



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

APPLICATION

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

PROVIDENCE DISTRICT

APPLICANT: INOVA Health Care Services

PRESENT ZONING: C-3

PARCEL(S): 49-3 ((1)) 141

ACREAGE: 16.14 Acres

FAR: 0.69

OPEN SPACE: 43% with options to 50%

PLAN MAP: Office Use

PCA PROPOSAL: The applicant seeks to amend the proffers for RZ 87-P-038, previously approved for an assisted living facility and office uses, to remove the assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA among five office buildings with no increase in the overall approved FAR. The approved FAR would remain 0.69 with a total of 487,804 gross square feet. In addition, the applicant proposes to conceptually design one of the buildings for potential use by the new Mid-County Center (which would include the Woodburn Center for Community Mental Health).

William O'Donnell

Staff recommends denial of PCA 87-P-038-04 as submitted, however, if it is the intent of the Board of Supervisors to approve PCA 87-P-038-04, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

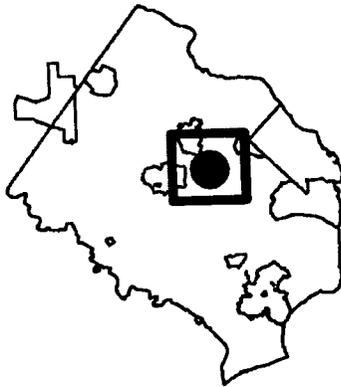
It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content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



Proffered Condition Amendment

PCA 87-P-038-04



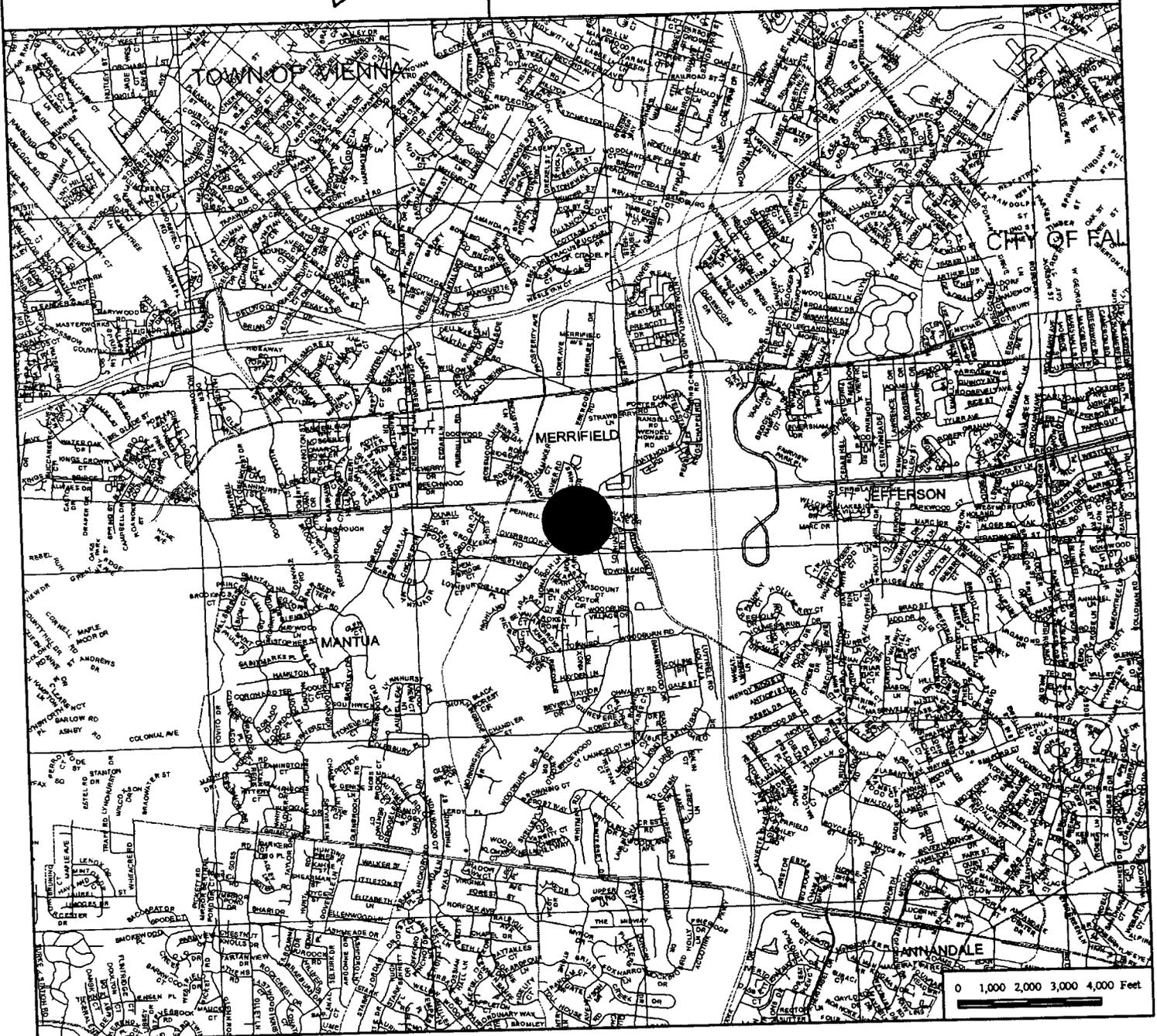
Applicant:
Accepted:
Proposed:
Area:

INOVA HEALTH CARE SERVICES
06/03/2008
COMMERICAL
16.14 AC OF LAND, DISTRICT - PROVIDENCE

Zoning Dist Sect:
Located:

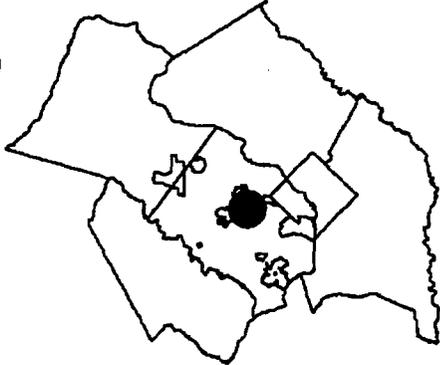
SOUTHEAST QUADRANT OF THE INTERSECTION
OF ARLINGTON BOULEVARD AND WILLIAMS DRIVE

Zoning: C-3
Overlay Dist:
Map Ref Num: 049-3- /01/ /0141



Proffered Condition Amendment

PCA 87-P-038-04



Applicant:
Accepted:
Proposed:

INOVA HEALTH CARE SERVICES

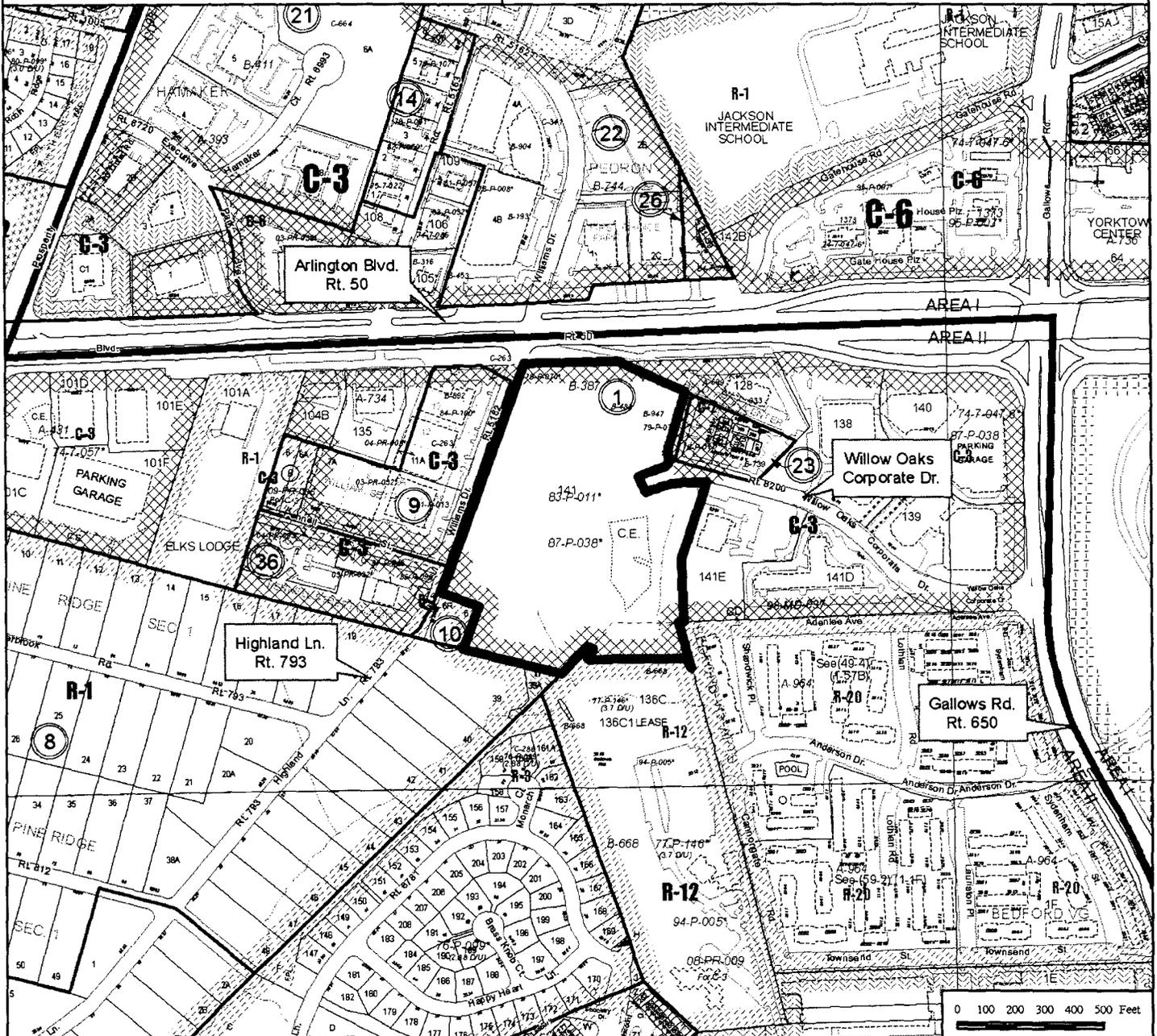
06/03/2008

TO AMEND THE PROFFERS FOR RZ 87 P-038 AS AMENDED PREVIOUSLY APPROVED FOR AN ASSISTED LIVING FACILITY AND OFFICE USES TO PERMIT COMMERCIAL DEVELOPMENT AND PUBLIC USES AND ASSOCIATED MODIFICATIONS TO PROFFERS AND SITE DESIGN 16.14 AC OF LAND; DISTRICT - PROVIDENCE

Area:
Zoning Dist Sect:
Located:

SOUTHEAST QUADRANT OF THE INTERSECTION OF ARLINGTON BOULEVARD AND WILLIAMS DRIVE

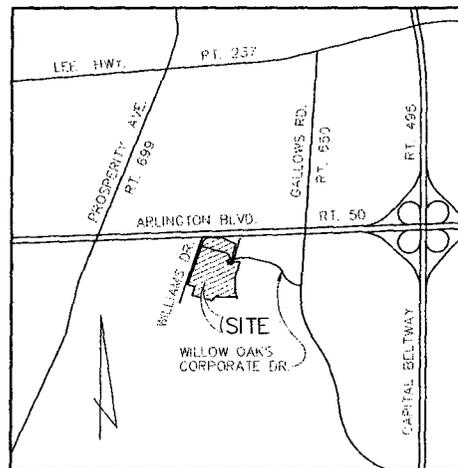
Zoning: C-3
Overlay Dist: CRA
Map Ref Num: 049-3- /01/ /0141



INOVA WILLOW OAKS

Providence District Fairfax County, Virginia

Partial Generalized Development Plan Amendment - PCA 87-P-038-04



VICINITY MAP
SCALE: 1" = 1,000'

Applicant:
Inova Health Care Services
3300 Gallows Road
Falls Church, VA 22042

Sheet Index

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| 5. PEDESTRIAN CIRCULATION PLAN / SITE FURNITURE DETAILS | 15. STORMWATER MANAGEMENT AND OUTFALL NARRATIVES |
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| 8. ROAD IMPROVEMENTS DETAIL | 18. BMP COMPUTATIONS AND RATING CURVES |
| 9. ROAD IMPROVEMENTS DETAIL | 19. HEC-1 MODELS |
| 10. ROAD IMPROVEMENTS DETAIL | 20. HEC-1 MODELS |

Inova Willow Oaks
Partial Generalized Development
Plan Amendment
PCA 87-P-038-04

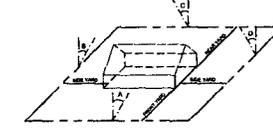
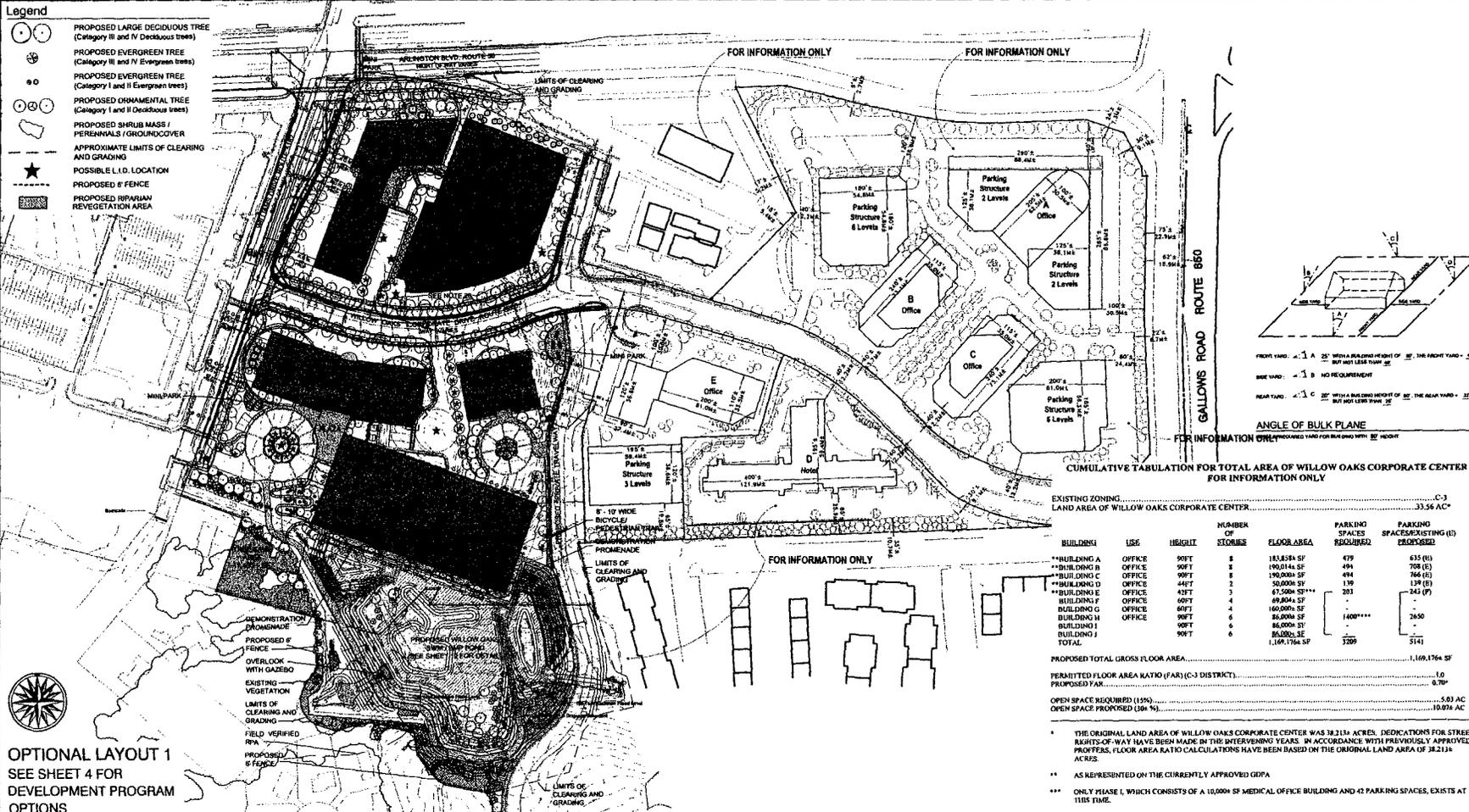


Dewberry & Davis LLC
2000 WASHINGTON BLVD.
FARMACIA, VA 22031
PHONE: 703.444.0100
FAX: 703.444.0118
www.dewberry.com

SEAL



Revised April 20, 2009
Revised March 26, 2009
Revised February 19, 2009
Revised January 23, 2009
Revised October 9, 2008
Revised August 28, 2008
Revised July 31, 2008
April 14, 2008



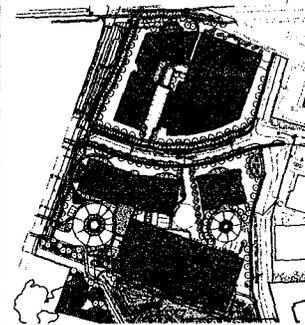
CUMULATIVE TABULATION FOR TOTAL AREA OF WILLOW OAKS CORPORATE CENTER FOR INFORMATION ONLY

BUILDING	USE	HEIGHT	NUMBER OF STORIES	FLOOR AREA	PARKING SPACES REQUIRED	PARKING SPACES EXISTING (E) (PROPOSED)
**BUILDING A	OFFICE	50FT	8	183,834 SF	479	635 (E)
**BUILDING B	OFFICE	50FT	8	190,214 SF	494	709 (E)
**BUILDING C	OFFICE	50FT	8	190,000 SF	494	766 (E)
**BUILDING D	OFFICE	44FT	2	50,000 SF	139	139 (E)
BUILDING E	OFFICE	43FT	3	67,500 SF*	203	241 (E)
**BUILDING F	OFFICE	60FT	4	49,804 SF	-	-
**BUILDING G	OFFICE	60FT	4	160,000 SF	-	-
BUILDING H	OFFICE	90FT	6	86,000 SF	1400****	2650
BUILDING I	OFFICE	90FT	6	86,000 SF	-	-
BUILDING J	OFFICE	90FT	6	86,000 SF	-	-
TOTAL				1,169,154 SF	3709	5141

PROPOSED TOTAL GROSS FLOOR AREA: 1,169,154 SF
 PERMITTED FLOOR AREA (KATO) (FAR) (C-3 DISTRICT): 1.0
 PROPOSED FAR: 8.70*

OPEN SPACE REQUIRED (15%): 5.83 AC
 OPEN SPACE PROVIDED (36.1%): 10.974 AC

OPTIONAL LAYOUT 1
 SEE SHEET 4 FOR
 DEVELOPMENT PROGRAM
 OPTIONS



Parking Lot Landscaping Tabulation

PARKING LOT AREA	173,835 SF ±
PARKING LOT LANDSCAPING REQUIRED (5%)	8,692 SF ±
PARKING LOT LANDSCAPING PROPOSED (5%)	8,690 SF ±
(43 PROPOSED TREES @ AVG. 200 SF EA)	

● TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT

Tree Canopy Tabulation

SITE AREA	293,028 SF ±
POND WATER SURFACE ELEVATION	76,216 SF ±
ADJUSTED SITE AREA	216,812 SF ±
TREE CANOPY REQUIRED (10%)	21,681 SF ±
AREA OF EXISTING TREES TO REMAIN	17,400 SF ±
AREA OF PROPOSED LANDSCAPING	30,000 SF ±
TOTAL TREE CANOPY PROVIDED (7.6%)	47,400 SF ±

* THE 10% TREE CANOPY REQUIREMENT WILL BE PROVIDED WITH THE PROPOSED DEVELOPMENT PROGRAM IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 2 OF CHAPTER 122 OF THE CODE.

NOTE:

THE PARKING LOT LANDSCAPING AND TREE CANOPY TABULATIONS ARE PRELIMINARY. THE TABULATIONS ARE INTENDED TO REFLECT THE RIPARIAN LANDSCAPE AND CANOPY REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM. FINAL CALCULATIONS WILL BE PROVIDED WITH THE BENEFIT OF SURVEYS AND FINAL ENGINEERING AT TIME OF SITE PLAN PREPARATION. AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE CANOPY MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

Riparian Revegetation

DISTURBED RIPARIAN AREA	34,472.50 SF ± (79 ACRES)
REQUIRED DENSITY OF DECIDUOUS TREES	100 PER ACRE
REQUIRED DENSITY OF UNDERSTORY TREES	200 PER ACRE
REQUIRED DENSITY OF SHRUBS	1000 PER ACRE

PROPOSED DENSITY OF DECIDUOUS TREES AT SITE PLAN: 79
 PROPOSED DENSITY OF UNDERSTORY TREES AT SITE PLAN: 158
 PROPOSED DENSITY OF SHRUBS AT SITE PLAN: 80

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

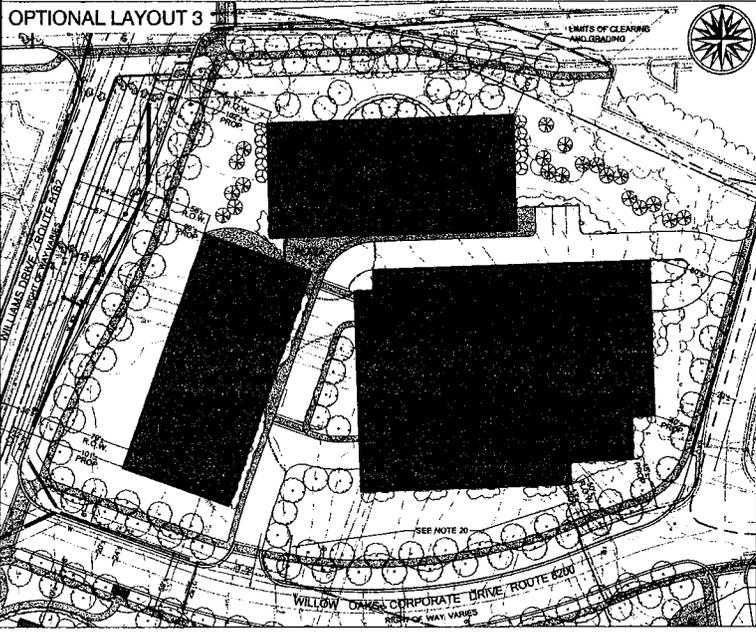
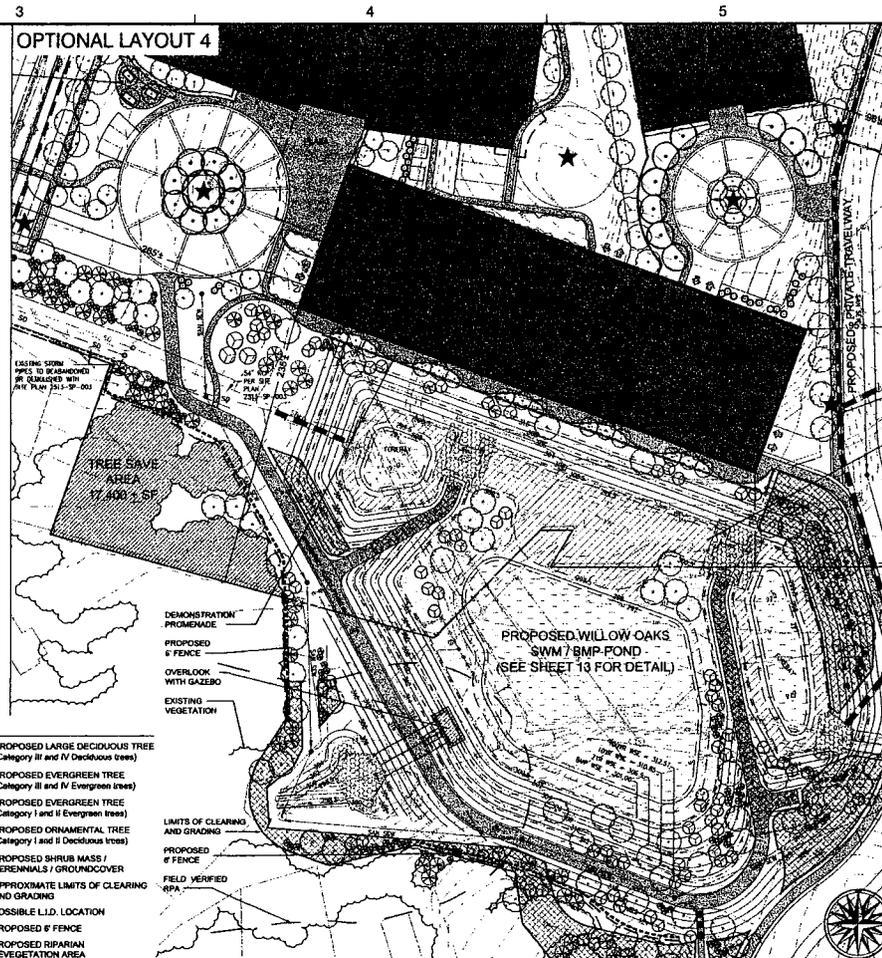
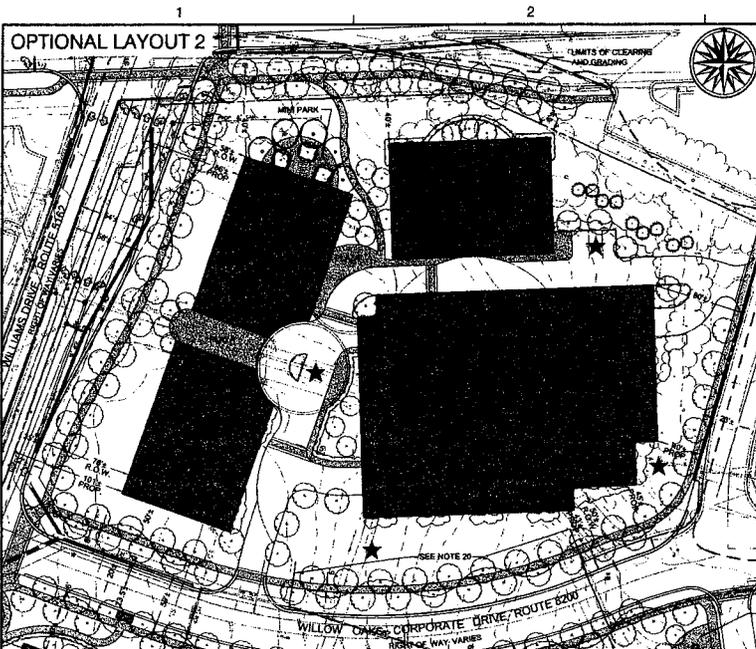
	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	378,186.13 SF OR 8.88 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	53.78%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE LEFT) =	10% OF 626,842 SF = 62,684 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	53.78% = 33,718 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION (SEE LEFT) =	17,400 SF
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN REQUEST A DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTING IN 12.057.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12.057.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

No.	DATE	BY	Description
7	04.20.09	AWP	
6	03.26.09	AWP	
5	02.19.09	AWP	
4	01.22.09	AWP	
3	10.09.08	AWP	
2	08.28.08	AWP	
1	07.31.08	AWP	

REVISIONS

DRAWN BY: JWC
 APPROVED BY: PCT
 CHECKED BY: PCT
 DATE: April 14, 2008
 TITLE: Inova Willow Oaks
 Partial Generalized Development Plan Amendment
 Overall

PROJECT NO.



