

Veterans Health Care Facility Update

November 21, 2017

CUP and Proffer Amendments

- Staff received the amendment applications in late September and worked with the applicant
- A final version of the amendments was sent to staff on November 8, 2017
- Staff has prepared charts showing the difference between the existing Proffers and CUP and the requested changes. (Attached)
- This information was provided via email to the full Board on November 9th and included on the Planning Commission meeting agenda on November 15th
- A joint public hearing with the Planning Commission is scheduled for December 19, 2017 at the regularly scheduled BOS meeting to consider the proposed changes.

Site and Building Plan Submissions

- The site plan was submitted November 3, 2017.
- The 1st review comments were completed on November 13th
- A Technical Review Committee meeting was held on November 15th to go over the review comments with the owner and engineer
- Expect the second submission to come in soon.
- The plat vacation application has not been submitted yet but the engineer is aware that needs to be submitted as soon as possible
- The Building plans have not yet been submitted.

Tax Exempt Designation and Service Charge Agreement (PILOT)

- Medicorps Properties Inc submitted an application for tax exemption by designation to the Commissioner of Revenue on September 29, 2017
- The Commission and County Attorney reviewed the application and found it met all of the requirements of Virginia Code Section 58.1-3651 and Stafford Code Section 23-14(a).
- The initial submission included a Service Charge of \$75,000 per year
- After negotiations, the Service Charge was modified to include a 2% escalation each year, with a final payment in year 30 having a value of \$133,188.35
- A request for authorization to hold a public hearing on December 19th for the tax exemption is included in the Consent Agenda of today's Board agenda

Stafford Hospital East Campus Family Health Center	
RC17152031; Reclassification	
Current Proffers	Proposed Proffers (9-29-17)
Proffer 1 - Concept Plan Requires the location of structures, travel ways and entrances to conform with the Concept Plan.	Conformance with the GDP is not required, apart from some specific elements referenced in later proffers. The property may be developed with any medical related uses
Proffer 2 - Transportation Improvements (East Campus Only) Part A: Requires Rt 630 ROW dedication.	Removed - this proffer has been satisfied
Part B: Requires ROW dedication and construction of the Route 630 site entrance, including turn lanes on Route 630.	Removed - this proffer has been satisfied
Part C: Requires construction of Hospital Center Blvd to a 4-lane divided public street.	Removed - this proffer has been satisfied
Part D: Rt 630/Hospital Center Blvd traffic signal Requires applicant to conduct a signal warrant analysis. -> Applicant required to construct the signal if warranted. -> If not warranted, the applicant would contribute up to \$160,000.	If CRA is awarded a contract for the CRA facility prior to 9-30-19, the applicant would contribute \$300,000. If CRA is not awarded a contract by 9-30-19 for the CRA facility, applicant would conduct a signal warrant analysis. -> Applicant required to construct the signal if warranted. -> If not warranted, the applicant would contribute up to \$160,000.
Part E: Requires construction of at least one FRED bus stop in the East Campus, including a standard bus shelter and bench.	Due to security requirements for the CRA facility, this bus stop will now be provided on the East Campus only if the contract is not awarded for the CRA facility.
Proffer 3 - Hospital Center Blvd (West Campus) Timing requirements for the construction of Hospital Center Blvd.	Removed - this proffer has been satisfied
Proffer 4 - Interparcel Access Requires the applicant to provide ROW for an interparcel access to parcel 39-62A (across Hospital Center Blvd at East Campus).	-> Requires one interparcel connection at the East Campus and one at the West Campus to adjacent properties to the south across Hospital Center Blvd. -> Requires dedication of an ingress/egress easement to allow for a future connection to county owned property to the north (current maintenance shop).
Proffer 5 - Lighting Requires lighting to be provided in accordance with ordinance, and to direct lighting away from residential properties and Courthouse Rd.	The original proffer language has been replaced with the original CUP condition #17 for lighting, which has more specific language.
Proffer 6 - Fire Protection Requires fire protection in all buildings	No changes

