



APPLICATION ACCEPTED: June 3, 2008
PLANNING COMMISSION: May 28, 2009
BOARD OF SUPERVISORS: June 22, 2009 @ 3:30 PM

County of Fairfax, Virginia

May 13, 2009

STAFF REPORT

APPLICATIONS

**RZ 2008-PR-009 and SEA 80-P-078-15
(Associated with PCA 87-P-038-04)**

PROVIDENCE DISTRICT

APPLICANT: INOVA Health Care Services

PRESENT ZONING: R-1 and R-12

REQUESTED ZONING: C-3

PARCEL(S): 49-3 ((1) 136C, 136C1;
59-2 ((1)) 1A pt., 1B, 1C, 1D, 1E

ACREAGE: 65.46 acres

FAR: 0.80

OPEN SPACE: 32% with an option for 35%

PLAN MAP: Public Facilities, Governmental and Institutional Uses

SE CATEGORY: Category 6: Increase in Building Height
Category 3: Medical Care Facilities

RZ PROPOSAL: The applicant seeks to rezone 65.46 acres from the R-1 and R-12 Districts to the C-3 District to allow an increase in FAR from 0.7 to 0.8 to expand the existing medical care and human service facilities on site. The proposed expansion includes construction of a new Women's Hospital & Patient Tower, an expansion of an existing child care center, modifications to the existing helicopter pad locations with the addition of one helicopter pad site, deletion of a previously approved but not

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
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www.fairfaxcounty.gov/dpz/



constructed Child Care Center # 2 (10,000 square feet) and resident student housing (99,500 square feet), and other associated modifications to building and site design. In addition, the applicant proposes two development options for a new Mid-County Community Services Center Building (which includes the Woodburn Center for Community Mental Health).

SEA PROPOSAL:

The applicant seeks approval of an SEA application to amend SE 80-P-078 previously approved for a medical care facility to allow an increase in the allowable height in a C-3 district from 90 feet to 165 feet, an increase in total number of beds in the medical care facility from 833 to 1026 beds, an increase in land area and other associated modifications to the site design.

Staff recommends denial of RZ 2008-PR-009 as submitted; however, if it is the intent of the Board of Supervisors to approve RZ 2008-PR-009, staff recommends that such approval be subject to proffers consistent with those contained in Appendix 1.

Staff recommends denial of SEA 80-P-078-15 as submitted; however, if it is the intent of the Board of Supervisors to approve SEA 80-P-078-15, staff recommends that such approval be subject to development conditions contained in Appendix 2.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. 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.



Rezoning Application

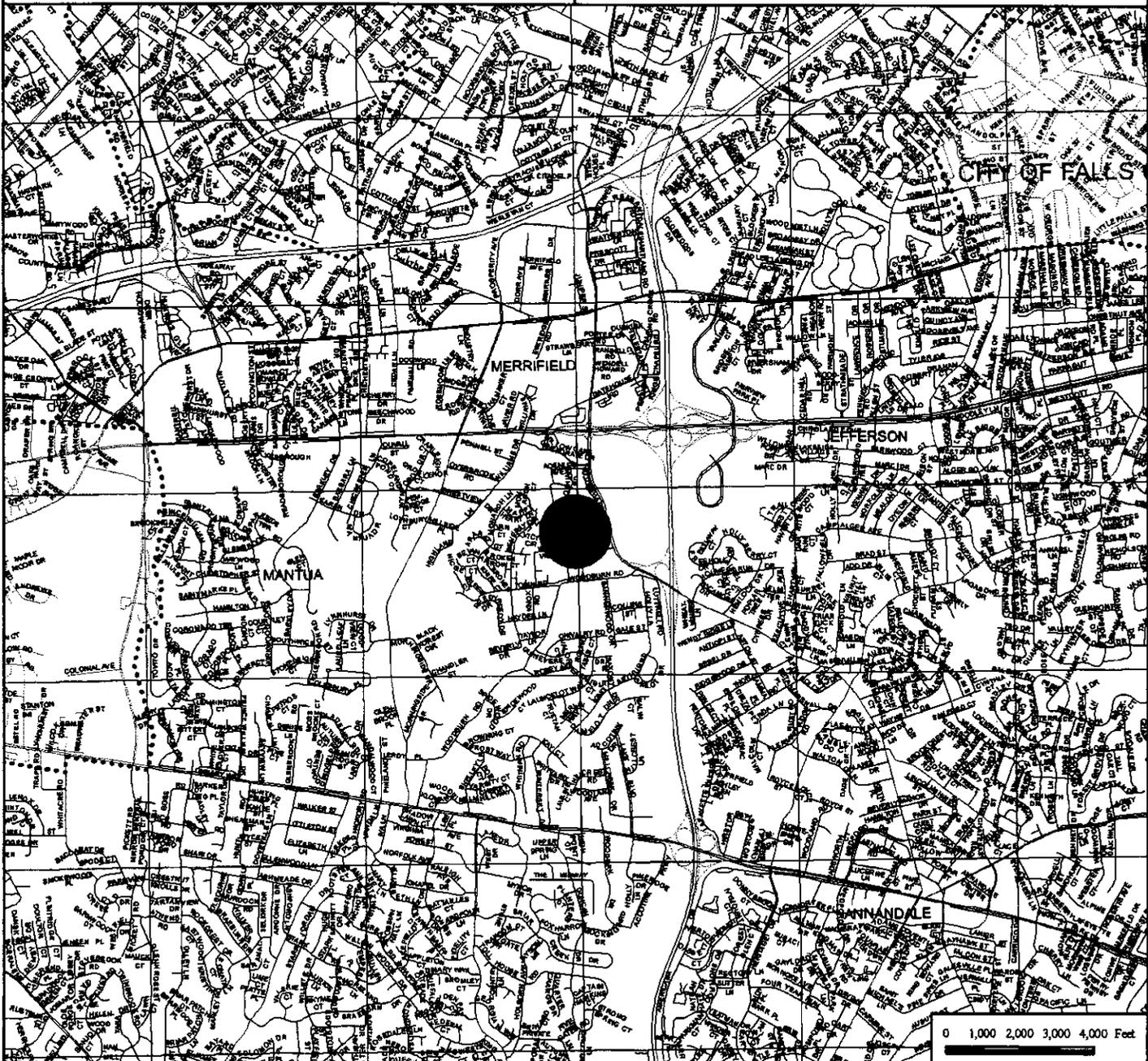
RZ 2008-PR-009

Applicant: INOVA HEALTH CARE SERVICES
Accepted: 06/03/2008
Proposed: TO PERMIT AN EXPANSION OF EXISTING MEDICAL CARE FACILITIES (HOSPITAL AND ACCESSORY USES)
Area: 65.46 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF WOODBURN ROAD AND GALLOWES ROAD
Zoning: FROM C-3 TO C-3
Overlay Dist:
Map Ref Num: 049-3-/01/ /0136C /01/ /0136C1059-2-/01/ /0001A pt. /01/ /0001B /01/ /0001C /01/ /0001D /01/ /0001E

Special Exception Amendment

SEA 80-P-078-15

Applicant: INOVA HEALTH CARE SERVICES
Accepted: 06/03/2008
Proposed: AMEND SE-80-P-078 PREVIOUSLY APPROVED MEDICAL CARE FACILITIES (HOSPITAL AND ACCESSORY USES) AND INCREASE IN BUILDING HEIGHT TO PERMIT INCREASE IN LAND AREA, BUILDING ADDITIONS, SITE MODIFICATIONS AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS
Area: 65.46 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-0304 09-0607
Art 9 Group and Use: 3-06 6-03
Located: 3300-3312 GALLOWES ROAD AND 3300-3340 WOODBURN ROAD
Zoning: C-3
Plan Area: 2
Overlay Dist:
Map Ref Num: 049-3-/01/ /0136C /01/ /0136C1059-2-/01/ /0001A pt. /01/ /0001B /01/ /0001C /01/ /0001D /01/ /0001E



Rezoning Application

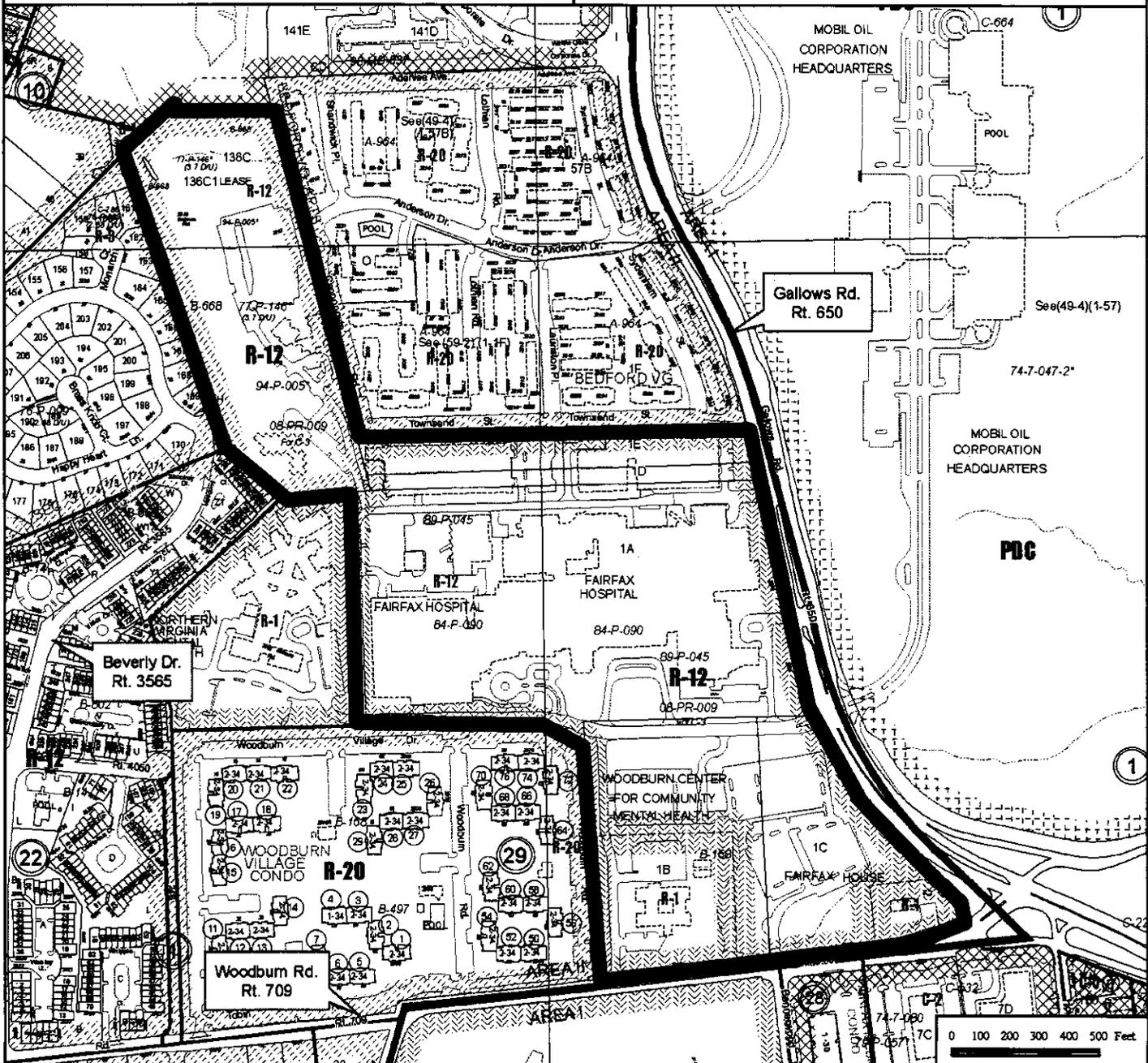
RZ 2008-PR-009

Applicant: INOVA HEALTH CARE SERVICES
Accepted: 06/03/2008
Proposed: TO PERMIT AN EXPANSION OF EXISTING MEDICAL CARE FACILITIES (HOSPITAL AND ACCESSORY USES) AND PUBLIC USES
Area: 65.46 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF WOODBURN ROAD AND GALLOW'S ROAD
Zoning: FROM C-3 TO C-3
Overlay Dist:
Map Ref Num: 049-3-/01/ /0136C /01/ /0136C1059-2-/01/ /0001A pt./01/ /0001B /01/ /0001C /01/ /0001D /01/ /0001E

Special Exception Amendment

SEA 80-P-078-15

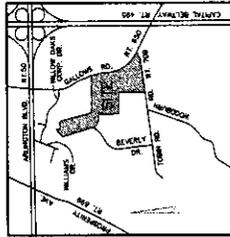
Applicant: INOVA HEALTH CARE SERVICES
Accepted: 06/03/2008
Proposed: AMEND SEA 80-P-078 PREVIOUSLY APPROVED MEDICAL CARE FACILITIES (HOSPITAL AND ACCESSORY USES) AND INCREASE IN BUILDING HEIGHT TO PERMIT INCREASE IN LAND AREA, BUILDING ADDITIONS, SITE MODIFICATIONS AND ASSOCIATED MODIFICATIONS TO SITE DESIGN AND DEVELOPMENT CONDITIONS
Area: 65.46 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-0304 09-0607
Art 9 Group and Use: 3-06 6-03
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INOVA FAIRFAX HOSPITAL CAMPUS

Providence District Fairfax County, Virginia

Generalized Development Plan / Special Exception Amendment Plat RZ 2008-PR-009 / SEA 80-P-078-15



VICINITY MAP
 SCALE: 1" = 2,000'

Applicant:
 INOVA Health Care Services
 3300 Galloway Road
 Falls Church, VA 22042

INOVA Fairfax Hospital Campus
 Generalized Development Plan/
 Special Exception Amendment
 RZ 2008-PR-009
 SEA 80-P-078-15

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- 15. ROAD IMPROVEMENT PLAN
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- 17. STORMWATER MANAGEMENT - GRADING PLAN
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- 21. OUTFALL MAP
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- 23. BMP AND BAYING CURVES
- 24. HEC-1 MODELS
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- 26. HEC-1 MODELS

Revised April 20, 2008
 Revised March 26, 2008
 Revised February 19, 2008
 Revised January 23, 2008
 Revised October 9, 2006
 Revised August 28, 2006
 Revised July 31, 2006
 Rev. July 1, 2006
February 12, 2008

M-10691





KEY PLAN

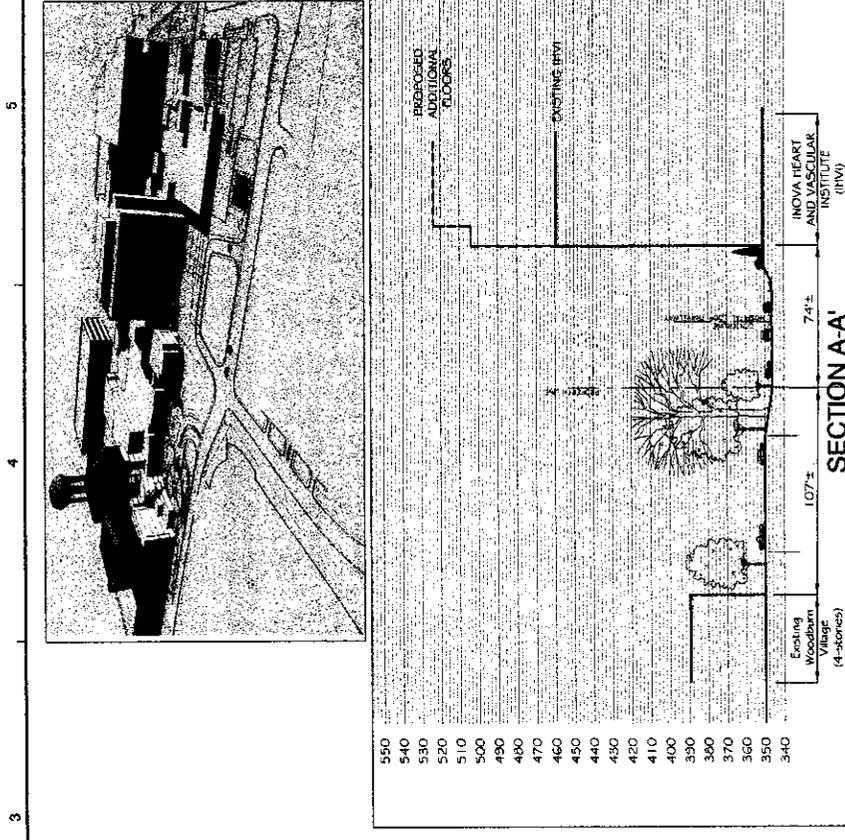
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3	02/03/09	JAC	ISSUE
4	02/03/09	JAC	ISSUE
5	02/03/09	JAC	ISSUE
6	02/16/09	JAC	ISSUE
7	03/16/09	JAC	ISSUE
8	04/20/09	JAC	ISSUE

REVISIONS
 DRAWN BY: JAC
 APPROVED BY: JAC
 CHECKED BY: JAC
 DATE: February 12, 2009

PROJECT NO.:
 INOVA
 Fairfax Hospital Campus
 Development Plan
 Initial Phase

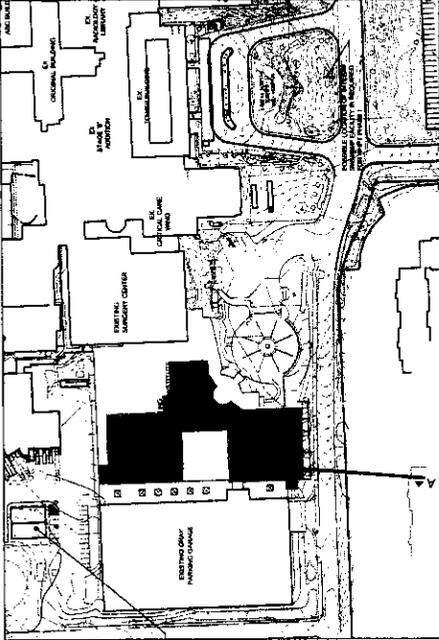
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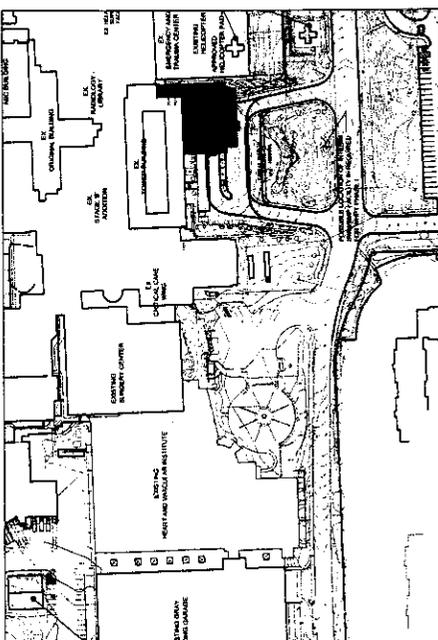
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INITIAL PHASE - ALTERNATE 2



INITIAL PHASE - ALTERNATE 1



INITIAL PHASE - ALTERNATE 2

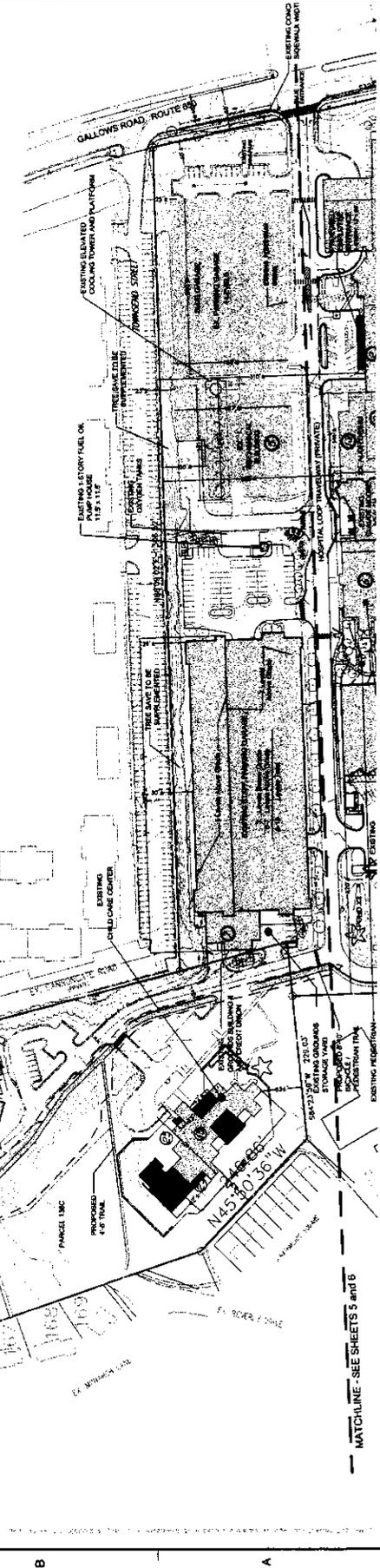
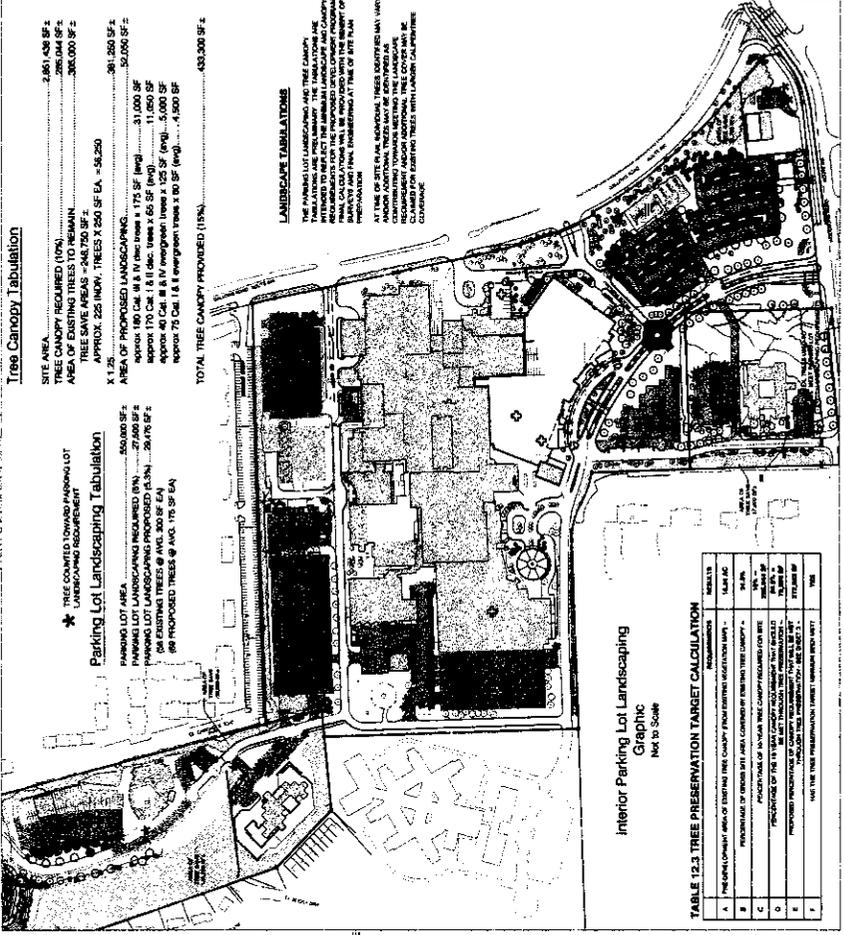


SCALE
 0' 30' 60' 120'

NO.	DATE	BY	DESCRIPTION
1	07.01.09	JMC	PRELIMINARY
2	08.28.09	JMC	REVISED
3	10.08.09	JMC	REVISED
4	10.08.09	JMC	REVISED
5	11.23.09	JMC	REVISED
6	12.23.09	JMC	REVISED
7	01.28.10	JMC	REVISED
8	04.20.09	JMC	REVISED

DESIGNED BY: JMC
 CHECKED BY: PCY
 DATE: February 12, 2008
 TITLE: INOVA
 Fairfax Hospital Campus
 Development Plan
 GDP / SEA Plat

PROJECT NO.:
 SHEET NO.: 4 OF 26
 IN-10581



Legend

- EXISTING BUILDING
- APPROVED BUILDING
- PROPOSED BUILDING
- EXISTING TREES AND LANDSCAPING
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV)
- PROPOSED EVERGREEN TREE (Category I and II)
- PROPOSED ORNAMENTAL TREE (Category I and II)
- PROPOSED SHRUB / PERENNIALS
- APPROXIMATE LIMITS OF CLEARING & GRADING
- POSSIBLE U.T.D. LOCATION

Legend

- EXISTING BUILDING
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- PROPOSED LARGE DECIDUOUS TREE (Category III and IV)
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PROPOSED WILLOW OAKS
 SWM / BMP POND
 (SEE SHEETS 11 AND 12
 FOR DETAILS)

— MATCHLINE — SEE SHEETS 5 and 6

Dewberry & Davis, LLC
 1000 North 17th Street
 Suite 200
 Milwaukee, WI 53233
 Tel: 414.224.2000
 Fax: 414.224.2001
 www.dewberry.com

INOVA
 FAIRFAX HOSPITAL
 CAMPUS
 GENERALIZED DEVELOPMENT PLAN /
 SPECIAL EXCEPTION AMENDMENT PLAN /
 FARMINGTON DISTRICT
 FARMINGTON COUNTY, WISCONSIN



DATE: 1/11/08



NO.	DATE	BY	DESCRIPTION
1	04/20/08	JMC	ISSUED FOR PERMIT
2	03/25/08	JMC	REVISED PER COMMENTS
3	02/18/08	JMC	REVISED PER COMMENTS
4	12/03/07	JMC	REVISED PER COMMENTS
5	08/28/07	JMC	REVISED PER COMMENTS
6	07/31/07	JMC	REVISED PER COMMENTS
7	07/01/08	AWP	REVISED PER COMMENTS
8	04/20/08	JMC	ISSUED FOR PERMIT

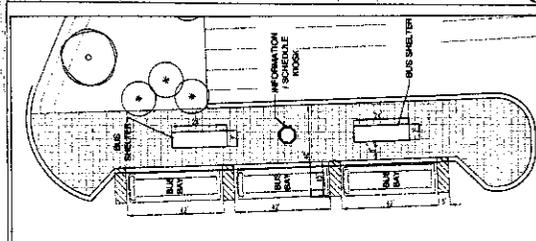
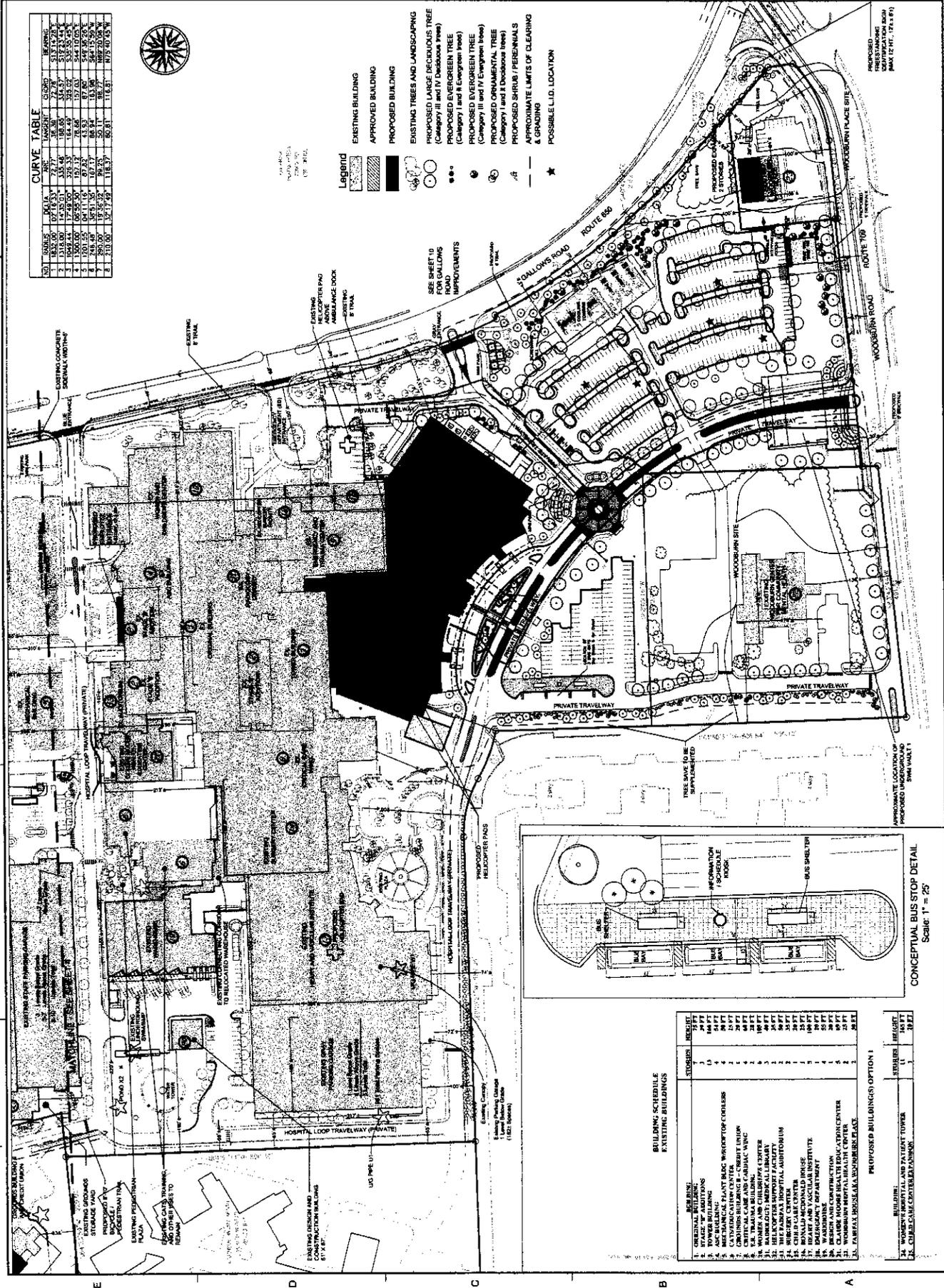
DESIGNED BY: JMC
 CHECKED BY: JMC
 DATE: January 12, 2008
 TITLE: INOVA
 Fairfax Hospital Campus
 Development Plan
 GUP / SEA Plat
 Option 1
 PROJECT NO: _____

CURVE TABLE

NO.	STARTS	ENDS	DATA	LENGTH	CHORD	BEARING
1	1534.00	0717.33	57.74	18.36	77.91	S17.14°W
2	1534.00	1743.00	120.00	18.49	320.52	S33.55°W
3	1534.00	0625.50	192.17	78.65	157.03	S44.10°W
4	1534.00	0625.50	192.17	78.65	157.03	S44.10°W
5	205.00	1825.25	98.25	50.11	88.73	S87.20°W
6	205.00	1825.25	98.25	50.11	88.73	S87.20°W
7	205.00	3217.49	116.37	86.81	116.81	S75.80°W



- Legend**
- EXISTING BUILDING
 - APPROVED BUILDING
 - PROPOSED BUILDING
 - EXISTING TREES AND LANDSCAPING
 - PROPOSED LARGE DECIDUOUS TREE (Category II and IV Deciduous trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category III Evergreen trees)
 - PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - PROPOSED SHRUB / PERENNIALS
 - APPROXIMATE LIMITS OF CLEARING & GRADING
 - POSSIBLE L.I.D. LOCATION



CONCEPTUAL BUS STOP DETAIL
 Scale: 1" = 25'

BUILDING SCHEDULE

NO.	DESCRIPTION	STORIES	AREA (SF)
1	ORIGINAL BUILDING	1	24,871
2	STAGE 1B AMBULANCE	1	24,871
3	STAGE 1C AMBULANCE	1	24,871
4	STAGE 1D AMBULANCE	1	24,871
5	METABOLIC PLANT BLOC WORKSHOP COLLIER	1	24,871
6	CHINA BLDG	1	24,871
7	CHINA BLDG	1	24,871
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9	CHINA BLDG	1	24,871
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99	CHINA BLDG	1	24,871
100	CHINA BLDG	1	24,871

PROPOSED BUILDING OPTION 1

NO.	DESCRIPTION	STORIES	AREA (SF)
1	ORIGINAL BUILDING	1	24,871
2	STAGE 1B AMBULANCE	1	24,871
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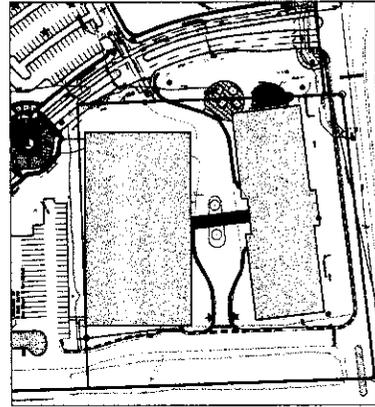
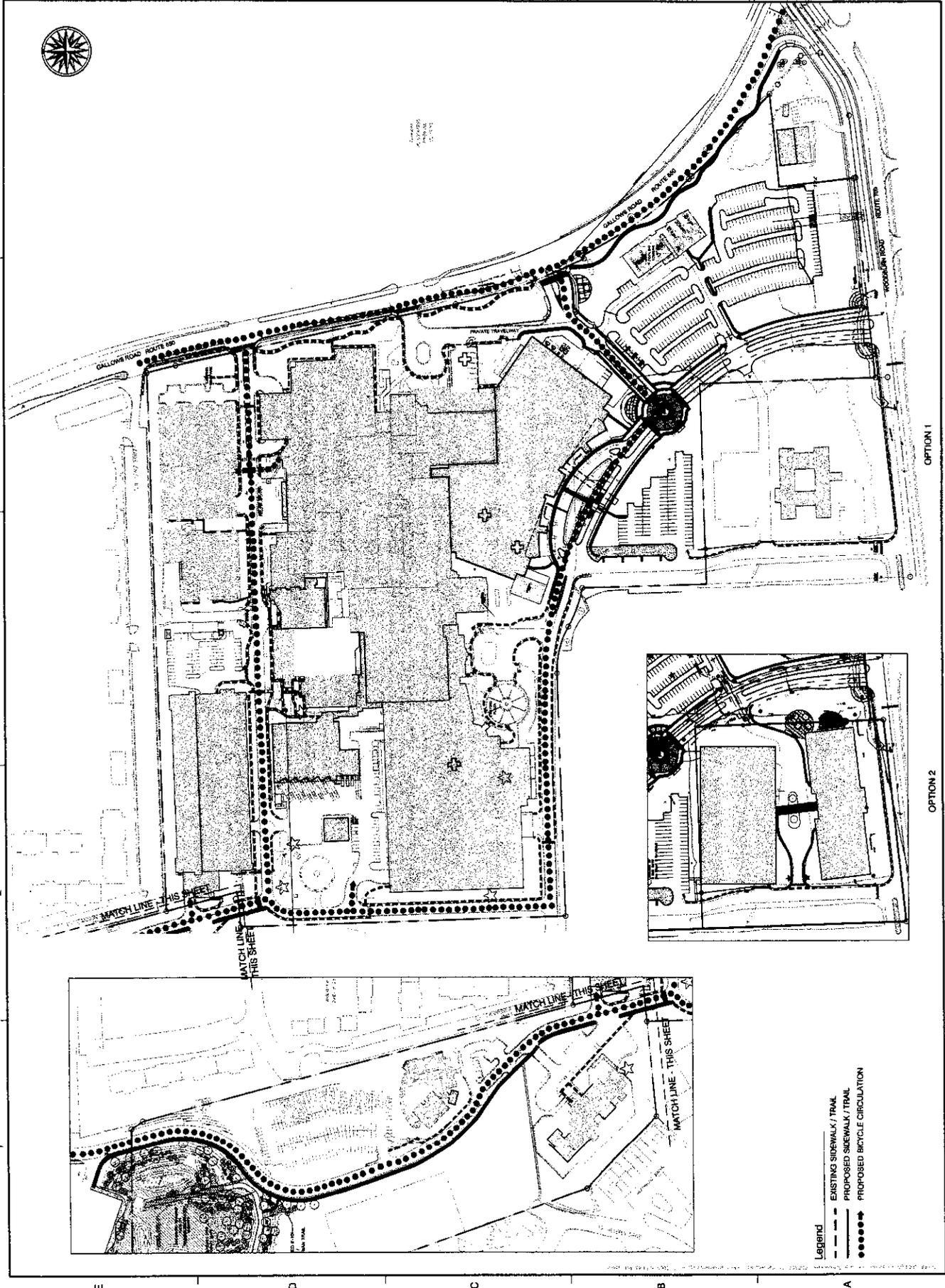


REV. PLAN

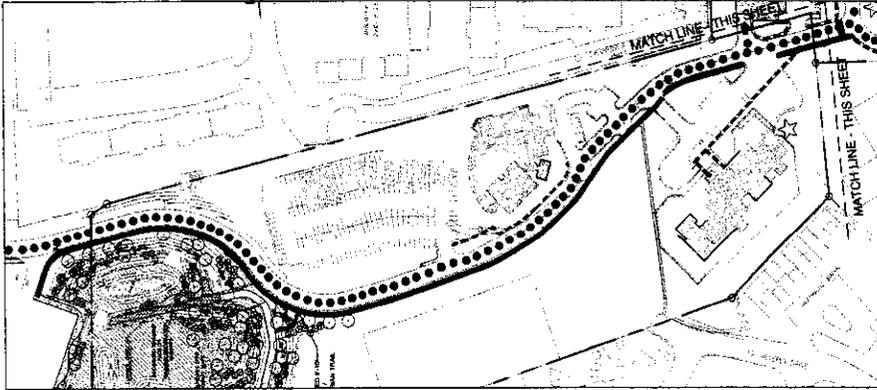


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4	02.21.09	AMC	Development
5	02.21.09	AMC	Development
6	02.21.09	AMC	Development
7	03.26.09	AMC	Development
8	04.20.09	AMC	Development

DRAWN BY: AMC
 APPROVED BY: PVT
 CHECKED BY: PVT
 DATE: February 17, 2008
 TITLE: INOVA
 Fairfax Hospital Campus
 Development Plan
 Pedestrian Circulation
 PROJECT NO.: N-10681



OPTION 2



OPTION 1

- Legend**
- EXISTING SIDEWALK / TRAIL
 - - - PROPOSED SIDEWALK / TRAIL
 - PROPOSED SIDEWALK / TRAIL
 - PROPOSED BICYCLE CIRCULATION

Dewberry & Davis, LLC
 1000 North 17th Street
 Suite 1000
 Arlington, VA 22209
 Tel: 703.241.1100
 Fax: 703.241.1101
 www.dewberry.com

INOVA
 FAIRFAX HOSPITAL
 CAMPUS
 GENERALIZED DEVELOPMENT PLAN /
 SPECIAL EXCEPTION AMENDMENT PLAN
 FARMOND COUNTY, VIRGINIA



SEAL

NET PLAN

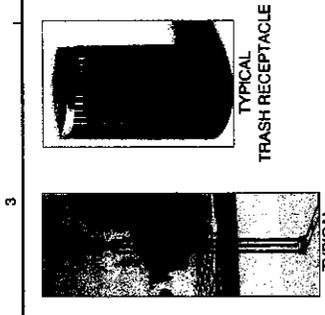
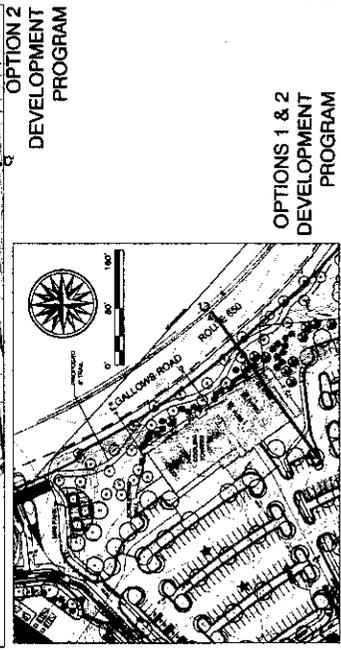
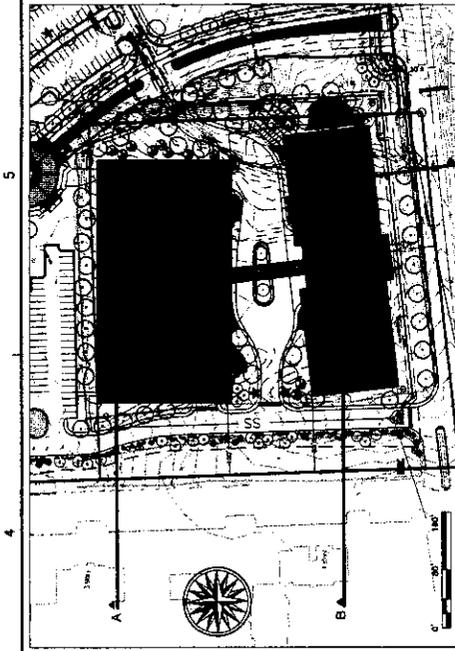
SCALE

No.	DATE	BY	Description
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2	01.22.09	JAC	REVISED
3	07.13.09	JAC	REVISED
4	08.05.09	JAC	REVISED
5	08.25.09	JAC	REVISED

DESIGNED BY: JAC
 APPROVED BY: PCT
 CHECKED BY: PCT
 DATE: August 5, 2008

TITLE: INOVA
 Fairfax Hospital Campus
 Development Plan

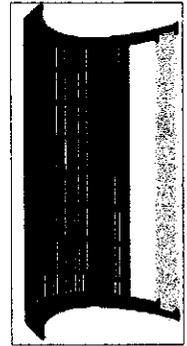
Cross Sections / Street Furniture
 PROJECT NO.



TYPICAL TRASH RECEPTACLE

TYPICAL DECORATIVE LIGHT

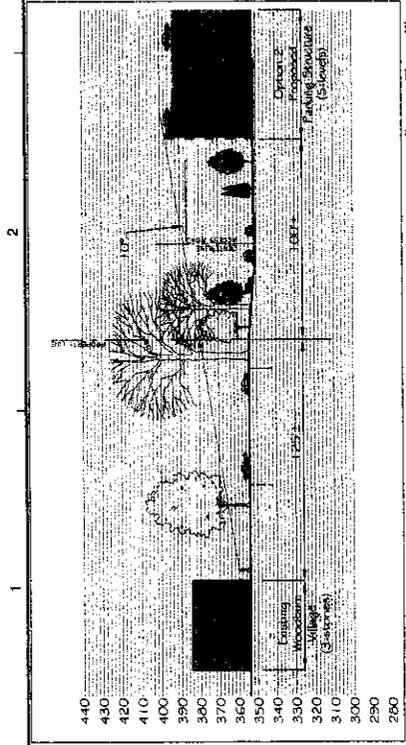
NOTE: The typical site furniture presented on this sheet are shown to illustrate the general character of the proposed facilities. They are subject to minor modification with final architectural design.



