



FAIRFAX COUNTY

APPLICATIONS FILED: PCA: December 20, 1999
CP: December 13, 1999
SE: May 3, 2000
APPLICATIONS AMENDED: PCA: August 28, 2000
CP: May 3, 2000, August 28, 2000
SE: August 28, 2000
PLANNING COMMISSION: January 10, 2001
BOARD OF SUPERVISORS: not scheduled

V I R G I N I A

December 27, 2000

STAFF REPORT

APPLICATIONS PCA 91-C-014-02
CP 89-C-025-03
SE 00-H-023

HUNTER MILL DISTRICT

APPLICANT: Reston Hospital Center LLC

PRESENT ZONING: PCA: C-3
CP: PRC
SE: C-3 and PRC

PARCEL(S): PCA: 17-1 ((1)) 15B and 17-1 ((19)) B, C5, C6, 100, 201,
206-210, 301, 303, 308, 310, 311, 314, 400, 406,
409, 410, 411A, 412A
CP: 17-1 ((1)) 3H and 3S
SE: All parcels included in PCA and CP

ACREAGE: PCA: 14.82 acres
CP: 9.36 acres
SE: 24.20 acres

PROPOSED FAR: PCA: 0.61
CP: 0.31
SE: 0.50

OPEN SPACE: 30% (on entire 24.20 acres)

PLAN: PCA: Public facilities, governmental, and institutional
uses
CP: Residential Planned Community, Town Center
SE: Includes both PCA and CP

PROPOSAL:

PCA 91-C-014-02 is a request to amend the proffers approved in conjunction with RZ 91-C-014 on 14.82 acres of land zoned C-3 (Office District) to allow additions to the existing hospital facilities;

CP 89-C-025-03 is a request to amend the previously approved Conceptual Plan for the Reston Town Center on 9.36 acres of land zoned PRC to allow additional structured parking and a medical office facility; and

SE 00-H-023 is a request to approve a medical care facility, medical offices and related facilities including a helipad on 24.2 acres of land zoned C-3 and PRC (previously approved under SE 84-C-092).

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 91-C-014-02 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SE 00-H-023 subject to the development conditions found in Appendix 2.

Staff recommends approval of CP 89-C-025-03.

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.



**PROFFERED CONDITION AMENDMENT /
PCA 91-C-014-02**

**CONCEPTUAL PLAN APPLICATION /
CP 89-C-025-03**

PCA 91-C-014 -02

FILED 12/20/99
AMENDED 08/28/00

RESTON HOSPITAL CENTER LLC
PROFFERED CONDITION AMENDMENT
PROPOSED: COMMERCIAL DEVELOPMENT
APPROX. 14.82 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: NORTH OF NEW DOMINION PARKWAY; WEST OF TOWN
CENTER PARK WAY
ZONING: C- 3
OVERLAY DISTRICT(S):

MAP REF

017-1- /01/ /0015-B					
017-1- /19/ / -B		C5	C6	0100	0201
017-1- /19/ /0206-	,0207-	,0208-	,0209-	,0210-	,0211-
017-1- /19/ /0301-	,0303-	,0308-	,0310-	,0311-	

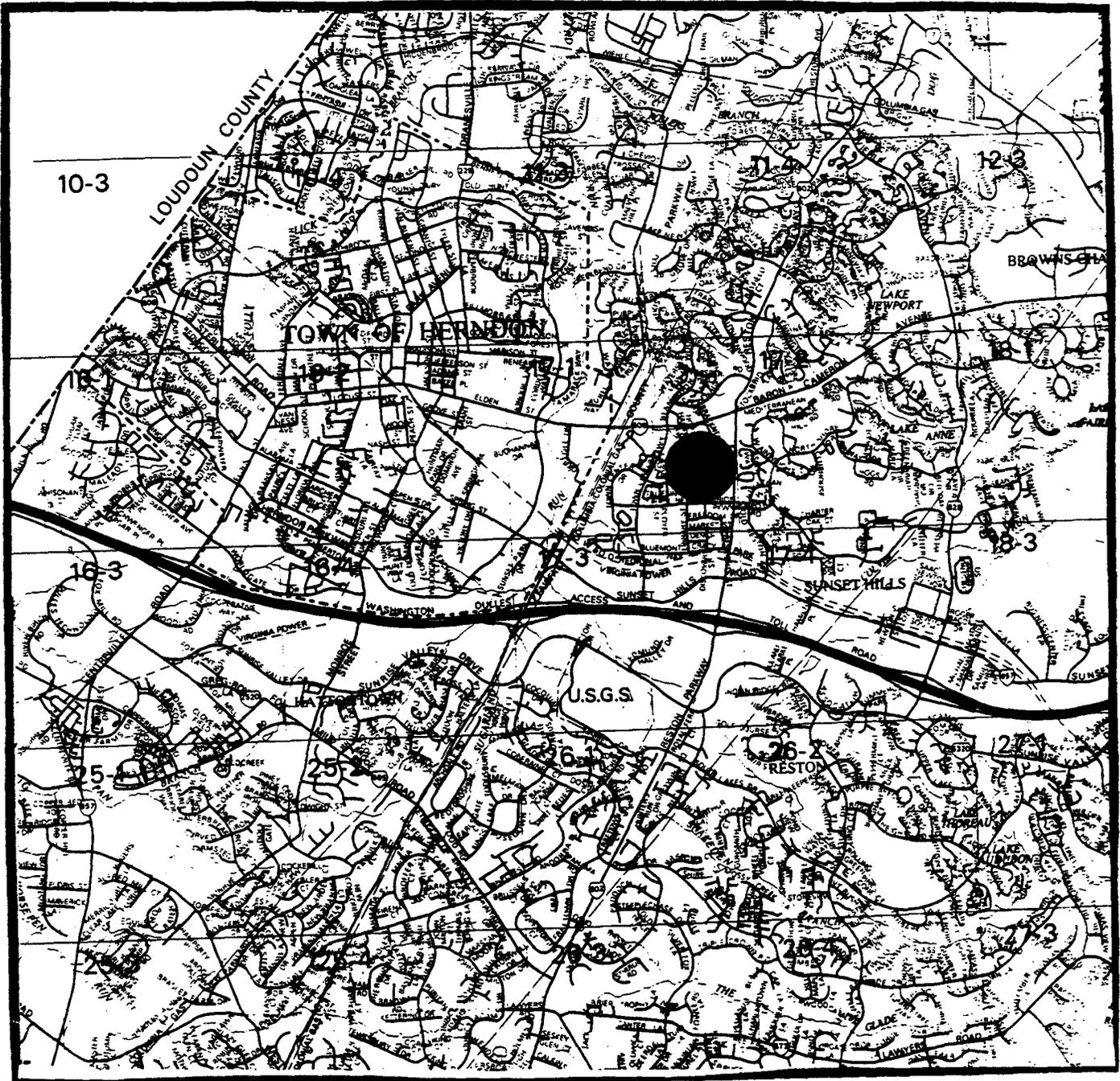
017-1-19/ /0314- ,0400- ,0406- 0409- ,0410-
0411A- ,0412A

FILED 12/13/99
AMENDED 05/03/00
AMENDED 08/28/00

RESTON HOSPITAL CENTER LLC
TO PERMIT MEDICAL OFFICE AND ADDITIONAL
PARKING FOR MEDICAL CARE FACILITIES
9.36 ACRES OF LAND; DISTRICT - HUNTER MILL
LOCATED: N. OF NEW DOMINION PKWY. AND
E. OF FAIRFAX COUNTY PKWY.

ZONED: PRC
OVERLAY DISTRICT(S):

TAX MAP 017-1- /01/ /3H
017-1- /01/ /3S



**PROFFERED CONDITION / AMENDMENT /
PCA 91-C-014-02**

**CONCEPTUAL PLAN APPLICATION /
CP 89-C-025-03**

PCA 91-C-014 -02
 FILED 12/20/99
 AMENDED 08/28/00
 RESTON HOSPITAL CENTER LLC
 PROFFERED CONDITION AMENDMENT
 PROPOSED: COMMERCIAL DEVELOPMENT
 APPROX. 14.82 ACRES OF LAND; DISTRICT - HUNTER MILL
 LOCATED: NORTH OF NEW DOMINION PARKWAY; WEST OF TOWN
 CENTER PARK WAY
 ZONING: C- 3
 OVERLAY DISTRICT(S):

FILED 12/13/99
 AMENDED 05/03/00
 AMENDED 08/28/00

RESTON HOSPITAL CENTER LLC

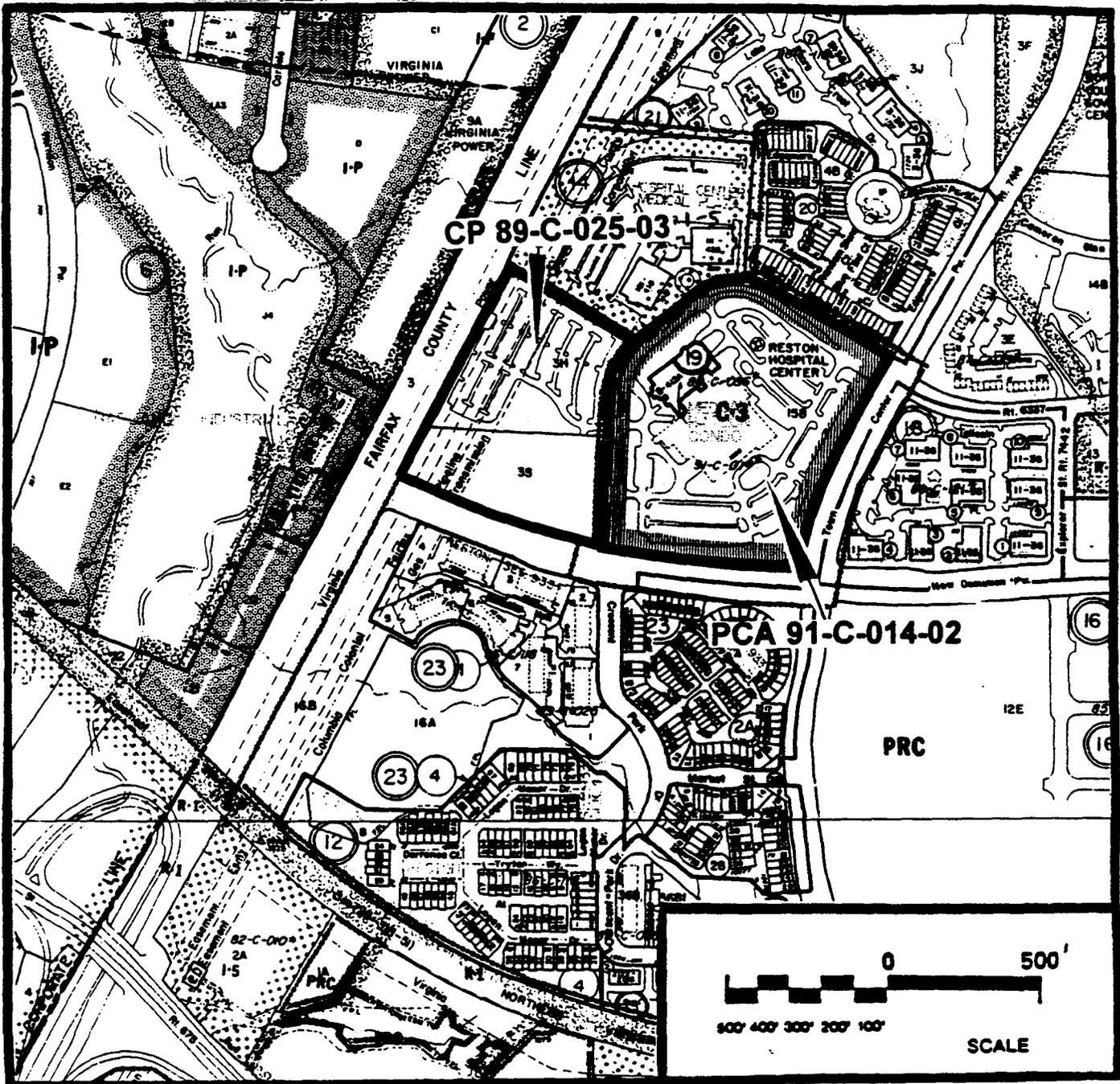
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ZONED: PRC
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TAX MAP 017-1- /01/ / 3H
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017-1- /19/ / -B	C5	C6	0100	0201
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017-1- /19/ /0314- ,0400- ,0406- 0409- ,0410- 0411A- ,0412A				



SPECIAL EXCEPTION AMENDMENT APPLICATION

SE 00-H-023

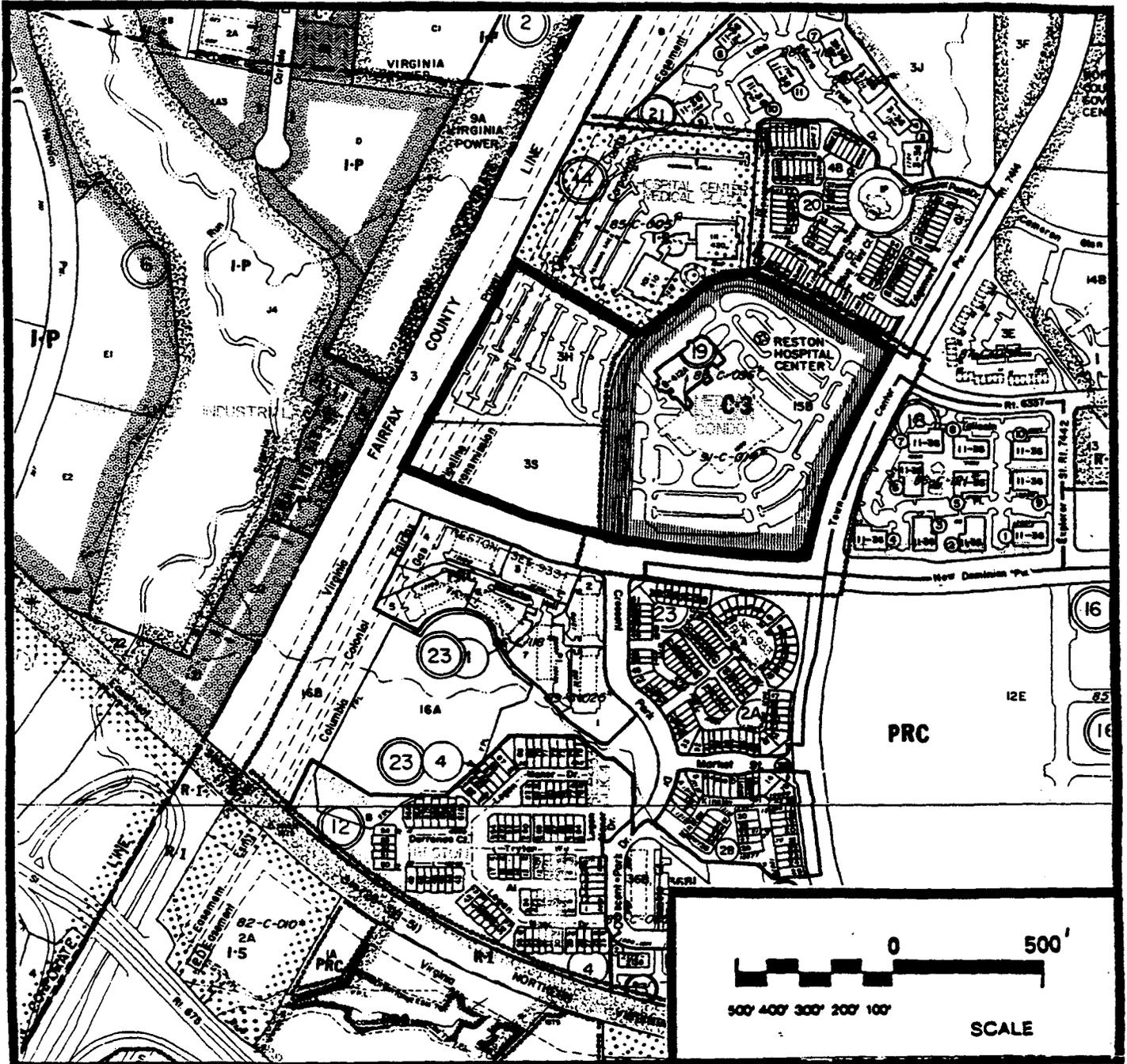
SE 00-H-023
 FILED 05/03/00
 AMENDED 08-28-00

RESTON HOSPITAL CENTER LLC
 MEDICAL CARE FACILITY, HELISTOP
 ZONING DIST SECTION: 04-0304 04-0304
 ART 9 CATEGORY/USE: 04-04 03-06
 24.20 ACRES OF LAND; DISTRICT - HUNTER HILL
 LOCATED: INTERSECTION OF TOWN CENTER PARKWAY AND
 NEW DOMINION PARKWAY