Current Proffers	Proposed Proffers (9-29-17)
<p>Proffer 7 - Architecture Listed façade materials that could be used for buildings on the East Campus. Requires that buildings facades be "broken up" for visual interest, and that roof lines be articulated and include screening for mechanical equipment.</p>	<p>-> Requires consistency with the original architectural renderings for the hospital building -> Requires consistency with the CRA facility renderings for the CRA building. -> Precast concrete would be allowed for the CRA facility only (based on federal requirements for facility construction), -> Façade/roofline variation and mechanical equipment screening would now apply to all buildings constructed on the property</p>
<p>Proffer 8 - Loading Areas and Dumpsters Requires loading area/dumpster to be located out of view from public roadways, or screened with architectural elements, decorative fencing, and/or landscaping.</p>	<p>No changes</p>
<p>Proffer 9 - Wetlands/Nature Preserve Prohibits development on areas identified as Wetlands/Nature Preserve on the Concept Plan, except for stormwater facilities, utilities, telecommunications, roads, and trails. Established general guidance to manage disturbance within these areas.</p>	<p>No changes</p>
<p>Proffer 10 - Water and Sanitary Sewer Requires that public sewer/water service be utilized. Allowed for a temporary sanitary sewer pump station.</p>	<p>No changes</p>
<p>Proffer 11 - Water Quality Monitoring Requires access for surface water quality monitoring in the vicinity of the stream.</p>	<p>No changes</p>
<p>Proffer 12 - Existing Gravesites Requires that gravesites be relocated when development of the property occurs, or to establish protection around the sites if not relocated.</p>	<p>Removed - this proffer has been satisfied</p>
<p>Proffer 13 - Phase II Archeological Surveys Requires applicant to conduct a Phase II archeological survey for two archeological sites.</p>	<p>Removed - this proffer has been satisfied</p>
<p>Proffer 14 - Existing Structures Requires applicant to grant permission to Stafford County Cemetary Committee to conduct surveys of existing structures on site prior to demolition.</p>	<p>No changes</p>
<p>Proffer 15 - Parking Structure Requires that the parking structure incorporate variation in facades and include materials compatible with associated buildings. Also required landscaping around the structure, and low intensity security lighting.</p>	<p>No changes, apart from including language from the original CUP condition #16 requiring Crime Prevention Through Environmental Design standards to be incorporated in the design.</p>
<p>Proffer 16 - Existing Vegetation Requires applicatnt to preserve existing vegetation along the southern boundary of the property and along the Rt 630 frontage to the greatest extent practicable. Required these areas to be supplemented with fast growing trees where additional plants are required per the DCSL.</p>	<p>No changes</p>

Current Proffers	Proposed Proffers (9-29-17)
<p>Proffer 17 - Water Tank Lot Reservation Requires applicant to provide a 1.6-acre site in the northeast corner of the property for a water tank, unless the county decides to construct the water tank at another location, or if a water tank is no longer planned in this location.</p>	<p>Removed - water tank is being constructed in another location.</p>
<p>Proffer 18 - Intensity Credit Allowed for intensity (FAR) credits for areas dedicated to the Board/County.</p>	<p>Removed - Allowed FAR in the B-2 zone is now higher, making this less of an issue.</p>
<p>Proffer 19 - Successors and Assigns</p>	<p>No changes</p>
	<p>New Proffer - Access Requires that access to the East Campus be limited to a single entrance on Hospital Center Blvd in the general location shown in the revised GDP.</p>
	<p>New Proffer - Drive-Through Facility Allows a drive-through facility on the East Campus if a contract for the CRA facility is awarded by September 30, 2019.</p>
	<p>New Proffer - Square Footage -> Medical clinic activities on the property will not exceed 270,000 square feet. -> Any development on the East Campus will not exceed 120,000 square feet.</p>
	<p>New Proffer - East Campus Building Height Buildings located on the East Campus will not exceed 4 stories.</p>
	<p>New Proffers - Medication Storage, Medical Clinic Surgeries, Deliveries, and Wastes These are original CUP conditions #19, 20, 21, and 22. They have been moved to the proffered conditions. No substantive changes have been made to the language.</p>
	<p>New Proffer - Sidewalk Connection Requires sidewalk connections between the existing sidewalk along Hospital Center Blvd and the East Campus development.</p>
	<p>New Proffer - Contract Award Notice Requires the applicant to promptly notify the County if the contract award for the CRA facility is approved or denied.</p>

