



County of Fairfax, Virginia

February 1, 2006

STAFF REPORT

SPECIAL EXCEPTION APPLICATION SEA 84-C-076-08 and PCA 2000-SU-032-02

SULLY DISTRICT

APPLICANT: Inova Health Care Services

ZONING: C-3

PARCEL(S): 45-2((1)) 25L, 41A, and 45-2((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1

ACREAGE: 61.82 acres

FAR: 0.29

OPEN SPACE: 45% (27.8 acres)

PLAN MAP: Public Use, Governmental and Institutional

SE CATEGORY: Category 3

PROPOSAL: To amend PCA 2000-SU-032 and SE 84-C-076 previously approved for medical care facilities to permit plan and proffer amendments, building additions, and site modifications.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2000-SU-032-02 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 84-C-076-8 subject to the development conditions found in Appendix 2.

O:\jpapp0\PCA-SEA\PCA-SEA - Inova Health Care\PCA 2000-SU-032-2 AND SEA 84-C-076-8 Cover.doc

Department of Planning and Zoning

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
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www.fairfaxcounty.gov/dpz/

Staff recommends the approval of the reaffirmation of the modification of the transitional screening requirements and waiver of the barrier requirement to that shown on the Generalized Development Plan/Special Exception Amendment Plat as proffered

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATION

The applicant, Inova Health Care Services, is seeking to modify the accepted Generalized Development Plan (GDP) and proffers and the approved special exception (PCA 2000-SU-032 and SEA 84-C-076-7, respectively) that govern the development at the Fair Oaks Hospital site. The applicant proposes the following:

- To relocate the previously approved, but not yet constructed, medical office building (MOB3) from the north portion of the existing hospital to the west side of the hospital. MOB3 is identified as “Approved/Proposed Medical Office Building III” on the Generalized Development Plan Amendment/Special Exception Amendment (“GDPA/SEA”) Plat. This proposal is for a building with a footprint of approximately 22,500 square feet and four stories in height, with a maximum height of 60 feet. The proposed gross floor area for this building is 95,000 square feet, which is a 5,000 square foot increase to the building as approved;
- To construct a hospital addition to accommodate future expansion in the area on the northern side of the existing hospital, generally in the approved location of the MOB3. This addition would be four stories, with a maximum building height of 60 feet. The addition would contain 160,000 square feet of gross floor area with no additional beds;
- To add an addition to the western side of the existing hospital building to accommodate kitchen and dining area expansion. This addition would be two stories with a maximum height of 32 feet, and 22,000 square feet of gross floor area.
- To shift the approved, but not yet constructed, five-level parking garage northward. The garage would add 30 more spaces than previously approved for a total of 980 spaces;
- To continue to use the four temporary trailers located on the south side of the existing hospital building as hospital administrative functions until space can be made available for such services within the main hospital building;
- To incorporate other site modifications as necessary to provide for the improvements identified herein.

No changes are proposed to the points of access or to realigned Joseph Siewick Drive (approved with PCA 2000-SU-032), the existing buffers; the Sunrise assisted living facility; or the existing child care center for hospital employees. There are no waivers or modifications being requested with this application.

A reduced copy of the proposed combined Generalized Development Plan Amendment/Special Exception Amendment Plat (GDPA/SEA Plat) is included in the front of this report. The applicant’s draft proffers are included as Appendix 1. Proposed Development Conditions for SEA 84-C-076-8 are in Appendix 2. The applicant’s affidavit is Appendix 3 and the applicant’s statements regarding the application are included as

Appendix 4. The accepted proffers for PCA 2000-SU-032 are in Appendix 5. Appendix 6 contains a reduction of the governing proffered GDPA/SEA Plat. Appendix 7 contains the Clerk to the Board’s letter regarding the approval of SEA 85-C-076-7.

Medical care facilities are a Category 3 special exception use and are subject to the standards applicable thereto. The most relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 16.

LOCATION AND CHARACTER

The 61.82 acre site is located on the east side of Rugby Road, between West Ox Road and the Fairfax County Parkway. The site is developed with the INOVA Fair Oaks Hospital Campus, which includes the main hospital building, two medical office buildings, a Sunrise assisted living facility, and a child care center for hospital employees. Surface parking is provided throughout the site. A wooded buffer is provided along the eastern perimeter of the hospital campus and will not be affected by the proposed additional facilities.

