofline of the building. (Figure 2)



Figure 2: Rendering of proposed roof sign.

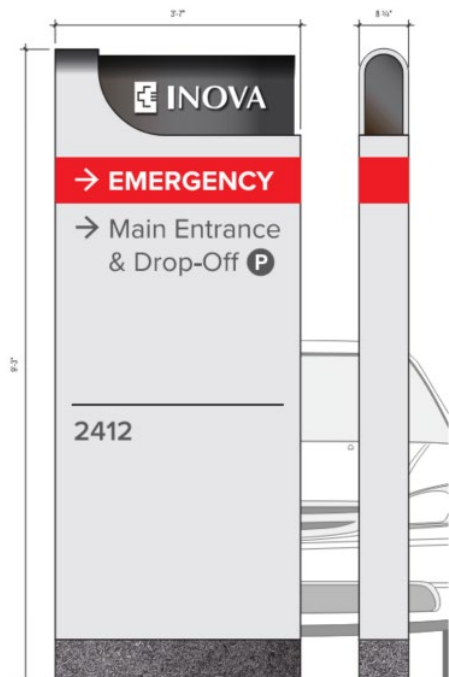


Figure 3: Proposed monument sign with overnight illumination.

- The applicant seeks a waiver to section 9-202(a)(iii) of the Zoning Ordinance to permit a permanent sign of 33 square feet with a maximum height of 9'-3"; this exceeds the Zoning Ordinance's prescribed maximum of 24 square feet and prescribed maximum height of six feet for non-residential uses per Section 9-202.A.iii.9.a and Section 9-202.A.iii.9.b, respectively, for CDD Zones. (Figure 3)

The application is for signage which deviates from signage permitted per the CDD zone and Section 9 of the Zoning Ordinance. Additional signage, consistent with what is permitted through the Zoning Ordinance and the City's approved wayfinding signage may be considered under separate sign permits or a coordinated sign plan special use permit in Oakville Triangle.

The applicant has submitted an encroachment request (ENC #2021-0005) to install two free standing signs within the public rights-of-way along Fannon Street, which City Council also considers in September 2021. The encroachments apply to one by-right sign and to the monument sign proposed in this staff report.

ZONING/MASTER PLAN DESIGNATION

The applicant seeks a waiver to section 9-104(C)(2) of the Zoning Ordinance which prohibits the installation of roof signs, defined by section 9-100(jj) of the Zoning Ordinance. (Figure 2)

The applicant seeks a waiver to section 9-202(a)(iii) of the Zoning Ordinance to permit a permanent sign exceeding the requirements per Section 9-202.A.iii.9.a and Section 9-202.A.iii.9.b, respectively, for CDD Zones. (Figure 3)

Development Special Use Permit #2020-10031 conditions of approval regulate signage for the Healthplex, including requirements for the quality and design of signs, location of potential signage on the building, and requirements for future sign permits. The DSUP conditions, and the Zoning Ordinance, require the applicant to seek a waiver to install a sign above the roofline and to seek an encroachment for the proposed monument sign due to its proposed location in the right-of-way.

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. The Corridor Vision Plan and Urban Design Standards and Guidelines encourage creative, unique, and high-quality designs for signage that are integrated into the character of the neighborhood and overall building design.

II. STAFF ANALYSIS

Staff supports the applicant's request for the sign waivers per Section 9-103(D) to allow:

- The installation of one (1) sign above the roof line; and
- To increase the permitted area of a monument sign with overnight illumination.

Section 9-103(D) indicates that a waiver of sign requirements can be obtained based on evaluation of the following criteria:

- a. **The proposed signage has an exceptional design or approach that cannot be accomplished within the existing regulations.**
- b. **The proposed signage will not have an adverse impact on the nearby neighborhood.**
- c. **The signs comply with the applicable standards for approval of a special use permit set forth in Section 11-504 of the Zoning Ordinance.**

The Installation of Signage Above the Roof Line:

The unique design of the A2 building is that of a four-story building with a roof level that is screened by the vertical continuation of the exterior glass façade, so that the building appears as a five-story structure. The placement of the proposed sign, along the Route One building façade, is visually consistent with signage installed on a typical fifth story. However, in this instance, a portion of the sign would be installed above the roofline, requiring the applicant to seek a waiver from section 9-104(C)(2) of the Zoning Ordinance which prohibits the installation of roof signs. Under the existing regulations, the applicant would not be able to install the proposed signage in a location typical to the scale of the structure.