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - APPROXIMATE LIMITS OF CLEARING AND GRADING
 - POSSIBLE L.I.D. LOCATION
 - PROPOSED FENCE
 - PROPOSED RIPARIAN REVEGETATION AREA

TABULATION FOR AREA OF PARTIAL GDPA OPTION 2

EXISTING PROPOSED FORMING	C-3
LAND AREA OF PARTIAL GDPA	18.14 AC
PROPOSED USE	OFFICE/EDUCATIONAL/PUBLIC
PROPOSED GROSS FLOOR AREA (GFA)	487,804 SF
BUILDING F	88,804 SF
BUILDING G	160,000 SF
BUILDING H	160,000 SF
BUILDING I	89,000 SF
BUILDING J	89,000 SF
PROPOSED FLOOR AREA RATIO (FAR)	0.88
MAXIMUM HEIGHT OF BUILDINGS	
BUILDING F	4 STORIES - 80 FT
BUILDING G	4 STORIES - 80 FT
BUILDING H	7 STORIES - 90 FT
BUILDING I	7 STORIES - 90 FT
BUILDING J	7 STORIES - 90 FT
PARKING SPACES REQUIRED	1100*
BUILDING F	3.8 SPACES / 1000 SF GFA = 210
BUILDING G	3.8 SPACES / 1000 SF GFA = 418
BUILDING H	3.8 SPACES / 1000 SF GFA = 418
BUILDING I	3.8 SPACES / 1000 SF GFA = 210
BUILDING J	3.8 SPACES / 1000 SF GFA = 210
PARKING SPACES PROVIDED	2800
PARKING GARAGE A	1150
1 LEVELS ABOVE GRADE	
1 LEVELS BELOW GRADE - TOTAL 11 LEVELS	
PARKING GARAGE B	1150
8 LEVELS	
OPEN SPACE REQUIRED (15% OF NET LAND AREA)	2.29 AC
OPEN SPACE PROVIDED (15% OF NET LAND AREA)	8.77 AC
*PLUS SPACES FOR USES IN CELLAR. SEE NOTE 24	

TABULATION FOR AREA OF PARTIAL GDPA OPTION 3

EXISTING PROPOSED FORMING	C-3
LAND AREA OF PARTIAL GDPA	18.14 AC
PROPOSED USE	OFFICE/EDUCATIONAL/PUBLIC
PROPOSED GROSS FLOOR AREA (GFA)	487,804 SF
BUILDING F	88,804 SF
BUILDING G	160,000 SF
BUILDING H	160,000 SF
BUILDING J	179,000 SF
PROPOSED FLOOR AREA RATIO (FAR)	0.88
MAXIMUM HEIGHT OF BUILDINGS	
BUILDING F	4 STORIES - 80 FT
BUILDING G	4 STORIES - 80 FT
BUILDING H	6 STORIES - 90 FT
BUILDING J	6 STORIES - 90 FT
PARKING SPACES REQUIRED	1200*
BUILDING F	3.8 SPACES / 1000 SF GFA = 210
BUILDING G	3.8 SPACES / 1000 SF GFA = 418
BUILDING H	3.8 SPACES / 1000 SF GFA = 418
BUILDING J	3.8 SPACES / 1000 SF GFA = 210
PARKING SPACES PROVIDED	2800
PARKING GARAGE A	1150
2 LEVELS BELOW GRADE - TOTAL 11 LEVELS	
PARKING GARAGE B	1150
8 LEVELS	
OPEN SPACE REQUIRED (15% OF NET LAND AREA)	2.29 AC
OPEN SPACE PROVIDED (15% OF NET LAND AREA)	8.78 AC
*PLUS SPACES FOR USES IN CELLAR. SEE NOTE 24	

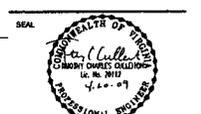
TABULATION FOR AREA OF PARTIAL GDPA OPTION 4

EXISTING PROPOSED FORMING	C-3
LAND AREA OF PARTIAL GDPA	18.14 AC
PROPOSED USE	OFFICE/EDUCATIONAL/PUBLIC
PROPOSED GROSS FLOOR AREA (GFA)	487,804 SF
BUILDING F	88,804 SF
BUILDING G	160,000 SF
BUILDING H	160,000 SF
BUILDING J	169,000 SF
PROPOSED FLOOR AREA RATIO (FAR)	0.89
MAXIMUM HEIGHT OF BUILDINGS	
BUILDING F	4 STORIES - 80 FT
BUILDING G	4 STORIES - 80 FT
BUILDING H	6 STORIES - 90 FT
BUILDING J	6 STORIES - 90 FT
PARKING SPACES REQUIRED	1400*
BUILDING F	3.8 SPACES / 1000 SF GFA = 210
BUILDING G	3.8 SPACES / 1000 SF GFA = 418
BUILDING H	3.8 SPACES / 1000 SF GFA = 418
BUILDING J	3.8 SPACES / 1000 SF GFA = 210
PARKING SPACES PROVIDED	2800
PARKING GARAGE A	1150
1 LEVELS ABOVE GRADE	
1 LEVELS BELOW GRADE - TOTAL 11 LEVELS	
PARKING GARAGE B	1150
8 LEVELS ABOVE GRADE	
1 LEVELS BELOW GRADE - TOTAL 8 LEVELS	
OPEN SPACE REQUIRED (15% OF NET LAND AREA)	2.29 AC
OPEN SPACE PROVIDED (15% OF NET LAND AREA)	7.24 AC
*PLUS SPACES FOR USES IN CELLAR. SEE NOTE 24	

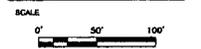


Dewberry & Davis LLC
 1000 WASHINGTON BLVD
 FARMACIA, VA 22031
 PHONE: 703.897.8100
 FAX: 703.897.8833
 www.dewberry.com

INOVA
 WILLOW OAKS
 PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

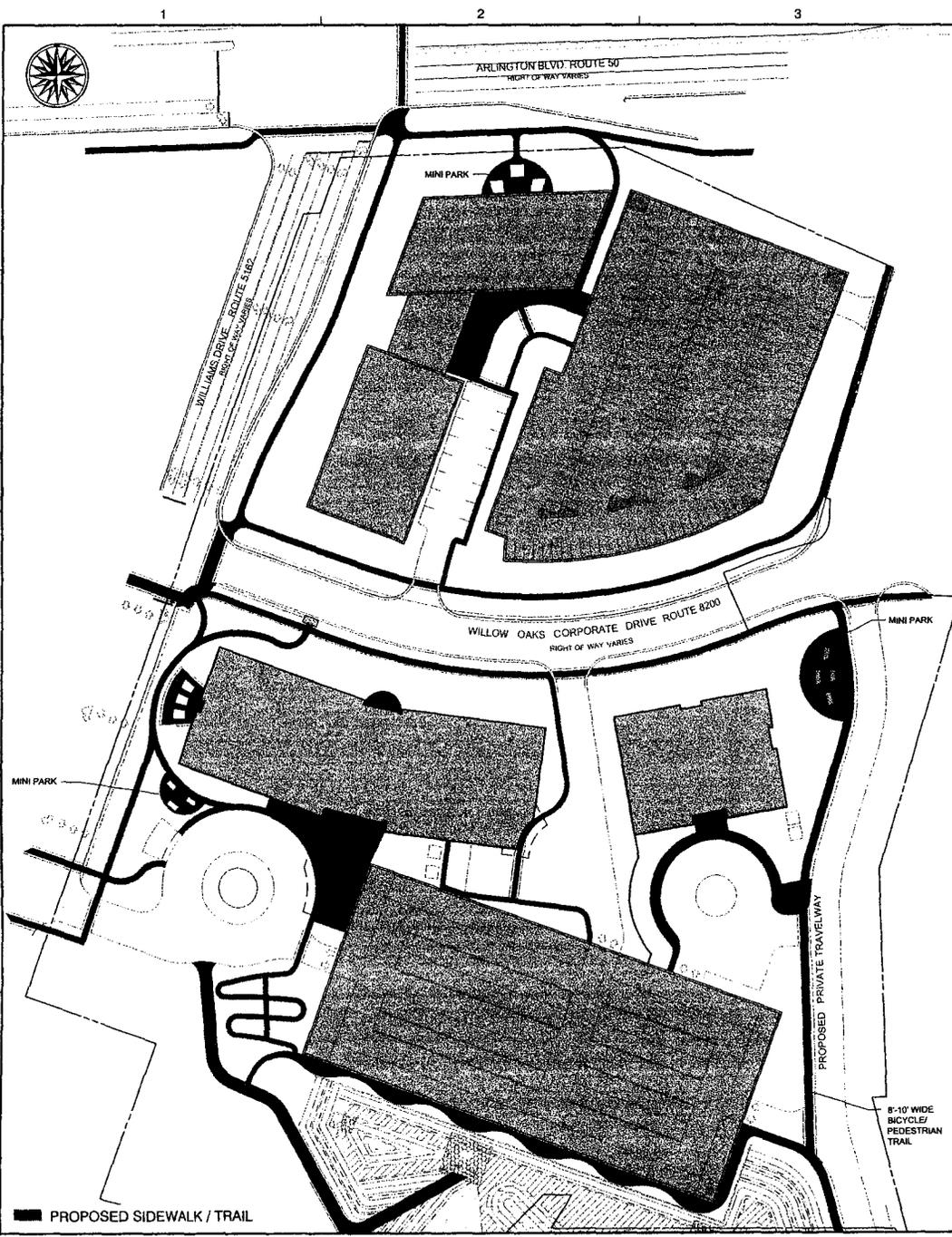


No.	DATE	BY	Description
7	04.20.09	ARW	
6	03.26.09	ARW	
5	02.19.09	ARW	
4	01.23.09	ARW	
3	10.09.08	ARW	
2	08.28.08	ARW	
1	07.31.08	ARW	

DRAWN BY: JMC
 APPROVED BY:
 CHECKED BY: PCY
 DATE: April 14, 2008

TITLE
 Inova
 Willow Oaks
 Partial Generalized Development
 Plan Amendment
 Optional Layouts

PROJECT NO.



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



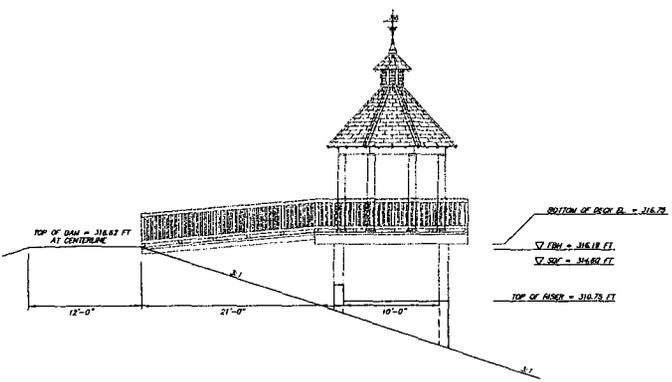
TYPICAL BENCH



TYPICAL DECORATIVE LIGHT



TYPICAL TRASH RECEPTACLE

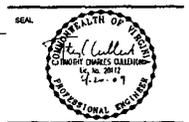


DECK OVERLOOK AND GAZEBO (NTS)

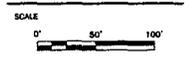


Dewberry & Davis LLC
 8025 HANOVER BLVD
 FAIRFAX, VA 22031
 PHONE: 703.342.0000
 FAX: 703.342.0001
 www.dewberry.com

INOVA
 WILLOW OAKS
 PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
7	04.20.09	ARW	
6	03.26.09	ARW	
5	02.19.09	ARW	
4	01.23.09	ARW	
3	10.08.08	ARW	
2	08.28.08	ARW	
1	07.31.08	ARW	

DRAWN BY: JMC
 APPROVED BY: [Signature]
 CHECKED BY: PGT
 DATE: Apr 14, 2009

TITLE
 Inova
 Willow Oaks
 Partial Generalized Developer
 Pedestrian Circulation Plan /
 Site Furniture Details

PROJECT NO.

5

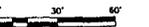
SHEET NO. 5 of 20

M-10690



KEY PLAN

SCALE



No.	DATE	BY	Description
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5	02.19.09	ARW	
4	01.23.09	ARW	
3	10.09.08	ARW	
2	08.28.08	ARW	
1	07.31.08	ARW	

REVISIONS

DRAWN BY JMC

APPROVED BY _____

CHECKED BY PGY

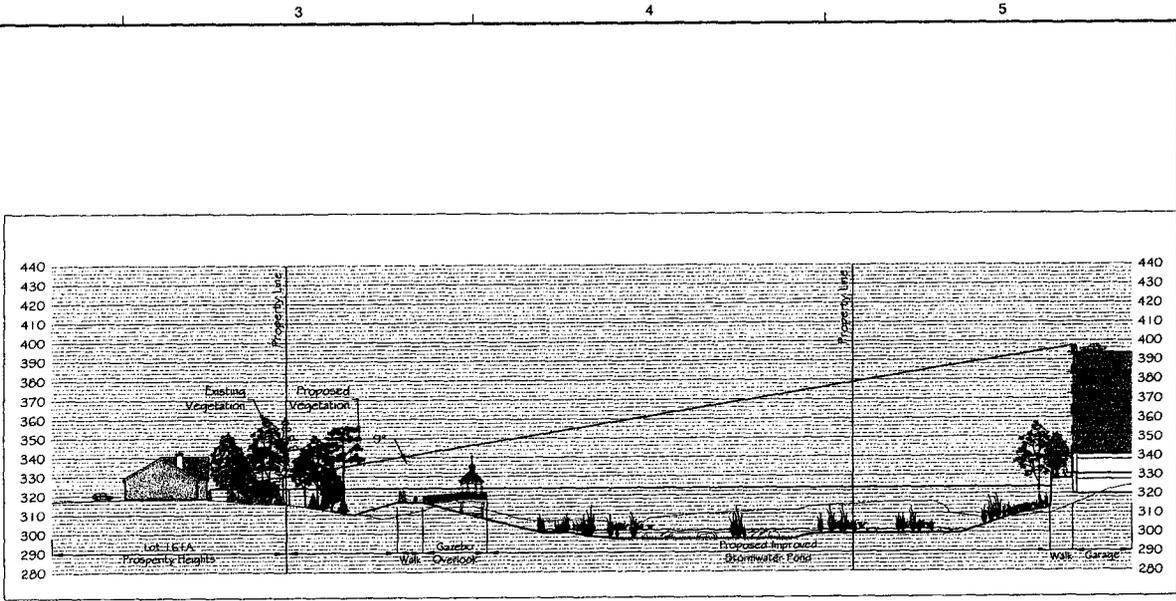
DATE April 14, 2008

TITLE

Inova
Willow Oaks

Partial Generalized Development
Plan Amendment
Cross Sections

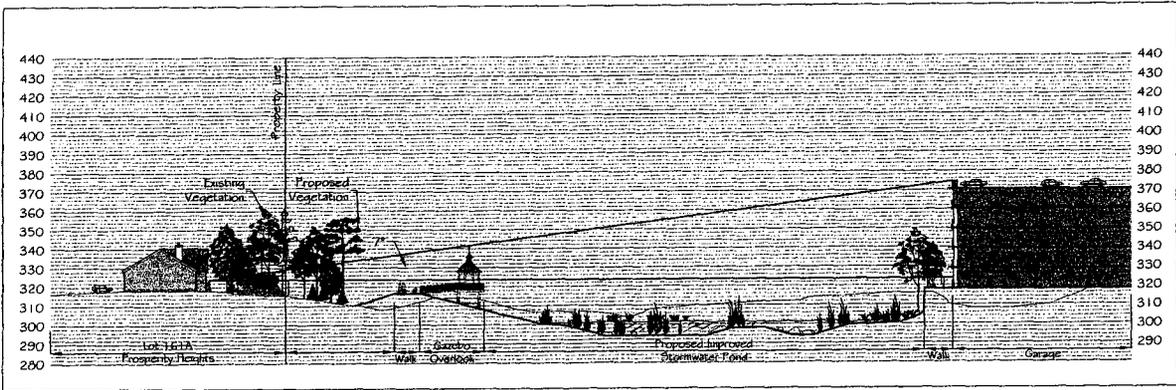
PROJECT NO.



2 BAY GARAGE

A

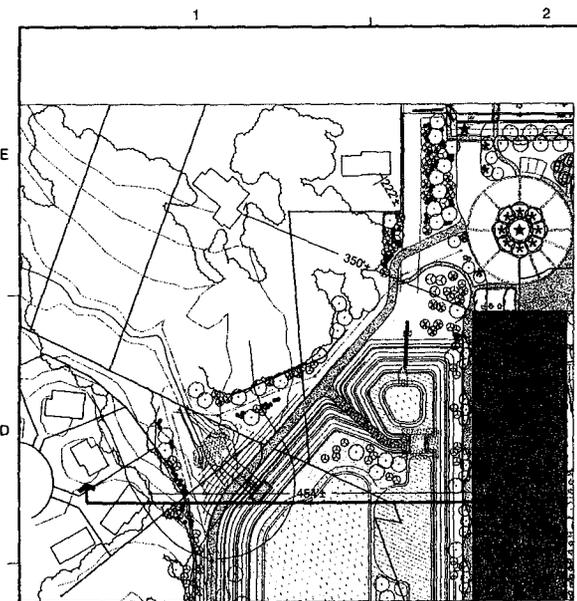
A'



3 BAY GARAGE

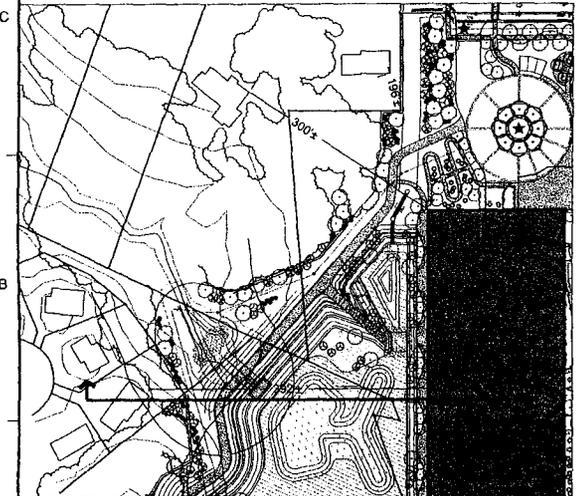
B

B'



SECTION A-A'

E



SECTION B-B'

C

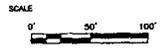
A



**NOVA
 WILLOW OAKS**
 PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 FARMIL COUNTY, VIRGINIA



KEY PLAN



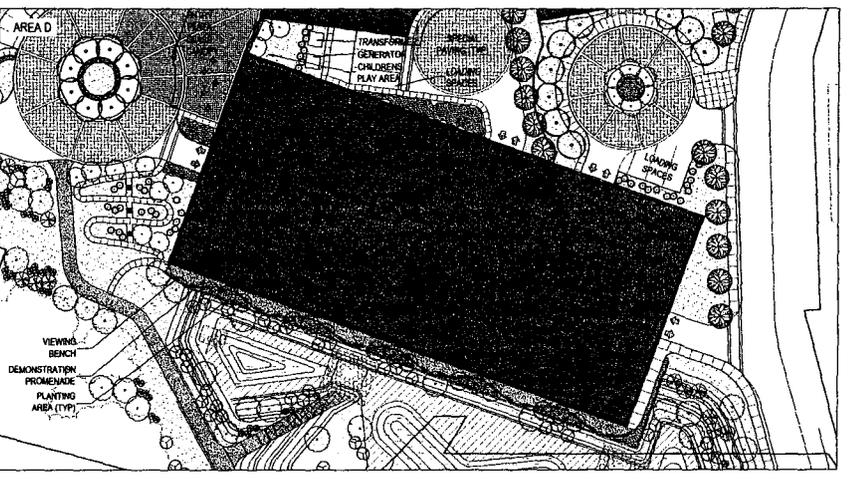
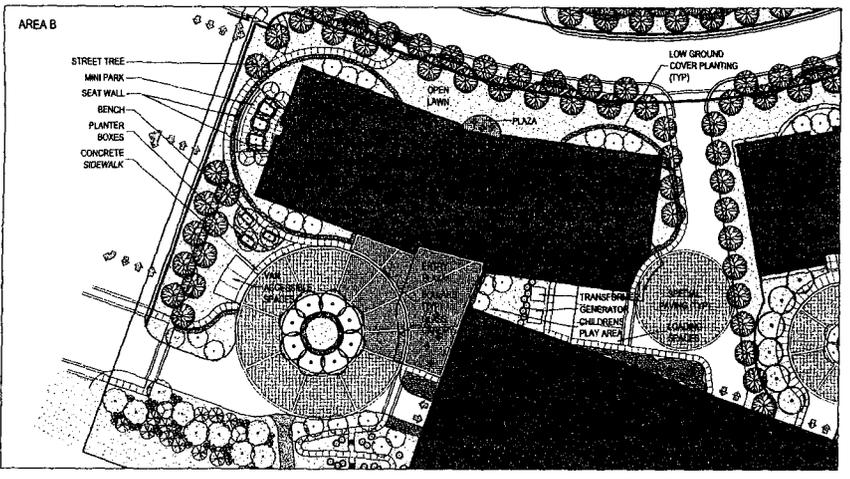
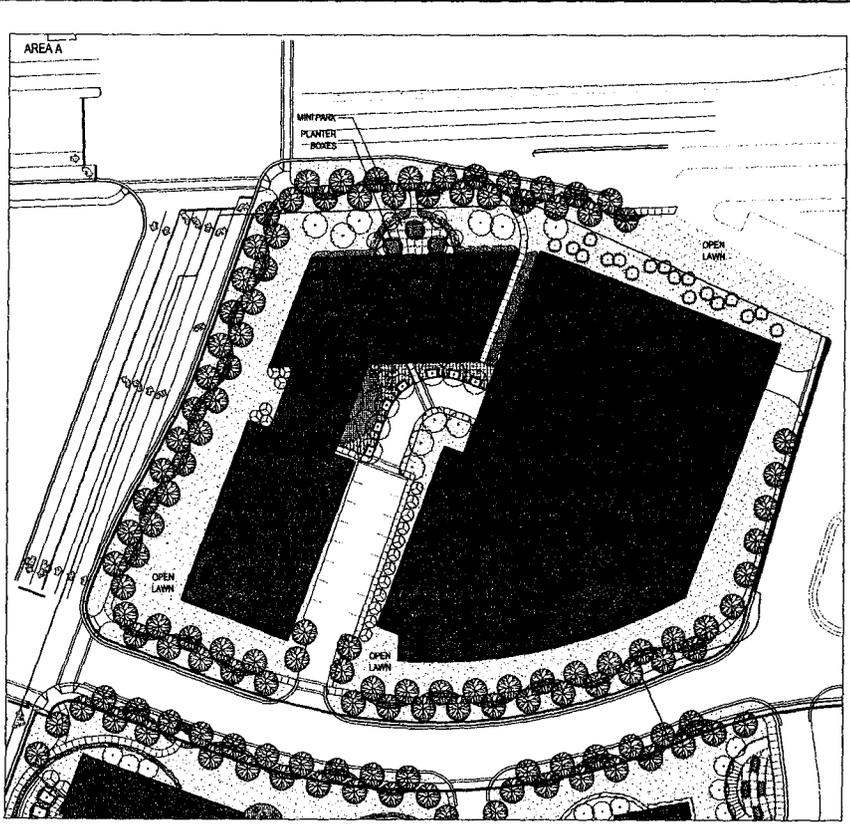
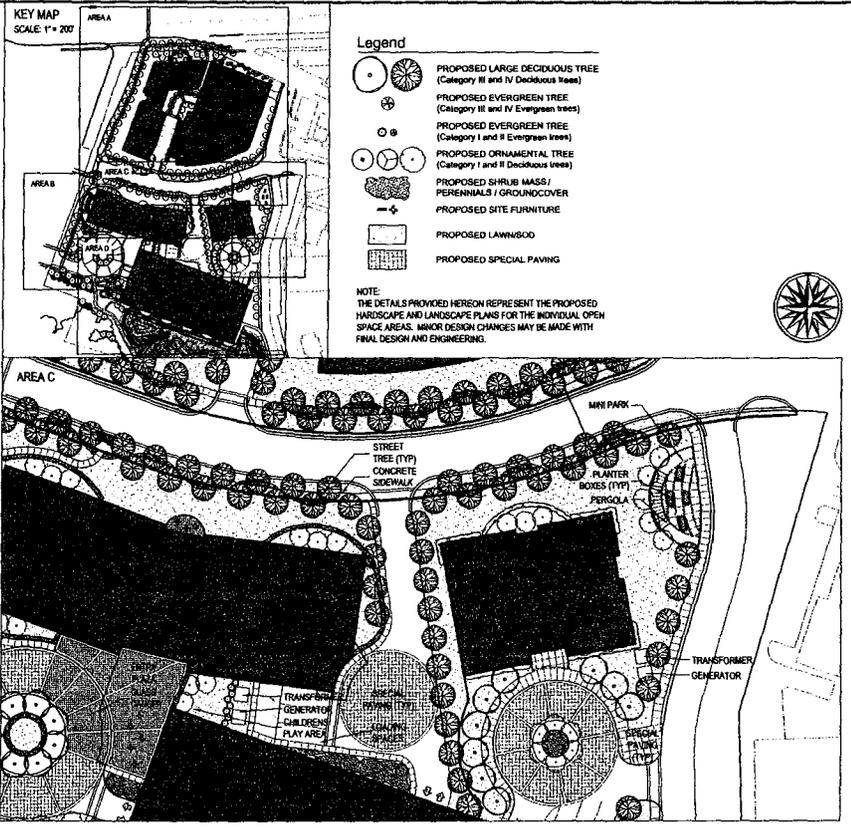
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2	08.28.08	ARW	
1	07.31.08	ARW	