Direction	Use	Zoning	Plan
North	Single Family Detached (Century Oaks)	PDH-3	2-3 du/ac
	Child Care Center (west side of Rugby Road)	PDH-3	2-3 du/ac
	Navy Elementary School	R-1	Public Use
South	Fairfax County Parkway	R-1	Institutional Use
	Place of Worship	R-1	
Southeast	Fair Woods Park	R-3, C-3	Public Park
	Single Family Detached (Fair Oaks Estates)	R-3	2-3 du/ac
East	Single Family Detached	R-3, R-1	2-3 du/ac
West	Residential-Single Family Detached (Fair Oaks Glen)	R-3	Residential 2-3 du/ac

BACKGROUND

- On July 23, 1979, the Board of Supervisors approved rezoning application **RZ 78-C-079**, consisting of approximately 187 acres of land which were rezoned to the R-3 District. The current hospital site and Tax Map Parcel 45-2 ((1)) 25K were included in the application property for RZ 78-C-079.
- On December 4, 1984, the Board of Supervisors approved **SE 84-C-076** to permit the development of a hospital on land zoned R-3. Subsequently, on November 18, 1985, the Board approved **RZ 85-C-091**, which rezoned 38.83 acres of the 46.33 acre hospital site to the C-3 District to permit the addition of a medical office building subject to proffers and

a proffered GDP. The remaining 7.5 acres were not included in the rezoning, since they were previously committed to be offered to the Park Authority for public park purposes pursuant to SE 84-C-076. Density credit has been retained for this dedication for application within the Fair Oaks Hospital campus. The allocation of density from this and other dedications is also recognized in the adopted Plan text that is applicable to this property. Concurrently with RZ 85-C-091, the Board approved an amendment to the approved special exception, SEA 84-C-076-1, to reflect the addition of a medical office building (MOB1).

- On September 29, 1986, the Board approved **PCA 85-C-091** and **SEA 84-C-076-2** to amend the Special Exception conditions and the proffers to change the phasing of required improvements to the West Ox Road/Ox Trail intersection so that the hospital could open prior to completion of these improvements.
- On January 28, 1991, the Board of Supervisors approved four concurrent applications: **SEA 84-C-076-3**, **RZ 87-C-042**, **PCA 85-C-091-2** and **PCA 78-C-079**. Special Exception Amendment SEA 84-C-076-3 was approved to permit the addition of a second medical office building (MOB2) and an expansion of the hospital building and associated parking. PCA 85-C-091-2 was approved to amend the previous proffers accepted pursuant to PCA 85-C-091-1 to reflect an increase of land area associated with concurrent application RZ 87-C-042, which rezoned 7.5 acres of land in the southern portion of the site to the C-3 District. Density credit for this additional 7.5 acres, to be dedicated to the Park Authority, was utilized to permit the addition of a second MOB and an expansion of the hospital. The proffers for PCA 85-C-091-2 and RZ 87-C-042 reserve density credit for all land area dedicated for public use, including the public park, in accordance with Sect. 2-308 of the Zoning Ordinance. PCA 78-C-079 was approved with the above applications to permit the proffered dedication of Parcel 25 to the Park Authority for public park purposes.
- On October 26, 1992, the Board approved **SE 92-Y-024** to permit a child care center for up to 150 children of hospital employees on 1.43 acres (Tax Map 45-2 ((2)) 51B1) zoned R-1. This property was not part of the hospital campus or zoning approvals at that time. Concurrent with this special exception, the Board also approved **PCA 85-C-091-3** and **SEA 84-C-076-4** to permit the addition of a canopy over the front entrance of the hospital, the addition of covered walkways linking several buildings in the hospital campus, the addition of parking for the child care center on the adjacent hospital property and the deletion of land area from the previous proffered condition and special exception amendment applications to reflect the severing of 7.5 acres of land associated with the previous dedication to the Fairfax County Park Authority.
- On August 5, 1994, the Board approved an amendment to **SE 92-Y-024** for the hospital employee child care center to revise Condition #7 so that enrollment could be open to children of employees and physicians of all facilities owned by Inova Health Care Services, not just the employees and physicians of Fair Oaks Hospital. There were no other changes to the previously approved SE Plat or development conditions.

- On July 12, 1999, the Board approved **RZ 1999-SU-067**, **PCA 85-C-091-4** and **SEA 84-C-076-5** to rezone 25.61 acres to the C-3 District and to add that land to the Fair Oak Hospital Campus. This approval included the construction of an assisted living facility with a maximum of 112 residents and two additional medical office buildings for the campus. The assisted living facility is under construction; the office buildings have not been constructed. The approval also permitted site modifications with regard to parking and stormwater management necessitated by the proposed assisted living facility, medical office buildings and the expanded land area. With the rezoning of the child care center site to the C-3 District, SE 92-Y-024 was superseded because the child care center is a permitted use in the C-3 District. The proffers for PCA 85-C-091-4 include the proffers from PCA 85-C-091-2 by reference.
- On December 11, 2000, the Board approved **RZ 2000-SU-032** and **SEA 84-C-076-6**, which superseded all previous cases. The rezoning consolidated the two previously approved rezoning cases; the SEA allowed the replacement of two previously approved (but not constructed) medical office buildings (MOB 3 and 4) with an addition to the main hospital building and a single MOB (new MOB 3). In addition, modifications to the parking areas, equipment buildings, and a re-alignment of Joseph Siewick Drive were approved. The addition to the main hospital building is currently under construction; MOB 3 has not been constructed.
- On December 9, 2002, the Board approved **SEA 84-C-076-7** and **PCA 2000-SU-032** to permit the expansion of the existing hospital with additional two stories on top of the main hospital expansion, and a modification to the previously approved MOB 3 to increase its GFA by 30,000 square feet. In addition, 950 parking spaces were added in a garage (but not constructed) and another 100 surface spaces were approved. Also, a 6,520 square foot, one story oncology addition to the main hospital was also included in this application. (See Appendices 5-7)