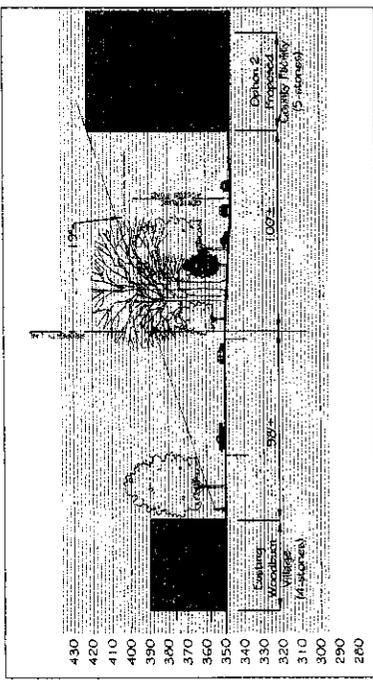
TYPICAL BENCH



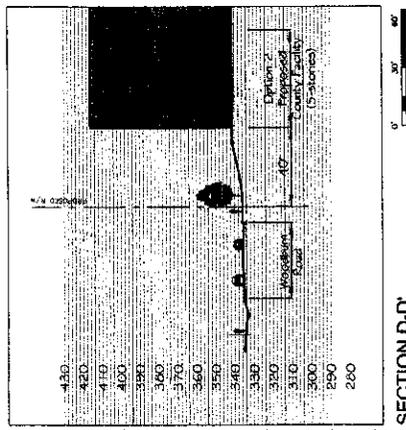
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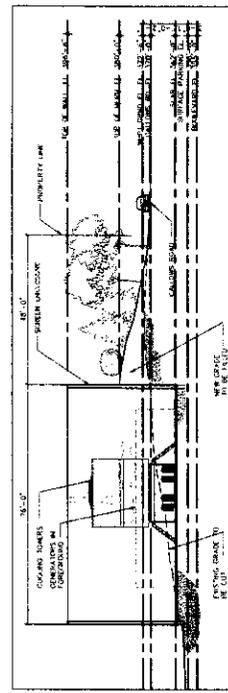
SECTION A-A'



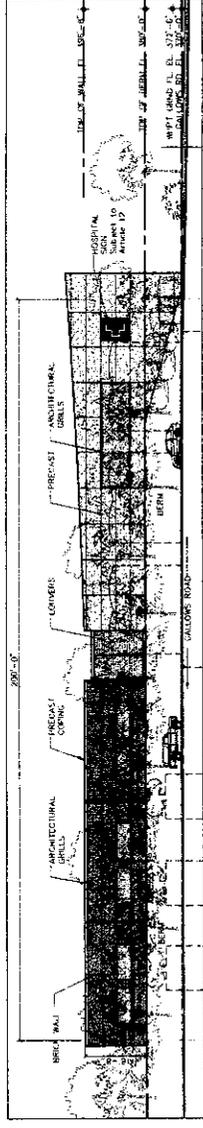
SECTION B-B'



SECTION D-D'



SECTION C-C' (NOT TO SCALE)



COOLING TOWERS - GALLOWES ROAD ELEVATION



RET PLAN

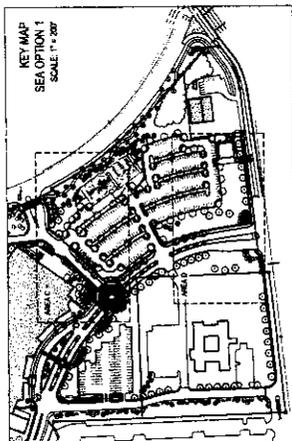
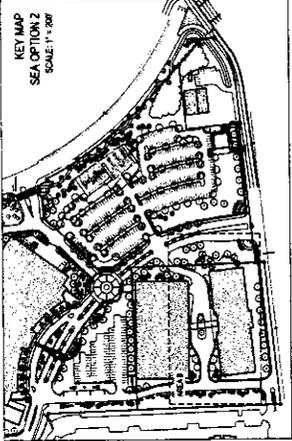


NO.	DATE	BY	DESCRIPTION
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2	08.08.08	JAC	REVISED PER COMMENTS
3	10.09.08	JAC	REVISED PER COMMENTS
4	10.09.08	JAC	REVISED PER COMMENTS
5	01.23.09	JAC	REVISED PER COMMENTS
6	02.18.09	JAC	REVISED PER COMMENTS
7	03.26.09	JAC	REVISED PER COMMENTS
8	04.20.09	JAC	REVISED PER COMMENTS

DRAWN BY: JAC
 APPROVED BY: JAC
 CHECKED BY: JST
 DATE: February 12, 2008

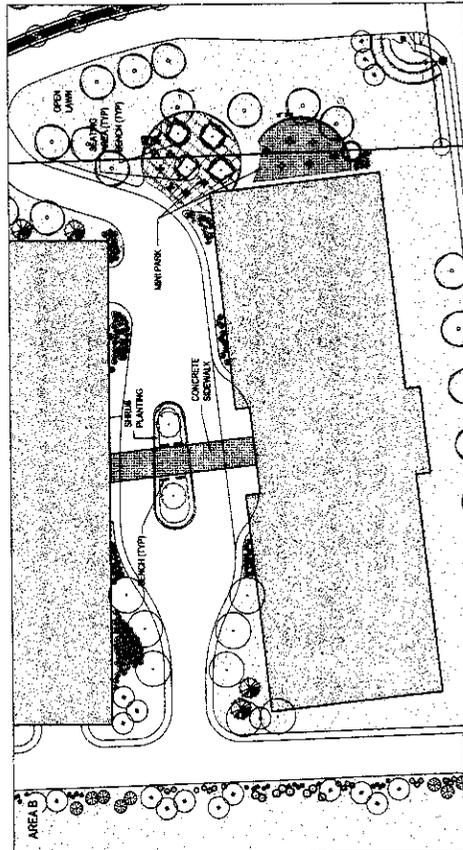
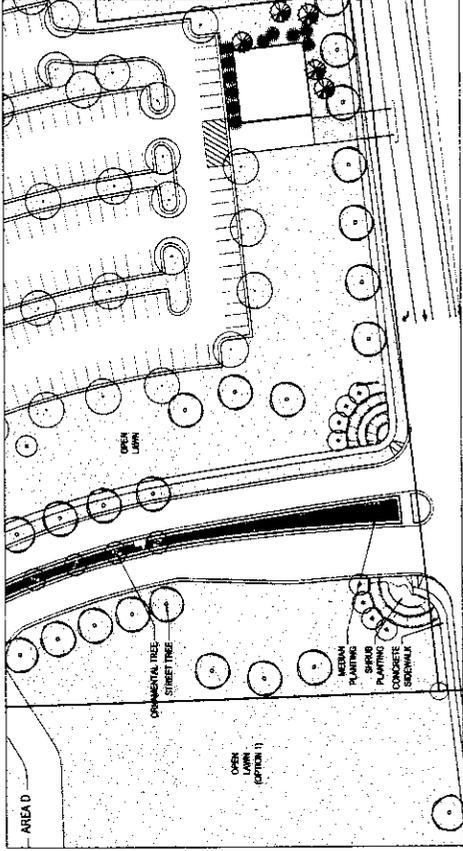
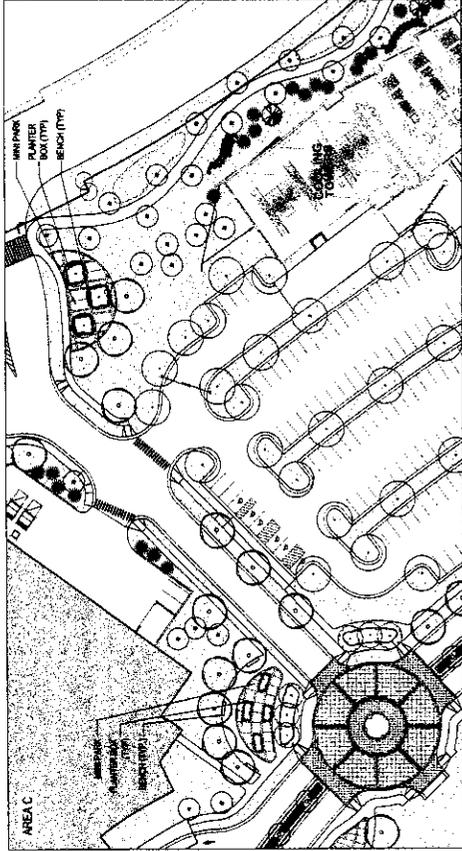
**INOVA
 Fairfax Hospital Campus
 Development Plan
 Detail: Entrangements**

PROJECT NO. 08-001



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category I and II Emergent Trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Emergent Trees)
 - PROPOSED EMERGENT TREE (Category I and II Emergent Trees)
 - PROPOSED ORNAMENTAL TREE (Category I and II Dominant Trees)
 - PROPOSED STREET LIGHT
 - PROPOSED SITE FURNITURE
 - PROPOSED LAWNWOOD
 - PROPOSED SPECIAL PAVING

NOTE:
 THE DETAILS PROVIDED HEREIN REPRESENT THE PROPOSED Hardscape AND LANDSCAPE PLANS FOR THE MATERIALS AND SPECIFICATIONS. DESIGN CHANGES MAY BE MADE WITH FINAL DESIGN AND ENGINEERING.



INOVA FAIRFAX HOSPITAL CAMPUS
 GENERALIZED DEVELOPMENT PLAN /
 SPECIAL EXCEPTION AMENDMENT PLAN /
 PROVINCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NET PLAN



No.	Date	By	Description
1	07.01.08	JAC	PRELIMINARY
2	07.21.08	JAC	REVISED
3	08.28.08	JAC	REVISED
4	10.08.08	JAC	REVISED
5	10.13.08	JAC	REVISED
6	10.13.08	JAC	REVISED
7	10.13.08	JAC	REVISED
8	04.20.09	JAC	REVISED

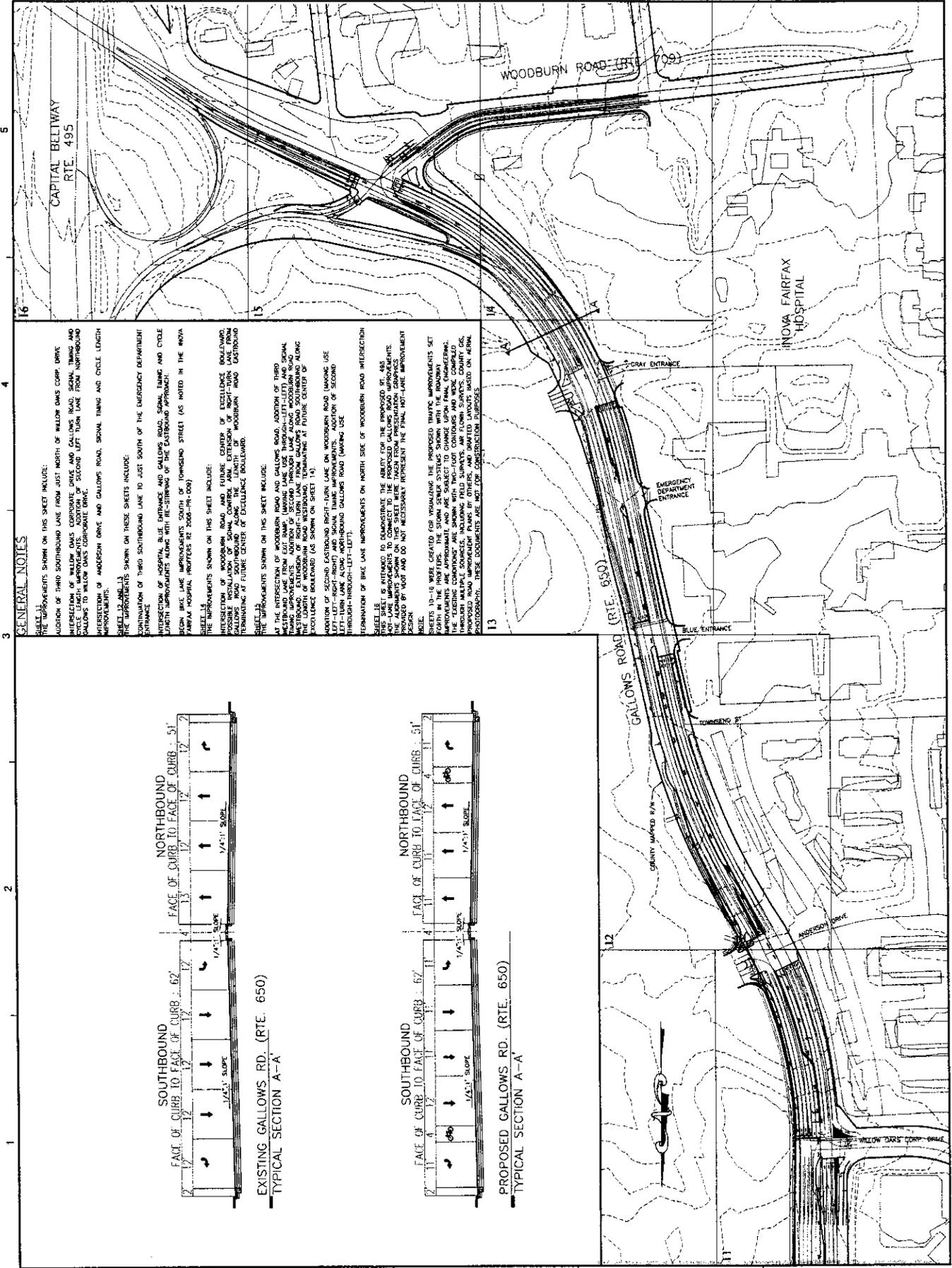
DESIGNED BY: JAC
 APPROVED BY: PST
 CHECKED BY: JAC
 DATE: February 17, 2008

INOVA
Fairfax Hospital Campus
 Development Plan
 Road Improvement Plan

PROJECT NO:

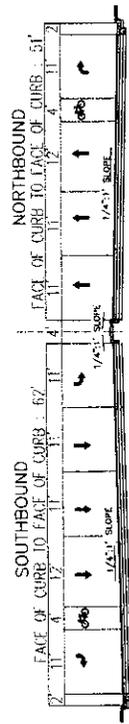
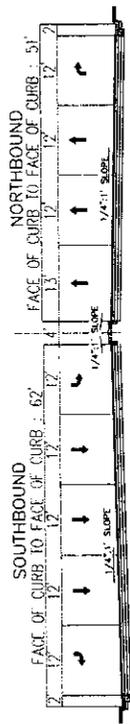
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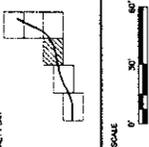
SHEET NO. 10 OF 26
 M-10691



GENERAL NOTES

SHEET 11-16 SHOWS THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 ADDITION OF THIRD SOUTHWEST LANE FROM JUST NORTH OF WILLOW OAKS CORP. DRIVE
 INTERSECTION OF WILLOW OAKS CORPORATE DRIVE AND GALLOW'S ROAD, SIGNAL, TURNING AND CYCLE
 CYCLE LANE IMPROVEMENTS. ADDITION OF SECOND LEFT TURN LANE FROM NORTHWEST
 GALLOW'S TO WILLOW OAKS CORPORATE DRIVE.
 INTERSECTION OF ANDERSON DRIVE AND GALLOW'S ROAD, SIGNAL, TURNING AND CYCLE LANE
 IMPROVEMENTS.
 THE IMPROVEMENTS SHOWN ON THESE SHEETS INCLUDE:
 CONTINUATION OF THIRD SOUTHWEST LANE TO JUST SOUTH OF THE EMERGENCY DEPARTMENT
 ENTRANCE.
 INTERSECTION OF HOSPITAL BLUE ENTRANCE AND GALLOW'S ROAD, SIGNAL, TURNING AND CYCLE
 LANE IMPROVEMENTS ALONG WITH RE-STRIPING OF THE EASTBOUND APPROACH.
 SECOND LEFT LANE IMPROVEMENTS SOUTH OF TOWNSEND STREET (AS NOTED IN THE INOVA
 FAIRFAX HOSPITAL PROFFERS RE 2008-04-000)
 SHEET 11-15
 THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 INTERSECTION OF WOODBURN ROAD AND FUTURE CENTER OF EXCELLENCE (GALLERIES) ROAD
 GALLOW'S ROAD SOUTHWEST ALONG THE LENGTH OF WOODBURN ROAD EASTBOUND
 TERMINATING AT FUTURE CENTER OF EXCELLENCE BOULEVARD.
 SHEET 11-14
 THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 ADDITION OF SECOND EASTBOUND RIGHT-TURN LANE ON WOODBURN ROAD (WORKING USE
 LEFT-LEFT-RIGHT-LEFT) AND SECOND SIGNALS (WORKING USE THROUGH-THROUGH-LEFT-LEFT).
 TERMINATION OF BAY LANE IMPROVEMENTS ON NORTH SIDE OF WOODBURN ROAD INTERSECTION.
 SHEET 11-13
 THIS SHEET IS INTENDED TO DEMONSTRATE THE ABILITY FOR THE PROPOSED RT. 650
 TO BE CONSTRUCTED WITHIN THE EXISTING RIGHT-OF-WAY. THE IMPROVEMENTS SHOWN ON THIS SHEET
 WERE TAKEN FROM PRELIMINARY CONCEPTS PROVIDED BY AECOM AND DO NOT NECESSARILY REPRESENT THE FINAL NOT-LANE IMPROVEMENT
 PLAN.
 SHEETS 11-16 WERE CREATED FOR VISUALIZING THE PROPOSED TRAFFIC IMPROVEMENTS SET
 FORTH IN THE PROFFERS. THE STAFF SYSTEMS SHOWN WITH THE ROADWAY IMPROVEMENTS ARE
 APPROXIMATE AND ARE SUBJECT TO LOCAL CONDITIONS AND SHALL BE DETERMINED THROUGH
 MULTIPLE SOURCES, INCLUDING FIELD SURVEYS, AIR PHOTO SURVEYS, COUNTY GIS, PROPOSED
 ROAD IMPROVEMENT PLANS BY OTHERS, AND DATED LAYOUT BASED ON AERIAL PHOTOGRAPHS.
 THESE DOCUMENTS ARE NOT FOR CONSTRUCTION PURPOSES.



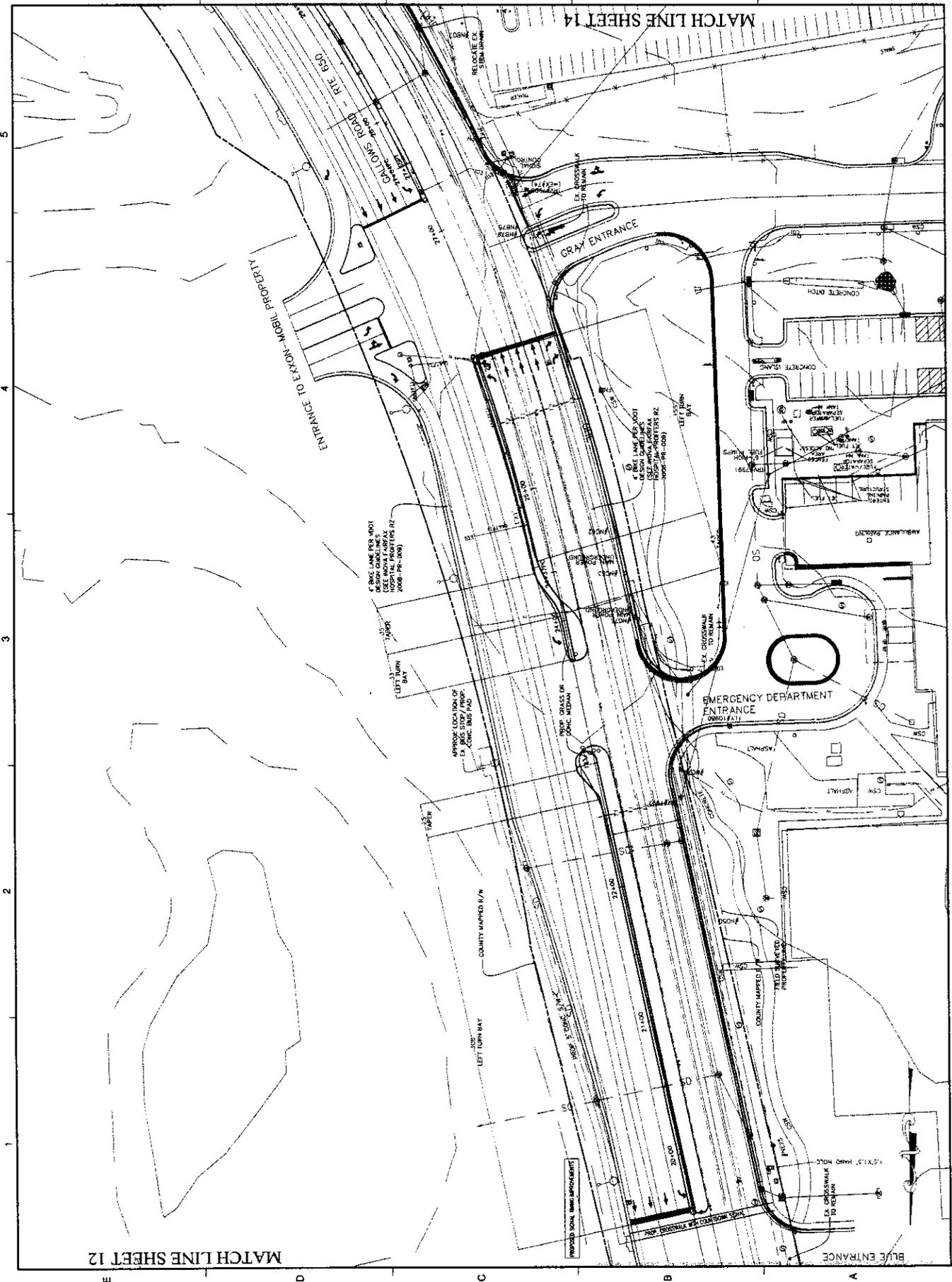


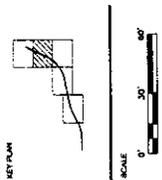
NO.	DATE	BY	DESCRIPTION
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2	03.26.08	JAC	ISSUED FOR PERMITS
1	03.19.08	JAC	ISSUED FOR PERMITS

DESIGNED BY: JAC
 APPROVED BY: JAC
 CHECKED BY: JAC
 DATE: FEBRUARY 13, 2008

TITLE: **INOVA Fairfax Hospital Campus**
 Development Plan
 Road Improvement Plan

PROJECT NO:



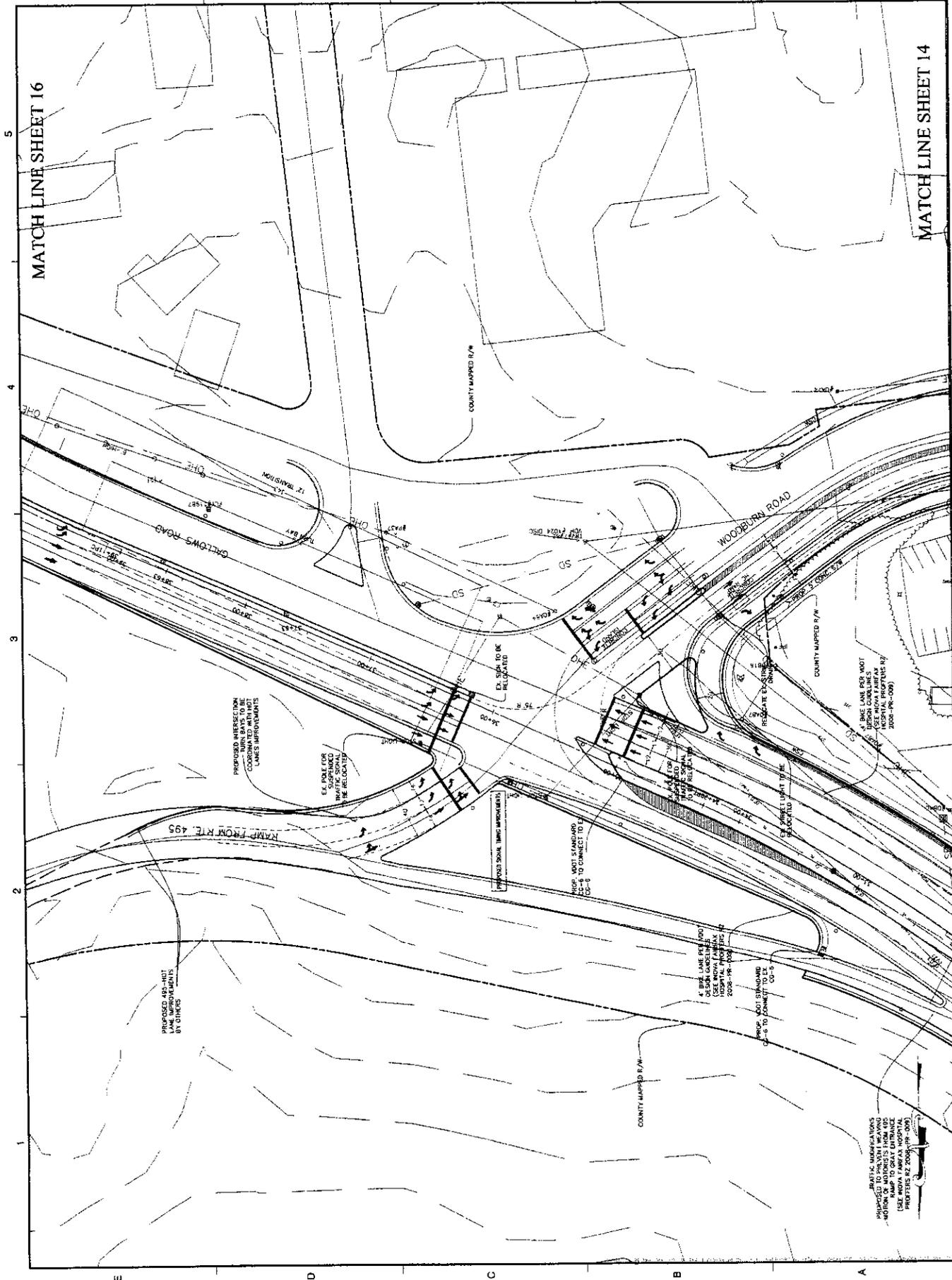


No.	DATE	BY	Description
1	07.18.08	JAC	Approval
2	03.28.09	JAC	
3	04.23.09	JAC	

Drawn BY: JAC
 Approved BY: POZ
 Checked BY: POZ
 Date: February 17, 2008

INOVA
 Fairfax Hospital Campus
 Development Plan
 Road Improvement Plan

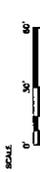
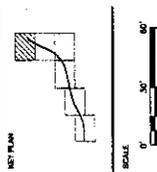
PROJECT NO. _____



MATCH LINE SHEET 16

MATCH LINE SHEET 14

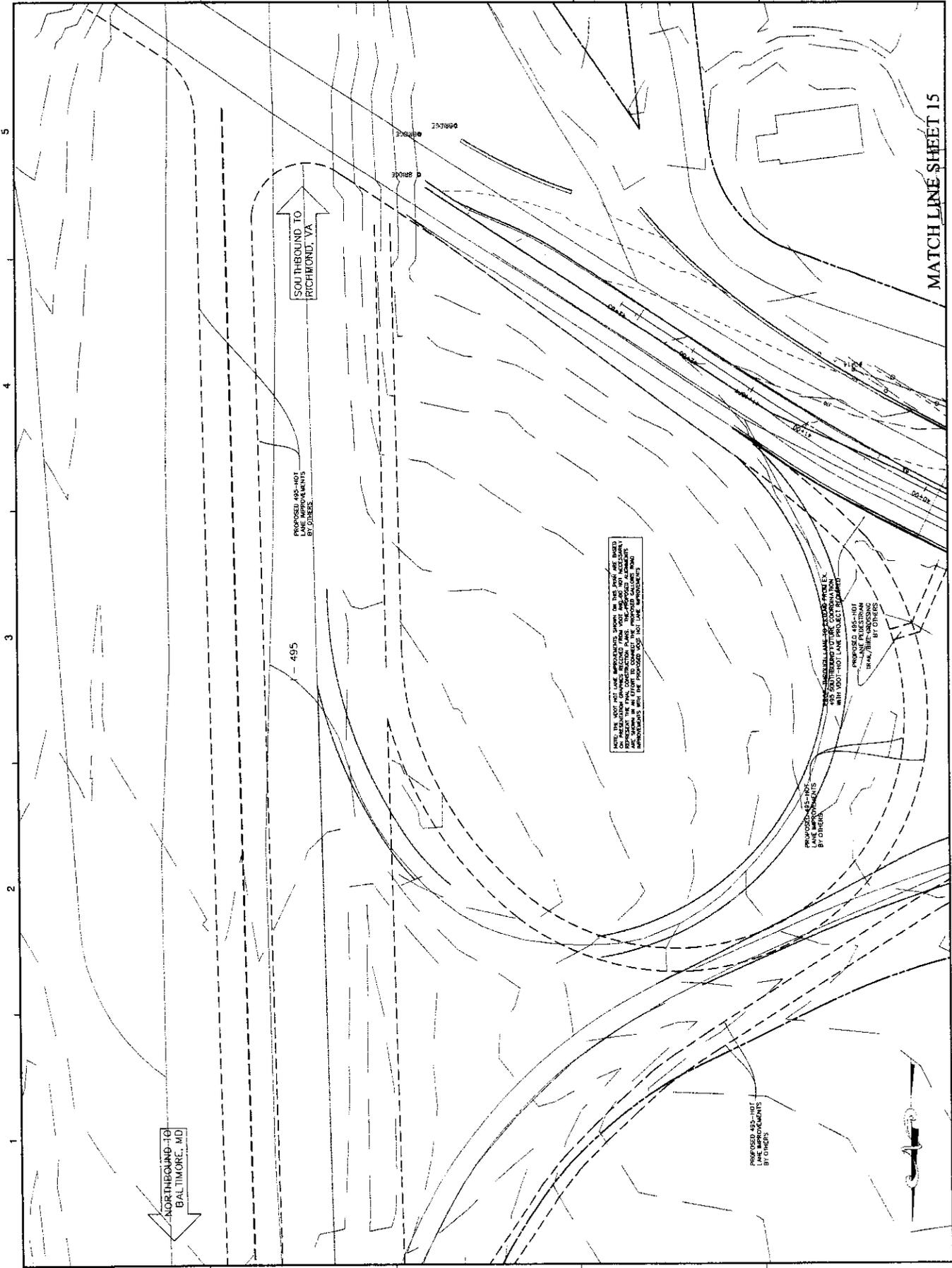
PRACTICE MANIPULATIONS
 PROPOSED TO PREVENT WEAVING
 AND TO IMPROVE VISIBILITY AT
 INTERSECTION. USE INOVA FAIRFAX
 HOSPITAL PROJECTS R/W
 PROJECT NO. M-10881



No.	DATE	BY	Description
1	02.19.09	JAC	
2	03.20.09	JAC	
3	04.20.09	JAC	

DESIGNED BY: JAC
 APPROVED BY: JAC
 CHECKED BY: JAC
 DATE: February 12, 2008

INOVA
 Fairfax Hospital Campus
 Development Plan
 Road Improvement Plan
 PROJECT NO.



PROPOSED 495-HOT LANE IMPROVEMENTS BY OTHERS
 ON THE BASIS OF THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT, THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION OF THE PROPOSED IMPROVEMENTS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM.

PROPOSED 495-HOT LANE IMPROVEMENTS BY OTHERS
 ON THE BASIS OF THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT, THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION OF THE PROPOSED IMPROVEMENTS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM.

PROPOSED 495-HOT LANE IMPROVEMENTS BY OTHERS
 ON THE BASIS OF THE INFORMATION PROVIDED TO THE ENGINEER BY THE CLIENT, THE ENGINEER HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER HAS NOT CONDUCTED ANY FIELD SURVEY OR INVESTIGATION OF THE PROPOSED IMPROVEMENTS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED TO HIM. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE INFORMATION PROVIDED TO HIM.





4875 PLAN

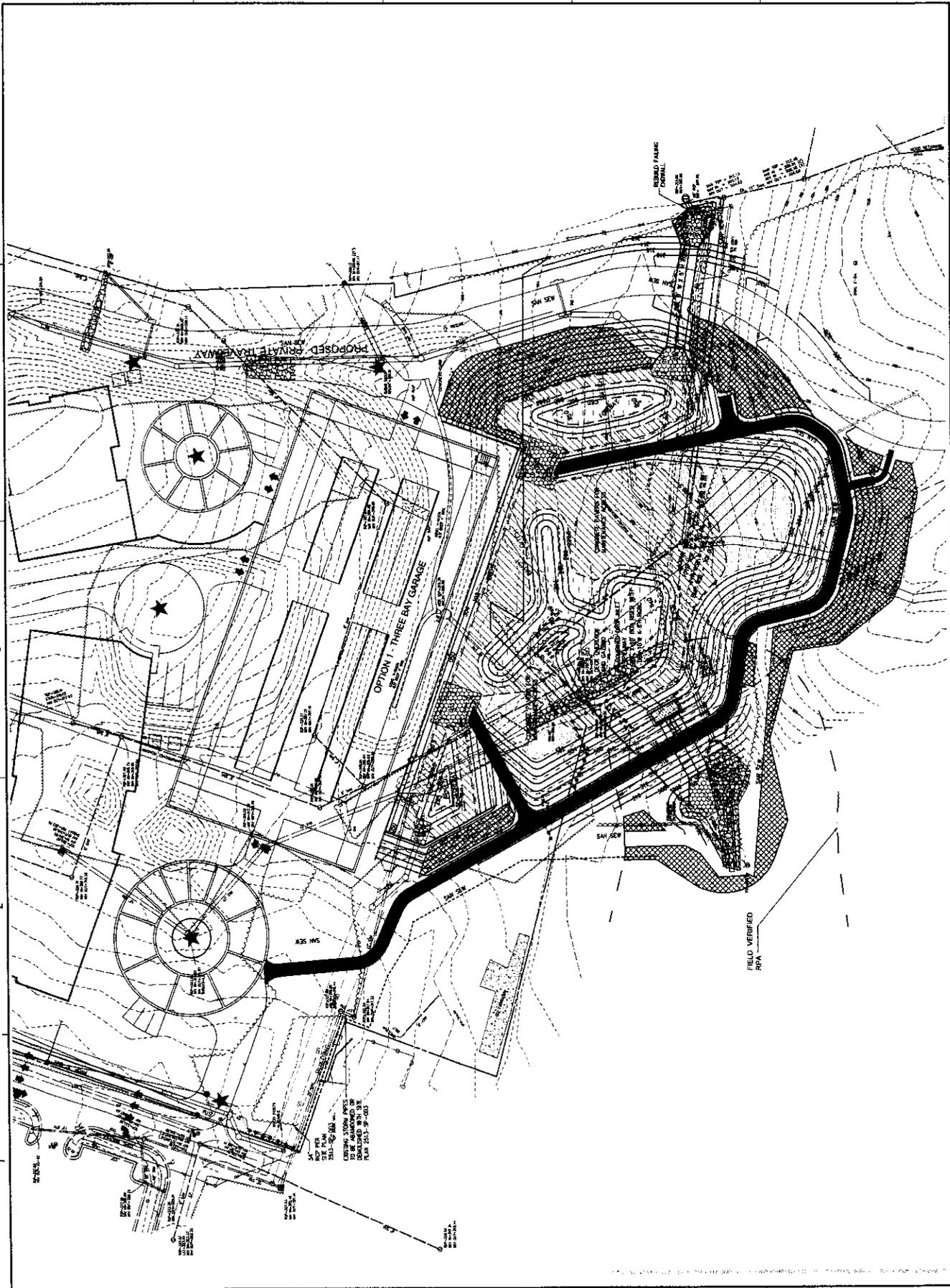


NO.	DATE	DESCRIPTION
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6	07/22/08	REVISED
7	07/22/08	REVISED
8	07/22/08	REVISED

DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 DATE: [Blank]
 PROJECT NO.: [Blank]

TITLE:
 INOVA
 Fairfax Hospital Campus
 SWM Grading Plan
 GOP / SEA

PROJECT NO.: [Blank]



1 2 3 4 5

A B C D E

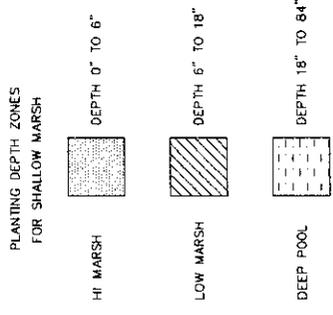
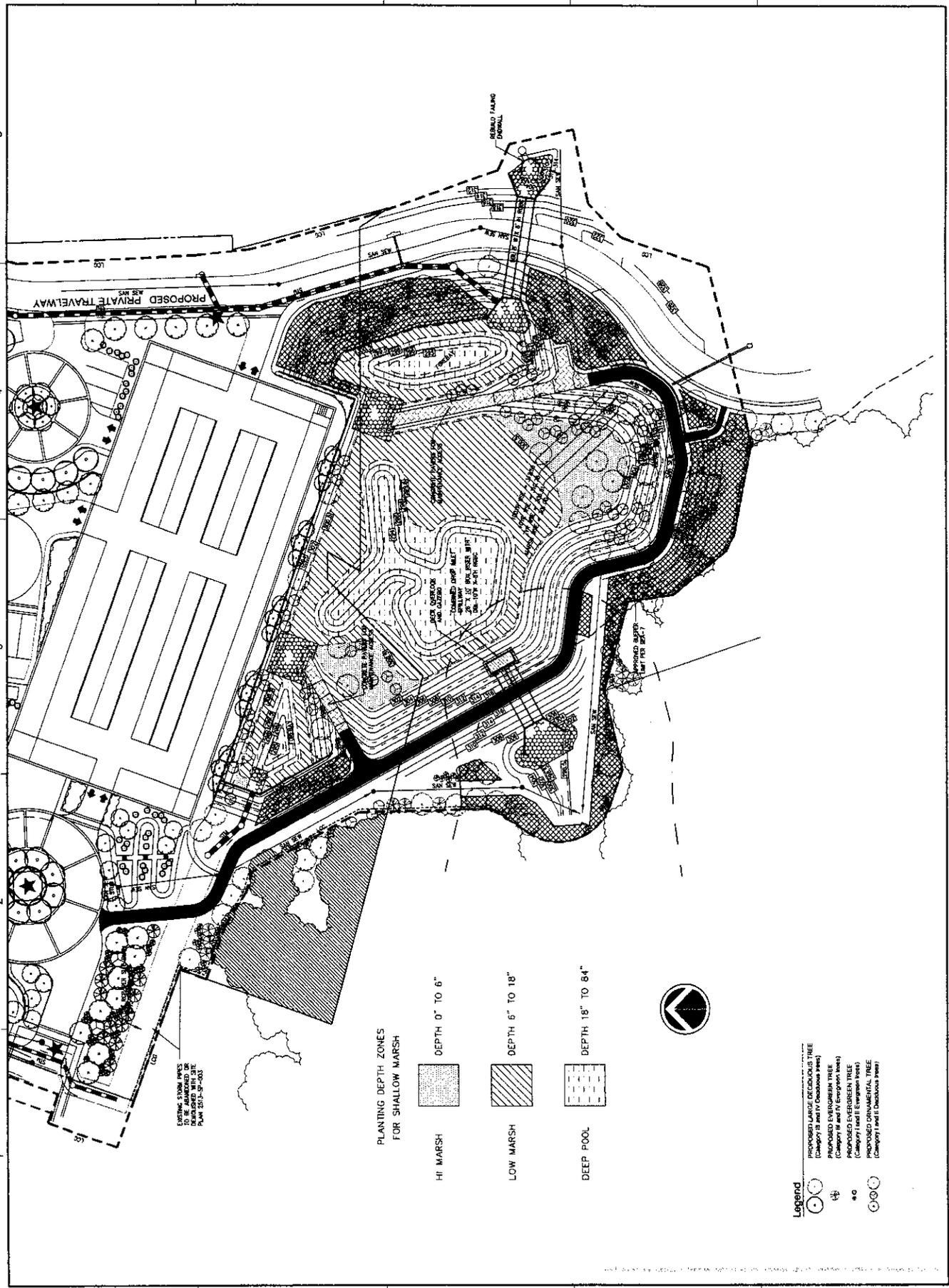
1. This plan was prepared by Dewberry & Davis, LLC under contract to Inova Fairfax Hospital. It is not to be used for any other project without the written consent of Dewberry & Davis, LLC.



NO.	DATE	BY	DESCRIPTION
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2	02/12/09	JSE	ISSUED FOR PERMIT
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4	02/12/09	JSE	ISSUED FOR PERMIT
5	02/12/09	JSE	ISSUED FOR PERMIT
6	02/12/09	JSE	ISSUED FOR PERMIT
7	02/12/09	JSE	ISSUED FOR PERMIT
8	02/12/09	JSE	ISSUED FOR PERMIT
9	02/12/09	JSE	ISSUED FOR PERMIT
10	02/12/09	JSE	ISSUED FOR PERMIT

DESIGNED BY: JSE
 CHECKED BY: JSE
 DATE: FEBRUARY 12, 2009
 TITLE: INOVA
 FAIRFAX HOSPITAL CAMPUS
 SWM LANDSCAPE PLAN
 GDP / SEA

PROJECT NO.:
 SHEET NO.: 18 OF 28
 M-10691



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category I and IV Deciduous trees)
 - PROPOSED EVERGREEN TREE (Category II and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Deciduous trees)

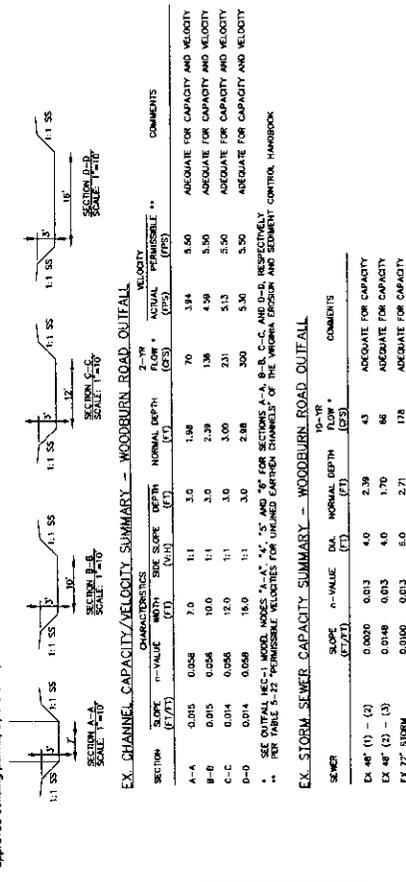


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4	09/10/08	AWP	REVISED
5	10/23/08	AWP	REVISED
6	12/19/08	AWP	REVISED
7	01/26/09	AWP	REVISED
8	04/20/09	AWP	REVISED

DESIGNED BY: JMC
APPROVED BY: [Signature]
CHECKED BY: [Signature]
DATE: February 12, 2009
TITLE: INOVA
Fairfax Hospital Campus
SWM and Outfall Narratives
GDP / SEA

INOVA FAIRFAX HOSPITAL STORMWATER OUTFALL NARRATIVE
There are 2 outfall points associated with this development program. One is the outfall downstream of the proposed Willow Oaks SWM/BMP Pond and the second is the outfall downstream of Woodburn Road (See Outfall Maps provided in this Application).
WILLOW OAKS SWM/BMP POND OUTFALL
(See Inova Willow Oaks SWM Outfall Narrative provided in this Application)

WOODBURN ROAD OUTFALL
This outfall drains to an existing 48" RCP storm sewer at Woodburn Road. This 48" sewer serves as the receiving pipe for the outfall and has a drainage area of 31.3 acres. The RCP storm sewer is oriented in a southerly direction for approximately 690 ft beneath the Fairfax County School Board property and outfalls into an existing 48" RCP storm sewer. The receiving sewer is oriented in a southerly direction until it reaches the existing 72" RCP storm sewer. Based on field observations, the channel bottom varies between 2-10 ft wide and is approximately 3 ft deep on average. The channel bottom consists mostly of large cobbles, riprap (Class 1) and gravel. The channel banks are steep (1:1 or greater) and lined by a combination of grass and exposed tree roots. The 72" RCP storm sewer is in good shape, has a clean bottom, and there is no evidence of deterioration. Just upstream of the 72" storm sewer an incoming tributary confluences with the outfall. This tributary has a drainage area of 41.0 acres and is greater than 90% of the receiving pipe. Given this, the downstream extent of review based on PPH 6-0203.2A is 150 ft downstream of this confluence. However, because the Zoning Ordinance is more conservative for determining the downstream extent of review, the downstream extent of review for this development application has been extended and analyzed down to Accotink Creek where the drainage area is greater than 15 square miles. Downstream of the existing 72" RCP storm sewer the existing channel slightly meanders and has the same channel characteristics as the channel described upstream of the existing 72" RCP storm sewer with a channel bottom width varying between 10' - 15 ft wide and a depth of 3 ft on average.

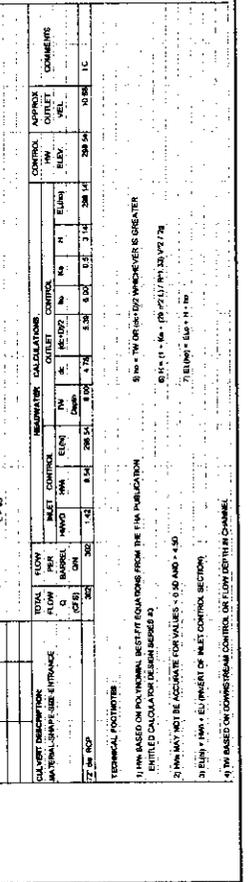


EX. CHANNEL CAPACITY/VELOCITY SUMMARY - WOODBURN ROAD OUTFALL

SECTION	SLOPE (F/F)	ROUGHNESS (n)	DEPTH (F)	VELOCITY (FPS)	CAPACITY (CFS)	COMMENTS
A-A	0.015	0.058	7.0	1.1	3.0	1.38
B-B	0.015	0.058	10.0	1.1	3.0	1.38
C-C	0.014	0.058	12.0	1.1	3.0	1.38
D-D	0.014	0.058	16.0	1.1	3.0	1.38

EX. STORM SEWER CAPACITY SUMMARY - WOODBURN ROAD OUTFALL

SEWER	SLOPE (F/F)	ROUGHNESS (n)	DEPTH (F)	VELOCITY (FPS)	CAPACITY (CFS)	COMMENTS
EX 48" (1) - (2)	0.020	0.013	4.0	2.39	43	ADEQUATE FOR CAPACITY
EX 48" (2) - (3)	0.048	0.013	4.0	1.70	176	ADEQUATE FOR CAPACITY
EX 72" STORM	0.0100	0.013	5.0	2.71	181	ADEQUATE FOR CAPACITY



INOVA FAIRFAX HOSPITAL STORMWATER MANAGEMENT NARRATIVE
This plan provides the expansion of the INOVA hospital facilities and related infrastructure. SWM is required for the proposed improvements in the form of quality and quantity control. Runoff from the northern portion of the site will be conveyed to the proposed Willow Oaks Stormwater Pond (See Inova Willow Oaks Stormwater Pond Narrative provided herein) and runoff from the southern portion of the site will be conveyed to a maximum of 2 proposed underground stormwater ponds (SWM Vaults 1 and 2). SWM Vault 1 is located at the northern portion of the site. SWM Vault 2 is located at the southern portion of the site. If Option 1 is selected, then only SWM Vault 1 is required. If Option 2 is selected, then both SWM Vaults are required as shown below. For the purpose of SWM calculations, it is assumed that both SWM Vault 1 and SWM Vault 2 are required as described under Option 2. This is the most conservative scenario for design.

Detention and BMP
Option 1 (WHPT + Redevelopment of Existing Woodburn Plaza + Willow Oaks Road Improvements)
Under this option, SWM Vault 1, approximately 141' x 118' x 11', will be located beneath the proposed boulevard near the entrance to Woodburn Drive. This facility will provide detention for the WHPT and Redevelopment of Woodburn Plaza (21.77 acres). The road improvements to the north of the hospital drain to the proposed Willow Oaks SWM/BMP Pond where detention will be provided. BMP for Option 1 can be provided by the proposed Willow Oaks SWM/BMP Pond. This is the preferred BMP approach and a request will be made to DPWES at Site Plan to defer BMP for Option 1 improvements and the proposed Willow Oaks SWM/BMP Pond is designed and constructed. Alternatively, at the Applicant's discretion, BMP could be provided in a sand filter.
Option 2 (WHPT + Redevelopment of Existing Woodburn Plaza + Redevelopment of Existing Woodburn Mental Health Facility)
Under this option, SWM Vault 1, approximately 141' x 118' x 11', and SWM Vault 2, approximately 127' x 32' x 11', would need to be constructed. SWM Vault 1 would be located beneath the proposed boulevard near the entrance to Woodburn Drive, and SWM Vault 2 would be located on the existing Mental Health Facility property. These facilities will provide detention for the WHPT, Redevelopment of Woodburn Plaza, and Redevelopment of Woodburn Mental Health Facility (22.77 acres). The road improvements to the north of the hospital drain to the proposed Willow Oaks SWM/BMP Pond where detention will be provided. BMP for Option 2 can be provided by the proposed Willow Oaks SWM/BMP Pond. This is the preferred BMP approach and a request will be made to DPWES at Site Plan to defer BMP for Option 2 improvements until the proposed Willow Oaks SWM/BMP Pond is designed and constructed. Alternatively, at the Applicant's discretion, BMP could be provided in a sand filter.