Stafford Hospital East Campus Family Health Center	
CUP17152030; Conditional Use Permit (CUP)	
Current Conditions	Proposed Conditions
<p>Condition 1 - Establishes that the permit is for hospital and medical/dental clinic uses and provides for an exception to the maximum height allowed in a B-2 zoning district for the hospital.</p>	<p>Condition 1 - revised to remove medical/dental clinics as these uses no longer require a CUP; added that this CUP also permits an exception to the height requirements for a fence; updated tax map parcel numbers, identifying which are part of the East Campus and West Campus</p>
<p>Condition 2 - Establishes maximum height allowable for the hospital of ninety (90) feet, and wall-mounted lighting up to thirty-five (35) feet on the building.</p>	<p>Condition 3 - renumbered; added language to limit the hospital height exception to the West Campus Area and clarify that the existing wall mounted lighting requirement applies to the hospital building</p>
<p>Condition 3 - Requires development in general conformance with the GDP.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 4 - No more than 270,000 square feet shall be devoted to clinic activities.</p>	<p>Removed - medical and dental clinics no longer require CUP; condition is addressed in proffer statement</p>
<p>Condition 5 - Requires right-of-way dedication and reservation along Jefferson Davis Highway.</p>	<p>Removed - Condition satisfied</p>
<p>Condition 6 - Requires right-of-way dedication along Courthouse Road.</p>	<p>Removed - Condition satisfied</p>
<p>Condition 7 - Requires multiple transportation improvements related to Hospital Center Boulevard.</p>	<p>Removed - condition satisfied; traffic signal condition addressed in the proffer statement</p>
<p>Condition 8 - Requires realignment of Old Potomac Church Road.</p>	<p>Removed - Condition satisfied</p>
<p>Condition 9 - Requires installation of bus stop with shelter or canopy adjacent to the hospital.</p>	<p>Removed - Condition satisfied</p>
<p>Condition 10 - install an emergency traffic interruption device at the existing traffic signal at the Jefferson Davis Highway/Courthouse Road intersection if no additional turn lanes have been constructed by others.</p>	<p>Removed - Condition superseded</p>
<p>Condition 11 - Requires implementation of multi-modal transportation demand management strategies.</p>	<p>Condition #4 - renumbered; modified the recommended alternative means of vehicle access from Interstate Exit 136 to reconstructed Interstate exit 140</p>
<p>Condition 12 - Requires two interparcel access points be provided to the abutting properties along the southern property boundary</p>	<p>Removed - duplicate condition included in the proffer statement</p>

Current Conditions	Proposed Conditions
<p>Condition 13 - Requires the applicant to prepare and submit a vegetation restoration plan if a temporary pump station is constructed with the Resource Protection Area, and replant in accordance with such plan.</p>	<p>Condition #5 - renumbered; no language change.</p>
<p>Condition 14 - Requires installation of fire protection sprinklers in all buildings.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 15 - Architectural design requirements for the hospital and other buildings.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 16 - Design requirements for parking structures.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 17 - Requires lighting be designed and constructed to minimize off-site light trespass.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 18 - Establishes heliport design and use standards.</p>	<p>Condition #6 - renumbered; no language change.</p>
<p>Condition 19 - Standards for the storage of medications in medical clinics.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 20 - Standards for the storage and disposal of infectious or medical wastes or hazardous materials.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 21 - Standards regarding minor surgeries in medical clinics.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 22 - Prohibits deliveries on-site to any buildings other than the hospital before 7:00 A.M. or after 9:00 P.M.</p>	<p>Removed - duplicate condition included in the proffer statement</p>
<p>Condition 23 - Requires the day care center be designed to primarily serve employees of the hospital and other uses located on the property.</p>	<p>Condition #7 - renumbered; clarifies that this condition applies to the day care proposed on the West Campus.</p>
<p>Condition 24 - Prohibits commercial apartments on the site.</p>	<p>Removed - commercial apartments are no longer a permitted use in the B-2 zone</p>
<p>Condition 25 - Requires expiration of the CUP if within five (5) years of a final, non-appealable approval of a Certificate of Public Need for the hospital, no site plan has been submitted to the County.</p>	<p>Removed - no longer applicable; condition satisfied</p>
<p>Condition 26 - Allows for the CUP to be revoked or conditions modified for violations of the conditions or any applicable federal, state or local code.</p>	<p>Condition #2 - renumbered; no language change.</p>
<p>Condition 27 - Requires the organization of a Citizens Advisory Committee consisting of the immediate neighbors.</p>	<p>Removed - no longer applicable</p>

Current Conditions	Proposed Conditions
	New Condition #8 - Permits the security fencing to exceed the maximum height requirements in the East Campus, in the location generally shown on the GDP.
	New Condition #9 - Restrict the height of the security fence on the East Campus to 10 feet.
	New Condition #10 - Require the security fencing to be constructed of aluminum and will not be permitted to include barbed wire or razor wire or be electrified.
	New Condition #12 - Require the design of the security fencing to be in general conformance with the architectural illustratives included as Exhibit A.