ZONED C-3 PRC PLAN AREA 3

OVERLAY DISTRICT(S):

TAX MAP	017-1- /01/ /0015-B	,0003-H	,0003-S				
	017-1- /19/ /	-B	C5	C6	0100	0201	
	017-1- /19/ /0206-	,0207-		,0208-	,0209-	,0210	
	017-1- /19/ /0301-	,0303	,0308	,0310	,0311		
	017-1- /19/ /0314-	,0400	,0406	,0409	,0410		
	017-1- /19/	,0411A		,0412A			



SPECIAL EXCEPTION AMENDMENT APPLICATION

SE 00-H-023

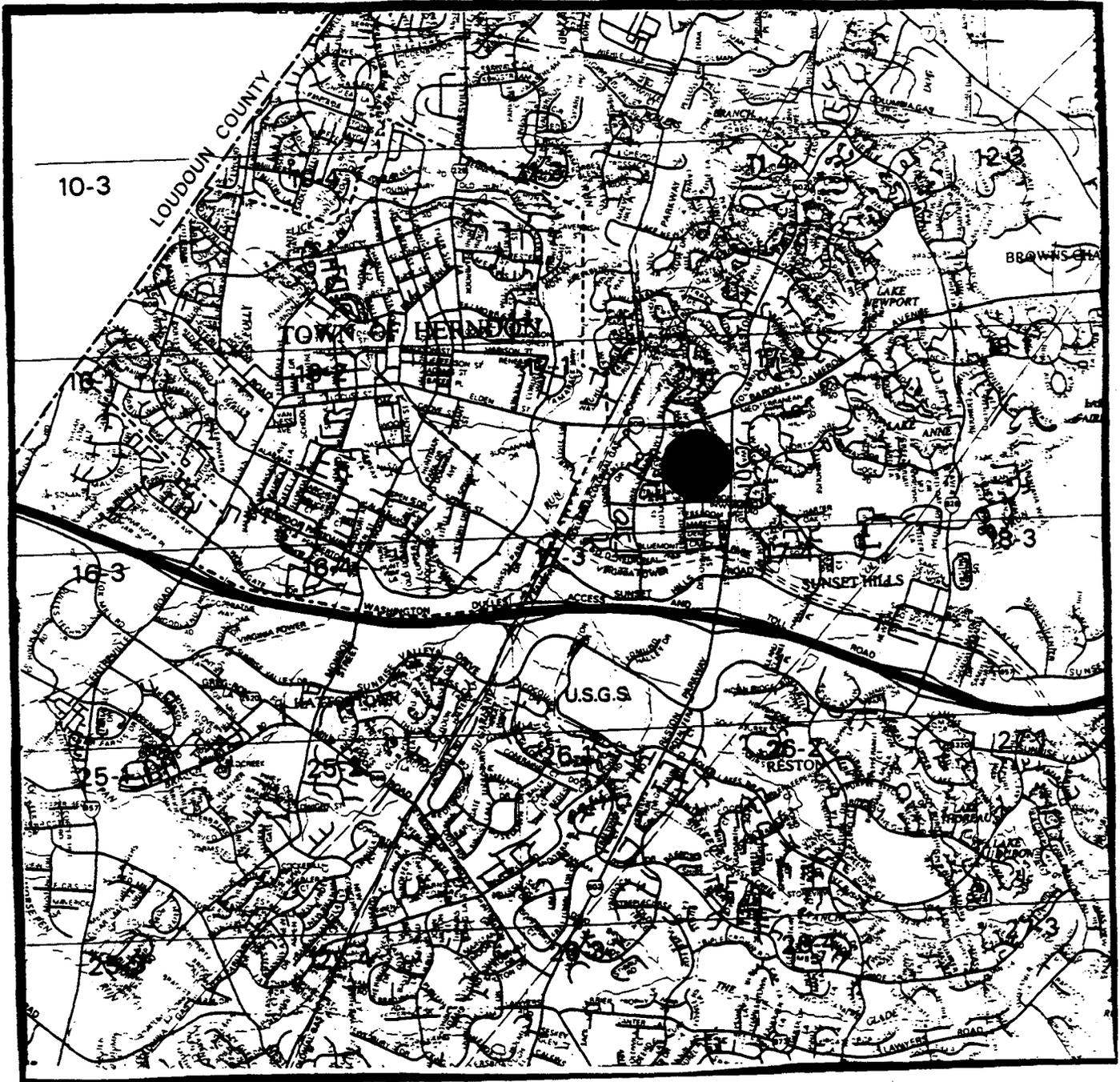
SE 00-H-023
 FILED 05/03/00
 AMENDED 08-28-00

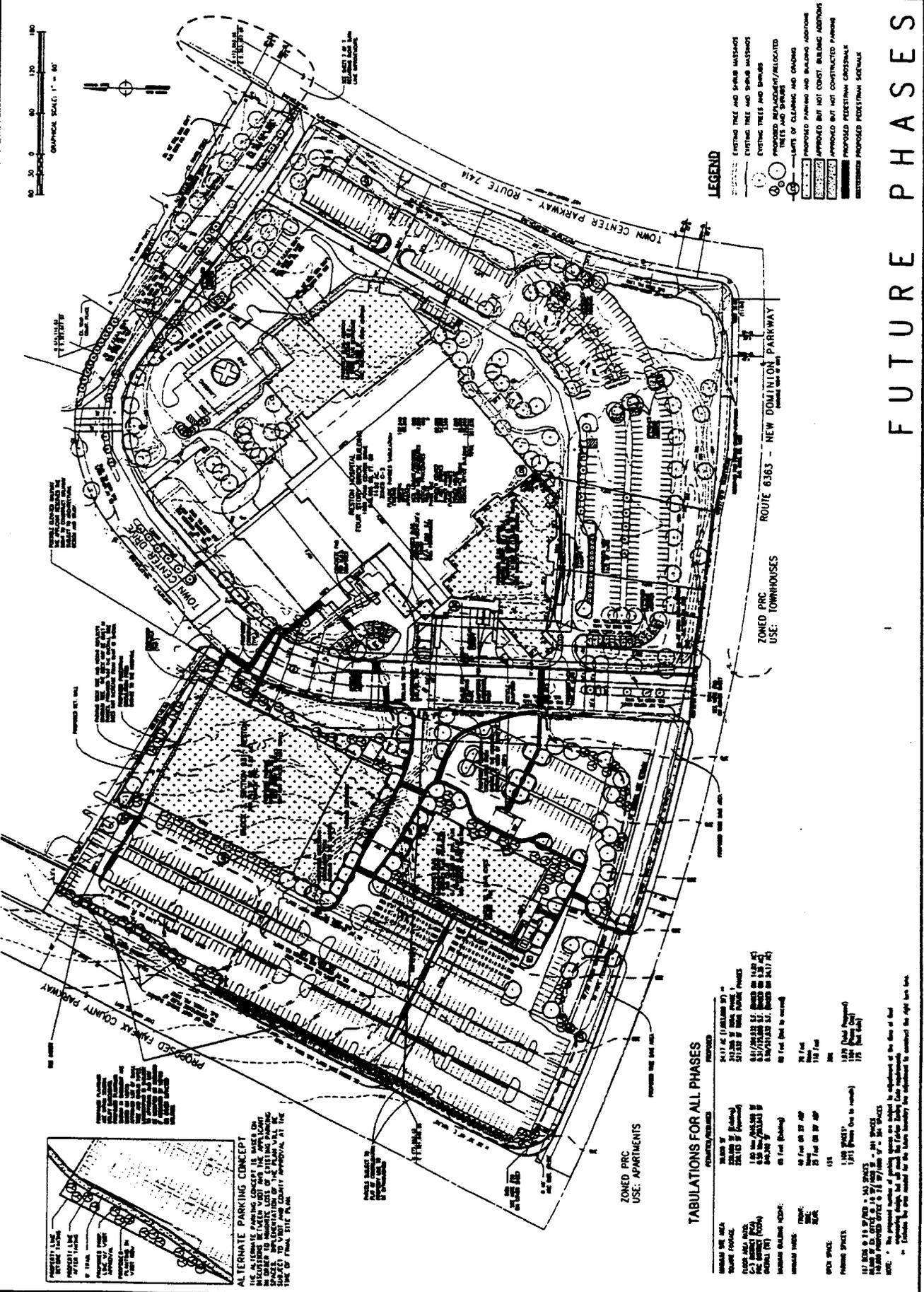
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	017-1- /19/ /	-B	C5	C6	0100	0201
	017-1- /19/ /0206-	,0207-	,0208-	,0209-	,0210	
	017-1- /19/ /0301-	,0303	,0308	,0310	,0311	
	017-1- /19/ /0314-	,0400	,0406	,0409	,0410	
	017-1- /19/	,0411A	,0412A			





LEGEND

- EXISTING TREE AND SHRUB PATCHES
- EXISTING TREE AND SHRUB WASHES
- EXISTING TREE AND SHRUB
- PROPOSED PLANTING/ALLOTTED TREES AND SHRUBS
- LINES OF CLEARING AND GRADING
- PROPOSED PARKING AND BUILDING ADDITIONS
- APPROVED BUT NOT CONSTRUCTED PARKING
- PROPOSED PEDESTRIAN CROSSWALK
- RESTRICTED PROPOSED PEDESTRIAN SCENARIO

TABLATIONS FOR ALL PHASES

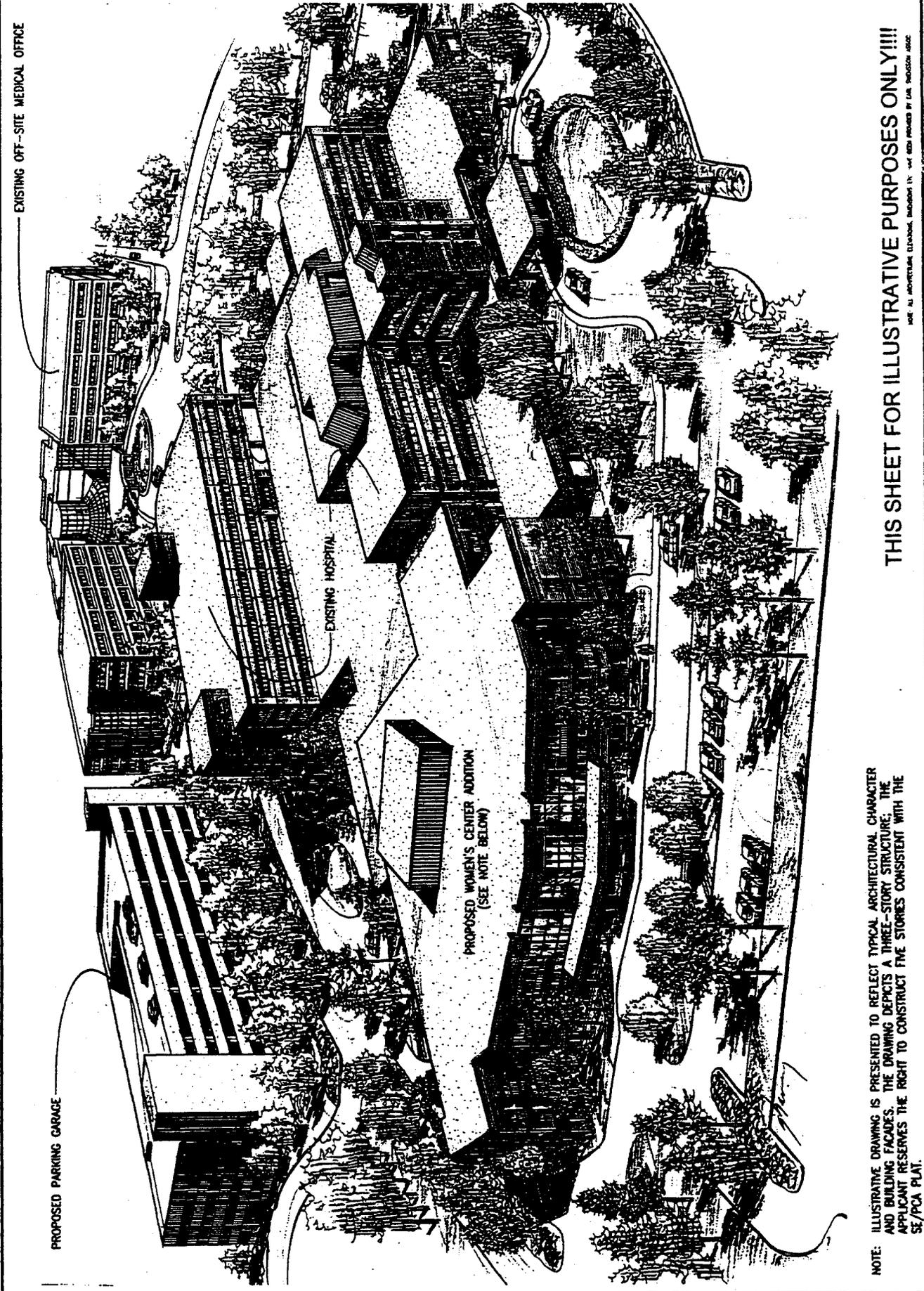
ITEM	QUANTITY	UNIT	PHASE
APARTMENTS	1,100 UNITS	UNIT	PHASE 1
TOWNHOUSES	1,200 UNITS	UNIT	PHASE 2
PARKING SPACES	1,500	SPACE	PHASE 1 & 2
TREES	1,000	TREE	PHASE 1 & 2
SHRUBS	2,000	SHRUB	PHASE 1 & 2

ALTERNATE PARKING CONCEPT

THE ALTERNATE PARKING CONCEPT IS BASED ON THE ASSUMPTION THAT THE EXISTING PARKING SPACES TO THE WEST AND SOUTH OF THE SITE ARE AVAILABLE TO THE PROJECT. THIS CONCEPT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF TRANSPORTATION.

NOTE: The proposed design of parking spaces and building additions is subject to the review of local government and the State Department of Transportation. The design of the building additions is subject to the review of the local government.

DATE	11-14-68
BY	11-14-68
SCALE	AS SHOWN
PROJECT	RESTON HOSPITAL
OWNER	WILLIAM H. GORDON ASSOCIATES, INC.
ARCHITECT	WILLIAM H. GORDON ASSOCIATES, INC.
ENGINEER	WILLIAM H. GORDON ASSOCIATES, INC.
PLUMBER	WILLIAM H. GORDON ASSOCIATES, INC.
ELECTRICIAN	WILLIAM H. GORDON ASSOCIATES, INC.
Mechanical	WILLIAM H. GORDON ASSOCIATES, INC.
Structural	WILLIAM H. GORDON ASSOCIATES, INC.
Interior	WILLIAM H. GORDON ASSOCIATES, INC.
Exterior	WILLIAM H. GORDON ASSOCIATES, INC.
Site	WILLIAM H. GORDON ASSOCIATES, INC.
Other	WILLIAM H. GORDON ASSOCIATES, INC.



THIS SHEET FOR ILLUSTRATIVE PURPOSES ONLY!!!!

NOTE: ILLUSTRATIVE DRAWING IS PRESENTED TO REFLECT TYPICAL ARCHITECTURAL CHARACTER AND BUILDING FACADES. THE DRAWING DEPICTS A THREE-STORY STRUCTURE. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT FIVE STORIES CONSISTENT WITH THE SE/PCA PLAN.