FLOODPLAIN
There is a regulated minor floodplain on the northern portion of the site at the proposed Willow Oaks SWM Pond (See Willow Oaks SWM Narrative provided in this Application for details on this floodplain).
There is no regulated floodplain on the southern portion of the site.
LOW IMPACT DEVELOPMENT
The Applicant shall install Fairfax County accepted Low Impact Development (LID) facilities, on the Application Property in at least one of the potential locations shown on this development plan. The LID facilities (permeous pavement or other) shall treat a combined total of 20,000 square feet of impervious surface and shall have a minimum phosphorous removal efficiency of 40 percent. The LID facilities will be designed in accordance with the PPH. These LID facilities are intended as demonstration facilities and shall not factor into the requisite calculations for stormwater management and BMPs.

PRE-DEV. RUNOFF FROM SOUTHERN 27.17 SITE AREA

LANDUSE	C	AREA (ACRES)	PRODUCT (C X A)	IC (MM)
COMMERCIAL	0.85	23.58	20.04	
EX. PUBLIC ROADS	0.80	1.32	1.18	
PUBLIC ROAD IMPROVEMENTS	0.85	0.50	0.18	
WOODS TO REMAIN	0.20	1.43	0.29	
TOTALS		27.17	22.01	0.81

ULTIMATE CONDITION RUNOFF FROM SOUTHERN 27.17 SITE AREA

LANDUSE	C	AREA (ACRES)	PRODUCT (C X A)	IC (MM)
COMMERCIAL	0.85	23.58	20.04	
EX. PUBLIC ROADS	0.80	1.32	1.18	
PUBLIC ROAD IMPROVEMENTS	0.85	0.50	0.18	
WOODS TO REMAIN	0.20	1.43	0.29	
TOTALS		27.17	22.01	0.81

REQUIRED RUNOFF TO DETAIN FROM ULTIMATE CONDITION SITE AREA

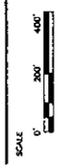
CONDITION	C	A	1 (INCHES/HR)	PEAK FLOW (CFS)	10-YR	10-YR
ULTIMATE	0.81	27.17	5.45	727	120	160
PRE-DEVELOPMENT	0.30	27.17	3.90	510	32	42
FLOW INTO SWM VAULT 1 (SEE REC-1 MODEL)	0.85	17.00	5.45	727	79	109
RETENTION PROVIDED IN SWM VAULT 1					88	119
RETENTION PROVIDED IN SWM VAULT 2					74	100
FLOW INTO SWM VAULT 2 (SEE REC-1 MODEL)	0.85	3.60	5.45	727	19	25
RETENTION PROVIDED IN SWM VAULT 2					3	3
TOTAL DETENTION PROVIDED BY SWM VAULT 1 AND SWM VAULT 2					15	16

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INOVA
 FAIRFAX HOSPITAL
 CAMPUS
 GENERALIZED DEVELOPMENT PLAN /
 SPECIAL EXCEPTION AMENDMENT PLAN
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
1	07/21/08	JMC	PRELIMINARY
2	07/21/08	JMC	REVISED
3	08/28/08	JMC	REVISED
4	11/02/08	JMC	REVISED
5	02/19/09	JMC	REVISED
6	04/07/09	JMC	REVISED

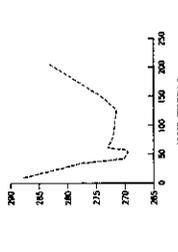
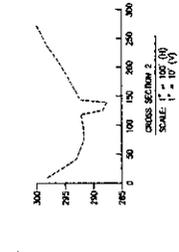
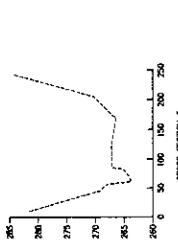
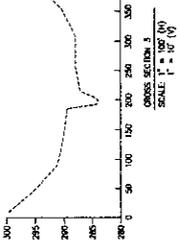
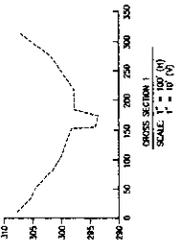
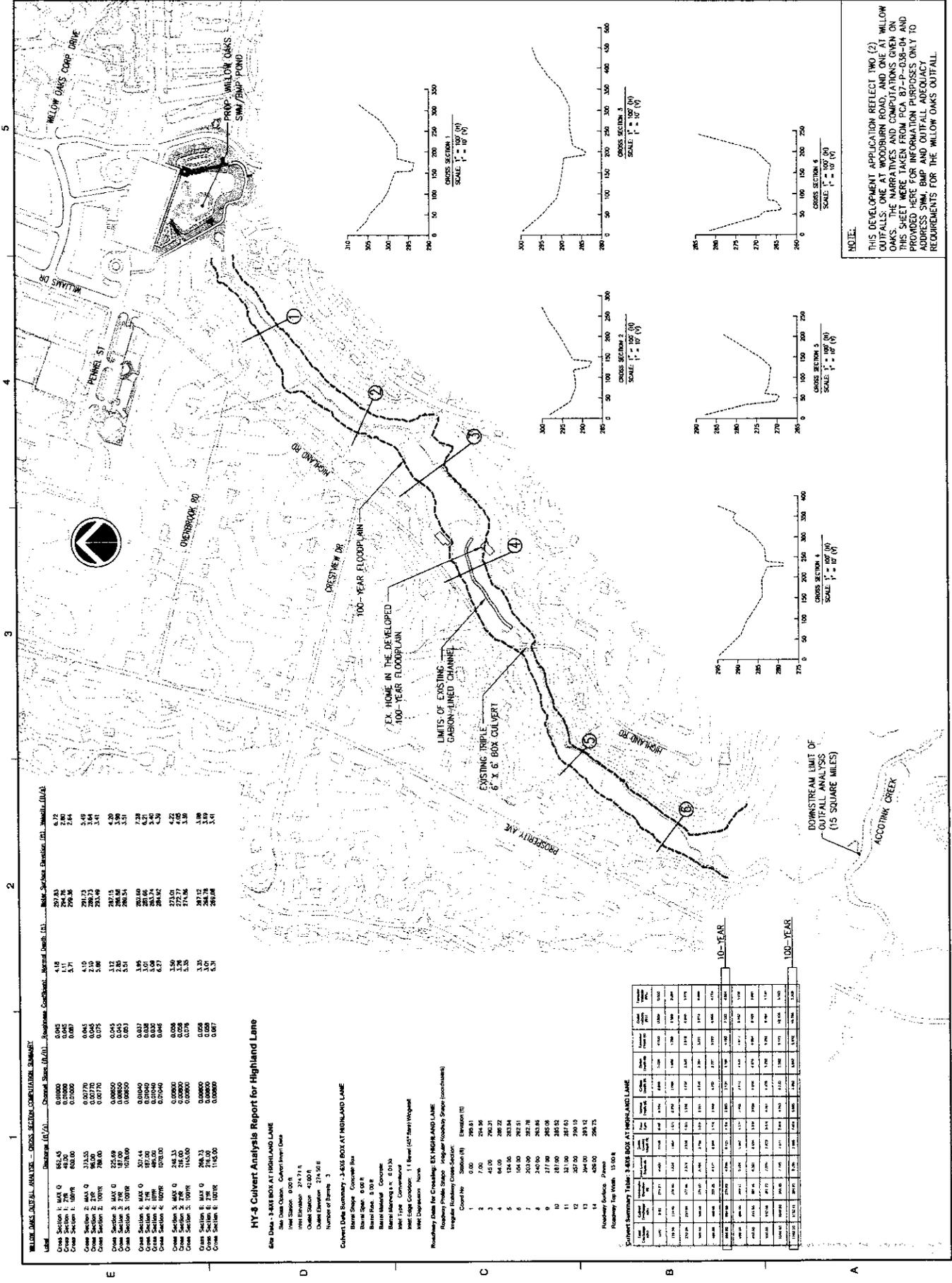
DESIGNED BY: JMC
 CHECKED BY: JCY
 DATE: FEBRUARY 12, 2009
 THIS PROJECT NO.:

Inova
 Fairfax Hospital Campus
 Outfall Map - Willow Oaks
 GDP / SEA

PROJECT NO.

22

SHEET NO. 22 OF 26
 M:10691



NOTE:
 THIS DEVELOPMENT APPLICATION REFLECTS THE (2) (1) WILLOW OAKS AT WOODBURN ROAD AND ONE (1) WILLOW OAKS. THE NARRATIVES AND COMPUTATIONS GIVEN ON THIS SHEET WERE TAKEN FROM PCA 87-P-038-04 AND PROVIDED HERE FOR INFORMATION PURPOSES ONLY TO ADDRESS SWM BMP AND OUTFALL ADEQUACY REQUIREMENTS FOR THE WILLOW OAKS OUTFALL.

WILLOW OAKS OUTFALL ANALYSIS - CROSS SECTION COMPUTATIONAL SUMMARY

Section	Structure (ft x ft)	Channel Slope (ft/ft)	Flowline Coefficient	Normal Depth (ft)	Water Surface Elevation (ft)	Wetted Area (sq ft)
1	85x45	0.0100	0.045	4.18	297.83	6.72
2	85x45	0.0100	0.045	4.71	298.36	2.84
3	85x45	0.0100	0.045	4.10	297.73	3.45
4	85x45	0.0100	0.045	4.10	297.73	3.44
5	85x45	0.0100	0.045	3.85	297.15	5.26
6	85x45	0.0100	0.045	3.85	297.15	5.26
7	85x45	0.0100	0.045	3.85	297.15	5.26
8	85x45	0.0100	0.045	3.85	297.15	5.26
9	85x45	0.0100	0.045	3.85	297.15	5.26
10	85x45	0.0100	0.045	3.85	297.15	5.26
11	85x45	0.0100	0.045	3.85	297.15	5.26
12	85x45	0.0100	0.045	3.85	297.15	5.26
13	85x45	0.0100	0.045	3.85	297.15	5.26
14	85x45	0.0100	0.045	3.85	297.15	5.26

HY-4 Culvert Analysis Report for Highland Lane

Site Data - 14x14 BOX AT HIGHLAND LANE
 Size: 14' x 14' Box
 Inlet Station: 0+00
 Outlet Station: 0+10
 Channel Elevation: 214.56 ft
 Number of Brains: 3

Culvert Data Summary - 14x14 BOX AT HIGHLAND LANE
 Barrel Shape: Concrete Box
 Barrel Slope: 0.00 ft
 Barrel Rise: 0.00 ft
 Barrel Material: Concrete
 Barrel Manning's n: 0.015
 Inlet Type: 14' x 14' Concrete
 Inlet Slope: 0.00 ft
 Inlet Discharge: 11 (per 100' feet) (per 100')

Proposed Profile for Culvert, HY-4 BOX AT HIGHLAND LANE

Station (ft)	Elevation (ft)
0+00	214.56
0+05	214.56
0+10	214.56
0+15	214.56
0+20	214.56
0+25	214.56
0+30	214.56
0+35	214.56
0+40	214.56
0+45	214.56
0+50	214.56
0+55	214.56
0+60	214.56
0+65	214.56
0+70	214.56
0+75	214.56
0+80	214.56
0+85	214.56
0+90	214.56
0+95	214.56
1+00	214.56

Proposed Profile for Culvert, HY-4 BOX AT HIGHLAND LANE

Station (ft)	Elevation (ft)
0+00	214.56
0+05	214.56
0+10	214.56
0+15	214.56
0+20	214.56
0+25	214.56
0+30	214.56
0+35	214.56
0+40	214.56
0+45	214.56
0+50	214.56
0+55	214.56
0+60	214.56
0+65	214.56
0+70	214.56
0+75	214.56
0+80	214.56
0+85	214.56
0+90	214.56
0+95	214.56
1+00	214.56

DOWNSTREAM LIMIT OF OUTFALL ANALYSIS (15 SQUARE MILES)
 ACCO TINK CREEK

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

GENERAL CONTEXT

Due to the complexity of the applicant's proposal involving Fairfax County land and the existing Woodburn Center for Community Mental Health building, two separate staff reports have been prepared to discuss the development options related to the Hospital Campus, County Land and the INOVA Willow Oaks Site. RZ 2008-PR-009 and SEA 80-P-078-15 are described in this report and PCA 87-P-038-04 is described in a companion report.

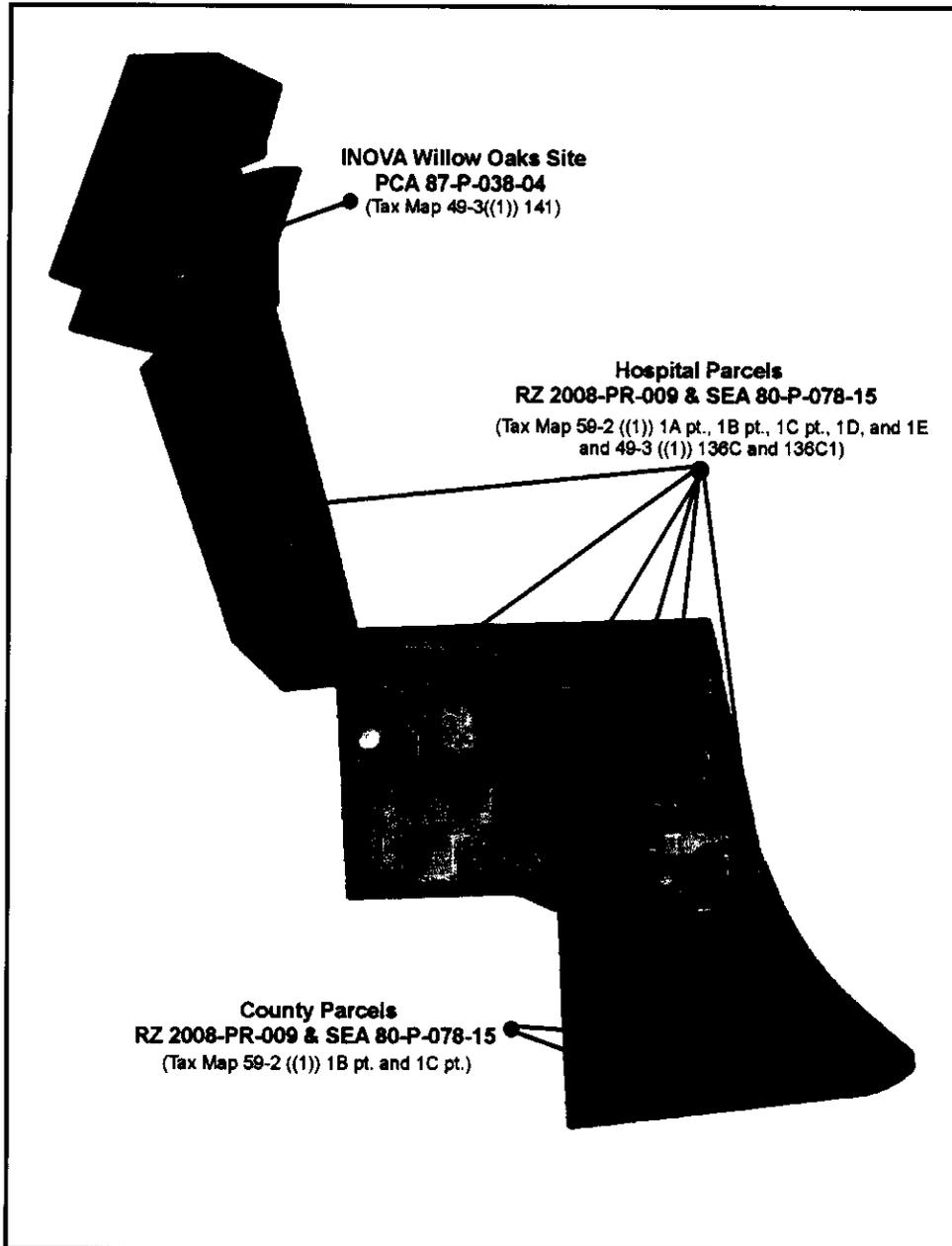
The applicant, INOVA Health Care Services, has filed two concurrent applications (RZ 2008-PR-009 and SEA 80-P-078-15) on Tax Map Parcels 59-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E, 49-3 ((1)) 136C and 136C1 and one companion application (PCA 87-P-038-04) on Tax Map Parcel 49-3 ((1)) 141, to permit commercial development that includes office uses, medical care facilities, a child care expansion and other building and site modifications. INOVA Health Care Services is the "owner" (as defined in the Zoning Ordinance) of Tax Map Parcels 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D, and 1E by virtue of a ground lease from the Fairfax County Board of Supervisors in excess of 30 years. INOVA Health Care Services is also the owner of Tax Map Parcels 49-3 ((1)) 136C and 136C1 and 49-3 ((1)) 141 (the companion **INOVA Willow Oaks Site**). The Fairfax County Board of Supervisors is the owner of the remaining portions of Tax Map Parcels 59-2 ((1)) 1B and 1C (**the County Parcels**) and is currently in negotiations to swap land with INOVA Health Care Services through the Public-Private Education Facilities and Infrastructure Act (PPEA).

Tax Map Parcels 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D, and 1E and 49-3 ((1)) 136C and 136C1 (**the Hospital Parcels**) were zoned to the R-12 District pursuant to RZ 89-P-045 and RZ 94-P-005 and are currently subject to special exception approval for a medical care facility pursuant to SEA 80-P-078-14. The County Parcels are zoned to the R-1 District and are not subject to a previous rezoning application. Tax Map 49-3 ((1)) 141 (the INOVA Willow Oaks Site) is subject to proffers approved pursuant to PCA 87-P-038-3 and a portion of the property is currently subject to SE 99-P-023, which was approved by the Board of Supervisors on October 25, 1999, to permit an assisted living facility.

The Hospital Parcels are currently developed with 1,426,882 square feet of gross floor area (GFA) of medical care facility uses. The County Parcels are currently developed with two County human services facilities; the Woodburn Center for Community Mental Health on Tax Map Parcel 59-2 ((1)) 1B pt. with 34,600 gross square feet and the Woodburn Place (formerly known as the Fairfax House) on Tax Map Parcel 59-2 ((1)) 1C pt. with 15,000 gross square feet. Tax Map Parcel 49-3 ((1)) 141 is currently vacant, but is approved for 487,804 square feet of

office uses and one assisted living facility. Graphic 1 generally shows the existing development and the referenced tax map parcels.

Graphic 1: Existing Development and related Tax Map Parcels



RZ 2008-PR-009 and SEA 80-P-078-15 propose to expand the existing medical care facilities on the hospital campus with development options that include a new Mid-County Center building (including the Woodburn Center for Community Mental Health) through the Public-Private Education Facilities and Infrastructure

Act (PPEA). PCA 87-P-038-04 proposes to construct four (4) office/educational buildings and to conceptually design one building for potential use by the Mid-County Center.

DESCRIPTION OF THE APPLICATIONS

RZ 2008-PR-009

The applicant seeks to rezone the Hospital parcels and the County parcels (which total 65.46 acres) from the R-1 and R-12 Districts to the C-3 District to allow an increase in FAR from 0.7 to 0.8 to expand the existing medical care facilities on site. The proposed expansion includes:

- construction of a new Women’s Hospital & Patient Tower (WHPT),
- an expansion of an existing child care center,
- modifications to the existing helicopter pad locations, with the addition of one helicopter pad site,
- deletion of two previously approved but not constructed uses; namely, the Child Care Center # 2 and the Resident Student Housing, and
- other associated modifications to the site design.

In addition, the applicant proposes two development options for a new Mid-County Center building. Option 1 anticipates that the Applicant would acquire additional land from Fairfax County through a Public-Private Education Facilities and Infrastructure Act (PPEA) proposal and facilitate the relocation of the County facility to the INOVA Willow Oaks Site subject to the companion PCA 87-P-038-04 application. Option 2 provides for development on the subject property in its current location in the event that the additional land is not acquired, or in the interim, until it is acquired. Table 1 summarizes the proposal in each development option.

Table 1: Proposed Development Options

Development Options	Existing Development (Sq. Ft.)	Proposed Development (Sq. Ft.)	Total Existing and Proposed (Sq. Ft.)
Option 1: The existing Woodburn Mental Health Center building would remain temporarily and would be permanently relocated in association with a PPEA proposal.	1,476,482 SF (0.7 FAR), which includes: Hospital: 1,426,882 Woodburn Mental Health Center : 34,600 Woodburn Place: 15,000	821,661 WHPT 7,311 Child Care Expansion <u>4,620 Temp Office</u> 833,592 Total	1,476,482 <u>+ 833,592</u> 2,310,074 SF (0.80 FAR)

Development Options	Existing Development (Sq. Ft.)	Proposed Development (Sq. Ft.)	Total Existing and Proposed (Sq. Ft.)
<p>Option 2: The existing Woodburn Mental Health Center building would be demolished, the use will be temporarily relocated to a nearby location off-site, and a new facility would be constructed on the existing County Parcels on the Hospital campus site.</p>	<p>1,476,482 SF (0.7 FAR), which includes: Hospital: 1,426,882 Woodburn Mental Health Center : 34,600 Woodburn Place: 15,000</p>	<p>667,761 WHPT 188,500 Mid-County Center building. 7,311 Child Care <u>4,620 Temp Office</u> 868,192 Total</p>	<p>1,476,482 +868,192 <u>-34,600 (demolition)</u> 2,310,074 SF (0.80 FAR)</p>

As shown in Table 1, the primary difference between the development options is the amount of gross floor area (GFA) available for the additional medical care facilities, primarily for the Women's Hospital and Patient Tower (WHPT). Under Option 1, the WHPT would contain up to 821,661 square feet of GFA in an eleven story (above grade) structure. Under Option 2, the WHPT would contain up to 667,761 square feet of GFA in a nine story (above grade) structure.

Of the total new WHPT construction, the applicant indicated that approximately 60% of the new floor area would be provided for a "quality of care" area increase to the existing facilities. The quality of care area increase would reflect a conversion of existing double occupancy rooms into single occupancy rooms. As a result, this conversion would provide more building square footage devoted to the same number of hospital beds, patients, doctors, nurses, staff and visitors. The remaining portion of the proposed new floor area would be allocated to increase the total existing bed count on the INOVA Fairfax Hospital Campus by 193 beds, from 833 to 1026 beds.

In addition, due to the relatively large scale of the WHPT building (under either Development Option) and the current market conditions, the applicant proposes a strategy to develop the project using a phased approach for the expansion of the medical care facilities with an initial phase of work. This initial phase would include an expansion of one of the existing buildings on the hospital campus up to 180,000 square feet of GFA. The expansion would include a 4 story vertical expansion to the existing INOVA Heart and Vascular Institute (IHVI) building or an 11 story "bump out" to the Existing Tower Building (ETB), and would not replace the proposed WHPT building. However, the initial phase would result in a reduction of the overall floor area for the WHPT building in either development options. For example, Table 2 shows the remaining GFA for the WHPT building if the maximum of 180,000 square feet of GFA in the initial phase is implemented.

Table 2: Initial Phase Results

Development Option	Proposed GFA For WHPT Building (Sq. Ft.)	Initial Phase For ETB or IHVI Building (Sq. Ft.)	Remainder For WHPT Building (Sq. Ft.)
Option 1	821,661	180,000	641,661
Option 2	667,761	180,000	487,761

The applicant would proceed with the initial phase based on current market conditions, but would also like to reserve the right to proceed with the proposed development options as described in Table 1 if the market conditions change.

SEA 80-P-078-15

The applicant seeks approval of an SEA application to amend SE 80-P-078 previously approved for a medical care facility to allow an increase in the allowable height in a C-3 district from 90 feet to 165 feet, an increase in total number of beds in the medical care facility from 833 to 1026 beds, an increase in land area, and other associated modifications to the building and site design.

Waivers and Modifications:

A modification of transitional screening and a waiver of the barrier requirements in favor of that shown on the GDP/SEA Plat and further described in the proffers.

Modification of the Additional Standards 1 and 2 of Section 9-308 of the Zoning Ordinance to permit an increase of 193 beds for Medical Care Facilities

The applicant’s draft proffers, affidavits and statement of justification are included in Appendices 1, 3, 4 and 5, respectively.

LOCATION AND CHARACTER

Site Description:

The subject property is located at 3300-3312 Gallows Road and 3300-3340 Woodburn Road, in the northwest quadrant of the intersection of Woodburn Road and Gallows Road on 65.46 acres and is developed with 1,476,482 gross square feet of medical care facility and public institutional uses. These uses include:

- Main Campus (Hospital)
- The Ronald McDonald House
- Child Care Center
- The Woodburn Center for Community Mental Health
- The Woodburn Place (formerly known as the Fairfax House)

Six access points are provided to the site and shown on Sheet 2 of the GDP/SEA Plat; three from Gallows Road and three from Woodburn Road. A separate access point is provided to Woodburn Place from Woodburn Road. Parking is provided from three parking structures and several surface parking lots on the campus.

Good quality vegetation is provided in several locations on the site, which include areas located along:

- Gallows Road, southeast of the existing Gray Entrance
- the southeast portion of the site along Woodburn Road
- the property boundary between the Hospital and Bedford Village
- the north and eastern property boundaries of the existing Woodburn Center for Community Mental Health Center

Table 3 provides the land use, zoning and Comprehensive Plan Recommendations for the surrounding properties.

Table 3: Surrounding Area Description

Surrounding Area Description			
Direction	Use	Zoning	Plan
North	Willow Oaks Corporate Center,	C-3	Mixed Use
	Bedford Village (townhouse and multi-family)	R-20	Residential, 16-20 du/ac
South	Woodburn Village Condominiums	R-20	Residential, 16-20 du/ac
	Pine Ridge Park	R-2	Open Space
	Offices	C-2	Retail, Commercial & Other
East	Mobile/Exxon Corporate Headquarters	PDC	Office
West	Prosperity Heights (single family detached)	R-3	Res. 2-3 du/ac
	Strathmeade Square (townhouses)	R-12	Res. 8-12 du/ac
	Woodburn Village Condominiums	R-20	Residential, 16-20 du/ac

BACKGROUND

The original Fairfax Hospital development contained 131,614 gross square feet and was constructed by right in 1960 on 32.65 acres which were zoned R-1 and R-20. Table 4 lists a general summary of the hospital property history.

Table 4: Site History

Application	Date	Use	BOS Action*
SE 80-P-078	1980	Expand Laundry Facility	Approve
SEA 80-P-078	1983	Add conference center	Approve
SEA 80-P-078-2 (w/ RZ 84-P-090)	1984	Expand hospital; Rezone to R-8; increase FAR	Approve
SEA 80-P-078-3	1985	Parking structure/lot; MRI facility	Approve
SEA 80-P-078-4	1986	Expand emergency room; Trauma center; helipads; parking	Approve
SEA 80-P-078-5	1988	Parking garage; Women and Children's Center; temporary parking lot	Approve
SEA 80-P-078-6 (w/RZ 89-P-045)	1990	Increase in height; Pedestrian bridge; medical care facility; rezone entire property to R-12 (FAR 0.55)	Approve
SE 89-P-066 (w/PCA 77-P-146-2)	1990	Child care center for hospital employees only	Approve
SEA 80-P-078-7 (w/ RZ 94-P-005)	1994	Operating room replacement; critical care wing expansion; radiology/ medical library wing; research institute relocation; helicopter support facility; hospital auditorium; care center expansion; patient and family support center; resident student housing; rezone northern portion (parcel 49-3 ((1)) 136C) of site from R-8 to R-12 w/max. FAR of 0.25	Approve with proffers*
SEA 80-P-078-8	1996	Reconfigure footprint of Ronald McDonald House; delete SWM #1 and replace with underground facility; add SWM U1 and W1; delete 26 parking spaces; reconfigure footprint of operating room replacement building; increase FAR from 0.49 to 0.495 to reflect prior right-of-way dedications	Approve
SEA 80-P-078-9	January, 2000	Construct 2 additional parking garages with a total of 1998 parking spaces (Phase I and II Garages); relocate oxygen tanks	Approve
SEA 80-P-078-10	November, 2000	Addition of Heart Institute; construct a 15,000 square foot emergency room expansion; add 177 beds to the hospital and Heart Institute.	Approve

Application	Date	Use	BOS Action*
SEA 80-P-078-11	August, 2001	Relocation of helipad; construct a 46,500 square foot Administration Support Services building; addition of a canopy to the Heart Institute parking garage; addition of Heart Catheterization Lab Pad adjacent to the Heart Institute; addition of one level of below grade parking in the Phase II parking garage; addition of a parking attendant shed at entrance to the interim parking lot located on Parcel 136C; increase height from 70 feet to 80 feet and reduce building setback from 74 feet to 65 feet on the south side of the Heart Institute.	Approve
SEA 80-P-078-12	January, 2003	Additional floor added to Heart Institute building; construction of two additional levels of above grade parking to the Phase II garage and expansion of garage footprint; re-establishment of the approved GFA for the resident student housing; construction of grounds building and related grounds storage yard.	Approve
SEA 80-P-078-13	November, 2004	Construction of the Claude Moore Health Education Center; construction of a new warehouse; expansion of a foodservice and conference building; a 513 ft. ² addition to the mechanical building; deletion of a previously approved 46,420 square foot administration building; and additional directional signage.	Approve
SEA 80-P-078-14	December, 2005	Increased the height of the previously approved four-story Claude Moore Health Education Center by 14 feet, bringing the building to a total of five stories (69 feet); Added a one-story addition to the front of the existing Ronald McDonald House; Added an approximately 20 x 55 foot pedestrian plaza between the existing CATS Training building and the approved but unbuilt warehouse building; constructed an additional cooling tower located as an extension of the roof of the existing mechanical building which increased the height to 33 feet.	Approve

*Proffers provide for amendments to the special exception without a proffered condition amendment (PCA).

Comments:

A proffer accepted with RZ 94-P-005 stipulates that development on Tax Map Parcel 49-3 ((1)) 136C, which contains the Ronald McDonald House and the child care center, and is approved for resident student housing and a second child care center, shall not exceed 0.25 FAR. Although this application proposes changes to Tax Map Parcel 49-3 ((1)) 136C, the applicant has currently proffered (Proffer 3) that the maximum FAR on Tax Map Parcel 49-3 ((1)) 136C will continue to be limited to 0.25.

Development conditions approved with SE 80-P-078 through SEA 80-P-078-10 and SEA 80-P-078-14 currently govern the site. ***A copy of the Clerk's letter and the development conditions for SEA 80-P-078-14 are contained in Appendix 6. Complete documents for this site, including previously approved proffers, development conditions, and requests for interpretations are on file with the Zoning Evaluation Division, Department of Planning and Zoning.***

Since the current applications include a rezoning application and contain new proffers, the applicant has consolidated the previous development conditions from SE 80-P-078 through SEA 80-P-078-10 and SEA 80-P-078-14 into one comprehensive set of proffer commitments for the site. Staff has reviewed the proffers and believes that the previous conditions have been incorporated.

The maximum FAR permitted by the Comprehensive Plan on the subject property is 0.80, which equates to 2,310,074 square feet of gross floor area (GFA) development potential. As previously discussed, the applicant proposes to increase the existing FAR from 0.7 to 0.8 to expand the existing medical care facilities on site.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 7)

Plan Area:	Area I
Planning Sector:	Merrifield Suburban Center, Land Unit M, Sub Unit M-1
Plan Map:	Public Facilities, Governmental and Institutional Uses
Plan Text:	

Fairfax County Comprehensive Plan, Area I, 2007 edition, the Merrifield Suburban Center, as amended through August 6, 2007, Sub-Unit M1, Land Use

Recommendations, page 104 and 106-107 states:

“This Land Unit is approximately 109 acres and is located south of Land Unit L, west of Gallows Road, and north of Woodburn Road (see Figure 35). The northern portion of the land unit consists of Bedford Village, which is multi-family residential development. The southern portion consists of the INOVA Fairfax Hospital, Northern Virginia Health Institute, Woodburn Mental Health Center, and the Fairfax House.

INOVA Fairfax Hospital and related uses are envisioned to remain in this area and expand. The future hospital expansion should be coordinated with the expansion of County human service facilities as described below; some of which are currently provided at the Woodburn Mental Health Center. Bedford Village is envisioned to remain as currently developed, as multi-family residential use.

Transportation improvements within this land unit will primarily be circulation and access improvements associated with hospital expansion.

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Bedford Village. This sub-unit is planned for and developed with Public Facility and institutional uses, including the INOVA Fairfax Hospital, Northern Virginia Mental Health Institute, the Woodburn Mental Health Center and the Fairfax House. The INOVA Fairfax Hospital on its current acreage of approximately 60 acres is planned for up to .7 FAR or approximately 1.8 million square feet. In order to provide a transition between the more intense hospital uses and single family neighborhoods, the portion of the hospital property on Parcel 136C is planned to develop up to .25 FAR (or a maximum of 152,400 square feet) for ancillary hospital uses such as childcare facilities, a patient/family support center, and medical resident student housing. Any remaining development potential not used on Parcel 136C (up to .7 FAR) may occur on the remainder of the hospital property. The Northern Virginia Mental Health Institute, which is also adjacent to single family neighborhoods, is planned for institutional use up to .25 FAR. The Woodburn Mental Health Center and the Fairfax House, which are located south of the Hospital Entrance Loop Road, are planned for institutional use up to .7 FAR. Any additional expansion of the Hospital south of the Hospital Entrance Loop Road should be coordinated with the planned County expansion of human service facilities, which are located in this portion of this sub-unit; or, if the planned County expansion of human service facilities is considered prior to the hospital expansion south of the Loop Road, it should also be coordinated with the hospital. This coordination of future development should maintain or improve the access and circulation system serving the hospital expansion and county facilities. Any modification,

expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Any development of Parcel 136C should include on-site stormwater detention facilities, which may include improvements to existing Regional Pond B, sufficient to address flooding problems in the adjacent Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site to protect the integrity of the adjacent Prosperity Heights Subdivision. Access should not be via Bedford Village, Prosperity Heights or Pine Ridge under any development option.

Option: As an option, the hospital may expand to include the Woodburn Mental Health Center and the Fairfax House acreage and could develop up to .8 FAR (or approximately 2.3 million square feet) on this area of approximately 66 acres. This expansion opportunity is to allow flexibility for future hospital growth as well as providing for additional County human service facilities to be located in this sub-unit. Development proposals under this option should provide for all applicable Area-Wide guidelines as well as for the following:

- Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit. In addition, the site design of the hospital and County facility expansions should be coordinated in terms of access and circulation, and should consider whether joint use of parking structures is necessary to have maximum utilization of the areas development potential. If relocation of the Fairfax House is required to accommodate provision of future hospital facilities, the Hospital should participate with the County in providing for this facility's relocation.
- Any expansion under this option should demonstrate how traffic impacts would be mitigated and should contribute to an internal Merrifield Suburban Center shuttle system.

Height Limit: The maximum building height in this sub-unit is 165 feet. In order to provide a transition in height away from residential development, Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Heights should then transition to 75 feet abutting the Northern Virginia Mental Health Institute and Bedford Village. In addition, along the boundary with the Woodburn Village Condominiums, there should be, at a minimum, a 70-foot building

setback area and a landscaped buffer area abutting the Condominiums. The remainder of the building setback area may include parking and roads for circulation within the property. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.”

ANALYSIS

Generalized Development Plan and Special Exception Amendment (GDP/SEA Plat) (Copy at front of staff report)

Title of GDP/SEA Plat: INOVA Fairfax Hospital Campus Generalized Development Plan/ Special Exception Amendment Plat RZ 2008-PR-009/SEA 80-P-078-15

Prepared By: Dewberry and Davis LLC

Original and Revision Dates: February 12, 2008, as revised through April 20, 2009

The GDP/SEA Plat consists of twenty-seven (27) sheets.

GDP/SEA Plat: INOVA Fairfax Hospital Campus	
Sheet #	Description of Sheet
1 of 27	Cover Sheet, Sheet index, Vicinity map
2 of 27	Existing Conditions Plan and Phase Options
2A of 27	Initial Phase Alternatives
3 of 27	Notes and Tabulations
4 of 27	Generalized Development Plan and Special Exception Amendment Plat
5 of 27	Generalized Development Plan and Special Exception Amendment Plat – Option 1
6 of 27	Generalized Development Plan and Special Exception Amendment Plat – Option 2
7 of 27	Pedestrian Circulation Plan
8 of 27	Cross Sections and Site Furniture
9 of 27	Detail Enlargements - Landscaping
10 of 27	Road Improvement Plan – Gallows Road Cross Sections and General Notes
11 of 27	Road Improvement Plan – Gallows Road
12 of 27	Road Improvement Plan – Gallows Road
13 of 27	Road Improvement Plan – Gallows Road

GDP/SEA Plat: INOVA Fairfax Hospital Campus	
Sheet #	Description of Sheet
14 of 27	Road Improvement Plan – Woodburn Road
15 of 27	Road Improvement Plan – Intersection of Woodburn Road and Gallows Road
16 of 27	Road Improvement Plan – I-495 on ramp
17 of 27	Stormwater Management Pond B – Grading Plan
18 of 27	Stormwater Management Pond B – Landscape Plan
19 of 27	SWM and Outfall Narratives
20 of 27	SWM and Outfall Narratives
21 of 27	Outfall Map
22 of 27	Outfall Map
23 of 27	BMP and Rating Curves
24 of 27	HEC-1 Models
25 of 27	HEC-1 Models
26 of 27	HEC-1 Models

The following features are depicted on the proposed GDP/SEA Plat:

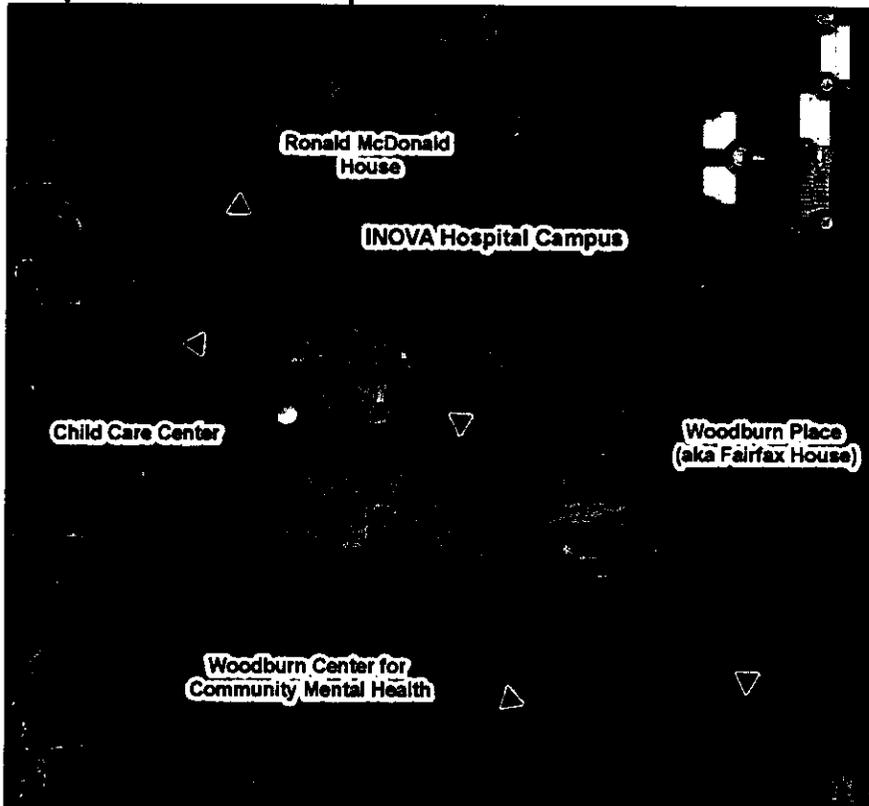
Intensity: The Comprehensive Plan provides an option for the development of the subject property up to 0.8 FAR provided that, among other things, "Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit." As previously discussed, the applicant proposes to implement the Plan Option, and to increase the allowable FAR from 0.7 FAR to 0.8 FAR (increase the existing 1,476,482 gross square feet to 2,310,074 gross square feet) to expand the existing medical care facilities on the site. The proposed expansion includes:

- construction of a new Women's Hospital & Patient Tower (WHPT),
- an expansion of an existing child care center,
- adjustments to the existing helicopter pad locations, with the addition of one helicopter pad site,
- removal of two previously approved but not constructed uses; namely, the Child Care Center # 2 and the Resident Student Housing,
- two development options for a new Mid-County Center building, and
- other associated modifications to building and site design.

Site Layout: As previously mentioned, the 65.46 acre site is currently developed with 1,476,482 gross square feet of medical care facility and public institutional

uses. These uses include the INOVA Hospital Campus, the Ronald McDonald House, a Child Care Center, the Woodburn Center for Community Mental Health and the Woodburn Place (formerly known as the Fairfax House). Graphic 2 shows the general location of these facilities on an aerial map.

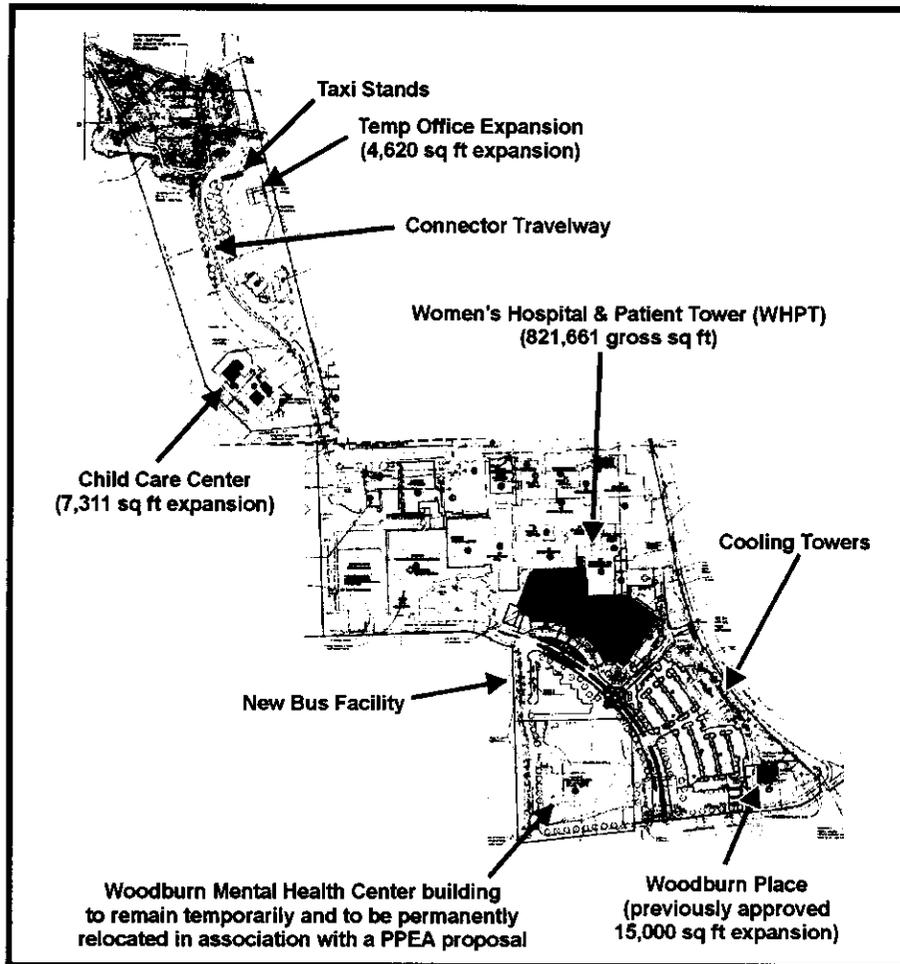
Graphic 2: Locator map



The applicant proposes to expand the existing medical care facilities on the site with two development plan options that include a new Mid-County Center building. Option 1 proposes to allow the existing Woodburn Mental Health Center building to remain temporarily and to be permanently relocated in association with a PPEA proposal and the companion PCA 87-P-038-04 application. In this option, the applicant proposes to construct an 821,661 gross square foot WHPT building, a 7,311 square foot expansion of the existing child care facility, and a 4,620 square foot temporary office building for a total of 833,592 gross square feet of additional GFA on the subject property. Graphic 3 shows the location of these proposed facilities and the location of additional facilities not included in the gross floor area of the site. Those facilities include a new cooling tower located along Gallows Road, a new surface parking lot, a previously approved 2 story expansion (15,000 square feet) of the existing Woodburn Place site, a location for a new bus stop on the subject property, a

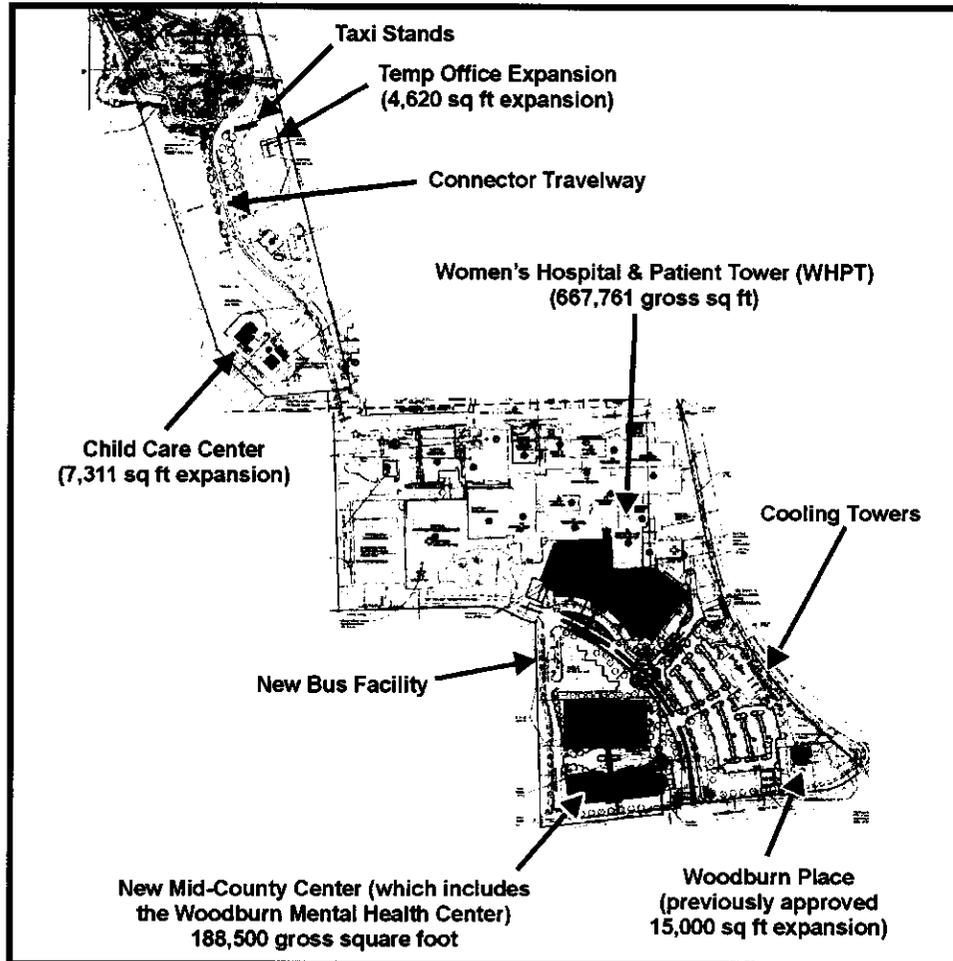
Connector Travelway leading to Tax Map Parcel 49-3((1)) 141 (INOVA Willow Oaks Site), the relocation of three helicopter pads, and taxi stands.