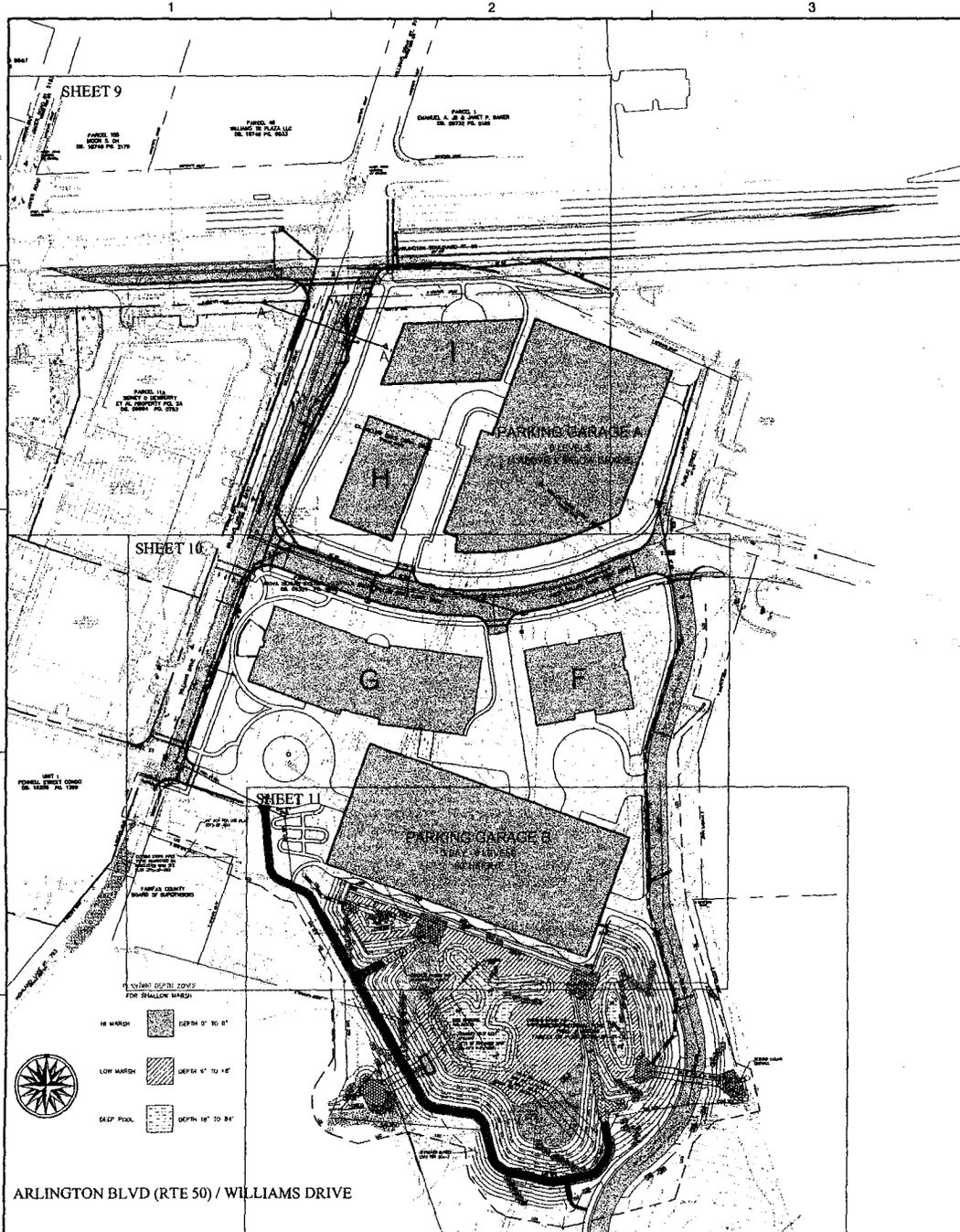
REVISIONS

DRAWN BY: JMC
 APPROVED BY: _____
 CHECKED BY: PGY
 DATE: April 14, 2008

TITLE
**Inova
 Willow Oaks**
 Partial Generalized Development
 Plan Amendment
 Detail Enlargements

PROJECT NO.





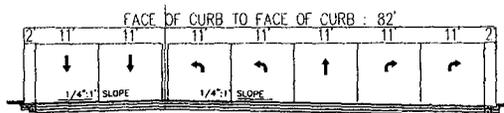
GENERAL NOTES

SHEET 9
 THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 IMPROVEMENTS TO WILLIAMS DRIVE NORTHBOUND INCLUDE TWO SEPARATE NORTHBOUND LEFTS, A SINGLE THROUGH, AND TWO RIGHT TURN LANES, AS WELL AS TRAFFIC SIGNAL IMPROVEMENTS.
 IMPROVEMENTS TO EASTBOUND ROUTE 50, AFTER JAWER ROAD INTERSECTION, INCLUDE AN ADDITIONAL THROUGH LANE EXTENDING TO THE GALLOWES ROAD OFF RAMP, AND A RIGHT TURN LANE ONTO SOUTHBOUND WILLIAMS DRIVE.
 THE EXISTING RT. 50 WESTBOUND LEFT TURN LANE ONTO SOUTHBOUND WILLIAMS WILL BE EXTENDED BY 200'.
 SOUTHBOUND WILLIAMS DRIVE, NORTH OF ROUTE 50, WILL BE RESTRIPTED BY OTHERS TO HAVE A THROUGH-RIGHT TURN LANE, AND A LEFT TURN LANE.

SHEET 10
 THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 WILLIAMS DRIVE TO PENNELL STREET, PROVIDE AN ADDITIONAL SOUTHBOUND LANE, AND AN ADDITIONAL NORTHBOUND LANE TO WILLIAMS DRIVE, WHICH EXTENDS FROM THE ROUTE 50 INTERSECTION, TO ITS TERMINATION AT PENNELL STREET. THE EASTERN MOST NORTHBOUND LANE WILL SERVE AS A TURN LANE FOR PROPOSED WILLOW OAKS CORPORATE DRIVE.

SHEET 11
 THE IMPROVEMENTS SHOWN ON THIS SHEET INCLUDE:
 RELOCATE AND RESIZE THE REGIONAL POND TO PROVIDE STORMWATER MANAGEMENT FOR FUTURE DEVELOPMENT.
 PROPOSED CONNECTOR ROAD TO THE INTO EXISTING HOSPITAL FACILITY

NOTE:
 SHEETS 8-11 WERE CREATED FOR VISUALIZING THE PROPOSED TRAFFIC IMPROVEMENTS SET FORTH IN THE PROFFERS. THE STORM SEWER SYSTEMS SHOWN WITH THE ROADWAY IMPROVEMENTS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE UPON FINAL ENGINEERING. THE "EXISTING CONDITIONS" ARE SHOWN WITH TWO-FOOT CONTOURS AND WERE COMPILED THROUGH MULTIPLE SOURCES, INCLUDING FIELD SURVEYS, AIR FLOWN SURVEYS, COUNTY GIS, PROPOSED ROAD IMPROVEMENT PLANS BY OTHERS, AND DRAFTED LAYOUTS BASED ON AERIAL PHOTOGRAPHY. THESE DOCUMENTS ARE NOT FOR CONSTRUCTION PURPOSES.

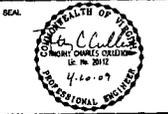


PROP. WILLIAMS DR. (NB)
 TYPICAL SECTION A-A'

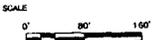


Dewberry & Davis LLC
 4400 WESTON BLVD
 FARMER, VA 22031
 PHONE: 703.648.0100
 FAX: 703.648.0101
 www.dewberry.com

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 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 PANHANDLE COUNTY, VIRGINIA



KEY PLAN



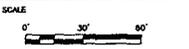
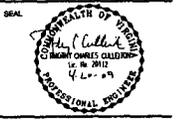
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6	03.26.09	ARW	
5	02.19.09	ARW	
4	01.23.09	ARW	
3	10.09.08	ARW	
2	08.28.08	ARW	
1	07.31.08	ARW	

REVISIONS

No.	DATE	BY	Description

DRAWN BY: JMC
 APPROVED BY: _____
 CHECKED BY: POT
 DATE: April 14, 2008
 TITLE: Inova Willow Oaks
 Partial Generalized Development
 Plan Amendment
 Road Improvements Detail
 PROJECT NO.:

8



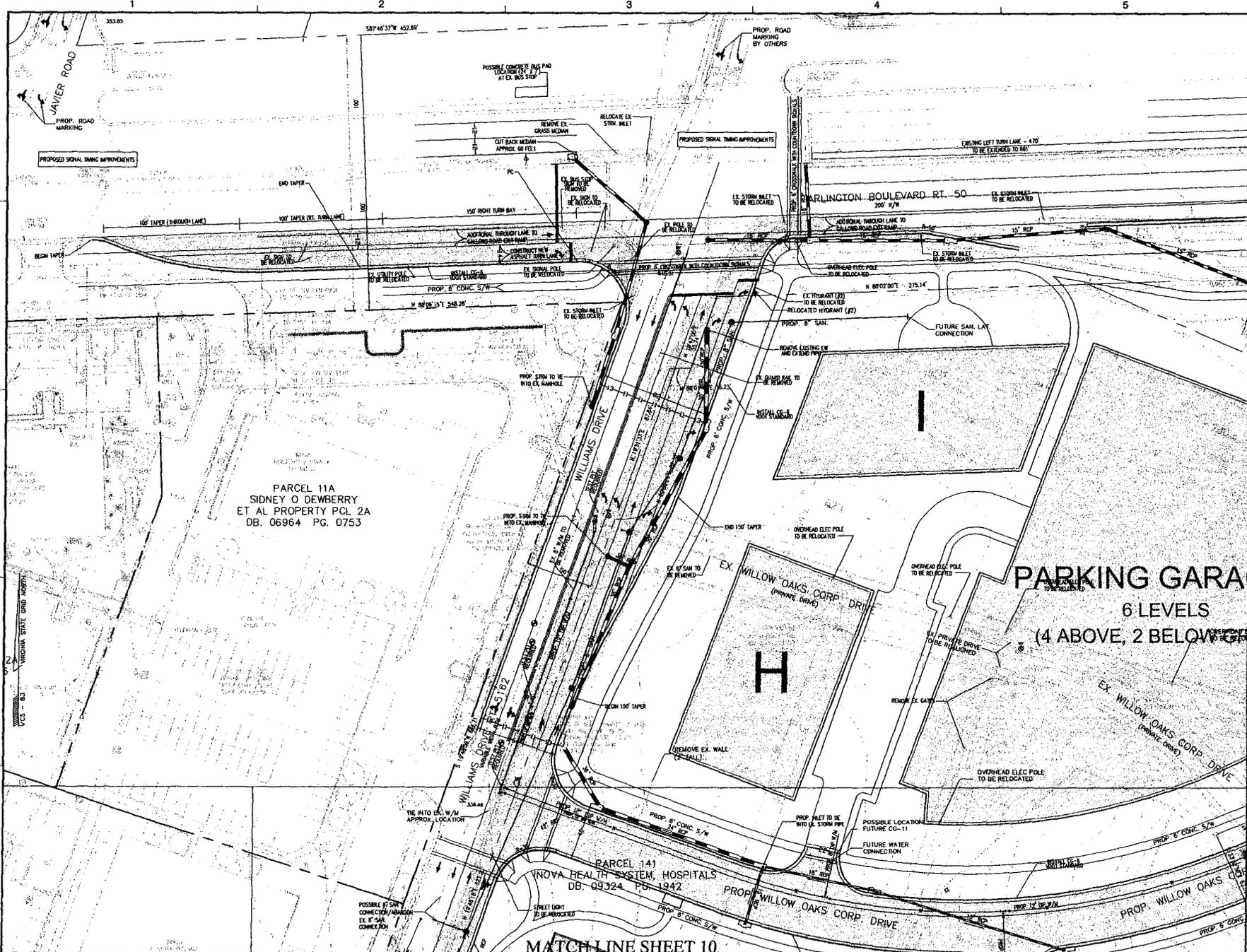
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4	04.20.08	ARW	
3	03.26.09	ARW	
2	02.19.09	ARW	
1	01.23.09	ARW	New Sheet

REVISIONS

APPROVED BY	JMC
CHECKED BY	PCY
DATE	April 14, 2008

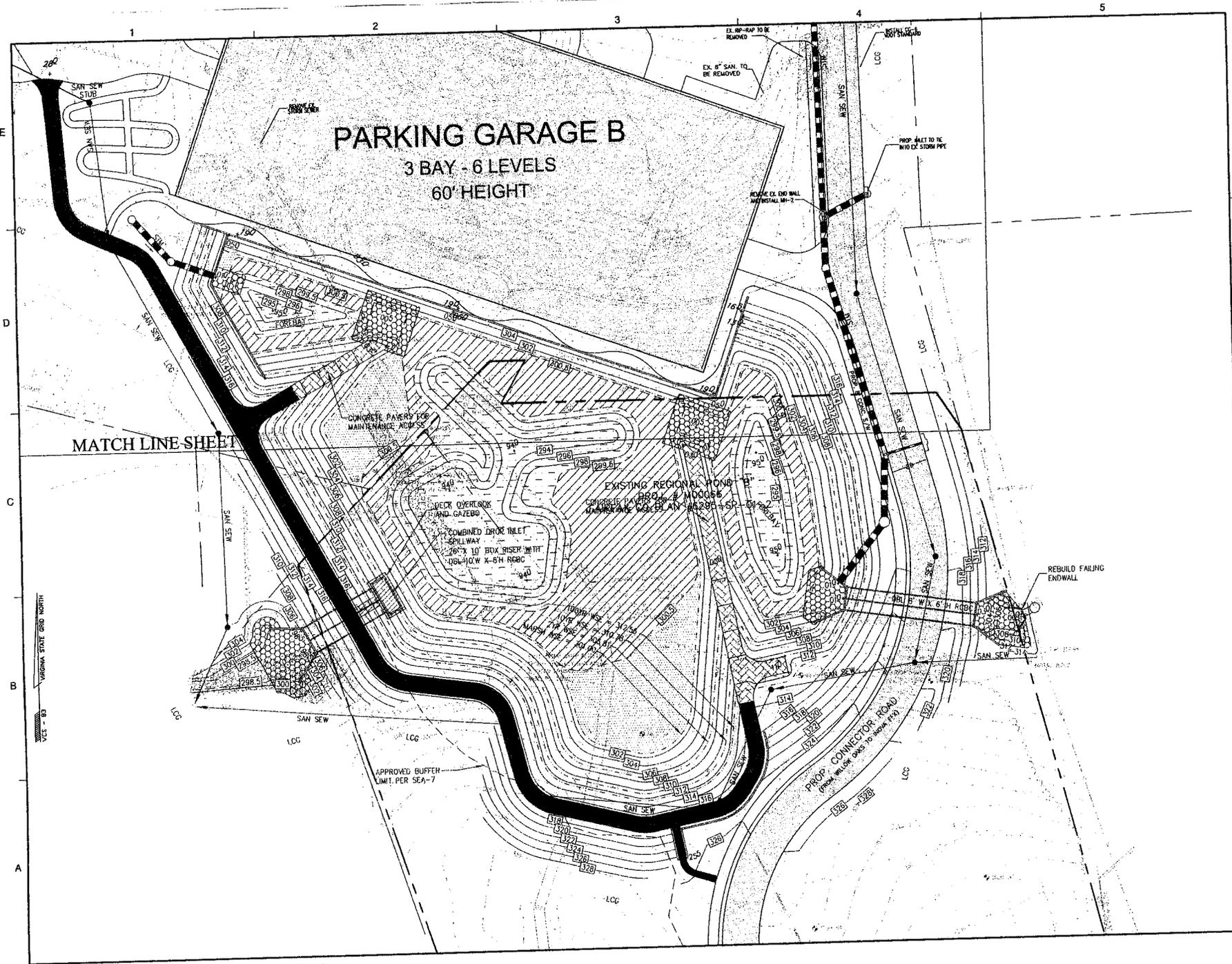
TITLE
 Inova
 Willow Oaks
 Partial Generalized Development
 Plan Amendment
 Road Improvements Detail

PROJECT NO.



MATCHLINE SHEET 10

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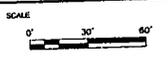


Dewberry & Davis LLC
 4405 ARLINGTON BLVD
 FARMERS BRANCH
 FARMER, TEXAS 75420
 FAX: 972.968.0100
 WWW.DEWBERRY.COM

**INOVA
 WILLOW OAKS**
 PARTIAL GENERALIZED
 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	04.20.09	ATW	
2	03.26.09	ATW	
1	02.18.09	ATW	Plan Sheet

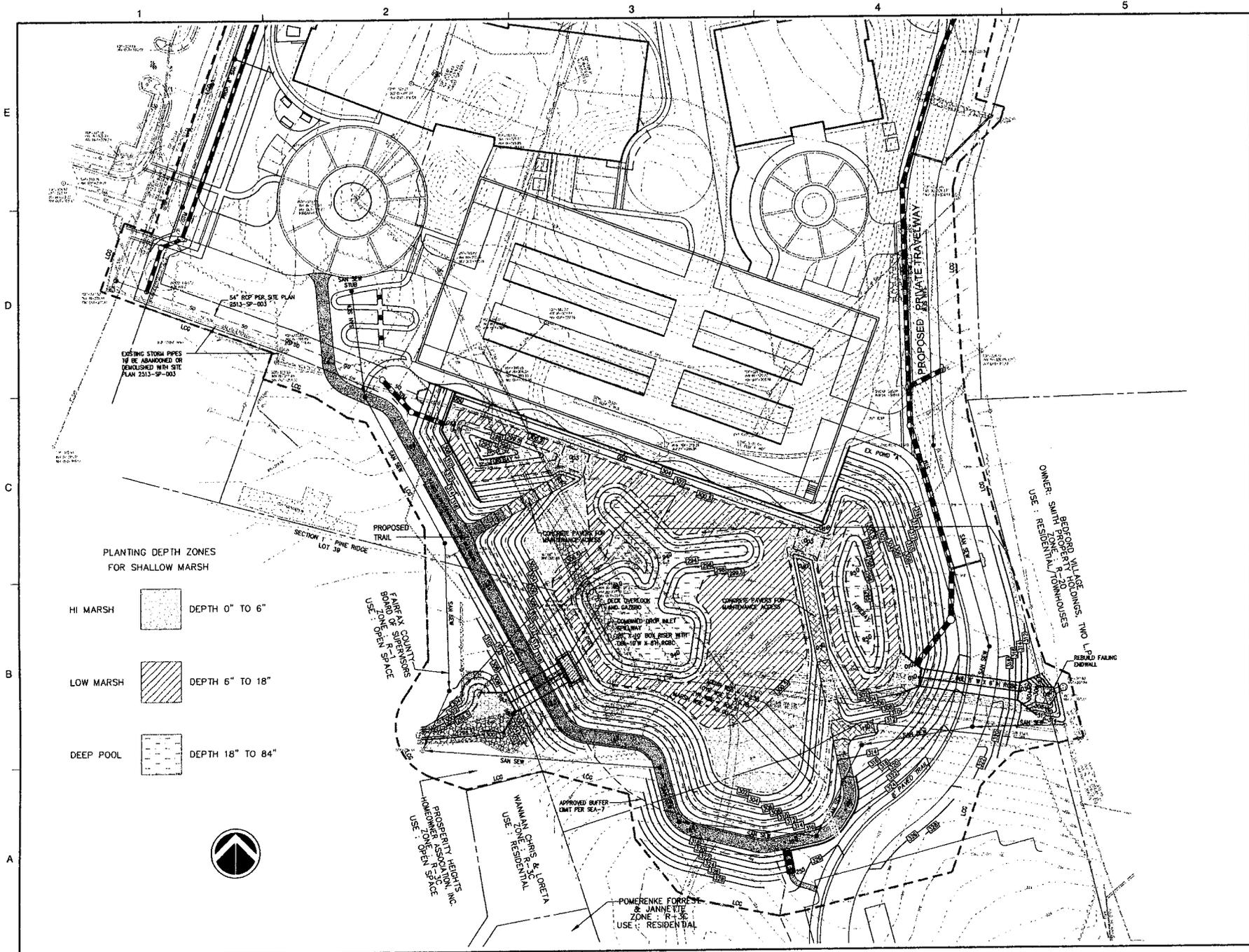
REVISIONS

DRAWN BY: JMC
 APPROVED BY: [Signature]
 CHECKED BY: PCT
 DATE: April 14, 2009

TITLE
**Inova
 Willow Oaks**
 Partial Generalized Development
 Plan Amendment
 Road Improvements Detail

PROJECT NO.

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PLANTING DEPTH ZONES FOR SHALLOW MARSH

- HI MARSH  DEPTH 0" TO 6"
- LOW MARSH  DEPTH 6" TO 18"
- DEEP POOL  DEPTH 18" TO 84"

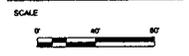


Dewberry & Davis LLC
 8400 ANNUNCIATION BLVD
 FAIRFAX, VA 22031
 TEL: 703.444.8100
 FAX: 703.444.8110
 www.dewberry.com

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 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
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2	08.28.08	ARW	
1	07.31.08	ARW	

REVISIONS
 DRAWN BY SCC
 APPROVED BY PCY
 CHECKED BY TCC
 DATE April 14, 2009

TITLE
 Inova
 Willow Oaks
 Partial Generalized Developer
 Stormwater Management
 Grading Plan - Pond Options 1,2
 PROJECT NO.

12

SHEET NO. 12 of 20
 M-10690



KEY PLAN

SCALE

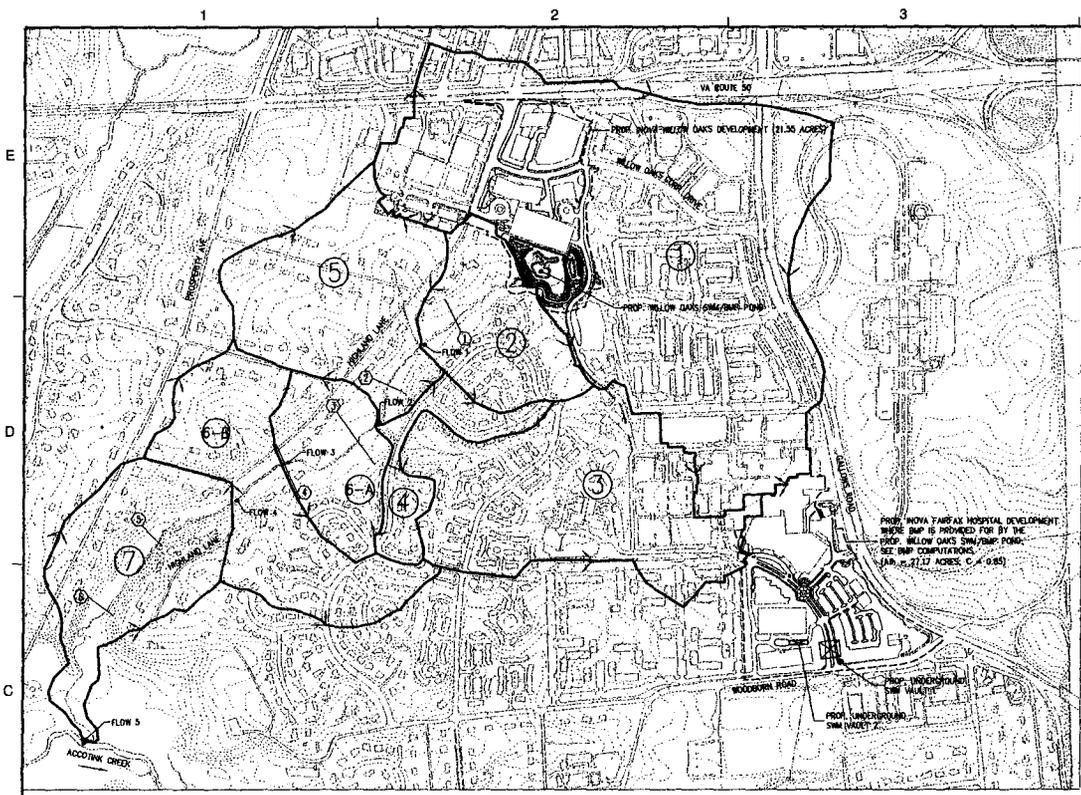
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5	02.19.09	ARW
4	01.28.09	ARW
3	10.08.08	ARW
2	06.28.08	ARW
1	07.31.08	ARW

NO.	DATE	BY	DESCRIPTION
REVISIONS			
		LHR	
		PGY	
		TCC	
	Apr 14, 2008		

TITLE
**Inova
 Willow Oaks**
 Partial Generalized Development
 Drainage Divides
 and Hydrologic Data

PROJECT NO.