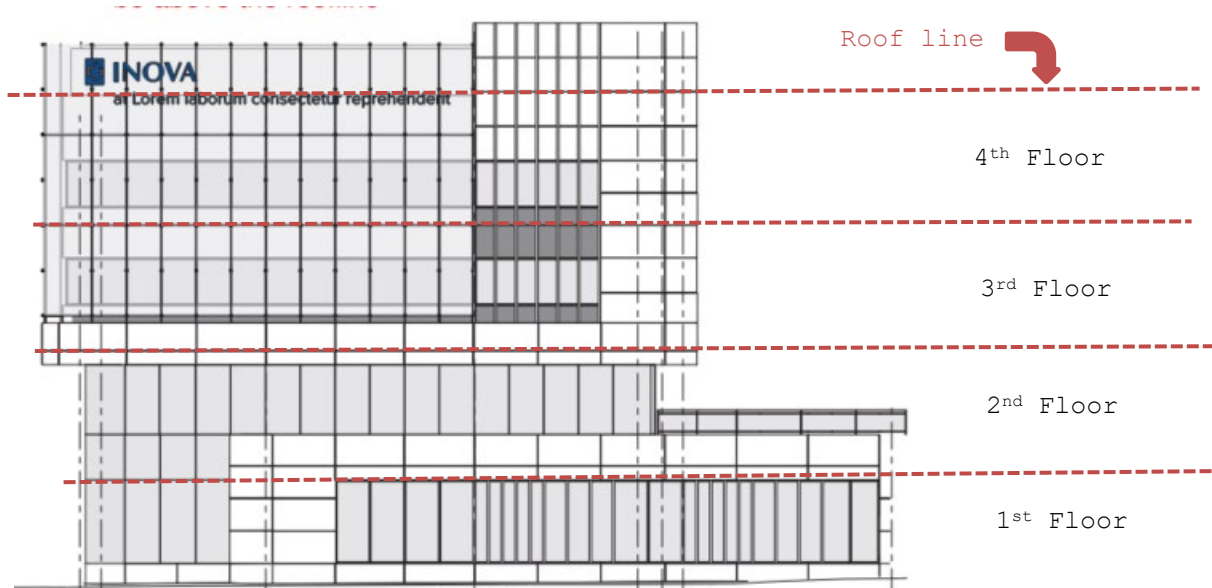


Figure 4: Elevation of the Healthplex showing the relative location of the building floors, roofline, and proposed roof sign.

The proposed signage would be wall mounted and will be separated from existing multi-family residential and townhomes by Richmond Highway; as the signage will not be illuminated between 10:30 p.m. and 6:00 a.m., staff does not find an adverse impact on the nearby neighborhood.

Staff has reviewed Section 11-504 of the Zoning Ordinance and finds the sign proposal is consistent with the considerations on review enumerated in the Zoning Ordinance.

The overall design of the sign is consistent with the Corridor Vision Plan and Urban Design Standards and Guidelines which encourages individual tenants to develop unique signage of high-quality materials. The request is consistent with DSUP Conditions of approval for the A2 Inova Healthplex building which required the applicant to seek a waiver of approval for signage which would be installed above the roofline.

To Increase the Size of a Monument Sign:

The applicant seeks additional height and sign area for a monument sign to be installed at the northwest corner of the intersection of Richmond Highway and Fannon Street, at the corner of the proposed Healthplex structure. Other building identification signage will be installed along the building face, parallel to Richmond Highway, and this monument sign will be the only signage perpendicular to the building to face vehicular and pedestrian traffic along Richmond Highway. As the Healthplex will be a community-serving destination, with medical services and an emergency room, quick and easy identification of the building and its uses will be important. Staff supports the design of the monument sign to permit the additional height and sign area to ensure the monument sign is visible from Richmond Highway.