Graphic 3: Option 1 Features



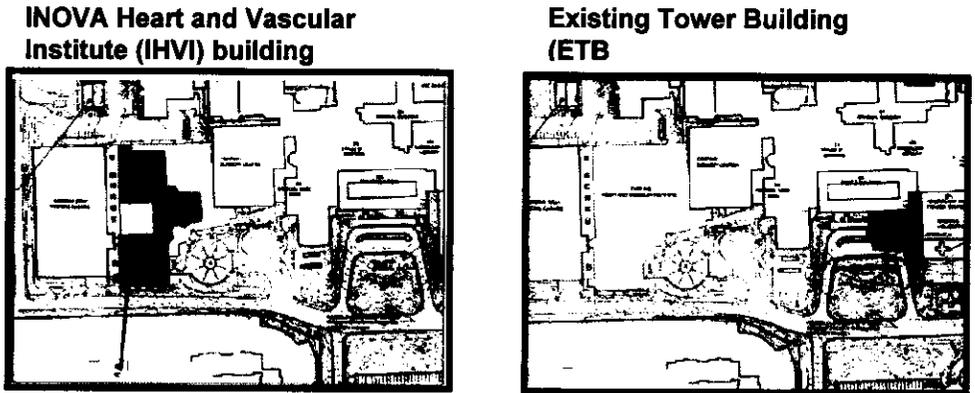
Option 2 proposes to demolish the existing Woodburn Mental Health Center and construct a new facility on the Hospital campus site. In this option, the applicant proposes to construct an 667,761 gross square foot WHPT building, a new 188,500 gross square foot Mid-County Center (which includes the Woodburn Mental Health Center), a 7,311 square foot expansion of the existing child care facility and a 4,620 square foot temporary office building for a total of 868,192 gross square feet of additional GFA on the subject property before the 34,600 square foot demolition. Option 2 would also include the same additional facilities in Option 1 that would not be counted toward gross floor area on the site. Graphic 4 shows the location of the proposed facilities.

Graphic 4: Option 2 Features



As previously discussed, the applicant proposes a strategy to develop the project using a phased approach for the expansion of the medical care facilities with an initial phase of work. This initial phase would include an expansion of one of the existing buildings on the hospital campus with up to 180,000 square feet of GFA. The expansion would include a 4 story vertical expansion to the existing INOVA Heart and Vascular Institute (IHVI) building or an 11 story "bump out" to the Existing Tower Building (ETB), and would not replace the proposed WHPT building. Graphic 5 shows general location of options in the initial phase.

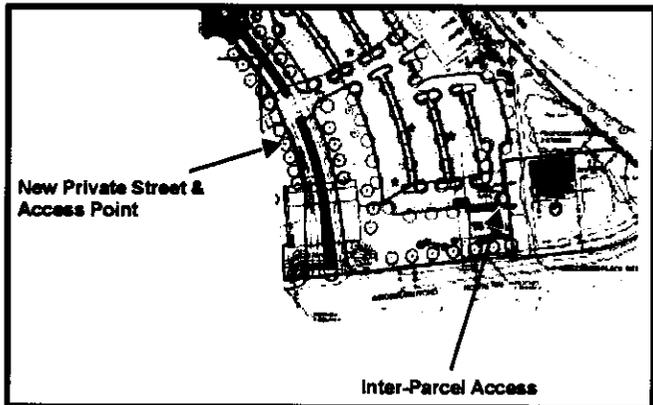
Graphic 5: Initial Phase



Due to current market conditions, the applicant proposes to proceed with one of these initial phase options and reduce the size of the proposed WHPT building.

Vehicular Access: Five access points are provided to the site; three from Gallows Road and two from Woodburn Road. A separate access point is provided to Woodburn Place from Woodburn Road. The applicant proposes to reorient the existing surface parking lot located to the south of the main hospital campus and between the existing Woodburn Center for Community Health and the Woodburn Place buildings to create a new private street leading to the WHPT building from Woodburn Road and a new surface parking lot layout. A potential inter-parcel access to the Woodburn Place is shown on the GDP/SEA plat. Graphic 6 shows the orientation of the new private street and the general location of the inter-parcel access point.

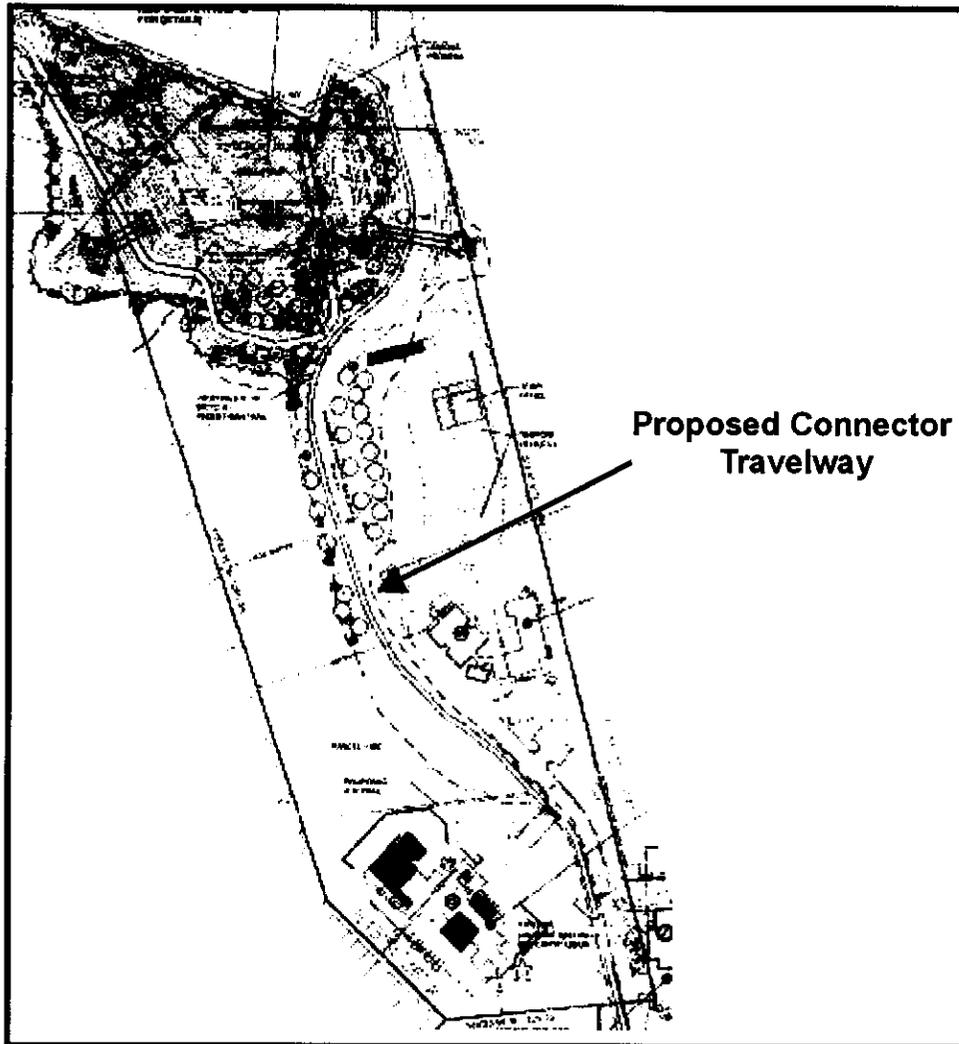
Graphic 6: Inter-parcel Access



The applicant has proffered to grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the proposed and existing internal travelways shown on the GDP/SEA plat.

In addition, the applicant proposes a private Connector Travelway and bicycle/pedestrian trail over Tax Map Parcel 49-3 ((1)) 136C and 136C1 that will connect the subject property to Tax Map Parcel 49-3 ((1)) 141, which is the subject of the companion PCA 87-P-038-04 application (INOVA Willow Oaks Site) to the north. Graphic 7 shows the general location of the proposed Connector Travelway.

Graphic 7: Connector Travelway



The applicant has indicated through the proffers that construction of this Connector Travelway would be a requirement of the pending proposal on the INOVA Willow Oaks Site, but reserves the right to construct the Connector

Travelway, or portions thereof, in either a final or temporary condition to facilitate construction on the subject property prior to any development on the INOVA Willow Oaks Site. The proffers also indicate that the Applicant would grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the portion of the Connector Travelway that is shown on the subject property.

Parking: The applicant proposes to expand the existing medical care facilities on the site with two development options that include a new Mid-County Center building (including the Woodburn Center for Community Mental Health). The Zoning Ordinance requires 3,303 parking spaces for Option 1, which includes the existing and proposed uses shown on the GDP/SEA Plat (hospital care, child care, the Ronald McDonald House, education center, Woodburn Center for Mental Health and Woodburn Place) and 3,669 parking spaces for Option 2 with the same uses described in Option 1. The primary difference in the requirement between the options is due to the location and size of the Woodburn Center for Community Mental Health building. The applicant proposes to provide for 4,724 parking spaces in Option 1 and 5,513 parking spaces in Option 2. The majority of the parking for both options would be provided in the existing parking structures and the proposed new surface parking lot. A new 4 level parking structure would be constructed for the proposed Mid-County Center building in Option 2. The applicant has proffered to provide parking in a combination of parking structures and surface lots shown on the GDP/SEA Plat and to provide the parking in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services (DPWES). Note 9 on the GDP/SEA Plat indicates that a parking study was filed with the County which determined that there would be a demand for the number of parking spaces above the Zoning Ordinance requirement. The applicant would reserve the right to reduce the number of parking spaces to allow for minor engineering issues.

Pedestrian Access: Pedestrian access to the proposed development would be provided through a comprehensive pedestrian circulation system throughout the subject property as shown on Sheet 7 of the GDP/SEA Plat and as proffered. This pedestrian circulation system would include the following:

- An 8 foot wide paved trail along the property's entire frontage on Gallows road,
- A 5 foot wide trail along the property's entire frontage on Woodburn Road,

- An 8 to 10 foot wide bicycle and pedestrian trail along the west side of the proposed Connector Travelway on Tax Map Parcel 49-3 ((1)) 136C and 136C1,
- A 4 to 6 foot wide ADA accessible trail from the terminus of Beverly Drive, through Tax Map Parcels 49-3 ((1)) 136C and 136C1, and leading to the bicycle and pedestrian trail along the west side of the proposed Connector Travelway,
- Several 5 foot wide sidewalks along the internal roadway system and the new private street leading to the WHPT building from Woodburn Road,
- A 5 foot wide sidewalk heading northward from the existing bus stop on the east side of Gallows Road (located approximately across from the INOVA Fairfax Hospital Emergency Department) to the proposed Gallows Road crosswalk at the southern side of the Willow Oaks Corporate Drive intersection,
- New crosswalks on Gallows Road at the southern side of the INOVA Fairfax Hospital Blue Entrance and at the southern side of the Willow Oaks Corporate Drive intersection, which includes a new pedestrian countdown signal for the Gallows Road crossing at the Fairfax Hospital Blue Entrance, and
- A new crosswalk and pedestrian countdown signal for crossing Woodburn Road at the western side of the private street leading to the WHPT building from Woodburn Road to provide an improved connection from the subject property to Pine Ridge Park.

In addition to these improvements, the applicant has proposed to construct new bus facilities located to the south of the proposed WHPT building as shown on the GDP/SEA Plat. The bus facilities would consist of three (3) canopied bus bays to accommodate the Fairfax Connector Bus and Metrobus; an approximately 25 foot wide paved standing space for pedestrian area for bus passengers; and two (2) lighted shelters, of a similar design to that shown on Sheet 8 of the GDP/SEA Plat. The Applicant also proposes to install a free-standing lighted information kiosk to be provided by FCDOT and an additional conduit for future IT applications as recommended by FCDOT. Fairfax County and WMATA buses would also be able to access the subject property in a bus route described in the proffers in Appendix 1.

The Applicant has also proffered to provide indoor and/or outdoor bicycle racks in locations convenient to the main building entrances to the WHPT, and in the

event of Option 2, the County building. Indoor bicycle racks, providing spaces for a minimum of eighty-four (84) bicycles, would be provided within the existing "Staff Parking Garage", the "Blue Garage" and the "Gray Parking Garage" as shown on the GDP/SEA Plat to serve employees of the INOVA Fairfax Hospital Campus. Bike lockers or cages would be provided for ten (10) bicycles for employees in the "Staff Parking Garage". In the event of Option 2, the Applicant would provide bike lockers in the new parking structure as shown on the GDP/SEA Plat.

The applicant has also proffered to develop a comprehensive exterior wayfinding signage plan for the subject property would provide copies of the signage plan to both DPZ and the Providence District Supervisor. As part of the wayfinding signage program, the Applicant would include locations for "share the road" signs for areas on the subject property where bicycles would share the road with other vehicles.

Landscaping and Open Space: A minimum of 15% open space is required for the site in both development options; 35% open space would be provided in Option 1 and 32% open space in Option 2. The difference in open space between the development options results from the proposed construction of a new Mid-County Center building on the subject property in Option 2. Regardless of either option, the applicant has proffered to provide landscaping as generally shown on Sheets 4, 5, 6, 8 and 9 of the GDP/SEA Plat. The proposed landscaping specifically includes:

- Retention of the existing trees and landscaping located south and west of the existing access road between the subject property and the Woodburn Village Condominiums identified on the GDP/SEA Plat as "tree save area to be supplemented." The applicant has proffered not to disturb this area by clearing and grading and to retain it as a buffer between the Application Property and the Woodburn Village Condominiums. Additional landscaping is proposed to be planted in this area where needed to provide effective year-round screening, as recommended by Urban Forest Management (UFM). Any existing trees located in this area which are damaged or destroyed by construction activity would be replaced, as determined by UFM.
- Retention of the existing trees and landscaping located north of the "Existing Staff Parking Garage", the existing "Blue Garage" and existing "Building # 5", identified on the GDP/SEA Plat as shown on the GDP/SEA Plat "tree save area to be supplemented." The applicant has proffered not to disturb this area by clearing and grading and to retain it as a buffer between the subject property and the Bedford Village Apartments. Additional landscaping would be planted in this

area where needed to provide effective year-round screening, as recommended by the UFM. Any existing trees located in this area which are damaged or destroyed by construction activity would be replaced, as determined by UFM.

- A streetscape that is consistent with the features shown on the GDP/SEA Plat. A minimum of three (3) inch caliper deciduous trees and eight (8) foot tall evergreen trees at the time of planting would be provided as screening for the proposed cooling towers. The applicant has also proffered to provide street furnishings and lighting as shown on Sheet 8 of the GDP/SEA Plat and in conformance with the Merrifield Streetscape Design Manual.

The applicant has also proffered to conform to the limits of clearing and grading as shown on the GDP/SEA Plat and to provide a tree preservation plan as part of the site plan(s) and/or demolition plan(s) for development that includes the areas of "tree save" as shown on the GDP/SEA Plat.

For parking lot landscaping, the Zoning Ordinance requires 5 percent of the parking area to be landscaped. The applicant meets the requirement as shown on Sheet 4 of the GDP/SEA Plat. Final determination would be made at the time of site plan review.

Helicopter Stops: There are a total of four (4) helistops approved on the site with three currently constructed and in use. Two of the existing helistops are located on top of the Emergency and Trauma Center building and one is located at grade to the south of that building. The fourth helistop is approved to be located on top of the Emergency and Trauma Center building but was never constructed. The applicant proposes to relocate three of these helistops to provide two helistops on top of the new WHPT building and one on top of the INOVA Heart and Vascular Institute structure. One helistop would remain on top of the Emergency and Trauma Center building.

Stormwater Management: The stormwater narrative on Sheet 19 of GDP/SEA Plat indicates that the stormwater runoff from the northern portion of the site would be conveyed to the Willow Oaks Stormwater Management (SWM)/ Best Management Practice (BMP) pond associated with the companion PCA application (PCA 87-P-038-04) and runoff from the southern portion of the site would be conveyed to two proposed underground SWM vaults (SWM Vault 1 and 2) as shown on the GDP/SEA Plat. If the applicant pursues development Option 1, only one SWM vault would be needed. If Option 2 is pursued, then both SWM vaults are needed.

For stormwater detention and BMP, the applicant has indicated that SWM Vault 1 (located beneath the proposed private street near the easternmost entrance to the hospital campus from Woodburn Road) would provide detention for the WHPT and the redevelopment of Woodburn Place in Option 1. SWM Vault 2, located near the proposed new Woodburn Mental Health Center building on the subject property, would provide detention for the redevelopment of Woodburn Mental Health Center building in Option 2. In both development options, the applicant proposes to defer BMP until the proposed Willow Oaks SWM Pond is constructed. As an alternative, the applicant would provide a sand filter or other allowable measures, to provide BMPs for the proposed development on the subject property.

The applicant has proffered to execute an agreement with Fairfax County in a form satisfactory to the County Attorney to provide for the perpetual maintenance of the underground vaults. In addition, the applicant has proffered to install Fairfax County accepted Low Impact Development (LID) facilities on the subject property in at least one of the locations shown on the GDP/SEA Plat as "Possible LID Location". The LID facilities, which include pervious pavement or other techniques, would treat a total of 20,000 square feet of impervious surface and would have a minimum phosphorous removal efficiency of 40 percent. The LID facilities would be designed in accordance with the PFM and would not factor into the required calculations for stormwater management and BMPs.

Land Use Analysis (Appendix 7)

As previously discussed, the Comprehensive Plan provides an option for the development of the subject property up to 0.8 FAR; provided that, among other things, "Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit." The applicant proposes to implement the Plan Option, and to increase the allowable FAR from 0.7 FAR to 0.8 FAR to expand the existing medical care facilities on the site. The proposed expansion includes construction of a new Women's Hospital & Patient Tower (WHPT), an expansion of an existing child care center, two development options for a new Mid-County Center building and other associated modifications to building and site design. In accordance with the guidance noted in the Comprehensive Plan, access has been provided to the INOVA Willow Oaks site from INOVA Fairfax Hospital in the form of a Connector Travelway. Under this option, the proposed development of the hospital expansion is dependent upon the satisfactory completion of agreements with Fairfax County to expand the Woodburn Mental Health Center at its current location, or to relocate it elsewhere nearby as is proposed for the INOVA Willow Oaks site.

Issue: Intensity of Development

The Plan option allows for an FAR of 0.80, subject to meeting a number of conditions. While the proposed intensity of the development is consistent with this option under the Plan, it is not clear that all of the conditions required to meet this alternative have been satisfied. The primary concern is that the provision of an alternative location for the Mid-County Center building, which would include the Woodburn Center for Community Mental Health, is not fully resolved at this time. While the development notes a possible new facility at its current location and a possible new facility in the INOVA Willow Oaks Site nearby, no final agreement has been reached on either site. Staff feels that failure to complete this agreement would seem to nullify the Plan option for greater intensity at the hospital site.

Resolution:

For each development option, the applicant has proffered to condition the proposed development to be subject to an agreement with Fairfax County, in its proprietary capacity. Staff feels that this issue is resolved and that the County would have the ability to negotiate timing and responsibilities for the construction of a new Mid-County Center building (on either site) in a separate agreement.

Issue: Parks

While the Comprehensive Plan clearly focuses on parks for the Merrifield Transit Station Area and Town Center, it also recognizes the need for parks throughout the suburban center. While some limited on-site amenities have been noted by the applicants, no contributions for park needs in the larger surrounding area have been provided or proposed by the applicant. Staff feels that this requirement should be met through commitments for the development of these facilities or contributions to their development.

Resolution:

The applicant has proffered to make a contribution of \$0.11 per square foot of GFA for the proposed WHPT and \$0.27 per square foot of GFA for the Mid-County Center building to be divided equally between the Fairfax County Park Authority for improvements in Pine Ridge Park, and the Fairfax County Public Schools for improvements to Falls Church High School athletic fields.

Issue: Landscaping and Streetscape

An attractive streetscape includes a well-designed road edge with street furniture and other features and provides improved identity, visual continuity and user

safety. The streetscape concept for the Merrifield Suburban Center provides a streetscape hierarchy with four types of streetscape designs: Boulevard, Ring Road, Main Street and Cross Street. These streetscapes should create a unifying theme along each of the roads to visually and physically link sites within the Merrifield Suburban Center. Guidance is included for street tree location, spacing, and size. The location of cooling towers in the proposed new construction is currently depicted within a structure located adjacent to Gallows Road. While the latest development plans depict the cooling towers incorporated into the façade of the parking structure at this location, staff has consistently indicated that another location for the cooling towers would be more desirable.

Resolution:

Sheet 8 of the GDP/SEA Plat shows a cross section of the proposed cooling towers which now appears more like a building than a cooling tower. The applicant proposes to use brick, architectural grills, louvers and precast coping to help shield the use. In addition, the applicant has proffered to provide a streetscape along Gallows Road that includes a minimum of three (3) inch caliper deciduous trees and eight (8) foot tall evergreen trees at the time of planting provided as screening for the cooling towers. This proffer also indicates that proposed street furnishings and lighting would be in conformance with the Merrifield Streetscape Design Manual. While staff feels that these provisions have adequately addressed the landscaping issue, staff continues to prefer that the location of the proposed cooling towers be more internal to the site, rather than along the gateway into Merrifield Suburban Center.

Environmental Analysis (Appendix 7)

The applicant has proffered to LEED Silver certification and has also proffered to design the WHPT and the new Mid-County Center buildings not to preclude the installation of solar panels or other alternate energy sources either on the buildings' exterior walls, rooftop or elsewhere on the respective sites. The applicant and staff are continuing to discuss appropriate commitments in support of the attainment of LEED Silver certification. The Applicant would identify a target alternate energy source and demonstrate the buildings' respective design capacity not to preclude the alternate energy source at the time of building permit approval.

Urban Forest Management Analysis (Appendix 8)

The Urban Forest Management Division (UFM) of the Department of Public Works and Environmental Services (DPWES) had reviewed the application based on an earlier plan submission and indicated that the preliminary tree cover

calculations might not be in conformance with the new Zoning Ordinance and PFM requirements, and that it was unclear how the 10-year canopy requirements for the subject property would be met. The applicant has since submitted new plans and proffers, which provide the existing tree canopy on the site and the tree preservation target calculations (on Sheet 4 of the GDP/SEA Plat). Approximately 16.24 acres or 24.8% of the 65.46 acre site is covered with existing trees. The tree preservation target calculations of Sheet 4 of the GDP/SEA Plat indicate that the applicant would exceed the tree preservation minimum. Final determination would be made at site plan review.

Transportation Analysis (Appendix 9)

In an attempt to address the impact of the proposed development, the applicant has proffered to a number of improvements to Gallows Road, Woodburn Road, the I-495 Southbound exit, and traffic signals (that are shown on Sheets 10 through 15 of the GDP/SEA Plat and referenced in the proffers). A brief summary of the improvements follows:

- Gallows Road improvements include the provision of a third southbound through lane from Anderson Drive to the existing Gray Entrance to the INOVA Fairfax Hospital, which also includes:
 - 1) Reconstruction of the median within Gallows Road,
 - 2) Several turn lane improvements,
 - 3) Intersection improvements at (a) Anderson Drive/Gallows Road/Exxon/Mobil Headquarters North Entrance; and (b) Willow Oaks Corporate Drive/Gallows Road,
 - 4) A four foot wide bicycle lane along the southbound Gallows Road frontage of the Application Property, and
 - 5) A four foot wide bicycle lane along northbound Gallows Road directly across from the Application Property frontage (if the proposed Gallows Road cross section shown on Sheet 10 of the GDP/SEA Plat is approved by VDOT.)

- Woodburn Road improvements include:
 - 1) A third westbound lane from Gallows Road to the entrance of the new internal boulevard to serve as a continuous right turn lane,
 - 2) A second, northbound left turn lane from Gallows Road onto Woodburn Road, and
 - 3) Exclusive dual left turn lanes and dual right turn lanes from Woodburn Road eastbound approach to the Gallows Road

intersection to four lanes, providing for exclusive dual left turn lanes and dual right turn lanes.

- I-495 Southbound exit improvements include: 1) the provision of a third lane from the I-495 southbound exit approach at the Gallows Road intersection to provide for exclusive dual left turn lanes and a through lane, and 2) new signage to limit access to the hospital's "Gray Entrance" from the ramp.

The applicant has also proffered to complete and submit a warrant study for VDOT to review for a traffic signal at the intersection of Woodburn Road and the improved southern entrance to INOVA Fairfax Hospital (Centers of Excellence Boulevard), to modify existing traffic signals as necessary to implement the road improvements as required by the proffers and to improve the pedestrian circulation system as previously discussed.

The Fairfax County Department of Transportation has reviewed the application and indicated that the department cannot support the application until the following issues are resolved:

Issue: Transportation Demand Management

The Comprehensive Plan recommends an overall reduction of 15% of Single Occupant Vehicle (SOV) trips within the Merrifield Suburban Center Area. Intrinsicly, it is expected that smaller developments or ones that cannot easily implement a TDM program will have difficulty achieving a 15% reduction. Larger developments and developments where land holdings are controlled by a single entity are more likely to achieve higher than a 15% reduction even if the development is relatively far away from a Metro station.

The applicant has proffered a TDM program that includes a 20% reduction of SOV trips for employees of the hospital campus with a tiered penalty (with an aggregated cap of \$200,000) incentive to reach the stated goal. This commitment has been carried forward from Special Exception Amendment conditions approved in 2005. The applicant has implemented a TDM program in general conformance with these conditions. Information provided by the applicant indicates they are achieving a 17% SOV reduction today with their current program. While it is laudable that the applicant has exceeded the expectations for the current TDM program, staff believes that with a more ambitious program tooled to the uniqueness of the hospital campus that a higher reduction is achievable.

In addition, the applicant has added another provision to the Financial Incentives in the proposed TDM program. This provision includes a no cash financial

incentive that applies to the County TDM. However, the consequence of the County not meeting its goal would be that INOVA would not have to pay their financial incentives if the mode split goal was not met for two consecutive goals. Staff is continuing to work with the applicant to address this concern.

Issue: Bicycle Facilities

Staff feels that a more proactive approach to bicycling on the campus should be incorporated in the development. This not only provides opportunities to reduce SOV trips but it also fits well with health and wellness goals that could be promoted by the hospital. The applicant has committed to provide space for a minimum of 84 bicycles in bike racks and lockers. They have also committed to construct a segment of an internal bike path; however, there is no exclusive internal bike circulation pathway linking the INOVA Willow Oaks site (PCA 87-P-038-4) to the external road network. The applicant has identified on-road routes within the site that are to be signed to 'Share the Road' and staff is evaluating whether this approach is adequate to resolve the issue.

Issue: Gallows Road Improvements

The applicant has committed to widen Gallows Road as necessary to provide a six lane cross-section from Willow Oaks Corporate Drive to the Woodburn Road intersection, tying in improvements the I-495/ Gallows Road interchange to be constructed for the HOT lanes project by Fluor/Lane. This improvement addresses Comprehensive Plan recommendations for the corridor.

In response to staff's concerns about right-of-way, a commitment to pursue condemnation (should it be necessary to acquire right-of-way for the improvements) has been made by the applicant. Staff has stressed the importance of completing the road widening and has worked with VDOT to undertake a detailed review of the design plans for the project. This initiative is intended to identify possible issues affecting timely completion of the project at an early stage. The applicant can prepare plans at the zoning stage that address these issues as well as have an understanding of necessary VDOT procedural actions in preparation for construction.

This early review is also meant to head off potential right-of-way issues with construction of improvements. The applicant has stated that the widening, including bike lanes, can be constructed in existing right-of-way. However, staff is concerned that this may not be realistic and has identified several outstanding issues from the proposed widening, which are generally focused on:

- the accommodation of bike lanes within the existing right-of-way of Gallows Road,

- adequate ramp and turn lane capacity at the I-495/ Gallows Road/ Woodburn Road intersection, and
- adequate width of crosssections and proposed turning movements on Gallows Road and Woodburn Road.

Staff would also like additional assurance that significant right-of-way issues will not occur as the project reaches construction milestones. ***Staff is continuing to work with VDOT until there is a mutual understanding on pavement width including bike lanes, adjacent pedestrian facilities, placement of signalization equipment, relocation of utilities and drainage, and other critical issues. No mutual understanding has been reached at this time and due to the significance of the impact to the design of the needed road improvements, staff cannot recommend approval until these issues are resolved.***

The applicant has focused on the issue of added vehicle lane capacity in the Gallows Road corridor. The applicant has declined to construct or has attached terms to other improvements ordinarily expected with a road construction project, such as bicycle accommodation and basic pedestrian facilities. FCDOT feels that pedestrian and bicycle facilities in the roadway alignment are as equally important as the road widening. The improvement project would not be complete without the bike lanes identified in the Comprehensive Plan. The applicant's proffer language erodes confidence that this critical road improvement will (or can) be smoothly implemented.

Issue – Initial Phase Improvements

In the event of construction of the proposed Initial Phase expansion to either the Inova Heart and Vascular Institute or the Existing Tower Building as previously discussed, the Applicant has proffered to design the Gallows Road, Woodburn Road improvements, and the I-495 Southbound Exit improvements, and to submit one or more site plan(s)/public improvement plan(s) for such improvements to DPWES, VDOT and/or FHWA, as applicable, prior to the issuance of the first Non-RUP, exclusive of core and shell, for any Initial Phase expansion. Staff is evaluating whether this commitment is sufficient to address impacts from the initial phase request.

Issue – Bus transit

Staff's initial review identified the INOVA campus as a transit transfer point for Fairfax Connector service in the Gallows Road corridor. In response, the applicant proposed to relocate existing transit facilities as well as expanding to allow the construction of three bus bays, two shelters, and associated facilities to serve the transfer point. The applicant committed to this construction in the

proffers and revised their internal roadway plans to accommodate the turning movements of buses. Staff also requested that the applicant proffer to enter into a formal agreement to allow buses on the campus and to continue to allow buses on the site under the current parameters until the agreement is complete. Discussions with the applicant regarding the extension of Fairfax Connector service through the campus on the planned Connector Travelway to the INOVA Willow Oaks Site have taken place, but the applicant has expressed security concerns regarding the use of this connection. Staff has examined the feasibility of this route and determined that, as designed, the roadway and turn radii are unsuited for buses. Staff recommends that the applicant proffer to provide service between the INOVA campus and the INOVA Willow Oaks site via a proprietary shuttle.

Resolution:

The applicant has proffered to allow Fairfax County and WMATA buses to access the subject property in a specified route that enters the subject property from Woodburn Road heading north along the western access road on the Woodburn Site, to the new bus facilities shown on the GDP/SEA Plat, then turning right onto the new hospital boulevard and then proceeding along the new hospital boulevard southward to the new traffic light at Woodburn Road. The proffer also indicates that the specific bus route may be modified as agreed by the Applicant, FCDOT and/or WMATA, without requiring a PCA. Staff feels that this proffer resolves the issue.

Public Facility Analysis

Fairfax County Park Authority (Appendix 10)

The Fairfax County Park Authority reviewed the application and requested a contribution of \$0.27 per square foot of new development to offset impacts to the limited public park and recreational facilities in the Merrifield Suburban Center consistent with contributions received from other non-residential development in the County. The applicant has proffered to make a contribution of \$0.11 per square foot of GFA for the proposed WHPT and \$0.27 per square foot of GFA for the Mid-County building to be divided equally between the Fairfax County Park Authority for improvements in Pine Ridge Park, and the Fairfax County Public Schools for improvements to Falls Church High School athletic fields.

Issue: Timing of the Contribution

The applicant has proffered to contribute the money at the time of building permit issuance. Staff believes that the contribution should be paid in full within a stated amount of time (30 days or 60 days) after approval of the rezoning application to

avoid complications during the issuance of building permits and to effectively use the contribution to make the needed improvements to Pine Ridge Park.

Stormwater Analysis (Appendix 11)

As previously discussed, the stormwater narrative on Sheet 19 of GDP/SEA Plat indicates that the stormwater runoff from the northern portion of the site would be conveyed to the Willow Oaks Stormwater Management (SWM)/ Best Management Practice (BMP) pond associated with the companion PCA application (PCA 87-P-038-04) and runoff from the southern portion of the site would be conveyed to up to two proposed underground SWM vaults (SWM Vault 1 and 2) as shown on the GDP/SEA Plat. If the applicant pursues development Option 1, only one SWM vault would be needed. If Option 2 is pursued, then both SWM vaults are needed.

For stormwater detention and BMP, the applicant has indicated that SWM Vault 1 (located beneath the proposed private street, near the easternmost entrance to the hospital campus from Woodburn Road) would provide detention for the WHPT and the redevelopment of Woodburn Place in Option 1. SWM Vault 2 located near the proposed new Woodburn Mental Health Center building on the subject property would provide detention for the redevelopment of Woodburn Mental Health Center building in Option 2. In both development options, the applicant proposes to defer BMP until the proposed Willow Oaks SWM Pond is constructed. As an alternative, the applicant would provide a sand filter or other allowable measures to provide BMPs for the proposed development on the subject property.

The Department of Public Works and Environmental Services has reviewed the application and identified issues that would be addressed at site plan review; the significant issues are discussed below; for additional details, see Appendix 11.

Issue: Proposal to Defer BMP

Staff indicated that deferral requests may be favorably considered, but typically only in situations when the construction plan for the pond is proposed on a separate plan that is under review at the time of the deferral request and approval is pending. This issue will be addressed at site plan review. As an alternative, the applicant would provide a sand filter or other allowable measures, to provide BMPs for the proposed development on the subject property.

Issue: Initial Phase of Development

The applicant has proposed an initial phase of the development, with two alternatives: an expansion of the Existing Tower Building (ETB) or an expansion

of the INOVA Heart and Vascular Institute (IHVI). Under either alternative, the proposed improvements are considered redevelopment under the CBPO for water quality purposes, and a minimum of 10% phosphorous removal, or as determined in accordance with PFM 6-0401.2B, is required. Proffer 23.B only includes a commitment to provide detention for the expansion of the ETB alternative. Water Quality Control would be required on the initial phase Site Plan for either the ETB or IHVI alternative. This issue will be addressed at site plan review.

Issue: Willow Oaks SWM/ BMP Pond Maintenance

The applicant states in Proffer 28, that the construction of the pond is a requirement of the proposed Willow Oaks development in PCA 87-P-038-04, and not a requirement of the subject application. The applicant proffers to allow the owners of the Willow Oaks site to construct, maintain, and repair the pond on the application property. Staff noted that, as owners of the property where the pond is to be built, the applicant would have to execute certain deeds and plats to vacate and dedicate any and all necessary easements to allow the construction and maintenance and repair of the pond. However, the applicant stated that they specifically reserved the right to commence construction of the Willow Oaks pond in connection with the Fairfax Hospital Campus site in advance of the development on the INOVA Willow Oaks Site. Staff felt that the construction of the Willows Oaks pond prior to the development of the INOVA Willow Oaks Site would not eliminate the requirement that the private maintenance agreement be executed prior to approval of the Site Plan for the construction of the pond. Prior to the development of the INOVA Willow Oaks Site, there would not be any occupant to assume the maintenance responsibilities. Staff indicated that if the applicant desires to construct the pond prior to the development of the INOVA Willow Oaks site, the applicant should proffer that they will assume maintenance responsibility of the facility and execute the necessary maintenance agreements. In addition, a private maintenance agreement must be executed prior to approval of the Site Plan for the construction of the pond.

Resolution:

The applicant has revised Proffer 28 to include language that states:

"In the event that the Applicant, at the Applicant's discretion, elects to commence construction on the Willow Oaks SWM/BMP Pond in connection with development on the Application Property in advance of development on the Inova Willow Oaks Site, then the Applicant shall provide for the private maintenance (by the Applicant or others) of the Willow Oaks SWM/BMP Pond as well as that portion of on-site storm sewer running generally eastward from the south end of Williams Drive to the western side of the Willow Oaks SWM/BMP

pond. If required, prior to initial site plan approval, the Applicant shall provide for the execution of an agreement with Fairfax County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond. If required, prior to initial site plan approval, the Applicant shall provide for the execution of an agreement with Fairfax County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond."

Staff feels that the revised proffer commitment adequately addresses the issue.

Fairfax County Water Authority (Appendix 12)

The Fairfax County Water Authority has reviewed the applications and indicated that adequate domestic water service is available at the site from existing 18-inch, 16-inch, 8-inch and 6-inch water mains located at the property. No issues with the proposed development were identified.

Fire and Rescue Analysis (Appendix 13)

The application property is serviced by the Fairfax County Fire and Rescue Department Station 418, Jefferson. According to current fire protection guidelines, the subject property is 2/10 of a mile outside of the protection guidelines. Since no new facility is planned for the Merrifield Area and the subject property is only 2/10 of a mile outside of the protection guidelines, staff feels that there is adequate service for the site.

Sanitary Sewer Analysis (Appendix 14)

The subject property is located within the Accotink Creek watershed and would be sewered into the Noman M. Cole Pollution Control Plant (NMCCPCP). There is an existing 8-inch line located on the subject property, which is deemed adequate for the proposed use at this time.

ZONING ORDINANCE PROVISIONS

The applicant proposes to rezone 65.46 acres from the R-1 and R-12 Districts to the C-3 District to allow an increase in FAR from 0.7 to 0.8 to expand the existing medical care facilities on site. The proposed expansion includes:

- construction of a new Women's Hospital & Patient Tower (WHPT),
- an expansion of an existing child care center,

- adjustments to the existing helicopter pad locations with the addition of one helicopter pad site,
- removal of two previously approved but not constructed uses; namely, the Child Care Center # 2 and the Resident Student Housing, and
- allow other associated modifications to the site design.

In addition, the applicant proposes to amend SE 80-P-078 previously approved for a medical care facility to allow an increase in the allowable height in a C-3 district from 90 feet to 165 feet, an increase in total number of beds in the medical care facility from 833 to 1026 beds, an increase in land area and to allow other associated modifications to the site design.

These requests must fulfill all applicable provisions of the Zoning Ordinance. The applicable sections are attached in Appendix 15 and include the General Standards (Section 9-006), Standards for All Category 3 Uses (Section 9-304), the provisions for approving an increase in Building Heights Standards (Section 9-607), and Additional Standards for Medical Care Facilities (Section 9-308).

The following chart depicts how the subject 65.46 acre site meets the C-3 District zoning requirements:

Standard	Required (C-3)	Provided
Lot Size	20,000 sq ft	65.46 acres
Lot Width	100 ft	Gallows Road = greater than 100 ft Woodburn Road = greater than 100 ft
Building Height	90 ft maximum which may be increased by the BOS subject to approval of an SE application	WHPT building = 165 ft
Front Yard	Controlled by 25 degree angle but not less than 40 feet	Gallows Rd = 115 ft for the closest building, which is the WHPT* Woodburn Rd = 40 ft for the closest building, which is the Mid-County Center Building*
Rear Yard	Controlled by 20 degree angle but not less than 25 feet	Greater than 25 ft for all buildings*
FAR	1.0	0.8
Open Space	15%	Option 1 = 35% Option 2 = 32%
Parking Spaces	Option 1 = 3,303 total Option 2 = 3,669 total	Option 1 = 4,724 Option 2 = 5,513

Standard	Required (C-3)	Provided
Loading Spaces	In no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director.	Information not provided in site tabulations. Nine (9) spaces are shown on the GDP/SEA Plat behind the Existing Warehouse Building #19 **

**Sheets 4, 5 and 6 of the GDP/SEA Plat provide the proposed setbacks and angle of bulk plane diagrams (Sheet 4) for each building on the site and show that each building meets the minimum yard requirements of the Zoning Ordinance.*

***The applicant has not provided the number of loading spaces in the site tabulations on Sheet 2 of the GDP/SEA Plat, but has indicated in Note 9 on the GDP/SEA Plat that the number of loading spaces would be provided according to Article 11 of the Zoning Ordinance. In addition, nine (9) loading spaces are located behind the Existing Warehouse Building. A development condition has been written to ensure that this loading space requirement is met at site plan review.*

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the C-3 District except for building height, which is the subject of the special exception application.

Use Limitations for the C-3 District (Sect 4-205)

Child Care Center: Par. 2 of the Use Limitations for the C-3 District indicates that child care centers are subject to the applicable standards set forth in Sect. 9-309, Additional Standards for Child Care Centers and Nursery Schools.

The proposed 7,311 square foot expansion of the existing child care center would primarily expand the northern portion of the existing child care building. This expansion will not affect the existing access point or the outdoor playground. The applicant has indicated that the proposal would improve and update existing facilities. No increase in children or staff is proposed. Staff has concluded that the proposed expansion of the child care center building will not affect its compliance with those standards.

Special Exception Requirements

This section discusses how the application addresses the special exception requirements for an increase in building height from 75 feet up to a maximum of 165 feet, an increase in total number of beds in the medical care facility from 833 to 1026 beds, an increase in land area and to allow other associated modifications to the site design.

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan provides an option for the development of the subject property up to 0.8 FAR provided that, among other things, "Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit." As stated in the Land Use Analysis, staff feels that the proposal is consistent with the Plan provided that there is a viable alternative location for the Mid-County Center building which would include the Woodburn Center for Community Mental Health. The applicant has proffered to condition the proposed development options to be subject to an agreement by Fairfax County in its proprietary capacity. With this proffer, staff feels that this standard is satisfied and that the County will have the ability to negotiate timing and responsibilities for the construction of a new Mid-County Center building in a separate agreement.

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. As conditioned, the proposal would be in harmony with the general purpose and intent of the C-3 District. Therefore, this standard is satisfied.

General Standards 3 and 4 require that the proposed use 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 and that pedestrian and vehicular traffic associated with such use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. The applicant proposes to expand the existing medical care facilities on site using two development options and several proposed pedestrian and vehicular improvements. As discussed in the transportation analysis, staff is concerned that the proposed pedestrian and vehicular improvements may not be realistic within the existing right-of-way as proposed and would like additional assurance that significant right-of-way issues will not occur as the project reaches construction milestones. Staff will continue to work with VDOT until there is a mutual understanding on pavement width including bike lanes, adjacent pedestrian facilities, placement of signalization equipment, relocation of utilities and drainage, and other critical issues. However, no mutual understanding has been reached at this time and due to the significance of the impact to the design, staff cannot recommend approval until these issues are resolved. Therefore, staff feels that these standards have not been satisfied at this time.

General Standard 5 requires that landscaping and screening be provided in accordance with the provisions of Article 13. The applicant requests a

reaffirmation of the previously approved transitional screening and a waiver of the barrier requirements along all property boundaries, as approved pursuant to SEA 80-P-078-14. Since the proposed building additions are internal to the site and are set back far enough from the property lines, staff believes that the proposal would not create any additional impacts to the adjacent residential properties. The applicant has proffered to retain and supplement the existing trees and landscaping located south and west of the existing access road between the subject property and the Woodburn Village Condominiums and to retain and supplement the existing trees and landscaping located north of the "Existing Staff Parking Garage", the existing "Blue Garage" and existing "Building # 5," with additional landscaping as identified on the GDP/SEA Plat as "tree save area to be supplemented." Staff supports the reaffirmation requests and feels that this standard has been addressed.

General Standard 6, 7 and 8 require that open space, adequate utilities, drainage, signage, parking, loading and other necessary facilities be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. The proposed amendment will not impact these requirements.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The proposed use meets these standards.

Provisions for Approving an Increase in Building Heights (Sect. 9-607)

Provision 1 allows an increase in height only where such will be in harmony with the policies embodied in the adopted Comprehensive Plan. The Comprehensive Plan Building Heights Map for the Merrifield Suburban Center recommends heights up to 165 feet. The Plan also indicates that a transition in height to 75 feet should be provided away from residential development. Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Along the boundary with the Woodburn Village Condominiums, the Plan indicates that there should be, at a minimum, a 70-foot building setback area and a landscaped buffer area abutting the condominiums. The applicant proposes to construct a 165 foot tall WPHT building adjacent to the existing 165 foot tall Tower Building located in the center of the site. In Option 2, the applicant proposes a 75 foot tall Mid-County Center Building and a 4 level parking structure located at the southwest corner of the site with a building setback of 95 to 100 feet from the property line abutting the Woodburn Village Condominiums. In the Initial Phase, if implemented, the

applicant also proposes to reduce the size of the WHPT building by 180,000 square feet and to relocate that square footage within a 4 story vertical expansion to the existing INOVA Heart and Vascular Institute (IHVI) building or an 11 story "bump out" to the Existing Tower Building (ETB), both of which are located in the center of the Hospital campus. An existing setback of 75 feet is provided between the IHVI building and the northern boundary line of the Woodburn Village Condominiums. Good quality trees and landscaping are also located south and west of the existing access road between the subject property and the Woodburn Village Condominiums identified on the GDP/SEA Plat as "tree save area to be supplemented." The applicant has proffered not to disturb this area by clearing and grading and to retain it as a buffer between the Application Property and the Woodburn Village Condominiums. Additional landscaping is proposed to be planted in this area where needed to provide effective year-round screening, as recommended by Urban Forest Management (UFM). With these proffers, staff feels that this provision is satisfied.