- LEGEND**
- DRAINAGE DIVIDE
 - HEC-1 BASIN NODE ID
 - HEC-1 PEAK FLOW NODE ID
 - OUTFALL CROSS SECTION

EXISTING CONDITIONS TO EXISTING REGIONAL POND 'B'
 SCALE: 1" = 400'

DEVELOPED CONDITIONS TO PROPOSED WILLOW OAKS SWM/BMP POND AND OUTFALL TO ACCOTINK CREEK
 SCALE: 1" = 400'

HYDROLOGIC DATA

HEC-1 BASIN NODE ID	ACRES	RUN	Tc (min)
1-A	37.1	84	10
1-B	83.0	87	10
1 (FORESTED)	130.1	62	25
1 (DEVELOPED)	130.1	89	10
2	21.7	75	10
3	51.1	82	10
4	10.2	73	10
5	37.3	77	15
6-A	17.0	77	10
6-B	33.8	71	15
7	30.7	73	10

WILLOW OAKS 24-HOUR PEAK FLOW SUMMARY ALONG WILLOW OAKS OUTFALL TO ACCOTINK CREEK

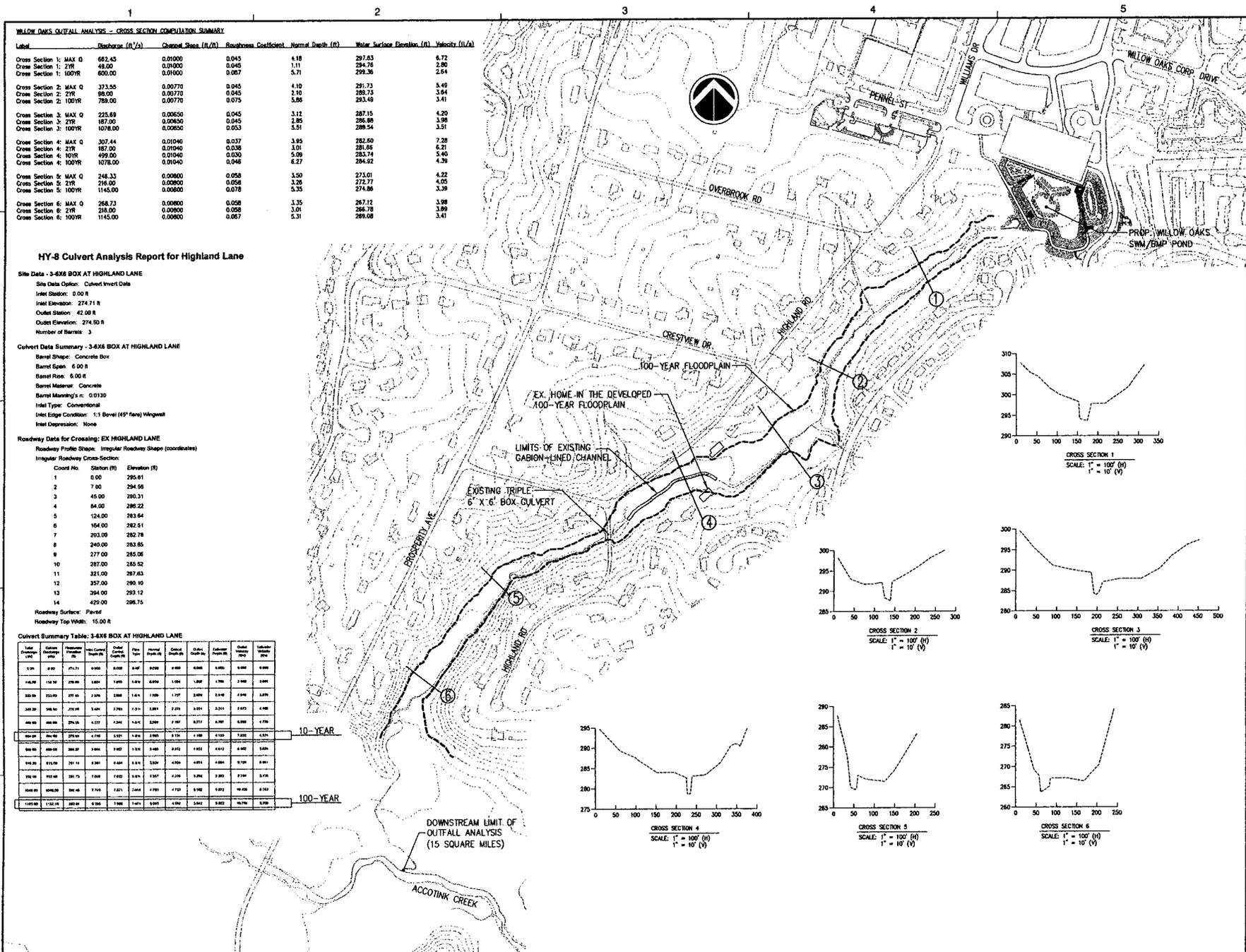
LOCATION **	2-YEAR		10-YEAR		100-YEAR	
	PRE-DEV	POST-DEV	PRE-DEV	POST-DEV	PRE-DEV	POST-DEV
FLOW-1	96	49	276	138	889	600
FLOW-2	145	98	362	251	877	789
FLOW-3	234	187	568	499	1185	1078
FLOW-4	257	209	624	564	1255	1185
FLOW-5	283	216	628	558	1230	1145

** LOCATIONS SHOWN ON MAP THIS SHEET. ALSO REFER TO EXISTING AND ULTIMATE CONDITIONS HEC-1 MODELS PROVIDED IN THIS APPLICATION.

DEVELOPED CONDITIONS C-FACTOR TO PROPOSED WILLOW OAKS SWM/BMP POND

LAND USE	BMP (X)	ACRES	IMP + ACRES
COMMERCIAL	85	70.40	5894.0
OPEN SPACE	15	14.96	224.4
TOWNHOMES	70	34.57	2418.9
MAJOR ROADS	100	10.17	1017.0
		130.1	9645.3 (IMP = 74 %)

C = 0.05 + 0.009 (IMP) = 0.05 + 0.009 (74) = 0.72



WILLOW OAKS OUTFALL ANALYSIS - CROSS SECTION COMPUTATION SUMMARY

Label	Discharge (ft ³ /s)	Channel Slope (ft/ft)	Roughness Coefficient	Normal Depth (ft)	Water Surface Elevation (ft)	Velocity (ft/s)
Cross Section 1: MAX Q	662.45	0.01000	0.045	4.18	297.83	6.72
Cross Section 1: 2YR	48.00	0.045	0.045	1.11	294.76	2.80
Cross Section 1: 100YR	600.00	0.01000	0.067	5.71	299.36	2.64
Cross Section 2: MAX Q	373.55	0.00770	0.045	4.10	291.73	5.49
Cross Section 2: 2YR	98.00	0.00770	0.045	2.10	289.73	3.64
Cross Section 2: 100YR	788.00	0.00770	0.075	5.86	293.48	3.41
Cross Section 3: MAX Q	225.89	0.00650	0.045	3.12	287.15	4.20
Cross Section 3: 2YR	187.00	0.045	0.045	2.85	286.80	3.99
Cross Section 3: 100YR	1078.00	0.00850	0.053	5.51	288.54	3.51
Cross Section 4: MAX Q	307.44	0.01040	0.037	3.95	282.50	7.28
Cross Section 4: 2YR	187.00	0.01040	0.036	3.01	281.66	6.21
Cross Section 4: 10YR	499.00	0.01040	0.030	5.09	283.74	5.40
Cross Section 4: 100YR	1078.00	0.01040	0.048	6.27	284.92	4.39
Cross Section 5: MAX Q	248.33	0.00800	0.058	3.50	273.01	4.22
Cross Section 5: 2YR	216.00	0.00800	0.058	3.28	272.77	4.05
Cross Section 5: 100YR	1145.00	0.00800	0.078	5.35	274.86	3.39
Cross Section 6: MAX Q	268.73	0.00800	0.058	3.35	267.12	3.98
Cross Section 6: 2YR	216.00	0.00800	0.058	3.01	266.78	3.89
Cross Section 6: 100YR	1145.00	0.00800	0.067	5.31	269.08	3.41

HY-8 Culvert Analysis Report for Highland Lane

Site Data - 3-6X6 BOX AT HIGHLAND LANE
 Site Data Option: Culvert Invert Data
 Inlet Station: 0+00 ft
 Inlet Elevation: 274.71 ft
 Outlet Station: 42+00 ft
 Outlet Elevation: 274.50 ft
 Number of Barrels: 3

Culvert Data Summary - 3-6X6 BOX AT HIGHLAND LANE
 Barrel Shape: Concrete Box
 Barrel Span: 6.00 ft
 Barrel Rise: 6.00 ft
 Barrel Material: Concrete
 Barrel Manning's n: 0.0130
 Inlet Type: Conventional
 Inlet Edge Condition: 1:1 Bevel (65° Flare) Wingwall
 Inlet Depression: None

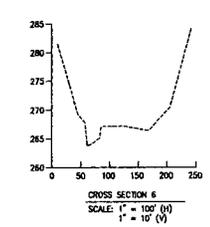
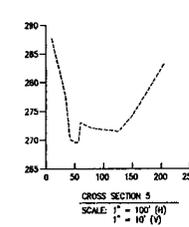
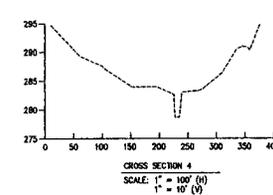
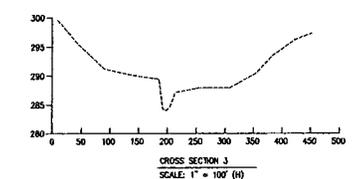
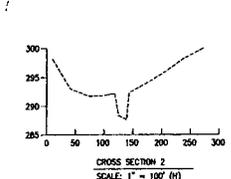
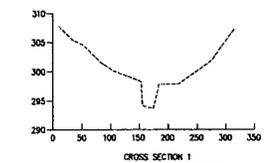
Roadway Data for Crossing: EX HIGHLAND LANE
 Roadway Profile Shape: Irregular Roadway Shape (coordinates)
 Irregular Roadway Cross-Section

Coord No.	Station (ft)	Elevation (ft)
1	0+00	295.61
2	7+00	294.56
3	45+00	290.31
4	64+00	290.22
5	124+00	283.64
6	164+00	282.51
7	203+00	282.78
8	240+00	283.65
9	277+00	285.06
10	287+00	285.52
11	321+00	287.63
12	357+00	290.10
13	384+00	293.12
14	429+00	296.75

Roadway Surface: Paved
 Roadway Top Width: 15.00 ft

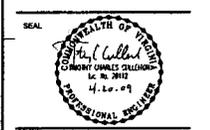
Culvert Summary Table: 3-6X6 BOX AT HIGHLAND LANE

Label	Station	Channel Slope	Channel Depth	Flow Type	Normal Depth	Channel Slope	Channel Depth	Flow Type	Normal Depth	Channel Slope	Channel Depth	Flow Type	Normal Depth
1-3	0+00	0.01000	4.18	Sub	4.18	0.01000	4.18	Sub	4.18	0.01000	4.18	Sub	4.18
4	7+00	0.00770	4.10	Sub	4.10	0.00770	4.10	Sub	4.10	0.00770	4.10	Sub	4.10
5	45+00	0.00650	3.12	Sub	3.12	0.00650	3.12	Sub	3.12	0.00650	3.12	Sub	3.12
6	64+00	0.01040	3.95	Sub	3.95	0.01040	3.95	Sub	3.95	0.01040	3.95	Sub	3.95
7	124+00	0.00800	3.50	Sub	3.50	0.00800	3.50	Sub	3.50	0.00800	3.50	Sub	3.50
8	164+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
9	203+00	0.00800	3.28	Sub	3.28	0.00800	3.28	Sub	3.28	0.00800	3.28	Sub	3.28
10	240+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
11	277+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
12	287+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
13	321+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
14	357+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
15	384+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35
16	429+00	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35	0.00800	3.35	Sub	3.35

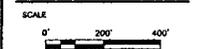


Dewberry & Davis LLC
 1015 WASHINGTON BLVD
 FAYETTE, VA 25765
 PHONE: 703.840.5000
 FAX: 703.840.5010
 WWW.DDBD.COM

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 DEVELOPMENT PLAN AMENDMENT
 PROVIDENCE DISTRICT
 FAYETTE COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
7	04.20.09	ARW	
6	03.26.09	ARW	
5	02.19.09	ARW	
4	01.23.09	ARW	
3	10.09.08	ARW	
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1	07.31.08	ARW	

REVISIONS
 DRAWN BY: JMC
 APPROVED BY: PCY
 CHECKED BY: PCY
 DATE: April 14, 2008

TITLE
 Inova
 Willow Oaks
 Partial Generalized Development
 Plan Amendment
 Outfall Plan and Cross Sections
 PROJECT NO.

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NO.	DATE	BY	DESCRIPTION
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6	03.26.09	ARW	
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4	01.23.09	ARW	
3	10.09.08	ARW	
2	08.28.08	ARW	
1	07.31.08	ARW	

REVISIONS
DRAWN BY: JMC
APPROVED BY: [Signature]
CHECKED BY: POY
DATE: April 14, 2008

TITLE
Inova
Willow Oaks
Partial Generalized Development
BMP Computations and
Rating Curves

PROJECT NO.

18

Part E. Determine the Storage Required for the Proposed BMP Facility

C = 0.72 (weighted "C" for area draining to Pond)
Check AS-40 table (Appendix 4-3) for BMP storage per acre
(4375 x C) = 3150
= 2276.0 cfm

Design 1 (48" Drawdown)
Effective Drainage Area to Pond = 130.10 ac
Storage Volume Required = 285,878 cf
= 8.97 ac-ft

Storage Volume Provided = 483,952 cf = 181,883 cf = 302,069 cf
At Stage Elevation = 304.50 ft

WILLOW OAKS SWM/BMP POND'S STAGE STORAGE

Elev. (ft)	Acres	Incremental	Cumulative
294.0	0.19	0.0000	0.0000
295.0	0.28	0.2360	0.2360
296.0	0.35	0.3160	0.5520
298.0	0.53	0.8800	1.4320
299.5	0.67	0.9000	2.3320
300.5	1.43	1.0500	3.3820
301.0	1.76	0.7800	4.1700
302.0	1.88	1.8100	5.9800
304.0	2.15	4.0000	10.0000
305.5	2.21	1.0000	11.0000
306.0	2.33	3.4000	14.4000
308.0	2.49	4.8000	19.3500
310.0	2.6	5.9900	24.4200
310.0	2.77	6.3700	29.7900
314.0	2.86	5.7200	35.5100
316.0	3.12	6.0700	41.5800
316.5	3.16	1.8700	43.4500

Watershed Description

Part 1. List all of the Subareas and "C" Factors used in the BMP Computations

Subarea Designation and Description (1)	"C" (2)	Acres (3)
AW DEVELOPED W/INFORMED TO PROPOSED WILLOW OAKS SWM/BMP POND (CON)	0.72	130.10
AR UNCONTROLLED W/INFORMED W/INFORMED DEVELOPMENT (CON)	0.85	27.17

Phosphorus Removal Calculations (Part 2 - 4)

Part 2. Compute the Weighted Average "C" Factor for the Site

Subarea Designation and Description (1)	"C" (2)	Acres (3)	Product (4)
AW DEVELOPED W/INFORMED TO PROPOSED WILLOW OAKS SWM/BMP POND (CON)	0.72	130.10	93.87
AR UNCONTROLLED W/INFORMED W/INFORMED DEVELOPMENT (CON)	0.85	27.17	23.09
(b) Total		157.27	116.96
(b) / (a)			0.74

Part 3. Compute the Total Phosphorus Removal for the Site

Subarea	BMP Type	Removal Eff (%)	"C" (2)	Acres	Area Ratio	Factor Ratio	Product (%)
AW	SWM/BMP POND	50	0.72	130.10	0.837	0.873	48.23
AR	NONE	0	0.85	27.17	0.173	1.148	0.00
(a) Total							48.23

Part 4. Determine Compliance with Phosphorus Removal

Select Requirement:
Water Supply Overlay District (Providence Watershed) = 50% (Fairfax County and Prince William County)
Chesapeake Bay Preservation Area (Redevelopment) = 40% (Fairfax County)
Chesapeake Bay Preservation Area (Redevelopment) = 50% (Prince William County)

Requirement (a) 40.00 %
If Line 30a) 48.23 >= Line 40a) 40.00, then Phosphorus removal requirement is satisfied

BMP Storage Calculations (Part 7 - 8)

Part 7. Compute the Weighted Average "C" Factor for the Proposed BMP Facility

Subarea Designation and Description (1)	"C" (2)	Acres (3)	Product (4)
AW DEVELOPED W/INFORMED TO PROPOSED WILLOW OAKS SWM/BMP POND (CON)	0.72	130.10	93.87
(a) Total		130.10	93.87
(b) / (a)			0.72

BMP Outlet Computations

Part 9. Determine the Required Office Size for the Proposed BMP Facility

- (A) BMP storage requirement from Part 8: (a) 286878 cf
- (B) Maximum head (h) at the required BMP storage from the Stage-Storage curve for the facility: (b) 3.5 ft
- (C) Peak Outflow Rate (Qp) at the maximum head for a drawdown time of 48 hrs (Qp=0.018x3600x48h): (c) 3.4257 cfs
- (D) Required Office Area (A) (A=Qp(18.24x4xh^2)): (d) 0.3803 sf
- (E) Diameter of a circular office: (e) 0.696 ft

WILLOW OAKS SWM/BMP POND SPILLWAY RATING CURVE (UNLOGGED CONDITION)

RISER ORIFICE FLOW									
ORIFICE NO.	CENTROID ELEV.	AREA	C	DESCRIPTION					
1	301.33	0.340	0.8	0.8" EXT'D DETENTION W/INFORMED					
2	300	4.5	0.8	0.8" X 3' X ORIFICE W/INFORMED					
3 (floor top)	310.78	200	0.6	TOP OF 20' X 10' RISER					

RISER WEIR FLOW					EMERG. SPILLWAY FLOW				
WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW	WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW
1	301	2	3	170	1	304.28	200	3	2871.8
2 (top)	310.78	44	3	170	2	304.13	500	3	2871.8
3 (downfall)	312.5	26	3	170	3	308.96	1800	3	2871.8
					4	311.48	2200	3	2871.8
					5	317.46	2800	3	2871.8

ELEV.	ORIFICES	WEIRS	RISER FLOW	OVERFLOW CAPACITY	G.P.S.W. (Control)	G.E.S.W.	TOTAL FLOW	COMMENTS
301	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
302	1.4	0.0	0.0	0.0	0.0	0.0	1.4	
306	3.9	23.1	0.0	0.0	0.0	0.0	26.3	
308	4.3	37.8	0.0	0.0	0.0	0.0	42.9	
310.75	2.7	82.8	0.0	43.0	0.0	167.0	167.0	
312	5.5	87.3	138.7	67.1	184.8	0.0	314.4	
314	8.0	85.0	226.6	111.1	773.4	143.3	1098.8	
316	8.4	71.3	286.4	162.0	1587.8	810.7	2338.9	
316.5	4.5	72.3	300.0	176.7	1820.0	624.0	2619.7	current control

EXISTING POND 'A' SPILLWAY RATING CURVE

RISER ORIFICE FLOW				
ORIFICE NO.	CENTROID ELEV.	AREA	C	DESCRIPTION
1	307.86	3.143	0.6	0.6" ORIFICE AT W/INFORMED
2 (floor top)	316	28.274	0.6	0.6" DIAMETER AT TOP = 316.00

RISER WEIR FLOW					EMERG. SPILLWAY FLOW				
WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW	WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW
1	316.5	150	3	170	1	318.3	170	3	170
2 (top)	316	18.83	3	170	2	318.7	210	3	170
3 (floor top)	316	18.83	3	170	3	318.7	210	3	170

ELEV.	ORIFICES	WEIRS	RISER FLOW	OVERFLOW CAPACITY	G.P.S.W. (Control)	G.E.S.W.	TOTAL FLOW	COMMENTS
308.96	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
309	18.4	0.0	0.0	0.0	0.0	18.4	18.4	
310	21.8	0.0	0.0	0.0	0.0	21.8	21.8	
312	30.4	0.0	0.0	0.0	0.0	30.4	30.4	
314	37.3	0.0	0.0	0.0	0.0	66.7	66.7	
316	42.8	0.0	0.0	0.0	0.0	110.1	110.1	
316	47.8	0.0	182.0	0.0	0.0	198.9	207.9	181.6

EXISTING POND 'A' STAGE STORAGE

Elev. (ft)	Acres	Incremental	Cumulative
308.96	0	0.0000	0.0000
309	0.03	0.0156	0.0156
310	0.46	0.4800	0.5000
312	0.98	1.0400	1.5400
314	0.68	1.2700	2.8100
316	0.81	1.5000	4.3100
316.5	0.81	1.6200	5.9300

EXISTING REGIONAL POND 'B' STAGE STORAGE

Elev. (ft)	Acres	Incremental	Cumulative
296.22	0	0.0000	0.0000
302.0	0.03	0.9417	0.9417
304.0	0.13	0.8800	0.2017
306.0	0.63	0.7600	0.9617
308.0	0.83	1.4900	2.4517
310.0	1.31	2.1400	4.6917
312.0	1.82	3.1300	7.8917
314.0	2.44	4.2600	11.9217
316.0	2.44	2.4400	14.3617

WILLOW OAKS SWM/BMP POND SPILLWAY RATING CURVE (CLOGGED CONDITION)

RISER ORIFICE FLOW									
ORIFICE NO.	CENTROID ELEV.	AREA	C	DESCRIPTION					
1	301.33	0	0.8	0.8" EXT'D DETENTION W/INFORMED					
2	300	0	0.8	0.8" X 3' X ORIFICE W/INFORMED					
3 (floor top)	310.78	200	0.6	TOP OF 20' X 10' RISER					

RISER WEIR FLOW					EMERG. SPILLWAY FLOW				
WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW	WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW
1	301	2	3	170	1	304.28	200	3	2871.8
2 (top)	310.78	44	3	170	2	304.13	500	3	2871.8
3 (downfall)	312.5	26	3	170	3	308.96	1800	3	2871.8
					4	311.48	2200	3	2871.8
					5	317.46	2800	3	2871.8

ELEV.	ORIFICES	WEIRS	RISER FLOW	OVERFLOW CAPACITY	G.P.S.W. (Control)	G.E.S.W.	TOTAL FLOW	COMMENTS
301	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
302	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
306	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
308	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
310.75	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
312	0.0	0.0	138.7	0.0	184.8	0.0	184.8	
314	0.0	0.0	226.6	0.0	773.4	143.3	1098.8	
316	0.0	0.0	286.4	0.0	1587.8	810.7	2338.9	
316.5	0.0	0.0	300.0	0.0	1820.0	624.0	2444.0	

EXISTING REGIONAL POND 'B' SPILLWAY RATING CURVE

RISER ORIFICE FLOW				
ORIFICE NO.	CENTROID ELEV.	AREA	C	DESCRIPTION
1	300.47	4.904	0.6	0.6" ORIFICE AT W/INFORMED
2 (floor top)	311.02	18.833	0.6	0.6" DIAMETER AT TOP = 311.02

RISER WEIR FLOW					EMERG. SPILLWAY FLOW				
WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW	WEIR NO.	CREST ELEV.	LENGTH	C	EMERG. SPILLWAY FLOW
1	311.02	170	3	170	1	312.5	170	3	170
2 (top)	311.02	16.788	3	170	2	312.5	210	3	170
3 (floor top)	311.02	16.788	3	170	3	312.5	210	3	170

ELEV.	ORIFICES	WEIRS	RISER FLOW	OVERFLOW CAPACITY	G.P.S.W. (Control)	G.E.S.W.	TOTAL FLOW	COMMENTS
298.22	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
300	37.8	0.0	0.0	0.0	0.0	37.8	37.8	
304	44.4	0.0	0.0	0.0	0.0	44.4	44.4	
306	55.0	0.0	0.0	0.0	0.0	55.0	55.0	
308	64.8	0.0	0.0	0.0	0.0	64.8	64.8	
310	73.0	0.0	0.0	0.0	0.0	73.0	73.0	
312	80.3	0.0	89.0	0.0	46.7	135.0	135.0	
314	82.0	0.0	118.0	0.0	84.6	198.9	198.9	
314	89.9	0.0	163.2	0.0	242.4	286.1	330.1	near orifice control
316	90.1	0.0	188.8	0.0	374.2	278.1	343.9	near orifice control

Dewberry & Davis LLC
3400 WILLOW OAKS BLVD
FAIRFAX, VA 22031
PHONE: 703.348.5000
FAX: 703.348.5001
www.dewberry.com

INOVA
WILLOW OAKS
PARTIAL GENERALIZED
DEVELOPMENT PLAN AMENDMENT
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

Table with 3 columns: No., Date, Description. Includes entries for ARJW from 04.20.09 to 07.31.08.

DRAWN BY: JMC

APPROVED BY: PGT

CHECKED BY: PGT

DATE: April 14, 2008

TITLE: Inova Willow Oaks Partial Generalized Developer Plan Amendment HEC-1 Models

PROJECT NO.

Main technical drawing area containing multiple sheets (PAGE 1, PAGE 2, PAGE 3) of hydrograph data, station information, and economic computations. Includes tables for 'OPERATION STATION AREA PLAN' and 'RATIOS APPLIED TO PRECIPITATION'. The drawing is divided into sections A, B, C, D, E, and F.

\\P\proj\GIS\Drawings\Drawings\Development\Partial\hec1\hec1.dwg, 4/27/08 10:36:36 AM, NCSOEN\perryj

**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.

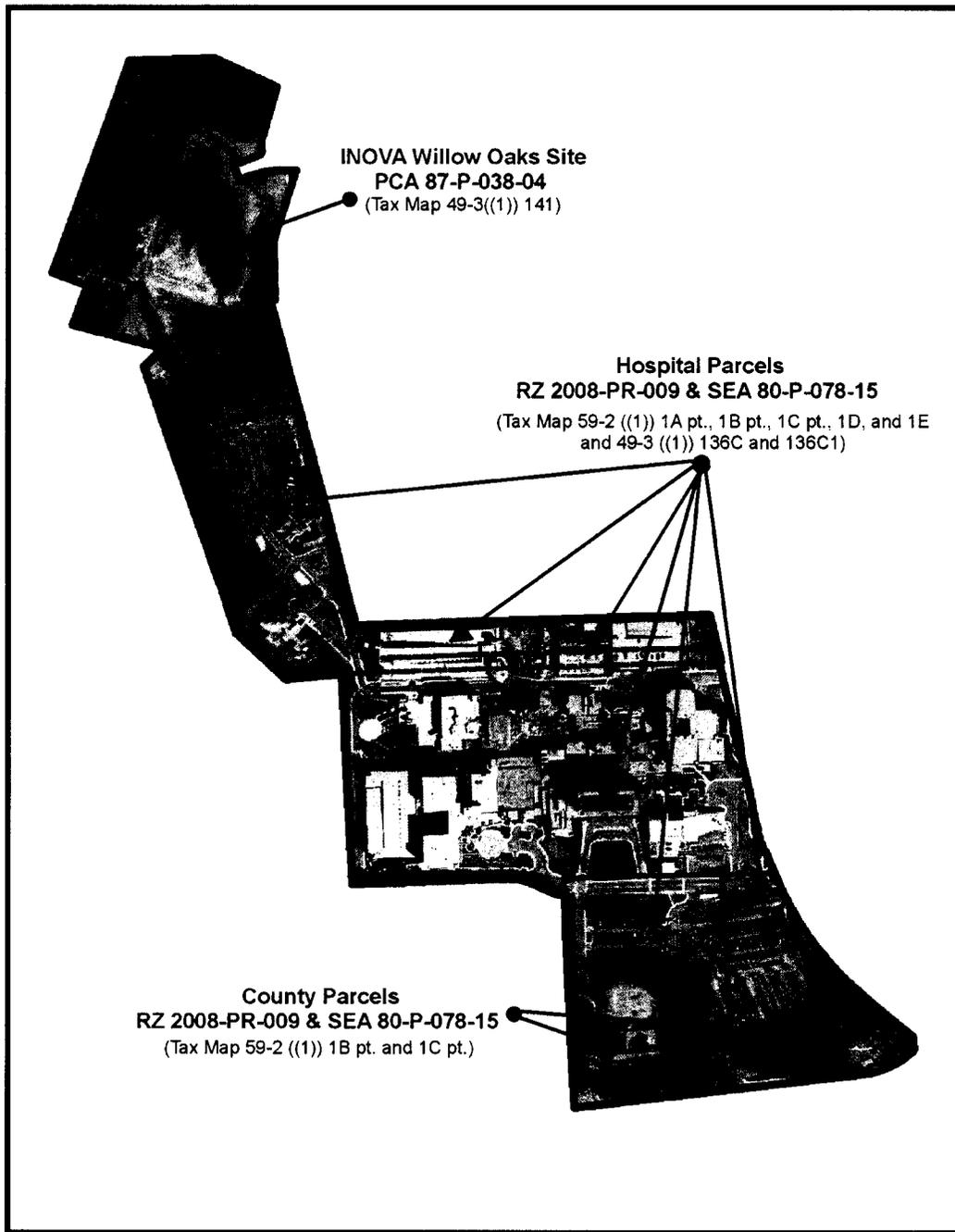
The applicant, INOVA Health Care Services, has filed two concurrent applications (RZ 2008-PR-009 and SEA 80-P-078-15) on Tax Map Parcels 59-2 ((1)) 1A pt., 1B, 1C, 1D, and 1E, 49-3 ((1)) 136C and 136C1 and one companion application (PCA 87-P-038-04) on Tax Map Parcel 49-3((1)) 141, to permit commercial 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)) IC 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.