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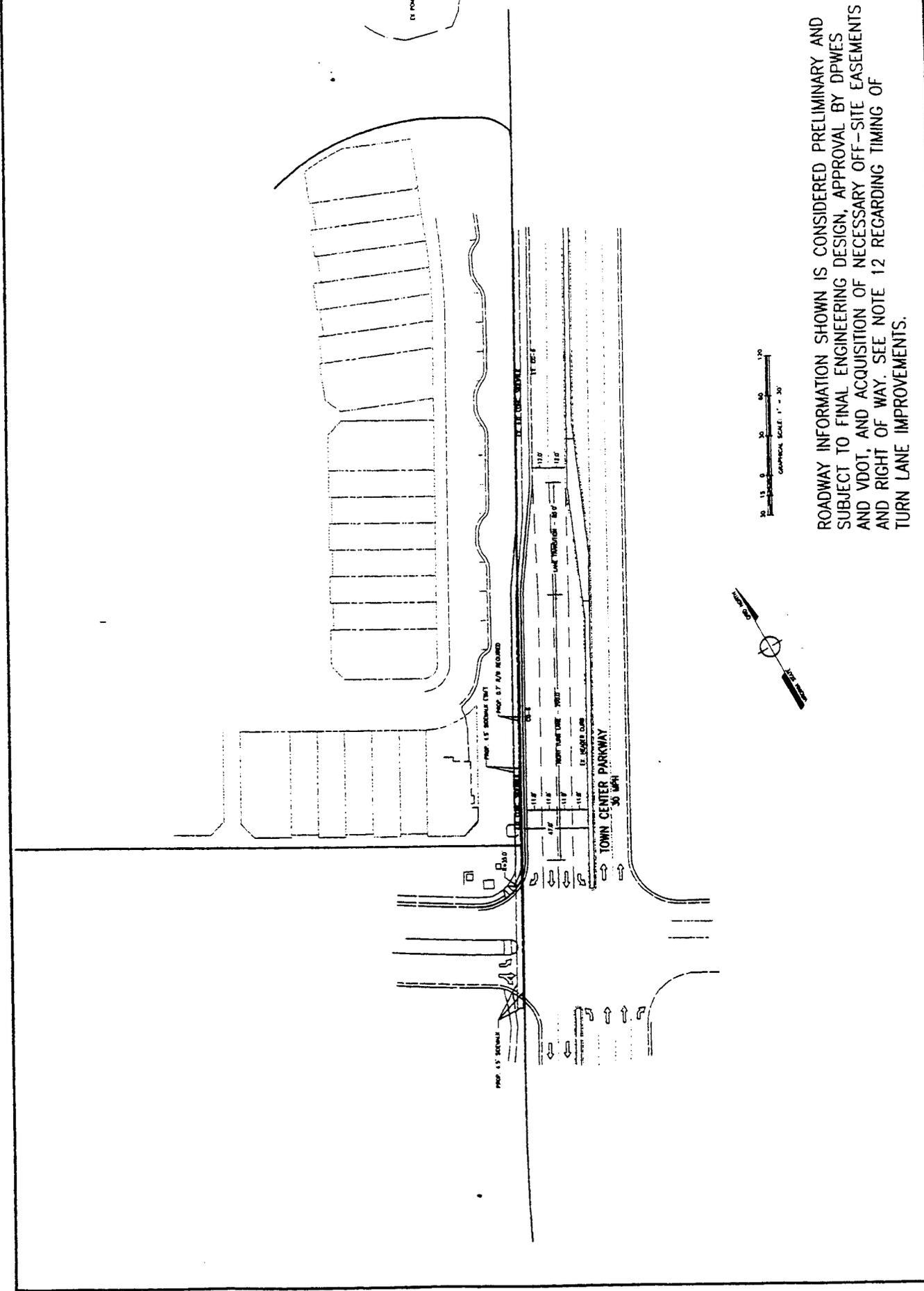
11-17-2008 REVISED AND
11-17-2008 REVISED AND
11-17-2008 REVISED AND

DATE: 11/17/08
BY: [Signature]
CHECKED BY: [Signature]
SCALE: 1" = 30'
SHEET NO. 7 OF 7

DESIGNED BY: [Signature]
PROJECT: [Signature]
DATE: JUNE 2008
SCALE: 1" = 30'
SHEET NO. 7 OF 7

WEST VIRGINIA
REGISTERED PROFESSIONAL ENGINEER
NO. 11148
DATE: 11/18/08

PRELIMINARY RIGHT TURN CIRCULARITY
FUTURE PHASE
RESTON HOSPITAL
FAIRFAX COUNTY, VIRGINIA



ROADWAY INFORMATION SHOWN IS CONSIDERED PRELIMINARY AND SUBJECT TO FINAL ENGINEERING DESIGN, APPROVAL BY DPWES AND VDOT, AND ACQUISITION OF NECESSARY OFF-SITE EASEMENTS AND RIGHT OF WAY. SEE NOTE 12 REGARDING TIMING OF TURN LANE IMPROVEMENTS.



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

DESCRIPTION OF THE APPLICATION

- Applicant:** Reston Hospital Center L.L.C.
- Location/Address:** Northwest quadrant of the intersection of Town Center Parkway and New Dominion Drive, east of the future alignment of the Fairfax County Parkway
- Request:** The applicant is requesting approval of three (3) concurrent applications. **PCA 91-C-014-02** is a request to amend the proffers approved in conjunction with RZ 91-C-014 on 14.82 acres of land zoned C-3 (Office District); **CP 89-C-025-03** is a request to amend the previously approved Conceptual Plan for the Reston Town Center on 9.36 acres of land zoned PRC; and **SE 00-H-023** is a request to approve a medical care facility, medical offices and related facilities including a helipad on 24.2 acres of land zoned C-3 and PRC, subject to approval of the concurrent PCA and CP applications. (A medical care facility, medical offices and related facilities including a helipad have been previously approved for this site under SE 84-C-092; a new SE application was filed because of the deletion of a small area of land for a VDOT project and the addition of another parcel.)

The applicant proposes a phased development. Phase 1 will consist of the first three floors of the women's center, a powerhouse expansion (in the C-3 District), and a five story portion of the parking garage (in the PRC District). An additional two floors on the Women's Center will also be built as a shell with Phase 1, but no internal construction on those floors will occur at that time, and those two floors will not be occupied.

The future phases include, in no particular order, the completion of the women's center, expansion of the emergency room (both in the C-3 District), and a medical office building and buildout of the parking garage to six stories (both in the PRC District). The total additions of all phases are as follows:

- Women's center, Phase 1: 82,692 square feet gross floor area (GFA)
 - Women's center, Future Phase: 54,000 square feet GFA
- Total Women's Center: 136,692 square feet GFA*

- Powerhouse expansion: 3,500 square feet GFA
- Emergency room expansion: 30,000 square feet GFA
- Six-story office building: 125,000 square feet GFA plus penthouse and cellar
- Six-story parking garage: 1,054 parking spaces in garage

NOTE: The applicant has proposed a phased development as a part of a request to allow certain required transportation improvements to occur after Phase 1 has been constructed.

The draft proffers for PCA 91-C-014-02 and notes for CP 89-C-025-03 are set forth in Appendix 1, and staff's proposed development conditions for SE 00-H-023 are set forth in Appendix 2. The applicant's Affidavit and Statement of Justification are set forth in Appendices 3 and 4, respectively.

LOCATION AND CHARACTER

Site Description: The 14.82 acres comprising PCA 91-C-014-02 are developed with the Reston Hospital and a medical office pavilion. A fenced helipad (to remain) for emergency helicopter landings is located in the parking area north of the hospital building. To the west of the hospital is a 4.8 acre lot currently utilized for surface parking and stormwater management for the hospital. Adjacent to these two lots, in the northeast quadrant of the intersection of New Dominion Parkway and the future alignment of the Fairfax County Parkway, is a vacant, partially wooded lot. These three lots together comprise the land area for SE 00-H-023.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Residential-Single Family Attached (Edgewater)	PRC	Planned Residential Community - Town Center
	Office	I-5	Planned Residential Community - Town Center
Northeast	Office Condominiums North County Gov't Center	PRC	Planned Residential Community - Town Center

Direction	Use	Zoning	Plan
South	Right-of-way for extension of New Dominion Parkway Residential-Single Family Attached (West Market)	PRC	Residential Planned Community - Town Center
East	Residential Multiple Family	PRC	Residential Planned Community - Town Center
West	Right-of-way for future alignment of Fairfax County Parkway Town of Herndon; Sugarland Industrial Park	-- I-P (Industrial Park)	--

BACKGROUND

The following special exception and rezoning applications have been approved on the application properties:

SE 84-C-092 - This special exception, approved by the Board on December 10, 1984, permitted establishment of the Reston Hospital Center as a Medical Care Facility in the R-1 District.

SEA 84-C-092-1 - This amendment, approved by the Board of Supervisors on October 26, 1986, permitted the construction of two (2) helistop pads for medical and governmental purposes only.

RZ 85-C-036 and SEA 84-C-092-2 - The rezoning application approved on April 27, 1987, rezoned the 14.82 acre hospital site to the I-3 District, with concurrent approval of the Special Exception amendment application. The proffered Generalized Development Plan and Special Exception Plat for SEA 84-C-092-2 permitted development of a hospital building of 119,500 square feet (an FAR of 0.18). The proffers stated that the maximum FAR on the hospital property would not exceed 0.36 and that medical office uses would not exceed 50,000 square feet.

SEA 84-C-092-3 - This amendment, approved on April 8, 1991, permitted expansion of the hospital by 6,900 square feet, relocation of an existing mobile docking port, and construction of a 16 foot high brick screening wall. The total gross floor area was 126,400 square feet at an FAR of 0.19.

RZ 91-C-014 / SEA 84-C-092-4 / CP 89-C-025 - These three concurrent applications were approved on January 27, 1992, to permit an 105,840 square foot building addition to the hospital.

RZ 91-C-014 rezoned the 14.92 acre hospital site from the I-3 to the C-3 District to permit construction of a five (5) story 105,840 square foot addition onto the existing hospital building. The first floor was to be utilized for hospital facilities, with the remaining four stories utilized for medical offices. The total square footage approved in conjunction with this application was 232,240 square feet at an FAR of 0.36.

SEA 84-C-092-4 amended the approved Special Exception to permit a medical care facility in the C-3 District and to permit the proposed expansion of the hospital. This application also added the 5 acre parcel zoned PRC to the west of the hospital site to be utilized for parking and stormwater management facilities for the hospital, bringing the total land area subject to the Special Exception to 19.82 acres. This parcel was part of 85 acres zoned to the PRC District pursuant to RZ 89-C-025, which was one of the four zoning applications that established the Reston Town Center area. The Development Plan approved in conjunction with RZ 89-C-025 is a blob plan with no building footprints, circulation or parking specified, but which permits commercial use up to a maximum FAR of 0.50, and residential use. The proffers approved in conjunction with the Town Center rezonings required the preparation of a Conceptual Plan for all development within the rezoning area for approval by the Planning Commission. The Conceptual Plan shall include the location of all buildings, traffic circulation, landscaping, open space, building height and parking. The Concept Plan, CP 89-C-025, was approved in conjunction with the approval of the Special Exception.

PCA 91-C-014 / SEA 84-C-092-5 - These concurrent applications were approved on June 28, 1999, to permit minor building additions of 6,523 square feet GFA in the C-3 portion of the property. The approved additions consisted of: 1) a 4,800 sq. ft., one story medical procedures unit; 2) a 900 sq. ft., one story medical lounge and records room; 3) a 400 square foot medical procedures unit to replace an existing 440 sq. ft. trailer; and, 4) a 400 square foot prostatron unit, utilized for prostate cancer screening. With the approved additions, the total gross floor area for the hospital site was 226,163 sq. ft. for a FAR of 0.36 based on the 14.82 acres subject to PCA 91-C-014, and an FAR of 0.27 based on the Special Exception area of 19.82 acres. The approved proffers for PCA 91-C-014 and approved development conditions for SEA 84-C-092-5 are found in Appendices 5 and 6, respectively.

PCA 91-C-014-02 / SE 00-H-023 / CP 89-C-025-03 - These concurrent applications were filed on December 13, 1999, December 20, 1999, and May 3, 2000 to permit the expansion of the maternity wing into a Women's Center. The new Special Exception number was granted to indicate a reduction in land area based on acquisition of land area for construction of the Fairfax County Parkway by the Virginia Department of Transportation. On June 21, 2000, the applications were indefinitely deferred, pending amendment to add Tax Map Parcel 17-1 ((1)) 3S and provide the "Master Plan" for the hospital now shown in the application. The applications were amended and reactivated on August 28, 2000.

COMPREHENSIVE PLAN PROVISIONS (Appendix 7)

Plan Area: Area III
Planning Sector: Reston Community Planning Sector, Upper Potomac Planning District
Plan Map: Residential Planned Community - Town Center

The Town Center portion of Land Unit D of the Reston-Herndon Suburban Center states that the Town Center will include hospital uses.

ANALYSIS**Generalized Development Plan, Special Exception Plat, and Conceptual Plan (Copy at front of Staff Report)**

Title of GDP/SE Plat/CP: "Reston Hospital"

Prepared by: William H. Gordon Associates, Inc.

Date: December 1999, as revised through December 20, 2000

One combined Generalized Development Plan/Special Exception Plat/Conceptual Plan (GDP/SE Plat/CP) has been submitted for the site and consists of seven (7) sheets.

Sheet 1 is a title sheet, and includes general notes, vicinity map, and angle of bulk plane illustrations.

Sheet 2 provides the proposed site layout for the hospital site for Phase 1 of the development, and includes Phase 1 tabulations. Sheet 2 shows the following features:

- ❖ Existing four story hospital with a total of 220,080 square feet (to remain)
- ❖ Access provided to the hospital via a private road, Town Center Drive, through the hospital property with entrances onto Town Center Parkway and New Dominion Drive (existing, to remain)
- ❖ Helipad on the north side of the hospital building (existing, to remain)
- ❖ Surface parking on the north, east, and south sides of the hospital building (existing, to remain)
- ❖ Surface parking on parcel 17-1 ((1)) 3H (existing, partially to remain)
- ❖ Landscaping and concrete sidewalks along the New Dominion and Town Center Parkway frontages (existing, to remain)
- ❖ Stormwater management pond on parcel 17-1 ((1)) 3H (existing, to remain with expansion if necessary)

- ❖ 6,523 square feet GFA of additions to the main hospital building approved with PCA 91-C-014 and SEA 84-C-092-5, but not yet constructed
- ❖ Thirty-six (36) additional parking spaces approved with PCA 91-C-014 and SEA 84-C-092-5, but not yet constructed
- ❖ Proposed powerhouse addition of 3,500 square feet
- ❖ Proposed Women's Center addition on the south side of the existing hospital; three stories (82,692 square feet) to be completely constructed (interior and exterior) with Phase 1; two additional stories (54,000 additional square feet for a total of 136,692 total square feet) to be constructed as a shell only with Phase 1. No interior work or occupation to be done on the top two floors with Phase 1, but that area is included in the FAR calculations on the GDP/SE Plat/CP.
- ❖ Proposed parking garage on Parcel 17-1 ((1)) 3H, up to five stories to be built with Phase 1 (in place of existing surface parking)
- ❖ Possible temporary parking area on Parcel 17-1 ((1)) 3S for use during construction of parking garage
- ❖ Enlarged detail of optional landscaping and parking arrangement in the northwestern corner of the site based on discussions between the applicant and VDOT, designed to minimize the loss of parking spaces because of acquisition of land for the Fairfax County Parkway

Sheet 3 provides the proposed site layout for the hospital site showing all future phases of the development, and includes tabulations including all future phases. The applicant has not identified any particular order for the future phases, and reserves the right to construct these phases in any order. Sheet 3 shows the following features:

- ❖ All existing structures and proposed improvements shown with Phase 1 on Sheet 2
- ❖ Proposed Emergency Room expansion on the north side of the existing hospital (30,000 square feet)
- ❖ Proposed six story, freestanding medical office building, primarily on Parcel 17-1 ((1)) 3H (125,000 square feet plus cellar and penthouse)
- ❖ Proposed parking garage expansion up to six stories
- ❖ Additional surface parking on Parcel 17-1 ((1)) 3H, on the west side of the proposed office building
- ❖ Underground stormwater management facility in the parking area for the proposed office building, to serve the entire hospital facility (replacing the existing surface dry pond)
- ❖ Additional right in/right out only entrance onto New Dominion Parkway to the proposed office building (to be constructed at an existing but unused curb cut)

Sheet 4 shows elevations of the proposed Women's Center. *NOTE: the elevation shows a three story Women's Center, and does not include the top two floors now proposed to be built as an exterior shell only with Phase 1.*

Sheet 5 shows the elevations of the proposed parking garage.

Sheet 6 shows an illustrative view of the medical campus as proposed with Phase 1.

Sheet 7 shows the proposed right turn lane into the site onto Town Center Drive from southbound Town Center Parkway, subject to final engineering design, approval by DPWES and VDOT, and acquisition of off-site easements and right-of-way.

Environmental Analysis (Appendix 8)

The application raises no substantial environmental concerns. The bike trail planned for the western portion of the property will be constructed with the extension of the Fairfax County Parkway.

Transportation Analysis (Appendix 9)

All transportation issues have been addressed by proposed development conditions.

Issue: Right-turn lane onto Town Center Drive from southbound Town Center Pkwy

Provision of a right turn lane into the site's entrance from Town Center Parkway has been a requirement for the development on this site since 1987, and has been carried forward through several subsequent Special Exception applications. The magnitude of the Hospital's proposed additions, together with the existing traffic generated by the Hospital at this intersection, warrants the construction of this right turn lane at this time. Without construction of the required turn-lane prior to occupation of any of the proposed improvements, staff cannot support approval of this application.