COMPREHENSIVE PLAN PROVISIONS (Appendix 12)

Plan Area:	III
Planning District:	Upper Potomac Planning District
Planning Sector:	Lee-Jackson Community Planning Sector (UP8)
Plan Map:	Public Use, Governmental and Institutional
Plan Text:	

"10. The Fair Oaks Hospital site is approximately 72 acres, generally located north of the Fairfax County Parkway and east of Rugby Road. Tax Map parcels 45-2((1)) 25L, 41A, and 45-2((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1 are planned for hospital and related low intensity ancillary medical office, service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided and maintained as undisturbed open space between such uses and the residential neighborhoods to the north and east;
- The campus achieves high-quality architectural and landscape design, and the overall intensity on the site does not exceed .30 FAR;
- Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four-lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
- The buffer to be provided and maintained along Rugby Road and Ox Trail will be 115-120 feet in width with the exception of the existing child care center where a lesser buffer is provided. The buffer will consist of existing vegetation supplemented where necessary with evergreens and other landscaping. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry) shall be located in this buffer. Any utilities, to include stormwater pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;
- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height for the main hospital buildings and additions thereto shall be limited to a maximum of 100 feet. All other buildings shall be limited to a maximum of 60 feet in height to minimize visual impacts on the residential community;
- Parking structures will be designed to minimize visual impacts on adjacent residential neighborhoods and the design and materials of the structures will be integrated with that of the buildings they serve. Landscaping will be provided on the parking structures and/or adjacent to them to make them more attractive and to soften their appearance;
- All rooftop mechanical equipment is screened. In addition, no antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes;
- Monopoles are excluded from the hospital campus;
- Visual impacts are further minimized through building setback and site design features such as berms, fences and landscaping treatments;

- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates; and
- A detailed traffic impact analysis should be done to determine any additional improvements required to mitigate the impacts of additional development on the street network in the vicinity of the development.

The southern 7.5-acre portion (Tax Map 45-2((1)) 42) of this site is owned by the Fairfax County Park Authority and is planned for a public park. Tax Map 45-2((2)) 38, 39A and 39B and 45-2((6)) A1, K2 and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.

Density credit is appropriate for any land dedicated for right-of-way or public park use, as provided for in the Fairfax County Zoning Ordinance."

ANALYSIS

Combined Generalized Development Plan and Special Exception Plat (Reduction at front of staff report)

Title of GDP/SEA Plat: INOVA Fair Oaks Hospital Campus
Prepared By: Dewberry & Davis LLC
Original and Revision Dates: July 2, 2005 as revised through January 12, 2006

Combined GDPA/SEA Plat (Fair Oaks Hospital Campus)	
Sheet #	Description of Sheet
1 of 8	Title Sheet with vicinity map and index
2 of 8	Plan View of the Proposed Development
3 of 8	Notes, Tabulations and Angle of Bulk Plane
4 of 8	Landscape, Architectural, and Other details
5 of 8	Watershed/SWM Facility Date
6 of 8	BMP Computations
7 of 8	Detention Computations
8 of 8	Construction Details

- Development Description. The site already contains the Fair Oaks Hospital building, out-buildings associated with the hospital, a heli-stop, two medical office buildings, a child care center and an assisted living center. All of the buildings are currently linked or are to be linked with covered walkways. The existing physical therapy building is to be demolished, as is the maintenance

facility to the west of the hospital. The temporary trailers to the west of the hospital are to be removed.

Four major building construction projects are proposed with this application. First, the applicant proposes to relocate the previously approved Medical Office Building III (MOB3) from the north to the west of the existing hospital buildings. MOB 3 is to have a footprint of approximately 22,500 square feet, with a 60 foot maximum building height. The gross floor area of MOB 3 is 95,000 square feet, which is a 5,000 square foot addition to the previously approved building.

Second, an addition to the western side of the hospital to accommodate the expansion of the kitchen and dining areas, and other operational functions is proposed. This addition would consist of a two-story, 32 foot tall building with 22,000 square feet of gross floor area. This structure generally sits between the existing hospital and the proposed new location of MOB 3.

Next, a 160,000 square foot hospital expansion in the in the general location of the approved location of MOB 3 is proposed with no additional beds. This structure would have a 60 foot maximum height.

Finally, a five story parking garage is proposed over existing surface parking. The new parking structure, consisting of 5 stories and 980 spaces, is to be located in the area to the north of existing MOB 2. This location has shifted slightly to the north from it's previously approved location as shown on Sheet 2 of the GDPA/SEA Plat. This structure would increase the parking from 1,775 spaces to a total of 2,755 spaces with phase one and 3,088 spaces with the total build out of the garage in phase two.

- *Vehicular Access, Pedestrian Access and Parking.* Access to the property from the nearby road network remains the same, with one entrance from Alder Woods Road to the south and a second from Ox Trail in the north. Ox Trail is accessed from West Ox Road, a major arterial, and Alder Woods Drive can be accessed from the Fairfax County Parkway. In addition, with previous approvals, the applicant had proffered to widen Rugby Road across the site's frontage to a four (4) lane roadway. These improvements have been completed.