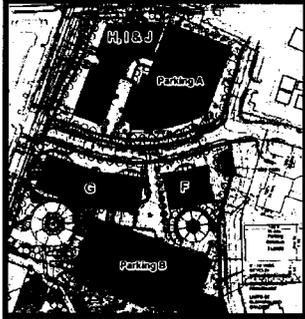
DESCRIPTION OF THE APPLICATION

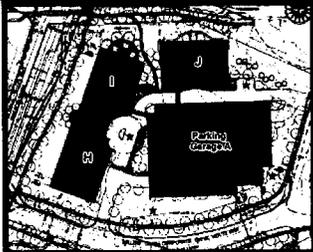
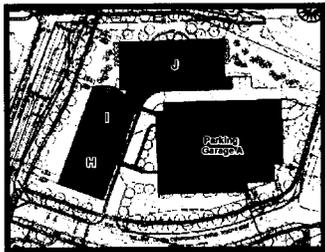
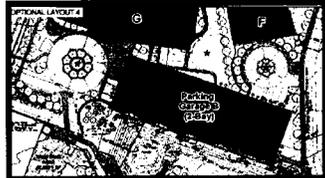
PCA 87-P-038-04

The subject property is currently approved for 487,804 square feet of gross floor area (GFA), which includes an assisted living facility use in Building I (121,000 square feet) and office uses in Buildings F through H (totaling 366,804 square feet) at an FAR of 0.69 FAR pursuant to PCA 87-P-038-3. The applicant seeks to amend the current proffers to remove the assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA among five office buildings with no increase in the overall approved FAR. The approved FAR would remain 0.69 (487,804 gross square feet) on the 16.14 acre subject property. In particular, the applicant proposes to construct four (4) office buildings that may be used for office, medical office, and educational facilities, and to conceptually design a fifth building for potential use by a new Mid-County Center building (which would include the Woodburn Center for Community Mental Health). Option 1 of the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications anticipates that the Applicant would acquire additional land from Fairfax County through a Public-Private Education Facilities and Infrastructure Act (PPEA) proposal on the INOVA Hospital Campus site and facilitate the relocation of the Woodburn Center for Community Mental Health facility to the INOVA Willow Oaks Site.

The applicant proposes four development options on the subject property that are summarized in Table 1:

Table 1: Proposed Development Options

Proposed Options	Building	Use	Height (# stories)	Gross Floor Area (GFA)	Total
Existing Approvals	A	Office	90 ft (8 stories)	183,858 sq ft	Total: Bldgs A – I 1,169,176 sq ft at 0.7 FAR Total Bldgs F – I 487,804 sq ft at 0.69 FAR
	B	Office	90 ft (8 stories)	190,014 sq ft	
	C	Office	90 ft (8 stories)	190,000 sq ft	
	D	Hotel	44 ft (2 stories)	50,000 sq ft	
	E	Office	42 ft (3 stories)	67,500 sq ft	
	F	Office	59 ft (4 stories)	90,500 sq ft	
	G	Office	59 ft (4 stories)	90,500 sq ft	
	H	Office	59 ft (4 stories)	90,054 sq ft	
	I	Assisted Living Facility	60 ft (4 stories)	216,750 sq ft (121,000 sq ft approved for the Assisted Living Facilities with the remaining 95,750 sq ft to be allocated to Bldgs F-H in subsequent PCA applications)	
	Parking Spaces	Required = 2,744, Existing and Approved = 3,599			
Option 1	F	Office	60 ft (4 stories)	69,804 sq ft	Total Bldgs F – J 487,804 sq/ft at 0.69 FAR 
	G	Office (new Mid-County Center)	60 ft (4 stories)	160,000 sq ft	
	H, I and J	Office	90 ft (6 stories)	258,000 sq ft	
	Parking Spaces	Required = 1,297, Proposed = 2,430 Proposed Garage A = 1280 (6 levels above) Proposed Garage B (3 Bay) = 1150 (6 levels above)			
Option 2	F	Office	60 ft (4 stories)	69,804 sq ft	Total Bldgs F – J 487,804 sq/ft at 0.69 FAR
	G	Office (new Mid-County Center)	60 ft (4 stories)	160,000 sq ft	
	H	Office	90 ft (7 stories)	86,000 sq ft	
	I	Office	90 ft (7 stories)	86,000 sq ft	
	J	Office	90 ft (7 stories)	86,000 sq ft	

Proposed Options	Building	Use	Height (# stories)	Gross Floor Area (GFA)	Total
	Parking Spaces	Required = 1,400, Proposed = 2,650 Proposed Garage A = 1,500 (9 levels above, 2 below) Proposed Garage B (3 Bay) = 1150 (6 levels above)			
Option 3	F	Office	60 ft (4 stories)	69,804 sq ft	Total Bldgs F – J 487,804 sq ft at 0.69 FAR 
	G	Office (new Mid-County Center)	60 ft (4 stories)	160,000 sq ft	
	H and I	Office	90 ft (6 stories)	129,000 sq ft	
	J	Office	90 ft (6 stories)	129,000 sq ft	
	Parking Spaces	Required = 1,298, Proposed = 2,650 Proposed Garage A = 1,500 (9 levels above, 2 below) Proposed Garage B (3 Bay) = 1150 (6 levels above)			
Option 4	F	Office	60 ft (4 stories)	69,804 sq ft	Total Bldgs F – J 487,804 sq ft at 0.69 FAR 
	G	Office (new Mid-County Center)	60 ft (4 stories)	160,000 sq ft	
	H	Office	90 ft (6 stories)	86,000 sq ft	
	I	Office	90 ft (6 stories)	86,000 sq ft	
	J	Office	90 ft (6 stories)	86,000 sq ft	
	Parking Spaces	Required = 1,400, Proposed = 2,650 Proposed Garage A = 1,500 (9 levels above, 2 below) Proposed Garage B (2 Bay) = 1150 (6 levels above, 2 below)			

As shown in Table 1, the total amount of proposed GFA does not change within the development options and would remain consistent with the previously approved GFA of 487,804 square feet. The proposed floor area for Building F and G would be consistent at 69,804 square feet and 120,000 square feet respectively in all options, while the floor area for Buildings H through J would change in all of the options. In Option 1, Buildings H through J would be combined into one L-shaped building with a total of 258,000 gross square feet. However, this building would be divided into three separate buildings with 86,000 square feet per building in Option 2 and 4. In Option 3, Buildings H and I would be combined to form one rectangular building with a total of 129,000 gross square feet and a separate rectangular building (Building J) containing 129,000

square feet. Note 2 on Sheet 3 of the General Development Plan Amendment (GDPA) indicates that Building G would be used for the new Mid-County Center building subject to the Public-Private Education Facilities and Infrastructure Act (PPEA) referenced in the companion applications.

In addition, the applicant proposes two parking garages in these development options. Option 1 includes one 6 level, 1,280 space garage near Building H, I and J (Garage A) and one 6 level, 1,150 space garage located south of Building G (Garage B). Garage A is proposed to be a 9 level, 1,500 space garage in Options 2, 3 and 4. In Option 4, Garage B is proposed to change from a 3 – bay design to a 2 – bay design with 2 levels below grade. On Sheet 14 of the GDPA, the applicant also proposes two stormwater management pond options that would be needed depending on whether Garage B would be constructed as a 2-bay or a 3-bay garage.

Waivers and Modifications:

Reaffirmation of a modification of transitional screening and a waiver of the barrier requirements along the south and east property lines in favor of that shown on the GDPA.

Reaffirmation of the waiver of the service drive requirement along Rt. 50

Modification of the loading space requirement for office uses to permit a maximum of three loading spaces per building shown on the GDPA.

The applicant's draft proffers, affidavit and statement of justification are included in Appendices 1, 2, and 3, respectively.

LOCATION AND CHARACTER

Site Description:

The 16.14 acre subject property is located in the southeast quadrant of the intersection of Route 50 (Arlington Blvd.) and Williams Drive on Tax Map Parcel 49-3 ((1)) 141. The site is currently vacant, undeveloped land. A portion of the site containing proposed Buildings F and G, and Garage B (approximately 70 percent of the site) is a forested environment with over-story vegetation consisting primarily of good quality white oak, tulip tree, black locust, cherry, hickory and red maple. The portion of the site containing proposed Buildings H, I, and J and Garage A (approximately 30 percent of the site) is a forested environment with over-story vegetation consisting primarily of southern red oak, tulip tree, black locust, white pine, hickory, and red maple in fair condition. The portion of the site containing the proposed improved regional pond is also a

forested environment, with vegetation consisting primarily of red oak, white oak, tulip tree, sycamore, and black locust in good condition. Access to the site is currently from Williams Drive and Willow Oaks Corporate Drive.

Table 2 provides the land use, zoning and Comprehensive Plan Recommendations for the surrounding properties.

Table 2: Surrounding Area Description

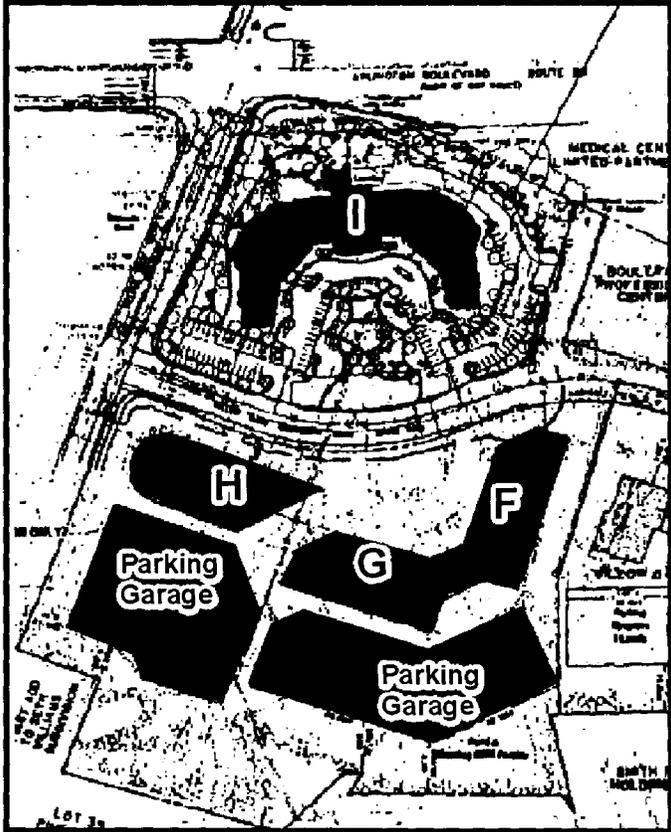
Surrounding Area Description			
Direction	Use	Zoning	Plan
North	Office (Across Rt. 50)	C-3	Office
South	Prosperity Heights (Single Family Detached)	R-3	Res. 2-3 du/ac
	INOVA Fairfax Child Care Center	R-12	Public Facilities
East	Willow Oaks Corporate Center	C-3	C-3
West	Office (Dewberry and Davis Building)	C-3	Office
	Residential (Single Family Detached)	R-1	Office

BACKGROUND

- On May 1, 1989, the Board of Supervisors approved rezoning application RZ 87-P-038 consisting of approximately 38.21 acres of land which was rezoned from the C-3, R-5, and R-1 Districts to the C-3 District, subject to proffered conditions. The application property for RZ 87-P-038 constitutes the area now known as the Willow Oaks Corporate Center. This action expanded the Willow Oaks Office Park westward to Williams Drive by expanding the area previously rezoned to office use pursuant to the approval of RZ 74-7-047 to include part of the area previously identified as the Seth Williams subdivision. The maximum gross floor area permitted for the Willow Oaks Corporate Center is 1,169,176 square feet and an FAR of 0.70. Of the nine buildings shown on the proffered plan, Buildings B, C, D and the first phase of Building E, have been constructed and comprise 269,014 square feet. **Copies of the approved proffers and a reduction of the approved general development plan are contained in Appendix 4.**
- On August 5, 1996, the Board of Supervisors approved PCA 87-P-038 and SE 96-P-004 which permitted an amendment to the proffered zoning to replace an office building approved on Tax Map Parcel 49-3 ((1)) 141D (Building D) with an extended stay hotel. The hotel has been constructed and is included in the gross floor area noted above.

- On August 2, 1999, the Board of Supervisors approved PCA 87-P-038-2, which permitted an amendment to the proffered zoning to reflect a redesign of proposed Building A located on Tax Map Parcel 49-3 ((1)) 140 at the northeast corner of the Corporate Center adjacent to Route 50 (Arlington Blvd.) and Gallows Road. There was no change in the approved gross floor area of this building, just a relocation of Building A to the western side of Parcel 140 with the parking structure located adjacent to Gallows Road.
- On October 25, 1999, the Board of Supervisors approved PCA 87-P-038-3 and SE 99-P-023 which permitted an amendment to the proffered GDP to replace an office building approved on Tax Map Parcel 49-3 ((1)) 141 (Building I) previously approved for 216,750 gross square feet with a 121,000 square foot assisted living facility (medical care facility) to accommodate 186 residents on the property. The remaining 95,750 square feet would be allocated to the approved office Buildings F through H. There was no change in the original approved gross floor area of 1,169,176 square feet (FAR of 0.70). **Copies of the approved proffers and a reduction of the approved general development plan are contained in Appendix 5. Graphic 2 shows the subject property of the current application on the previously approved GDPA/ SE Plat.**

Graphic 2: Previously Approved GDPA/ SE Plat (PCA 87-P-038-3)



Proposed Change

The applicant seeks to amend approved proffers and GDPA/ SE Plat to remove the approved assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA in Buildings F through I and add an additional building (Building J) with no increase in the original approved FAR. A detailed discussion of the proposal is in the Analysis Section.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

- Plan Area:** Area I
- Planning Sector:** Merrifield Suburban Center, Land Unit L, Sub Unit L-5
- Plan Map:** Office
- Plan Text:**

Fairfax County Comprehensive Plan, Area I, 2007 edition, The Merrifield Suburban Center, as amended through August 6, 2007, Sub-Unit L5, Land Use Recommendations, page 104:

“Sub-Unit L5 is located at the southwest quadrant of Route 50 and Gallows Road and is planned for office use up to .7 FAR. 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. New office development should provide a 100-foot minimum buffer area adjacent to the Pine Ridge community.

Option: As an option, a portion of this Sub-Unit may be appropriate for development as an assisted living and medical care facility. Any development proposal under this option must address all applicable Area-Wide recommendations.

Height Limit: The maximum building height for the eastern portion (i.e., Parcels 138, 139 and 140) in this sub-unit is 105 feet or 8 stories. Heights should vary between 50 and 90 feet (4 to 7 stories) for the remainder of this sub-unit. The area immediately adjacent to single family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3((10))6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.”

ANALYSIS**Generalized Development Plan Amendment (GDPA) (Copy at front of staff report)**

Title of GDPA: INOVA Willow Oaks

Prepared By: Dewberry and Davis LLC

Original and Revision Dates: April 14, 2008, as revised through
April 20, 2009

The GDPA consists of twenty-one (21) sheets.

GDPA: INOVA Willow Oaks	
Sheet #	Description of Sheet
Cover Sheet	Cover Sheet, Sheet Index, Vicinity Map
1	Existing Vegetation Map
2	Partial Generalized Development Plan Amendment - Overall
3	Partial Generalized Development Plan Amendment and Notes and Tabulations
4	Partial Generalized Development Plan Amendment – Optional Layouts
5	Pedestrian Circulation Plan and Site Furniture
6	Cross Sections
7	Detail Enlargements - Landscaping
8	Road Improvements Detail – Typical Section
9	Road Improvements Detail
10	Road Improvements Detail
11	Road Improvements Detail
12	Stormwater Management Pond – Grading Plan – Pond options 1,2,3
13	Stormwater Management Pond – Grading Plan – Pond Options 4
14	Stormwater Management Pond – Landscape Plan Options 1,2,3,4
15	Stormwater Management Pond and Outfall Narratives
16	Drainage Divides and Hydrologic Data
17	Outfall Plan and Cross Sections
18	BMP Calculations and Rating Curves
19	HEC-1 Models
20	HEC-1 Models

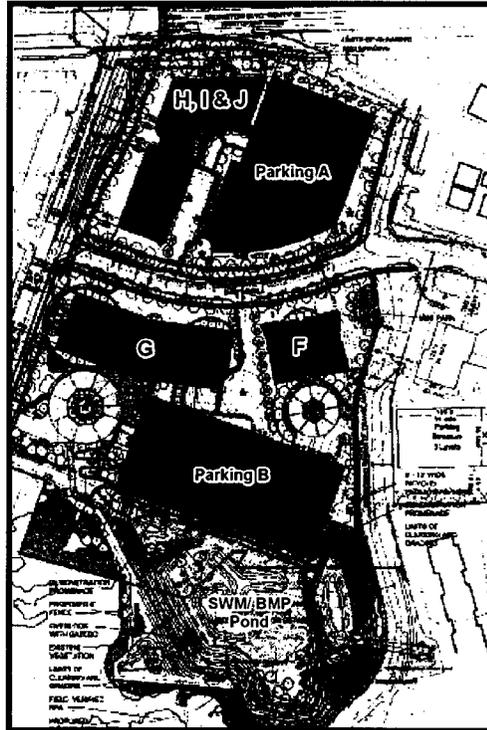
The following features are depicted on the proposed GDPA:

Intensity: The Comprehensive Plan provides an option for the development of the subject property up to 0.7 FAR provided that, among other things, "the area immediately adjacent to single family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3 ((10)) 6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas." The applicant proposes to implement the Plan Option, and to reallocate the previously approved 487,804 square feet of GFA. As previously discussed, The applicant proposes to construct four (4) office buildings that may be used for office, medical office, and/or educational facilities, and to conceptually design a fifth building for potential use by a new Mid-County Center building (which would include the Woodburn Center for Community Mental Health). No structures are proposed to be closer than 100 feet from the nearest residential property. Building G, which is proposed to be located closest to the residential use, is proposed to be 4 stories in all development options.

Cellar Space: The applicant has proffered to limit the use of cellar space in core areas, within Buildings F, G, H, I and J, for property management, parking management and building engineering. The specialty areas within building cellar space would be used by the employees, tenants and/or owners and limited to storage rooms; filing rooms; mail rooms; call centers; clean rooms; computer rooms; battery rooms; security tanks; and secure compartmentalized information facilities ("SCIF"); an emergency operations center (Building G only); in-house pharmacies; operating suites; recovery areas; child-care centers; food service/deli; data centers and computer installations; uses engaged in processes using large or heavy equipment (for example, medical diagnostic, imaging, reproduction, printing, laboratory and testing equipment). Accessory uses in building cellars would be used by the employees, tenants and/or owners and limited to conference rooms; conference centers; training and meeting rooms; recreational facilities; exercise facilities and related shower and locker rooms; kitchens; employee cafeterias, canteens and vending areas; employee lounges; classrooms; and libraries.

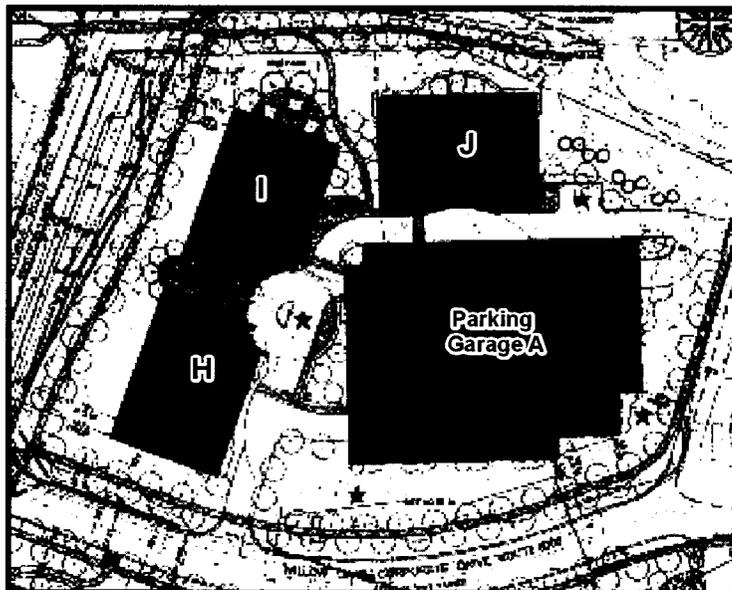
Site Layout: As previously mentioned, the 16.14 acre site is currently undeveloped and approved for 487,804 square feet of GFA. The applicant proposes four development options, which were previously described in Table 1. In all of the development options, five buildings and two parking garages are proposed to be located north of a regional stormwater pond. In Option 1, Buildings H, I and J would be combined to form an L-shaped building shown in Graphic 3.

Graphic 3: Option 1



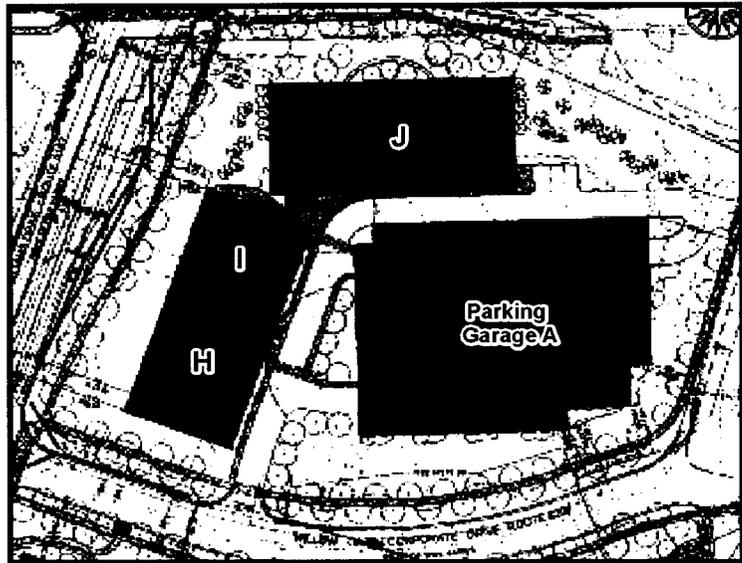
Building H, I and J are separated into 3 buildings in Option 2 as shown in Graphic 4.

Graphic 4: Option 2



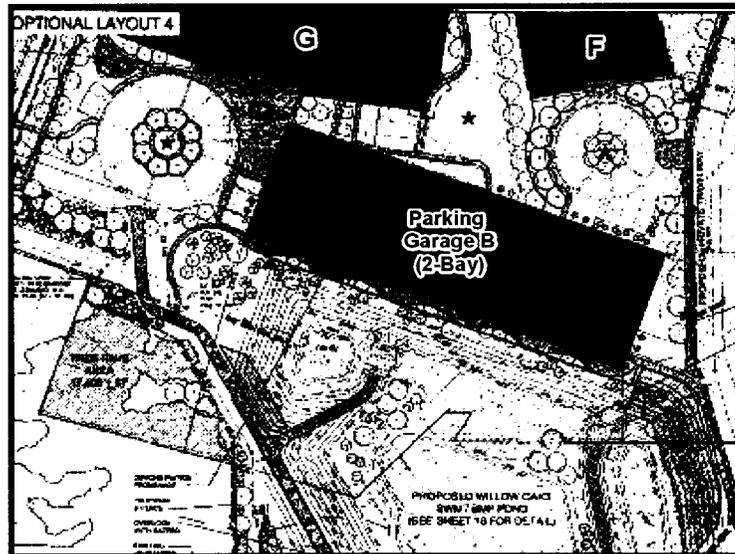
Building H and I are combined into one rectangular building in Option 3 as shown Graphic 5.

Graphic 5: Option 3



In Option 4, Parking Garage B is proposed to be a 2-bay garage with 6 levels above ground and 2 levels below grade as shown in Graphic 6.

Graphic 6: Option 4



Note 2 on Sheet 3 of the GDPA indicates that Option 4 could be developed with any of the building orientations for Buildings H, I and J shown in Option 1, 2 and 3, not to exceed 487,804 square feet.

