

TYSONS STATION HOMEOWNERS ASSOCIATION

March 7, 2018

Supervisor Linda Smyth
Providence Community Center
3001 Vaden Drive
Fairfax, VA 22031

RE: Letter of Opposition, 2000 Gallows Road, Tysons Emergency Center

Dear Board of Supervisors – Providence District,

The Board of Directors (“Board”) of the Tysons Station Homeowners Association (“Association”) is writing to you to express its opposition to the Tysons Emergency Center (“Center”) proposed for Vienna, Virginia by the Reston Hospital Center (RHC). The Board is concerned with preserving the quality of life and property values of the Association’s members, as well as that of the greater Tyson’s Corner and Vienna community. It is our position that an emergency care facility in the proposed location would decrease the community’s quality of life while not providing additional, needed health care services for the following reasons.

Firstly, residents of the proposed service area already have access to half a dozen community hospital locations, countless medical office providers, as well as an existing INOVA Emergency Care Center in Falls Church, Virginia less than four miles from the proposed site. Moreover, residents already have access to approximately a dozen urgent care facilities within a four-mile radius of the proposed location. In addition, for most of the proposed service area, the proximity of existing hospital locations and urgent care facilities is both closer and more accessible than that of RHC’s proposed Center. We also understand that nearby Fairfax Hospital already has a planned expansion, which will satiate capacity issues as well. As such, the Board is concerned that the proposed Center would unnecessarily duplicate existing services while simultaneously burdening the neighboring community.

It is the Board’s position that the Center’s proposed location is inappropriate, as the areas in its direct vicinity are overwhelmingly residential. The opening of the Center would increase traffic in an already very congested area and disturb residents at all hours of the day and night due to ambulance transport, light emanating from the building, and sound generated by climate control machinery located on the building’s roof, among other things. These effects will substantially decrease property values of surrounding businesses and neighborhoods such as ours, as well as those of Madrillon Springs and Kidwell Townes, among others. In addition, we are concerned that the constant traffic disruptions caused by the Center, as well as of private citizens trying to speedily make their way to the Center in emergency situations, could potentially endanger the safety of pedestrians, bicyclists, and other motorists in the community.

Finally, we would like to address RHC’s submission of a Certificate of Public Need (VA Request #8268) to “Establish a Specialized Center for CT Imaging” in our community. If the Fairfax Board of Supervisors feels that a need exists for this type of facility in our area, our position would be to incorporate it into a nearby already existing medical facility, which will not negatively impact the property values and quality of life of so many Vienna community residents.

In closing, the proposed location for the Center is in a highly residential area which will disrupt residents’ quality of life due to constant siren noise, increased traffic and construction while providing health care services which are already available, in numerous facilities, within a few short miles of its location. As such, the Board of Directors of the Tysons Station Homeowners Association strongly opposes the approval of RHC’s re-zoning application which would permit the Center to be constructed in its proposed location.

Sincerely,

The Board of Directors of the
Tysons Station Homeowners Association

CC: Delegate Mark Keam, VA House District 35

CC: Commissioner Phillip Niedzielski-Eichner, Providence Planning Commission