Provision 2 allows an increase in height only in those locations where the resultant height would not be detrimental to the character and development of adjacent lands. The subject property is primarily surrounded by multi-family residential uses, and office uses to the north and east. A 165 ft tall ETB Tower building currently exists in the center of the Hospital Campus and was evaluated and determined to be in conformance with this provision in previous approvals. The applicant proposes to construct a 165 ft tall WHPT tower as an extension of the ETB building. Since the proposed WHPT building is located internal to the site and set back far enough from the property lines, staff believes that the proposal would not create any additional impacts to the adjacent residential properties. Given the fact that the existing Hospital Campus is currently planned for additional density and contains three existing buildings taller than 90 feet, staff feels that this provision is satisfied.

Provision 3 allows an increase in height only in those instances where the remaining regulations for the zoning district can be satisfied. As shown in the Bulk Regulations Chart above, the proposal conforms to all other minimum bulk regulations for the C-3 District. Staff feels that this provision is satisfied.

Additional Standards for Medical Care Facilities (Section 9-308)

Par. 1 provides the Health Care Advisory Board (HCAB) with the ability to hold a hearing or hearings to review the proposal and to accumulate information upon which to base a recommendation to the Board of Supervisors. The applicant presented their proposal to increase the total number of beds by 193 (from 833 to 1026 beds) to HCAB on February 9, 2009. Based on the information presented at the hearing, HCAB recommended an increase of 91 beds (from 833 to 924 beds) instead of the requested increase of 193, due to the applicant's

inability to justify how the extra beds would be directed to future health care needs. See Appendix 16 for their detailed analysis.

Par. 2 tasks HCAB with reviewing and determining the demonstrated need for the proposed facility, the Institutional need, the financial accessibility, and the development costs and project financing. In the applicant's Statement of Justification in Appendix 5, the applicant stated that:

"the proposed development would integrate both new and existing components of the hospital campus and afford the Applicant the opportunity to retrofit and upgrade existing hospital buildings to best utilize existing infrastructure for future use. For example, the new WHPT would include a new women's hospital with expanded capacity on the lower portion of the WHPT and a medical/ surgical replacement bed tower on the upper portion. In addition, the new WHPT would include an expanded Neonatal Intensive Care Unit ("NICU") consisting of approximately 64,950 square feet. This NICU relocation/expansion would incorporate, and relocate to the WHPT, a previously approved 33,500 square foot expansion. Once the current women's program vacates its existing building (1992), that building would be renovated and backfilled as required to create a dedicated children's hospital. Once the medical/surgical beds in the existing tower are relocated to the upper portion of the WHPT, the existing tower will be renovated to support additional future demands."

HCAB agrees with need to expand the existing INOVA Fairfax Hospital but does not support the applicant's request to increase bed capacity to 1,026 at this time.

Par. 3 requires that all such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance. Staff feels that the proposal includes an improved internal roadway system that would improve access to the existing and proposed buildings.

Par. 4, 5, and 6 preclude nursing facilities from being located in front of collector or arterial streets, buildings being closer than 45 feet to any street line or 100 feet from any lot line which abuts an R-A through R-4 District, medical facilities being located on a lot less than 5 acres. These standards were satisfied during the review of the existing medical care facilities on the subject property. The proposal continues to satisfy this requirement.

Par. 7 indicates that 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. The applicant has proffered to provide signage in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to approval by

the Board of Supervisors in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance. Staff feels that this standard is satisfied.

Waivers and Modifications:

Modification of transitional screening and a waiver of the barrier requirements in favor of that shown on the GDP/SEA Plat and further described in the proffers.

The Zoning Ordinance requires a 35-foot wide transitional screening area and barrier wall or fence adjacent to the property lines bordering the residential communities of Bedford Village, Woodburn Village Condominiums and Strathmeade Square (townhouses). Par. 14 of Sect. 13-304 of the Zoning Ordinance states that transitional screening and barriers can be modified and/or waived for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties. The applicant requests a reaffirmation of the previously approved transitional screening and a waiver of the barrier requirements along all property boundaries, as approved pursuant to SEA 80-P-078-14. Since the proposed building additions are internal to the site and are set back far enough from the property lines, staff believes that the proposal would not create any additional impacts to the adjacent residential properties. The applicant has proffered to retain and supplement the existing trees and landscaping located south and west of the existing access road between the subject property and the Woodburn Village Condominiums and to retain and supplement the existing trees and landscaping located north of the "Existing Staff Parking Garage", the existing "Blue Garage" and existing "Building # 5" with additional landscaping as identified on the GDP/SEA Plat as "tree save area to be supplemented." Staff supports the reaffirmation request.

Modification of the Additional Standards 1 and 2 of Section 9-308 of the Zoning Ordinance to permit an increase of 193 beds for Medical Care Facilities

As previously stated, Standard 1 and 2 provide the Health Care Advisory Board (HCAB) with the ability to make recommendations to the Board of Supervisors and to review the need for the proposal. HCAB agreed with need to expand the existing INOVA Fairfax Hospital but does not support the applicant's request to increase bed capacity to 1,026 at this time. However, the applicant believes that the State regulates the number of beds permitted on the site and feels that they would get approval from the State based on the INOVA's physical capability to handle the increase in number of beds from a proffered development plan that addresses the land use impacts from the proposed increase. A development condition has been written to limit the number of beds to 1,026 as approved and determined by the Virginia Department of Health. With imposition of this development condition, staff supports the modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks to rezone the subject property (which totals 65.46 acres) from the R-1 and R-12 Districts to the C-3 District to allow an increase in FAR from 0.7 to 0.8 to expand the existing medical care facilities on site. The proposed expansion includes two development options for a new Mid-County Center building and seeks a special exception amendment to increase the allowable building height from 90 feet up to a maximum of 165 feet and to increase the number of beds from 833 to 1026.

Staff has noted a number of outstanding transportation issues regarding the proposed pedestrian and vehicular improvements along Gallows Road. Staff feels that the proposed improvements may not be realistic within the existing right-of-way as proposed and would like additional assurance that significant right-of-way issues will not occur as the project reaches construction milestones. Staff will continue to work with VDOT until there is a mutual understanding on pavement width including bike lanes, adjacent pedestrian facilities, placement of signalization equipment, relocation of utilities and drainage, and other critical issues. However, no mutual understanding has been reached at this time and due to the significance of the impact to the design of the needed road improvements, staff cannot recommend approval until these issues are resolved.

As such, staff does not feel that the proposed applications are in harmony with the recommendations of the Comprehensive Plan, or in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends denial of RZ 2008-PR-009 as submitted, however, if it is the intent of the Board of Supervisors to approve RZ 2008-PR-009, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends denial of SEA 80-P-078-15 as submitted, however, if it is the intent of the Board of Supervisors to approve SEA 80-P-078-15, staff recommends that such approval be subject to development conditions contained in Appendix 2.

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.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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
2. Proposed SEA 80-P-078-15 Development Conditions
3. Affidavit for RZ 2008-PR-009
4. Affidavit for SEA 80-P-078-15
5. Statement of Justification
6. Previously Approved Development Conditions for SEA 80-P-078-14
7. Comprehensive Plan Land Use Analysis and Environmental Assessment
8. Urban Forest Management Analysis
9. Transportation Analysis
10. Fairfax County Park Authority Analysis
11. Stormwater Management (DPWES) Analysis
12. Fairfax County Water Authority Analysis
13. Fire and Rescue Analysis
14. Sanitary Sewer Analysis
15. Zoning Ordinance Provisions
16. Health Care Advisory Board Recommendations
17. Glossary of Terms

DRAFT**INOVA FAIRFAX HOSPITAL****PROFFERS****RZ 2008-PR-009**

April 20, 2009

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), INOVA HEALTH CARE SERVICES (“Inova”), for themselves, the property owners and their successors and/or assigns (hereinafter collectively referred to as the “Applicant”), hereby proffer that the development of the parcels under consideration and shown on the 2008 Fairfax County tax maps as Tax Map 59-2 ((1)) 1A pt., 1B, 1C, 1D, 1E; 49-3 ((1)) 136C, 136C1 (the “Application Property”) shall be in accordance with the following conditions if, and only if, rezoning application RZ 2008-PR-009 and the companion application SEA 80-P-078-15 are approved by the Board of Supervisors. In the event RZ 2008-PR-009 and SEA 80-P-078-15 are approved, then all previous proffers for the Application Property are hereby deemed null and void and hereafter shall have no effect on the Application Property.

The Application Property includes the Inova Fairfax Hospital Campus (the “IFH Site”) that is identified as 2008 Tax Map 59-2((1)) 1A pt., 1B pt., 1C pt., 1D, 1E; 49-3((1)) 136C, and 136C1. The IFH Site contains approximately 58.90 acres of land (along with 0.83 acres of land that has been previously dedicated and for which density credit has been reserved). The Application Property also includes the site of Fairfax County’s Woodburn Center for Community Mental Health (the “Woodburn Site”) that is identified as 2008 Tax Map 59-2((1)) 1B pt. and the site of Fairfax County’s Woodburn Place facility (the “Woodburn Place Site”) identified as 2008 Tax Map 59-2((1)) 1C pt. The Woodburn Site contains approximately 5.41 acres of land, and the Woodburn Place Site contains approximately 1.15 acres of land.

Inova has proposed to acquire the Woodburn Site and the Woodburn Place Site from Fairfax County and to utilize both of those sites to support the development program for the Inova Fairfax Hospital Campus shown as “Option 1”. This application also sets forth an alternate development program (shown as “Option 2”) that would govern the Application Property until such time, if ever, that the acquisition of the Woodburn Site by Inova is completed, except as otherwise provided herein. These Proffers apply generally to the entirety of the Application Property except where it is indicated that specific proffers are to apply only to a given site or with respect to one of the specific development options. Fairfax County, in its propriety capacity, and Inova have entered an Option 2 Development Agreement, on file among the records of the County Attorney, setting forth the various responsibilities of the parties in the event the Application Property is developed pursuant to Option 2.

DEVELOPMENT PLAN

1. Generalized Development Plan/Special Exception Amendment Plat. The Application Property shall be developed in substantial conformance with the Inova Fairfax Hospital Campus Generalized Development Plan/Special Exception Amendment Plat dated February 12, 2008 and revised through April 20, 2009, prepared by Dewberry & Davis LLC (the "GDP/SEA Plat"), consisting of Sheets 1 through 26.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.

GENERAL

3. Proposed Development. Development on the Application Property shall include a maximum of 2,310,074 square feet of gross floor area ("GFA"). This does not include cellar area as provided in the Zoning Ordinance. The Applicant reserves the right to construct less than the maximum amount of GFA for the buildings as shown on the GDP/SEA Plat and to reallocate GFA among the buildings depicted on the GDP/SEA Plat without requiring a proffered condition amendment ("PCA") so long as (1) the total maximum GFA is not exceeded; (2) the maximum building heights as set forth in Proffer 22.B. and as shown on the GDP/SEA Plat are not exceeded; and (3) the footprint and configuration of individual buildings remain in substantial conformance to that shown on the GDP/SEA Plat as determined by the Zoning Administrator. All development constructed on 2008 Tax Map Parcel 49-3 ((1)) 136C ("Parcel 136C") shall not exceed 0.25 floor area ratio ("FAR"). The unutilized FAR from Parcel 136C, defined as the difference between the FAR actually utilized on Parcel 136C and the total allowable FAR approved for the Application Property, calculated only on the land area of Parcel 136C, may be applied to the balance of the Application Property.
 - A. Option 1. Proposed Development Option 1, as shown on the GDP/SEA Plat, assumes the acquisition of the Woodburn Site by Inova. Option 1 provides for a maximum of 2,260,474 square feet of GFA for development of medical care facilities and other allowable uses related thereto on the IFH Site. Option 1 provides for a maximum of 34,600 square feet of GFA for development of public uses on the Woodburn Site and a maximum of 15,000 square feet of GFA for development of public uses on the Woodburn Place Site. Upon demolition of either or both of those public uses, if ever, the GFA of such former use(s) may be allocated to support development of medical care facilities and other allowable uses, subject to necessary zoning and/or other permit approvals and, if necessary, subject to agreement by Fairfax County in its proprietary capacity.
 - B. Option 2. Proposed Development Option 2, as shown on the GDP/SEA Plat, is shown to demonstrate how the Application Property could be developed in a coordinated way in the event Inova does not acquire the Woodburn Site. Option 2 provides for a maximum of 2,106,574 square feet of GFA for development of medical care facilities and other allowable uses related thereto on the IFH Site.

Option 2 provides for a maximum of 188,500 square feet of GFA for development of public uses on the Woodburn Site and a maximum of 15,000 square feet of GFA for development of public uses on the Woodburn Place Site. Upon demolition of either or both of those public uses, if ever, or upon the determination that either public use will not be built to its ultimate GFA, the unused portion of the GFA may be allocated to support development of medical care facilities and other allowable uses, subject to necessary zoning and/or other permit approvals, and, if necessary, subject to agreement by Fairfax County in its proprietary capacity.

Except as otherwise provided herein, development on the Application Property shall be governed by Option 2 until such time, if any, that Inova, or its affiliate, acquires the Woodburn Site, in which case development on the Application Property shall be governed by Option 1.

Notwithstanding the foregoing, even if the Application Property is or proceeds on an interim basis to be developed pursuant to Option 2, Inova may construct the proposed Women's Hospital and Patient Tower ("WHPT") up to the maximum GFA and height of the WHPT as shown in Option 1 without requiring a PCA or special exception amendment ("SEA") if sufficient additional GFA becomes available to support the development program through demolition of existing GFA on the Application Property, by agreement with Fairfax County in its proprietary capacity to utilize unused density on the Woodburn Site, and/or by way of an amendment to the Comprehensive Plan. The purpose of this paragraph is to allow Inova to construct only the WHPT up to the maximum GFA and height of the WHPT as it is shown on the GDP/SEA Plat under Option 1 in the event additional GFA becomes available in the future, and this is allowable only because the Option 1 WHPT has been approved as part of RZ 2008-PR-009. As shown on the GDP/SEA Plat, the Option 1 WHPT and the Option 2 WHPT have the same building footprint, and this paragraph would only allow the construction of additional floors within the Option 2 WHPT not to exceed the maximum height limit of the Option 1 WHPT (165 feet). Any such additional GFA incorporated into the Option 2 WHPT will count toward the total allowable FAR for the Application Property. A PCA and/or SEA shall be required to utilize any such additional GFA anywhere other than in the WHPT.

C. Phasing of Hospital Expansion.

The Applicant reserves the right to construct an initial phase of hospital expansion in advance of proceeding with the WHPT as it is shown in either Option 1 or Option 2. Such expansion (the "Initial Phase") shall be limited to a maximum of 180,000 square feet of GFA of new construction. The Initial Phase may be constructed in either of the locations shown on Sheet 2 the GDP/SEA Plat; namely, as either (i) a vertical expansion to the existing Inova Heart and Vascular Institute (Building # 17 as shown on the GDP/SEA Plat); or (ii) an addition to the Existing Tower Building (Building # 3 as shown on the GDP/SEA Plat). Any GFA incorporated into the Initial Phase will count toward the total allowable GFA for the IFH Site. In the Initial Phase, the Applicant shall not increase the number

of licensed beds on the IFH Site above 833 (the bed count approved since November 2000). References in these Proffers to the WHPT shall not be deemed to mean or include the Initial Phase unless specifically provided.

4. Uses. The Application Property may include the following uses:
 - A. Medical Care Facilities, including up to 1,026 licensed care beds; provided that:
 - (i) The Applicant shall provide for a total of no more than 833 licensed beds on the IFH Site with the construction of an Initial Phase of the project (as defined in Proffer 3.C.; and
 - (ii) The Applicant shall provide for no more licensed beds than that number for which a Certificate of Public Need as been approved; and
 - (iii) The Applicant shall present any proposal for licensed beds in excess of a total of 924 for review and comment by the Health Care Advisory Board.
 - B. Public Uses, in particular with respect to Option 2, a Mid-County Community Service Center providing programs and services operated by Fairfax County, the Fairfax – Falls Church Community Services Board (CSB) or other social, health or human services providers;
 - C. Child Care Centers, to be used exclusively by the children of Inova Fairfax Hospital employees and provided that the maximum attendance shall be limited to 200 children at any one time, and that the hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday.
 - D. Helistops, provided that the use is limited to trips associated with Inova Fairfax Hospital; and
 - E. Accessory uses and accessory service uses provided that the 4,620 square foot “Temporary Administration Office Facility” depicted on the GDP/SEA Plat shall be removed no later than upon final bond release for the WHPT.

5. Parking

Parking shall be provided in a combination of garage structures and surface lots as shown on the GDP/SEA Plat and shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services (“DPWES”), for the uses within the Application Property.

TRANSPORTATION IMPROVEMENTS

6. Road Improvements

- A. Dedication. The Applicant shall dedicate to the Board of Supervisors fee simple right-of-way and/or easements necessary to allow for the construction of the improvements required in Proffers 6.B., 6.C., 6.D., 6.H. and 6.I. Such dedication

shall occur consistent with the timing requirements of Proffer 6.G. and as part of the respective site plan approval that proposes such improvements. Should a road widening project in general conformance with these proffered improvements be constructed by others in advance of the improvements described herein, the Applicant shall dedicate fee simple right-of-way and/or easements from the Application Property necessary for the project upon demand of the County and/or VDOT.

B. Gallows Road. The Applicant shall reconstruct Gallows Road to provide a third southbound through lane from Anderson Drive to the existing Gray Entrance to the Inova Fairfax Hospital. In connection therewith, the Applicant shall also provide the following improvements, all as shown on Sheets 10-16 of the GDP/SEA Plat:

- (i) Reconstruct the median within Gallows Road;
- (ii) Construct turn lane improvements;
- (iii) Construct intersection improvements at (a) Anderson Drive/Gallows Road/Exxon/Mobil Headquarters North Entrance; and (ii) Willow Oaks Corporate Drive/Gallows Road; and
- (iv) Construct a four foot wide bicycle lane along the southbound Gallows Road frontage of the Application Property.

The final design of such improvements shall be subject to approval by Virginia Department of Transportation ("VDOT") and Fairfax County Department of Public Works and Environmental Services ("DPWES").

The Gallows Road improvements are designed to be constructed within the "Proposed Gallows Road" cross section as shown on Sheet 10 of the GDP/SEA Plat. If such cross section, or a cross section of lesser width, is approved by VDOT, then the Applicant shall also construct a four foot wide bicycle lane along northbound Gallows Road directly across from the Application Property frontage. If such cross section is not approved, then the Applicant shall not be required to construct the bike lane on the east (northbound) side of Gallows Road.

The Applicant shall coordinate with VDOT to appropriately tie the Gallows Road bike lane(s) proffered herein in to the bike lanes proposed by the HOT lanes project that cross the I-495 bridge on Gallows Road southeast of the Gallows Road/Woodburn Road intersection.

The Applicant shall extend the southbound and northbound Gallows Road bicycle lane(s) proffered herein northward to the Gallows Road/Willow Oaks Corporate Drive intersection if Fairfax County provides additional funds to offset the cost of the additional right-of-way, pavement and striping necessary for the extension of such improvement(s) prior to the time of site plan submission for the Gallows Road improvements as provided in this Proffer 6.B.

- C. Woodburn Road – Woodburn/Gallows Intersection. The Applicant shall improve Woodburn Road to provide a third westbound lane from Gallows Road to the entrance of the new internal boulevard to serve as a continuous right turn lane. The Applicant shall construct a second, northbound left turn lane from Gallows Road onto Woodburn Road. The Applicant shall improve the Woodburn Road eastbound approach to the Gallows Road intersection to four lanes, providing for exclusive dual left turn lanes and dual right turn lanes. The Woodburn Road and Woodburn/Gallows Intersection improvements and the resulting turn lane configurations are shown on Sheets 10 and 15 of the GDP/SEA Plat. The final design of such improvements shall be subject to VDOT, DPWES and, if necessary, Federal Highway Administration (“FHWA”) approval.
- D. I-495 Southbound Exit. The Applicant shall improve the I-495 southbound exit approach at the Gallows Road intersection to three lanes, providing for exclusive dual left turn lanes and a through lane. The existing ramp lane that provides the right turn movement to northbound Gallows Road will remain, and the Applicant shall incorporate signage and/or physical improvements on the ramp and on Gallows Road to limit access to the hospital’s “Gray Entrance” from that ramp. The I-495 Southbound Exit improvements and the resulting turn lane configurations are shown on Sheets 10, 15 and 16 of the GDP/SEA Plat. The final design of the improvements proposed in this Proffer 6.D. shall be subject to VDOT, DPWES and, if necessary, FHWA approval.
- E. Not used.
- F. Internal Travelways.
- (i) WHPT. In connection with construction of the WHPT, the Applicant shall construct the on-site internal travelways as shown on Sheets 5 and 6 on the GDP/SEA Plat. The final design of such travelways shall be subject to DPWES approval, and shall provide for the safe operation of buses and large vehicles on portions of the travelway where such vehicles are expected to drive. These new travelways shall be private; however, they shall be constructed with materials and depth of pavement consistent with public street standards, in conformance with the Public Facilities Manual (“PFM”). Prior to bond release for the new travelways, the Applicant shall grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the travelways.
- (ii) Initial Phase. In the event of construction of an Initial Phase expansion to the Existing Tower Building (as described in Proffer 3.C.ii.), the Applicant shall reconstruct the existing patient drop-off area as shown on Sheet 2 of the GDP/SEA Plat. The final design of such reconfigured drop-off area shall be subject to DPWES approval.
- G. Timing of Design/Construction.

- (i) Initial Phase. In the event of construction of an Initial Phase expansion to either the Inova Heart and Vascular Institute or the Existing Tower Building (as described in Proffer 3.C.), the Applicant shall design the Gallows Road improvements (Proffer 6.B.), the Woodburn Road – Woodburn/Gallows Intersection improvements (Proffer 6.C.) and the I-495 Southbound Exit improvements (Proffer 6.D.), and submit one or more site plan(s)/public improvement plan(s) for such improvements to DPWES, VDOT and/or FHWA, as applicable, prior to the issuance of the first Non-RUP, exclusive of core and shell, for any Initial Phase expansion, and thereafter the Applicant shall diligently pursue approval of such site plan(s)/public improvement plan(s).
- (ii) Gallows Road. The Applicant shall coordinate with FCDOT and VDOT on the start of construction of the Gallows Road improvements set forth in Proffer 6.B. so as to reasonably minimize potential conflicts between such construction and the use of Gallows Road as a detour during construction by others of the HOT lanes project in the vicinity. The Gallows Road improvements set forth in Proffer 6.B. shall be substantially completed prior to issuance of the first Non-Residential Use Permit (“Non-RUP”), exclusive of the core and shell permit, for the WHPT. For purposes of this Proffer, “substantially completed” shall mean open and available for use by the public but not necessarily accepted by VDOT for maintenance purposes. Final bond release for the WHPT shall not occur until the improvements have been accepted into the State system.
- (iii) Woodburn Road – Woodburn/Gallows Intersection. The Applicant shall coordinate with FCDOT and VDOT on the start of construction of the Woodburn Road – Woodburn/Gallows Intersection improvements set forth in Proffer 6.C. so as to reasonably minimize potential conflicts between such construction and the use of Gallows Road as a detour during construction by others of the HOT lanes project in the vicinity. The Woodburn Road – Woodburn/Gallows Intersection improvements set forth in Proffer 6.C. shall be substantially completed within twelve (12) months of the issuance of the first Non-RUP, exclusive of the core and shell permit, for the WHPT. In the event such improvements require FHWA approval but are not so approved by FHWA prior to the time the final bond for the WHPT would otherwise be released, then, in lieu of construction, the Applicant shall escrow the cost of such improvements (including relocation of utilities) for the benefit of Fairfax County, such cost to be determined by the Fairfax County unit price schedule.
- (iv) I-495 Southbound Exit. The Applicant shall coordinate with FCDOT and VDOT on the start of construction of the I-495 Southbound Exit improvements set forth in Proffer 6.D. so as to reasonably minimize potential conflicts between such construction and the use of Gallows Road as a detour during construction by others of the HOT lanes project in the

vicinity. The I-495 Southbound Exit improvements set forth in Proffer 6.D. shall be substantially completed within twelve (12) months of the issuance of the first Non-RUP, exclusive of the core and shell permit, for the WHPT. In the event such improvements require FHWA approval but are not so approved by FHWA prior to the time the final bond for the WHPT would otherwise be released, then, in lieu of construction, the Applicant shall escrow the cost of such improvements (including relocation of utilities) for the benefit of Fairfax County, such cost to be determined by the Fairfax County unit price schedule.

- (v) Internal Travelways. The new on-site, internal private travelways as described in Proffer 6.F.i. shall be substantially completed prior to issuance of the first “Non-RUP”, exclusive of the core and shell permit, for the WHPT, except that the proposed Connector Travelway shall be constructed as provided in Proffer 27. In the event of construction of an Initial Phase expansion to the Existing Tower Building (as described in Proffer 3.C.ii.), the reconfigured drop-off area as described in Proffer 6.F.ii. shall be completed prior to issuance of the first “Non-RUP”, exclusive of the core and shell permit, for such Initial Phase.

H. New Traffic Signal. At the time of site plan submission for the Woodburn Road – Woodburn/Gallows Intersection improvements (see Proffer 6.C. above), the Applicant shall complete and submit a warrant study for VDOT review for a signal at the intersection of Woodburn Road and the improved southern entrance to Inova Fairfax Hospital (Centers of Excellence Boulevard). The warrant study shall assume full build out of 0.80 FAR on the Application Property. If the signal is warranted, the Applicant shall design, equip and install a new traffic signal at that location subject to approval by VDOT of the final design of the signal. The signal shall be installed concurrent with the construction of the Woodburn Road – Woodburn/Gallows Intersection improvements consistent with the timing requirements of Proffer 6.G.(ii) above.

I. Existing Traffic Signal Modifications.

- (i) The Applicant shall modify existing traffic signals as necessary to implement the road/travelway improvements as required by these proffers. Such modifications shall be made concurrent with the timing requirements of the respective road/travelway improvements and shall be subject to the approval of VDOT. If any modifications would reduce the pedestrian crossing time below 4.0 feet per second (the VDOT standard), then the Applicant shall seek comments on the modifications from FCDOT. If no comments are provided within 30 days of such request, FCDOT shall be deemed to have no comments.
- (ii) Gallows Road. The Applicant shall request VDOT to determine if a corridor evaluation of signal timings is needed. This request shall be submitted in writing with a copy submitted to FCDOT. This request shall

be submitted between 180 and 365 days after the Gallows Road improvements (per Proffer 6.B.) are substantially completed. If VDOT determines that a corridor evaluation is necessary, the Applicant shall conduct a corridor evaluation of existing signal timings along Gallows Road from the southern I-495 ramp at Gallows Road to Gatehouse Road to determine appropriate signal timing modifications along such corridor. Such signal timing plans shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, this proffer shall be completed prior to final bond release for the WHPT.

- (iii) Woodburn Road. The Applicant shall request VDOT to determine if a corridor evaluation of signal timings is needed. This request shall be submitted in writing with a copy submitted to FCDOT. This request shall be submitted between 180 and 365 days after the Woodburn Road – Woodburn/Gallows Intersection improvements (per Proffer 6.C.) are substantially completed. If VDOT determines that a corridor evaluation is necessary, the Applicant shall conduct a corridor evaluation of existing signal timings along Woodburn Road from Tobin Road to Gallows Road to determine appropriate signal timing modifications along such corridor. Such signal timing plans shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. The Applicant shall coordinate with VDOT to implement such signal timing modifications as may be approved by VDOT based on the findings of the evaluation. If required, this proffer shall be completed prior to final bond release for the WHPT.

J. Off-Site Right-of-Way/Easements. In the event the Applicant is unable to obtain the necessary right-of-way or easements required to construct the improvements described in these Proffers, the Applicant shall proceed as follows:

- (i) The Applicant shall request the County to acquire the right-of-way or easements by means of its condemnation powers, at the Applicant's expense. The Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the value of the right-of-way or easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) a Letter of Credit, or cash (at the Applicant's discretion) in an amount equal to the appraised value of the right-of-way or easements

to be acquired and of all damages to the residue, which Letter of Credit or cash can be drawn upon by the County.

- (ii) In the event the property owner of the right-of-way or easements to be acquired is awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by the Applicant within fifteen (15) days of said award. All other costs incurred by the County in acquiring the right-of-way shall be paid to the County by the Applicant on demand.
- (iii) In the event the County does not acquire the aforesaid right-of-way or easements by means of its condemnation powers, the Applicant is relieved of its responsibility to construct the off-site portion of the aforesaid improvements specifically affected by the unavailability of the right-of-way or easements. The Applicant shall complete the proffered improvements for which acquisition of right-of-way or easements is not necessary and coordinate necessary transitions with DPWES and VDOT. In the event the Applicant is required to obtain necessary right-of-way or easements to implement the provisions of this proffer, then the timing requirements of these proffers as they relate to the improvements that necessitate such right-of-way or easements shall be automatically hereby adjusted to reflect the delays incurred by such proceedings, but in any event such improvements shall be completed prior to final bond release for the respective building.

K. Zoning Administrator Consideration. Upon demonstration by the Applicant that, despite diligent efforts and due to factors beyond the Applicant's control, any of the improvements proffered in this Proffer 6 (or an improvement in any other Proffer the timing of which is associated with an improvement proffered in this Proffer 6) have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations, and/or VDOT and/or FHWA approval and/or coordination with HOT lanes construction) beyond the timeframes provided by these proffers, the Zoning Administrator may approve a later date for completion of the improvement(s) without requiring a PCA.

7. Interparcel Access.

- A. No vehicular access to or egress from the Application Property shall be allowed from the west through the Prosperity Heights, Strathmeade Square or the Pine Ridge subdivisions, nor from the east of Parcel 136C through the Amberleigh Apartments.
- B. The Applicant shall allow for interparcel access between the Woodburn Place Site and the surface parking lot on the IFH Site as shown on the GDP/SEA Plat if such access is ever requested by Fairfax County.

8. Pedestrian Circulation Improvements.

- A. The Applicant shall construct a comprehensive pedestrian circulation system throughout the Application Property as shown on Sheet 7 of the GDP/SEA Plat. The "Proposed Sidewalk/Trail" improvements as shown on the GDP/SEA Plat shall be constructed prior to issuance of the first Non-RUP, exclusive of core and shell, for the WHPT, except that the proposed bicycle/pedestrian trail located along the Connector Travelway shall be constructed as provided in Proffer 27.
- B. Concurrent with the construction of the Gallows Road improvements (Proffer 6.B. above) the Applicant shall replace the 5-foot wide portions of the existing concrete sidewalk along Gallows Road with an 8-foot wide asphalt trail, and reconstruct the existing Gallows Road trail where and as necessary to accommodate right turn lane(s).
- C. The Applicant shall construct a five-foot wide sidewalk heading northward from the existing bus stop on the east side of Gallows Road (located approximately across from the Inova Fairfax Hospital Emergency Department) to the Gallows Road/Hospital Blue Entrance crosswalk described in Proffer 9.A below. The sidewalk will be constructed concurrent with the construction of the Gallows Road improvements (Proffer 6.B.).
- D. Subject to the terms of any existing easements, the Applicant shall install a 4-6 foot wide ADA accessible trail from the western boundary of Parcel 136C proximate to the terminus of Beverly Drive, through Parcel 136C and leading to the sidewalk along the travelway on Parcel 136C in a location as generally shown on the GDP/SEA Plat. Such trail shall be installed and a non-exclusive public access easement shall be granted in the general location of the trail, prior to issuance of the first Non-RUP, exclusive of core and shell, for any Initial Phase expansion (as provided in Proffer 3.C.). The Applicant shall maintain the trail and keep it clear of hazardous conditions.

9. Crosswalks.

- A. Gallows Road. Concurrent with the construction of any Initial Phase expansion (as provided in Proffer 3.C.), the Applicant shall, subject to VDOT approval, install a painted crosswalk crossing Gallows Road at the southern side of the Inova Fairfax Hospital Blue Entrance. Concurrent with the construction of the Gallows Road improvements (Proffer 6.B.), and subject to the approval of VDOT, the Applicant shall install a painted crosswalk crossing Gallows Road at the southern side of the Willow Oaks Corporate Drive intersection. Concurrent with the construction of the Gallows Road improvements (Proffer 6.B.), the Applicant shall also install a pedestrian countdown signal for the Gallows Road crossing at the Fairfax Hospital Blue Entrance and make modifications to the existing signal in such location as may be necessary, subject to the approval of VDOT.

- B. Woodburn Road. Concurrent with the construction of the Woodburn Road improvements (Proffer 6.B.), and subject to the approval of VDOT, the Applicant shall install a painted crosswalk and pedestrian countdown signal for crossing Woodburn Road at the western side of the new hospital boulevard entrance to provide an improved connection from the IFH Site to Pine Ridge Park.
10. Bicycle Facilities. The Applicant shall provide indoor and/or outdoor bicycle racks in locations convenient to the main building entrances to the WHPT, and in the event of Option 2, the County Building. The Applicant shall also provide indoor bicycle racks, providing spaces for a minimum of eighty-four (84) bicycles, within and among the existing "Staff Parking Garage", the "Blue Garage" and the "Gray Parking Garage" all as shown on the GDP/SEA Plat to serve employees of the Inova Fairfax Hospital Campus. As part of this 84-space requirement, the Applicant shall provide lockers or cages for ten (10) bicycles for employees in the "Staff Parking Garage". In the event of Option 2, the Applicant shall provide such facilities in the new garage shown on the GDP/SEA Plat to serve the County Building. As part of the wayfinding signage program (Proffer 21), the Applicant shall include locations for "share the road" signs for areas on the IFH Site where bicycles will share the travelway with other vehicles. Within this sign plan the Applicant will also designate locations for signs to be located on the IFH Site directing bicyclists to the bicycle parking. The final location and design of the signage, the garage bike racks and the bike lockers/cages shall be shown on the site plan for the Initial Phase expansion, and the Applicant shall provide a copy of such site plan sheet to FCDOT. Subject to necessary approvals, if any, the Applicant shall install such bicycle racks, lockers/cages and signs prior issuance of the first Non-RUP, exclusive of core and shell, for any Initial Phase expansion (as provided in Proffer 3.C.). Both the IFH Site and the County Building shall include shower and changing room facilities for employees, which improvements shall be provided prior to issuance of the first Non-RUP, exclusive of core and shell, for the WHPT and the County Building, respectively.
11. Bus Services.
- A. Bus Route. Following completion of the reconstruction of the internal travelways associated with the WHPT (See Proffer 6.F.i.), the Applicant shall allow Fairfax County and WMATA buses to access the Application Property in a route that enters the Application Property from Woodburn Road heading north along the western access travelway on the Woodburn Site, to the new bus facilities (described below), then turning right onto the new hospital boulevard travelway and then proceeding along the new hospital boulevard travelway southward to the new traffic light at Woodburn Road; provided, however, the specific bus route may be modified as agreed by the Applicant, FCDOT and/or WMATA without requiring a PCA. The terms allowing bus access to the Application Property are subject to a pending agreement(s) between the Applicant, FCDOT and/or WMATA. In the meantime, the Applicant agrees that buses may continue to circulate on the Application Property as they have done in the past, or via the reconfigured drop-off in the event of construction of an Initial Phase expansion to the Existing Tower Building (as described in Proffer 6.F.ii.). The bus circulation route may be modified on a temporary basis as required for construction staging.

- B. Bus Facilities. The Applicant shall construct new bus facilities in the location shown on the GDP/SEA Plat. Such facilities shall consist of three (3) canopied bus bays; an approximately 25 foot wide paved pedestrian area for bus passengers; and two (2) lighted shelters of a similar design as shown on Sheet 8 of the GDP. In addition, the Applicant shall install a free standing lighted information kiosk to be provided by FCDOT and additional conduit for future IT applications as recommended by FCDOT. The number and location of bus bays may be modified on a temporary basis as required for construction staging so long as at least two bus bays are provided during such temporary periods. In addition, the Applicant shall install a concrete pad at the bus stop along the Gallows Road frontage of the IFH Site in such final location of the bus stop as may be required as a result of the Gallows Road improvements set forth in Proffer 6.B. above. The Applicant shall also install a concrete pad at the bus stop on the east side of Gallows Road in connection with the construction of the sidewalk as provided in Proffer 8.C. These bus facility improvements shall be constructed prior to issuance of the first Non-RUP, excluding core and shell, for the WHPT; provided, however, that the Zoning Administrator may approve a later date for completion of the improvements without requiring a PCA upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed.
12. Taxi Stand. The Applicant shall establish an on-site taxi waiting area for approximately 10 standard taxis, in a location as shown on the GDP/SEA Plat or at such other location(s) as may be approved by FCDOT prior to issuance of the first Non-RUP, excluding core and shell, for any Initial Phase expansion (as provided in Proffer 3.C.).
13. Merrifield Shuttle. The Applicant shall continue to provide its existing shuttle service between the Dunn Loring Metro Station and Inova Fairfax Hospital. In addition, the Applicant shall reasonably cooperate with others who are working to establish a Merrifield Area shuttle service and shall encourage and support the location of a shuttle stop for that service on the IFH Site. Following the time that a Merrifield Area shuttle service is in operation, the Applicant may terminate its existing shuttle service if it is determined, in coordination with FCDOT, that the two shuttle services are redundant. Upon such time, if any, that the Applicant's independent service is eliminated, the Applicant shall contribute annually to the Merrifield Area shuttle on a pro rata basis as determined by agreement with FCDOT. The Applicant shall not terminate its shuttle service until such time, if any, that such an agreement is reached.

TRANSPORTATION DEMAND MANAGEMENT

14. Transportation Demand Management.
- A. IFH Site. Inova has implemented a transportation demand management ("TDM") program at the IFH Site for many years and has achieved a Level 4 (PLATINUM) participant status through the Metropolitan Washington Council of Governments Regional Commuter Connections Employer Outreach Program. This Proffer

14.A. shall apply only to the IFH Site and, except as may otherwise be provided herein, shall apply upon zoning approval to all current and future development on the IFH Site.

- (i) Employee Mode Split Goal. Mass transit, ride-sharing and other transportation strategies for the employees of Inova Fairfax Hospital shall be utilized to achieve a minimum 15% mode split for employee trips to and from the IFH Site under existing conditions during workday hours (generally between the hours of 7:30 am and 6:00 pm, consistent with the current AM and PM peak hours of Gallows Road). Upon final occupancy of any Initial Phase expansion (as provided in Proffer 3.C.), the Employee Mode Split Goal shall increase to 18%. Upon final occupancy of the WHPT, the Employee Mode Split Goal shall increase to 20%.
- (ii) TDM Components. In order to meet the applicable Employee Mode Split Goal, the Applicant shall implement a program of TDM strategies in coordination with FCDOT to include, without limitation, those items listed below. Such items may be adjusted from time to time as approved by FCDOT, without requiring a PCA, to reflect the ever-changing dynamic of transportation opportunities and constraints within the greater community.
 - (a) Provide shuttle service between the Dunn Loring Metro Station and Inova Fairfax Hospital (See Proffer 13 above) and include a stop at the Inova Willow Oaks Site that is subject to PCA 87-P-038-04 upon such time as, and for so long as, Inova occupies any of the office buildings there;
 - (b) Provide a TDM Program Manager ("PM") to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be an independent contractor to the Applicant. The PM position may be part of other duties assigned to the individual;
 - (c) Participate in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments;
 - (d) Display in the Inova Fairfax Hospital common areas transportation-related information for employees, volunteers, patients, and visitors;
 - (e) Distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, shuttle service, carpool/vanpool, bicycling, or walking;

- (f) Maintain normal hospital shifts outside of the current AM and PM peak hours of Gallows Road, and encourage telecommuting and flextime for administrative employees as appropriate;
 - (g) Provide reserved spaces for employee carpoolers and vanpoolers and hybrid vehicles located proximate to building entrances;
 - (h) Provide on-site bus services (See Proffer 11 above);
 - (i) Provide for on-site bicycle storage, showers and changing facilities (See Proffer 10 above);
 - (j) Hold an annual, on-site Bike-to-Work event conducted in coordination with FCDOT;
 - (k) Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffer 8 above);
 - (l) Provide an on-campus child care center(s) and eating establishment(s) and other possible accessory service uses;
 - (m) Provide information to new employees about housing opportunities within the Merrifield area; and
 - (n) Coordinate with any TDM programs in place on the Inova Willow Oaks Site that is subject to PCA 87-P-038-04 upon such time as, and for so long as, Inova and/or Fairfax County continue to own the Inova Willow Oaks Site.
- (iii) Employee Surveys. Between September and November of each calendar year starting in 2009, the PM shall conduct a survey of hospital employees on shift during the workday hours (generally between 7:30 am and 6:00 pm) (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the applicable Employee Mode Split Goal and to evaluate the need, if any, for changes to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined below) an analysis of the Employee Survey to FCDOT. Such analysis shall include at a minimum:
- (1) A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
 - (2) The number of people surveyed and the number of people who responded;
 - (3) The results of the surveys taken during the survey period;
 - (4) The number of employees participating in the TDM programs, displayed by category and mode of use;

- (5) An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and
 - (6) A description of the uses constructed and occupied on the IFH Site at the time the survey was conducted.
- (iv) Report to County. The PM shall report annually to FCDOT on the TDM measures (the "County Report") no later than January 31st of each calendar year (beginning in 2010) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year, (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.
- (v) Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.
- (vi) Meetings with FCDOT. The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.
- (vii) Trip Counts. If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the then applicable Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct an Employee Trip Count to further evaluate the effectiveness of the TDM program. Such Employee Trip Counts shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday or when area public schools are not in session), generally between the hours of 7:30 am and 6:00 pm, consistent with the current AM and PM peak hours of Gallows Road. At least thirty (30) days prior to conducting the Employee Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Employee Trip Counts and the analyses to be done after the Employee Trip Counts are complete. The Employee Trip Counts shall include traffic counts at employee parking areas, employee vehicle occupancy counts, shuttle bus passenger counts, on-site Metro bus boarding and alighting counts, and pedestrian and bicycle counts. The Employee Trip Counts shall be conducted so that only trips generated by the employees on the IFH Site shall be accounted for (i.e. visitor and cut-through trips, etc., shall be excluded).

- (viii) Evaluation/Revisions to TDM Measures. In the event Employee Surveys and/or Trip Counts reveal that the applicable Employee Mode Split Goal is met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In the event Employee Surveys and/or Trip Counts reveal that the applicable Employee Mode Split Goal is not met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the Employee Surveys and/or Trip Count to review the results of the Employee Surveys and/or Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. Examples of such additional strategies may include, but are not limited to, the following:
- (a) Provide one-time transit/vanpool/bike-to-work subsidies to employees through SmartBenefits or otherwise;
 - (b) Establish a program for individualized employee TDM marketing to educate and encourage employees with respect to commuting alternatives;
 - (c) Purchase a pool of bicycles to make available for employee use;
 - (d) Coordinate with an independent provider for car-sharing services to be located on the IFH Site.

The PM shall submit any such revisions to FCDOT within thirty (30) days following this meeting and request in writing FCDOT's review and concurrence. If no written response is provided by FCDOT within sixty (60) days, the PM's revisions shall be deemed approved. Following approval of the revisions, the PM shall implement the TDM provisions as developed in consultation with FCDOT.

- (ix) Financial Incentives. In the event Employee Surveys and/or Trip Counts conducted following full occupancy of the WHPT reveal that the applicable Employee Mode Split Goal is not met for two consecutive years, then the Applicant shall contribute according to the following schedule:
- (a) \$500 for each one-tenth (1/10) of a percentage point less than the applicable Employee Mode Split Goal (which would be 20% at such time) but greater than or equal to a 15% mode split. For example a mode split of 16.3% would result in a contribution of \$18,500. $(20.0 - 16.3 \times 10 \times \$500)$; plus
 - (b) \$750 for each one-tenth (1/10) of a percentage point less than a 15% mode split but greater than or equal to a 10% mode split. For

example a mode split of 12.5% would result in a contribution of \$43,750. $[(20.0 - 15.0 \times 10 \times \$500) + (15.0 - 12.5 \times 10 \times \$750)]$; plus

- (c) \$1000 for each one-tenth (1/10) of a percentage point less than a 10% mode split. For example a mode split of 7.5% would result in a contribution of \$87,500. $[(20.0 - 15.0 \times 10 \times \$500) + (15.0 - 10.0 \times 10 \times \$750) + (10.0 - 7.5 \times 10 \times \$1,000)]$.

This provision for financial incentives shall remain in effect for so long as Proffer 14.A.(x) requires the Survey and Reporting Requirements to be met, or until this Proffer 14.A.(ix) becomes null and void pursuant to Proffer 14.B.(x); provided, however, that there shall be a cap of \$200,000 on the aggregate of all contributions required to be paid hereunder. Any contribution payments made pursuant to this Proffer 14.A.(ix) shall be utilized as follows: one-half (1/2) of any contribution payment shall be used by the Applicant to provide additional TDM measures on the IFH Site such as those described in Proffer 14.A.(viii); and the other one-half (1/2) of any contribution payment shall be paid to Fairfax County for use in supporting TDM/transportation enhancements in the Merrifield area.

- (x) Continuation of Survey and Reporting Requirements. The PM shall continue the Employee Surveys, County Reports and, if applicable, the Trip Counts on an annual basis until such time as two (2) consecutive Employee Surveys conducted starting at least one (1) full calendar year after the WHPT has been fully occupied show that the applicable Employee Mode Split Goal has been met. Following such time, the PM shall conduct additional Employee Surveys and make County Reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the applicable Employee Mode Split Goal is no longer being met, the Applicant shall revert to the process of annual Employee Surveys and County Reports, as well as implementation of additional strategies and penalties if applicable, until such time as two (2) consecutive Employee Surveys show that the applicable Employee Mode Split Goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports show that the applicable Employee Mode Split Goal continues to be met, no additional survey/report shall be required.
- (xi) Enforcement. If the PM fails to timely submit the County Report for the Application Property to FCDOT as required by this Proffer, or as the requirement may be extended, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent County Report, then the Applicant shall be subject to a penalty of \$100 per

day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Application Property until such time as the report is submitted to FCDOT.