Joseph Siewick Drive, a private street, forms a connection between the two entrances. With the previous approval, Joseph Siewick Drive was to be relocated to form a spine road through the center of the site, providing access to each of the facilities on the campus. This improvement has been completed.

Internal pedestrian access is provided among the existing and proposed facilities at Fair Oaks Hospital. Pedestrian access is provided from the largest parking area on site, located between the main buildings and Rugby Road, via walkways that will connect to the sidewalks along Joseph Siewick Drive. This parking area will also contain the proposed new parking garage. Landscape islands are shown along the walkways that lead to and from the main parking

area to the plaza. Similar islands are shown along the pathway leading to the existing medical office buildings. Sidewalk connections are provided to the sidewalks along Ox Trail and Alder Woods Drive. In addition, a sidewalk is being constructed along Rugby Road with those road improvements.

- *Open Space and Tree Save.* The areas of tree save on this site are located primarily along the periphery of the property. These areas consist of a 125 foot deep tree save area along Rugby Road, as measured from the new edge of the right-of-way (previously 100 feet); an eighty (80) foot setback from Ox Trail for the child care center; the area east of Joseph Siewick Drive along Ox Trail; a 100 to 115 foot deep buffer consisting of mainly tree preservation along the eastern boundary; and, the current conditions along the southern boundary where the campus abuts the parkland and Fair Oaks Estates. The existing tree save and open space will not be affected by this application.

Internal open space consists primarily of landscaping islands within the parking lots and near the buildings. This landscaping exceeds the typical parking lot landscaping in that there are islands running the length of each paired row of parking spaces. In addition, as noted above, there are landscaped islands along two of the primary pathways from the largest parking lot to the buildings. Realigned Joseph Siewick Drive is to be lined with a row of street trees.

Environmental Analysis (Appendix 8-10)

Issue: Outfall adequacy

DPWES has had concerns about adequacy of the outfall once the flow leaves the double 54 inch pipe culvert that runs under Rugby Road and enters Lot 20 (Tax Map #045-2-02-0020). The issues have included flooding and some type of structural failure in the existing private pond on that lot due to increased flows.

Resolution:

The pond on Lot 20 was examined by the applicant following the approval of SEA 84-C-076-7, and the applicant completed extensive improvements. With this application, the applicant has proffered that Low Impact Development (LID) techniques such as infiltration trenches will be incorporate into the site to minimize the impact of the proposed improvements on the outfall from the site. If DPWES determines that there are any other SWM/BMP improvements needed, the applicant will address these during the site plan review process.

Issue: Cub Run Watershed

After reviewing the plan, the Park Authority expressed concern with the health of the Ox Lick Branch in the Cub Run Watershed. DPWES rated the Ox Lick Branch as being in poor health. The Cub Run Watershed is currently undergoing the Watershed management Plan process which seeks ways to reduce the impact of to streams and increase stream health in compliment to development needs. The Park Authority feels

that the Cub Run Watershed improvement effort would benefit from the use of Low Impact Development techniques on the application site since there are large amounts of impervious surface on the site.

Resolution:

The applicant has proffered to incorporate one or more LID techniques on the site to aid in the Stormwater Management issues associated with the development.

Transportation Analysis (Appendix 11)

Issue: Rugby Road Median

The GDPA/SEA Plat shows what seems to be a raised median strip median at the intersection of Rugby Road and Fairfax County Parkway. Currently, the intersection's median is a four-inch (4") double solid yellow line as approved by VDOT on the Signing and Pavement Marking Plan. DOT has reviewed the Signing and Pavement Marking Plan provided by the applicant, and is still concerned that the median area has not been properly marked.

Resolution:

The applicant will need to provide proof of VDOT's approval of the Signing and Pavement Marking Plan during site plan review. If this proof cannot be provided, the applicant will need to submit an approved Signing and Pavement Marking Plan prior to site plan approval.

Issue: Existing Transportation Proffers

DOT has expressed concern with existing Proffers 3C and 3F. Proffer 3C deals with the TDM program offered by the hospital, and Proffer 3F proffers to construct an emergency access connection between Fairfax County Parkway and Alder Woods Drive when it is deemed necessary to be constructed. DOT recommends that these proffers be revised to address their concerns.

Resolution

These are existing proffers, and the applicant is reaffirming them. Staff would note that these issues may arise during the review of future applications.

It should be noted that DOT has expressed some concern about the amount of traffic that has been generated by the hospital's recent expansions, mainly affecting the link between the Fairfax County Parkway and Rugby Road. The DOT is not asking for traffic issues to be dealt with in this application, but future development proposals made by the hospital will be evaluated to determine if future improvements to this link to address hospital traffic area necessary. Also, the applicant has been asked to provide additional information on the pedestrian network on and adjoining the site. This information would be used to identify potential improvements to the network.

All other previous transportation commitments have been adequately addressed and are currently under construction. The applicant has provided information detailing current traffic management programs, and has proffered to a continuing Transportation Demand Management (TDM) program. Staff continues to recommend that previous proffers be carried forward; the draft proffers do so.