The applicant contends that Phase 1, the expansion of the Women's Center into the three-story addition, will provide no additional beds and therefore will not generate any additional traffic. Phase 1 of the expansion will convert existing shared maternity rooms into private rooms. (The construction of the top two floors of the Women's Center as an empty shell would add no usable space to the hospital until future phases requested internal building permits). Therefore, the applicant has requested that provision of the right turn lane be delayed until any one of the improvements identified as "future phases" (including any internal work on the top two floors of the Women's Center) is undertaken.

Staff's position is that although Phase 1 does not add beds to the hospital, the existing conditions at this intersection (which provides access only to the hospital and an

adjacent medical office facility) warrant the improvement today. In addition, staff believes this is a pre-existing requirement that should have already been constructed; therefore, the argument that *today's* Phase 1 request does not cause the deterioration of an existing situation is moot, as yesterday's improvements certainly did impact the intersection.

Resolution:

Staff has therefore proposed a development condition requiring the right turn lane to be constructed prior to the issuance of a Non-residential Use Permit for any of the proposed improvements, including Phase 1. The applicant has agreed to construct the turn lane as quickly as possible, but does not agree with the timing as staff has proposed.

Issue: Signal at New Dominion Parkway and the Fairfax County Parkway

The applicant should provide a pro-rata share contribution of a signal to be installed at the intersection of New Dominion Parkway and the Fairfax County Parkway.

Resolution:

Staff has proposed a development condition requiring a pro-rata share contribution in an amount to be determined by DPWES be escrowed at the time of site plan approval.

Issue: Second entrance on New Dominion Parkway

The applicant has shown a second entrance (right-in/right-out only) onto New Dominion Parkway at an existing curb cut shown on the Reston Plan. The Fairfax County Department of Transportation does not support this second entrance because the parcel is now part of the hospital development, and access is provided—with a right turn lane and a signal—via Town Center Drive. The DOT believes that this second entrance will cause traffic conflicts with persons who exit this entrance and attempt to cross the westbound traffic lanes to turn south on the Fairfax County Parkway.

Resolution:

Staff has proposed a development condition prohibiting the second entrance onto New Dominion Parkway.

Public Facilities Analyses (Appendices 10 - 13)

There are no public facilities issues associated with these concurrent applications.

Land Use Analysis (Appendix 7)

The proposed additions and parking lot modifications are in conformance with the Comprehensive Plan recommendations for use and intensity. The proposal does not present any significant land use issues.

Conformance with Proffers

In conjunction with PCA 91-C-014-02, the applicant has incorporated the previously approved proffers into a revised set of proffered conditions. All previous proffers have been carried forward, with the exception of limitations on the amounts of medical office use to be allowed on the property. The proffer limiting the maximum FAR on the site has been revised to accommodate the proposed building additions.

Conceptual Plan Analysis

As stated in the background section of this report, the proffers approved in conjunction with the Town Center rezonings (RZ 89-C-025) require the review and approval by the Planning Commission of Reston Town Center Conceptual Plans. This section contains staff's analysis of the Conceptual Plan for each of the elements listed in the proffers as required components of the conceptual plan.

A vehicular traffic circulation plan, including approximate location of entrances.

The CP does not change the previously approved entrances to the site. Access will be provided from New Dominion Parkway and Town Center Parkway via the private road, Town Center Drive. Staff's has proposed a development condition that would require a proposed entrance to the site from New Dominion Parkway to be closed. Although this entrance was previously approved, that approval supposed separate development of this parcel. Because the parcel has been consolidated with the Reston Hospital campus, staff feels that the access point should be closed to reduce conflicts with traffic on New Dominion Drive.

Minor streets in approximate location

There are no minor streets serving this site.

Pedestrian Walkways and Trails

Existing sidewalks and trails along New Dominion Parkway and Town Center Parkway serve the existing and proposed development. An internal pedestrian network has been developed on-site, and a bike trail will be constructed with the Fairfax County Parkway along the western boundary of this site.

Landscaping and Screening

The existing landscaping along New Dominion Parkway and Town Center Parkway will not be impacted. The applicant has agreed to landscape the western boundary, adjacent to the Fairfax County Parkway, to the extent allowed by the extensive utility easements located in that area.

Open Space

The Reston Town Center proffers state that development within the Town Center area shall contain at least 15% open space. The site tabulations indicate that 30% of the site will be in open space.

Recreation and Community Facilities

None proposed with this application.

Location of a Time-Transfer Hub (Mass Transit Facility)

Not impacted by this development.

Floor Area Ratios

The maximum FAR permitted for this area is 0.50. The proposed FAR for the portion of this development in the PRC District is 0.31. The proposed FAR for the entire development is 0.50.

Height Limits

The maximum building height proposed on the site is 80 feet.

General Location and Type of Housing Units

No housing units are proposed with this application.

General Location of Office and Commercial Buildings

The locations of all proposed buildings, including the proposed medical office building, are shown on the GDP/SE Plat/CP.

ZONING ORDINANCE PROVISIONS (Appendix 14)

The bulk standards provided below are based on the 14.82 acres subject to PCA 91-C-014-02. There are no bulk standards for developments within the PRC district; therefore, no bulk standards have been provided for the western portion of the property which lies within the PRC District.

Bulk Standards For (C-3 District)		
Standard	Required	Provided
Lot Area	20,000 sq. ft.	645,559 sq. ft.
Lot Width	100 sq. ft.	650 feet
Building Height	90 feet max.	80 feet max.
Front Yard	25° angle of bulk plane not less than 40 feet	200 feet (Town Center Parkway) 270 feet (New Dominion Parkway)
Rear Yard	25° angle of bulk plane, but not less than 25 ft.	174 feet
FAR	1.00 Max	0.57
Open Space	15%	30% ¹

¹ Open space is calculated on the entire 24.2 acres subject to SE 00-H-023

Transitional Screening and Barrier Requirements

None required

Special Exception Requirements (Appendix 14)

With this Special Exception Amendment application, the development conditions approved with the previous amendments have been carried forward, if applicable, and have been consolidated into one set of development conditions.

General Special Exception Standards (Sect. 9-006)

All general standards have been satisfied with the proposed development conditions.

Additional Standards for Medical Care Facilities (Sect. 9-308)

Paragraphs 1 and 2 require that the Health Care Advisory Board (HCAB) review the application and make a recommendation to the Board of Supervisors, taking into consideration whether there is a demonstrated need for the proposed facility, in the location, at the time and in the configuration proposed; that the facility can provide for a working relationship with a general hospital sufficiently close to provide a range of diagnostic and treatment services if required; and, whether the proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served.

On December 11, 2000, the HCAB held a public meeting to review the special exception application to permit building additions and site modifications. By Memorandum dated December 18, 2000, the HCAB recommended that the Board of Supervisors approve the requested hospital additions. A copy of the HCAB's approval is set forth in Appendix 15.

Par. 3 requires that all uses be designed to accommodate service vehicles with access to the building at a side or rear entrance. This standard has been satisfied.

Par. 4 requires that no freestanding nursing facility shall be established except on a parcel of land fronting on and with direct access to an existing or planned arterial road. No nursing facility is proposed with this application.

Par. 5 requires that no building be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District. In conjunction with the approval of RZ 91-C-014 and SEA 84-C-092-3 (which permitted a five story building expansion), the Board approved a modification of the additional standards for medical care facilities to permit a reduction in the required building setback to a street line from 45 feet to 25 feet. However, upon further review of the proposed GDP/SE Plat it appears that the minimum 45 foot setback has been provided and will not be affected by the proposed building additions. Therefore, no modification is required.

Par. 6 requires that the use be located on a lot having a minimum of five acres. The proposed facility is located on a total of 24.2 acres. Therefore, this standard has been satisfied.

Par. 7 is not applicable.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The applicant is requesting approval of three concurrent applications to permit building additions and site modifications to the Reston Hospital Center. The proposed additions do not present any land use or Comprehensive Plan intensity issues. Staff and the applicant have not come to an agreement on several transportation issues, namely the timing of a proposed right turn lane into the site and the closure of one propose access point. Staff has, however, proposed development conditions which would resolve those issues to staff's satisfaction. Therefore, with the imposition of the proposed development conditions, staff believes the proposal is in harmony with the Comprehensive Plan and in conformance with all applicable Zoning Ordinance requirements.

Recommendations

Staff recommends approval of PCA 91-C-014-02 subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of SE 00-H-023 subject to the development conditions set forth in Appendix 2.

Staff recommends approval of CP 89-C-025-03.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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 Proffers for PCA 91-C-014-02
2. Proposed Development Conditions for SE 00-H-023
3. Affidavits
4. Statements of Justification
5. Approved Proffers and GDP for PCA 91-C-014
6. Approved Development Conditions and SE Plat for SEA 84-C-092-5
7. Comprehensive Plan Citations and Land Use Analysis
8. Environmental Analysis
9. Transportation Analysis
10. Sanitary Sewer Analysis
11. Water Service Analysis
12. Fire and Rescue Analysis
13. Utilities Planning and Design Analysis, DPWES
14. Zoning Ordinance Provisions
15. Memorandum from Health Care Advisory Board
16. Glossary of Terms



DRAFT PROFFERS
RESTON HOSPITAL CENTER, LLC
PCA 91-C-01-02
Conceptual Plan Notes for CP 89-C-025-3

December 22, 2000

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the applicant, Reston Hospital Center LLC (hereinafter the "Applicant") proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 17-1 ((1)) 15B and 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A, and 412A (hereinafter the "PCA Property") will be in accordance with the following proffered conditions if, and only if, said Proffer Condition Amendment request for the C-3 District is granted. In the event said application requests are denied these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia. These proffered conditions, if accepted, supersede all proffers existing on the Property.

The Applicant agrees that the development of Fairfax County Tax Map Reference Numbers 17-1 ((1)) 3H and 3S (the "CP Property") will be in accordance with the Conceptual Plan Notes listed herein as paragraph numbers 1, 3, 7, 8, 11, 13, 15, 16, and 19 if, only if, CP 89-C-025-3 is granted for the PRC District. In the event said application requests are denied these Conceptual Plan Notes shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these Conceptual Plan Notes shall be binding on the future development of the CP Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia.

PHASE ONE:

Phase One consists of the improvements shown on Sheet 2 of the Special Exception/ Proffered Condition Amendment/ Town Center Concept Plan (the "Plat").

1. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the PCA Property and the CP Property shall be developed for Phase One in conformance with the Plat prepared by William H. Gordon Associates, Inc. dated December 1999 as revised to December 21, 2000 and as further modified by these proffered conditions and Conceptual Plan Notes. Also pursuant to Par. 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Plat may be permitted as determined by the Zoning Administrator.

2. Applicant shall maintain existing interparcel access and existing public ingress and egress easements for the adjacent properties located to the north (Tax Map 17-1 ((14)) All).

3. Applicant shall retain the right to use parcel 3S for possible temporary parking during construction of Phase One.

4. Applicant shall provide a one-time contribution of \$46,200 for the funding of a signal on Town Center Parkway and Bowman Town Drive.

5. The primary uses on the PCA Property and the CP Property as shown on the Plat with Phase One shall be limited to hospital, medical offices, and the proposed parking garage, with related accessory uses also permitted.

6. The maximum floor area ratio, for the C-3 portion, shall not exceed 0.57 with build out of Phase One.

7. Stormwater management shall be provided for Phase One as shown on Parcel 3H on Sheet 2 of the Plat or as determined by DPWES.

8. Landscaping on the PCA Property and CP Property for Phase One shall be provided in substantial conformance with Sheet 2 of the Plat. The plantings shown on Sheet 2 of the Plat within the VEPCO and other easements are subject to review and permission by VEPCO or other impacted utilities. The exact location of trees and plants to be provided may be modified as necessary for the installation of utilities, for VDOT requirements, and for County requirements. The exact number, size and species of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester. The Applicant shall work in good faith with the Urban Forester to take steps before, during, and after construction to improve the potential for survival of such trees and plants.

9. In the cellar space, radiation therapy and other patient related support services shall not exceed 10,000 square feet. Other uses in the cellar may include storage, mechanical, plumbing and electrical equipment, pharmacy, laboratory, hospital offices and other administrative support services for the hospital.

10. Hospital uses may be substituted for approved medical office uses without need for amendments to the Plat, provided that the total building area for the hospital and proposed addition does not exceed the maximum area shown on the Plat. Hospital use in the building additions for Phase One subject to this Proffered Condition Amendment shall not exceed 86,192 square feet, without further review and recommendation for approval by the Health Care Advisory Board.

FUTURE PHASES:

11. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the PCA Property and the CP Property shall be developed for Future Phases in conformance with the Plat and as further modified by these proffered conditions and Conceptual Plan Notes. The Future Phases may be developed incrementally and do not need to be developed in any particular order.

12. Applicant shall maintain existing interparcel access and existing public ingress and egress easements for the adjacent properties located to the north (Tax Map 17-1 ((14)) All).

13. The primary uses on the PCA Property and CP Property as shown on the Plat with Future Phases shall be limited to hospital, medical offices, and the proposed parking garage, with related accessory uses also permitted.

14. The maximum floor area ratio, for the C-3 portion, shall not exceed 0.61 with build out of the Future Phases.

15. Stormwater management shall be provided for Future Phases as shown on Parcels 3H and 3S on Sheet 3 of the Plat or as determined by DPWES.

16. Landscaping on the PCA Property and CP Property for Future Phases shall be provided in substantial conformance with Sheet 3 of the Plat. The plantings shown on Sheet 3 of the Plat within the VEPCO and other easements are subject to review and permission by VEPCO or other impacted utilities. The exact location of trees and plants to be provided may be modified as necessary for the installation of utilities, for VDOT requirements, and for County requirements. The exact number, size and species of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester. The Applicant shall work in good faith with the Urban Forester to take steps before, during, and after construction to improve the potential for survival of such trees and plants.

17. In the cellar spaces, radiation therapy and other patient related support services shall not exceed 35,000 square feet. Other uses in the cellars may include storage, mechanical, plumbing and electrical equipment, pharmacy, laboratory, hospital offices and other administrative support services for the hospital.

18. Hospital uses may be substituted for approved medical office uses without need for amendments to the Plat, provided that the total building area for the hospital and proposed addition does not exceed the maximum area shown on the Plat.

19. The Applicant shall construct the right turn lane shown on Sheet 3 and Sheet 7 of the Plat when it constructs the first of any of the Future Phases.

20. At the time of final site plan approval, the amount of all escrowed funds or monetary contributions required herein shall be adjusted upward or downward to account for any changes to the Construction Cost Index published in the Engineering News Record that have occurred subsequent to the date of the requested zoning approvals.

RESTON HOSPITAL CENTER LLC

BY: William A. Adams, Chief Operating Officer

HCA Health Services of Virginia, Inc.
Owner of Tax Map 17-1 ((1)) 3-S, C5, C6

BY: _____
William A. Adams, Chief Operating Officer

NEERAJ BHUSHAN
Owner of Tax Map 17-1 ((19)) 410, 411A

BY: _____

MANJU BHUSHAN
Owner of Tax Map 17-1 ((19)) 410, 411A

BY: _____

INTERNAL MEDICINE ASSOC
Owner of Tax Map 17-1 ((19)) 209

BY: _____
Randall Doerman, Managing Partner

MARK L. BILOWUS
Owner of Tax Map 17-1 ((19)) 409

BY: _____
Mark L. Bilowus

JAMES W. CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

BY: _____

SUZANNE OLSON CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

BY: _____

PT RESTON LP
Owner of Tax Map 17-1 ((19)) 301

BY: _____
Robert L. Pinnar, President

#44947 v1 - Proffers - Reston Hospital

PROPOSED DEVELOPMENT CONDITIONS**SE 00-H-023****December 27, 2000**

If it is the intent of the Board of Supervisors to approve SE 00-H-023, located at Tax Map 17-1 ((1)) 3H, 3S, and 15B and 17-1 ((19)) B, C5, C6, 100, 201, 206-210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A, and 412A (1850 Town Center Parkway), previously approved (under SE 84-C-092 and amendments) for medical care facility and helistop, medical office and related uses pursuant to Sect. 4-304 and Sect. 6-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede any previous conditions on the property. (Those conditions carried forward from previous approvals are indicated by an asterisk (*)).

- *1. The Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
- *2. The Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
- *3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat entitled "Reston Hospital" prepared by William H. Gordon Associates, Inc. and dated December 1999, as revised through December 20, 2000, (the "Plat") and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
- *4. Irrespective of notes on the Plat, prior to approval of a Non-Residential Use Permit (Non-RUP) for any proposed additions, a right turn-lane shall be provided into the site from southbound Town Center Parkway onto Town Center Drive, generally as illustrated on Sheet 7 of the Plat.