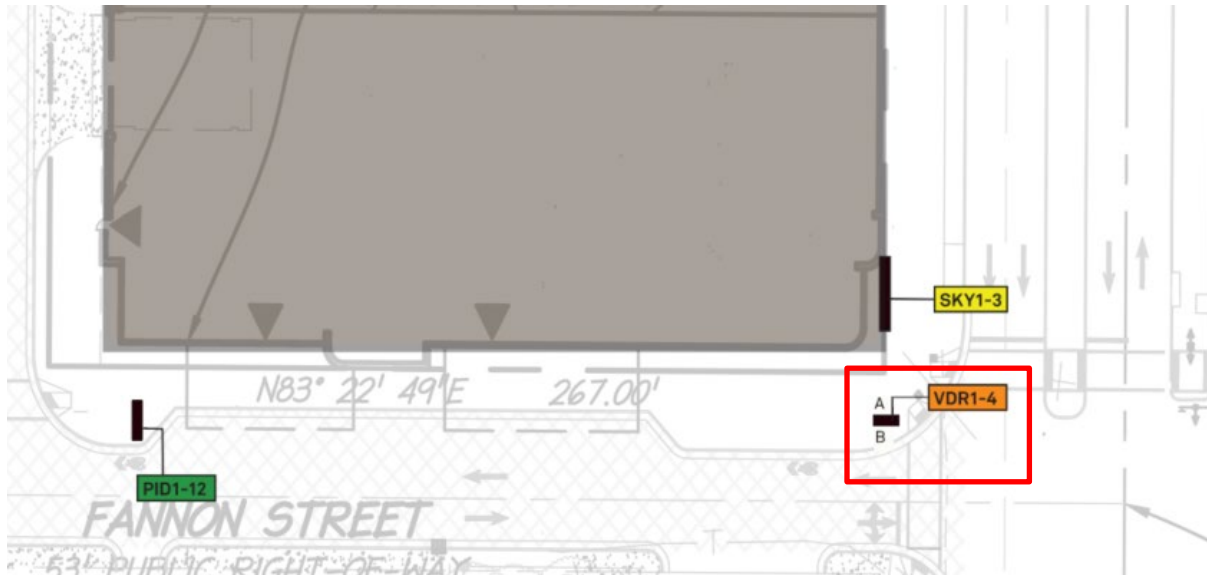


Figure 4: Site plan, indicating the proposed location of the monument sign, identified with the red box.

The sign design proposes internally illuminated lettering and to illuminate the sign from dawn to dusk to ensure the sign is visible as Emergency Department signage. Although Section 9-105 A.2, prohibits illuminated signs facing and in close proximity to residential zones between 10:30 p.m. and 6:30 a.m., the proposed sign is located within CDD #24, a mixed-use zone, and will face zone CDD #10, across Richmond Highway, another mixed-use zone. The illuminated faces of the sign will face Richmond Highway and the narrow, non-illuminated end of the sign will face the multi-family and townhomes across Richmond Highway, as such, staff does not find the increased size and overnight illumination of the monument sign will create an adverse impact on the neighborhood. Staff believes the increased height and overnight illumination will ensure that pedestrians, emergency vehicles and vehicular traffic and more easily identify the location of the Healthplex and safely access the site.

Staff has reviewed Section 11-504 of the Zoning Ordinance and finds the proposed sign is consistent with the considerations on review enumerated in the Zoning Ordinance. The increased sign height and overnight illumination will facilitate wayfinding and improve the safety of the motoring public and pedestrians using the facility. Due to the placement of the sign, the applicant has ensured there is limited impact of the overnight lighting. The location and placement of the sign have been reviewed by staff and the proposed location is outside of the vision clearance triangle at the intersection of Fannon Street and Richmond Highway. The location will not create a traffic hazard or impede existing utilities or easements.

