

Virginia Hospital Center Expansion

Site Plan Amendment (SP #177)

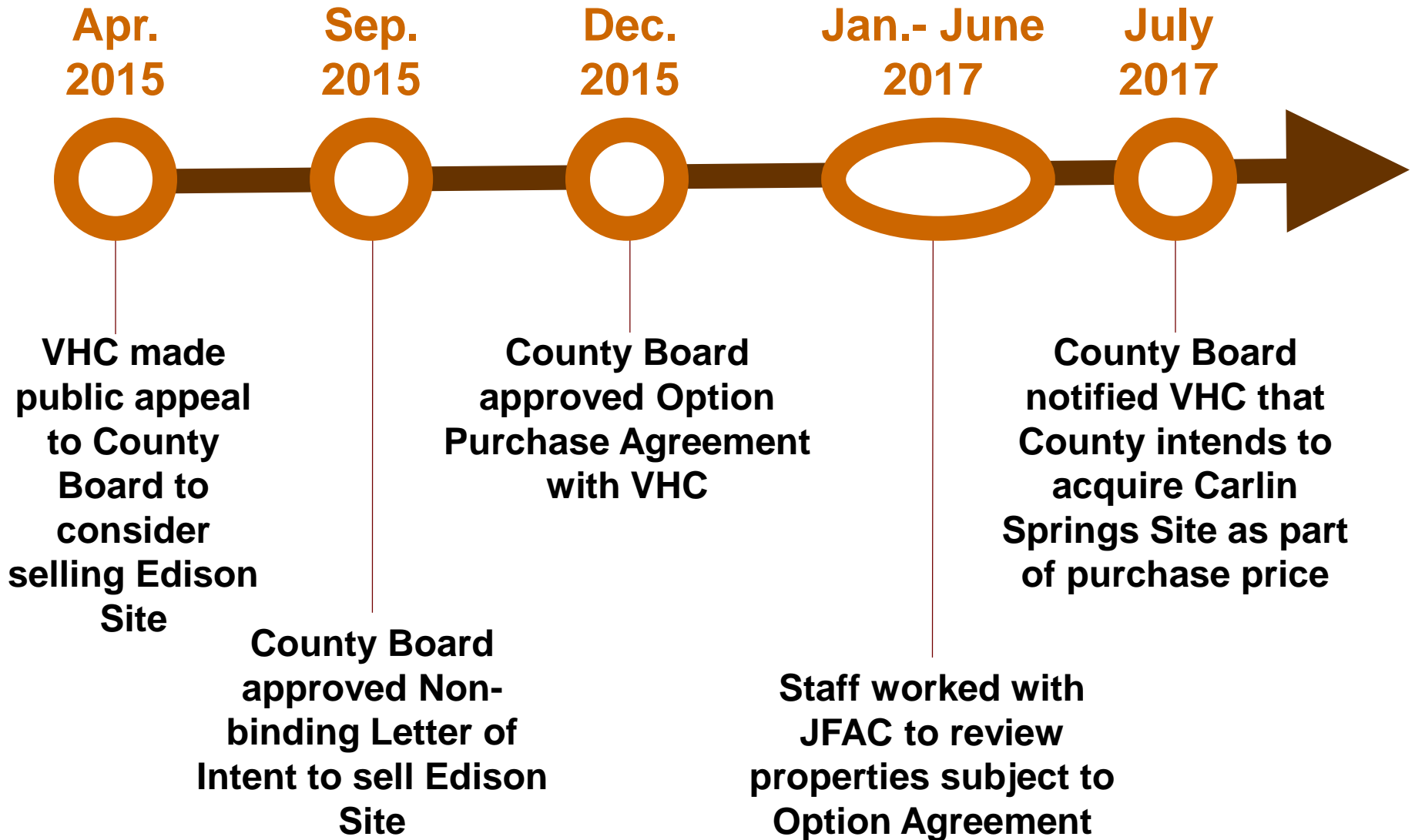
SPRC Meeting #4

Matt Ladd / Justin Falango

DCPHD, Planning Division

March 22, 2018

Option Agreement Timeline To Date



Land Purchase Agreement

- VHC must obtain all necessary County land use and state regulatory approvals for the hospital expansion before exercising the option to purchase
- VHC must elect to exercise Option between June 21, 2018 and December 21, 2019
- Deed covenant will be placed on Edison Site restricting use to hospital and uses accessory to hospital uses.
- If the County acquires the Carlin Springs Site, VHC agrees to relocate the existing urgent care facility to another location within south Arlington.