The necessary right-of-way along Town Center Parkway shall be acquired to construct the right-turn lane. If the right-of-way is unavailable, the applicant may request that Fairfax County acquire the necessary right-of-way through its powers of eminent domain, at the applicant's expense. The applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by:

- a. Plan and profiles showing the necessary right-of-way property;

- b. An independent appraisal, by an appraiser who is not employed by the county, of the value of the land taken and damages, if any, to the residue of the affected property;
- c. A sixty (60) year title search certificate of the right-of-way property to be acquired; and
- d. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and all damages to the residue, which can be drawn upon by Fairfax County. It is also understood that in the event the owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the applicant upon demand.

If a determination is made by Fairfax County not to condemn, funds equivalent to the cost of the right turn lane shall be escrowed with DPWES. This amount shall be determined by DPWES, in consultation with the Department of Transportation (DOT), and shall include all costs related to the construction of the right turn lane, including utility relocation, design cost, and right-of-way acquisition.

- 5. Prior to site plan approval for any proposed improvements, a pro-rata share contribution shall be provided for a signal at the intersection of New Dominion Parkway and the Fairfax County Parkway, in an amount determined by DPWES.
- *6. The existing helistop may be used for medical and governmental purposes and to transport patients to and from the hospital, subject to State and Federal agency approvals. No helicopters shall land on the site between the hours of 7:00 PM to 7:00 AM, except for emergency medical purposes. The helistop pad shall continue to be enclosed with fencing as determined necessary by the Federal Aviation Administration.
- *7. Landscaping shall be provided as shown on the Plat, subject to approval by the Urban Forestry Branch.
- 8. At the time of completion of that portion of the Fairfax County Parkway directly adjacent to the property, the temporary construction easements shall be landscaped with plantings to include trees and shrubs as approved by the Urban Forester, subject to approval of all utility companies and/or VDOT owning impacted easements or rights.
- 9. Prior to site plan submission, permission shall be requested from VEPCO, the Colonial Gas Company and the Fairfax Water Authority to plant within the existing easements on Parcel 3H. At the time of site plan review, it shall be demonstrated to DPWES that such permission was requested. If approval is granted by the affected utility companies, a landscape plan shall be reviewed and approved by the Urban Forester.

Such Landscape Plan shall provide for parking lot landscaping and landscaping along the perimeter boundaries of Parcel 3. If permission for landscaping is not granted by the utility companies, landscaping in an amount which is equivalent to a minimum of ten (10) percent of the easement area shall be provided elsewhere on the property. The location and type of such landscaping shall be subject to the review and approval of the Urban Forester, subject to the approval of the affected utilities and VDOT.

- *10. The proposed building additions to the main hospital and the proposed medical office building shall be architecturally compatible with, and shall utilize similar building materials as, the existing hospital and medical office building as determined by the Reston Association Design Review Board.
11. Any additional on-site signage shall be in accordance with Article 12, Signs, of the Zoning Ordinance.
12. Stormwater Management shall be provided as shown on the Plat, subject to the approval of DPWES. The stormwater management pond shown on Parcel 3H shall be constructed with Best Management Practices, consistent with the Public Facilities Manual, subject to the approval of DPWES. The design of said pond shall, if determined to be practical by DPWES and the Urban Forester, incorporate existing trees or additional landscaping.

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 shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use 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. 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.



REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon Associates, Inc. 4501 Daly Drive
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William H. Gordon Eugene C. Dorn
Joseph W. McClellan R. Steven Hulsey
C. Terry Titus Robert W. Walker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
William H. Gordon - President, Secretary, Treasurer
Joseph W. McClellan, Vice President Eugene C. Dorn, Vice President
C. Terry Titus, Sr., Vice President R. Steven Hulsey, Vice President
Robert W. Walker, Vice President

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Reston Hospital Center LLC One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

HCA Health Services of Virginia, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

HCA Health Services of Virginia, Inc. - Managing Member

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Earl Swensson Associates, Inc. 2100 West End Avenue, Vanderbilt Plaza
Suite 1200
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders; but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Earl S. Swensson	Joe D. Crumpacker
Richard L. Miller	Raymond M. Pratt

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Earl S. Swensson, FAIA, Chairman	Joe D. Crumpacker, Vice President
Richard L. Miller, AIA, President	Raymond M. Pratt, Vice President

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
 (enter date affidavit is notarized)

John J. Bellaschi, do hereby state that I am an
 (enter name of applicant or authorized agent)

check one) applicant
 applicant's authorized agent listed in Par. 1(a) below 99-234f

Application No(s): PCA 91-C-014-2
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Hospital Center, LLC Agent: William A. Adams President & CEO	One Park Plaza Nashville, TN 37202	Applicant/Agent/Property Owner 17-1((1)) 15B, 17-1((19)) B, C5, C6,100, 201, 206, 207, 208, 209,210,301,303, 308,310, 311, 400, 406, 412A
William H. Gordon, Associates Agents: Steven E. Gleason, Planner Joseph W. McClellan Brian Ray	4501 Daly Drive Chantilly, VA 20151	Engineers <i>Agent</i>
Earl Swenson Associates, Inc. Agents: Randall Forkum James Doran	2100 West End Avenue Vanderbuilt Plaza Suite 1200 Nashville, TN 37203	Architects <i>Agent</i>

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

DATE: OCTOBER 6, 2000
 (enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
McGuireWoods LLP Agents: Carson Lee Fifer, Jr., Esquire John J. Bellaschi, Esquire Molly E. Harbin, Planner Jill Gottdiener, Planner (farmer)	1750 Tysons Boulevard Suite 1800, Tysons Corner McLean, VA 22102	Attorneys/Agents/
James W. and Suzanne Olson Cleveland	11305 Bright Pond Lane Reston, VA 20194	Property Owner 17-1-19-0314
Mark L. Bilowus	1850 Town Center Parkway Suite 409 Reston, VA 20190	Property Owner 17-1-19-0409
Neeraj Bhushan MD and Manju Bhushan	1850 Town Center Parkway Unit 410 Reston, VA 20190	Property Owner 17-1-19-0410, 411,411A

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
HCA Health Services of Virginia, Inc. One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Healthserv Acquisition, L.L.C., a Delaware corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

- William A. Adams, President/CEO
- Edward R. Stojakovich, Vice President/CFO
- Jane E. Raymond, Vice-President/COO
- Jay Grinney, President
- Wick Lyne, Senior Vice President
- Victor L. Campbell, Senior Vice President
- Robert Waterman, Senior Vice President
- Bill Rutherford, Vice President
- Tim Flusche, Vice President
- David G. Anderson, Vice President & Treasurer
- Rosalyn S. Elton, Vice President
- A. Bruce Moore, Vice President & Director
- V. Carl George, Vice President
- R. Milton Johnson, Vice President and Director
- John M. Franck II, Vice President, Secretary & Director
- James D. Hinton, Vice President
- Howard K. Patterson, Vice President
- Lyle Reid, Vice President
- Ronald Lee Grubs, Vice President
- Steven E. Clifton, Vice President & Assistant Secretary
- Bettye D. Daugherty, Vice President and Assistant Secretary
- Tom C. Gormley, Vice President
- Mike T. Bray, Vice President
- Dora A. Blackwood, Assistant Secretary
- David L. Denson, Assistant Secretary
- Dianne Johnson, Assist. Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & ZIP code)
Healthserve Acquisition, L.L.C.
One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Health Trust, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

- | | |
|---|---|
| Jay Grinney, President | Wick Lyne, Senior Vice President |
| Victor L. Campbell, Senior Vice President | Robert Waterman, Senior Vice President |
| Bill Rutherford, Vice President | Tim Flusche, Vice President |
| David G. Anderson, VP and Treasurer | Rosalyn S. Elton, Vice President |
| A. Bruce Moore, Vice President | V. Carl. George, Vice President |
| R. Milton Johnson, Vice President | John M. Franck II, Vice President and Secretary |
| James D. Hinton, Vice President | Howard K. Patterson, Vice President |
| Lyle Reid, Vice President | Ronald Lee Grubbs, Vice President |
| Steven E. Clifton, VP & Assistant Secretary | Bettye D. Daugherty, VP and Assistant Secretary |
| Tom C. Gormley, Vice President | Mike T. Bray, Vice President |
| Dora A. Blackwood, Assistant Secretary | David L. Denson, Assistant Secretary |
| Dianne Johnson, Assistant Secretary | |

4

Rezoning Attachment to Par. 1(b)

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Health Trust, Inc. - The Hospital Company One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check gng statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Columbia/HCA Healthcare Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Jack O. Bovender, Jr., President
 Jay Grinney, Executive Vice President
 Richard A. Schweinhart, Senior Vice President
 *David G. Anderson, Vice President & Treasurer
 A. Bruce Moore, Vice President
 *John M Franck II, Vice President & Secretary
 Steven E. Clifton, Vice President * Assist. Secretary
 R. Milton Johnson, Vice President
 Lyle Reid, Vice President
 Roberto G. Pantoja, Vice President
 Dora A. Blackwood, Assistant Secretary

Richard M. Bracken, Executive Vice President
 Victor L. Campbell, Senior Vice President
 *Robert Waterman, Senior Vice President
 *Rosalyn S. Elton, Vice President
 V. Carl George, Vice President
 Bettye D. Daugherty, Vice President and Assistant Secretary
 James D. Hinton, Vice President
 Howard K. Patterson, Vice President
 Tom C. Gormley, Vice President
 Mike T. Bray, Vice President
 David L. Denson, Assistant Secretary

*Directors

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Columbia/HCA Healthcare Corporation One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

- | | | |
|--|-------------------------------------|--|
| Thomas F. Frist, Jr., MD., Chairman of Board | Jack O. Bovender, Jr., President | David G. Anderson, Sr. Vice President |
| Victor L. Campbell, Sr. Vice President | W. Leon Drennan, Sr. VP | Rosalyn S. Elton, Sr. Vice President |
| James A. Fitzgerald, Jr., Sr. VP | V. Carl George, Sr. VP | Frank M. Houser, Sr. Vice President |
| R. Milton Johnson, Sr. VP | Patricia T. Lindler, Sr. VP | A. Bruce Moore, Jr., Sr. Vice President |
| Philip R. Patton, Sr. Vice President | Joseph N. Steakley, Sr. VP | Beverly B. Wallace, Sr. Vice President |
| Robert A. Waterman, Sr. Vice President | Noel Brown Williams, Sr. VP | Alan R. Yuspeh, Sr. Vice President |
| Richard M. Bracken, President | James M. Fleetwood, Jr., President | Jay Grinney, President Eastern Group |
| John G. Kausch, President | Gregory S. Roth, President | Samuel N. Hazen, Chief Financial Officer |
| William B. Rutherford, Chief Financial Officer | Steve E. Clifton, Vice President | Lisa B. Cobb, Vice President |
| Jeffrey D. Costantine, Vice President | Christopher D. Costello, VP | Samuel J. Coulter, Vice President |
| Mark E. Edwards, Vice President | William C. Erwin, Vice President | Barbara J. Fotopoulos, Vice President |
| John M. Franck II, Corporate Secretary | Gerald F. Glathar, Vice President | Thomas C. Gormley, Vice President |
| R. Lee Grubbs, Vice President | James D. Hinton, Vice President | Brent A. Hoppe, Vice President |
| Jana Joustra, Vice President | Howard B. Lisle, Vice President | Dwight E. Long, Vice President |
| Sandra J. Metzler, Vice President | Paul Martin Paslick, Vice President | Howard Patterson, Vice President |
| Susan N. Postal, Vice President | Judge Lyle Reid, Vice President | John M. Steele, Vice President |
| Donald Street, Jr., Vice President | France L. Ward, Vice President | Patsy M. Williams, Vice President |

*Directors

- | | | |
|----------------------|--------------------|-----------------------|
| Thomas F. Frist, Jr. | Magdalena Averhoff | Jack O. Bovender, Jr. |
| Elaine L. Chao | J. Michael Cook | Martin Feldstein |
| Frederick W. Gluck | T. Michael Long | John McArthur |
| R. Clayton McWhorter | Thomas S. Murphy | Kent C. Nelson |
| ✓ Carl E. Reichardt | Frank S. Royal | |

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-2348

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

1. (c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | |
|-------------------------|---------------------------|
| Adams, Robert T. | Burrus, Robert L., Jr. |
| Allen, George F. | Busch, Stephen D. |
| Ames, W. Allen, Jr. | Cabaniss, Thomas E. |
| Anderson, Arthur E., II | Cairns, Scott S. |
| Anderson, Donald D. | Capwell, Jeffrey R. |
| Armstrong, C. Torrence | Carter, Joseph C., III |
| Atkinson, Frank B. | Cogbill, John V., III |
| Aucutt, Ronald D. | Courson, Gardner G. |
| Bagley, Terrence M. | Cranfill, William T., Jr. |
| Barr, John S. | Cullen, Richard |
| Bates, John W., III | Dabney, H. Slayton, Jr. |
| Belcher, Dennis I. | Deem, William W. |
| Boland, J. William | Den Hartog, Grace R. |
| Bracey, Lucius H., Jr. | Douglass, W. Birch, III |
| Brittin, Jocelyn W. | Dudley, Waller T. |
| Broadus, William G. | Dyke, James Webster, Jr. |
| Brown, Thomas C., Jr. | Earl, Marshall H., Jr. |
| Burke, John W., III | Edwards, Elizabeth F. |
| Burkholder, Evan A | Evans, David E. |

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-2348

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- | | |
|--------------------------|---------------------------|
| Feller, Howard | Mack, Curtis L. |
| Fennebresque, John C. | Marshall, Gary S. |
| Fifer, Carson Lee, Jr. | Martin, George K. |
| Flemming, Michael D. | McArver, R. Dennis |
| France, Bonnie M. | McCallum, Steve C. |
| Franklin, Stanley M. | McElligott, James P., Jr. |
| Getchell, E. Duncan, Jr. | McFarland, Robert W. |
| Gieg, William F. | McGee, Gary C. |
| Giguere, Michael J. | McGonigle, Thomas J. |
| Gillece, James P., Jr. | McMenamin, Joseph P. |
| Glassman, M. Melissa | Melson, David E. |
| Good, Dennis W., Jr. | Menges, Charles L. |
| Goodall, Larry M. | Menson, Richard L. |
| Grandis, Leslie A. | Michels, John J. |
| Grimm, W. Kirk | Milton, Christine R. |
| Hampton, Glenn W. | O'Grady, Clive R. G. |
| Harmon, T. Craig | O'Grady, John B. |
| Hay, Jeffrey S. | Oakey, David N. |
| Heberton, George H. | Page, Rosewell, III |
| Isaf, Fred T. | Pankey, David H. |
| Kane, Richard F. | Pollard, John O. |
| Katsantonis, Joanne | Price, James H., III |
| Keefe, Kenneth M., Jr. | Rice, C. Daniel |
| King, Donald E. | Richardson, David L., II |
| King, William H., Jr. | Robertson, David W. |
| Kittrell, Steven D. | Robinson, Stephen W. |
| Krueger, Kurt J. | Rohman, Thomas P. |
| La Frata, Mark J. | Rogers, Marvin L. |
| Lawrie, Jr., Henry deVos | Rooney, Lee Ann |
| Lindquist, Kurt E., II | Russell, Deborah M. |
| Little, Nancy R. | Rust, Dana L. |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-234f

for Application No(s): PCA 91-C-014-2
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Wells,, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest

Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

99-2348

for Application No(s): PCA 91-C-014-2.
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
William H. Gordon has donated in excess of \$200 to Supervisor Michael Frey through two partnerships of which he is a partner.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

John J. Bellaschi

(check one) [] Applicant [X] Applicant's Authorized Agent
John J. Bellaschi, Applicant's Authorized Agent

(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 6th day of OCTOBER, 2000, in the state of VIRGINIA.

My commission expires: DECEMBER 31, 2002.