Condition #5 has been included as staff recommended and the applicant agreed to exclude the proposed parking signs, seen on pages two and seven and referred to as “PID1” in the associated Sign Plan Document, submitted with the SUP waiver. Instead of using individually designed signs in the right-of-way, which would require a separate encroachment, the applicant has opted to use the established City wayfinding parking signs. The applicant will coordinate with City staff through the Final Site Plan for DSUP #2020-10031 to indicate locations for the proposed parking

signs to be affixed to city lamp posts. The signs will provide wayfinding for visitors, employees and patients visiting the Healthplex.

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 design, size and approximate location of signage shall be consistent with the Sign Plan Document included in the application submission, dated July 1, 2021, and as amended per conditions. (P&Z)
3. Applicant shall be responsible to repairs to the adjacent city right-of-way if damaged during sign installation. (TE&S)
4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)
5. Within 90 days of City Council approval (by December 19, 2021), provide the following revisions to the Sign Plan Document, SUP #2021-00061:
 - a. Update sheet 2 to remove signs, “PID1-12” and “PID1-14” as the applicant will utilize the City’s established wayfinding signage for parking. (P&Z)
 - b. Remove sheet 7, “PID1” from the document. (P&Z)

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

Staff Note: In accordance with section 11-5062(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

- R-1 Applicant shall be responsible to repairs to the adjacent city right-of-way if damaged during sign installation. (TE&S)
- R-2 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on all plans submitted for approvals. (T&ES)

Fire Department:

No comments or concerns.

Police Department:

No comments received.

Parks and Recreation:

No comments.

Code Administration:

No comments.



APPLICATION

SPECIAL USE PERMIT

SPECIAL USE PERMIT # SUP2021-00061

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: Waiver of sign requirements by SUP per section 9-103 (D) for a (1) sign above the roof line,

and (2) a monument sign larger than otherwise permitted.

- ☒ 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

MCPuskar

Signature

8/01/2021

Date

703-528-4700

Telephone #

703-525-3197

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-provit corporation.

Inova Heath 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 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. 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

Date

BRE/DP Alexandria Property Owner LLC
By Jeffrey Yamashiroya

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 waiver of sign requirements by Special Use Permit ("SUP") per section 9-103(D) of the Zoning Ordinance. This request is associated with the Oakville Triangle Block A2 redevelopment, which 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. As part of the redevelopment, and in accordance with Condition 115 of DSUP #2020-10031, the Applicant will submit a Coordinated Sign Plan ("CSP") which coordinates the location, scale, massing and character of proposed sign with the Final Site Plan. Within the CSP, the monument sign on the corner of Fannon Street and Route 1 requires a waiver of size and placement regulations in Section 9-202(A)(iii)(5), and the illuminated skyline sign requires a waiver of the placement standards in Sections 9-104(B)(10) and 9-104(C)(2).

The proposed signage meets the criteria set forth in Sections 9-103(D) and 9-104(B)(10) of the Zoning Ordinance. The nature of the emergency healthcare facility and importance of providing clear wayfinding information to drivers and pedestrians necessitate a larger monument sign close to the street near the emergency drop-off and main entrance areas. The placement of the skyline sign on the parapet of the building meets the intent of Article IX of the Zoning Ordinance because, while the sign extends over the roof line it, is attached to the parapet and does not extend beyond the highest point of the building. The skyline sign is located on the Route 1 building frontage and will increase the visibility of the new healthcare facility. This sign is appropriate in scale, design, and color and is compatible with the building's design.

The proposed monument sign and skyline sign may not be accomplished with the existing sign regulations and thus require a waiver of those regulations. Additionally, the proposed signage will not have an impact on the nearby neighborhood and comply with the applicable standards for a SUP approval per Section 11-504.

Note that an encroachment is also required for the proposed monument sign and that an encroachment application has been submitted.

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: waiver of sign requirements by SUP per Section 9-103 (D)

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.