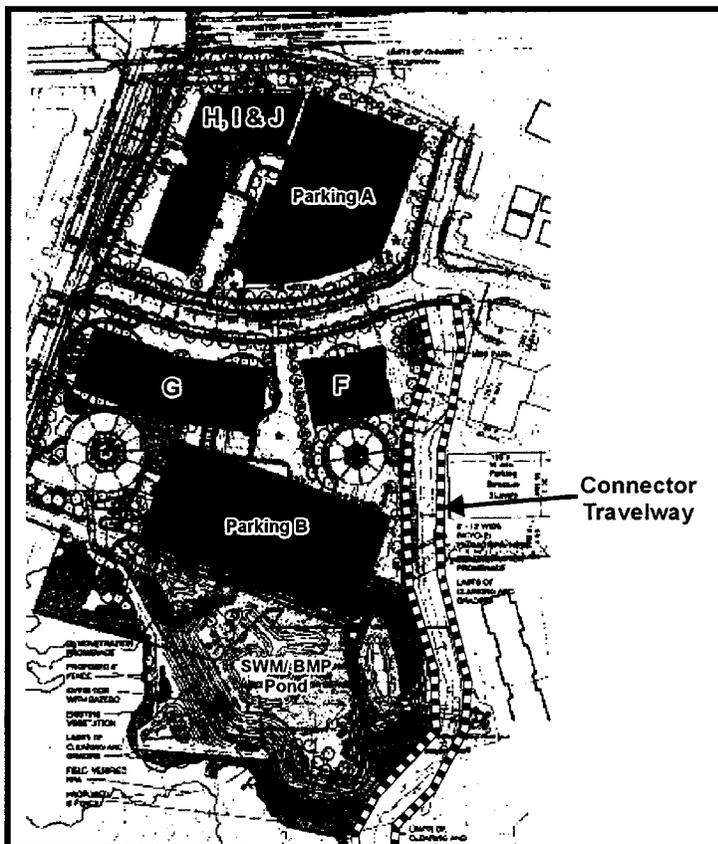
In addition, the design of Buildings G and F is proposed to be consistent among all of the development options. As previously discussed, Building G could be conceptually designed for the use as a new Mid-County Center building subject

to the Public-Private Education Facilities and Infrastructure Act (PPEA) referenced in the companion applications. Note 2 on Sheet 3 of the GDPA indicates that if Building G is not used for the Mid-County Center building, then it would be used as an office, medical office, and/or educational facility, similar to the other buildings.

Vehicular Access: Access to the site is provided from Williams Drive, Willow Oaks Corporate Drive and a proposed private travelway. 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 roadways shown on the GDPA.

In addition, the applicant has proffered to construct a private Connector Travelway and bicycle/ pedestrian trail from Willow Oaks Corporate Drive along the eastern property line to Tax Map Parcels 49-3 ((1)) 136C and 136C1 (subject of the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications), which will continue until it reaches the existing roadway network of the INOVA Hospital Campus. Graphic 7 shows the general location of the proposed Connector Travelway.

Graphic 7: Proposed Connector Travelway



The applicant has indicated through the proffers that the final design of the Connector Travelway would be subject to DPWES approval and would be a private street that is 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 Connector Travelway, the Applicant has proffered to grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the Connector Travelway and the bicycle/pedestrian trail.

Parking: The applicant seeks to amend approved proffers and GDPA/ SE Plat to remove the approved assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA in Buildings F through I and add an additional building (Building J) with no increase in the original approved FAR. Building G is proposed to be conceptually designed for use as a New Mid-County Center building (including the Woodburn Center for Community Mental Health). The Zoning Ordinance requires 1,400 parking spaces for Option 1 and 4 and 1,298 parking spaces for Option 2 and 3 for the proposed uses shown on the GDPA (office, medical office, and/or educational facilities, and public uses, which include a new Mid-County Center building). The primary difference in the requirement between the options is the location, size and uses for Buildings H, I and J. The applicant proposes to provide 2,430 parking spaces in Option 1 and 2,650 parking spaces in Option 2, 3 and 4. The majority of the parking for both options would be provided in two parking structures. The applicant has proffered to provide parking in a combination of parking structures and surface lots shown on the GDPA 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), for the uses within the Application Property.

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 5 and as proffered. This pedestrian circulation system would primarily be designed in a similar manner in each development option and would include the following features:

- 5 foot wide paved trails/ sidewalks along the property's entire frontage on Route 50, Williams Drive and on both sides of Willow Oaks Corporate Drive,
- An 8 to 10 foot wide bicycle and pedestrian trail along the west side of the proposed Connector Travelway,
- Several 5 foot wide sidewalks along the internal roadway driveways leading to the proposed buildings,

- 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,
- A new crosswalk crossing Williams Drive at the south side of the Route 50 (Arlington Blvd.) intersection, which includes a new pedestrian countdown signal subject to VDOT approval, and
- Designs for a new crosswalk and pedestrian countdown signal crossing Route 50 (Arlington Blvd.) on the east side of the Williams Drive intersection per a determination by FCDOT and VDOT as to whether the pedestrian crossing of Route 50 should most appropriately occur on the east or west side of Williams Drive, or on both sides, in light of signal timing considerations.

In addition to these improvements, the applicant has proffered to construct a standard concrete bus pad at any bus stop(s) located along Willow Oaks Corporate Drive. If bus service along Willow Oaks Corporate Drive has not been established before the issuance of a nonresidential use permit, then the applicant has agreed to escrow the cost of such improvement for the benefit of Fairfax County. The Applicant has also proffered to install a standard concrete bus pad at the bus stop located on the north side of Arlington Boulevard, west of Williams Drive within existing right of way, if it is available. If such right-of-way is available, then the bus pad would be constructed concurrent with the construction of the Route 50 (Arlington Blvd.) improvements. If such right-of-way is not available, then the applicant would not install the off-site bus pad.

The applicant has also agreed to provide indoor and/or outdoor bicycle racks in locations convenient to the main building entrances to each of Buildings F, G, H, I and J and within Parking Garages A and B to serve employees of Buildings F, G, H, I and J. With respect to the number of bicycle parking spaces provided, the Applicant has proffered to provide a sufficient number of spaces to meet the applicable LEED credit (which is 5% or more of all building users as specified in Credit 4.2 of LEED NC under the Alternative Transportation section) for bicycle parking at the time of site plan submission and would provide lockers or cages for at least six (6) bicycles among Parking Garages A and B. A sign plan is also proffered to be provided for designating locations for "share the road" signs in areas on the subject property where bicycles would share the road with other vehicles. This sign plan would also designate locations for signs to be located on the subject property directing bicyclists to the bicycle parking. Showers and changing rooms would be provided in both Building G and at least one of Buildings F, H, I and J.

Landscaping and Open Space: A minimum of 15% open space is required for the site in all development options; 43% open space would be provided in Option 1, 46% open space in Option 2 and 3 and 50% in Option 4. The difference in open space among the development options results from the design of Buildings H through J and Parking Garage B. Regardless of the option implemented, the applicant has proffered to provide landscaping as generally shown on the GDPA and has proffered to a streetscape with street furnishings and lighting in conformance with the Merrifield Streetscape Design Manual. The Applicant has also proffered to submit a detailed landscape and tree cover plan to Urban Forest Management Division (UFMD) for review and approval, which would include: 1) design details for tree wells and other similar planting areas above structures and along streets; 2) 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; and 3) other information that may be requested by the UFMD.

The applicant has also proffered to conform to the limits of clearing and grading as shown on the GDPA 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 GDPA.

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 2 of the GDPA. Final determination would be made at the time of site plan review.

Stormwater Management:

The stormwater narrative on Sheet 15 of GDPA indicates that the site is currently undeveloped, but contains two existing quasi-regional stormwater ponds. Stormwater runoff from the proposal would be conveyed to an enhanced extended dry pond. The applicant proposes to combine two existing ponds into one enhanced extended detention pond that would be privately owned and maintained. The proposed facility would be designed to provide peak flow reduction for the 2 year and 10 year storms from developed conditions to good forested conditions for the entire 131 acre watershed it serves. The facility would also be designed to exceed the minimum phosphorous removal requirement (40%) by providing 50% removal. The facility would also provide enough BMP to cover the entire 130 acre watershed, including the INOVA Hospital site. In the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications, the applicant proposes to defer BMP until the proposed Willow Oaks SWM Pond is constructed, to avoid having to construct large sand filter systems to provide BMPs.

The applicant has proffered to maintain the Willow Oaks SWM/BMP pond as well as the portion of an 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 has proffered to execute an agreement with Fairfax County in a form satisfactory to the County Attorney providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond. 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 GDPA 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.

In addition, the applicant has provided two pond design options shown on Sheet 14 of the GDPA. The primary difference between the two pond options is in the design of the pond layout due to the design of Parking Garage B as either a 2 bay garage or a 3 bay garage. Regardless of which Parking Garage B design would be implemented, the pond would be located in the same general area on the subject property and would be designed to meet the peak flow reductions, phosphorous removal and BMP as previously discussed. Landscaping and a gazebo are proposed to be incorporated in the pond designs as shown on Sheet 14 of the GDPA.

Land Use Analysis (Appendix 6)

As previously discussed, the Comprehensive Plan provides an option for the development of the subject property up to 0.7 FAR provided that, among other things, "the area immediately adjacent to single family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3((10)) 6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas." The applicant proposes to implement the Plan Option, and to reallocate the previously approved 487,804 square feet of GFA with office development at a 0.69 FAR. The applicant proposes to construct four (4) office buildings that may be used for office, medical office, and educational facilities, and to conceptually design a fifth building for potential use by a new Mid-County Center building (which would include the Woodburn Center for Community Mental Health). No structures are proposed to be closer than 100 feet from the nearest residential property. Building G, which is proposed to be located closest to the residential use, is proposed to be 4 stories in all development options.

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 \$0.27 per square foot of proposed GFA for the respective buildings 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.

Environmental Analysis (Appendix 6)

The applicant has proffered to LEED Silver certification for Building G and LEED certification for the other office buildings shown on the GDPA. The applicant and staff are continuing to discuss appropriate commitments in support of the attainment of LEED certification and LEED Silver certification for these buildings. In addition, the applicant has also proffered to design the 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.

Issue: Trails

The Countywide Trails Plan depicts a minor paved trail (defined as asphalt or concrete from 4 feet to 7 feet, 11 inches in width) along the site's Route 50 (Arlington Blvd.) frontage. While a trail or sidewalk is noted on the GDPA in this general area, it is not clear how wide this trail will be based on the information noted on the plans.

Resolution:

A six foot wide trail is shown on the GDPA along the site's Route 50 frontage. Staff feels that this issue is resolved.

Urban Forest Management Analysis (Appendix 7)

The Urban Forest Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) has reviewed the application and identified the following issues.

Issue: Tree Preservation Target Calculations

Staff is concerned that the Tree Preservation Target Calculations shown on Sheet 2 of the GDPA indicate that the tree preservation target minimum will not be met for the site. Approximately half of the required 10 year tree canopy to be preserved through tree preservation is proposed. Staff recommends that a deviation from the tree preservation target should be provided that states one or more of the justifications listed in PFM 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met. A sheet number should be provided identifying the location of the deviation request.

In addition, proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

Resolution:

Note 20 on Sheet 3 of the GDPA indicates that the applicant would seek a deviation from the tree preservation target at the time of site plan review.

Issue: Tree Cover Requirement

Staff is concerned that the Tree Canopy Tabulation Table on Sheet 2 of the GDPA indicates that only 7.6% total tree canopy will be provided. Staff feels that the transfer of onsite 10-year Tree Canopy Requirements through offsite tree banking or through pro rata payment into the Tree Preservation and Planting Fund may be applicable for this specific application. An application to provide 10-year Tree Canopy Requirements through offsite tree banking or through payment into the Tree Preservation and Planting Fund is recommended and should be submitted to UFMD for review and approval.

Resolution:

This issue would be addressed during site plan review.

Transportation Analysis (Appendix 8)

In an attempt to address the impact of the proposed development, the applicant has proffered to a number of improvements to Route 50 (Arlington Boulevard), Williams Drive, Willow Oaks Corporate Drive, and traffic signals that are shown on Sheets 8 through 11 of the GDPA and referenced in the proffers. A brief summary of the improvements is described below.

- Route 50 (Arlington Boulevard) improvements include:
 - 1) a fourth eastbound through lane from Williams Drive to the existing ramp to Gallows Road;
 - 2) a right-turn deceleration lane from eastbound Route 50 onto Williams Drive; and
 - 3) an extension of the left turn bay on westbound Route 50 for left turns onto Williams Drive.

- Williams Drive improvements include:
 - 1) two southbound lanes, two northbound left turn lanes, a through lane and two right turn lanes at the Arlington Boulevard intersection; and
 - 2) Restriping of the southbound Williams Drive approach to Arlington Boulevard to provide for an exclusive southbound left-turn lane and a shared through-right turn lane.

- Willow Oaks Corporate Drive would be extended through the subject property to intersect Williams Drive

In addition, the applicant proposes to construct a new Connector Travelway and bicycle/pedestrian trail intersecting Willow Oaks Corporate Drive and continuing south along the eastern boundary of the subject property onto the adjacent site to the south (identified as Tax Map 49-3 ((1)) 136C) to connect into the existing travelway network on the INOVA Fairfax Hospital campus.

The applicant has also proffered to modify the existing traffic signal at Route 50/ Williams Drive as necessary to implement the proposed street improvements subject to approval of VDOT. If a corridor evaluation of signal timings is needed, the Applicant has proffered to conduct a corridor evaluation of existing signal timings along Arlington Boulevard from Prosperity Avenue to Gallows Road to determine appropriate signal timing modifications along such corridor, subject to approval of VDOT.

The Fairfax County Department of Transportation has reviewed the application and has identified the following the following issues:

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 15% reduction of SOV trips for employees. Staff believes that a 20% mode split reduction is achievable with the establishment of the following initiatives:

- Extension of INOVA shuttle service from the Dunn Loring Metro station to this site
- Implementation of transit subsidies for employees
- Construction of the Connector Travelway, providing the opportunity for more convenient pedestrian, bicycle, and shuttle access between the INOVA Fairfax Hospital campus and the Willow Oaks site

The applicant has committed to construct bus pads timed to the issuance of non-RUPS on Willow Oaks Corporate Drive; however, no public bus service is currently planned for this roadway. The proffer should be revised to commit to the pads when bus service and stops are established on the roadway.

The TDM program should also establish a budget for on-going operation and include financial commitments with remedy programs should they be needed for non-achievement. Penalties for non-achievement after remedies are implemented should also be proposed. The proffers indicate that coordination with INOVA Fairfax Hospital on TDM initiatives will take place. This is a positive approach, with the potential goal of closely linking the programs.

Resolution:

The applicant has revised the proffers to include 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.

Issue: Proposed Road Improvements

The primary concern associated with the proposed application is the functionality of the left turn movement and the vehicle storage capacity from Route 50 (Arlington Blvd.) to Williams Drive. The applicant has been asked to provide additional detail as to how its functionality can be preserved with future development. The applicant's proposal to extend the lane is not adequate to address the deficiencies of the turn lane.

Staff is also concerned about the proposed traffic movements on Williams Drive between Route 50 (Arlington Boulevard) and Willow Oaks Corporate Drive due to the high volumes of forecasted turning traffic from the proposal.

Staff will continue to work with VDOT and the applicant until there is a mutual understanding on the proposed Route 50 (Arlington Blvd.) and Williams Drive improvements. 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.

Public Facility Analyses**Fairfax County Park Authority (Appendix 9)**

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. The applicant has proffered \$0.27 per square foot of GFA for the respective buildings 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 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 10)

As previously discussed, the stormwater narrative on Sheet 15 of GDPA indicates that the site is currently undeveloped but contains two existing quasi-regional stormwater ponds. Stormwater runoff from the proposal would be

conveyed to an enhanced extended dry pond. The applicant proposes to combine two existing ponds into one enhanced extended detention pond that would be privately owned and maintained. The proposed facility would be designed to provide peak flow reduction for the 2 year and 10 year storms from developed conditions to good forested conditions for the entire 130 acre watershed it serves. The facility would also be designed to exceed the minimum phosphorous removal requirement (40%) by providing 50% removal. The facility would also provide enough BMP to cover the entire 130 acre watershed, plus the INOVA Hospital site. In the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications, the applicant proposes to defer BMP until the proposed Willow Oaks SWM Pond is constructed to avoid having to construct large sand filter systems to provide BMPs.

The applicant has proffered to maintain the Willow Oaks SWM/BMP pond as well as the portion of an 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 has proffered to execute an agreement with Fairfax County in a form satisfactory to the County Attorney providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond.

The Department of Public Works and Environmental Services has reviewed the application and identified issues that will be addressed at site plan review; the significant issues are discussed below.

Issue: Outfall

The applicant has indicated that the outfall is currently inadequate due to inadequate capacity and house flooding at a point approximately 2,300 feet down stream of the proposed pond. The applicant proposes to satisfy outfall requirements by use of the Channel Capacity Method of the PFM 6-0203.4B and to address the house flooding in accordance with PFM 6-0203.5. These requirements will be addressed at site plan review.

Issue: Maintenance of the Proposed Retaining Walls and Gazebo

The applicant proposes to construct retaining walls adjacent to the proposed parking garage that extend into the water surface limits of the pond and a gazebo on top of the outlet riser structure for the pond with an elevated walkway. Staff indicated that these structures are not permitted with County stormwater management easements and would not be maintained by the County.

Resolution:

The applicant has proffered to maintain the Willow Oaks SWM/BMP pond as well as the portion of an 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 has proffered to execute an agreement with Fairfax County in a form satisfactory to the County Attorney providing for the perpetual maintenance of the Willow Oaks SWM/BMP pond. Staff feels that this proffer commitment adequately addresses the issue.

Issue: Construction of Willow Oaks SWM/ BMP Pond

The applicant indicates in Proffer 28 of the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications that the construction of the pond is a requirement of the proposed Willow Oaks development and not a requirement of the RZ and SEA applications (INOVA Fairfax Hospital). The applicant reserves the right to allow the INOVA Fairfax Hospital to construct, maintain, and repair the pond in advance of the INOVA Willow Oaks proposed development. Staff feels that the construction of the Willows Oaks SWM/ BMP 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.

Resolution:

Proffer 28 of the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications has been revised and includes 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.”

Staff feels that this proffer commitment adequately addresses the issue.

Fairfax County Water Authority (Appendix 11)

The Fairfax County Water Authority has reviewed the applications and indicated that adequate domestic water service is available at the site from existing 24-inch, 16-inch, 12-inch, 8-inch and 3-inch water mains located at the property. No issues from the proposed development were identified.

Fire and Rescue Analysis (Appendix 12)

The application property is serviced by the Fairfax County Fire and Rescue Department Station 430, Merrifield and currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 13)

The subject property is located within the Accotinck Creek watershed and would be sewer 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.

Conformance with the Previously Approved Proffers

As previously discussed in the background, the original rezoning consolidated 38.21 acres of land located at the southwest quadrant of the intersection of Gallows Road and Route 50 (Arlington Blvd.) and rezoned the land from the C-3, R-5, and R-1 Districts to the C-3 District, subject to proffered conditions. This land is now known as the Willow Oaks Corporate Center. The maximum gross floor area permitted in the Willow Oaks Corporate Center is 1,169,176 gross square feet at an FAR of 0.70. Nine buildings were approved and shown on the proffered plan. The applicant seeks approval of a partial proffered condition amendment to reallocate 487,804 square feet of the approved GFA for Buildings H through I on 16.14 acres of the original 38.21 acres of land. The applicant has proffered to develop the property with office uses at a maximum of 487,804 gross square feet at a 0.69 FAR. This proposal will not impact the proffered FAR of 0.70 on the remaining portion of Willow Oaks Corporate Center.

ZONING ORDINANCE PROVISIONS (Appendix 14)

In order to amend the previously approved proffers to remove the assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA among five office buildings with no increase in the overall approved FAR, the request must fulfill all applicable provisions of the Zoning Ordinance. The following chart depicts how the subject property meets the C-3 District zoning requirements:

Standard	Required (C-3)	Provided
Lot Size	20,000 sq ft	16.14 acres
Lot Width	100 ft	Williams Drive = greater than 100 ft Route 50 = greater than 100 ft Willow Oaks Corporate Drive = greater than 100 ft
Building Height	90 ft maximum which may be increased by the BOS subject to approval of an SE application	Buildings H, I and J = 90 ft in all options Buildings F and G = 60 ft in all options
Front Yard	Controlled by 25 degree angle but not less than 40 feet	Williams Drive = 62 ft for closest building (Building G) in all options Route 50 = 40 ft for closest buildings (Building H, I and J) in all options Willow Oaks Corporate Drive = 40 ft for closest buildings (all buildings) in all options
Rear Yard	Controlled by 20 degree angle but not less than 25 feet	Greater than 25 ft for all buildings in all options*
FAR	1.0	0.69
Open Space	15%	Option 1 = 43% Option 2 = 46% Option 3 = 46% Option 4 = 50%
Parking Spaces	Option 1 = 1,297 total Option 2 = 1,400 total Option 3 = 1,298 total Option 4 = 1,400 total	Option 1 = 2,430 Option 2 = 2,650 Option 3 = 2,650 Option 4 = 2,650
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.	Note 18 on Sheet 3 of the GDPA indicates that the number of loading spaces would be 3 spaces per building.**

**Sheets 2, 3 and 4 of the GDPA provide the proposed setbacks and angle of bulk plane diagrams (Sheet 2) for each building on the site and show that each building meets the minimum yard requirements of the Zoning Ordinance.*

***The applicant has requested a modification of the loading space requirement in favor of the requested number of loading spaces per building.*

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the C-3 District.

Waivers and Modifications:**Reaffirmation of a modification of transitional screening and a waiver of the barrier requirements along the south and east property lines in favor of that shown on the GDPA.**

The Zoning Ordinance requires a Transitional Screening Yard 2 (35-foot unbroken strip of open space) and Barrier requirement D, E or F along a portion of the south and east property boundaries to adequately screen the proposed office uses from the existing residential uses. The applicant is requesting a reaffirmation of the transitional screening and a waiver of the barrier requirements approved in the original rezoning in favor of the proposed landscaping shown on the GDPA. In all of the development options, the applicant proposes a 28 foot wide Connector Travelway along the eastern property line with an 8 to 10 foot wide bicycle and pedestrian trail along the west side of the travelway and a single row of large deciduous trees to screen the proposed Parking Garage B. Along the southern property line, a large stormwater management pond is proposed and includes significant landscaping around the perimeter of the pond and with the pond banks. The applicant has proffered to provide this landscaping in all development options. With these commitments, staff feels that the proposed uses would be adequately screened from the existing residential properties and supports the reaffirmation request.

Reaffirmation of the waiver of the service drive requirement along Rt. 50.

The applicant is requesting a reaffirmation of a waiver of the service drive requirement along Route 50 (Arlington Blvd.) This waiver request was previously approved with the original rezoning application and staff supports the waiver request.

Modification of the loading space requirement for office uses to permit a maximum of three loading spaces per building shown on the GDPA.

The Zoning Ordinance requires no more than five (5) off-street loading spaces for a given use or building. The applicant proposes to provide a maximum of three (3) loading spaces for each building in each development option. Staff feels that this proposed number of loading spaces is sufficient for the proposed square footage on the subject property and does not object to the requested modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks to amend the current proffers to remove the assisted living facility use in Building I and to reallocate the approved 487,804 square feet of GFA among five office buildings with no increase in the overall approved FAR of 0.69. Five (5) office buildings are proposed and may be used for office, medical office, and/or educational facilities. One of the buildings may be conceptually designed for potential use by a new Mid-County Center building (which would include the Woodburn Center for Community Mental Health).

Staff has noted a number of outstanding transportation issues regarding the proposed vehicular improvements along Williams Drive and Route 50 (Arlington Blvd.). Staff feels that the proposed improvements may not be realistic due to VDOT design standards and turn length requirements 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 PCA 87-P-038-04 as submitted; however, if it is the intent of the Board of Supervisors to approve PCA 87-P-038-04, staff recommends that such approval be subject to the execution of proffers consistent with those contained in Appendix 1.

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. Affidavit for PCA 87-P-038-04
3. Statement of Justification
4. Previously Approved Proffers and GDP for RZ 87-P-038
5. Previously Approved Proffers, Development Conditions and GDPA for PCA 87-P-038-03 and SE 99-P-023
6. Comprehensive Plan Land Use Analysis and Environmental Assessment
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Fairfax County Park Authority Analysis
10. Stormwater Management (DPWES) Analysis
11. Fairfax County Water Authority Analysis
12. Fire and Rescue Analysis
13. Sanitary Sewer Analysis
14. Zoning Ordinance Provisions
15. Glossary of Terms

DRAFT**INOVA WILLOW OAKS****PROFFERS****PCA 87-P-038-4**

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 and their successors and/or assigns (hereinafter collectively referred to as the “Applicant”), hereby proffer that the development of the parcel under consideration and shown on the 2008 Fairfax County tax maps as Tax Map 49-3 ((1)) 141 (the “Application Property”) shall be in accordance with the following conditions if, and only if, proffered condition amendment application PCA 87-P-038-4 is approved by the Board of Supervisors. In the event PCA 87-P-038-4 is 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.

DEVELOPMENT PLAN

1. **Partial Generalized Development Plan Amendment.** The Application Property shall be developed in substantial conformance with the Inova Willow Oaks Partial Development Plan Amendment dated April 14, 2008 and revised through April 20, 2009, prepared by Dewberry & Davis LLC (the “GDPA”), consisting of Sheets 1 through 20.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDPA 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 487,804 square feet of gross floor area (“GFA”). This does not include cellar area as provided in the Zoning Ordinance. The anticipated allocation of GFA among the various buildings to be constructed on the Application Property is represented on the GDPA. The Applicant reserves the right to reallocate GFA among the buildings and parking spaces within the garages depicted on the GDPA without requiring a proffered condition amendment (“PCA”) so long as (1) the total maximum of 487,804 square feet of GFA is not exceeded; (2) the maximum building heights as set forth in Proffer 20.C. and as shown on the GDPA are not exceeded; and (3) the footprint and configuration of individual buildings and garages remain in substantial conformance to that shown on the GDPA as determined by the Zoning Administrator.

4. Uses. The Application Property may include the following uses, subject to special exception or special permit approval as may be required:
- A. Offices, including without limitation, offices used for outpatient medical services;
 - B. Public Uses, in particular, but without limitation, 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. Medical Care Facilities;
 - D. Schools of Special Education;
 - E. Colleges and Universities;
 - F. Conference Centers;
 - G. Eating Establishments;
 - H. Financial Institutions;
 - I. Health Clubs;
 - J. Mobile and land based telecommunications facilities, subject to the provisions of Sect. 2-514;
 - K. Telecommunications facilities;
 - L. Child care centers; and
 - M. Accessory uses and accessory service uses.

Helistops shall not be permitted on the Application Property.