Patricia W. Young
Notary Public

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

John J. Bellaschi, do hereby state that I am an
(enter name of applicant or authorized agent)

check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

2000-70d

1 Application No(s): CP89-C-025-3
(enter County-assigned application number(s). e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Hospital Center, LLC Agent: William A. Adams, President & CEO	One Park Plaza Nashville, TN 37202	Applicant/Agent/Property Owner 17-1((1)) 3H & 3S
William H. Gordon, Associates Agents: Steven E. Gleason, Planner Joseph W. McClellan Brian Ray	4501 Daly Drive Chantilly, VA 20151	Engineers / Agents
Earl Swensson Associates, Inc. Agents: Randall Forkum James Doran	2100 West End Avenue Vanderbuilt Plaza Suite 1200 Nashville, TN 37203	Architects / Agents
McGuireWoods LLP Agents: Carson Lee Fifer, Jr., Esquire John J. Bellaschi, Esquire Molly E. Harbin, Planner Jill Gondriener, Planner (former)	1750 Tysons Boulevard Suite 1800, Tysons Corner McLean, VA 22102	Attorneys/Agents

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
William H. Gordon Associates, Inc. 4501 Daly Drive
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
William H. Gordon Eugene C. Dorn
Joseph W. McClellan R. Steven Hulsey
C. Terry Titus Robert W. Walker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title. e.g. President, Vice-President, Secretary, Treasurer, etc.)
William H. Gordon - President, Secretary, Treasurer
Joseph W. McClellan, Vice President Eugene C. Dorn, Vice President
C. Terry Titus, Sr., Vice President R. Steven Hulsey, Vice President
Robert W. Walker, Vice President

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment to Par. 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Reston Hospital Center LLC One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

HCA Health Services of Virginia, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

HCA Health Services of Virginia, Inc. - Managing Member

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Earl Swensson Associates, Inc. 2100 West End Avenue, Vanderbilt Plaza
Suite 1200
Nashville, TN 37203

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Earl S. Swensson	Joe D. Crumpacker
Richard L. Miller	Raymond M. Pratt

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

Earl S. Swensson, FAIA, Chairman	Joe D. Crumpacker, Vice President
Richard L. Miller, AIA, President	Raymond M. Pratt, Vice President

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000.70d

or Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

HCA Health Services of Virginia, Inc. One Park Plaza
Nashville, TN 37202DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Healthserv Acquisition, L.L.C., a Delaware corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

William A. Adams, President/CEO
 Edward R. Stojakovich, Vice President/CFO
 Jane E. Raymond, Vice-President/COO
 Jay Grinney, President
 Wick Lyne, Senior Vice President
 Victor L. Campbell, Senior Vice President
 Robert Waterman, Senior Vice President
 Bill Rutherford, Vice President
 Tim Flusche, Vice President
 David G. Anderson, Vice President & Treasurer
 Rosalyn S. Elton, Vice President
 A. Bruce Moore, Vice President & Director
 V. Carl George, Vice President
 R. Milton Johnson, Vice President and Director
 John M. Franck II, Vice President, Secretary & Director
 James D. Hinton, Vice President
 Howard K. Patterson, Vice President
 Lyle Reid, Vice President
 Ronald Lee Grubs, Vice President
 Steven E. Clifton, Vice President & Assistant Secretary
 Bettye D. Daugherty, Vice President and Assistant Secretary
 Tom C. Gormley, Vice President
 Mike T. Bray, Vice President
 Dora A. Blackwood, Assistant Secretary
 David L. Denson, Assistant Secretary
 Dianne Johnson, Assist. Secretary

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2500-704

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Healthserve Acquisition, L.L.C. One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Health Trust, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

- | | |
|---|---|
| Jay Grinney, President | Wick Lyne, Senior Vice President |
| Victor L. Campbell, Senior Vice President | Robert Waterman, Senior Vice President |
| Bill Rutherford, Vice President | Tim Flusche, Vice President |
| David G. Anderson, VP and Treasurer | Rosalyn S. Elton, Vice President |
| A. Bruce Moore, Vice President | V. Carl. George, Vice President |
| R. Milton Johnson, Vice President | John M. Franck II, Vice President and Secretary |
| James D. Hinton, Vice President | Howard K. Patterson, Vice President |
| Lyle Reid, Vice President | Ronald Lee Grubbs, Vice President |
| Steven E. Clifton, VP & Assistant Secretary | Bettye D. Daugherty, VP and Assistant Secretary |
| Tom C. Gormley, Vice President | Mike T. Bray, Vice President |
| Dora A. Blackwood, Assistant Secretary | David L. Denson, Assistant Secretary |
| Dianne Johnson, Assistant Secretary | |

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Health Trust, Inc. - The Hospital Company One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Columbia/HCA Healthcare Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

- | | |
|---|---|
| Jack O. Bovender, Jr., President | Richard M. Bracken, Executive Vice President |
| Jay Grinney, Executive Vice President | Victor L. Campbell, Senior Vice President |
| Richard A. Schweinhart, Senior Vice President | *Robert Waterman, Senior Vice President |
| *David G. Anderson, Vice President & Treasurer | *Rosalyn S. Elton, Vice President |
| A. Bruce Moore, Vice President | V. Carl George, Vice President |
| *John M Franck II, Vice President & Secretary | Bettye D. Daugherty, Vice President and Assistant Secretary |
| Steven E. Clifton, Vice President * Assist. Secretary | James D. Hinton, Vice President |
| R. Milton Johnson, Vice President | Howard K. Patterson, Vice President |
| Lyle Reid, Vice President | Tom Gormley, Vice President |
| Roberto G. Pantoja, Vice President | Mike Bray, Vice President |
| Dora A. Blackwood, Assistant Secretary | D. Denson, Assistant Secretary |

*Directors

Rezoning Attachment to Par. 1(b)

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Columbia/HCA Healthcare Corporation One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

publicly traded

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

- | | | |
|--|-------------------------------------|--|
| Thomas F. Frist, Jr., MD., Chairman of Board | Jack O. Bovender, Jr., President | David G. Anderson, Sr. Vice President |
| Victor L. Campbell, Sr. Vice President | W. Leon Drennan, Sr. VP | Rosalyn S. Elton, Sr. Vice President |
| James A. Fitzgerald, Jr., Sr. VP | V. Carl George, Sr. VP | Frank M. Houser, Sr. Vice President |
| R. Milton Johnson, Sr. VP | Patricia T. Lindler, Sr. VP | A. Bruce Moore, Jr., Sr. Vice President |
| Philip R. Patton, Sr. Vice President | Joseph N. Steakley, Sr. VP | Beverly B. Wallace, Sr. Vice President |
| Robert A. Waterman, Sr. Vice President | Noel Brown Williams, Sr. VP | Alan R. Yuspeh, Sr. Vice President |
| Richard M. Bracken, President | James M. Fleetwood, Jr., President | Jay Grinney, President Eastern Group |
| John G. Kausch, President | Gregory S. Roth, President | Samuel N. Hazen, Chief Financial Officer |
| William B. Rutherford, Chief Financial Officer | Steve E. Clifton, Vice President | Lisa B. Cobb, Vice President |
| Jeffrey D. Costantine, Vice President | Christopher D. Costello, VP | Samuel J. Coulter, Vice President |
| Mark E. Edwards, Vice President | William C. Erwin, Vice President | Barbara J. Fotopoulos, Vice President |
| John M. Franck II, Corporate Secretary | Gerald F. Glathar, Vice President | Thomas C. Gormley, Vice President |
| R. Lee Grubbs, Vice President | James D. Hinton, Vice President | Brent A. Hoppe, Vice President |
| Jana Joustra, Vice President | Howard B. Lisle, Vice President | Dwight E. Long, Vice President |
| Sandra J. Metzler, Vice President | Paul Martin Paslick, Vice President | Howard Patterson, Vice President |
| Susan N. Postal, Vice President | Judge Lyle Reid, Vice President | John M. Steele, Vice President |
| Donald Street, Jr., Vice President | France L. Ward, Vice President | Patsy M. Williams, Vice President |

*Directors

- Thomas F. Frist, Jr.
- Elaine L. Chao
- Frederick W. Gluck
- R. Clayton McWhorter
- Carl E. Reichardt

- Magdalena Averhoff
- J. Michael Cook
- T. Michael Long
- Thomas S. Murphy
- Frank S. Royal

- Jack O. Bovender, Jr.
- Martin Feldstein
- John McArthur
- Kent C. Nelson

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

1. (c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | |
|-------------------------|---------------------------|
| Adams, Robert T. | Burrus, Robert L., Jr. |
| Allen, George F. | Busch, Stephen D. |
| Ames, W. Allen, Jr. | Cabaniss, Thomas E. |
| Anderson, Arthur E., II | Cairns, Scott S. |
| Anderson, Donald D. | Capwell, Jeffrey R. |
| Armstrong, C. Torrence | Carter, Joseph C., III |
| Atkinson, Frank B. | Cogbill, John V., III |
| Aucutt, Ronald D. | Courson, Gardner G. |
| Bagley, Terrence M. | Cranfill, William T., Jr. |
| Barr, John S. | Cullen, Richard |
| Bates, John W., III | Dabney, H. Slayton, Jr. |
| Belcher, Dennis I. | Deem, William W. |
| Boland, J. William | Den Hartog, Grace R. |
| Bracey, Lucius H., Jr. | Douglass, W. Birch, III |
| Brittin, Jocelyn W. | Dudley, Waller T. |
| Broadus, William G. | Dyke, James Webster, Jr. |
| Brown, Thomas C., Jr. | Earl, Marshall H., Jr. |
| Burke, John W., III | Edwards, Elizabeth F. |
| Burkholder, Evan A | Evans, David E. |

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

0000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Feller, Howard
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Good, Dennis W., Jr.
Goodall, Larry M.
Grandis, Leslie A.
Grimm, W. Kirk
Hampton, Glenn W.
Harmon, T. Craig
Hay, Jeffrey S.
Heberton, George H.
Isaf, Fred T.
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lawrie, Jr., Henry deVos
Lindquist, Kurt E., II
Little, Nancy R.

Mack, Curtis L.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McElligott, James P., Jr.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McMenamin, Joseph P.
Melson, David E.
Menges, Charles L.
Menson, Richard L.
Michels, John J.
Milton, Christine R.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III
Rice, C. Daniel
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Russell, Deborah M.
Rust, Dana L.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-70d

for Application No(s): CP89-C-025-3
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest

Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-704

for Application No(s): CP89-C-025-3.
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

William H. Gordon has donated in excess of \$200 to Supervisor Michael Frey through two partnerships of which he is a partner.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant John J. Bellaschi Applicant's Authorized Agent

John J. Bellaschi, Applicant's Authorized Agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 6th day of OCTOBER, 2000, in the state of VIRGINIA.

My commission expires: DECEMBER 31, 2002

Patricia W. Young
Notary Public

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

John J. Bellaschi

I, _____, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[X] applicant's authorized agent listed in Par. 1(a) below 2000-69e

in Application No(s): SE-00-H-023
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that to the best of my knowledge and belief, the following information is true:

1. (a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS and LESSEES of the land described in the application, and if any of the foregoing is a TRUSTEE*, each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Reston Hospital Center, LLC Agent: William A. Adams President & CEO	One Park Plaza Nashville, TN 37202	Applicant/Agent/Property Owner 17-1((1)) 15B, 17-1((19)) B, C5, C6,100, 201, 206, 207, 208, 209,210,301,303, 308,310, 311, 400, 406, 412A
William H. Gordon, Associates Agents: Steven E. Gleason, Planner Joseph W. McClellan Brian Ray	4501 Daly Drive Chantilly, VA 20151	Engineers <i>/agents</i>
Earl Swensson Associates, Inc. Agents: Randall Forkum James Doran	2100 West End Avenue Vanderbuilt Plaza Suite 1200 Nashville, TN 37203	Architects <i>/agents</i>

(check if applicable) [X] There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* List as follows: (name of trustee), Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)

Page ___ of ___

DATE: OCTOBER 6, 2000
 (enter date affidavit is notarized)

for Application No(s): SE-00-H-023
 (enter County-assigned application number(s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the tax map Numbers(s) of the parcel(s) for each owner.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
McGuireWoods LLP Agents: Carson Lee Fifer, Jr., Esquire John J. Bellaschi, Esquire Molly E. Harbin, Planner Jill Gottdiener (<i>former</i>)	1750 Tysons Boulevard Suite 1800, Tysons Corner McLean, VA 22102	Attorneys/Agents
James W. and Suzanne Olson Cleveland	11305 Bright Pond Lane Reston, VA 20194	Property Owner 17-1-19-0314
Mark L. Bilowus	1850 Town Center Parkway Suite 409 Reston, VA 20190	Property Owner 17-1-19-0409
Neeraj Bhushan MD and Manju Bhushan	1850 Town Center Parkway Unit 410 Reston, VA 20190	Property Owner 17-1-19-0410, 411, 411A

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

1. (b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

William H. Gordon Associates, Inc. 4501 Daly Drive
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, last name & title)

William H. Gordon	Eugene C. Dorn
Joseph W. McClellan	R. Steven Hulsey
C. Terry Titus	Robert W. Walker

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

HCA Health Services of Virginia, Inc. One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Healthserv Acquisition, L.L.C., a Delaware corporation

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Healthserv Acquisition, L.L.C., a Delaware corporation One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Health Trust, Inc. - The Hospital Company, a Delaware corporation

(check if applicable) There is more corporation information and Par. 1(b) is continue further on a "Special Exception Attachment to Par. 1(b)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

For Application No(s): SE-00-H-023
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

HealthTrust, Inc. - The Hospital Company, a Delaware corporation

One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

Columbia/HCA Healthcare Corporation, a Delaware corporation

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)

Columbia/HCA Healthcare Corporation, a Delaware corporation One Park Plaza
Nashville, TN 37202

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

publicly traded

(check if applicable) There is more corporation information and Par. 1(b) is continue further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

1. (c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Equity Partners of McGuireWoods LLP

- | | |
|-------------------------|---------------------------|
| Adams, Robert T. | Burrus, Robert L., Jr. |
| Allen, George F. | Busch, Stephen D. |
| Ames, W. Allen, Jr. | Cabaniss, Thomas E. |
| Anderson, Arthur E., II | Cairns, Scott S. |
| Anderson, Donald D. | Capwell, Jeffrey R. |
| Armstrong, C. Torrence | Carter, Joseph C., III |
| Atkinson, Frank B. | Cogbill, John V., III |
| Aucutt, Ronald D. | Courson, Gardner G. |
| Bagley, Terrence M. | Cranfill, William T., Jr. |
| Barr, John S. | Cullen, Richard |
| Bates, John W., III | Dabney, H. Slayton, Jr. |
| Belcher, Dennis I. | Deem, William W. |
| Boland, J. William | Den Hartog, Grace R. |
| Bracey, Lucius H., Jr. | Douglass, W. Birch, III |
| Brittin, Jocelyn W. | Dudley, Waller T. |
| Broadus, William G. | Dyke, James Webster, Jr. |
| Brown, Thomas C., Jr. | Earl, Marshall H., Jr. |
| Burke, John W., III | Edwards, Elizabeth F. |
| Burkholder, Evan A | Evans, David E. |

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment 1(c)" form.

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Feller, Howard
Fennebresque, John C.
Fifer, Carson Lee, Jr.
Flemming, Michael D.
France, Bonnie M.
Franklin, Stanley M.
Getchell, E. Duncan, Jr.
Gieg, William F.
Giguere, Michael J.
Gillece, James P., Jr.
Glassman, M. Melissa
Good, Dennis W., Jr.
Goodall, Larry M.
Grandis, Leslie A.
Grimm, W. Kirk
Hampton, Glenn W.
Harmon, T. Craig
Hay, Jeffrey S.
Heberton, George H.
Isaf, Fred T.
Kane, Richard F.
Katsantonis, Joanne
Keefe, Kenneth M., Jr.
King, Donald E.
King, William H., Jr.
Kittrell, Steven D.
Krueger, Kurt J.
La Frata, Mark J.
Lawrie, Jr., Henry deVos
Lindquist, Kurt E., II
Little, Nancy R.

Mack, Curtis L.
Marshall, Gary S.
Martin, George K.
McArver, R. Dennis
McCallum, Steve C.
McElligott, James P., Jr.
McFarland, Robert W.
McGee, Gary C.
McGonigle, Thomas J.
McMenamin, Joseph P.
Melson, David E.
Menges, Charles L.
Menson, Richard L.
Michels, John J.
Milton, Christine R.
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Page, Rosewell, III
Pankey, David H.
Pollard, John O.
Price, James H., III
Rice, C. Daniel
Richardson, David L., II
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Russell, Deborah M.
Rust, Dana L.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

2000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Schewel, Michael J.
Schill, Gilbert E., Jr.
Scruggs, George L., Jr.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slone, Daniel K.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Stone, Jacquelyn E.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Summers, W. Dennis
Swartz, Charles R.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Terry, David L.
Thornhill, James A.
Van der Mersch, Xavier
Waddell, William R.
Walsh, James H.
Watts, Stephen H., II
Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Williams, Stephen E.
Williamson, Mark D.
Wilson, Ernest

Whitham, C. Lamont
Whitham, Michael E.
Wood, R. Craig
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zirkle, Warren E.

These are the only equity partners in the above-referenced firm.

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: OCTOBER 6, 2000
(enter date affidavit is notarized)

5000-69e

for Application No(s): SE-00-H-023
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

William H. Gordon has donated in excess of \$200 to Supervisor Michael Frey through two partnerships of which he is a partner.