Land Purchase Agreement



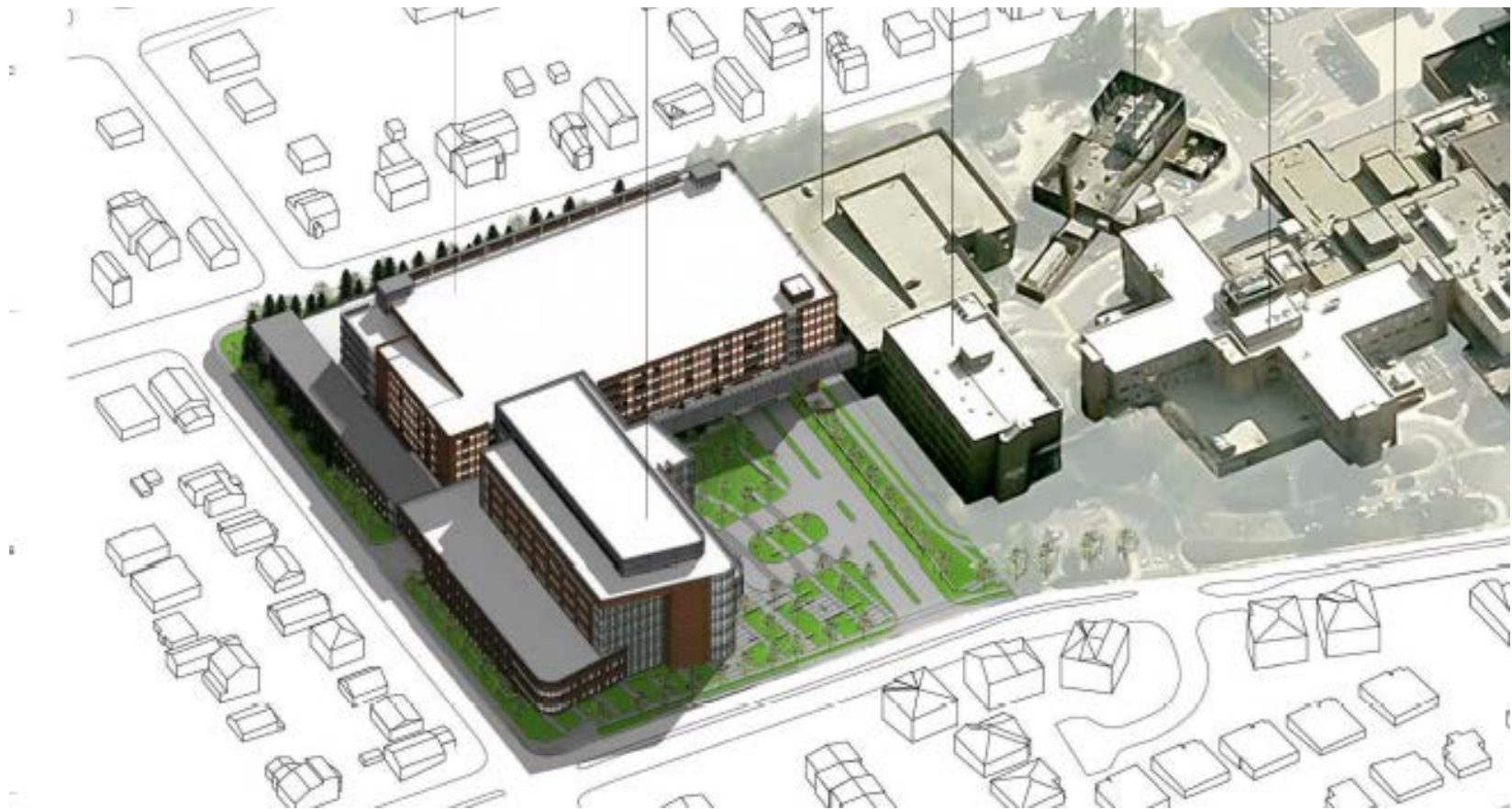
For more information:

www.arlingtonva.us

Search: VHC Land Purchase Agreement

What We've Heard

- Areas of Concern: Building Massing and Architecture



- Parking Garage:
 - Location at exterior corner of site – can it be more interior?
 - Setbacks: should be further from the street with more buffering, like the existing hospital buildings
 - Height
 - More than two levels underground
 - Larger footprint underground
 - Long façades – break up more, less like a wall
 - Build to adapt to other uses if less parking is needed

- Outpatient Pavilion:
 - Long façade on 19th Street
 - Setbacks: should be further from the street with more buffering, like the existing hospital buildings
 - Height of building



Areas of Concern

- Overall Site:
 - How does this proposal relate to future phases of hospital redevelopment?
 - Creating a superblock – can future phases of development break it up?
 - Want more green space at exterior of site vs. interior
 - Existing hospital loading/waste areas are not screened
 - Concern about lighting and noise (e.g. HVAC) impacts from buildings



Email: MLadd@arlingtonva.us

Leave a comment card at the sign-in table

All feedback received to date is posted on project page:
<https://projects.arlingtonva.us/projects/virginia-hospital-center-expansion/>

- “S-D” Zoning District Standards
 - Allows hospital and medical offices uses with Site Plan and Use Permit approval
 - Maximum height: 10 stories or 95 feet
 - Six guidelines for **hospitals and related facilities**
 - Two of the six guidelines relate to **building bulk and placement**

1. Building bulk and placement shall be concentrated to have least negative impact on surrounding neighborhoods
 - Taper height, bulk, and mass from center of site or area of concentrated density as shown on master plan
 - Set back building line at least as far as surrounding “R” or “RA”-zoned properties
 - At building line, meet height requirements for surrounding properties
 - Behind building line, increase height gradually to relate to surrounding properties

2. Encourage placing parking underground, where feasible
 - Above ground parking shall meet bulk, coverage, and placement requirements

- Proposed parking spaces in garage:
 - 75% above grade (1,573 sp.); 25% below (514 sp).
- Proportion of parking spaces above grade can be reduced by:
 - Placing more spaces underground
 - Reducing total number of spaces in garage
- Reducing spaces above grade allows for more massing flexibility to reduce visual impacts

- Suggested design strategies to reduce building impacts on surrounding neighborhoods:
 - **Set back** at ground level to the building line
 - **Taper height gradually** from the street edge to the site interior
 - Reduce the **total height** of the building
 - **Sculpt or soften** the building massing
 - **Articulation** to break up the façade
 - **Building materials** and **landscaping** (including on upper floors)

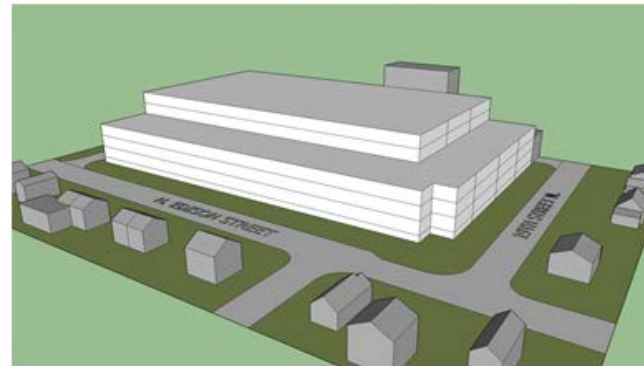
Food for Thought



as proposed



base one story
taller and
center one
story lower



base one story
taller and
center two
stories lower



entire garage
set back an
additional 60'
from Edison
Street

Discussion Questions

- How should the buildings relate to the surrounding neighborhoods?
- Should the design be more “contextual” or “inconspicuous”?
 - Consider for George Mason Drive, 19th Street, and Edison Street frontages

Discussion Questions

- Which design strategies would help the proposed buildings relate better to the neighborhood?
 - Setbacks
 - Height tapering
 - Height at the tallest point
 - Sculpting
 - Articulation
 - Building materials
 - Landscaping