- B. Woodburn Site. This Proffer 14.B. shall apply only to the Woodburn Site and only in the event of Proposed Development Option 2.
- (i) Employee Mode Split Goal. Mass transit, ride-sharing and other transportation strategies for the employees of the County Building shall be utilized to achieve a minimum 20% mode split for employee trips to and from the Woodburn Site during weekday Peak Hours.
 - (ii) Peak Hours Defined. For purposes of this Proffer, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 6:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Gallows Road between Woodburn Road and Route 50 and at one location along Woodburn Road between Tobin Road and Gallows Road as approved in consultation with the Fairfax County Department of Transportation ("FCDOT"). To determine the Peak Hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Employee Trip Counts (as defined below) required pursuant to this Proffer. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.
 - (iii) TDM Components. In order to meet the Employee Mode Split Goal, the Applicant shall implement TDM strategies as determined in coordination with FCDOT including the requirement to provide a PM to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The PM may be employed directly by the Applicant or be an independent contractor to the Applicant. The PM position may be part of other duties assigned to the individual.
 - (iv) Employee Surveys. Between September and November beginning with the year following issuance of the first Non-RUP for the County Building, exclusive of shell and core, the PM shall conduct a survey of hospital employees (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the Employee Mode Split Goal and to evaluate the need, if any, for changes to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT

at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined below) an analysis of the Employee Surveys to FCDOT. Such analysis shall include at a minimum:

- (1) A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
 - (2) The number of people surveyed and the number of people who responded;
 - (3) The results of the surveys taken during the survey period;
 - (4) The number of employees participating in the TDM programs, displayed by category and mode of use;
 - (5) An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the Employee Mode Split Goal, and, if necessary, proposed modifications; and
 - (6) A description of the uses constructed and occupied on the Woodburn Property at the time the survey was conducted.
- (v) County Report. The PM shall report to FCDOT on the TDM measures (the "County Report") no later than January 31st of the respective calendar year (beginning with the year following issuance of the first Non-RUP for the County Building, exclusive of shell and core) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year, (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.
- (vi) Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.
- (vii) Meetings with FCDOT. The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.
- (viii) Trip Counts. If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct an Employee Trip Count to further evaluate the effectiveness of the TDM program. Such Employee Trip Counts shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday

or when area public schools are not in session), during the weekday Peak Hours (as defined in Proffer 14.B.ii.). At least thirty (30) days prior to conducting the Employee Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Employee Trip Counts and the analyses to be done after the Employee Trip Counts are complete. The Employee Trip Counts shall include traffic counts at employee parking areas, employee vehicle occupancy counts, shuttle bus passenger counts, on-site Metro bus boarding and alighting counts, and pedestrian and bicycle counts. The Employee Trip Counts shall be conducted so that only trips generated by the employees on the Woodburn Site shall be accounted for (i.e. visitor and cut-through trips, etc., shall be excluded).

- (ix) Evaluation/Revisions to TDM Measures. In the event, Employee Surveys and/or Trip Counts reveal that the Employee Mode Split Goal is met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In the event Employee Surveys and/or Employee Trip Counts reveal that the Employee Mode Split Goal is not met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the Employee Surveys and/or Trip Count to review the results of the Employee Surveys and/or Employee Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. The PM shall submit any such revisions to FCDOT within thirty (30) days following this meeting and request in writing FCDOT's review and concurrence. If no written response is provided by FCDOT within sixty (60) days, the PM's revisions shall be deemed approved. Following approval of the revisions, the PM shall implement the TDM provisions as developed in consultation with FCDOT.
- (x) Incentives. In the event Employee Surveys and/or Trip Counts conducted following full occupancy of the County Building reveal that the Employee Mode Split Goal is not met for two consecutive years, then the Financial Incentives requirement applicable to the IFH Site (Proffer 14.A.(ix)) shall become null and void.
- (xi) Continuation of Survey and Reporting Requirements. The PM shall continue the Employee Surveys, County Reports and, if applicable, the Trip Counts on an annual basis until such time as two (2) consecutive Employee Surveys conducted starting at least one (1) full calendar year after the County Building has been fully occupied show that the Employee Mode Split Goal has been met. Following such time, the PM shall conduct additional Employee Surveys and make County Reports at three (3) year intervals. If it is reasonably determined through any of the tri-annual surveys/reports that the Employee Mode Split Goal is no longer being met, the Applicant shall revert to the process of annual Employee

Surveys and County Reports, as well as implementation of additional strategies, until such time as two (2) consecutive Employee Surveys show that the Employee Mode Split Goal has been met, whereupon the process of tri-annual surveys/reports shall be resumed. Upon such time that three (3) consecutive tri-annual surveys/reports show that the Employee Mode Split Goal continues to be met, no additional survey/report shall be required.

- (xii) Enforcement. If the PM fails to timely submit the County Report for the Application Property to FCDOT as required by this Proffer, or as the requirement may be extended, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent County Report, then the Applicant shall be subject to a penalty of \$100 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Application Property until such time as the report is submitted to FCDOT.

SITE DESIGN

15. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SEA Plat, subject to allowances for the installation of fences, utilities, and/or trails, which shall be located in the least disruptive manner necessary as determined by the Urban Forest Management Division of DPWES ("UFMD"). A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed.
16. Tree Preservation.
- A. The Applicant shall submit a tree preservation plan as part of the site plan(s) and/or demolition plan(s) for development that includes the area(s) of "tree save" as shown on the GDP/SEA Plat.
- B. The tree preservation plan(s) shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFMD. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, located on the Application Property that are located up to 25 feet to either side of the limits of clearing and grading in the area(s) of the "tree save" shown on the GDPA. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be

preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- C. All tree preservation-related work occurring in or adjacent to the tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance in tree preservation areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD.
- D. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading in the areas of tree preservation marked with a continuous line of flagging prior to a walk-through meeting with the UFMD to be held prior to any clearing and grading. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location and/or design of improvements shown on the GDP/SEA Plat including a requirement for additional retaining walls. Trees within the preservation areas that are identified specifically by UFMD in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- E. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I & II erosion and sediment control sheets. All tree protection fencing shall be installed after the tree preservation walk-through meeting described in Proffer 15.D. above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or

grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- F. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- G. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor on-site all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.
- H. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees that are 10 inches in diameter or greater, that are located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.
- I. At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with subparagraph H. above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded

Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size (at full growth), species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value (as defined in accordance with subparagraph H above) of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be made to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

17. **Landscaping.** Landscaping shall be provided as generally shown on the GDP/SEA Plat and shall be installed prior to issuance of the first Non-RUP, exclusive of core and shell, for the WHPT. Adjustments to the type and location of vegetation and the landscape design shall be permitted as may be approved by UFMD.
 - A. Streetscape shall be provided as generally shown on the GDP/SEA Plat, with minimum three (3) inch caliper deciduous trees and eight (8) foot tall evergreen trees at the time of planting provided as screening for the cooling towers. Street furnishings and lighting shall be in conformance with the Merrifield Streetscape Design Manual.
 - B. The existing trees and landscaping located south and west of the existing access travelway between the Application Property and the Woodburn Village Condominiums identified on the GDP/SEA Plat as “tree save area to be supplemented” shall not be disturbed by clearing and grading and shall be retained as a buffer between the Application Property and the Woodburn Village Condominiums, except as necessary to allow for the bus bays/shelters and related travelway improvements as shown on the GDP/SEA Plat. Additional landscaping shall be planted in this area where needed to provide effective year-round screening, as recommended by the UFMD. Any existing trees located in this area which are damaged or destroyed by construction activity shall be replaced, as determined by UFMD.
 - C. The existing trees and landscaping located north of the “Existing Staff Parking Garage”, the existing “Blue Garage” and existing “Building # 5”, identified on the GDP/SEA Plat as “tree save area to be supplemented”, shall not be disturbed by clearing and grading and shall be retained as a buffer between the Application Property and the Amberleigh Apartments. Additional landscaping shall be planted in this area where needed to provide effective year-round screening, as recommended by the UFMD. Any existing trees located in this area which are damaged or destroyed by construction activity shall be replaced, as determined by UFMD.

- D. As part of each site plan submission, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan, which shall include, among other things:
- (i) Design details for tree wells and other similar planting areas above structures and along streets;
 - (ii) Composition of the planting materials and/or structural soils used where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings;
 - (iii) Other information that may be requested by the UFMD.
18. Building Setback. Buildings shall be located as shown on the GDP/SEA Plat. With the exception of the Child Care Center, buildings shall be located no closer than 120 feet from the western property line of Parcel 136C.
19. Screening Fences. The grounds storage yard shall be enclosed by a solid fence or wall that is a minimum of 6 feet in height to screen it from the rest of the IFH Site. The gas tank area located adjacent to the mechanical building shall be completely enclosed by an 8-foot high fence which shall be either chain link with solid inserts or board-on-board to provide screening of the tanks and accessory equipment.
20. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance. New building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. All outdoor lighting fixtures associated with the "Existing Staff Parking Garage", as shown on the GDP/SEA Plat, shall be of a low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within such parking structure shall be of low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers of such garage shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of such parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.
21. Signage. Signage for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to approval by the Board of Supervisors in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance. The Applicant reserves the right to provide monument signage not specifically shown on the GDP/SEA Plat provided that it conforms to Article 12 and/or Board Approval in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance. The Applicant shall develop a comprehensive exterior wayfinding signage plan for the Application Property prior to the issuance of the first Non-RUP, exclusive of core and shell, for the WHPT. The Applicant shall provide copies of such signage plan to both DPZ and the Providence District Supervisor.

ARCHITECTURAL DESIGN AND BUILDING MATERIALS

22. Building Design.

- A. Architecture and Materials. Building materials and final design of new buildings shall be compatible with those of the existing buildings.
- B. Building Height. Building heights shall be limited to the maximum heights as shown on the GDP/SEA Plat. The Applicant reserves the right to construct buildings to a lesser height than the maximum heights as shown on the GDP/SEA Plat. The Applicant reserves the right to construct the WHPT up to a height of 165 feet under Option 2 provided the maximum GFA limitations of Proffer 3 above are not exceeded. In accordance with the provisions set forth in Section 2-506 of the Zoning Ordinance, the Applicant reserves the right to install solar panels having a maximum height of fifteen (15) feet on top of any of the buildings and/or parking garages in excess of the maximum building heights proffered herein and/or shown on the GDP/SEA Plat.
- C. Alternate Energy. The WHPT and the County Building shall be designed so as not to preclude the installation of solar panels or other alternate energy sources either on the buildings' exterior walls, rooftop or elsewhere on the respective sites. The Applicant shall identify a target alternate energy source and demonstrate the buildings' respective design capacity not to preclude the alternate energy source at the time of building permit approval. The Applicant shall either install such an alternate energy technology concurrent with the construction of the building, or, at the Applicant's discretion, the Applicant shall, at the time of building permit submission, submit to Environment and Development Review Branch of DPZ a return on investment (ROI) analysis of the alternate energy technology. Subsequently, the Applicant shall prepare and submit to Environment and Development Review Branch of DPZ an updated ROI on an annual basis starting on July 1 of each year following the first full year after the initial ROI is submitted and continuing for a period of three (3) years. With each ROI submission, the Applicant shall include an analysis of external sources of funds, if any, that may be available to implement the alternate energy technology. In the event the Applicant proceeds, at its discretion, to implement alternate energy technology, the Applicant shall report annually to Environment and Development Review Branch of DPZ for a period of three (3) years on the impact of the alternate energy source on the level of energy consumption at the building and provide an estimate of green house gas reductions resulting from the technology.
- D. Green Building Practices – WHPT.
- (i) The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the WHPT design team. The LEED accredited professional, who may be a member of the project architect's staff, shall work with the

team to incorporate LEED design elements into the WHPT so that the WHPT will be positioned to attain LEED certification under the LEED NC, LEED CS, LEED HC or other applicable rating system. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

- (ii) The Applicant shall include, as part of the WHPT site plan submission and building plan submission, a list prepared by the LEED accredited professional of specific credits (applicable to the respective permit submission) that the Applicant anticipates attaining within an applicable LEED rating system. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain such LEED certification.
- (iii) Prior to approval of a building permit, if the WHPT is positioned to attain less than a LEED Silver certification, the Applicant shall execute a separate agreement and post, for that building, a “green building escrow”, in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in a fixed amount equal to \$2.00 per gross square foot of building. If the WHPT is positioned to attain a LEED Silver or higher certification, then no escrow shall be required. The escrow, if any, will be in addition to and separate from any other necessary bond requirements and shall be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the U.S. Green Building Council’s applicable LEED rating system. The provision of documentation to the Environment and Development Review Branch of DPZ from the U.S. Green Building Council that such building has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years (or such longer time as the certification process may reasonably require) of issuance of the first Non-RUP for the building, exclusive of the core and shell Non-RUP, the escrow shall be released to Fairfax County as the sole remedy for failure to meet the LEED certification and shall be posted to a fund within the County budget supporting implementation of County environmental initiatives.

E. Green Building Practices – County Building.

- (i) The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design (“LEED”) accredited professional as a member of the design team. The LEED accredited professional, who may be a member of the project architect’s staff, shall work with the team to

incorporate LEED design elements into the project so that the project will be positioned to attain LEED certification under the LEED NC, LEED CS or other applicable rating system. At the time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

- (ii) The Applicant shall include, as part of the site plan submission and building plan submission, a list prepared by the LEED accredited professional of specific credits that the Applicant anticipates attaining within the LEED rating system. The LEED accredited professional shall provide certification statements at both the time of site plan review and the time of building plan review indicating that the items on the list should meet at least the minimum number of credits necessary to position the project to attain LEED Silver certification.

ENVIRONMENT

23. Stormwater Management Facilities.

- A. WHPT. Stormwater detention shall be provided for the WHPT within an underground vault as represented on the GDP/SEA Plat. Subject to approval by DPWES, BMPs for the WHPT may be provided in the Willow Oaks SWM/BMP Pond (See Proffer 28), and the requirement for BMPs for the WHPT may be deferred until such time as the Willow Oaks SWM/BMP Pond is constructed. Alternatively, at the Applicant's option, the Applicant may elect to provide an on-site sand filter, or other allowable measures, to provide BMPs for the WHPT, as may be approved by DPWES. Prior to initial site plan approval, if necessary the Applicant shall execute an agreement with Fairfax County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the underground vault. The SWM Agreement shall address the following issues to the satisfaction of DPWES: (a) future replacement of the facility, when and as warranted; (b) requirement for liability insurance in an amount reasonably acceptable to DPWES; (c) agreement by owners and successors not to petition the County to take future maintenance responsibility or replace the underground facility; and (d) establishment of procedures to facilitate County inspection.
- B. Initial Phase.
 - (i) Inova Heart and Vascular Institute. In the event of construction of an Initial Phase expansion to the Inova Heart and Vascular Institute (as described in Proffer 3.C.i.), the Applicant shall provide BMPs for such Initial Phase as may be approved by DPWES.
 - (ii) Existing Tower Building. In the event of construction of an Initial Phase expansion to the Existing Tower Building (as described in Proffer 3.C.ii.),

the Applicant shall provide stormwater detention and BMPs for such Initial Phase as may be approved by DPWES.

- C. County Building. In the event of Option 2, stormwater detention shall be provided for the County Building within an underground vault as represented on the GDP/SEA Plat. Subject to approval by DPWES, BMPs for the County Building may be provided in the Willow Oaks SWM/BMP Pond, and the requirement for BMPs for the County Building may be deferred until such time as the Willow Oaks SWM/BMP Pond is constructed. Alternatively, at the Applicant's option, the Applicant may elect to provide an on-site sand filter, or other allowable measures, to provide BMPs for the County Building, as may be approved by DPWES.
24. Low Impact Development. The Applicant shall install Fairfax County accepted Low Impact Development (LID) facilities, on the Application Property in at least one of the locations shown on the GDP/SEA Plat as "Possible LID Location". The LID facilities (pervious pavement or other) shall treat a total of 20,000 square feet of impervious surface and shall have a minimum phosphorous removal efficiency of 40 percent. The LID facilities will be designed in accordance with the PFM. These LID facilities are intended as demonstration facilities and shall not factor into the requisite calculations for stormwater management and BMPs. Such facilities shall be installed prior to issuance of the first Non-RUP, exclusive of core and shell, for the WHPT.
25. Erosion and Sedimentation Control. At a minimum, erosion and sedimentation control shall be provided in accordance with the Public Facilities Manual ("PFM"). If determined by DPWES at the time of site plan review that additional erosion and sedimentation control measures beyond PFM standards are needed, such additional measures shall be provided as approved by DPWES

PUBLIC FACILITIES

26. FCPA and Public Schools. At the time of building permit approval(s) for the WHPT, and in the event of Option 2 the County Building, the Applicant shall make a contribution to be divided equally between the Fairfax County Park Authority for improvements in Pine Ridge Park, and the Fairfax County Public Schools for improvements to Falls Church High School athletic fields, in a total amount as follows:
- A. WHPT. The contribution shall be at a rate of \$0.11 per square foot of GFA proposed for the WHPT.¹
- B. County Building. The contribution shall be at a rate of \$0.27 per square foot of GFA proposed for the County Building.

¹ This rate is 40% of the FCPA's \$0.27 request, representing the "Quality of Care" reduction inherent in this proposal.

WILLOW OAKS DEVELOPMENT COORDINATION

27. Connector Travelway. The GDP/SEA Plat depicts a portion of a Proposed Connector Travelway and bicycle/pedestrian trail (collectively, the "Connector Travelway") over Parcel 136C that will connect the Application Property to 2008 Tax Map Parcel 49-3 ((1)) 141 (the "Inova Willow Oaks Site") to the north. Construction of the Connector Travelway is a requirement of development on the Inova Willow Oaks Site and is addressed in PCA 87-P-038-04 (pending concurrently with this application). The Applicant reserves the right to construct the Connector Travelway, or portions thereof, in a final or temporary condition to facilitate construction on the Application Property prior to any development on the Inova Willow Oaks Site. However, these proffers do not require the Applicant to construct the Connector Travelway as a condition to the development, occupancy or use of the Application Property. Prior to construction of the Connector Travelway, the Applicant shall enter an agreement with the owners of the Inova Willow Oaks Site to share the cost of constructing the Connector Travelway on a basis that takes into consideration the proportionate use of the Connector Travelway by the uses on the Application Property. The Applicant shall allow the owners of the Inova Willow Oaks Site to construct, maintain and repair the portion of the Connector Travelway that is shown on the Application Property. The Applicant shall grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the portion of the Connector Travelway that is shown on the Application Property.
28. Willow Oaks SWM/BMP Pond. The GDP/SEA Plat depicts a portion of a Willow Oaks SWM/BMP Pond on Parcel 136C that will serve the Inova Willow Oaks Site, among others. Construction of the Willow Oaks SWM/BMP Pond is a requirement of development on the Inova Willow Oaks Site and is addressed in PCA 87-P-038-04 (pending concurrently with this application). The Applicant reserves the right to commence construction on the Willow Oaks SWM/BMP Pond in connection with development on the Application Property in advance of development on the Inova Willow Oaks Site. However, these proffers do not require the Applicant to construct the Willow Oaks SWM/BMP Pond as a condition to the development, occupancy or use of the Application Property. The Applicant shall allow the owners of the Inova Willow Oaks Site to construct, maintain and repair the Willow Oaks SWM/BMP Pond shown on the Application Property, and the Applicant shall execute necessary deeds and plats to allow for the construction, maintenance and repair of the Willow Oaks SWM/BMP Pond. In the event the Applicant elects, at the Applicant's discretion, to commence construction on the Willow Oaks SWM/BMP Pond in connection with development on the Application Property in advance of development on the Inova Willow Oaks Site, then the Applicant shall provide for the private maintenance (by the Applicant or others) of the Willow Oaks SWM/BMP Pond as well as that portion of on-site storm sewer running generally eastward from the south end of Williams Drive to the western side of the Willow Oaks SWM/BMP pond. If required, prior to initial site plan approval, the Applicant shall provide for the execution of an agreement with Fairfax County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond. The SWM Agreement shall address the following issues to the satisfaction of DPWES: (a) future maintenance/repair of the

facility, when and as warranted; (b) requirement for liability insurance in an amount reasonably acceptable to DPWES; (c) agreement by owners and successors not to petition the County to take future maintenance responsibility for the facility; and (d) establishment of procedures to facilitate County inspection.

MISCELLANEOUS

29. Advanced Density/Intensity Credit. Advanced density/intensity credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of site plan approval for the Application Property.
30. Additional Notification Requirements. The Applicant shall provide copies of the site plan(s) to the Prosperity Heights Homeowners Association and the Pine Ridge Civic Association for review and comment at such time as such plans are submitted to Fairfax County. In addition to the requirements of Par. 4 of Sect. 18-110 of the Zoning Ordinance, the Applicant shall provide the Pine Ridge Civic Association, the Prosperity Heights Association and Strathmeade Square Homeowners Association with written notification of the submission of any future Rezoning and/or Special Exception Amendment applications for the Application Property within sixty (60) days of filing such applications with Fairfax County.
31. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of these Proffers violates any Federal, State or other local law, then the offending portion of these Proffers shall be deemed null and void and no longer in effect. All remaining conditions of these proffers shall remain in full force and effect.
32. Severability. Pursuant to Sect. 18-204 of the Zoning Ordinance, any portion of the Application Property may be the subject of a future Proffered Condition Amendment ("PCA"), Special Exception ("SE"), or Special Permit ("SP") application without joinder and/or consent of the owners of the other portions of the Application Property.
33. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant, the owners and their successors and assigns.
34. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute one and the same instrument.

[SIGNATURES BEGIN ON THE NEXT PAGE]

APPLICANT/LESSEE (TITLE OWNER FOR ZONING PURPOSES BY VIRTUE OF A
GROUND LEASE IN EXCESS OF 30 YEARS) OF TAX MAP 59-2 ((1)) 1A pt., 1B pt., 1C pt.,
1D and 1E; TITLE OWNER OF TAX MAP 49-3 ((1)) 136C.

INOVA HEALTH CARE SERVICES

By: _____

Name: _____

Its: _____

[SIGNATURES CONTINUE]

TITLE OWNER OF TAX MAP 59-2 ((1)) 1A pt., 1B, 1C, 1D and 1E

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: _____

Name: _____

Its: _____

[SIGNATURES CONTINUE]

TITLE OWNER FOR ZONING PURPOSES BY VIRTUE OF A GROUND LEASE IN
EXCESS OF 30 YEARS OF TAX MAP 49-3 (91)) 136C1.

RONALD MCDONALD HOUSE CHARITIES OF GREATER WASHINGTON INC.

By: _____

Name: _____

Its: _____

[SIGNATURES END]

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 80-P-078-15

May 13, 2009

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-15 on Tax Maps 49-3 ((1) 136C, and 136C1, and 59-2 ((1)) 1A pt., 1B, 1C, 1D, 1E previously approved for a Medical Care Facility and related uses to permit an increase in building height from 90 feet up to a maximum of 165 feet, an increase in total number of beds in the medical care facility, an increase in land area and other building additions and site modifications pursuant to Sect. 9-607 and 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

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. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "INOVA Fairfax Hospital Campus Generalized Development Plan/ Special Exception Amendment Plat RZ 2008-PR-009/ SEA 80-P-078-15", prepared by Dewberry and Davis LLC dated February 12, 2008, as revised through April 20, 2009. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The height of the Women's Hospital & Patient Tower (WHPT) building shall not exceed a maximum height of 165 feet as shown on the GDP/ SEA Plat.
5. A nonresidential use permit shall not be issued for the WHPT building unless parking and loading is provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES, including any reductions or modifications that may be approved.

6. The final number of licensed beds on the subject property shall be approved and determined by the Virginia State Health Commissioner through the Virginia Certificate of Public Need (COPN) program of the Virginia Department of Health and shall not exceed a maximum of 1,026 licensed beds as shown on the GDP/SEA Plat.

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, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. 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: February 10, 2009
 (enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, 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 100318a

in Application No.(s): RZ 2008-PR-009
 (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 must 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042	Applicant/Lessee ("Title Owner" by virtue of a ground lease in excess of 30 years) of Tax Map 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E; Title Owner of Tax Map 49-3 ((1)) 136C
Agents: Shannon E. Sinclair (former) Donald L. Harris James M. Scott J. Knox Singleton Richard C. Magenheimer Douglas P. Cropper Gregory Burfit (nmi) Lawrence P. Navin James C. Hughes H. Patrick Walters Mark S. Stauder Jennifer W. Siciliano Elisabeth M. Johnson		

(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.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Rezoning Attachment to Par. 1(a)

DATE: February 10, 2009
 (enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
 (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(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Board of Supervisors County Executive/Agent: Anthony H. Griffin	12000 Government Center Parkway, Suite 533 Fairfax, VA 22035	Title Owner of Tax Map 59-2 ((1)) 1A pt., 1B, 1C, 1D, 1E
Ronald McDonald House Charities of Greater Washington Inc. Agent: Deborah Wargo (nmi)	3312 Gallows Road Falls Church, VA 22042	Title Owner (by virtue of a ground lease in excess of 30 years) of Tax Map 49-3 ((1)) 136C1
Dewberry & Davis LLC Agents: Philip G. Yates Lawrence A. McDermott JoAnna P. Legarreta Janice M. Cena Cody A. Pennetti Scott C. Clarke Daniela G. Medek	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Planners/Agent
Wilmot Sanz, Inc. Agents: James C. Wilmot Darryl B. Godfrey Michael A. Bergeron Rick T. Sasaki	18310 Montgomery Village Avenue Suite 700 Gaithersburg, MD 20879	Architects/Agent
M.J. Wells & Associates, Inc., f/k/a M.J. Wells & Associates, LLC Agents: Robin L. Antonucci Martin J. Wells Christopher R. Kabatt Michael R. Pinkoske	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/Agent

(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.

Rezoning Attachment to Par. 1(a)

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(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(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby		
Sittler Development Associates, LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Agent for Applicant

(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.

REZONING AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

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 SHAREHOLDERS: (enter first name, middle initial, and last name)

Inova Health Care Services, formerly Inova Health System Hospitals, formerly Inova Hospitals, formerly Fairfax Hospital System, Inc., formerly Fairfax Hospital Systems, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the sole member of which is Inova Health System Foundation. Inova Health System Foundation appoints the Board of Trustees of Inova Health Care Services

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

Officers: J. Knox Singleton, President; Jack C. Ebeler, Chair; Katherine K. Hanley, Vice Chair; Richard C. Magenheimer, Treasurer; Kathleen S. Anderson, Secretary, Lawrence P. Navin, VP, Design & Construction Dept., Margaret Faeth, Former Sec; Shannon E. Sinclair, former Asst Sec. Members: Kathleen S. Anderson, Martha Calihan, Christopher Chiantella, Margaret Colon, Paula Darling, Jack C. Ebeler, Rev. Margaret Faeth (former), Michael R. Frey, Lauren S. Garcia, Katherine K. Hanley, Maria V. Hopper, [continued]

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services [officers, continued]
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

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 SHAREHOLDER: (enter first name, middle initial, and last name)
Betty Hudson, Gerald W. Hyland, Al Khoury, Paul Luisada, Rafael A. Madan, Charles Mann, Dean Morehouse, Lori Morris, Carolyn Moss, Gary Nakamoto, Robert Reid, John F. Ribble, III, Stephen Rosenfeld, John W. Ryan, Wayne Shelton, J. Knox Singleton, Charles "Buzz" Smith III, Jill Stelfox, George Tawil, Shirley Travis

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Ronald McDonald House Charities of Greater Washington, Inc.
3312 Gallows Road
Falls Church, Virginia 22042

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, and last name)
Ronald McDonald House is a not-for-profit organization with no shareholders or officers.

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

(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 Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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 SHAREHOLDER: (enter first name, middle initial, and last name)
The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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, and last name)
Members: Sidney O. Dewberry, Barry K. Dewberry, Karen S. Grand Pre, Michael S. Dewberry, Thomas L. Dewberry

=====

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

(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 Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number (s))

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

Wilmot Sanz, Inc.
18310 Montgomery Village Avenue, Suite 700
Gaithersburg, MD 20879

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 SHAREHOLDER: (enter first name, middle initial, and last name)

Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

=====

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

=====

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

M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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, and last name)

M.J. Wells & Associates, Inc., Former Sole Member
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.

=====

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

(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 Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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 SHAREHOLDER: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than ~~10~~ % of any class of stock.

=====

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

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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, and last name)
David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

=====

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

(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 Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

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 SHAREHOLDER: (enter first name, middle initial, and last name)
J. David Sittler

=====

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

=====

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

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, and last name)

=====

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

(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: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(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 and zip code)
None

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

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

(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, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* 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 AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

REZONING AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100318a

for Application No. (s): RZ 2008-PR-009
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

Supervisors Michael R. Frey and Gerald W. Hyland are both trustees on the Inova Health Care Services Board.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

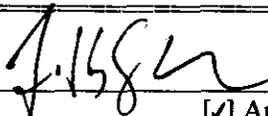
(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, 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



[x] Applicant's Authorized Agent

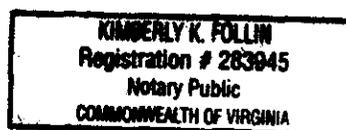
Timothy S. Sampson, attorney/agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 10 day of February, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011



SPECIAL EXCEPTION AFFIDAVIT

DATE: February 10, 2009
 (enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, 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 100 319a

in Application No.(s): SEA 80-P-078-15
 (enter County-assigned application number(s), e.g. SE 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042	Applicant/Lessee ("Title Owner" by virtue of a ground lease in excess of 30 years) of Tax Map 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E; Title Owner of Tax Map 49-3 ((1)) 136C
Agents: Shannon E. Sinclair (former) Donald L. Harris James M. Scott J. Knox Singleton Richard C. Magenheimer Douglas P. Cropper Gregory Burfit (nmi) Lawrence P. Navin James C. Hughes H. Patrick Walters Mark S. Stauder Jennifer W. Siciliano Elisabeth M. Johnson		

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** 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)DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Board of Supervisors County Executive/Agent: Anthony H. Griffin	12000 Government Center Parkway, Suite 533 Fairfax, VA 22035	Title Owner of Tax Map 59-2 ((1)) 1A pt., 1B, 1C, 1D, 1E
Ronald McDonald House Charities of Greater Washington Inc. Agent: Deborah Wargo (nmi)	3312 Gallows Road Falls Church, VA 22042	Title Owner (by virtue of a ground lease in excess of 30 years) of Tax Map 49-3 ((1)) 136C1
Dewberry & Davis LLC Agents: Philip G. Yates Lawrence A. McDermott JoAnna P. Legarreta Janice M. Cena Cody A. Pennetti Scott C. Clarke Daniela G. Medek	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Planners/Agent
Wilmot Sanz, Inc. Agents: James C. Wilmot Darryl B. Godfrey Michael A. Bergeron Rick T. Sasaki	18310 Montgomery Village Avenue Suite 700 Gaithersburg, MD 20879	Architects/Agent
M.J. Wells & Associates, Inc. f/k/a M.J. Wells & Associates, LLC Agents: Robin L. Antonucci Martin J. Wells Christopher R. Kabatt Michael R. Pinkoske	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/Agent

 (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 Attachment to Par. 1(a)

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Abby C. Denham (former) Sara V. Mariska G. Evan Pritchard Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Megan C. Shilling Elizabeth A. McKeeby	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Sittler Development Associates, LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Agent for Applicant

(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: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code) Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

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 SHAREHOLDERS: (enter first name, middle initial and last name)

Inova Health Care Services, formerly Inova Health System Hospitals, formerly Inova Hospitals, formerly Fairfax Hospital System, Inc., formerly Fairfax Hospital Systems, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the sole member of which is Inova Health System Foundation.

(check if applicable) [X] 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, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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.

Special Exception Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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, and last name)

David J. Bomgardner, E. Andrew Burcher,	Michael D. Lubeley, J. Randall Minchew,
Thomas J. Colucci, Peter M. Dolan, Jr.,	M. Catharine Puskar, John E. Rinaldi,
Jay du Von, Jerry K. Emrich,	Lynne J. Strobel, Garth M. Wainman,
William A. Fogarty, John H. Foote,	Nan E. Walsh, Martin D. Walsh
H. Mark Goetzman, Bryan H. Guidash,	

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

Ronald McDonald House Charities of Greater Washington, Inc.
3312 Gallows Road
Falls Church, Virginia 22042

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, and last name)

Ronald McDonald House is a not-for-profit organization with no shareholders or officers.

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

Special Exception Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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, and last name)

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

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, and last name)

Members: Sidney O. Dewberry, Barry K.
Dewberry, Karen S. Grand Pre, Michael S.
Dewberry, Thomas L. Dewberry

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

Special Exception Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(enter County-assigned application number (s))

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

Wilmot Sanz, Inc.
18310 Montgomery Village Avenue, Suite 700
Gaithersburg, MD 20879

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, and last name)

Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

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

M.J. Wells & Associates, f/k/a M.J. Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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, and last name)

M.J. Wells & Associates, Inc., Former Sole Member	M.J. Wells & Associates, Inc. Employee Stock Ownership Trust. All employees are eligible plan participants; however, no one employee owns more than 10% of any class of stock.
---	--

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

Special Exception Attachment to Par. 1(b)

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(enter County-assigned application number (s))

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

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, and last name)

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns more than ~~10~~ 10% of any class
of stock.

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

Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

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, and last name)

J. David Sittler

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100319 a

for Application No. (s): SEA 80-P-078-15
(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, and number, street, city, state, and zip code)
None

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

100319a

for Application No. (s): SEA 80-P-078-15
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

SPECIAL EXCEPTION AFFIDAVIT

DATE: February 10, 2009
(enter date affidavit is notarized)

160319a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, 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 more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
Supervisors Michael R. Frey and Gerald W. Hyland are both trustees on the Inova Health Care Services Board.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, 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:

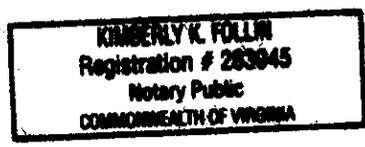
(check one) [] Applicant *TS* [x] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 10 day of February, 2009, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2011





Timothy S. Sampson
 (703) 618-4135
tsampson@arl.thelandlawyers.com

WALSH COLUCCI
 LUBLEY EMRICH
 & WALSH PC

February 14, 2008

RECEIVED
 Department of Planning & Zoning

FEB 19 2008

Zoning Evaluation Division

By Hand Delivery

Regina Coyle, Director
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

**Re: Rezoning and Special Exception Amendment Applications (the
 "Applications")
 Tax Map 59-2((1)) 1A (part), 1B, 1C, 1D and 1E; and 49-3((1)) 136C and
 136C1 (the "Application Property")
 Inova Health Care Services (the "Applicant")**

Dear Ms. Coyle:

Please accept this letter as a statement of justification in support of a rezoning application and a special exception amendment application for the above-referenced Application Property.

The Applicant is the "owner" (as defined in the Zoning Ordinance) of parcels 59-2 ((1)) 1A (part), 1B (part), 1C (part), 1D and 1E by virtue of a ground lease in excess of 30 years. The Fairfax County Board of Supervisors is the fee owner, and ground lessor, of that land. The Fairfax County Board of Supervisors is also the owner of the remaining portions of parcels 59-2((1)) 1B and 1C that are included in the Applications (the "County Parcels"). On December 3, 2007, the Board of Supervisors authorized the Applicant to include the County Parcels in the Applications. The Applicant is the owner of parcels 49-3((1)) 136C and 136C1. Parcel 49-3((1)) 136C1 is subject to a ground lease from the Applicant to The Ronald McDonald House Charities of Greater Washington, Inc., which entity has consented to the Applications.

Parcels 59-2 ((1)) 1A (part), 1B (part), 1C (part), 1D and 1E and 49-3((1)) 136C and 136C1 (the "Hospital Parcels") are zoned to the R-12 District (RZ 89-P-045 and RZ 94-P-005) and are subject to special exception approval for medical care facility use pursuant to SEA 80-P-078-14. The County Parcels are zoned to the R-1 District and are not subject to SEA 80-P-078-14.

The Hospital Parcels are improved with 1,426,882 square feet of gross floor area ("GFA") that comprises the Inova Fairfax Hospital Campus. The County Parcels are improved with two County human services facilities; namely, the Woodburn Center for Community Mental Health on parcel 59-2((1)) 1B (part) and the Woodburn Place (formerly known as the Fairfax House) on parcel 59-2((1)) 1C (part).

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(A0135366.DOC / 1 Statement of Justification RZ/SEA 2-14-08, 000323 000024) WILLIAM OFFICE 703 680 4664

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Both the Hospital Parcels and the County Parcels are located within Sub-Unit M1, within the Merrifield Suburban Center, within Area I of the Fairfax County Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan provides an option (the "Plan Option") for development of the Application Property up to 0.8 floor area ratio ("FAR"); provided that, among other things, "Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit."

The Applications propose a development plan that is consistent with the Plan Option. This development plan necessitates a rezoning of the Application Property from the R-12 and R-1 Districts to the C-3 District as well as an amendment to the currently approved special exception for the purpose of incorporating additional land area (i.e. the County Parcels) and to provide for additional development. The details of the proposed development are set forth on the enclosed Generalized Development Plan/Special Exception Amendment Plat (the "GDP/SEA Plat"). In summary, the Applications propose to increase the allowable FAR for the Application Property to 0.8 and to provide for the following:

- The construction of a new Women's Hospital and Patient Tower ("WHPT") consisting of approximately 826,281 square feet of GFA. In addition the WHPT would include approximately 110,098 square feet of cellar space that is not considered GFA.
 - Of the total new WHPT construction, approximately 60% of the new floor area is being provided as a "quality of care" area increase to the existing facilities. This "quality of care" area increase reflects, primarily, the conversion of existing double occupancy rooms into single occupancy rooms. The effect is that there is more building square footage devoted to the same number of hospital beds, patients, doctors, nurses, staff and visitors. Accordingly, there will be no increase in impacts related to intensity of use (vehicle trips, parking, etc) resulting from 60% of the proposed new WHPT construction.
- The addition of 91 new beds to the Inova Fairfax Hospital Campus for a new total bed count of 924.
- The construction of a new, additional mechanical plant to support the medical care facilities.
 - This structure would consist of approximately 33,019 square feet of cellar space that is not considered GFA.
- Coordination of access and circulation between the new development and the County human service facilities that are located on the County Parcels.
 - In a concurrent Proffered Condition Amendment Application filed on parcel 49-3 ((1)) 141, the Applicant is proposing to provide land to support the development of a new Mid-County Community Services Center Building which could, among other things, provide a site for the County human service facility on parcel 59-2((1)) 1B (part) (Woodburn Mental Health) to be relocated. Accordingly, this Application

reflects coordination with the existing County facility on that parcel with the expectation that any expansion to that facility would not occur on the Application Property. In order for the County human services facility located on parcel 59-2((1)) 1C (part) (Woodburn Place) to expand in the future, the Application allocates a total of 15,000 square feet of GFA to that parcel for that use.

- The improvement of the southern entrance to the Inova Fairfax Hospital Campus from Woodburn Road, the construction of a new connector road to the Willow Oaks Corporate Center located to the north, and modifications to the existing on-site traffic circulation plan.
- The construction of new parking facilities to serve the new development.
- An increase in building height pursuant to Section 9-607 of the Zoning Ordinance for the WHPT as well as for existing buildings that exceed the 90 foot height limitation of the C-3 District as shown on the GDP/SEA Plat.
 - The Comprehensive Plan recommends a maximum building height of 165 feet for buildings located in the core of the Hospital Campus, and the Applications propose building heights that are consistent with that recommendation.
- Adjustments to the helicopter pad locations and the addition of one helicopter pad site as shown on the GDP/SEA Plat.
 - There are four helicopter pad sites on the Hospital Campus today. Three are located on top of the Emergency Department and the fourth is located at grade, to the south of the Emergency Department and existing patient tower. Both the at-grade pad and the western of the three pads atop the Emergency Department will need to be relocated due to the new construction. The pad on the southeastern end of the Emergency Department will remain as a docking/refueling station. The Applications propose to relocate these two pads atop the WHPT. The Applications propose the addition of a new pad to the top of the Inova Heart and Vascular Institute in order to provide better proximity for patients to that facility.
- A new location for a transformer site needed to serve the new development.
- The removal from the development plan of the previously approved but not constructed uses; namely, the Child Care Center # 2 and the Resident Student Housing.

The Applications propose development in conformance with the recommendations of the Comprehensive Plan. In addition, the Applications are well justified by the Applicant's continuing need to provide the highest level of health care services in response to the ever-evolving needs of the community. More specifically, the Applications allow the Applicant to: (1) increase capacity to reduce overcrowding; (2) address increased expectations regarding patient services and amenities; (3) upgrade and retrofit aging infrastructure; and (4) further its commitment to investing in established centers of excellence.

The new development proposed with the Applications will integrate both new and existing components of the hospital campus and afford the Applicant the opportunity to retrofit and upgrade existing hospital buildings to best utilize existing infrastructure for future use. For example, the new WHPT will include a new women's hospital with expanded capacity on the lower portion of the WHPT and a medical/ surgical replacement bed tower on the upper portion. In addition, the new WHPT will include an expanded Neonatal Intensive Care Unit ("NICU") consisting of approximately 64,950 square feet. This NICU relocation/expansion incorporates, and relocates to the WHPT, the 33,500 square foot expansion approved by Zoning Interpretation dated December 7, 2007 (as revised). Once the current women's program vacates its existing building (1992), that building will be renovated and backfilled as required to create a dedicated children's hospital. Once the medical/surgical beds in the existing tower are relocated to the upper portion of the WHPT, the existing tower will be renovated to support additional future demands.

The following criteria are set forth pursuant to Paragraph 7 of Section 9-011 of the Zoning Ordinance.

A. Type of Operation: Medical care facilities.

B. Hours of Operation: 24 hours per day; 7 days per week.

C/D. Estimated number of new patients, visitors and employees: The proposed expansion will generate additional patients, doctors, nurses, staff and visitors in proportion to the respective uses on the Hospital Campus today and taking into consideration the "quality of care" increase as described herein.

E. Estimate of Traffic Impact: The Applicant is preparing a traffic impact analysis (TIA) pursuant to a pre-application scoping meeting with representatives from Fairfax County Department of Transportation and Virginia Department of Transportation. The TIA will be forwarded under separate cover.

F. Vicinity or general area to be served: Fairfax County and surrounding area.

G. Description of building façade and architecture of new buildings: The façade of the new hospital expansion will be consistent in character and style with the recent hospital expansions such as the Inova Heart and Vascular Institute and the Claude Moore Health Education Center. The base of the building will be a combination of architectural precast concrete panels and aluminum curtain window wall with the patient tower consisting of brick veneer to match the standard campus brick and curtain window wall.

H. List of hazardous materials: See Note 11 on the GDP/SEA Plat.

I. Statement of conformance with regulations: See Note 25 on the GDP/SEA Plat.

As always, thank you for your attention to this matter. If you have any questions or require additional information please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

A handwritten signature in black ink, appearing to read "Timothy S. Sampson / By Inda I. Stagg". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Timothy S. Sampson

CC: Linda Smyth; Supervisor, Providence District
Ken Lawrence; Planning Commissioner, Providence District
Pat Walters; Inova Health System
Jim Scott; Inova Health System
Toni Ardabell; Inova Health System
Larry Navin; Inova Health System
Jim Wilmont; Wilmot Sanz Architects
Phil Yates; Dewberry and Davis
Inda Stagg; WCLEW
Martin D. Walsh; WCLEW



Timothy S. Sampson
(703) 618-4135
tsampson@erl.thelandlawyers.com

WALSH COLUCCI
LUBELEY EHRICH
& WALSH PC

July 2, 2008

Via E-Mail Only

St. Clair D. Williams
Staff Coordinator
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway Suite 801
Fairfax, VA 22035

Re: RZ 2008-PR-009/SEA 80-P-078-15 (Inova Fairfax Hospital)

Dear St. Clair:

As requested by County Staff, you will be receiving today, directly from Phil Yates at Dewberry, twenty-two (22) copies of a revised development plan for the referenced applications. This revision is provided to depict an alternate development plan in the event the County determines not to relocate its mental health facilities from their existing location at the Woodburn site to the Willow Oaks site as Inova proposes.

The revised plan speaks for itself in terms of what it is showing for the County's potential future expansion on the Woodburn site, but I thought it would be useful to describe how the density tabulation was derived. As you will see, the plan alternate provides for a total of 188,500 square feet of gross floor area ("GFA") on the County's Woodburn site to facilitate potential future human services expansion. This GFA tabulation is derived by applying a 0.80 floor area ratio to the site area of 5.41 acres.

The development plan initially submitted with these applications reserved a total of 34,600 square feet of GFA for the County's existing facility. In addition, development pursuant to the development plan initially submitted would have left a balance of 4,111 square feet of GFA available for future development on the campus. This leaves a total of 38,711 square feet of GFA available to support future County expansion. The alternate development plan would then reduce the size of Inova's proposed Women's Hospital and Patient Tower ("WHPT") by 149,789 square feet of GFA in order to allow a total of 188,500 square feet of GFA to be allocated for future County expansion on the Woodburn site.

The WHPT would be reduced in height by two stories to accommodate this reallocation of GFA. The footprint of the WHPT would not change; nor would the reallocation result in other changes to the development plan on the hospital site. Inova

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(A0146109.DOC / I Letter to Williams Plan Submission 7-2-08-000000-000004)w

Page 2

wishes to reserve the ability to restore these two stories without requiring a subsequent PCA/SEA if and when additional density is available to support the full program.

As always, thank you for your attention to this matter. I would appreciate if you would confirm the staffing schedule for this application as soon as possible.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.


Timothy S. Sampson (CS)

TSS/cs

cc: Jim Zook
Cathy Lewis
Kris Abrahamson
Billy O'Donnell
Pat Walters
Jim Scott
Larry Navin
Phil Yates
Jim Wilmot
Inda E. Stagg



Timothy S. Sampson
(703) 618-4135
tsampson@arl.thelandlawyers.com

WALSH COLUCCI
LUBLEY EMRICH
& WALSH PC

March 26, 2008

By Hand Delivery

Virginia Ruffner
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: Rezoning and Special Exception Amendment Applications the
"Applications"
Tax Map 59-2((1)) 1A (part), 1B, 1C, 1D and 1E; and 49-3((1)) 136C and
136C1 (the "Application Property")
Inova Health Care Services (the "Applicant")**

Dear Ms. Ruffner:

The following is submitted in response to your questions concerning the above-referenced application that you discussed with Inda Stagg last week.