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

- 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

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

- 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



APPLICATION - SUPPLEMENTAL

SIGNS

1. How many signs exist on the property?

None.
2. Please provide the size of each existing sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

N/A, there are no existing signs.
3. Provide the length of frontage for every street that the subject property touches.

Fannon Street: 243'; Oakville Street: 154' - 1.5"; Route 1: 154' - 3.5"
4. How many businesses are located on the property?

One
5. How many signs are proposed?

Two signs as shown on the enclosed plans.
6. Provide the size of each proposed sign(s), including, length, width and square footage of the sign face, and the height of the sign above grade.

Please see the enclosed plans.
7. How will the sign(s) be illuminated?

Internally illuminated channel letters or "halo" lit letters shown in the enclosed plans.

- ☒ Attach a sign image drawn to scale of the sign you propose. Include color and placement on the building or site.

Special Use Permit for Signage

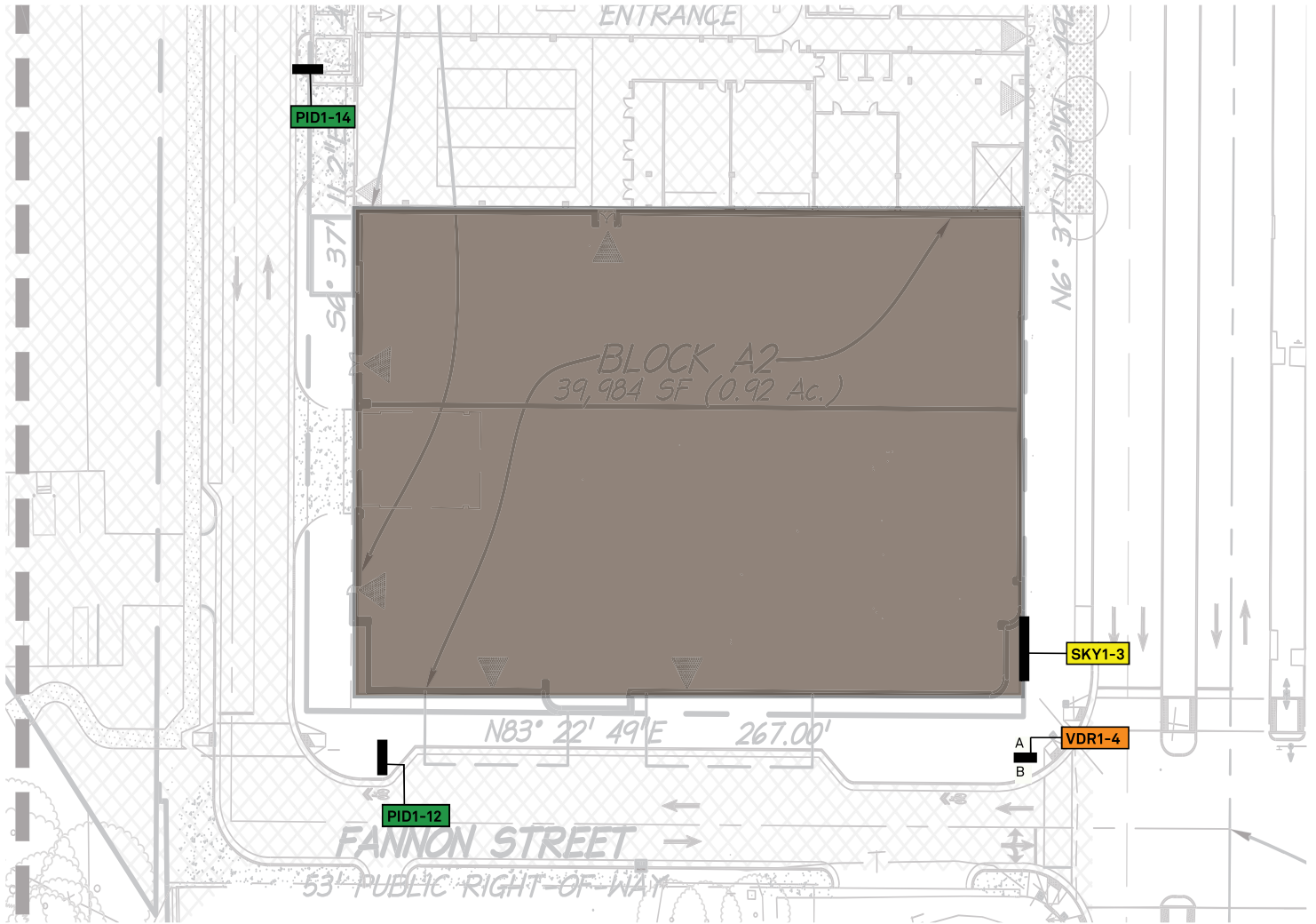
Inova Oakville Potomac Yard

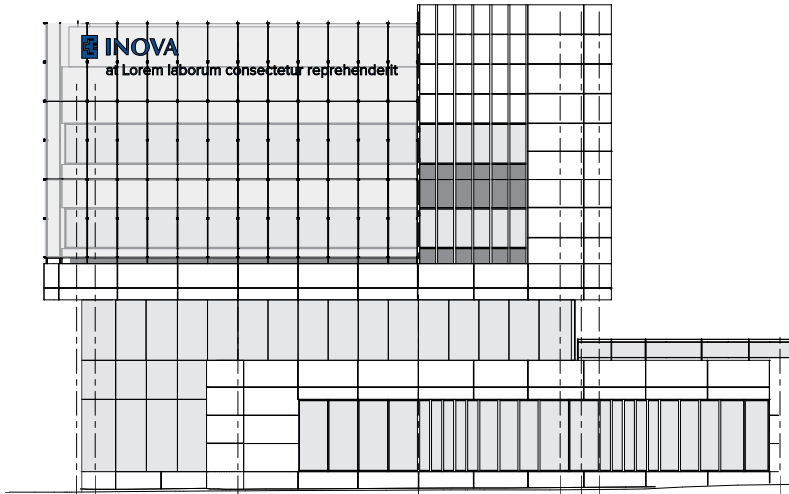
Project #: 120031

Issue Date: 7/1/21

Exit Design

725 N 4th Street
Philadelphia, PA 19123
215.561.1950
info@exploreexit.com





SKY1