5. Cellar Use. The Applicant agrees to limit the use of cellar space within Buildings F, G, H, I and J to the following uses:
- A. The core area of the buildings such hallways; elevators; stairwells; lobby areas; circulation; rest rooms; mechanical rooms; electrical rooms; janitor and building maintenance rooms; areas used for property management, parking management and building engineering; vaults; and
 - B. Specialty areas used by the employees, tenants and/or owners of one or more of Buildings F, G, H, I and J, such as storage rooms; filing rooms; mail rooms; call centers; clean rooms; computer rooms; battery rooms; security tanks; secure compartmentalized information facilities (“SCIF”); an emergency operations center (Building G only); in-house pharmacies; operating suites; recovery areas;

child-care centers; food service/deli; data centers and computer installations; uses engaged in processes using large or heavy equipment (for example, medical diagnostic, imaging, reproduction, printing, laboratory and testing equipment); and

- C. Accessory uses by the employees, tenants and/or owners of one or more of Buildings F, G, H, I and J, such as conference rooms; conference centers; training and meeting rooms; recreational facilities; exercise facilities and related shower and locker rooms; kitchens; employee cafeterias, canteens and vending areas; employee lounges; classrooms; libraries; and
- D. Other similar uses, and uses ancillary to the uses above, as determined by the Zoning Administrator.

6. Parking

Parking shall be provided in a combination of garage structures and surface areas as shown on the GDPA 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. Temporary surface parking areas may be provided within the building envelope areas in the two landbays formed by the proposed office buildings, parking garages and related travelways and impervious areas to support construction activities on-site and at the adjacent Inova Fairfax Hospital Campus. The Applicant reserves the right to relocate above grade parking shown on the GDPA to a subsurface location provided that the building heights and footprints of Buildings F, G, H, I and J remain in substantial conformance with those shown on the GDPA. The Applicant reserves the right to request a parking reduction or shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification of the required parking as approved by such parking reduction or shared parking agreement may be accommodated without requiring a PCA provided that the parking structure footprint remains in substantial conformance with that depicted on the GDPA.

TRANSPORTATION IMPROVEMENTS

7. 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 7.B., 7.C., 7.D., and 7.G. Such dedication shall occur consistent with the timing requirements of Proffer 7.F. and as part of the respective site plan approval that proposes such improvements.
- B. Arlington Boulevard. The Applicant shall improve Arlington Boulevard to provide a fourth eastbound through lane from Williams Drive to the existing ramp to Gallows Road; a right-turn deceleration lane from eastbound Route 50 onto Williams Drive; and an extension of the left turn bay on westbound Route 50 for

left turns onto Williams Drive. Such improvements are shown on Sheet 9 of the GDPA. The final design of such improvement shall be subject to Virginia Department of Transportation (“VDOT”) and Fairfax County Department of Public Works and Environmental Services (“DPWES”) approval.

- C. Williams Drive. The Applicant shall improve Williams Drive adjacent to the Application Property frontage to provide two southbound lanes, two northbound left turn lanes, a through lane and two right turn lanes at the Arlington Boulevard intersection. The Applicant shall also restripe the southbound Williams Drive approach to Arlington Boulevard to provide for an exclusive southbound left-turn lane and a shared through-right turn lane. This improvement is shown on Sheets 9 and 10 of the GDPA. The Applicant shall provide pavement markings in the reconstructed Williams Drive south of Arlington Boulevard to discourage vehicles from blocking the Willow Oaks Corporate Drive/Williams Drive intersection. The final design of such improvement shall be subject to VDOT and DPWES approval.
- D. Willow Oaks Corporate Drive. The Applicant shall extend Willow Oaks Corporate Drive through the Application Property to intersect Williams Drive in the location and with a road section as shown on the GDPA. The final design of Willow Oaks Corporate Drive extended shall be subject to VDOT and DPWES approval. Willow Oaks Corporate Drive Extended shall be dedicated as a public street.
- E. Connector Travelway to Inova Fairfax Hospital. The Applicant shall construct a new connector travelway and bicycle/pedestrian trail intersecting Willow Oaks Corporate Drive extended and continuing south through the Application Property and onto and across the adjacent site to the south identified as 2008 Tax Map 49-3 ((1)) 136C (“Parcel 136C”) to connect into the existing travelway network on the Inova Fairfax Hospital campus. The final design of the Connector Travelway shall be subject to DPWES approval. The Connector Travelway shall be a private street; however, the Connector Travelway 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 Connector Travelway, the Applicant shall grant ingress and egress easements for public access and for public emergency and maintenance vehicles over the Connector Travelway and the bicycle/pedestrian trail.
- F. Timing of Construction. Each of the road/travelway improvements set forth in Proffers 7.B., 7.C., 7.D., and 7.E. shall be substantially completed prior to issuance of the first Non-Residential Use Permit (“Non-RUP”), exclusive of shell and core, for the first building to be constructed on the Application Property. 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, where applicable. Final bond release for the last building constructed on the Application Property shall not occur until the improvements have been accepted into the State system, where applicable.

G. Traffic Signal Modifications.

- (i) The Applicant shall modify the existing traffic signal at Route 50/Williams Drive as necessary to implement the street improvements as required by these proffers. Such modifications shall be made concurrent with the requirements of the adjoining street improvements and shall be subject to the approval of VDOT.
- (ii) Arlington Boulevard. 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 road/travelway improvements set forth in Proffers 7.B., 7.C., 7.D., and 7.E. are substantially completed. If VDOT determines that a corridor evaluation is necessary, the Applicant shall conduct a corridor evaluation of existing signal timings along Arlington Boulevard from Prosperity Avenue to Gallows Road to determine appropriate signal timing modifications along such corridor. Such signal timing study 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 last building constructed on the Application Property.

H. 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 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. 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.

- I. 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 7 (or an improvement in any other Proffer the timing of which is associated with an improvement proffered in this Proffer 7) have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations, and/or VDOT approval) 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.

- 8. Pedestrian Circulation Improvements. The Applicant shall construct a comprehensive pedestrian circulation system throughout the Application Property as shown on the GDPA. Such improvements shall be constructed concurrent with the development adjacent thereto.

- 9. Crosswalks.

- A. Williams Drive. Concurrent with the construction of the Williams Drive improvements, and subject to the approval of VDOT, the Applicant shall install a painted crosswalk crossing Williams Drive at the south side of the Route 50 intersection. In addition the Applicant shall install a pedestrian countdown signal at such location and make modifications to the existing signal in such location as may be necessary, subject to the approval of VDOT.
- B. Arlington Boulevard. There is an existing crosswalk and pedestrian countdown signal crossing Route 50 on the west side of the Williams Drive intersection. Upon submission of a site plan for the Arlington Boulevard improvements, the Applicant shall submit a design for a crosswalk and pedestrian countdown signal

crossing Route 50 on the east side of the Williams Drive intersection for a determination by FCDOT and VDOT as to whether the pedestrian crossing of Route 50 should most appropriately occur on the east or west side of Williams Drive, or on both sides, in light of signal timing considerations. The Applicant shall install the new crosswalk and countdown signal on the east side of Williams Drive if approved by FCDOT, VDOT and DPWES concurrent with construction of the Arlington Boulevard improvements.

10. Bus Facilities. The Applicant shall install a standard concrete bus pad at any bus stop(s) located along the Application Property's frontage on Willow Oaks Corporate Drive. The bus pads shall be installed prior to the issuance of the first Non-RUP for the first building to be constructed on the Application Property. In the event bus service along Willow Oaks Corporate Drive has not been established by such time, then in lieu of such construction, the Applicant shall escrow the cost of such improvements for the benefit of Fairfax County, upon the issuance of the first Non-RUP, exclusive of core and shell, for the first building to be constructed. In addition, the Applicant shall install a standard concrete bus pad at the bus stop located on the north side of Arlington Boulevard, west of Williams Drive within existing right of way, if it is available. If such right-of-way is available, then the bus pad will be constructed concurrent with the construction of the Arlington Boulevard improvements. If such right-of-way is not available then there shall be no requirement to install the off-site bus pad.
11. Bicycle Facilities. The Applicant shall provide indoor and/or outdoor bicycle racks in locations convenient to the main building entrances to each of Buildings F, G, H, I and J. The Applicant shall also provide for indoor bicycle racks/storage within parking garages A and B to serve employees of Buildings F, G, H, I and J. With respect to the number of bicycle parking spaces provided, the Applicant shall provide a sufficient number of spaces to meet the applicable LEED credit for bicycle parking at the time of site plan submission (see Proffer 20.D.). As part of this requirement, the Applicant shall provide lockers or cages for at least six (6) bicycles among Garages A and B. The Applicant shall prepare a sign plan for designating locations for "share the road" signs for areas on the Application Property where bicycles will share the road with other vehicles. This sign plan will also designate locations for signs to be located on the Application Property directing bicyclists to the bicycle parking. Subject to necessary approvals, if any, the Applicant shall install such signs prior to issuance of the first Non-RUP for the first of Buildings G, F, H, I or J, exclusive of shell and core. Both Building G and at least one of Buildings F, H, I and J shall include shower and changing room facilities for employees. If any of Buildings F, H, I or J does not include shower and changing room facilities, the employees of such Building shall be provided access to the shower and changing room facilities in at least one of such Building(s) that does have such facilities. Such improvements shall be provided prior to issuance of the first Non-RUP, exclusive of core and shell, for whichever building(s) provide such services. The final location and design of the signage, bike racks and bike lockers/cages shall be shown on the site plan for the respective buildings, and the Applicant shall provide a copy of such site plan sheet to FCDOT.

TRANSPORTATION DEMAND MANAGEMENT

12. Transportation Demand Management.

A. The Applicant shall implement transportation demand management (“TDM”) measures at the Application Property consistent with the following criteria.

- (i) Employee Mode Split Goal. Mass transit, ride-sharing and other transportation strategies for the employees of the Application Property shall be utilized to achieve a minimum 15% mode split for employee trips to and from the Application Property during weekday Peak Hours. The Employee Mode Split Goal shall increase to 18% following final occupancy of the second building constructed on the Application Property, and the Employee Mode Split Goal shall increase to 20% following final occupancy of the last building constructed on the Application Property.
- (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 Arlington Boulevard between Prosperity Avenue 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 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) Participate in a shuttle service established by Inova Fairfax Hospital between the Dunn Loring Metro Station, Inova Fairfax Hospital and the Application Property;
 - (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 building common areas transportation-related information for employees;
 - (e) Encourage employers to 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) Encourage employer occupants to provide alternative work schedules, including staggered work hour programs, flex-time and telework programs, and to provide information to new employees on housing opportunities in the surrounding area;
 - (g) Provide reserved spaces for employee carpoolers and vanpoolers and hybrid vehicles located proximate to building entrances;
 - (h) Provide for on-site bicycle storage, showers and changing facilities (See Proffer 11 above);
 - (i) Provide a sidewalk system designed to encourage/facilitate pedestrian circulation (See Proffer 8 above);
 - (j) Provide bus facilities (See Proffer 10 above); and
 - (k) Coordinate with TDM programs in place on the Inova Fairfax Hospital Campus that is subject to RZ 2008-PR-009, for so long as the Applicant and/or Fairfax County own the Application Property.
- (iv) Employee Surveys. Between September and November beginning with the year following issuance of the first Non-RUP for the first building on the Application Property, exclusive of shell and core, the PM shall conduct a survey of building employees (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 for changes, if any, 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 applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and
 - (6) A description of the uses constructed and occupied on the Application Property at the time the survey was conducted.
- (v) County Report. The PM shall report annually 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 first of the buildings on the Application Property, 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 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) during the weekday Peak Hours (as defined in Proffer 12.A.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 Application Property 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 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 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; and
 - (c) Provide discounted parking for carpools/vanpools if paid parking is instituted.

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) Financial Incentives. In the event Employee Surveys and/or Trip Counts conducted following final occupancy of last buildings constructed on the Application Property 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 penalty provision shall remain in effect for so long as Proffer 14(xi) requires the Survey and Reporting Requirements to be met; 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.(x) 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.

- (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 for the first building on the Application Property 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 surveys/reports 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

13. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the GDPA, 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.
14. Tree Preservation.
- A. The Applicant shall submit a tree preservation plan as part of the site plan(s) for development that includes Parking Garage B, the Willow Oaks SWM/BMP Pond as described in Proffer 21.A. below and/or the Connector Travelway as described in Proffer 7.E . above.
- 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 and on Parcel 136C, that are located up to 25 feet to either side of the limits of clearing and grading shown on the GDPA and as approved for Parcel 136C. 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 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 the southern parking garage or the improved regional stormwater pond or Connector Travelway 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 10.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 UFMD.
- 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.

15. Landscaping. Landscaping shall be provided as generally shown on the GDPA. Adjustments to the type and location of vegetation and the landscape design shall be permitted as may be approved by UFMD. Streetscape shall be provided as generally shown on the GDPA. Street furnishings and lighting shall be in conformance with the Merrifield Streetscape Design Manual.
 - A. 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.
16. Building Setback. A 100 foot setback will be provided between Tax Map 49-3 ((10)) 6 and the southern parking structure. This setback shall consist of existing vegetation, with the exception of clearing and grading shown on the GDPA as required to construct the parking garage, access to the parking garage and to install and maintain utilities. A minimum 14 degree view angle will be provided from Tax Map 49-3 ((10)) 6 and the boundary of the Pine Ridge subdivision to Buildings F and G and Parking Garage B.
17. Fence. Concurrent with construction of the Willow Oaks SWM/BMP Pond, the Applicant shall install a six (6) foot tall wooden fence in the area west of the pond as shown on the GDPA.
18. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance. 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 Parking Garage B 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 the southern wall of such

parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.

19. Signage. Signage for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance.

ARCHITECTURAL DESIGN AND BUILDING MATERIALS

20. Building Design.

- A. Architecture and Materials. Building architecture shall be well-articulated and incorporate a series of vertical elements to break any long horizontal walls. The façade treatment of buildings shall include a combination of building materials which may include glass, brick and/or precast concrete. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade.
- B. Garage Facade. An architectural surface treatment that is consistent with the theme of the associated building architecture shall be used on all exposed parking garage structures and garage walls. For example, a mix of stone aggregate, special forming or scoring, a special mix of textures or polymer painted materials, brick, landscape screening materials, pre-cast concrete, architectural embellishment, and/or other treatments that are compatible with and complement the building architectural material shall be provided.
- C. Building Height. Maximum building heights shall be as shown on the GDPA. Specifically, Buildings F and G, located south of Willow Oaks Corporate Drive extended, shall not exceed four (4) stories or sixty (60) feet above grade. Parking Garage B, located south of Willow Oaks Corporate Drive extended, shall not exceed six (6) levels or sixty (60) feet above grade. 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.
- D. Green Building Practices.
- (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 for each of the Buildings. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project so that each phase of 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 (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. In the event Building G is developed in coordination with Fairfax County, then Building G shall be positioned to attain a LEED Silver certification.
- (iii) Prior to approval of a building permit for any building that 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. For any building that is positioned to attain a LEED Silver or higher certification, no such 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.
- (iv) Prior to issuance of the first Non-RUP, exclusive of the core and shell Non-RUP, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from the LEED accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building owners, that this manual has been written by a LEED accredited professional, that copies of this manual

shall be provided to all future building owners and that this manual, at a minimum:

- (a) Provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
- (b) Provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
- (c) Provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- (d) Provides contact information that building occupants can use to obtain further guidance on each green building component.

Prior to issuance of a Non-RUP, exclusive of the core and shell Non-RUP, the Applicant shall provide an electronic copy of the manual in PDF format to the Environment and Development Review Branch of DPZ.

ENVIRONMENT

21. Stormwater Management Facilities.

- A. Willow Oaks SWM/BMP Pond. The GDPA describes a Stormwater Management Facility referred to as the Willow Oaks SWM/BMP pond that will provide both stormwater management (SWM) and Best Management Practices (BMPs) for its entire contributing watershed (approximately 130.1 acres), including the Application Property. In addition, the Willow Oaks SWM/BMP pond provides BMPs for the southern portion of the Inova Fairfax Hospital Campus, the Woodburn Site and the Woodburn Place Site as described in RZ 2008- PR-009 pending concurrently with this Application. The Willow Oaks SWM/BMP pond will be designed as an enhanced extended detention pond with high and low marshes, sediment forebays, and a permanent micro pool. Post-development condition release rates from the Willow Oaks SWM/BMP pond will not exceed pre-development conditions for the 2-year and 10-year storms. Pre-development conditions will assume that the entire watershed upstream of the Willow Oaks

SWM/BMP pond is equivalent to woods in good condition. The Applicant reserves the right to commence construction of the Willow Oaks SWM/BMP pond under a separate site plan in advance of development on the Application Property or concurrently with it.

- B. Maintenance. The Applicant shall maintain 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 execute 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
22. Low Impact Development. The Applicant shall install Fairfax County accepted Low Impact Development (LID) facilities, on the Application Property in Property in at least one of the locations shown on the GDPA 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.

PUBLIC FACILITIES

23. FCPA and Public Schools. At the time of building permit approval(s) for each of the respective buildings, 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, at a rate of \$0.27 per square foot of GFA proposed for the respective building.

MISCELLANEOUS

24. Advanced Density/Intensity Credit. Advanced density/intensity credit is reserved consistent with the provisions of Par. 4 of Section 2-308 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.
25. 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.

26. Severability. Pursuant to Section 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 owner(s) of the other portion(s) of the Application Property.
27. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant, the owners and their successors and assigns.
28. 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/TITLE OWNER OF TAX MAP 49-3 ((1)) 141

INOVA HEALTH CARE SERVICES

By: _____

Name: _____

Its: _____

[SIGNATURES END]

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 100316a

in Application No.(s): PCA 87-P-038-04
 (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/Title Owner of Tax Map 49-3 ((1)) 141
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)

100316 a

for Application No. (s): PCA 87-P-038-04
(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)
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
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

 (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)

100316a

for Application No. (s): PCA 87-P-038-04
(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)
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)

100316a

for Application No. (s): PCA 87-P-038-04
(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)

10036a

for Application No. (s): PCA 87-P-038-04
(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)

=====

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

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

=====

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

=====

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)

100316a

for Application No. (s): PCA 87-P-038-04
(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)

1003/ba

for Application No. (s): PCA 87-P-038-04
(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. 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 SHAREHOLDER: (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.)

=====

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% 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)

100316a

for Application No. (s): PCA 87-P-038-04
(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 SHAREHOLDER: (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.)

=====

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

=====

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)

1003/6a

for Application No. (s): PCA 87-P-038-04
(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)

100316a

for Application No. (s): PCA 87-P-038-04
(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)

100316a

for Application No. (s): PCA 87-P-038-04
(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, 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:

[Handwritten signature]

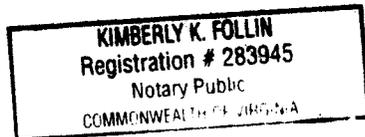
(check one) [] Applicant [x] Applicant's Authorized Agent

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.

[Handwritten signature: Kimberly K. Follin]
Notary Public

My commission expires: 11/30/2011





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

WALSH COLUCCI
 LUBELEY EMRICH
 & WALSH PC

February 14, 2008

RECEIVED
 Department of Planning & Zoning

FEB 19 2008

By Hand Delivery

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

Zoning Evaluation Division

Re: Partial Proffered Condition Amendment Application (the "Application")
Application Property: 49-3((1)) 141
Applicant: Inova Health Care Services

Dear Ms. Coyle:

Please accept this letter as a statement of justification in support of a partial proffered condition amendment application for the above-referenced Application Property. The Applicant is the owner of the Application Property.

The Application Property is zoned to the C-3 District and is subject to applicable proffers approved pursuant to PCA 87-P-038-3. A portion of the Application 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 on the northern portion of the Application Property.

In total the Application Property is approved for 487,804 square feet of gross floor area ("GFA"), including an assisted living facility (121,000 square feet) and office uses (366,804 square feet). The Applicant hereby proposes to reallocate the approved 487,804 square feet of GFA among five office buildings as shown on the enclosed generalized development plan amendment ("GDPA"). The Applicant also proposes a total of 100,400 square feet of cellar space allocated among the five buildings as shown on the GDPA.

As described on the GDPA, the Applicant proposes that one of the office buildings, consisting of 160,000 square feet of GFA and 40,000 square feet of cellar space, may be used by Fairfax County for a Mid-County Community Services Center Building. This building is proposed in conjunction with a proposal to relocate the County human service facility on parcel 59-2((1)) 1B (part) (Woodburn Mental Health) from its existing location as reflected in the concurrent rezoning and special exception amendment applications filed on the Inova Fairfax Hospital Campus. The Applicant proposes that the balance of the development program on the Application Property be available for office and/or educational uses. The Application also proposes to expand and improve the regional stormwater management pond located on the southern end of the Application Property as well as to provide for a new connector road linking the Application Property with the Inova Fairfax Hospital Campus to the south.

PHONE 703 528 4700 | FAX 703 525 3197 | WWW.THELANDLAWYERS.COM
 COURTHOUSE PLAZA | 2200 CLARENDON BLVD., THIRTEENTH FLOOR | ARLINGTON, VA 22201-3359

1A0135280.DOC / 1 Letter PCA Statement of Justification, 7-18-08 09:33:30 AM OFFICE 703 680 4664

ATTORNEYS AT LAW

February 14, 2008

Page 2

The Application Property is located within Sub-Unit L5 within the Merrifield Suburban Center, within Area I of the Fairfax County Comprehensive Plan (the "Comprehensive Plan"). The Comprehensive Plan recommends development of the Application Property with office uses up to 0.7 FAR. The Comprehensive Plan also recommends that development on the Application Property should provide a 100-foot buffer adjacent to the Pine Ridge community and that buildings be limited to 50-90 feet (4 to 7 stories) in height, with the building located nearest the 100-foot buffer (in the southwestern portion of the site) to be no more than 4 stories.

The GDPA reflects a development program that meets the recommendations of the Comprehensive Plan. In addition, the development proposal reflected in the Application is well justified by the need of a location for the County's Mid-County Community Services Center Building as well as an appropriate office/educational development program for the Applicant.

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 / By: Ina P. Stagg

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
Ina Stagg; WCLEW
Martin D. Walsh; WCLEW

PROFFERS

RZ 87-P-038

February 17, 1989

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors' adoption of an Ordinance rezoning the subject property to the C-3 District and approving the related Generalized Development Plan dated January 12, 1989 ("Development Plan"), the applicant proffers to the following conditions:

A. The following proffer shall apply only to the property identified as Tax Map 49-3-((1))-137:

Applicant hereby reaffirms the proffers previously agreed to and dated November 18, 1982 (a copy of which is incorporated herein and made a part hereof) and they shall apply only to the three (3) existing and/or proposed office buildings located on Tax Map parcel 49-3-((1))-137. References to the "Prudential Mobil Generalized Development Plan" shall be amended to the Generalized Development Plan prepared by Dewberry and Davis dated January 12, 1989. O'Connell Street references shall be amended to Willow Oaks Corporate Drive.

B. The following proffers shall apply to the application property excluding Tax Map parcel 49-3-((1))-137:

I. General/Development Plan

1. Each reference to "applicant" in this proffer will include within its meaning, and will be binding upon the

applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

2. Development of the subject property (Buildings "D" through "I") will be in conformance with the Development Plan. As represented in note 15 on Page 2 of the Development Plan, there may be minor deviations as approved by Fairfax County to the dimensions, configurations, footprints and locations of the buildings and plaza areas as may be necessitated by architectural refinements or engineering requirements as approved by Fairfax County. Other deviations will be the subject of Development Plan Amendments.

3. The total gross floor area for Buildings D, E, F, G, H and I will not exceed 626,504 square feet.

4. A comprehensive pedestrian circulation plan based upon final grading shall be submitted in conjunction with the detailed landscape plan(s) that will accompany the site plan(s) for the subject property. The pedestrian circulation plan will include pedestrian linkages between all parking areas, parking structures, office buildings, plazas and open space areas. The plan will be implemented subject to the approval of the Director of the Department of Environmental Management.

II. Screening, Buffering, Lighting, Signage, Noise Attenuation

1. The applicant will present a detailed landscape plan(s) to accompany the required site plan(s) that will be in conformance with the preliminary landscape plans and typical details presented as part of the Development Plan, and the applicant will implement the plan subject to the approval of the County Arborist.

2. At time of site plan submission, applicant shall submit and coordinate with the County Arborist a tree preservation plan to preserve existing quality vegetation within areas designated on the Development Plan as "limits of clearing and grading". Reasonable and necessary techniques, including the use of retaining walls not to exceed four (4) feet in height and tree wells, will be utilized in an effort to preserve the existing high quality trees particularly those that will visually screen the views of the parking structures and roof top mechanical equipment on the office buildings. If the arborist determines that the applicant is not able to retain said trees, the applicant will replace them with landscaping of quantity, type and size subject to the approval of the County Arborist.

3. Louvered screens or other architectural measures will be installed on the southernmost elevations of the parking garages on the south side of Willow Oaks Corporate Drive to eliminate glare from automobile headlights on adjacent residential properties, as determined by DEM.

4. The peripheral, transitional screening and buffer areas adjacent to residential neighborhoods as shown on the Development Plan will be regularly maintained by the applicant. Maintenance will include the removal of trash and debris and dead plantings.

5. Lighting and signs will be designed and located in such a manner on site that they will be rendered unobtrusive to existing residences along the southern property line, as determined by DEM.

6. The applicant will minimize the visual impact on existing residences along the southern property line of roof top mechanical equipment through architectural features that

are an extension of or harmonious with the architectural materials of the main building as determined by DEM. Penthouses will not exceed 20 feet in height.

7. A coordinated signage program in conformance with the provisions of Article 12 of the Zoning Ordinance will be provided to direct visitors to appropriate parking facilities, as determined by DEM.

8. Applicant shall relocate utilities as necessary to construct the road improvements proffered herein. Said relocation shall be limited to utilities located on-site and along the subject property's frontage.

9. In order to achieve a maximum interior noise level of 50 dBA/ldn for all office structures located within 156 feet from the centerline of Arlington Boulevard and 115 feet from the centerline of Gallows Road such buildings will have the following acoustical attributes:

a. Exterior walls will have a laboratory Sound Transmission Class (STC) of at least 39.

b. Doors and windows will have a laboratory (STC) of at least 28. If windows function as walls, then they will have the STC specified for exteriors.

c. Adequate measures to seal and caulk between surfaces will be provided.

III. Transportation

1. All rights-of-way dedicated in conjunction with these proffers will be subject to the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance, and the floor area ratio related to the land area of these

dedications is hereby reserved for the development of the subject property.