Land Use Analysis (Appendix 12)

No land use issues have been identified in conjunction with this application.

Public Facilities Analysis (Appendices 13 - 14)

No issues public facilities issues have been identified in conjunction with this application

ZONING ORDINANCE PROVISIONS

Bulk Standards (C-3)		
Standard	Required	Provided
Lot Size	40,000 sq. ft.	2,782,177 sq. ft
Lot Width	200 feet	800 feet
Building Height	90 feet	90 feet
Front Yard	25° ABP not less than 40 ft. (42 ft.)	80 feet (Rugby Road) 220 feet (Alder Woods Rd)
Rear Yard	20° ABP not less than 25 ft. (33 ft.)	110 feet
Floor Area Ratio (FAR)	1.0	0.29 ^a
Open Space	15 percent	45 percent (27.80) acres
Parking Spaces	1,479 spaces	3,088 spaces ^b

- a. Pursuant to the existing proffers and the adopted Plan text, the floor area ratio is calculated by including the 7.5 acres dedicated for park use and other dedications made for roads and parks, for which density credit has been reserved.
- b. Note 10 on the proffered GDP/SEA Plat reserves the ability to provide a lesser number of parking spaces and the ability to seek a parking reduction in accordance with the provisions of Article 11, Parking and Loading. [Staff is concerned about the open-ended nature of this caveat, and has therefore proposed a development condition limiting the allowable reduction to no more than 5% of the proposed total.

Transitional Screening		
Direction	Standard	Provided
North (PDH-3)	SFD – Yard 2 (35 ft.) Child Care Center – None	100 ft. ex. veg – Ox Trail 80 ft. – Fair Oaks Child Care Center
South (R-1)	Church – None SFD – Yard 2 (35 ft.) Fair Woods Park - None	Open Space 120 feet ex. veg.
East (R-3)	SFD – Yard 2 (35 ft.)	100 ft ex. veg.
West (R-3)	SFD – Yard 2 (35 ft.)	120 ft ex. veg. –Rugby Rd.
North (PDH-3)	SFD – Barrier D, E or F Child Care Center – none	None – Ox Trail None – Fair Oaks Child Care

Transitional Screening		
Direction	Standard	Provided
		Center

Barrier		
Direction	Standard	Provided
South (R-1)	Church – Not Required SFD – Barrier D, E or F Fair Woods Park – None	Open Space 42 –48” Chain Link Fence
East (R-3)	SFD – Barrier D, E or F	None
West (R-3)	SFD – Barrier D, E or F	None

Waiver/Modification:

The applicant has not requested any new waivers or modifications with this application. The previous application did however have a waiver and modification. The request was to modify the transitional screening requirements and waive the barrier requirement to that shown on the Generalized Development Plan/Special Exception Amendment Plat as proffered. These waiver and modifications will not be modified or encroached upon by this application, and staff recommends that they be reaffirmed.

Other Zoning Ordinance Requirements:

Use Limitations for the C-3 District (Sect. 4-305)

Child Care Center: Par. 2 of the Use Limitations for the C-3 District states that child care centers are subject to the applicable standards set forth in Sect. 9-309, Additional Standards for Child Care Centers and Nursery Schools. No changes are proposed to the child care center; staff believes it continues to meet these standards.

Special Exception Requirements (Appendix 16)

- General Special Exception Standards (Sect. 9-006)
- Category Standards (Sect. 9-304)
- Additional Standards for Medical Care Facilities (Sect. 9-308)

Comments of the Health Care Advisory Board (see Appendix 17):

The Health Care Advisory Board (HCAB) will be holding a public meeting on February 13, 2006, to review the subject applications for expansion of the hospital campus. HCAB recommendations will be forwarded to the Planning Commission prior to public hearing. Staff recommendations are subject to the recommendation of the HCAB.

Summary of Zoning Ordinance Provisions

The pending applications conform with the requirements of the C-3 District and meet the special exception standards applicable to a medical care facility.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As noted in the Land Use Analysis, this proposal is consistent with the recommendations of the Comprehensive Plan with regard to the Fair Oaks Hospital campus.

Recommendation

Staff recommends approval of PCA 2000-SU-032-02 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 84-C-076-8 subject to the development conditions found in Appendix 2.

Staff recommends the approval of the reaffirmation of the modification of the transitional screening requirements and waiver of the barrier requirement to that shown on the Generalized Development Plan/Special Exception Amendment Plat as proffered.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Draft Proffer Statement
2. Proposed Special Exception Development Conditions
3. Affidavit (PCA 2000-SU-032 and SEA 84-C-076-7, respectively)
4. Statements of Justification
5. Accepted Proffers for PCA 2000-SU-032
6. Reduction of Previously Proffered GDP/SEA Plat
7. Clerk to the Board's Letter regarding SEA 84-C-076-7
8. Stormwater Planning Division, DPWES
9. Plan Citations and Environmental Analysis
10. Park Authority Comments
11. Transportation Analysis
12. Fire and Rescue Analysis
13. Water Service Analysis
14. Applicable Zoning Ordinance Provisions Checklist
15. Glossary of Terms