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant Applicant's Authorized Agent
John J. Bellaschi
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 6th day of OCTOBER, 19 2000, in the state of VIRGINIA.

My commission expires: DECEMBER 31, 2002

Patricia W. Young
Notary Public

AMENDED STATEMENT OF JUSTIFICATION
SPECIAL EXCEPTION
PROFFERED CONDITION AMENDMENT
TOWN CENTER CONCEPT PLAN
BY HCA HEALTH SERVICES OF VIRGINIA, INC.

July 25, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUL 26 2000
ZONING EVALUATION DIVISION

I. INTRODUCTION

This Application requests approval of a Special Exception ("SE") and a Proffered Condition Amendment ("PCA"), collectively, the "Application" to permit expansion and new construction on the property commonly known as the Reston Hospital Center. The expansion is planned to take part in phases. If approved, this proposal will provide enhanced services to the Reston Hospital service area.

In phase one, an expanded women's center is proposed, as part of the SE and PCA, in order to provide additional room for existing patients and services at Reston Hospital Center. Phase one also requests the approval of a Town Center Concept Plan ("TCCP") to allow the development of a new five-level parking garage, which will be located on an existing surface parking lot. The parking garage will provide adequate parking to better serve existing patients and visitors.

In future phases: one additional level will be added to the existing emergency room facility; two additional floors are proposed for the women's center; a six-story medical office building is proposed on the parcel included in the SE and TCCP; and one additional level is proposed for the parking garage. No removal of existing structures is proposed with this application.

II. BACKGROUND

The Reston Hospital Center is generally located north of New Dominion Parkway and west of Town Center Parkway. The property within this application consists of 24.2 acres. Of this, 14.82 acres are presently zoned C-3, and are governed by the proffers accepted in conjunction with the Board of Supervisor's approval of Rezoning 91-C-014 on January 27, 1992 and the subsequent proffered condition amendment. The 4.82-acre parcel is currently utilized for parking and the 4.54-acre parcel is currently vacant. Both parcels are subject to the proposed Town Center Concept Plan, and are zoned PRC. The site is presently approved for hospital and medical office uses.

III. JUSTIFICATION

Specifically, this application requests the necessary approvals to allow for the phased expansion and enhancement of services offered by Reston Hospital Center, so that it may meet the needs of the community it serves.

A. PHASE ONE

1. Type of Operation: Expansion of full-service community hospital to include a three-story women's center and the construction of a five-level parking garage.
2. Hours of Operation: The hospital operates twenty-four (24) hours per day, seven (7) days per week in order to provide adequate emergency care.
3. Proposed number of employees: The purpose of the proposed expansion is to meet existing need and will not directly generate additional employees.
4. Estimated number of patrons: The purpose of the proposed expansion is to meet existing need and will not directly generate additional patrons.
5. Qualifications of the operator/applicant: The Reston Hospital Center has been successfully meeting the needs of Fairfax County residents since 1986. The Applicant is committed to providing high quality and efficient medical care throughout the County. The proposed addition will enhance the Applicant's ability to provide such care.
6. Traffic impact: The proposed addition will primarily meet the needs of existing employees and patrons. The traffic impact, therefore, will be minimal.
7. Area served: The Reston Hospital Center service area includes Reston, Herndon, Vienna, Great Falls, eastern Loudoun County, and the greater Fairfax County area.
8. Architectural compatibility: The existing building is of contemporary design and is constructed of brick. The proposed addition shall be similar in architectural character and building materials.
9. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no hazardous or toxic substances on the property. If any such substances are discovered, impacts will be mitigated and/or remediated in accordance with governing County, State and Federal laws.
10. Statement of conformance: To the best of the Applicant's knowledge, the proposed development conforms with the requirements of the Fairfax County Zoning Ordinance.

B. FUTURE PHASES

1. Type of Operation: Expansion of a full-service community hospital, to include; a one-story addition to the emergency room facility, a two-story addition to the women's center, a six-story medical office building, and a one-level addition to the parking garage.
2. Hours of Operation: The hospital operates twenty-four (24) hours per day, seven (7)

days per week in order to provide adequate emergency care. Such additions shall take place as the Applicant deems necessary.

3. Proposed number of employees: A need for new employees will be generated as the proposed expansion of the women's center and medical office building are completed, and as existing services are enhanced throughout the hospital.

4. Estimated number of patrons: In order to better meet the needs of the community which Reston Hospital serves, sixty (60) new beds are proposed with the future phases of this project. Six (6) new beds are proposed for the expanded women's center, fifty (50) for medical surgery services, and four (4) for the critical care unit. The hospital is currently licensed for 127 beds. If approved, this proposal will bring the number of beds to a total of 187. New beds will generate additional patients and associated patrons. New patrons will be generated with the completion of the proposed medical office building. To meet new and existing demand, 1,879 parking spaces are proposed with this application; 1,108 spaces are required.

5. Qualifications of the operator/applicant: The Reston Hospital Center has been successfully meeting the needs of Fairfax County residents since 1986. The Applicant is committed to providing high quality and efficient medical care throughout the County. The proposed expansion and additions will enhance the Applicant's ability to provide such care.

6. Traffic impact: Reston Hospital has hired a traffic consultant to study the traffic impact of the future phases.

7. Area served: The Reston Hospital Center service area includes Reston, Herndon, Vienna, Great Falls, eastern Loudoun County, and the greater Fairfax County area.

8. Architectural compatibility: The existing building is of contemporary design and is constructed of brick. Proposed additions shall be similar in architectural character and building materials.

9. Hazardous and toxic substances: To the best of the Applicant's knowledge, there are no hazardous or toxic substances on the property. If any such substances are discovered, impacts will be mitigated and/or remediated in accordance with governing County, State and Federal laws.

10. Statement of conformance: To the best of the Applicant's knowledge, the proposed development conforms with the requirements of the Fairfax County Zoning Ordinance except for the requested waivers and modifications.

IV. WAIVERS AND MODIFICATIONS

With this application the Applicant requests a waiver of the Type 1D, E or F barrier requirement pursuant to §13-304 (1) of the Zoning Ordinance. Existing vegetation will be used for screening in accordance with §13-104 (4).

The Applicant respectfully requests that the Staff and the Planning Commission support and the Board of Supervisors approve this application.

Respectfully submitted,

McGuire Woods, LLP

By: Molly E. Hardin
Agent for Applicant

McGuireWoods LLP
1750 Tysons Boulevard
Suite 1800
McLean, VA 22102-4215
Phone: 703.712.5000
Fax: 703.712.5050
www.mcguirewoods.com

Molly E. Harbin
Direct: 703.712.5349

McGUIREWOODS

mharbin@mcguirewoods.com
Direct Fax: 703.712.5050

December 7, 2000

Tracy D. Swagler, AICP
Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway
Suite 801
Fairfax, VA 22035

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 7 2000
ZONING EVALUATION DIVISION

VIA HAND DELIVERY

Re: Reston Hospital – Existing Access Point from New Dominion Parkway

Dear Tracy:

As promised, I am writing to you in response to Staff comments regarding the removal of the existing access point on New Dominion Parkway shown on sheets two (2) and three (3) of the SE/PCA/TCCP Plat (the "Plat"). With all of the other transportation concessions the Hospital is making, we respectfully request that this issue be dismissed by Fairfax County.

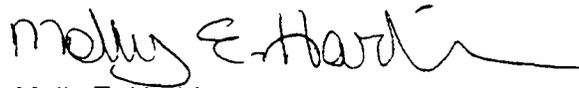
This access point should remain for the following reasons:

1. The Reston Town Center Master Conceptual Plan, dated May, 1991 and revised through March 1992 (attached as Exhibit 1) expressly provides for this access point;
2. The construction plans for New Dominion Parkway expressly provide for this access point (6788-SP-04 approved 10-5-1998);
3. This access point already exists;
4. This access point will remain only a right in right out; the Hospital is not asking for a median break for left turn access onto and off of the property;
5. This access point is crucial in order to provide safe and efficient access to and from the six (6) story 125,000 sqf. Medical Office Building that will be constructed as part of the Future Phases; and
6. This entrance will alleviate traffic from the other two access points on the property.

Tracy D. Swagler
December 7, 2000
Page 2

Please contact me if I can provide further information on this or any other matter regarding the Hospital.

Very truly yours,

A handwritten signature in black ink that reads "Molly E. Harbin". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Molly E. Harbin
Land Use Planner

cc: Goldie Harrison, Administrative Aide to Supervisor Hudgins
Frank Strunk, Reston Hospital
Joe McClellan, William H. Gordon Associates, Inc.
John J. Bellaschi, McGuireWoods LLP

PROFFERS

COLUMBIA ARLINGTON HEALTHCARE SYSTEM LLC
PCA 91-C-014

May 28, 1999

May 19, 1999

May 7, 1999

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, the applicant, Columbia Arlington Healthcare System LLC (hereinafter the "Applicant") proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference 17-1 ((1)) 15B and 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A, and 412A (hereinafter the "Property") will be in accordance with the following proffered conditions if, and only if, said Proffer Condition Amendment request for the C-3 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

1. Subject to the provisions of Section 16-403 of the Zoning Ordinance, the Property shall be developed in conformance with the Generalized Development Plan ("GDP") prepared by William H. Gordon Associates, Inc. dated November 17, 1998 as revised to May 18, 1999 and as further modified by these proffered conditions.
2. Applicant shall provide interparcel access and the necessary public ingress and egress easements for the adjacent properties located to the north (Tax Map 17-1 ((14)) All) and west (Tax Map 17-1 ((1)) 3H and 3S).
3. Applicant shall provide a pro rata contribution based on estimated peak hour vehicle trip generation at a maximum build out of 0.36 FAR for the funding of a signal on Town Center Parkway and Bowman Town Drive. The Director of the Department of Public Works and Environmental Services, after consultation with the Department of Transportation, shall determine the basis for the pro rata contribution and the amount thereof at the time of submission of the site plan for the hospital addition on the subject property. Such a contribution shall be made at the time of site plan approval.
4. The primary uses on the Property shall be limited to hospital and medical offices, with related accessory uses also permitted.
5. The maximum floor area ratio shall not exceed 0.36. Medical office use on the Property shall not exceed 75,340 square feet.
6. Stormwater management shall be provided as determined by DPWES.

7. Landscaping on the site shall be provided in substantial conformance with the GDP. The exact number, size and species of trees and other plant materials shall be submitted at the time of final site plan review and shall be subject to the review and approval of the Urban Forester.

8. In the cellar space, physical therapy, respiratory therapy, radiation therapy and other patient related support services shall not exceed 10,000 gross square feet. Other uses in the cellar may include storage, mechanical, plumbing and electrical equipment, pharmacy, laboratory, hospital offices and other administrative support services for the hospital.

9. Hospital uses may be substituted for approved medical office uses (not to exceed 12,000 gross square feet) without need for amendments to the GDP or the Special Exception Amendment Plat, provided that the total building area for the hospital and proposed addition does not exceed 226,163 gross square feet. The building footprints may be modified up to five percent with concurrence of the Department of Planning and Zoning. Hospital use in the building addition subject to PCA 91-C-014 shall not exceed 6,523 square feet, without further review and recommendation for approval by the Health Care Advisory Board.

COLUMBIA ARLINGTON HEALTHCARE SYSTEM LLC

BY: 
William A. Adams, Chief Operating Officer

PT RESTON LP
Owner of Tax Map 17-1 ((19)) 301

BY: *Daniel G. Turgeon*
Robert L. Pinnar, President
DANIEL G TURGEON V.P.

MARK L. BILOWUS
Owner of Tax Map 17-1 ((19)) 409

BY: Mark L. Bilowus, as 6-3-99

NEERAJ BHUSHAN

Owner of Tax Map 17-1 ((19)) 410, 411, 411A

BY: _____



MANJU BHUSHAN

Owner of Tax Map 17-1 ((19)) 410, 411, 411A

BY: _____



HCA Health Services of Virginia, Inc.
Owner of Tax Map 17-1 ((19)) C5 and C6

BY: Howard K. Patterson
Howard K. Patterson
Vice President

INTERNAL MEDICINE ASSOC.
Owner of Tax Map 17-1 ((19)) 209

BY:


Randall Doerman, Managing Partner

Proffers Date May 28, 1999

Fairfax County

PCA 91-c-014

JAMES W. CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

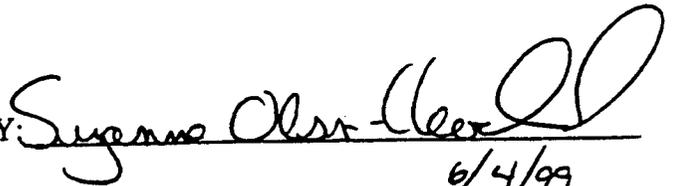
BY:



6/4/99

SUZANNE OLSON CLEVELAND
Owner of Tax Map 17-1 ((19)) 314

BY:



6/4/99



FAIRFAX COUNTY



APPENDIX 6
OFFICE OF THE
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

July 13, 1999

Jill R. Gottdiener, Planner
McGuire, Woods, Battle & Boothe, L.L.P.
1750 Tysons Boulevard – Suite 1800
McLean, Virginia 22102-3915

RE: Special Exception Number SEA 84-C-092-5
(Concurrent with PCA 91-C-014)

Dear Ms. Gottdiener:

At a regular meeting of the Board of Supervisors held on June 28, 1999, the Board approved Special Exception Amendment Number SEA 84-C-092-5 in the name of Columbia Arlington Healthcare System, LLC, located at Tax Map 17-1 ((1)) 3H, 15B; 17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208, 209, 210, 301, 303, 308, 310, 311, 314, 400, 406, 409, 410, 411A, and 412A for medical care facility, medical office and related uses pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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 the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat entitled "Reston Hospital and Medical Office Building", prepared by William H. Gordon Associates, Inc. and dated November 17, 1998 revised to May 17, 1999, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. Right and left turn lanes shall be provided into the site from Town Center Parkway.
5. The extension of New Dominion Parkway from Town Center Parkway to the Fairfax County Parkway shall not be constructed with this application. Town Center Parkway and Bowman Towne Drive provide adequate access to the hospital.
6. At the time of site plan approval, and as requested by Fairfax County and VDOT, temporary construction easements shall be provided and permanent storm drainage easements shall be dedicated to Fairfax County for the construction of the Fairfax County Parkway.
7. The helistop shall be used for medical and governmental purposes and to transport patients to and from the hospital. No helicopters shall land on the site between the hours of 7:00 PM to 7:00 AM except for emergency medical purposes. The helistop pad shall be enclosed with fencing as determined necessary by the Federal Aviation Administration.
8. Landscaping shall be provided as shown on the Generalized Development Plan/Special Exception Amendment (GDP/SEA) Plat. All trees and shrubs disturbed by the proposed parking and building additions shall be replaced or relocated with similar plant material.
9. The proposed building additions shall be architecturally compatible with and shall utilize similar building materials as the existing hospital and medical office building.

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 the use 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.

SEA 84-C-092-5
July 13, 1999

- 3 -

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor - Hunter Mill District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Svcs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Ellen Gallagher, Project Planning Section, Office of Transportation
Michelle A Brickner Acting Director, Site Development Services, DPW&ES
DPW&ES - Bonds & Agreements
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for: SE 00-H-023, et al
Reston Hospital Center, L.L.C.

DATE: 6 December 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated November 17, 2000. This application requests a proffered condition amendment for a hospital, medical offices and parking (C-3), a conceptual plan for a medical office building and new parking facilities (PRC), and a special exception for medical care facility, medical office building, parking and helistop to permit a building addition and site modifications (Women's health center, medical office building and parking garage). This application would result in a floor area ratio (F.A.R.) of .51. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently developed with a hospital at a .36 FAR in an area which is planned for residential planned community, designated by the Reston Master Plan as part of the Town Center; and zoned PRC. To the north are locate a townhouse residential development and a medical center which are planned for residential planned community, designated by the Reston Master Plan as part of the Town Center, and zoned PRC. To the east is located a multifamily residential development which is planned for residential planned community, designated by the Reston Master Plan as part of the Town Center, and zoned PRC. To the south is located a townhouse development which is planned for residential planned community, designated by the Reston Master Plan as part of the Town Center, and zoned PRC. To the west is located a power line easement and the Town of Herndon.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 24.20-acre property is located in the Reston-Herndon Suburban Center of the Upper Potomac Planning District in Area III. The Comprehensive Plan provides the following guidance on the land use and intensity for the property:

Text:

On page 243 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use, Land Unit D, Town Center Portion of Land Unit D," the Plan states:

"The Reston Town Center is the designated "Core" area within the Reston-Herndon Suburban Center. The Reston Town Center represents the major focal point for the Suburban Center and integrates pedestrian-scaled mixed-use projects that have substantial retail, office, commercial and residential components. Within the central portion of the Town Center (the approximately 85 acres known as the Town Center Urban Core) a commercial intensity up to .95 FAR may be appropriate and is consistent with the Town Center rezonings of March 1987 and subsequently approved Proffered Condition Amendments. Individual blocks or parcels may exceed this intensity, so long as the overall intensity of .95 FAR is not exceeded.