A building mounted sign, located near the building roof line is proposed to identify the Inova Oakville at Potomac Yard facility along the vehicular approach from the Route 1 corridor.

Visibility and sight-line studies have been conducted to ensure appropriate placement and sizing for visibility within the city requirements.

This sign is a Channel letter internally illuminated with LED light source. This sign is proposed in accordance with the Oakville A2 Building Conditions.

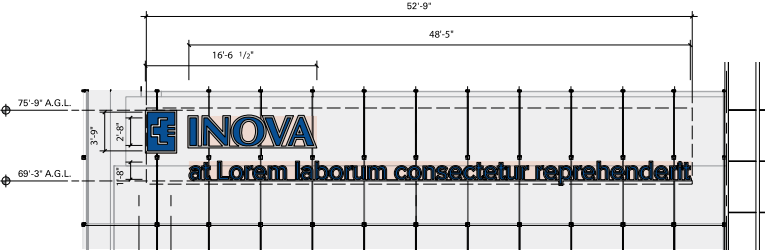
Permissible

- Limited to Route 1 Facade.
- Not to exceed 150 sqft.
- Internal Illumination and/or halo illumination with waiver application.
- Signs facing residential areas cannot be illuminated between 10:30pm and 6:00am.

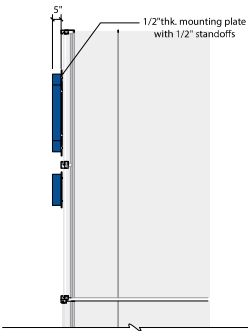
Design Specifications

- 142 sqft.
- Internally illuminated LED Channel Letters
- Face of letters sit 5-inches proud of building facade
- Signs to be illuminated between 10:30pm and 6:00am.
- Top of sign sits at 75'-9" above grade (average)
- Bottom of sign sits at 69'-3" above grade (average)

SKY1



1 SKY1 Front Elevation: 142 sq ft
Scale: NTS



2 Side View
Scale: NTS



SKY1 Sign (Day)



SKY1 Sign (Night)

Precedent Images





VDR1

Ground mounted site identification that supports decision making and provides direction to the main entry points of the facility. This sign is positioned at the corner of Route 1 and Fannon Street, intended to guide traffic onto Fannon Street to access the facility's main and emergency entrances.