PROFFERS

INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL CAMPUS

PCA 2000-SU-032-2

January 31, 2006

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in PCA 2000-SU-032-2 (the "Application") filed for property identified as Tax Map 45-2 ((1)) 41B and 41L and 45-2 ((2)) Parcels 38, 39A, 39B and 46A (the "Application Property") agrees to the following proffers provided that the Board of Supervisors approves the Application and the companion SEA 84-C-076-8. In the event the Application and SEA 84-C-076-8 are approved, these proffers shall supercede and replace any previous proffers for the Application Property.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment/Special Exception Plat Amendment Plat ("GDPA/SEA") prepared by Dewberry & Davis LLC dated July 22, 2005 and revised through January 12, 2006 consisting of 8 sheets, as the same may be amended by Special Exception Amendment approval pursuant to Proffer #21 herein.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDPA/SEA may be permitted as determined by the Zoning Administrator. At time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the GDPA/SEA without requiring approval of an amended GDPA/SEA, provided such changes are in substantial conformance with the GDPA/SEA as determined by the Zoning Administrator, and neither increase the total amount of gross floor area, decrease the amount of open space or the amount of required parking, nor materially adjust the points of access, setbacks and limits of clearing and grading shown on the GDPA/SEA.
3. Rugby Road.
 - A. Dedication. Unless it has already been completed, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to 94 feet from the existing western right-of-way line of Rugby Road and Ox Trail along the Application Property's frontage as shown on the Generalized Development Plan/Special Exception Amendment Plat approved pursuant to RZ 2000-SU-032, as approved by the Virginia Department of Transportation ("VDOT") and Department of Public Works and Environmental Services ("DPWES").
 - B. Traffic Signal. Unless it has already been completed, the Applicant shall

construct a traffic signal at the intersection of Rugby Road and Alder Woods Drive, as approved by the Fairfax County Department of Transportation (“DOT”) and VDOT.

- C. Transportation Demand Management (TDM). In consultation with Fairfax County Department of Transportation staff, the Applicant shall explore and implement the use of mass transit and/or ridesharing techniques for the employees of the Fair Oaks Hospital campus. The Applicant shall conduct a survey to identify which travel demand strategies may be most effective. The Applicant shall promote ride-sharing and transit use by displaying information material in areas where such information is likely to be seen by the various users of the campus, including hospital staff, medical office building employees and the general public. The Applicant shall designate an employee transportation coordinator to coordinate the TDM program for the hospital and office buildings.
 - D. Construction. Unless it has already been completed, the Applicant shall construct a half-section of a four (4) lane divided roadway along the Application Property’s Rugby Road frontage between the Fairfax County Parkway and Misty Creek Lane as shown on Site Plan # 3624-SP-06.
 - E. Alder Woods Road. Unless it has already been completed, the Applicant shall restripe westbound Alder Woods Drive at the Rugby Road intersection to provide a dedicated left turn lane and a shared left/through/right turn lane as approved by VDOT and DOT.
 - F. Emergency Access Road. If and when deemed necessary by the Applicant, the Applicant reserves the right, subject to approval by DPWES and VDOT, to construct an emergency access road between the Fairfax County Parkway and Alder Woods Drive, in conformance with the approved plans for the Fairfax County Parkway, which will align with the site entrance on Alder Woods Drive. If required by VDOT, the Applicant will provide a traffic signal at the intersection of such emergency access road and Alder Woods Drive.
4. Density Credit. Density credit shall be reserved for the Application Property as permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein and/or on the GDPA/SEA or as may be reasonably required by Fairfax County or VDOT at time of site plan approval. Specifically, but without limitation, density credit has been and shall continue to be reserved for a total of 10.3053 acres of land previously dedicated to the Board of Supervisors and the Fairfax County Park Authority.

5. Storm Water Management. The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in the locations as generally shown on the GDPA/SEA as approved by DPWES. The areas in and adjacent to both the existing SWM/BMP facility shown on the GDPA/SEA adjacent to the Alder Woods Drive/Rugby Road intersection and the existing linear drainageway and possible SWM/BMP facility as shown on the GDPA/SEA on the southeast side of Alder Woods Drive will be landscaped in accordance with the GDPA/SEA. The Applicant will incorporate one or more Low Impact Development facilities, such as the possible infiltration trench(es) as generally shown on the GDPA/SEA, to minimize the impact of the improvements proposed by this Application. The Applicant will maintain the SWM/BMP dry pond located adjacent to the Alder Woods Drive/Rugby Road intersection and the existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive.