The Reston Town Center should develop as planned in order to provide a viable residential and commercial mix. It is presently planned for a maximum development program of 8,415,000 square feet. Development is planned to be phased in, as transportation capacity is available. The proposed composition of this development is as follows:

- Office/research and development - 7,100,000 square feet;
- Retail - 315,000 square feet; and,
- Hotel - 1,000,000 square feet.

The proposed Town Center development will also include hospital uses and a minimum of 1,400 dwelling units, incorporating a mixture of multi-family and single-family housing unit types at up to 50 dwelling units per acre. Additional housing units are encouraged as they would contribute to and enhance the mixed-use character planned for this area."

Map:

The Comprehensive Plan map shows that the property is planned for residential planned community and designated by the Reston Master Land Use Plan as Town Center.

Analysis:

The application and development plan propose a medical care facility, helistop, and medical office building (along with parking facilities) uses up to .51 FAR which are in conformance with the use and intensity recommendations of the Comprehensive Plan.

The Comprehensive Plan also provides the following text that establishes guidelines for evaluating the development proposal:

Text:

On page 416 of the 1991 edition of the Area III Plan as amended through June 26, 1995, under the heading, "Recommendations, Land Use," the Plan states:

"In order to achieve the planning objectives for this Suburban Center, it is necessary that new development be responsive to general criteria and site-specific conditions which focus on mitigating potential impacts. Development proposals must be responsive to the following development criteria, which apply to all sites in the Reston-Herndon Suburban Center:

1. Development applications in the area should be accompanied by a development study report which describes the impacts of the proposed development and demonstrates the proposal's conformance with the Comprehensive Plan and adopted policies."

Analysis:

The application and development plan address the recommendations of the Comprehensive Plan. The applicant has provided architectural schematics of the proposed structures and cross-sections, which show how the buildings relate to each other in height and bulk.

Text:

2. A development plan that provides high quality site and architectural design, streetscaping, urban design and development amenities...
4. Provision of design, siting, style, scale, and materials compatible with adjacent development and the surrounding community, and which serves to maintain and/or enhance the stability of existing neighborhoods...
8. Provision of the highest level of screening and landscaping for all parking (at, above, or below grade.)"

Analysis:

The applicant has provided architectural schematics and cross-sections of the proposed structures to demonstrate that the buildings relate to each other in height and bulk in an appropriate scale and relationship especially the medical facility and the proposed garage structure. The proposed vegetated buffer along the eastern side of the proposed parking garage provides an adequate buffer to the main hospital building. The development plan shows a comprehensive pedestrian circulation system.

BGD:ALC

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

DEC 7 2000

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SE 00-H-023, et al
HCA Health Services of Virginia, Inc.

DATE: 6 December 2000

Mary Ann Welton of the Environment and Development Review Branch has reviewed this application for improvements to Reston Hospital. No significant environmental impacts are anticipated, and there are no conflicts with the environmental policies of the Comprehensive Plan.

TRAILS:

The Trails Plan Map depicts a bicycle trail on the west side of the hospital campus. At the time of site plan review, the Director, DPWES will determine what trail requirements may apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 91-C-014)
3-4 (RZ 89-C-025)
3-5 (SE 00-H-023)

SUBJECT: Transportation Impact

REFERENCE: PCA 91-C-014-02, CP 89-C-025-03, and SE 00-H-023; Reston Hospital
Traffic Zone: 1742
Land Identification Map: 17-1 ((1)) 15B, 3H, 3S
17-1 ((19)) B, C5, C6, 100, 201, 206, 207, 208,
209, 210, 301, 303, 310, and 311

DATE: December 6, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
DEC 8 - 2000
ZONING EVALUATION DIVISION

Transmitted herewith are comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department stamp dated October 2, 2000.

The referenced applications are for phased expansion and new construction at Reston Hospital. It is anticipated the future phases will add the following additional trips to the existing hospital traffic volumes: 8,524 VPD/554 VPH trips based on Trip Generation, Sixth Edition: Institute of Transportation Engineers, 1997 (ITE land use codes 610 and 720). This Department has reviewed the subject application and offers the following comments:

- A requirement for a right turn lane into the site's entrance on Town Center Parkway has been required for this site since 1987, and has been carried forward with the approval of subsequent special exception amendments over the years. The magnitude of the Hospital addition along with the existing traffic generated by the Hospital warrants construction of the right turn lane and should be required for approval of this application. If the right turn lane is not constructed this Department does not support approval of this application.

Barbara Byron
December 6, 2000
Page 2

- A signal design plan has been submitted to VDOT for the intersection of Town Center Parkway and Bowman Towne Drive. The applicant should be aware that the right turn lane design and signal installation plan should be coordinated with VDOT to insure the mast arm support poles and control box are outside of the area required for the installation of the signal.
- The applicant should provide a prorata share for a signal to be installed at the intersection of New Dominion Parkway and the Fairfax County Parkway. The funding, design, and installation of the signals should be coordinated between the applicant and Reston Town Center.
- The applicant has proposed two entrances on New Dominion Parkway. This Department recommends that the eastern entrance be constructed with a right turn lane as shown on the applicant's plans. This Department does not support the second entrance shown as the western most entrance on New Dominion Parkway. This entrance should be closed and the entrances be consolidated to one along New Dominion Parkway.
- All previous transportation commitments should be carried forward.

AKR/MGC:mgc

cc: Michelle Brickner, Director, Office of Site Development, Department of Public Works and Environmental Services

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator DATE: December 6, 2000
 Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025) *you*
 System Engineering & Monitoring Division
 Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. CP 89-C-025-3/SE 00-H-023/PCA 91-C-014-2
 Tax Map No. RESTON HOSPITAL SITE

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the SUGARLAND RUN (B2) Watershed. It would be sewered into the Blue Plains Treatment Plant.
2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 8 inch pipe line located IN AN EASEMENT and ON the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

<u>Sewer Network</u>	<u>Existing Use + Application</u>		<u>Existing Use + Application + Previous Rezonings</u>		<u>Existing Use + Application + Comp Plan</u>	
	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>	<u>Adeq.</u>	<u>Inadeq.</u>
Collector	<u>X</u>	<u>_____</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>
Submain	<u>X</u>	<u>_____</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>
Main/Trunk	<u>X</u>	<u>_____</u>	<u>_____</u>	<u>X</u>	<u>_____</u>	<u>X</u>
Interceptor	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>
Outfall	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>	<u>_____</u>

5. Other Pertinent information or comments: _____

FAIRFAX COUNTY WATER AUTHORITY
8570 Executive Park Avenue- P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 289-6000

October 12, 2000

MEMORANDUM

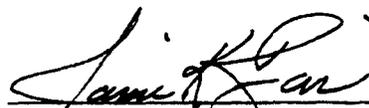
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application PCA 91-C-014-02
CP 89-C-025-03

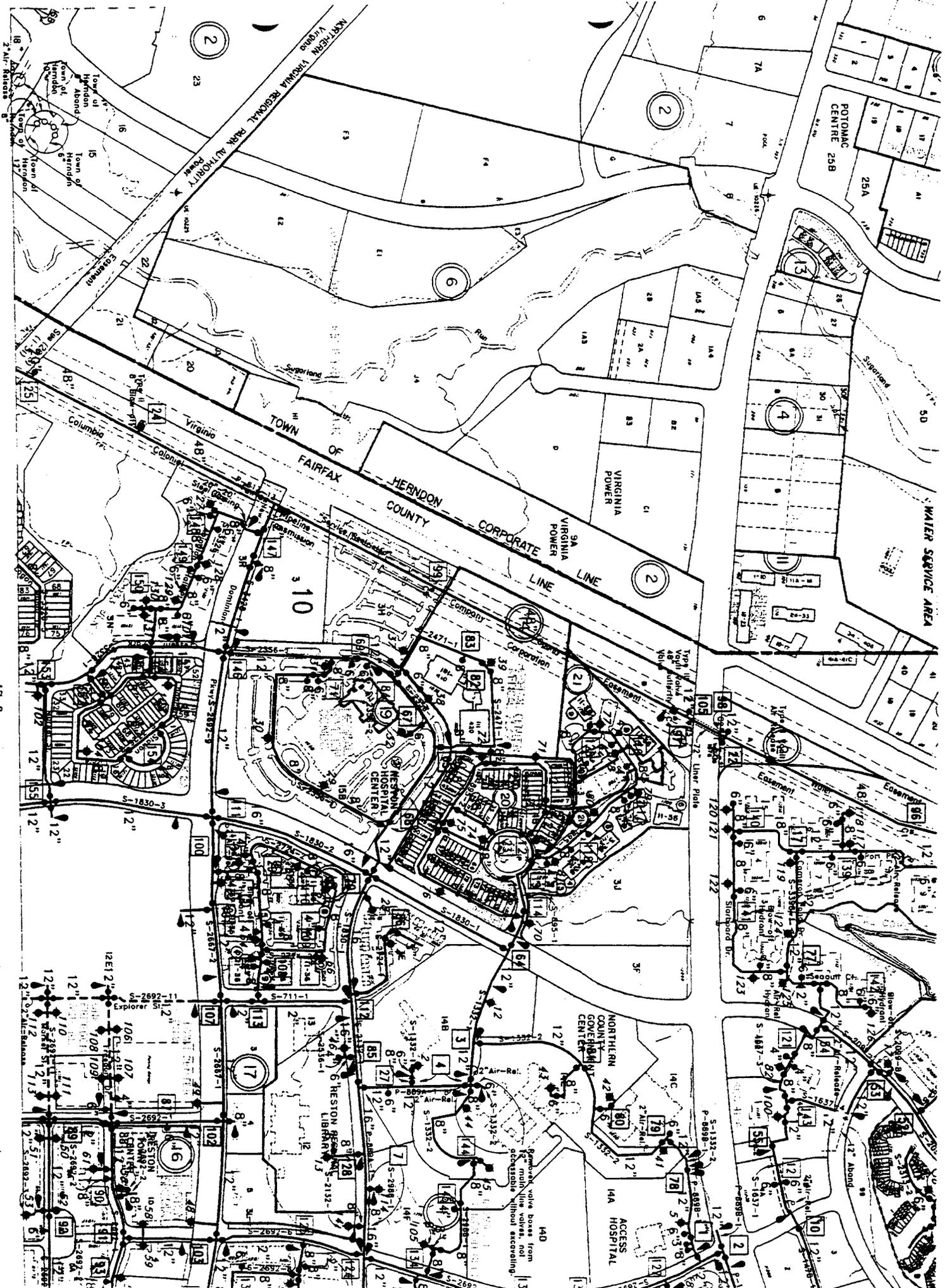
The following information is submitted in response to your request for a water service analysis for the subject rezoning application:

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 6, 8 & 12 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Jamie K. Bain, P.E.
Manager, Planning Department

Attachment



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

October 5, 2000

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Murray (246-3968)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Proffered Condition
Amendment PCA 91-C-014-02 and Conceptual Plan Application CP 89-C-025-03
and Special Exception Amendment Application SE 00-H-023

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #04, Herndon.
2. After construction programmed for FY 19__, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is 1 1/10 of a mile, outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

DATE: December 18, 2000

FROM: Scott St. Clair, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Reston Hospital Center LLC

Application Number: PCA91-C-014-2
CP39-C-025-3, SE00-H-023

Information Provided: Application - Yes
Development Plan - Yes
Other - Statement of Justification

Date Received in SWPD: 10/10/00

Date Due Back to DPZ: 11/1/00

Site Information: Location - 017-1-01-0015B,3H,3S and
17-1-19-B,C5,C6,100,201,
206 to 210,301,303,308,310,311
Area of Site - 14.82 acres
Zoned - C-3,PRC
Watershed/Segment - Sugarland Run / West Reston and Herndon

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

i. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PSB, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): **None.**

RE: Rezoning Application Review pca91c0142

Application Name/Number: Reston Hospital CenterLLC / PCA91-C-014-2

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) kcm
Utilities Design Branch (Walt Wozniak) ww
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) _____

SRS/pca91c0142

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)
Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch
Bruce Douglas, Chief, Environment and Development Review Branch

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-308

Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
- A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
- B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
- C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
- NA 4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: Marlene W. Blum, Chair
Health Care Advisory Board

SUBJECT: Health Care Advisory Board Review of the Zoning Application of HCA Health Services of Virginia (Reston Hospital) - CP 89-C-025-3 conc. with PC 91-C-014-2 and SE 00-H-023

DATE: December 18, 2000

On December 11, 2000, a public meeting was held to review the above-referenced special exception application amendment of Reston Hospital (CP 89-C-025-3 conc. with PC 91-C-014-2 and SE 00-H-023). As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, and financial feasibility.

Background: In May, 2000 HCA Health Services came before the HCAB proposing to construct an 83,193 square foot addition to the Reston Hospital to expand maternity services (PC 91-C-014 conc. with SEA 84-C-092-6 and CP 91-C-041). The HCAB recommended approval of this proposal (see attached memo dated May 10, 2000). After further discussion with staff from the Department of Planning and Zoning, HCA withdrew this application in order to develop a Master Plan for Reston Hospital, which is represented by the current application. The project will proceed in a number of phases, the first phase being the maternity center expansion project previously recommended for approval by the HCAB. The balance of the project includes an addition of 30 medical/surgical beds, 18 progressive care unit beds, 4 intensive care unit beds, and 8 obstetrical service beds, for a total of 60 new beds. The project also includes an expansion of the emergency department, the enlargement of a number of supporting ancillary departments, the construction of a medical office building and an expansion of the parking garage.

Discussion: The addition of new beds to the hospital would require a Certificate of Public Need (COPN) from the Virginia Department of Health. HCA has already applied for this certificate (COPN Request # VA-6466) but, as of this time, a decision has not been made on the request at the state level. The Board of the Northern Virginia Health Systems Agency recommended that the request be granted, with the condition that the total number of acute care beds in the planning district not change. The Board will recall that this is the identical condition which was placed on the COPN issued to Inova Fairfax Hospital for its expansion project (SEA 80-P-078-10) which

Memorandum to Board of Supervisors

December 18, 2000

Page 2

was reviewed by the HCAB in October, 2000. Representatives from Reston Hospital cited the population growth in the Western region of Fairfax County and eastern Loudoun County as primarily responsible for the hospital's growing occupancy rate, which averaged 79% in 1999, but frequently rises over 90% during peak times. Frequent emergency room re-routes are also blamed on the high utilization of beds at the hospital. Regarding financial accessibility, Reston Hospital has only recently instituted an indigent care policy similar to Inova's, and the County's Community Health Care network reports that the Hospital has been very responsive to the program's requests for services for indigent patients.

Recommendation: The HCAB recommends that the Planning Commission and Board of Supervisors approve HCA Health Services' application to expand Reston Hospital. The HCAB finds the application reasonable in terms of institutional need, anticipated utilization rates and financial accessibility.

Should the Board have any questions or comments about this recommendation, please contact the HCAB. Thank you.

cc: Planning Commission
Tracy Swagler, Office of Comprehensive Planning, Zoning Evaluation Branch
Verdia L. Haywood, Deputy County Executive
Linda A. Fisher, MD, MPH, Director of Health
Molly Harbin, McGuire, Woods, Battle & Boothe
Bill Adams, CEO, Reston Hospital

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PD	Planning Division
ADU	Affordable Dwelling Unit	PDC	Planned Development Commercial
ARB	Architectural Review Board	PDH	Planned Development Housing
BMP	Best Management Practices	PFM	Public Facilities Manual
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPWES	Department of Public Works and Environmental Services	TMA	Transportation Management Association
DPZ	Department of Planning and Zoning	TSA	Transit Station Area
DU/AC	Dwelling Units Per Acre	TSM	Transportation System Management
EQC	Environmental Quality Corridor	UP & DD	Utilities Planning and Design Division, DPWES
FAR	Floor Area Ratio	VC	Variance
FDP	Final Development Plan	VDOT	Virginia Dept. of Transportation
GDP	Generalized Development Plan	VPD	Vehicles Per Day
GFA	Gross Floor Area	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	ZAD	Zoning Administration Division, DPZ
Non-RUP	Non-Residential Use Permit	ZED	Zoning Evaluation Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZPRB	Zoning Permit Review Branch
PCA	Proffered Condition Amendment		