1. As described on page 3 of the Statement of Justification, the Special Exception Amendment Application includes a request for an increase in building height pursuant to Section 9-607. The height limitation of the C-3 district is 90 feet. As shown on the GDP/SEA Plat, existing buildings 3, 10 and 18 all exceed 90 feet in height as approved and constructed. In addition, the new building proposed with this Application (building 25) would exceed 90 feet. Accordingly, the Special Exception Amendment Application includes a request for an increase in building height to be confirmed for each of existing buildings 3, 10 and 18 and also to allow for an increase in building height for proposed building 25. The height increase would be in harmony with the adopted Comprehensive Plan which includes a maximum building height recommendation of 165 feet. Furthermore, the resultant building height will not be detrimental to the character and development of adjacent lands. The proposal relates to three existing buildings, and a new building of similar height. Upon reviewing the submission materials in light of your comment, I noticed that we did not reference Section 9-607 on the application form we filed for the Special Exception Amendment Application. Enclosed herewith is an updated form correcting that oversight.

2. You are correct that the Applications are intended to include all of parcel 59-2((1)) 1B and 1C, among the others. In light of your comment I reviewed the material we submitted and realized the Special Exception Amendment Application form refers to 1B pt. and 1C pt. The updated form enclosed has been correct in this regard as well.

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(A0138357.DOC / I Letter to Ruffner 3-21-08 (A0138357) 000133-000004) WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

March 26, 2008
Page 2

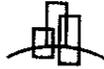
I trust this responds to your comments on these Applications. As always, thank you for your attention to this matter. If there are other items of concern please let Inda or me know as soon as possible.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.

Timothy Sampson / By: Inda S. Stagg

Timothy S. Sampson



Timothy S. Sampson
(703) 618-4135
tsampson@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

March 27, 2009

By Hand Delivery

RECEIVED
Department of Planning & Zoning

MAR 27 2009

Zoning Evaluation Division

Regina Coyle, Director
Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: RZ 2008-PR-009 and SEA 80-P-078-15 (the "Applications")
Tax Map 59-2((1)) 1A (part), 1B, 1C, 1D and 1E; and 49-3((1)) 136C and
136C1 (the "Application Property")
Inova Health Care Services (the "Applicant")**

Dear Ms. Coyle:

Please accept this letter as a supplemental statement of justification in support of the above-referenced Applications.

Since filing the Applications in February 2008, the Applicant has worked through many issues with County staff, the Virginia Department of Transportation, neighbors and others. Numerous changes to the project have been reflected in the many plan and proffer revisions that have occurred along the way. We are now very close to a final staff report and are looking forward to public hearings in the May/June timeframe.

As you are no doubt aware, the Applications reflect two development options for the Application Property. Option 1 anticipates that the Applicant will acquire additional land from Fairfax County through a pending Public-Private Education Facilities and Infrastructure Act ("PPEA") proposal. Option 2 provides for development of the Application Property in the event the additional land is not acquired, or until it is acquired.

With respect to the hospital campus, the primary difference between the development options is the amount of gross floor area ("GFA") available for additional medical care facilities. The primary feature of both development options is the Applicant's proposal for a new medical care facility building referred to in the plans and proffers as the Women's Hospital and Patient Tower ("WHPT"). Under both development options, the WHPT is a relatively large structure. Under Option 1, the WHPT would contain up to 821,661 square feet of GFA in an eleven story (above grade) structure. Under Option 2, the WHPT would contain up to 667,761 square feet of GFA in a nine story (above grade) structure.

The Applicant has been monitoring the financial and credit markets during the zoning review of the proposed project over the last year. In recent weeks, it has become clear that the

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LOUDOUN OFFICE 703 737 3633 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

relatively large scale of the WHPT (under either Option) will prove to be a challenge to finance as a single, large project in current market conditions. To respond to these market changes, the Applicant has developed a strategy that develops the project using a phased approach. As a result, we are now proposing a relatively minor adjustment to the development plan to allow the Applicant to start the expansion of its medical care facilities (under either Option) with an initial phase of work (the "Initial Phase").

This Initial Phase is reflected in the revised development plans and draft proffers submitted today. This Initial Phase would include up to 180,000 square feet of GFA and, importantly, be at a scale that is financeable under current market conditions. This Initial Phase would not replace the WHPT. Rather, the Applicant's objective is to start this Initial Phase to get its development program for the WHPT underway sooner than it would otherwise occur, with the larger structure to follow as soon as it is feasible to do so.

The development plan (GDP/SEA Plat) revision that is being submitted today shows (on Sheet 2) two alternate locations for this Initial Phase. One location is a vertical expansion of the existing Inova Heart and Vascular Institute ("IHVI"), shown as Building # 17 on the GDP/SEA Plat. The IHVI was constructed in the 2002-04 timeframe. The building is currently constructed five (5) stories above grade, including a fifth-level mechanical penthouse which counts as a story for zoning purposes. The building is designed and constructed to accommodate vertical expansion, and this alternate for the Initial Phase would add four (4) more stories to the building. This proposal would enclose the existing, fifth-level mechanical penthouse, add a sixth, seventh and eight floors of occupiable space, and cap the building with a new ninth-level mechanical penthouse. The existing, fifth-level mechanical penthouse is not currently counted as GFA, since it is a rooftop mechanical penthouse. Under this alternate, that fifth-level would be included in the GFA tabulation for the project, but the new, ninth-level mechanical penthouse would not be counted GFA, since it would become the new rooftop mechanical penthouse. Again, the entirety of this Initial Phase would include a maximum of 180,000 square feet of new GFA. Since this Initial Phase would be located atop an existing building, this alternate would require no change to the existing site, or to its existing open space, landscaping, circulation or stormwater requirements. Under this Initial Phase alternate, the maximum height of the IHVI building would be 165 feet which is consistent with the Comprehensive Plan recommendations for height in this location on the hospital campus, the height of other existing structures on the campus and the proposed maximum height of the WHPT. Also since the initial filing, the Applications have proposed to relocate an existing helipad on the hospital campus to the rooftop of the IHVI. That proposal would remain under this alternate.

The other alternate for the Initial Phase expansion is shown as an addition to the Existing Tower Building ("ETB") shown as Building # 3 on the GDP/SEA Plat. This alternate is, in effect, an eleven-story (above grade) "bump out" of the existing ETB that would be constructed within a portion of the WHPT footprint as it is shown on the GDP/SEA Plat. As with the IHVI, the entirety of this Initial Phase alternate would include no more than 180,000 square feet of new GFA. This Initial Phase alternate would have a minimal effect on the existing site, resulting in a minor adjustment to the location of the existing drop-off area as shown on the GDP/SEA Plat. The circulation pattern resulting from the existing drop-off loop in front of the ETB would

remain the same; it is just that the drop-off loop itself would be reduced. This alternate would also have a minimal effect on the open space and landscaping requirements for the hospital, but the minimum requirements are currently well-exceeded, and they would continue to be easily met under this alternate. This alternate would require minor stormwater management improvements to accommodate the small increase in impervious surface, but again this is an adjustment that can be easily accommodated. As with the IHVI alternate, the maximum height of the ETB expansion would be 165 feet, which is consistent with the Comprehensive Plan recommendations for this part of the hospital campus, the existing height of the ETB and the proposed maximum height of the WHPT.

The primary use of the new space constructed in the Initial Phase (in either location) is to provide expansion space for a currently crowded condition in the ETB. Nearly all the rooms in the existing ETB are semi-private (i.e. two beds per room). One of the major objectives of the Applicant's overall expansion project is to create substantially more private rooms on campus. Private rooms are the standard required of new hospital construction and a substantial benefit in the provision of health care services, not only in terms of patient/family privacy but also as it relates to the overall health and well-being of the entire system by reducing the spread of disease and infection.

As a result of this dynamic, the Applicant will commit that the new space constructed in this Initial Phase (in either location) will not increase the existing bed count at the hospital above the 833 licensed beds that were approved in November 2000. Again, rather than increasing the number of beds, the objective here is to spread the existing bed count over more space.

As a result, the Initial Phase will not create an increased parking or traffic demand on the hospital campus. For this reason, the Applicant is not proposing to advance the timing of construction of the Gallows Road or other on- or off-site road improvements that are currently proposed to be constructed with the WHPT. The commitments to construct those improvements remain unchanged. I am only clarifying that the Applicant would not propose to advance the timing of those improvements to coincide with development of this Initial Phase, given that the Initial Phase will itself generate no need for the improvements. That said, we understand from preliminary discussions with staff that the timing of these improvements may be a concern to staff, and the Applicant is willing to consider alternatives that could advance the start of some of the off-site improvement work. Time is of the essence to move these Applications along, and we are open to reasonable compromise on this matter in the interest of avoiding protracted discussion.

With respect to the pending Applications, the addition of this Initial Phase is accomplished seamlessly and without necessitating any changes to the two development options as they have been proposed for many months now. If the Applicant proceeds with an Initial Phase, then any GFA utilized in that Initial Phase would be deducted from the balance of GFA available for the WHPT in either Option 1 or Option 2. The effect of that would be to reduce the scale of the WHPT as it is shown on the GDP/SEA Plat, most likely by reducing the number of above-grade stories. But, in any event, the WHPT would be constructed within the maximum

development envelope (building footprint, maximum height and maximum GFA) as represented on the GDP/SEA Plat.

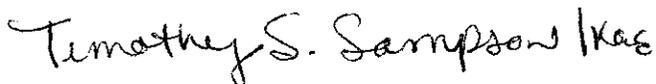
In other words, the maximum building envelope of the WHPT (in either Option) for which the Applications seek approval is not proposed to change with the addition of this Initial Phase. Rather, the proposal is to reserve the right to implement an Initial Phase (in either of two locations) with the clear commitment that any GFA used to support the Initial Phase will be deducted from the balance available to support the larger building which will be provided within the maximum envelope shown on the GDP/SEA Plat. If the Initial Phase is never implemented, then the development options we have been discussing for many months now would be unchanged.

As stated above, this need for this adjustment is well justified by current market conditions and can occur without disruption to the development options we have been discussing for many months. This is simply a proposal that will allow the development program to get underway as soon as possible and in a way that has very little impact (in either alternate) on either existing site conditions or the proposed development plans.

As always, thank you for your attention to this matter. If you have any questions or require additional information please do not hesitate to contact me.

Very truly yours,

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.



Timothy S. Sampson

cc: Pat Walters
Jim Scott
Jim Wilmot
Phil Yates
David Sittler



FAIRFAX COUNTY

APPENDIX 6

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm

Email: clerktothebos@fairfaxcounty.gov

December 16, 2005

Elizabeth D. Baker, Land Use Coordinator
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

Re: Special Exception Application Number SEA 80-P-078-14

Dear Ms. Baker:

At a regular meeting of the Board of Supervisors held on December 5, 2005, the Board approved Special Exception Amendment Application Number SEA 80-P-078-14 in the name of Inova Health Care Services located at 3300 Gallows Road (Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt., 1Bpt., 1Cpt., 1D and 1E) previously approved for a medical care facility and related uses and two (2) child care centers to permit building additions and site modifications pursuant to Section 3-1204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-10 and replace and supersede those approved with SEA 80-P-78-13. Development conditions previously approved with SEA 80-P-078-13 are included in these conditions and are marked with asterisks (*).

- *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 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 (DPW&ES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Inova Fairfax Hospital Campus prepared by Dewberry & Davis dated July 27, 2005 as revised through

October 3, 2005, which contains nine sheets, and these development conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

- *4. The existing trees located on the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital the adjacent Woodburn Village condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road may be modified from that shown on the Special Exception Amendment Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activity shall be replaced, as determined by the Urban Forester.
- *5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage.
- *6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering depicted in Attachment 1. Building materials and final design shall be compatible with those of the main hospital building.
- *7. Landscaping along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets 6 – 9 (L3, L4, L5, and L7) of the SEA Plat, subject to review and approval of the Urban Forester and the Development Review Branch of DPZ.
- *8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I garage has been completed and issued a non-RUP.
- *9. The proposed landscaping along the northern side of the site, as shown on Sheets 5, 6, and 9 (L3, L6 and L7) of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage. Such landscaping shall be supplemented with additional plants if a review by the Urban Forester determines that additional plants are required to provide effective year-round screening of the hospital facilities from Bedford Village. Such supplemental planting shall be consistent with plantings either proposed or existing along the remainder of the site boundary.

- *10. Concurrent with construction of the Emergency Department expansion, a painted pedestrian crosswalk shall be provided across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, if approved by VDOT.
- *11. The grounds storage yard shall be enclosed by a solid fence or wall a minimum 6 feet in height to screen it from the rest of the hospital site.
- *12. Mass transit, ride-sharing, and other transportation strategies for the employees of the hospital shall be utilized to reduce overall single-occupancy vehicular (SOV) employee traffic during typical commuter peak hours by 15%. The transportation management strategies shall be implemented within 60 days after the issuance of the nonresidential use permit (non-RUP) for the Claude Moore Education Center and shall be applicable to all hospital employees. The strategies shall be developed in coordination with Fairfax County Department of Transportation (FCDOT) and may include the following list of potential strategies:
 - A. Provide shuttle service to and from the Dunn Loring Metro Station to the Hospital.
 - B. Designate an Employee Transportation Coordinator (ETC) to be a primary point of contact for DOT and with responsibilities for coordinating and completing Transportation Demand Management (TDM) initiatives.
 - C. Subsidize SmarTrip cards that will be sold onsite to employees.
 - D. Participate in the Fairfax County Ride Source Program.
 - E. Display in the hospital common areas transportation-related information for employees, volunteers, patients, and visitors.
 - F. Distribute an employee benefits package to all new employees, including site-specific transit-related information referencing the nearest Metro station and bus routes, and encouraging all employees to use Metrorail or bus service.
 - G. Maintain normal hospital shifts outside of peak commuting hours. Encourage telecommuting and flextime for appropriate administrative employees.
 - H. Register with the Guaranteed Ride Home (GRH) program offered in connection with the Metropolitan Washington Council of Governments.

- I. Provide reserved spaces for employee carpoolers and vanpoolers and hybrid vehicles.
- J. Continue to provide an on-site bus shelter at the main hospital entrance.
- K. Any other strategies found effective in reducing the number of single-occupancy vehicle trips, mutually agreed upon by the Applicant and FCDOT.

The Applicant shall notify FCDOT of the date that the TDM program is implemented. To establish baseline conditions and the current employee SOV reduction achieved with the existing TDM program, traffic counts at the employee parking areas, vehicle occupancy counts, shuttle bus passenger counts, Metro bus boarding and alighting counts, and pedestrian counts will be collected prior to the implementation of additional TDM measures. One year after the implementation, the ETC shall monitor the initiatives described above, or other strategies that may be implemented through the methodology described above. Success of the program will be based on a reduction of overall employee SOV trips by 15 percent, inclusive of the current reduction being achieved on the campus. Annually for each succeeding year, the ETC shall conduct surveys of the employees to demonstrate whether the goal of reducing overall SOV employee trips by 15 percent has been met during the peak hours. The ETC shall prepare an annual report, in coordination with FCDOT, which shall include the results of the survey and assess the success of the TDM strategies in reaching the stated goal. If the annual report finds that the stated goal is not being met, the Applicant shall coordinate with FCDOT to make adjustments to the TDM program, which may include the stipulation to expend sufficient funds, as determined by FCDOT and agreed upon by the Applicant, to reach the stated goal. This process shall continue until the annual report finds that the stated goal has been met.

Once the annual report finds that the stated goal has been met, the Applicant shall prepare a report to assess the success of the TDM strategies again after three (3) years. If this report continues to indicate that the stated goal has been met, then the Applicant shall only be required to submit a report every three (3) years thereafter. If after it is demonstrated for three consecutive tri-annual reports that the Applicant is meeting the TDM goal of 15%, the TDM program will be assumed to be successfully integrated into the hospital's program and no survey will be required for 15 years. If after 15 years it is found that a 15% reduction continues, no further surveys will be required. If after 15 years the TDM survey finds that the TDM strategies are no longer effective, then the Applicant will implement additional measures to get back in conformance and the tri-annual survey shall be reintroduced.

- *13. Lighting of the Phase II parking garage shall conform with the Glare Standards contained in Sect. 14-900 of the Zoning Ordinance so that no glare is produced which results in illumination in excess of 0.5 foot candles in adjacent residential properties, or whatever standard is applicable at the time of site plan approval. All outdoor lighting fixtures associated with the Phase II parking garage shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within the parking structure shall be of a low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of the parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.
- *14. The Applicant shall construct exclusive right turn lanes along Gallows Road into the site at the Blue entrance and at the Emergency entrance at the time the third southbound through lane to the north of the site is constructed by others. The resulting road section shall include three through lanes and one exclusive right turn lane at each of the site's entrances along Gallows Road. In the event that the party constructing the third southbound lane north of the site agrees, the Applicant may elect to provide funds in lieu of construction for the right turn lanes specified above in order to minimize disruption to Gallows Road. Such funds shall be based on actual hard and soft construction costs (including cost to design said turn lanes) as evidenced by construction invoices and remitted within 60 days of request for payment. Copies of all invoices and verification of payment to the third party will be provided to FCDOT.
- *15. Concurrent with the construction of the exclusive right turn lanes along Gallows Road (those noted in conditioned #14), the applicant shall replace the portions of the concrete sidewalk along Gallows Road that are 5 feet in width with an 8 foot wide asphalt trail.
- *16. The southernmost entrance (the Gray entrance) shall be widened to permit an exclusive right turn lane, and exclusive left turn lane, and a shared left/through lane out of the Hospital site and onto Gallows Road, as generally depicted on Exhibit B. The Applicant shall construct such improvements prior to the issuance of a non-residential use permit (Non-RUP) for the proposed Claude Moore Education Center.
- *17. Pavement improvements/enhancements to the internal hospital loop road (Route 3454) including painted medians and crosswalks, and designed traffic lanes, as depicted on Exhibit A shall be implemented prior to the issuance of a non-RUP for the Claude Moore Education Center. The improvements shall include an exclusive right turn lane and exclusive left turn lane out of the Hospital site onto Gallows Road, as depicted on the exhibit. In addition, the

Applicant shall relocate the existing gated access to the physician's lot located west of Gallows Road on the internal hospital loop road in order to provide approximately 50 feet of stacking space as depicted on Exhibit A. This improvement shall also be implemented prior to the issuance of a Non-RUP for the Claude Moore Education Center.

- *18. The Applicant shall contribute, prior to the issuance of the non-RUP for the Claude Moore Education Center, \$11,414 to the Board of Supervisors for off-site public park facilities that serve the Merrifield Suburban Center.

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.

Under 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 construction has commenced, or unless additional time is approved by the Board of Supervisors. 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 (SEA). 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.

The Board also:

- **Modified the transitional screening and waived the barrier requirements in favor of that shown on the SEA Plat, and as conditioned.**
- **Approved the trail requirement waiver along Gallows Road in favor of the trail and sidewalk shown on the SEA Plat.**

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



County of Fairfax, Virginia

MEMORANDUM

DATE May 8, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: **Land Use Analysis & Environmental Assessment:** RZ 2008-PR-009,
SEA 80-P-078-15, SEA 80-P-078-015 - Inova Fairfax Hospital Campus

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated February 12, 2008, as revised through April 20, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 65.46-acre subject property is located on the west side of Gallows Road near its intersection with Woodburn Road. The subject property consists of the approximately 58.90-acre hospital site, the approximately 5.41-acre Fairfax County's Woodburn Center for Community Mental Health site, and the approximately 1.15-acre Fairfax County's Woodburn Place site. The applicant is seeking modifications to its approved development including a rezoning, increase in floor area ratio and building height, a new Women's Health Center, expansion of the childcare center, expansions to Woodburn Place and an expansion or relocation of the Woodburn Mental Health Center. The existing and proposed development would result in 2,310,074 gross square feet at an overall floor area ratio (FAR) of .80. An existing stormwater management pond at the northern end of the hospital site will serve a portion of the hospital site as well as the Willow Oaks site. The applicant is seeking a waiver/modification of the transitional screening and barrier requirements as previously approved. The application proposes a re-location with other Mid-County Community services to a portion of the Willow Oaks site under Option 1 or redevelopment and expansion of the Woodburn Mental Health Center at its current location under Option 2. These proposed development options are summarized below:

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



Option 1

Proposed Additional Uses:	<u>833,592+/- gross square feet</u>
Hospital – Women’s Center	821,661+/- square feet
Child Care Expansion	34,600+/- square feet
Temporary Administrative Office Facility	4,620+/- square feet

Open Space Required/Proposed: 9.82 acres (15%) / 23.22 acres (35%)
 Parking Spaces Required/Proposed: 3,303 spaces / 4,724 spaces

Option 2

Proposed Additional Uses:	<u>868,192+/- gross square feet</u>
Hospital – Women’s Center	667,761+/- square feet
Mid-County Community Services Center	188,500+/- square feet
Childcare Center Expansion	7,311+/- square feet
Temporary Administrative Office	4,620+/- square feet
Proposed Demolition:	
Woodburn Mental Health Center	34,600+/- square feet

Open Space Required/Proposed: 9.82 acres (15%) / 20.95 acres (32%)
 Parking Spaces Required/Proposed: 3,303 spaces / 5,513 spaces

Alternative Women’s Health Center and Patient Tower Development

The applicant has presented two possible alternatives for an expedited expansion of the existing hospital in order to accommodate the proposed Women’s Hospital Center and Patient Tower (WHPT). Alternative 1 is noted as a four-story addition to the existing Heart and Vascular Institute (IHVI). Alternative 2 is noted as an addition to the existing hospital tower.

Alternative	Proposed GFA For WHPT Building (Sq. Ft.)	Initial Phase For ETB or IHVI Building (Sq. Ft.)	Remainder For WHPT Building (Sq. Ft.)
Alternative 1	821,661	180,000	641,661
Alternative 2	667,761	180,000	487,761

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-Unit M1 of the Merrifield Suburban Center. The majority of the proposed new construction is located within the existing hospital campus. Properties to the north and west are mostly developed with multi-family and single-family attached and detached development. Immediately south of the hospital site are medical and professional office buildings and Fairfax County Park facilities. On the east side of Gallows Road are the headquarters for Exxon/Mobil Corporation.

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, Area I, 2007 edition, The Merrifield Suburban Center, as amended through August 6, 2007, Sub-Unit M1, Land Use Recommendations, page 104 and 106-107:

“This Land Unit is approximately 109 acres and is located south of Land Unit L, west of Gallows Road, and north of Woodburn Road The northern portion of the land unit consists of Bedford Village, which is multi-family residential development. The southern portion consists of the Inova Fairfax Hospital, Northern Virginia Health Institute, Woodburn Mental Health Center, and the Fairfax House.

Inova Fairfax Hospital and related uses are envisioned to remain in this area and expand. The future hospital expansion should be coordinated with the expansion of County human service facilities as described below; some of which are currently provided at the Woodburn Mental Health Center. Bedford Village is envisioned to remain as currently developed, as multi-family residential use.

Transportation improvements within this land unit will primarily be circulation and access improvements associated with hospital expansion.

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Bedford Village. This sub-unit is planned for and developed with Public Facility and institutional uses, including the Inova Fairfax Hospital, Northern Virginia Mental Health Institute, the Woodburn Mental Health Center and the Fairfax House. The Inova Fairfax Hospital on its current acreage of approximately 60 acres is planned for up to .7 FAR or approximately 1.8 million square feet. In order to provide a transition between the more intense hospital uses and single family neighborhoods, the portion of the hospital property on Parcel 136C is planned to develop up to .25 FAR (or a maximum of 152,400 square feet) for ancillary hospital uses such as childcare facilities, a patient/family support center, and medical resident student housing. Any remaining development potential not used on Parcel 136C (up to .7 FAR) may occur on the remainder of the hospital property. The Northern Virginia Mental Health Institute, which is also adjacent to single family neighborhoods, is planned for institutional use up to .25 FAR.

The Woodburn Mental Health Center and the Fairfax House, which are located south of the Hospital Entrance Loop Road, are planned for institutional use up to .7 FAR. Any additional expansion of the Hospital south of the Hospital Entrance Loop Road should be coordinated with the planned County expansion of human service facilities, which are located in this portion of this sub-unit; or, if the planned County expansion of human service facilities is considered prior to the hospital expansion south of the Loop Road, it should also be coordinated with the hospital. This coordination of future development should maintain or improve the access and circulation system serving the hospital expansion and county facilities. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

Any development of Parcel 136C should include on-site stormwater detention facilities, which may include improvements to existing Regional Pond B, sufficient to address flooding problems in the adjacent Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site to protect the integrity of the adjacent Prosperity Heights Subdivision. Access should not be via Bedford Village, Prosperity Heights or Pine Ridge under any development option.

Option: As an option, the hospital may expand to include the Woodburn Mental Health Center and the Fairfax House acreage and could develop up to .8 FAR (or approximately 2.3 million square feet) on this area of approximately 66 acres. This expansion opportunity is to allow flexibility for future hospital growth as well as providing for additional County human service facilities to be located in this sub-unit. Development proposals under this option should provide for all applicable Area-Wide guidelines as well as for the following:

- Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located in this sub-unit. In addition, the site design of the hospital and County facility expansions should be coordinated in terms of access and circulation, and should consider whether joint use of parking structures is necessary to have maximum utilization of the areas development potential. If relocation of the Fairfax House is required to accommodate provision of future hospital facilities, the Hospital should participate with the County in providing for this facility's relocation.
- Any expansion under this option should demonstrate how traffic impacts would be mitigated and should contribute to an internal Merrifield Suburban Center shuttle system.

Height Limit: The maximum building height in this sub-unit is 165 feet. In order to provide a transition in height away from residential development, Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Heights should then transition to 75 feet abutting the Northern

Virginia Mental Health Institute and Bedford Village. In addition, along the boundary with the Woodburn Village Condominiums, there should be, at a minimum, a 70-foot building setback area and a landscaped buffer area abutting the Condominiums. The remainder of the building setback area may include parking and roads for circulation within the property. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.”

Environment

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate “Chesapeake Bay Preservation Areas”. Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 17:

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.
- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building

accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

- Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:
- Development in accordance with Comprehensive Plan Options;
 - Development involving a change in use from what would be allowed as a permitted use under existing zoning;
 - Development at the Overlay Level; or
 - Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .
- Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.
- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

COMPREHENSIVE PLAN MAP: Public Facilities, Governmental and Institutional Uses

LAND USE ANALYSIS

The current development plans and proffers propose the expansion of the existing hospital facilities under the optional plan language on the subject property at an FAR of 0.80 with building heights which will not exceed 165 feet. In accordance with the guidance in the Comprehensive Plan, access has been provided to the Willow Oaks site from Inova Fairfax Hospital in the form of a connector road. Under this Comprehensive Plan option the proposed development of the hospital expansion is dependent upon the satisfactory completion of agreements with Fairfax County to expand the Woodburn Mental Health Center at its current

location, or to relocate it elsewhere nearby as is proposed for the Willow Oaks site. To date, negotiations on these agreements have not been completed.

In order to facilitate the Comprehensive Plan land use analysis, an extract from the Comprehensive Plan text noted in quotations is sometimes provided for a topical area.

Issue: Intensity of Development. The Comprehensive Plan option provides for a maximum FAR of 0.80 subject to meeting a number of conditions. While the proposed intensity of the development is consistent with this option under the Comprehensive Plan, all of the conditions for consideration of this option have not been satisfied. The primary concern is the provision of an alternative location for the Woodburn Mental Health Center has not been fully resolved at this time. While the development notes a possible new facility at its current location and a possible new facility in the nearby Willow Oaks site, no final agreement has been reached on either site. Without this agreement, development should not be approved above .70 FAR, which is the Comprehensive Plan's base intensity for this subject property.

Staff feels that this issue has not been fully addressed.

Issue: Height Limits. Comprehensive Plan guidance recommends that maximum building heights for the subject property range from 50 to 165 feet. Consistent with the Comprehensive Plan guidance, the one-story (up to 20 feet) expanded child care center does not exceed 50 feet in building height. Other proposed additions and buildings conform to the 165 feet maximum building height at other locations within the subject property.

Issue: Parks While the Comprehensive Plan clearly focuses on parks for the Merrifield Transit Station Area and Town Center, it also recognizes the need for parks throughout the suburban center. While some limited on-site amenities have been noted by the applicants no contributions for park needs in the larger surrounding area have been provided or proposed by the applicant. Staff feels that this requirement should be met through commitments for the development of these facilities or contributions to their development. The Fairfax County Park Authority will provide additional comments on the specifics park needs in this area.

Issue: Landscaping and Streetscaping "Attractive streetscape includes a well-designed road edge with street furniture and other features and provides improved identity, visual continuity and user safety. The streetscape concept for the Merrifield Town Center provides a streetscape hierarchy with four types of streetscape designs: Boulevard, Ring Road, Main Street and Cross Street. These streetscapes should create a unifying theme along each of the roads to visually and physically link Merrifield. This unifying theme consists of guidance for street tree location, spacing, and size."

The location of cooling towers for the proposed new construction is currently depicted within a structure located adjacent to Gallows Road. While the latest development plans depict the cooling towers incorporated into the façade of the parking structure at this location, staff has indicated that another location for the cooling towers would be more desirable to mitigate their

visual impact. Staff also notes that the landscaping and streetscaping in this area have been improved significantly from earlier submissions.

Staff feels that this issue has been adequately addressed.

Issue: Pedestrian Circulation “In development proposals which entail new development or redevelopment, increased intensity/density, increased building heights, and/or which substantially change the design of a previously approved development commitment, pedestrian linkages should be provided to adjacent development and to the countywide trail system where feasible. The goal is to connect local sites with the larger community and to enhance the continuity of the pedestrian system. Pedestrian linkages could include sidewalks, trails, plazas, courtyards and parks with path systems...Auto and pedestrian traffic should be separated, i.e., pedestrians should not be required to walk in a travel lane or through a parking structure to reach their destination.”

The GDP’s Pedestrian Circulation Plan depicts circulation on the site as well as connections offsite. Internal circulation and offsite connections appear to be adequate. Staff feels that this issue has been adequately addressed.

Issue: Parking Parking requirements are met through surface parking and structured parking. Staff feels that this issue has been adequately addressed.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county’s remaining natural amenities.

Water Quality

Issue:

The development plan depicts an underground detention vault to meet stormwater management control requirements for the proposed development. This concept is consistent with the previously approved development plans. However, staff would encourage the use of low impact development (LID) practices as a means of enhancing the conventional underground detention facilities.

Resolution:

Staff feels that the measures being proposed should satisfy concerns regarding water quality controls for the proposed development. Ultimately any final determination regarding stormwater management and water quality controls will be made by staff within the Department of Public Works and Environmental Services (DPWES).

Green Building Practices

Issue:

The Policy Plan includes guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The applicant is seeking to develop under the Comprehensive Plan's optional use in the Merrifield Suburban Center. The Policy Plan recommends that such developments located in specially designated areas such as the Merrifield Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council or other comparable program with third party certification. Fairfax County also has a policy that all building development undertaken by Fairfax County greater than 10,000 square feet be built to the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver level standard.

While the development is part of a larger structure which was previously developed based on older construction standards staff feels that there is an opportunity to design and construct the new Women's Hospital center utilizing green building practices. Staff recommends that the new Women's Hospital center attain LEED certification at a minimum. Consistent with Fairfax County policy for sustainable public facilities, staff recommends that the Mid-County Community Services Center be designed and constructed to attain LEED silver rating.

Resolution:

The applicant proposes to attain LEED silver rating for both the Women's Hospital Center and the new County building. The applicant and staff are continuing to discuss appropriate commitments in support of the attainment of LEED silver certification for these buildings.

Noise

Issue:

Aircraft noise and the possible restriction of aircraft associated with the hospital has been noted as an issue of concern for some of the surrounding residents. Helicopters are used as part of the hospital's emergency services.

Resolution:

While restrictions have been imposed elsewhere in the County for helipads associated with office buildings, the restriction of air traffic associated with emergency services clearly has the potential to compromise the health, safety and welfare of any individual who might need this service in the event of a medical emergency. As such, staff feels that any potential proffer commitments or other flight restrictions would be impractical.

PGN: JRB

ADDITIONAL PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center, as amended through August 6, 2007, Area Wide Recommendations, beginning on page 4, the Plan states:

“Planning Objectives

The following objectives for the Merrifield Suburban Center provide a general framework to achieve this future vision.

- Encourage revitalization and redevelopment of portions of the Merrifield Suburban Center to create more attractive and functionally efficient commercial and residential areas with pedestrian-friendly and transit-oriented environments.
- Ensure a pattern of land uses that promotes stability in the adjacent residential areas by establishing transitional areas to prevent commercial encroachment on these adjacent areas.
- Create focal point(s) within the “town center” and the “transit station area” where development should be more intense and have a more urban form through the use of appropriate building heights, setbacks, building bulk, and site design.
- Encourage mixed-use development that includes pedestrian and auto circulation systems that integrate the development both internally and externally, resulting in transit-oriented and pedestrian-friendly environments.
- Encourage the development of additional housing (including affordable dwelling units) in the Merrifield Suburban Center so that employees may live near their workplace and transit services, in order to reduce the number and length of commuter auto trips.
- Develop a cohesive roadway system that provides a more extensive grid of streets to serve the town center, transit station area, and the area between.
- Establish a streetscape hierarchy along the roadways that will visually unify the Merrifield Suburban Center and create a pedestrian-oriented environment.
- Develop a cohesive pedestrian circulation system linked to open spaces such as plazas, courtyards, greenways, and parkland in order to facilitate walking and reduce reliance on private automobiles.
- Develop mass transit options, transportation strategies and planned highway improvements to mitigate traffic impacts in the Merrifield Suburban Center and in adjacent residential neighborhoods.

- Ensure that many of the community-serving commercial uses are retained and that new uses are encouraged to develop, such as a grocery store, pharmacy, book store, and a variety of small retail shops, as well as automotive and home service repair shops.
- Encourage the provision of additional community-serving institutional uses, as well as public uses that will serve the Merrifield Suburban Center and the surrounding neighborhoods. These uses may include a library, museum(s), theater, childcare, housing for the elderly, as well as religious and educational institutions.
- Encourage high-quality development in terms of site design, building design and materials, and open space amenities throughout the Merrifield Suburban Center. A more urban and pedestrian-oriented environment should be provided in the transit station area and the town center; and, a suburban character should be provided throughout the remainder of the Merrifield Suburban Center.
- The environmentally sensitive areas of the Holmes Run and Long Branch stream valleys and their tributaries should be retained as permanent open space. In addition, measures should be taken to ensure that runoff from new development will not deteriorate the environmental quality of these streams.

The attainment of the above objectives for the Merrifield Suburban Center, as well as the area-wide and specific land unit recommendations presented in this Plan will encourage a more urban character in a portion of the Merrifield Suburban Center. As mentioned previously, the areas encouraged to be more urban in character are the two core areas and the area connecting the core areas. Encouraging some areas to become more urban should result in a reduced dependence on the private automobile for local travel by linking future more urban development to significantly improved pedestrian and transit facilities. The area primarily outside of the core areas, which includes most of the Merrifield Suburban Center, will remain suburban in character, with its edges providing compatible transitions in intensity and scale to the nearby residential neighborhoods. However, even in the suburban areas, additional pedestrian and transit facilities are planned to help improve circulation and access throughout the entire Merrifield Suburban Center.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center, as amended through August 6, 2007, Area Wide Recommendations, beginning on page 8, the Plan states:

“LAND USE PATTERN

The Land Use Concept's pattern of development significantly modifies the planning policy that has shaped Merrifield over the last three decades. The fundamental new policy direction is to establish two core areas (i.e., the Transit Station Area and the Town Center) with urban characteristics. The areas adjacent to these cores are also envisioned to become more urban in character. However, the majority of the Merrifield Suburban Center (i.e., the non-core areas) is to remain suburban in character, with the edges of the suburban center providing well-defined transitional areas to the surrounding single-family neighborhoods. The Plan further describes the core areas, areas adjacent cores, non-core areas and edge areas, and illustrates the location of these areas on the Land Use Concept Map (See Figure 2).”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center, as amended through August 6, 2007, Area Wide Recommendations, beginning on page 22, the Plan states:

“Open Space and Pedestrian System Guidelines

A part of the vision for the Merrifield Suburban Center is to create pedestrian-oriented areas with usable open space amenities. The following open space and pedestrian system design guidelines should be considered during the review process:

- In development proposals which entail new development or redevelopment, increased intensity/density, increased building heights, and/or which substantially change the design of a previously approved development commitment, pedestrian linkages should be provided to adjacent development and to the countywide trail system where feasible. The goal is to connect local sites with the larger community and to enhance the continuity of the pedestrian system. Pedestrian linkages could include sidewalks, trails, plazas, courtyards and parks with path systems.
- Additional sidewalks and trails beyond those indicated on Figure 8 (the Open Space and Pedestrian System Map) are encouraged, and are in some cases described in the Land Unit Recommendations Section. Providing fewer connections than those on the map is discouraged, unless it can be demonstrated that those connections are not needed because another circulation pattern would serve the same users as well or better.
- Opportunities should be provided for pedestrians to sit, especially in plazas, courtyards, urban greens and parks. Seating opportunities include the provision of low walls, wide steps, benches and other outdoor furniture.
- Auto and pedestrian traffic should be separated, i.e., pedestrians should not be required to walk in a travel lane or through a parking structure to reach their destination.

- Pedestrian safety should be an important factor in designing sidewalks, crosswalks and trails. Adequate lighting is essential. Pedestrian linkages between buildings and parking areas should be well-lit and landscaped. Site development should ensure that the landscaping does not impede visibility or create unsafe conditions.
- Pedestrians should be provided with safe and convenient access to transit stops/stations.
- Design of pedestrian linkages should minimize impacts on mature trees and other established vegetation. Where pedestrian linkages (existing or new) have few shade trees, additional trees should be planted.
- Signage along roadways should be provided to contribute to good pedestrian and vehicular orientation. Within the Merrifield Suburban Center, a signage theme should be established that provides consistency in terms of scale, design, color, materials and placement.
- Usable open space in the form of plazas, urban greens, courtyards or parks should be provided throughout the Merrifield Suburban Center, especially in the Transit Station Area and the Town Center, in order to create a strong pedestrian focus. Developments should provide these pedestrian amenities, which include landscaped areas with shade trees, seating areas, public art and other amenities that make attractive gathering places for the local workforce, shoppers, and residents. In some instances, these open space amenities should be large enough and designed in a manner to accommodate informal activities as well as programmed events during lunch-hours and after-work hours.
- The siting of buildings and the quality of design also influences the pedestrian experience. Care should be taken to ensure that buildings are not designed to create barriers to pedestrian circulation.”

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center, as amended through August 6, 2007, Area Wide Recommendations, beginning on page 23, the Plan states:

“STREETSCAPE DESIGN

Attractive streetscape includes a well-designed road edge with street furniture and other features and provides improved identity, visual continuity and user safety. The streetscape concept shown on Figure 9 provides a streetscape hierarchy with four types of streetscape designs: Boulevard, Ring Road, Main Street and Cross Street. These streetscapes should create a unifying theme along each of the roads to visually and physically link Merrifield. This unifying theme consists of guidance for street tree location, spacing, and size. Below are general guidelines for all streetscapes, which are followed by design guidelines for each individual streetscape type.

General Streetscape Guidelines

Underground utilities: Undergrounding of utilities should be encouraged and should be coordinated with future roadway improvements and the rebuilding of sidewalks to foster a pedestrian environment and other Plan objectives. New development should provide underground utility conduits or provide commitments to construct these improvements in the future. If undergrounding utilities is not feasible, consideration should be given to relocating the utilities to the rear or side of the development.

Street Lighting: Street lighting should be provided that maintains the overall character and quality of the area, while providing adequate lighting levels that ensure public safety without creating glare or light spillage into neighboring low-density residential areas.

Gateways: Gateways define the major approaches to the area and are shown on Figure 9. At these points of entry to the Merrifield Suburban Center, gateways should have additional plantings and tree groupings in addition to the basic streetscape, and could also include signage and other design treatments that distinguish the location as an entrance to the Merrifield Suburban Center.

Streetscape Design Flexibility: When infill or expansion of buildings or other existing features constrain a site's design, variation from the streetscape guidance should be permitted when that variation results in acceptable sidewalk widths and amounts of street trees and landscaping. For example, if the guidance is to provide a double row of street trees, but due to site constraints not enough space exists for the staggered rows, an equal number of street trees planted in a single row may be an appropriate alternative.

When street trees and other plantings are to be located in proximity to roadways or within medians, safety and sight distance should be taken into consideration upon reviewing a development proposal's streetscape design. Modifications to the streetscape guidance is appropriate to account for these issues, but only if viable alternatives in streetscape design can be provided to ensure continuity in the streetscape pattern.

Streetscape Maintenance: The provision of the streetscape may be provided on a combination of publicly owned right-of-way and private property. In order for a future development to utilize the public right-of-way to provide streetscape improvements, commitments will need to be made by the property owner to maintain the streetscape area within the public right-of-way. In addition, in order to provide streetscape, the sidewalk may not be entirely within the right-of-way; therefore, additional right-of-way may be needed or a public access easement will need to be provided for that portion of the sidewalk located on private property.

Boulevard Streetscape Guidelines (Gallows Road, Route 29, and Route 50)

The boulevard streetscape, shown on Figure 10, should be used for Gallows Road, Route 29 and Route 50. This streetscape concept features a wide, tree-lined road with well-defined pedestrian and bicycle features that include wide sidewalks along both sides of the street, street

trees evenly spaced, medians with plantings of flowering trees, shrubs, and flowers. Street lighting should be distinctive, and designed for both pedestrian and vehicular use. The following guidelines are provided for achieving the boulevard streetscape character:

- **Landscape area next to curb:** Along a boulevard, the landscape strip should be, at a minimum, 8 feet in width; however, a 10-foot wide landscape strip is encouraged. Plantings should occur closest to the sidewalk, leaving room adjacent to the road for street lighting and signage. Major shade trees should be planted with a spacing of 40 to 50 feet on center, using trees that are 2½ to 3-inch caliper in size at the time of planting. Vegetation within the planting strip should include supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses. Where appropriate, special pavement treatments and trees in grates may be considered as alternatives to a planting strip.
- **Adjacent to the landscape strip along Route 29,** an eight-foot wide sidewalk is planned along the north side of the road to provide continuity with the trail plan and along the south side, at a minimum, a six-foot wide sidewalk is planned. Along Gallows Road north of Route 50, an eight-foot wide sidewalk is planned for both sides of the road. Along Gallows Road south of Route 50, an eight-foot wide trail is planned along the west side of the road and a six-foot wide sidewalk is planned along the east side of the road. Along Route 50, an 8-foot wide trail is planned for the north side of the road and a 6-foot wide sidewalk is planned for the south side of the road.
- **Pedestrian activity area and/or landscape area between the sidewalk and building and/or parking:** A secondary landscape strip should be, at a minimum, 12 feet wide when adjacent to a building and 6 feet wide when surface parking is adjacent. Major shade trees should be planted with spacing of 40 to 50 feet on center, using trees that are 2½ to 3-inch caliper in size at the time of planting. The tree spacing along this landscape strip should be staggered with the first row of trees between curb and sidewalk, so that the effect of the two rows of trees is tree spacing at approximately 20 to 25 feet. Vegetation within the planting strip should include supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses. This pedestrian activity area/landscape strip, when adjacent to parking areas, should have supplemental plantings that will help to screen the parking from the pedestrian walkway and from the road. When ground level retail is provided in a building, a portion of this pedestrian activity area/landscape strip can be used for retail browsing and/or outdoor dining.
- **Median landscape strip:** Median plantings should consist of flowering trees, low ornamental shrubs, and flowers. The median plantings may be informal; however, the massing of trees should be equivalent to the planting of a tree every 25 feet on center. Plantings should be selected that are drought tolerant and low in maintenance, resistant to disease, pollution, and heat.

- At pedestrian crossings, ramps and special pavement should be designed to create a well-delineated and safe area for pedestrians to cross the street. Medians should be designed to create a safety island for pedestrians waiting to finish crossing the street...

In the Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center, as amended through August 6, 2007, Area Wide Recommendations, beginning on page 38, the Plan states:

“Mitigating Transportation Impacts of Development – All development proposals should provide adequate access, turn lanes, interparcel access and other measures needed that mitigate the traffic impacts of the proposed level of development. If the application cannot demonstrate that the impacts of the proposed development can be mitigated on the surrounding road system, development potential should be reduced to a level at which impacts can be mitigated within the current capacities of the surrounding road system or development should be phased to occur with capacity increases resulting from planned road improvements. If phased, development should be phased with appropriate transportation improvements, so that a balanced roadway network will occur in the long-term, with new development not exacerbating overall existing conditions in the short term. A phasing program may include on-site and off-site improvements, intersection, signalization and parking improvements as identified in the specific land unit guidance...

Transportation Demand Management (TDM) – The transportation goal in the County’s Policy Plan is for a mode split of at least 15 percent of the commuters to Suburban Centers and Transit Station Areas to occur by means other than single occupancy vehicles (SOV). Non-SOV modes are generally referred to as HOV (high occupancy vehicle) and include, for example, mass transit, car and vanpools, and non-motorized transportation.”



County of Fairfax, Virginia

MEMORANDUM

April 9, 2009

TO: William J. O'Donnell, Jr., Planner II
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: INOVA Fairfax Hospital Campus; RZ 2008-PR-009

RE: Request for assistance dated March 20, 2009

This review is based on the Generalized Development Plan RZ 2008-PR-009 and the Special Exception Amendment Plat SEA 80-P-078-15 stamped "Received, Department of Planning and Zoning, March 30, 2009," and the draft proffers dated March 26, 2009. A site visit was conducted on June 16, 2008, as part of a review of the GDP/SEA stamped "Received, Department of Planning and Zoning, April 11, 2008".

General Comment: Comments of the previously submitted GDP/SEA were provided to you in my memos dated June 23, 2008, August 6, 2008, September 12, 2008, March 5, 2009, as well as our meetings on February 5, 2009, and April 2, 2009.