6. Siltation and Erosion Control. In order to minimize siltation and erosion impacts downstream of the Application Property, the Applicant agrees to the following measures:
 - A. Prior to and for the duration of any land disturbing activity, the Applicant will install super-silt fencing in specific location(s) as approved by DPWES.
 - B. Prior to and for the duration of any land disturbing activity, the Applicant will install super-silt fencing in location(s) as approved by DPWES to prohibit silt from accumulating in the SWM/BMP dry ponds during construction.
 - C. To monitor and maintain the erosion controls and the SWM/BMP dry ponds during the course of construction to ensure their proper function.
 - D. To stabilize the existing outfall channel from the Application Property located on Tax Map 45-2 ((2)) 38, 39A and 39B, as approved by DPWES
 - E. Following completion of construction of the proposed improvements represented on the GDPA/SEA, the Applicant shall inspect the on-site SWM/BMP ponds as well as the off-site pond located on property identified as Tax Map 45-2 ((2)) 20 and remove any excess silt accumulated in such ponds as a result of such construction activity as determined by DPWES. The Applicant further agrees to restore any portion of such off-site property that is damaged or disturbed as a result of such clean-up efforts to a condition equal to or better than that existing prior thereto as determined by Urban

Forestry Management.

7. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading shown on the GDPA/SEA subject to the installation of trails and utility lines, if necessary, as approved by DPWES. The trails and utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible, as determined by Urban Forest Management (“UFM”). A replanting plan shall be developed and implemented, as approved by the UFM, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.
8. Parking Lot Lighting. Parking lot lighting for the proposed uses will be designed and located in accordance with the standards set forth in Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for each proposed building. The light standards for the assisted living facility will be generally in character to the one that is represented on Sheet 4 of the GDPA/SEA. The light standards constructed with the improvements proposed by this Application will be like those in the existing parking lots as demonstrated to DPWES at the time of site plan approval. All proposed exterior pole-mounted lighting fixtures shall be a maximum height of fifteen (15) feet from ground to top of fixture.
9. Trash Dumpsters. All proposed trash dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the UFM.
10. Accessible Parking Spaces. Accessible parking spaces will be located in a convenient and accessible location adjacent to the entrances to the buildings and in accordance with the provisions set forth in the Public Facilities Manual.
11. Rugby Road Buffer. In order to provide effective year round screening between the single family residences on the west side of Rugby Road and the proposed hospital facilities, a buffer of existing vegetation and supplemental plantings consisting of 115-120 feet in width (the “Rugby Road Buffer”) shall be provided along the Application Property frontage of Rugby Road, except in the location of the existing child care center, as shown on the GDPA/SEA. Signs, trails and utilities that will be installed within this buffer area will be located and designed to minimize impact to existing vegetation as determined by the UFM. A replanting plan shall be developed and implemented, as approved by UFM, for any area that must be disturbed for a trail or utilities.

During construction adjacent to the Rugby Road buffer, the Rugby Road Buffer shall be protected by temporary fencing, a minimum of four (4) feet in height, placed around the area of any proposed construction. The fencing shall be installed prior to

any work being conducted on the Application Property adjacent to the Rugby Road Buffer.

12. Transitional Screening Yards. In addition to the Rugby Road Buffer, the Applicant shall maintain the transitional screening yards and barriers shown on the GDPA/SEA, including, without limitation, the existing buffer and fence adjacent to the Fairfax County Park Authority property to the south of the Application Property (Tax Map 45-2 ((1)) 42) and the proposed buffer to the eastern property line as shown on the GDPA/SEA. Such screening yards/buffer areas shall consist of existing vegetation which will be supplemented as generally shown on the GDPA/SEA, and approved by UFM.
13. Building Height. The heights of the buildings will not exceed the heights as represented on the GDPA/SEA. Rooftop mechanical structures to include penthouses will not extend more than twelve (12) feet above the roof line. All rooftop mechanical equipment shall be screened from view at the periphery of the Application Property. No antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes.
14. Building Design/Use. In order to maintain a coordinated architectural theme, the building materials for the assisted living facility shall include, but not be limited to, brick and vinyl siding. In order to maintain a coordinated architectural theme, the building improvements proposed by this Application will have an architectural design, character and colors that are similar to and comparable with the existing hospital and the existing medical office buildings as demonstrated to DPWES at the time of site plan approval. The use of the medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
15. Garage Design. The western façade of the proposed parking structure will have an architectural design similar to the concept shown on Sheet 4 of the GDPA/SEA. Landscaping will be provided at the base of the western façade of the parking structure as shown on the GDPA/SEA.
16. Signs. Signs accessory to the proposed uses will be in accordance with the provisions set forth in Article 12 of the Zoning Ordinance and as approved by SEA 84-C-076-7. In order to provide coordinated signage, a comprehensive signage program will be developed in conjunction with the development of the medical office building proposed by this Application for the entire campus that will be designed for the safety, convenience and direction of the visiting public.