Placement studies have been conducted to ensure appropriate placement within the constraints of the site and sizing for visibility within the city requirements.

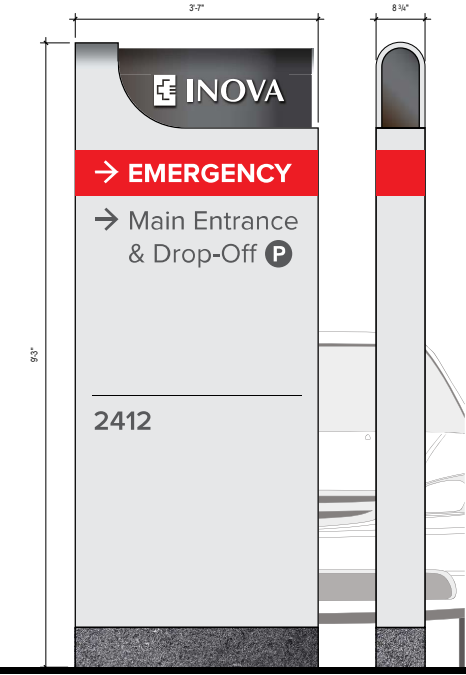
Permissible

- 4-foot wide x 6-foot tall sign (24 sqft.)
- Sign cannot exceed 6-feet
- An encroachment has been filed for signs placement

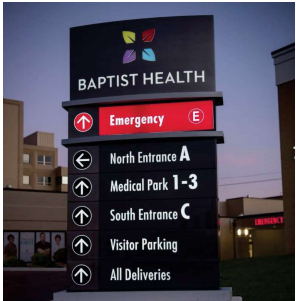
Design Specifications

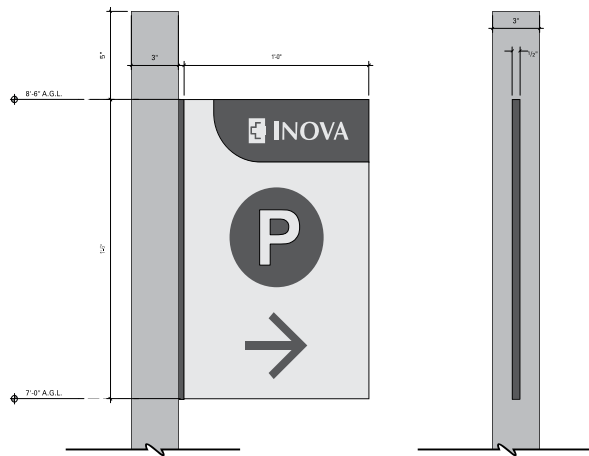
- 3'-7"wide x 9'-3" tall sign (33 sqft.)
- Halo-lit logo
- Internally illuminated lettering
- Sign to be illuminated between from dusk to dawn to meet signage requirements for Emergency Department signage and to create consistent visibility across all messaging.

VDR1



Precedent Images





① PID1 Front Elevation: 1 1/2 sq ft
Scale: 3/4"=1'-0"

PID1

Directional flag signage located between the patient drop off area and stop sign at the corner of Oakville and Fannon Streets to connect drivers to the parking available for the facility.

This sign is proposed in accordance with the Oakville A2 Building Conditions. An encroachment has been filed for the placement of PID1-12.

Design Specifications

- 1 1/2 sqft.
- Directional Flag Signage
- Top of sign sits at 8'-6" above grade
- Bottom of sign sits at 7'-0" above grade
- Overall height of light pole: 14'-0"

Benchmarks