In addition, the new Public Facilities Manual (PFM) requirements for tree conservation, Section 12, became effective on January 1, 2009. In general, proffered conditions, approved development plans, special exception plats, and special permit plats approved prior to January 1, 2009, have been grandfathered by the Board of Supervisors. However, any proffered conditions, development plans, special exception plats, and special permit plats submitted for this site after January 1, 2009, or any proffered conditions, development plans, special exception plats, and special permit plats submitted prior to January 1, 2009, but not approved prior to January 1, 2009, must meet the new Section 12 requirements. Since this PCA has not been approved by the Board of Supervisors, it is not grandfathered and is subject to the new PFM and Zoning Ordinance requirements. Additional comments are provided addressing the 10-year tree canopy requirements and landscaping requirements.

- 1. Comment:** An existing vegetation map has been provided with the original application submission however, it does not appear to be in conformance with Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505.



Recommendation: Provide an EVM that depicts the location of any of the cover types identified in PFM Table 12.2 and one that meets the requirements of Zoning Ordinance Chapter 112, Article 20 and PFM 12-0505. The EVM submitted with the PCA must accurately delineate all areas of the cover types, and include all other required elements of the Zoning Ordinance and Public Facilities Manual.

- 2. Comment:** Preliminary tree cover calculations have been provided however, it is unclear if they are in conformance with the new Zoning Ordinance and PFM requirements, and it is unclear how the 10-year canopy requirements for this site will be met.

Recommendation: Information included in the EVM should be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0507. Tree Preservation Target Calculations and Statement should be provided as shown in PFM Table 12.3. In addition, preliminary 10-year tree canopy calculations in accordance with PFM 12-0510 and PFM Table 12.12, should be provided on the PCA demonstrating how Article 13, 10-year tree canopy requirements will be met.

- 3. Comment:** The interior parking lot landscaping graphic on sheet 4 does not reflect the landscaping at the Existing Woodburn Center for Community Mental Health facility on sheet 5.

Recommendation: The landscaping on the GDP/SEA should reflect the proposed interior parking lot landscaping details on sheet 4.

- 4. Comment:** The 272,083 square feet claimed as "Area of Existing Trees to Remain" is unclear.

Recommendation: The areas of existing vegetation to be credited toward the 10-year tree canopy requirements should be shaded and labeled indicating the amount of tree cover credit claimed for each area.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFMID #: 137500

cc: RA File
DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: March 5, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT 

FILE: 3-4 (RZ 2008-PR-009)
3-5 (SE 80-P-078)

SUBJECT: RZ 2008-PR-009, SEA 80-P-078-15; Inova Fairfax Hospital
Land Identification Maps: 49-3 ((1)) 136C, 136C1
59-2 ((1)) 1A, 1B, 1C, 1D, 1E

This department has reviewed the subject rezoning request including the revised generalized development plan (GDP) dated February 19, 2009, and draft proffers dated February 19, 2009. Our comments are noted below. Until the issues with TDM/Bicycle and Gallows Road are adequately addressed, this department cannot support approval of the application.

TDM/Bicycle

The Comprehensive Plan recommends an overall reduction of 15% of Single Occupant Vehicle (SOV) trips within the Merrifield Suburban Center Area. Intrinsicly, it is expected that smaller developments or ones that cannot easily implement a TDM program will have difficulty achieving a 15% reduction. Larger developments and developments where land holdings are controlled by a single entity are more likely to achieve higher than a 15% reduction even if the development is relatively far away from a Metro station.

The applicant has proffered a TDM program that includes a 15% reduction of SOV trips for employees of the hospital campus. This commitment has been carried forward from Special Exception Amendment conditions approved in 2005. The applicant has implemented a TDM program in general conformance with these conditions. Information provided by the applicant indicates they are achieving a 17% SOV reduction today with their current program. While it is laudable that the applicant has exceeded the expectations for the current TDM program, staff believes that with a more ambitious program tooled to the uniqueness of the hospital campus that a higher reduction is achievable. Several factors lead us to this conclusion.

- Inova is the primary operator of facilities included in this application and with the size of the facility they control a large bloc of trip demand in the Merrifield area
- Operation of a TDM program by a single entity allows for greater programmatic control enabling a tailoring of the program to the needs of employees

- The hospital operates its own shuttle service between the Dunn Loring Metro station and the hospital campus
- The hospital is well-served by Metrobus and Fairfax Connector and is constructing an enhanced bus waiting area to serve passengers
- Inova has not yet implemented commitments to transit subsidies conditioned in previous approvals. This implementation will likely increase use of non-SOV modes of transportation.

There are potential options for the TDM program to achieve staff's objective for a higher reduction both in the short term and long term. In the current proffer the applicant has not committed to hold itself to financial remedies or penalties for non-achievement. Staff suggests that the applicant proffer to achieve a 20% reduction, provide additional financial incentives for employees to use alternative transportation modes, provide financial remedies should the 20% reduction not be achieved, and subject itself to penalties should the remedies not be effective. The applicant should further commit to work toward a 25% reduction without provisions for financial remedies or penalties. However, should the applicant submit requests for density higher than the 0.8 FAR, a 25% reduction of SOV trips with remedies and penalties may be recommended.

We have also recommended a more proactive approach to bicycling on the campus. This not only provides opportunities to reduce SOV trips but it also fits well with health and wellness goals that could be promoted by the hospital. The applicant has committed to provide bike racks and possibly lockers. They have also committed to construct a segment of an internal bike path however there is no exclusive internal bike circulation pathway linking the Willow Oaks site (PCA 87-P-038-4) to the external road network. The applicant has identified on-road routes within the site that are to be signed to 'Share the Road'. We are evaluating whether this resolves this issue.

We recommend the following initiatives to foster additional bike usage:

- Sponsorship and hosting of bicycling activities such as 'Bike to Work' day
- Purchase of bicycles for employee use
- The provision of additional bike racks in accordance with Fairfax County ratios for building square footage

Road Improvements

The applicant has committed to widen Gallows Road as necessary to provide a six lane cross-section from Willow Oaks Corporate Drive to the Woodburn Road intersection, tying in improvements the I-495/ Gallows Road interchange to be constructed for the HOT lanes project by Fluor/Lane. This improvement addresses Comprehensive Plan recommendations for the corridor.

In response to our concerns about right-of-way, a commitment to pursue condemnation should it be necessary to acquire right-of-way for the improvements has been made by the applicant. Staff has stressed the importance of completing the road widening and has worked with VDOT to undertake a detailed review of the design plans for the project. This initiative is intended to identify possible issues affecting timely completion of the project at an early stage. The applicant can prepare plans at the zoning stage that address these issues as well as have an understanding of necessary VDOT procedural actions in preparation for construction.

This early review is also meant to head off potential right-of-way issues with construction of improvements. The applicant has stated that the widening, including bike lanes, can be constructed in existing right-of-way. We are concerned that this may not be realistic. The addition of the condemnation language assuages our concerns somewhat, however we would like additional assurance that significant right-of-way issues will not occur as the project reaches construction milestones. Thus, our review with VDOT will continue until there is a mutual understanding on pavement width including bike lanes, adjacent pedestrian facilities, placement of signalization equipment, relocation of utilities and drainage, and other critical issues.

The applicant's perspective seems to be that the single critical element in the Gallows corridor is added vehicle lane capacity. The applicant has declined to construct or attached terms to other improvements ordinarily expected with a road construction project, such as bicycle accommodation and basic pedestrian facilities. FCDOT feels that pedestrian and bicycle facilities in the roadway alignment are equally critical with the road widening. The improvement project will not be complete without the bike lanes identified in the Comprehensive Plan. The applicant's proffer language erodes confidence that this critical road improvement will be smoothly implemented.

In addition to the widening of Gallows Road, the applicant has committed to widen Woodburn Road on the hospital frontage. They have also proposed to reconfigure the approach exit lanes from I-495 South to Gallows Road to provide an exclusive through lane and 2 left turn lanes. They are also adding dual turning movements to the Gallows Road/Woodburn Road intersection. They have also proffered to construct or modify signals at various intersections on Gallows Road and Woodburn Road.

Transit

Staff has identified the Inova campus as a transit transfer point for Fairfax Connector service in the Gallows Road corridor. Inova has been cooperative in efforts to relocate existing transit facilities as well as expanding to allow the construction of 3 bus bays, two shelters, and associated facilities to serve the transfer point. The applicant has committed to this construction. The applicant has also revised their internal roadway plans to accommodate the turning movements of buses.

We have also asked Inova to enter into a formal agreement to allow buses on the campus and Inova has tentatively agreed to this. Further, Inova has committed to continue to allow buses on the site under the current parameters until the agreement is complete.

Ms. Regina Coyle, Director
March 5, 2009
Page 4 of 4

Discussions with the applicant regarding extension of Fairfax Connector service through the campus on the planned connector road to the Willow Oaks site have taken place. The applicant has expressed security concerns regarding use of this connection. Staff has examined the feasibility of this route and, as designed, the roadway and turn radii are unsuited for buses. A commitment to service between the Inova campus and Willow Oaks via a proprietary shuttle may resolve this issue.

AKR/MAD



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

DAVID S. EKERN, P.E.
COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

February 5, 2009

Ms. Regina Coyle
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035-5511

Re: RZ 2008-PR-009, PCA 87-P-038-4, SEA 80-P-078-15
INOVA Fairfax Hospital Rezoning and Willow Oaks Proffered Condition Amendment
Traffic Impact Analysis, Third Submission

Dear Ms. Coyle:

In accordance with the Virginia Traffic Impact Analysis Regulations, 24 VAC 30-155, the referenced application was submitted to the Virginia Department of Transportation (VDOT) for review on December 23, 2008. It was anticipated the application would create a substantial impact or change to the existing transportation network of state highways.

In general, the TIA is found acceptable. Our findings are provided in the attached Evaluation Report to assist the County Board of Supervisors in their decision making process regarding this application. It is asked you arrange to have the VDOT's comments included in the official public records, and to have both this letter and the VDOT report placed in the official file for the subject rezoning. VDOT will make these documents available to the public through various means, including future posting them to the VDOT website.

Please contact me if you have any further questions regarding this report.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Walker", written over a horizontal line.

Thomas B. Walker
Senior Transportation Engineer

Cc: Angela Rodeheaver, Fairfax County Office of Transportation
Michael Davis, Fairfax County Office of Transportation

Attachment

Evaluation Report

For the 3rd submission of the Inova Fairfax Hospital Rezoning & Willow Oaks Proffered Condition Amendment Traffic Impact Analysis

Summary of Key Findings:

The proposed Hospital Expansion and Willow Oaks Development would include a net increase of approximately 375,000 square feet of hospital use and approximately 489,000 square feet of assisted living use and office use. The access points to the site are proposed on Arlington Boulevard, Gallows Road and Woodburn Road. The proposed development is expected to generate 3,411 AM peak hour trips and 2,458 PM peak hour trips.

Accuracy of Traffic Impact Analysis:

The methodologies and assumptions used in the traffic impact analysis are based upon the scope of work meeting held by VDOT and the locality.

Additional Recommendations or concerns:

- The additional number of westbound left turns, introduced by the new development (200 AM), at the intersection of Rt. 50 & Williams Drive cannot be accommodated within the existing 470 foot left turn bay. The total volume of 357 vehicles in the AM peak hour requires dual left turn lanes. The total future (2015) queue for this movement is projected to be 661 feet, which represents a 51% increase in the queue from the no-build future conditions.
- The recommendation of a signal at Woodburn Road and Center of Excellence Boulevard is simply a recommendation. At such time that a signal is pursued, a warrant analysis under a separate cover shall be submitted for review.
- Changing the operation of any signals within the network may require geometric improvements.
- All locations where overlaps or other signal operation changes have been proposed will require signal modification plans.
- Any improvements or changes to the intersection of Gallows Road and Woodburn Road shall be coordinated with the HOT lanes project.

Conclusions:

In general, the TIA is found acceptable.



FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM



TO: Regina M. Coyle, Director
 Zoning Evaluation Division
 Department of Planning and Zoning

FROM: Sandy Stallman, Manager
 Park Planning Branch *ADD for SS*

DATE: October 27, 2008

SUBJECT: RZ 2008-PR-009, PCA 87-P-038-04 and SEA 80-P-078-15 **Addendum**
 Tax Map #'s: 49-3 ((1)) 136C – C1; 135C1; 49-3 ((1)) 141 and 59-2 ((1)) 1A - E

This memo is an addition to the memos provided on July 3, and July 16, 2008 for the applications listed above. Park planning staff has reviewed the draft proffers for the subject properties, dated October 9, 2008 and provides the following additional comments for your consideration.

The previous Park Authority memos noted a number of impacts that the proposed expansion of the INOVA campus will have on the Park Authority’s parks and recreation service levels. The Comprehensive Plan for the Merrifield Suburban Center, where the subject properties are located, indicates that new commercial development should contribute to the development of off-site park and recreation facilities. On page 46 of the Area I volume of the Comprehensive Plan, Merrifield Suburban Center, Areawide Recommendations, Parks and Recreation section, the Plan states:

“Existing public park and recreation facilities are very limited in the Merrifield Suburban Center...In order to meet park and recreation needs within the Merrifield Suburban Center...Contributions should be made by both new residential and non-residential development for off-site public park facilities that serve the Merrifield Suburban Center.”

Consistent with our review of other commercial developments in suburban centers Countywide, the Park Authority has requested 27 cents per square foot of new development at the INOVA and Willow Oaks sites (\$356,777 for Option 1 with 1,321,396 new square feet and \$366,119 for Option 2 with 1,355,996 new square feet). As of yet, the applicant has not proffered any cash or in-kind contributions to offset the impacts of their development on the park system. Therefore, they are not satisfying the recommendations of the Comprehensive Plan. The Park Authority would be willing to consider another method for calculating the off-site contribution (such as one based on the anticipated increase in employees onsite), but we recommend that the applicant suggest a reasonable method and/or contribution amount.

cc: Chron Binder
 File Copy



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager 
Park Planning Branch

DATE: July 16, 2008

SUBJECT: RZ 2008-009 concurrent with PCA 87-P-038-04 and SEA
80-P-078-15, INOVA Health Care Services **Addendum**

Tax Map Numbers: 49-3 ((1)) 136C – C1; 135C1; 49-3 ((1)) 141
and 59-2 ((1)) 1A - E

This memo is an addition to the memo provided on July 3, 2008 for the applications listed above. The previous Park Authority memo noted a number of impacts that the proposed expansion of the INOVA campus will have on Pine Ridge Park, which is located near the hospital campus on the south side of Woodburn Road. An additional impact to the park that the Park Authority would like to note is the use of the park by taxi cabs that are waiting for calls from customers at the hospital. Park Authority staff has seen as many as eight cabs at one time in the parking lot of Pine Ridge Park during the day. The parking lots at Pine Ridge Park are for the vehicles of park visitors, not commercial vehicles. The Park Authority requests INOVA Health Care Services to provide a staging area on their campus for taxi cabs and to promote the use of the staging area with the local cab companies.

FCPA Reviewer: Diane Probus
DPZ Coordinator: William O'Donnell/St. Clair Williams

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM



TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch 

DATE: July 3, 2008

SUBJECT: RZ 2008-009 concurrent with PCA 87-P-038-04 and SEA
80-P-078-15, INOVA Health Care Services

Tax Map Numbers: 49-3 ((1)) 136C – C1; 135C1; 49-3 ((1)) 141
and 59-2 ((1)) 1A - E

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plans RZ 2008-009/SEA 80-P-078-15, dated February 12, 2008, and PCA 87-P-038-04, dated April 14, 2008. The rezoning/special exception plan shows a proposed expansion of the INOVA Fairfax Hospital facilities with the addition of a new Women's Hospital and Patient Tower, new parking facilities and other supporting facilities on a 66-acre campus. The applicant is requesting a rezoning of the subject property from the R12 and R-1 Districts to the C-3 District and an increase of the FAR from .67 up to FAR 0.8. The Comprehensive Plan currently permits an FAR up to 0.8 for this site.

The proposed partial proffered condition amendment is for parcel 49-3 ((1)) 141, located within the Willow Oaks Corporate Center which is owned by INOVA Health System. The application proposes four office/educational buildings and a fifth office building conceptually designed for potential use by a mid-county community service center (public use). The parcel was previously approved for three office buildings and one assisted living facility with an approximate FAR of .69. The proposed application will not increase the total gross floor area or FAR previously approved for the parcel.

COMPREHENSIVE PLAN CITATIONS

1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 6, p. 8)

“Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication.”

“Policy c: Non-residential development should offset significant impacts of work force growth on the parks and recreation system.”

2. Park Services and New Development (Comprehensive Plan, Area I, Merrifield Suburban Center, Parks and Recreation Facilities, p. 46)

“In order to meet park and recreation facilities needs within the Merrifield Suburban Center, recreation facilities should be provided as part of new residential development with on-site facilities. Contributions should be made by both new residential and non-residential development for off-site public park facilities that serve the Merrifield Suburban Center.”

3. Urban Park Development (The Policy Plan, Parks and Recreation, Park Classification System, Local Parks, p. 10-11, adopted June 20, 2005)

“In urban areas, urban-scale local parks are appropriate. These publicly accessible urban parks should include facilities that are pedestrian-oriented and provide visual enhancement, a sense of identity, opportunities for social interactions, enjoyment of outdoor open space and performing and visual arts. Urban parks are generally integrated into mixed use developments or major employment centers in areas of the County that are planned or developed at an urban scale. Areas in the County that are generally appropriate for urban parks include Tysons Corner Urban Center, Transit Station Areas, Suburban Centers, Community Business Centers and identified “Town Centers” or mixed-use activity centers. Urban parks can be administered by private land owners, Fairfax County Park Authority, or through joint public and private sector agreements for public benefit.

Primary elements of urban-scale local parks are ease of non-motorized access and a location that complements, or is integrated with, surrounding uses. Features may include urban style plazas, mini-parks, water features and trail connections, oriented to pedestrian and/or bicycle use by employees and residents. Park architectural characteristics reflect the built environment. Short-term, informal activities and programmed events during lunch hours and after-work hours are intended to foster social interactions among users, provide leisure opportunities, and create a visual identity to strengthen sense of place and orientation. In urban areas, park size is typically less than five acres and often under ½ acre. Service area is generally within a 5-10 minute walking distance from nearby offices, retail and residences. Well-conceived and executed design is critical to the viability of this type of park. To be successful urban parks need high visibility, easy access, lots of pedestrian traffic, immediacy of casual food service, access to basic utilities, landscaped vegetated areas, ample seating, high quality materials, a focal point or identity, regular custodial maintenance, and an inviting and safe atmosphere.”

4. Urban Park Development (Comprehensive Plan, Area I, The Merrifield Suburban Center, Overview, Planning Objectives, p.5)

“The following objectives for the Merrifield Suburban Center provide a general framework to achieve this future vision....

- Develop a cohesive pedestrian circulation system linked to open spaces such as plazas, courtyards, greenways, and parkland in order to facilitate walking and reduce reliance on private automobiles....”

5. Urban Park Development (Comprehensive Plan, Area I, The Merrifield Suburban Center, Area-wide Recommendations, Urban Design, p. 17)

“The urban design concept for the Merrifield Suburban Center is designed to achieve a balance between the more urban character of the proposed Town Center and the Transit Station Area and the more suburban character of the rest of the Merrifield Suburban Center and the surrounding residential neighborhoods. The principles for establishing the Urban Design Concept are as follows: ...

- Encourage high-quality development in terms of site design, building design and materials, and open space amenities;
- Avoid a community dominated by surface parking;
- Accommodate alternative transportation modes (i.e., walking, bicycling, busses, shuttles, and metro); and
- Provide attractive and usable community-serving civic and recreation space.”

6. Heritage Resources (The Policy Plan, Heritage Resources, Objective 1, p. 3)

“Objective 1: Identify heritage resources representing all time periods and in all areas of the County.”

“Policy a: Identify heritage resources well in advance of potential damage or destruction.”

7. Heritage Resources (Comprehensive Policy Plan, Heritage Resources Objective 3, page 4)

“Objective 3: Protect significant historical resources from degradation or damage and destruction by public or private action.”

8. Heritage Resources (Comprehensive Policy Plan, Fairfax Planning District, F2- Mantua Community Planning Sector, Heritage Resources, p. 36)

“Numerous prehistoric archaeological resources dating to the earliest known human inhabitants of Fairfax County (c. 9000 B.C.) and later have been identified in the Accotink watershed of this sector and adjacent uplands. Several of these resources have not been disturbed by modern development. Additionally, the archaeological remains of several historic mills have been located in the Accotink floodplain. These resources should be protected.”

9. Resource Protection (The Policy Plan, Parks and Recreation Objectives 2 & 5, pp. 5-7)

“Objective 2: Protect appropriate land areas in a natural state to ensure preservation of significant and sensitive natural resources.”

“Policy g: Protect parklands from encroachments and minimize adverse human impacts to natural areas.”

“Policy j: Minimize adverse impacts of development on water resources and stream valleys.”

“Policy k: Minimize the effects of storm water outfalls on parkland.”

“Objective 5: Ensure the long term protection, preservation and sustainability of park resources.”

“Policy a: Protect parklands from adverse impacts of off-site development and uses. Specifically, identify impacts from development proposals that may negatively affect parklands and private properties under protective easements and require mitigation and/or restoration measures, as appropriate.”

10. Resource Protection (Comprehensive Plan, Area II, Fairfax Planning District, Overview, Environment, p. 8)

“High water quality should continue to be promoted through land use and structural controls in order to comply with the spirit of the Chesapeake Bay Preservation Act. The following guidelines are suggested to achieve this objective: . . .

- Provide for the regional stormwater management ponds according to the Regional Stormwater Management Plan. Discourage the use of on-site stormwater management techniques in lieu of a regional alternative. In headwaters areas with suitable soils, infiltration techniques may be appropriate; and . . .”

“The headwaters of several major watersheds, Accotink Creek, Pohick Creek, Difficult Run and Popes Head Creek, are environmentally sensitive areas located in the Fairfax Planning District. The floodplains and parks associated with these creeks and their tributaries form the basis for the environmental quality network in this Planning District.

The protection of these stream valleys, wetlands and their associated wildlife habitat is essential.”

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Commercial Development

As one of Fairfax County’s largest employers and a major health industry leader, the INOVA campus hosts thousands of employees, patients, and visitors at all hours of the day and every day of the week. Some patients may have extended hospital stays and visitors may spend long hours at the hospital campus with them. The INOVA Fairfax Hospital campus currently does not provide outdoor recreational spaces and urban scale parks for people at the campus to utilize. Thus, the proposed expansion of INOVA Fairfax Hospital may impact nearby parks such as Pine Ridge Park and Eakin Community Park due to the need of hospital employees to access outdoor recreational amenities during breaks or after work as well as patients and visitors who may be at the hospital complex for extended lengths of time.

The Comprehensive Plan for the Merrifield Suburban Center calls for a combination of private and public funding to contribute toward new facilities to serve both residents and workers. Recent monetary contributions to offset the impacts of commercial development in Suburban Centers have averaged \$0.27 per square foot. Applying this rate to the proposed 1,314,085 square feet of new non-residential uses proposed at the INOVA Fairfax Hospital complex and additional facilities at the Willow Oaks Corporate Park, the Park Authority requests a contribution of \$354,803 for recreational facility development at one or more park sites located within the service area of the subject property.

On-site Park and Recreation Amenities

The INOVA Fairfax Hospital campus on its 60-acre parcel is already well built out with little usable open space or urban scale parks to provide employees, patients, and hospital visitors opportunities for outdoor leisure activities. The proposed expansion of the hospital facilities will further reduce open space on the campus.

The Merrifield Suburban Center Design Guidelines and the Park and Recreation element of the Policy Plan support the concept of integrating urban-scale public open spaces in major employment centers in areas that are planned or developed at an urban scale. Ideally, a system of walking paths and trails with waysides, picnic areas and play equipment integrated throughout the medical campus would greatly enhance the hospital environment and provide healthy options for employees, patients and visitors. The following facilities should be considered for inclusion in the designs of the new facilities:

Urban Park Features

- Open space: small parks, plazas, courtyards, urban greens, and outdoor dining
- Water features: fountains and interactive water play systems
- Pedestrian connections between buildings and parks

- Pedestrian seating: low walls, wide steps, benches and other outdoor furniture
- Sport courts: basketball, tennis, handball, volleyball, Bocce and multi-use courts
- A system of walking paths, exercise loops and nature walks
- Play areas for children: tot lots, playgrounds and creative play structures
- Gardens: formal, wildflower and healing gardens

The regional pond could be designed as an amenity for the INOVA Fairfax Hospital campus by planting native vegetation in and around it to provide wildlife habitat and by building a park around the pond with a trail, benches and picnic tables. It could be connected to a campus trail system to encourage people to exercise by walking to it from other parts of the campus.

Cultural Resources Impact:

The Park Authority Cultural Resource Management and Protection (CRMP) section conducted an archival review of the parcel 49-3 ((1)) 141, which is the subject of application PCA 87-P-038-04. CRMP staff found that the property has a house dating to at least 1937, which is located in the southwestern corner of the property. The property has a moderate potential for significant archeological resources.

The Park Authority recommends that the property be subjected to a tight interval Phase I archeological survey, using a scope of work provided by the CRMP section. If any archeological resources are found by the Phase I survey and determined to be potentially significant then a Phase II assessment should be done. If any sites are determined to be significant then either they should be avoided or Phase III data recoveries should be performed in accordance with a scope provided by the CRMP section. Any Phase III scopes will provide for public interpretation of the results.

All draft and final archeological reports, field notes, photographs and artifacts produced as a result of Phase I, II and/or III studies should be provided to the CRMP staff (Attention: Elizabeth Crowell, Manager, Cultural Resource Management & Protection Section) within 30 days of completion of the study or survey.

The applicant should also be made aware that there are specific archeological requirements under Section 106 of the National Historic Preservation Act, which are associated with Federal licensed or funded development. If Section 106 applies then any archeological work under this recommendation should also be coordinated in advance with the Virginia State Historic Preservation Officer (SHPO).

Stormwater Control:

The applicant's property is adjacent to Pine Ridge Park and upstream from Eakin Community Park/Accotink Stream Valley Park. Stormwater from the applicant's property and the surrounding development in the vicinity of the intersection of Gallows Road and Route 50 flows to a small unnamed tributary of Accotink Creek which then flows to Eakin Park. Much of this area currently flows to the stream with no detention. This tributary is in a degraded condition and

is classified under the Level II Restoration category in the Fairfax County 2001 Stream Protection Strategy.

The Park Authority supports the proposal under this application to renovate the stormwater facility on parcel 49-3 ((1)) 136C to make it a regional stormwater pond. Creating a regional stormwater pond at this location could significantly reduce the stress on the receiving stream and improve the condition of the stream and the in-stream habitat.

A native warm season grass buffer should be planted around the regional pond to naturalize its environment. The buffer should not be mown down to the water and the grass along the perimeter should be mown only once a year. The grass will improve the water quality in the pond and diminish the attractiveness for resident Canada geese. Providing some native trees intermittently could also increase not only the aesthetic appeal but improve the habitat as well. The trees will provide roosting, nesting and cover opportunities as well as very good substrate for invertebrates and their predators.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section and the following major issues:

- Off-site recommended park facility contribution = \$354,803
- Parcel 49-3 ((1)) 141 should be subjected to a tight interval Phase I archeological survey
- Integrate a system of urban scale parks, walking paths and trails with waysides, picnic areas and play equipment throughout the medical campus
- Design the stormwater regional pond as an amenity for the hospital campus by planting native vegetation in and around to create wildlife habitat and by adding park features such as a loop trail around the pond with benches and picnic tables.

FCPA Reviewer: Diane Probus
DPZ Coordinator: William O'Donnell

cc: Cindy Walsh, Acting Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Chron Binder
File Copy



MEMORANDUM

DATE: April 2, 2009

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM:  Jeremiah Stonefield, Chief
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application, RZ 2008-PR-009, concurrent with Special Exception Amendment, SEA 80-P-078-15, INOVA Fairfax Hospital Campus Generalized Development Plan and Special Exception Amendment Plat (Plat), dated March 26, 2009, and Draft Proffers Dated March 26, 2009; Tax Map #049-3-01-0136-C, 0136-C-1, 059-2-01-0001-A(pt), through 0001-E (Site), Providence District.

We have reviewed the Plat, and offer the following stormwater comments:

Chesapeake Bay Preservation Ordinance

There is Resource Protection Area (RPA) on the Site. The majority of the proposed Willow Oaks pond is on the property of the INOVA Fairfax Hospital Campus site. A portion of the pond is within the RPA. Based on the proposed plan, it appears that the construction of proposed pond qualifies as Redevelopment, which is an allowed use in the RPA, subject to submission and approval Water Quality Impact Assessment (WQIA) prior to Site Plan submission. If the scope of the encroachment and/or impervious area within an approved site specific RPA boundary redelineation is more than the existing conditions associated with the existing pond, the project may not qualify as redevelopment and then an RPA Encroachment Exception would be required for concurrent action by the Board. The proposed sanitary sewer lines, trails, boardwalk and gazebo are exempt uses in the RPA.

For water quality purposes of the development outside the RPA, the proposed improvements are considered 'development' under the CBPO, and a minimum of 40% phosphorous removal is required. The computations demonstrate the proposed Willow Oaks enhanced extended detention dry pond will be designed with sufficient efficiency to compensate for 27.17 acres of the southern portion of the INOVA Fairfax Hospital



site and the County Building that do not drain to the pond. Proffers 23.A and C, state that, subject to DPWES approval, the BMPs for the WHPT, and County Building in the event of Option 2, may be provided in the Willow Oaks ponds, and the requirement for BMP may be deferred until such time as the Willow Oaks pond is constructed. Alternatively, at the applicant's option, BMP may be provided in an on-site sand filter, or other allowable measure, as may be approved by DPWES. Deferral requests may be favorably considered by DPWES, but typically only in situations when the construction plan for the pond is proposed on a separate plan that is under review at the time of the deferral request and approval is pending.

The applicant has proposed an initial phase of the development, with two alternatives: an expansion of the Existing Tower Building (ETB) or an expansion of the INOVA Heart and Vascular Institute (IHVI). Under either alternative, the proposed improvements are considered 'redevelopment' under the CBPO for water quality purposes, and a minimum of 10% phosphorous removal, or as determined in accordance with PFM 6-0401.2B, is required. Proffer 23.B only includes a commitment to provide detention for the expansion of the ETB alternative. Water Quality Control will be required on the initial phase Site Plan for either the ETB or IHVI alternative.

The applicant has shown on the GDP/SEA Plat the possible locations of LID facilities (pervious pavement or other) to be constructed on-site. Proffer 24 includes a commitment to install County accepted LIDs, in at least one of the locations, and shall be designed with a minimum 40% efficiency, and treat at least 20,000 square feet of impervious surface. The applicant states that the facilities are demonstration projects and will not factor into the stormwater calculations.

Floodplain

There is regulated minor floodplain on the Site. The majority of the proposed Willow Oaks pond is on the property of the INOVA Fairfax Hospital Campus site and within the minor floodplain. The proposed reconstruction of the failing endwall to the existing storm sewer system in the Bedford Village development is off-site and immediately upstream of the INOVA Fairfax Hospital Campus property. The floodplain regulations of Part 9 of Article 2 of the Zoning Ordinance, requires that uses in the floodplain will not increase the water surface elevation. The applicant has indicated a maximum 100-year water surface elevation in the proposed pond and will provide a floodplain study at the time of Site Plan.

Stormwater Detention

The applicant indicates that detention for the Woman's Hospital and Patient Tower, and the County Building, in the event of Option 2, will be provided in underground detention vault(s) as shown on the GDP/SEA Plat.

Proffer 23.B includes a commitment to provide detention for the expansion of the ETB initial phase alternative. The applicant indicates that, as proposed, there is no increase

in runoff for the IHVI alternative, therefore a separate detention facility will not be required.

Downstream Drainage Complaints

There numerous relevant downstream complaints on file along only the outfall from the proposed Willow Oaks pond related to erosion of the stream and house flooding.

Site Outfall

There are two main outfalls from the application property, one from the proposed Willow Oaks pond, and the other southerly across Woodburn Road. Other non-concentrated flows will outfall from the perimeter of the development site.

The applicant indicates that the southerly outfall across Woodburn Road is adequate. The applicant has indicated the outfall from the Willow Oaks pond is currently inadequate due to inadequate capacity and house flooding at a point approximately 2300 feet downstream of the proposed pond. The applicant states the outfall requirements from the pond will be satisfied by use of the Channel Capacity Method of PFM 6-0203.4B, and to address the house flooding in accordance with PFM 6-0203.5. To address existing downstream inadequacies, the PFM allows the applicant to provide additional peak flow reduction such that there is no adverse impact and a proportional improvement is achieved. The proportional improvement is the required reduction below good forested runoff, and is a ratio of the runoff coefficient and land area of the subject site plan to the runoff coefficient and drainage area at the inadequate cross section.

Additional comments

The applicant states in Proffer 28, that the construction of the pond is a requirement of the Willow Oaks development PCA, PCA 87-P-038-04, and not a requirement of the subject application. The applicant proffers to allow the owners of the Willow Oaks site to construct, maintain, and repair the pond on the application property. As owners of the property where the pond is to be built, the applicant will have to execute certain deeds and plats to vacate and dedicate any and all necessary easements to allow the construction and maintenance and repair of the pond. However, the applicant states that they specifically reserve the right to commence construction of the Willow Oaks pond in connection with the Fairfax Hospital Campus site in advance of the development on the INOVA Willow Oaks site. The construction of the Willows Oaks pond prior to the development of the Willow Oaks site would not eliminate the requirement that the private maintenance agreement be executed prior to approval of the Site Plan for the construction of the pond. Prior to the development of the Willow Oaks site, there would not any occupant to assume the maintenance responsibilities. If the applicant desires to construct the pond prior to the development of the Willow Oaks site, the applicant should proffer that they will assume maintenance responsibility of the facility and execute the necessary maintenance agreements.

The majority of the proposed Willow Oaks pond is on the property of the INOVA Fairfax Hospital Campus site. Certain aspects of the site related to all four design options of

the pond, including, but not limited to, the retaining walls adjacent to the proposed parking garage extend into the water surface limits of the pond and the gazebo and boardwalk on the top of the pond outlet riser structure, are not allowed within County stormwater management easements. Maintenance and Stormwater Management Division of DPWES will not accept maintenance of the pond as proposed. To address the maintenance concerns, the applicant has stated that maintenance responsibility of the proposed pond, as well as the reach of the proposed storm sewer from Williams Drive, will be private. The private maintenance agreement must be executed prior to approval of the Site Plan for the construction of the pond.

The applicant proposes to construct a gazebo on the top of the outlet riser structure for the pond, with an elevated walkway from the adjacent paved pond access road on the embankment. The applicant has proposed the bottom of the gazebo structure (beams, joists, etc) to be, at a minimum, above the required freeboard elevation above the Spillway Design Flood (SDF) of the pond.

For Pond options 1, 2, and 3, the proposed storm sewer from Williams Drive ROW conveys off-site storm water through a proposed retaining wall to the proposed pond. Since the retaining wall cannot be located in the Storm Drainage Easement, the Site Plan must show that the private maintenance responsibility for this reach of the storm sewer system.

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES
Hani Fawaz, Chief Site Review Engineer, Environmental and Facilities Review Division, DPWES
Beth Forbes, Senior Stormwater Engineer, Stormwater and Geotechnical Section, DPWES
Zoning Application file (6157-ZONAV-001-C-1)



FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

**PLANNING & ENGINEERING
DIVISION**

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

June 23, 2008

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 08-PR-009
SEA 80-P-078-15
Inova Fairfax Hospital
Campus

Dear Ms. Coyle:

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

1. The property is served by Fairfax Water.
2. Adequate domestic water service is available at the site from existing 18-inch, 16-inch, 10-inch, 8-inch and 6-inch water mains located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.
3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

A handwritten signature in black ink that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure



County of Fairfax, Virginia

MEMORANDUM

DATE: May 5, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2008-PR-009 concurrent with Special Exception Amendment Application SEA 80-P-078-015

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 in RZ 2008-PR-009 and SEA 80-P-078-015 is serviced by the Fairfax County Fire and Rescue Department Station #418, **Jefferson**
2. In summary, the Fire and Rescue Department considers that the subject rezoning application property in RZ 2008-PR-009 and SEA 80-P-078-015 does not meet current fire protection guidelines without an additional facility. The application property is 2/10 of a mile outside the fire protection guidelines. No new facility is currently planned for this area.



MEMORANDUM

TO: Staff Coordinator
 Zoning Evaluation Division
 Department of Planning & Zoning

DATE: July 9, 2008

FROM: Lana Tran (Tel: 703 324-5008)
 Wastewater Planning & Monitoring Division
 Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ2008-PR-009
 Tax Map No. 049-3-/01/ /0141

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

1. The application property is located in the Accotink Creek (M2) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCPCP).
2. Based upon current and committed flow, there is excess capacity in the (NMCPCP) at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. 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 line located in 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	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments:

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

- 1) For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
- 2) Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
- 3) Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
- 4) All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.
- 5) Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

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.
 - 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

9-607 Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, C-9, I-1, I-2, I-3, I-4, I-5, I-6 and Sully Historic Overlay Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

- 1) An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
- 2) An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.

- 3) An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.
- 4) An increase in height up to 60 feet may be approved in the Sully Historic Overlay District when located within the historic district and within 500 feet of the Sully Historic Overlay District perimeter boundary and when it can be demonstrated by the applicant that the proposed structures, including all rooftop structures excluded from the maximum height regulations pursuant to Sect. 2-506 and those portions of the roof excluded from the building height calculations in accordance with the definition, are compatible with and do not have detrimental impacts on the Sully property in terms of mass, scale, color and visual impact and when such increase in height is in compliance with Federal Aviation Administration standards. Other factors to be considered when determining the impact of an increase in height may include, but not be limited to, changes to existing topography, presence of existing vegetation and the building lighting and signage. The actual building height as measured from the grade to the top of any roof or rooftop structure shall not exceed 65 feet.



County of Fairfax, Virginia

MEMORANDUM

DATE: February 27, 2009

TO: Board of Supervisors

FROM: Sherryn Craig, Staff Coordinator
Health Care Advisory Board (HCAB)

SUBJECT: Correction to Health Care Advisory Board Review of the Rezoning (RZ 2008-PR-009) and concurrent Special Exception (SE 80-P-078) Applications of Inova Health Care Services for building a new Women's Hospital Patient Tower on the campus of Inova Fairfax Hospital

In the memo dated February 23 (attached), it was incorrectly stated that the Main Patient Tower at Inova Fairfax Hospital was built in 1961. The Main Patient Care Tower was built in 1967 and the original building dates back to 1961. Together, these aging buildings house over 470 beds.

If you have further questions regarding this correction, please contact the HCAB.

cc: Planning Commission
Barbara Lippa, Executive Director, Planning Commission
Kris Abrahamson, Office of Comprehensive Planning, Zoning Evaluation Branch
William O'Donnell, Office of Comprehensive Planning, Zoning Evaluation Branch
Anthony H. Griffin, County Executive
Verdia L. Haywood, Deputy County Executive
Gloria Addo-Ayensu, MD, Director of Health
Michael Wing, Land Use Planning Aide, Office of Supervisor Smyth
Jennifer Siciliano, Inova Health System
Health Care Advisory Board

Attachment: February 23 Health Care Advisory Board Memorandum Regarding the Rezoning (RZ 2008-PR-009) and concurrent Special Exception (SE 80-P-078) Applications of Inova Health Care Services for building a new Women's Hospital Patient Tower on the campus of Inova Fairfax Hospital



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: February 23, 2009

TO: Board of Supervisors

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

SUBJECT: Health Care Advisory Board Review of the Rezoning (RZ 2008-PR-009) and concurrent Special Exception (SE 80-P-078) Applications of Inova Health Care Services for building a new Women's Hospital Patient Tower on the campus of Inova Fairfax Hospital

On February 9, 2009, a public meeting was held to review the above-referenced special exception application submitted on behalf of Inova Health Care Services for the purpose of building a new Women's Hospital Patient Tower on the campus of Inova Fairfax Hospital. As the Board of Supervisors is aware, the Fairfax County Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception and Zoning applications for medical care facilities.

As outlined in the Fairfax County Zoning Ordinance, the HCAB is specifically tasked with reviewing the following:

- Demonstrated need for the proposed facility;
- Institutional need;
- Financial accessibility; and
- Development costs and project financing.

Inova Health Care Services is seeking to build an 826,000 square foot, eleven story Women's Hospital Patient Tower, with 566 acute care beds plus 80 neonatal intensive care unit (NICU) beds. Inova intends to renovate the existing Tower Building and develop the current Women's and Children's Building into a dedicated pediatric facility. However, these plans are not part of the special exception application and remain outside the scope of the HCAB's review.

In its proposal, Inova is requesting a total of 193 licensed beds, which would increase its bed capacity from 833 to 1,026. Inova plans to use 91 out of the 193 beds to build the Women's Hospital Patient Tower. Inova was unable to provide justification or specify usage for the additional 102 beds. When asked about the surplus, Inova representatives indicated, that at some point, they would expand mental health services and programs, but that no decision had been made and the extra beds would be directed to future health care needs—the timing and nature of which were unspecified. Therefore, to meet current development needs, the HCAB recommends increasing Inova's bed capacity by 91 beds from 833 to 924.

Fairfax County Health Department
10777 Main Street, Suite 203
Fairfax, VA 22030
Phone: 703-246-2411 TTY: 703-591-6435
FAX: 703-273-0825
<http://www.fairfaxcounty.gov/hd/hcab/>



Based on the information presented to the HCAB, the Women's Hospital Patient Tower will become the main patient tower for the hospital. The lower levels of the building would include the Birthing Center (Labor and Delivery rooms and C-Section rooms), Neonatal Intensive Care Unit (NICU), High Risk Pregnancy Unit, Family Centered Care (FCC), Postpartum Beds, Special Care OB Beds, Women's Surgical and Oncology Beds, Antenatal Testing Center, Women's outpatient special care unit, Surgical suite dedicated to Gynecologic surgery and Breast procedures, and Women's Imaging. The upper five levels of the building will house adult medical/surgical (med/surg), intensive care, and intermediate beds, including nursing units dedicated to Trauma and surgical critical care, medical intensive care, Neurosciences, Orthopedics, Oncology, and Surgery. Nonclinical space will include a new Central Energy Plant below grade, Lobby, Retail, Volunteers, and Registration on the Ground Floor and Administration, Educational/Conference space, Medical Staff/Residency support, and Support Services (i.e. materials management, satellite kitchen and sterile processing).

The special exception application also includes all the site work associated with the installation of a new boulevard, designed to enhance campus access and way-finding, plus site utilities and the projects required to free up the site for the new building.

The construction of a new patient tower will address two challenges. The first is the urgent need to replace an aging building. The main patient care tower was built in 1961. The building systems are inadequate (e.g. air handling, electrical power, elevators, etc.) and need to be replaced. Rooms are semi-private and undersized. The Virginia Building Code requires that newly constructed critical care, med/surg, and OB rooms are private and meet minimum square-foot-per-patient ratios. The proposed expansion will be designed to meet or exceed the minimum requirements defined in the Virginia Department of Health, Center for Quality Health Care Services and Consumer Protection State Medical Facilities Plan (SMFP), 2006 American Institute of Architects (AIA) Guidelines for the Design of Health Care Facilities, the 2006 International Building Code (IBC), and the National Fire Protection Association (NFPA) 101—Life Safety Code (LSC).

Second, the hospital operates above optimal occupancy levels as defined in the State Medical Facilities Planning Guidelines. The region's growing and aging population is projected to strain the hospital's ability to meet an increasing demand for services. The Women's and NICU services have already outgrown the facility capacity in the building that opened in 1992. The women's center was designed to accommodate 7,500 labor and deliveries (L&Ds) a year. In 2007, there were 13,000 L&Ds, substantially increasing utilization above what was anticipated. The NICU, designed for 47 infant stations, presently houses over 80 in extremely crowded conditions.

The intended costs of the proposal are substantial—estimated at \$950 million. Inova will seek fixed-rate tax-exempt bonds in two drops. Between \$100 and \$200 million will be sought over the next six months for site and infrastructure improvements. A second take will be scheduled in 2-3 years to shore up the construction of the building. In total, 40 percent (approximately \$375 million) of the project will be paid for with bond financing; the remaining balance (approximately \$575 million) will be financed from accumulated reserves, which currently amount to \$1.6 billion.

To address the costs of the project and the uncertainty of today's markets, Inova has had to reprioritize its schedule of capital improvements. The expansion of the Inova Fairfax Hospital

campus remains a top priority, and therefore, Inova will need to delay, and possibly suspend, other capital improvements. Inova was unable to provide further information, but has agreed to report back to the HCAB about the impact this may have on the community.

Inova's projected timeline for completing the expansion is September 2013. The first 8-9 months of the 41-month project will focus on restructuring access to the site: reorganizing traffic flow, parking, and entrances, clearing the main entrance to the hospital, building temporary entrances and rerouting traffic flow, and moving major utilities. Major construction will begin in June 2010 and take four years to complete. Renovations to the campus, briefly described above, will take place once the new patient tower is constructed.

For the reasons cited above, the HCAB agrees with the underlying need to expand Inova Fairfax Hospital from 833 to 924 beds, but does not support the applicant's request to increase bed capacity to 1,026. Requesting additional beds beyond current development needs circumvents and undermines the transparency inherent in the special exception process. It is critical that Fairfax County residents have input when changes in health care delivery and/or services are proposed. Therefore, it is the recommendation of the HCAB that the Board of Supervisors support Inova's proposal to build the Women's Hospital Patient Tower and increase its total bed capacity by 91 beds from 833 to 924. Inova Health Systems continues to be a vital partner in ensuring the health of our community. Modernizing and expanding its infrastructure will only serve to better meet the needs of Fairfax County residents.

If you have further questions regarding this recommendation, please contact the HCAB.

cc: Planning Commission
Barbara Lippa, Executive Director, Planning Commission
Kris Abrahamson, Office of Comprehensive Planning, Zoning Evaluation Branch
William O'Donnell, Office of Comprehensive Planning, Zoning Evaluation Branch
Anthony H. Griffin, County Executive
Verdia L. Haywood, Deputy County Executive
Gloria Addo-Ayensu, MD, Director of Health
Michael Wing, Land Use Planning Aide, Office of Supervisor Smyth
Jennifer Siciliano, Inova Health System
Health Care Advisory Board

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

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.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
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	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		