17. Access. There shall be no direct access to the Application Property from Rugby Road. However, the Applicant reserves the right to utilize one of the driveways associated with the former single-family dwellings located on the Application Property along Rugby Road for construction access for heavy-equipment vehicles only. However, there shall be no additional clearing within the Rugby Road Buffer for the construction access. Furthermore, the driveway shall be restored to encourage regeneration of plant material after construction is completed.
18. Park Dedication. If requested by the Fairfax County Park Authority (“FCPA”) by the time of final site plan approval for the medical office building proposed by this Application, the Applicant shall dedicate and convey in fee simple to the FCPA for public park purposes Tax Map 45-2 ((2)) Parcels 38, 39A and 39B, subject to a reservation for the right of the Applicant to provide a SWM/BMP facility within this area as approved by DPWES. In the event that this area is not dedicated to the FCPA, the Applicant shall maintain this area as open space, subject to the right of the Applicant to provide a SWM/BMP facility within this area.
19. Design Detail. The design details shown on Sheet 4 submitted with the GDPA/SEA are provided to illustrate the design intent of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by UFM.
20. Heritage Resources. In the event a SWM/BMP facility is necessary to be located on Tax Map 45-2 ((2)) 38, 39A, 39B, the Applicant shall contract for a Phase II archaeological survey for the area to be disturbed for said SWM/BMP facility. If a Phase III archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of \$20,000.00.
21. Special Exception Amendment. Notwithstanding the GDPA/SEA is presented on one set of plans, the Applicant reserves the right to file for only special exception amendment(s) from the Board of Supervisors in the future in accordance with Sect. 9-014 of the Zoning Ordinance, without filing for an amendment to the Generalized Development Plan so long as the floor area ratio is not increased and all proffered conditions are satisfied.
22. Child Care Center.

- A. The child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.
 - B. The maximum number of children at any one time within the facility shall be 150 (with a maximum daily enrollment of 200) and there shall be a maximum of 40 total employees on-site at any one time.
 - C. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor area before 9:00 a.m.
 - D. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail
23. Successor and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
24. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE PAGES TO FOLLOW]

PROFFERS
PCA 2000-SU-032

APPLICANT/TITLE OWNER OF TAX MAP
45-2 ((2)) 38, 39A, 39B, 46A and 45-2 ((1)) 41B
and 41L

INOVA HEALTH CARE SERVICES

By: _____

Its: _____

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS
PCA 2000-SU-032

LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 46A pt.

FAIR OAKS MEDICAL PLAZA, L.P.
By: Fairfax Medical Corp. its General Partner

By: _____

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032

LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 41B

FAIR OAKS PROFESSIONAL BUILDING, L.P.
By: Fair Oaks Medical Building, Inc.

By: _____

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032

LESSEE/SUB-LESSOR OF A PORTION OF TAX
MAP 45-2 ((1)) 46A

INOVA HOLDINGS, INC.

By: _____

Its: _____

[END SIGNATURES]

PROPOSED DEVELOPMENT CONDITIONS

SEA 84-C-076-8

February 1, 2006

If it is the intent of the Board of Supervisors to amend SE 84-C-076 located at Tax Map 45-2 ((1)) 25L, 41A and Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1 previously approved for use as medical care facilities, including an assisted living facility for the elderly and child care center, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, to permit an construction of building additions and other site modifications, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions. (An asterisk indicates development conditions that have been carried forward unchanged from the previous approval).

General:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. *
3. This Special Exception Amendment is subject to provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan Amendment/Special Exception Amendment, INOVA Fair Oaks Hospital Campus, prepared by Dewberry and Davis which is dated July 2, 2005, and revised through January 12, 2006. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Best Management Practices (BMP) facilities, such as, but not limited to, the existing dry pond, bioretention or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DPWES. These measures may also include contribution to regional pond C-44 as determined by DPWES in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of Supervisors. In order to preserve as much as possible of the site in its natural state, the applicant shall explore with DPWES the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DPWES. *
5. The bed of the existing stormwater best management practice facility situated on the northeast corner of Rugby Road and Alder Woods Drive shall be landscaped with a wetland seed mix and select shrub and tree species, to enhance water quality as well

as the appearance of the existing facility. Such re-vegetation shall occur in the bed of the pond and not along the dam, and shall be as approved by Urban Forest Management (UFM) at the time of site plan approval. In addition, shrubs and trees shall be planted adjacent to the banks of the existing linear drainageway, located south of Alder Woods Drive and east of Rugby Road, as approved by UFM.

6. Mobile and land based telecommunications facilities may be permitted on site in accordance with Sect. 2-514 of the Zoning Ordinance and the proffers accepted with PCA 2000-SU-032-2. *
7. If not already done, at the time the parking lot adjacent to Rugby Road is expanded, a staggered row of six (6) foot tall evergreen trees, consisting of mixed native species, shall be planted east of the main parking areas to provide screening to the area along Rugby Road. The number, height and species of the evergreen trees shall be subject to the approval of the UFM. *
8. Parking spaces shall be provided as shown on the SE Plat and as noted; however, the number of parking spaces provided at the ultimate build-out shall not be reduced by more than 5% from that number proposed on the SE Plat. This condition shall not limit the ability of the applicant to phase the provision of parking, so long as the phasing complies with Article 11.
9. No new beds (above the 160 currently approved) shall be installed prior to approval of a Certificate of Public Need.

Assisted Living:

10. The assisted living facility shall be limited to a maximum of 112 residents. *
11. A sidewalk shall be provided along the west side of Joseph Siewick Drive from Alder Woods Drive to a sidewalk connection at the Assisted Living Facility. *
12. The applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of four residents who participate in the Auxiliary Grant Program. *

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless one of the proposed uses has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the

use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.