2. Development of the site in accordance with the Development Plan will require a partial relocation and widening of O'Connell Drive (Willow Oaks Corporate Drive). O'Connell Drive, from the point that it is to be relocated to Williams Drive, shall remain open until such time as Willow Oaks Corporate Drive is extended to Williams Drive. For the purpose of this proffer, pavement shall be fully finished and available for traffic on Willow Oaks Corporate Drive, but VDOT acceptance shall not be required, prior to the closing of O'Connell Drive. Willow Oaks Corporate Drive shall be realigned and extended to Williams Drive prior to issuance of any non-residential use permits for Buildings F, G, H and I. Non-rups for office use in excess of 350,000 square feet gross floor area will not be issued until Williams Drive and right turn lane from Route 50 referenced below are completed.

3. Applicant shall construct a right turn lane from eastbound Arlington Boulevard at its intersection with Williams Drive. Said right turn lane shall be approved by the Virginia Department of Transportation and shall be constructed within the existing right-of-way.

4. The applicant has erected a barrier on Williams Drive to effect the purpose of terminating Williams Drive as a through public street. In addition, the applicant will provide a "T" turnaround and related public access easement on site near the terminus of Williams Drive as shown on the Development Plan. If permitted by Virginia Department of Transportation, applicant will construct a cul-de-sac south of the barrier at the termination of Williams Drive as permitted by the existing right-of-way for Williams Drive.

5. The applicant will dedicate and convey in fee simple to the Board of Supervisors right-of-way along Williams Drive as shown on the Development Plan. Applicant will construct improvements to Williams Drive along the frontage of the subject property to accommodate two (2) lanes southbound, three (3) lanes northbound and a northbound, tapered right turn lane.

6. As represented on the Development Plan, one of two alternative means of access to the Boulevard Professional Center shall be provided at the time of improvement and realignment of Willow Oaks Corporate Drive, said access shall be coordinated by the applicant with the Boulevard Professional Center and approved by DEM. In the event that the alternative access to Willow Oaks Corporate Drive is provided along the north side, the applicant will relocate the proposed entrance to the Boulevard Professional Center to the west to align with the westernmost access point between buildings E and F as shown on the Development Plan. Also, as represented on the Development Plan and in accordance with an existing agreement with representatives of Bedford Village, a road connection between Lothian Road and Willow Oaks Corporate Drive will be provided for egress from Lothian Road to Willow Oaks Corporate Drive.

7. The applicant will upon occupancy of one hundred thousand (100,000) square feet for Buildings D through I, designate a ride sharing coordinator on a permanent basis to work with the County Staff. This coordinator will establish a comprehensive program to implement Transportation Strategy Measures (TSM's) such as the following:

- o Ride sharing including car and van pooling by tenants.

- o Provide a central directory for said car pooling, ride sharing and private van pooling for this project.
- o Designate reserved parking spaces for the office buildings to accommodate parking for the vans used in the private van pooling.
- o Coordinate the said program with the Fairfax County Ride Sharing Coordinator.

8. Applicant shall diligently pursue with the Washington Metropolitan Area Transit Authority (WMATA) the provision of bus service to and from the subject property along Willow Oaks Corporate Drive connecting to the Dunn Loring Metro Station. In the event that said bus service is provided prior to the issuance of the non-residential use permits that would result in the occupancy over 600,000 square feet for Buildings D through I, the applicant shall construct a bus shelter of a type and in a on-site location satisfactory to the applicant. Said location shall be approved by WMATA and the Office of Transportation.

9. Applicant will fund the modification of the traffic signal at the intersection of Williams Drive and Route 50 as needed to provide an additional cycle that may be required to accommodate the left turn movements from Williams Drive on to Route 50 at that intersection. The funds for the said modification shall be determined by and provided to Virginia Department of Transportation upon demand.

10. When Non-Residential Use Permits (Non-RUPs) have been issued for approximately 50% and then 75% of the office gross floor area of the proposed development for Buildings D through I, a trip generation analysis subject to the Office of Transportation's approval will be conducted by the applicant to determine if a

trips generated by the subject development exceed the trip rates set forth in the study titled Comparison of Alternative Development Plans for Willow Oaks dated January 25, 1988 prepared by KellerCo, Inc. If the analysis concludes that the projected AM and PM peak hour trips generated by the subject development will be exceeded, the applicant will undertake additional transportation strategies as may be mutually agreed to by the applicant and the Office of Transportation to reduce the peak hour trips to the level set forth in the above-referenced study.

IV. Storm Drainage

1. In accordance with the provisions of Part 3 of Article 6 of the Public Facilities Manual and the Regional Stormwater Management Program that has been adopted for the area, a second companion stormwater management facility (Pond A) or an alternative as may be approved by DEM as coordinated with the Department of Public Works shall be provided by the applicant. Pond A has been sized in accordance with the Department of Public Works and their design of Pond B. The volume provided in Pond A exceeds the standards required by the Public Facilities Manual.

2. Prior to final site plan approval, an access easement to the regional stormwater management facility (Pond B) will be provided in the location shown on the Development Plan. The access easement will be 12 feet in width and will be gravelled. It will run between Pond B and Williams Drive. The easement agreement shall be approved by the County Attorney and the Department of Public Works.

3. Prior to final site plan approval, a drainage easement will be granted for areas below the 316 foot elevation which may be subject to flooding by the regional stormwater management facility; or at the option of the

applicant, these areas may be filled by the construction of berms.

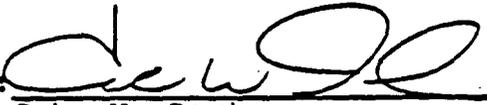
4. Prior to the elimination of the existing temporary pond the applicant shall provide an equivalent alternative stormwater management facility through storage vaults, temporary ponds or some alternative measure, as approved by DEM to provide the detention needs of Pond A.

5. The applicant will pay the pro rata share assessment for the drainage improvements in the subject branch of the Accotink Creek Watershed.

OWNER:

PruBeta-1, a Washington, D.C.
Joint Venture

By: The Prudential Insurance
Company of America, Joint
Venturer

By: 
John W. Dark
Vice President

By: Equity Washington Venture,
Joint Venturer

By: Betawest Properties, Inc.
General Partner

By: 
John R. Stoller
Vice President

Prudential Insurance Company
of America

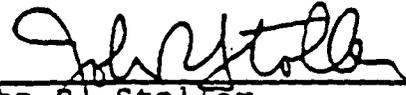
By: 
John W. Dark
Vice President

MPB Limited Partnership
By: PruBeta-2, a Washington,
D.C. Joint Venture
By: The Prudential Insurance
Company of America, a
partner

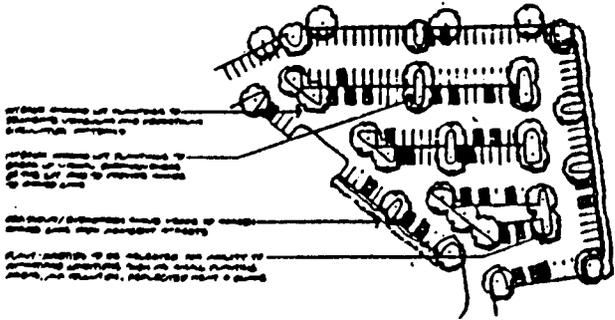
By: 
John W. Dark
Vice President

By: Equity Washington Venture,
a partner

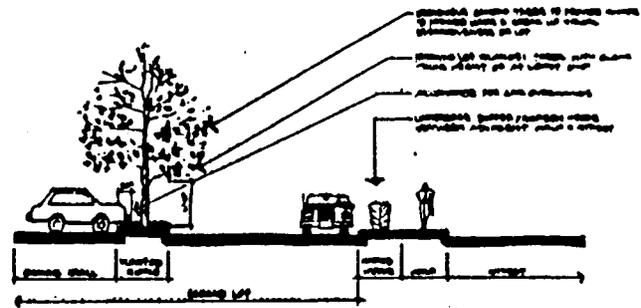
By: BetaWest Properties, Inc.,
a partner

By: 
John R. Stoller
Vice President

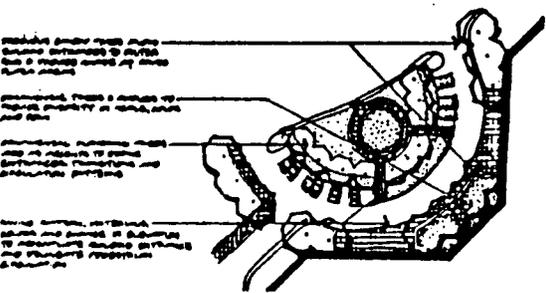
PRU./1:DFTW01



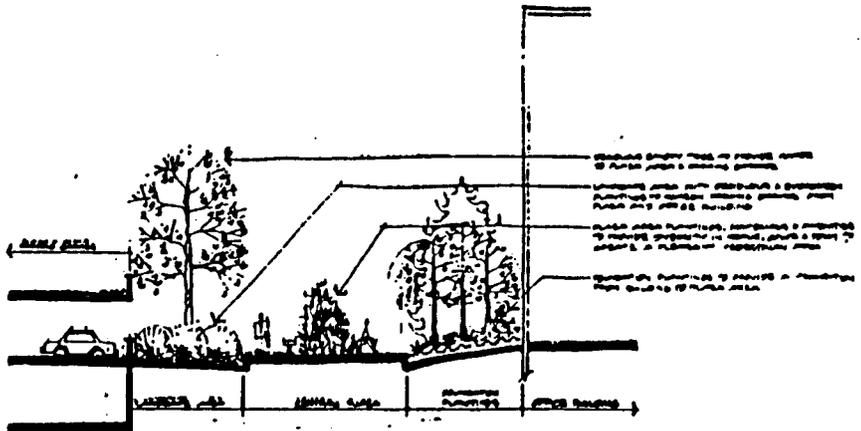
1 PLAN - TYPICAL PARKING LOT PLANTINGS



2 SECTION - TYPICAL PARKING LOT PLANTINGS



3 PLAN - TYPICAL PLAZA AREA



4 SECTION - TYPICAL PLAZA AREA

Dewberry & Davis
 Landscape Architects
 1000 North 1st Street, Suite 100
 Alexandria, Virginia 22304

LANDSCAPE DESIGN - TYPICAL DETAILS
WILLOW OAKS CORPORATE CENTER
 PROVIDENCE DISTRICT
 PALM BEACH COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	11/11/01	ISSUED FOR PERMIT
2	11/11/01	ISSUED FOR PERMIT
3	11/11/01	ISSUED FOR PERMIT
4	11/11/01	ISSUED FOR PERMIT
5	11/11/01	ISSUED FOR PERMIT
6	11/11/01	ISSUED FOR PERMIT
7	11/11/01	ISSUED FOR PERMIT
8	11/11/01	ISSUED FOR PERMIT
9	11/11/01	ISSUED FOR PERMIT
10	11/11/01	ISSUED FOR PERMIT



FAIRFAX COUNTY

APPENDIX 5
OFFICE
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

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

November 4, 1999

Susan K. Yantis, Land-Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Proffered Condition Amendment
Number PCA 87-P-038-3
(Concurrent with SE 99-P-023)

Dear Ms. Yantis:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 25, 1999, approving Proffered Condition Amendment PCA 87-P-038-3 in the name of Inova Health Care Services, on subject parcel 49-3 ((1)) Pt. 141, zoned C-3, subject to the proffers dated October 21, 1999, consisting of approximately 5.20 acres located in Providence District.

The Board also reaffirmed waiver of the service drive requirement along Route 50.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

PCA 87-P-038-3
November 4, 1999

- 2 -

cc: Chairman Katherine K. Hanley
Supervisor - Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES
Barbara J. Lipa, Deputy Executive Director, Planning Commission

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
NOV 11 1999
ZONING EVALUATION DIVISION

PROFFERS

INOVA HEALTH CARE SERVICES/WILLOW OAKS CORPORATE CENTER

PCA 87-P-038-3

October 21, 1999

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, subject to the Board of Supervisors adoption of an Ordinance amending the proffered conditions associated with the existing C-3 Zoning on property identified on the Fairfax County Tax Map as 49-3 ((1)) Part of Parcel 141 (the "Application Property") and approving the related Special Exception application 99-P-023 for a medical care facility on the Application Property, the Applicant agrees that the Application Property will be developed in accordance with the following conditions:

1. Previous Proffers. The Applicant hereby reaffirms and incorporates herein the proffers previously agreed to and dated June 17, 1996, February 17, 1989 and November 18, 1982, copies of which are made a part thereof except as modified herein. If and when it is determined that a conflict exists between the previously approved proffers and these proffers, these proffers shall take precedence.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment/Special Exception Plat ("GDPA/SE") prepared by Dewberry & Davis consisting of 3 sheets dated March 23, 1999 revised through October 4, 1999.
3. Minor Deviations. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDPA/SE may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDPA/SE without requiring approval of an amended GDPA/SE provided such changes are in substantial conformance with the GDPA/SE as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the amount of open space or limits of clearing and grading.
4. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or Virginia Department of Transportation ("VDOT") at time of site plan approval.
5. Design Detail. The design details shown on Sheet 3 submitted with the GDPA/SE are provided to illustrate the design intent of the proposed assisted living facility. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of

plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by the Urban Forestry Branch of Department of Public Works and Environmental Services ("DPWES").

6. Building Design. The assisted living facility will have an architectural design/character similar to that represented on Sheet 3 of the GDPA/SE. The building materials for the assisted living facility shall include, but not be limited to, brick and vinyl siding.

7. Noise Attenuation.

- I. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards in order to reduce the maximum interior noise to a level of approximately 45 dBA Ldn within that area impacted by highway noise from Route 50 having levels between 70 and 75 dBA Ldn noise which is estimated to be within 210 feet of the existing centerline of Route 50. The Applicant shall construct the portion of the proposed assisted living facility which is located within the noise impact area with the following acoustical measures to mitigate highway noise:
 - a. Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Class (STC) of at least 45 for exterior walls.
 - b. Doors and windows shall have a laboratory STC of at least 37. If windows constitute more than twenty (20%) of any facade they shall have the same laboratory STC as walls.
 - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- II. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards in order to reduce the maximum interior noise to a level of approximately 45 dBA Ldn within that area impacted by highway noise from Route 50 having levels between 65 and 70 dBA Ldn noise contours which is estimated to be within 450 feet of the existing centerline of Route 50. The Applicant shall construct the portion of the proposed assisted living facility which is located within the noise impact area with the following acoustical measures to mitigate highway noise.

- a. Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of at least 39 for exterior walls.
 - b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20 percent of any facade, they should have the same laboratory STC rating for walls.
 - c. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- III. As an alternative, the Applicant may, at its sole discretion, have a refined acoustical analysis performed in coordination with the County staff to determine if any buildings or portion thereof may have sufficient shielding to permit a reduction in the mitigation measures prescribed above, subject to approval by the DPWES.

Nothing herein shall be construed to restrict or otherwise limit the use of decks, balconies, patios or other similar appurtenances on the building.

8. Williams Drive. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 70 feet from the existing centerline of Williams Drive along the Application Property frontage as shown on the GDPA/SE Plat. In lieu of ultimate improvements to Williams Drive, the Applicant shall extend the length of the existing right turn lane on Williams Drive to accommodate an interim right turn lane without curb and gutter, consisting of a total length of 125 feet with a 100 foot taper. The ultimate future improvements to Williams Drive will be provided in accordance with Proffer III.2 and III.5 of RZ 87-P-038. For the purpose of the portion of Proffer III.2 of RZ 87-P-038 which relates to the timing of Williams Drive and the right turn lane from Route 50, the gross floor area of the assisted living facility shall be counted towards the 350,000 square feet gross floor area referenced in said proffer.
9. Willow Oaks Corporate Drive.

Willow Oaks Corporate Drive shall be realigned and extended to Williams Drive as shown on the GDPA/SE prior to the issuance of the first non-residential use permit for the assisted living facility.
10. Tree Preservation. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first site plan

submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter shown to be saved outside of the limits of clearing and grading as shown on the GDPA/SE and all trees 12 inches or greater in diameter within 20 feet of either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed.

11. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
12. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.
13. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.
14. Amend Proffer 2 of PCA 87-P-038 to read as follows:

The total gross floor area for Buildings D, E, F, G, H, and I shall not exceed 605,304 square feet. The Applicant reserves the right to transfer the unused gross floor area of 95,750 square feet from Building I (Assisted Living Facility) to Buildings F, G, and H, subject to the

approval by the Board of Supervisors of a future Proffered Condition Amendment application permitting such a transfer and provided that:

- a. Building H will not exceed four (4) stories.
 - b. A 100 foot setback will be provided between Lot 49-3 ((10)) 6 and the parking structure behind Building H. This setback shall consist of existing undisturbed vegetation, with the exception of clearing and grading required to construct the parking garage and to install and maintain utilities. The Applicant shall work with the Urban Forester to limit the disturbance required.
 - c. A 14° view angle will be provided between Buildings F, G and H (to include their related parking structure) and Lot 49-3 ((10)) 6 and the boundary of the Pine Ridge subdivision.
 - d. In conjunction with Proffer III-9 of RZ 87-P-038, the Applicant will fund the improvement of the traffic signal at the intersection of Williams Drive and Route 50 to add a pedestrian activated phase if said improvement is approved by the Virginia Department of Transportation (VDOT).
15. Transportation Strategy Management.
- The Applicant shall offer the owners of office Building's A through C located within Willow Oaks Corporate Center the ability to participate in the Transportation Strategy Management (TSM) program described in Proffer III.7 of RZ 87-P-038.
16. Auxiliary Grant Program. If prior to the issuance of the non-Residential Use Permit (non-RUP) for the Phase I portion of the assisted living facility, the Applicant has not obtained site plan approval for the construction of at least fifty (50) affordable assisted living units elsewhere in Fairfax County, the Applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by maintaining a census of four (4) percent Auxiliary Grant clients in this assisted living facility. The Applicant shall also maintain a census of four (4) percent Auxiliary Grant clients for the Phase II portion of the assisted living facility if the site plan for the affordable assisted living units elsewhere in Fairfax County is not approved prior to the issuance of the non-RUP for Phase II. The Applicant may eliminate participation in the Auxiliary Grant Program at such time as the Applicant has obtained site plan approval for the fifty (50) off-site affordable assisted living units. However, the individual Auxiliary Grant clients residing in the facility at the time the participation ends shall be allowed to remain.

PROFFERS

PCA 87-P-038-3

Page 6

17. **Fencing.** The Applicant shall provide a fence, four (4) feet in height, around a portion of the garden area located adjacent to the rear of the building shown on the GDPA/SE in order to provide a secured open space area for the residents.

18. **Route 50 Streetscape.** Subject to VDOT approval, the Applicant shall provide streetscaping within the right-of-way along Route 50 in front of the Application Property. The streetscaping shall consist of existing vegetation supplemented as approved by the Urban Forester and a four (4) foot sidewalk that meets ADA requirements. The streetscaping shall be in accordance with a detailed streetscape plan for said area that will be submitted to the Providence District Supervisor for review and approval prior to site plan approval.

[SIGNATURES BEGIN ON NEXT PAGE]

J:\NOVA3\PROF1021.CLN

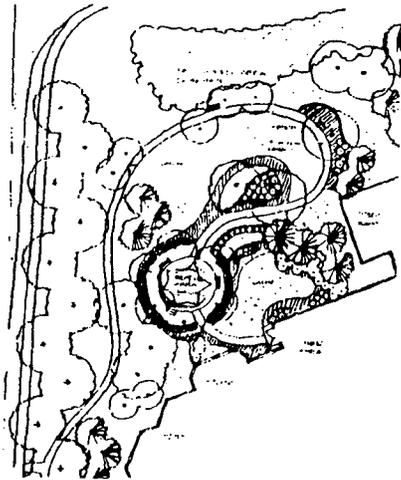
PROFFERS
PCA 87-P-038-3

INOVA HEALTH CARE SERVICES
TITLE OWNER OF TAX MAP
49-3 ((1)) 141

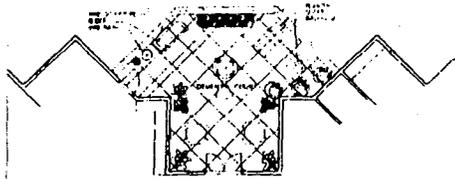
By: 

Title: PRESIDENT & CEO

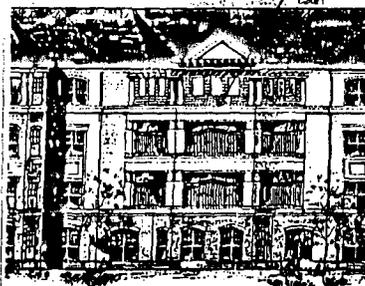
[END SIGNATURES]



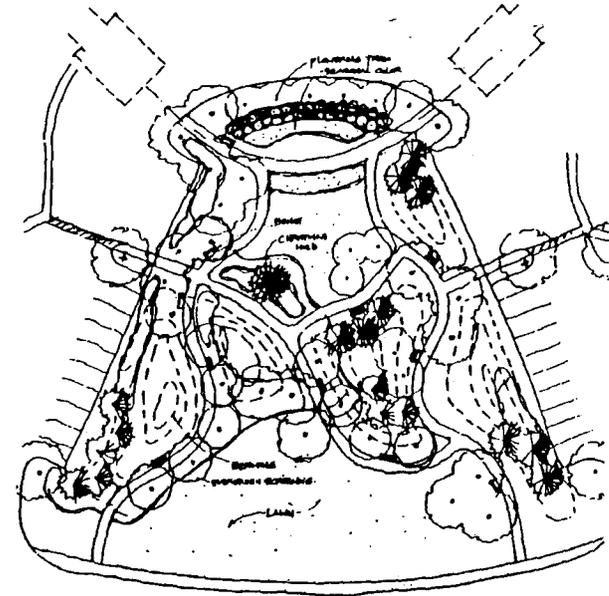
Detail of Garden
Not to Scale



Detail of Dementia Court
Not to Scale



PARTIAL
BACK ELEVATION



Detail of Central Courtyard
Not to Scale

The schematic elevations and details presented on this sheet are preliminary. They are presented to represent the general character and theme of the proposed Assisted Living Facility and landscape features. The details will be refined and subject to minor modification with final engineering, architecture, and landscape design.



MAIN ENTRANCE VIEW



BACK ELEVATION

Elevations of Proposed Facility

Dewberry & Davis
Engineers
Planners
Surveyors
Architects
401 Arlington Blvd., Fairfax, Va. 22031
703-849-0100 FAX 703-849-0118

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAN
INOVA/WILLOW OAKS
PROVIDENCE DISTR
FAIRFAX COUNTY, VIRGINIA

DATE: 7/8/00
 DRAWN BY: J. H. H. / J. H. H.
 CHECKED BY: J. H. H. / J. H. H.
 SCALE: 1" = 50'
 SHEET: 3 of 3
 PROJECT: M-10017

REVISED: 7/8/00
 REV. 9/21/00
 REV. 9/8/00

COMMISSION OF PROFESSIONAL ENGINEERS
 OF THE STATE OF VIRGINIA
 9-21-99

DEWEY, GIL & DEWITT



FAIRFAX COUNTY

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

V I R G I N I A

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

November 4, 1999

Susan K. Yantis, Land-Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Thirteenth Floor
Arlington, Virginia 22201-3359

RE: Special Exception
Number SE 99-P-023
(Concurrent with PCA 87-P-038-3)

Dear Ms. Yantis:

At a regular meeting of the Board of Supervisors held on October 25, 1999, the Board approved Special Exception Number SE 99-P-023 in the name of Inova Health Care Services, located at Tax Map 49-3 ((1)) Pt. 141 for a medical care facility pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and or use(s) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPW&ES. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Generalized Development Plan Amendment/Special Exception (GDPA/SE) Plat entitled "Inova/WillowOaks," prepared by Dewberry & Davis and dated March 23, 1999, revised to October 4, 1999 and these conditions. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

4. The medical care facility shall be limited to a maximum of 186 beds.
5. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 16 feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the subject property.
6. A landscape plan shall be submitted for review and approval by the Urban Forester concurrent with site plan submission. The landscape plan shall be consistent with the landscaping depicted on Sheet 2 and the conceptual landscaping of the courtyard areas depicted on Sheet 3 of the GDP/SE Plat.

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

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also reaffirmed the waiver of the service drive requirement along Route 50.

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

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

SE 99-P-023
November 4, 1999

- 3 -

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



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:** PCA 87-P-038-04
Willow Oaks

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated April 14, 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 16.14-acre subject property is located on the south side of Arlington Boulevard (Route 50) at its intersection with Williams Drive. The site is currently vacant. The applicant is seeking modifications for the previously approved rezoning at this location for office development in three buildings and one assisted living facility with an overall floor area ratio (FAR) of 0.69. The application is not requesting a change in the approved gross floor area of 487,804 square feet. Up to five separate new buildings are proposed with structured parking. The proposed development consists of four buildings (Buildings F, H, I, and J) to be used for offices, medical offices, educational facility (school of special education) and/or a cancer center. Building G may be used as a public use and accessory service uses. If Building G is not used for a Mid-County Community Services Center, then the building may contain the same uses proposed for Buildings F, H, I, and J. The proposed new structures will not exceed ninety feet in height. An existing stormwater management pond at this location will be expanded and modified to serve as a regional detention pond. The application is requesting approval of four optional layouts as summarized in the tables 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:	Levels	Height	Square Feet
Building F	4 Stories	60 feet	69,804+/- sf
Building G	4 Stories	60 feet	160,000+/- sf
Building H, I, J	6 Stories	90 feet	258,000+/- sf

Open Space Proposed/Required: 6.42 acres (43%) / 2.20 acres (15%)

Parking Space Proposed/Required: 2,430 / 1,297*

Option 2:	Levels	Height	Square Feet
Building F	4 Stories	60 feet	69,804+/- sf
Building G	4 Stories	60 feet	160,000+/- sf
Building H	7 Stories	90 feet	86,000+/- sf
Building I	7 Stories	90 feet	86,000+/- sf
Building J	7 Stories	90 feet	86,000+/- sf

Open Space Proposed/Required 6.77 acres (46%) / 2.20 acres (15%)

Parking Space Proposed/Required: 2,650 / 1,400*

Option 3:	Levels	Height	Square Feet
Building F	4 Stories	60 feet	69,804+/- sf
Building G	4 Stories	60 feet	160,000+/- sf
Building H & I	6 Stories	90 feet	129,000+/- sf
Building J	6 Stories	90 feet	129,000+/- sf

Open Space Proposed/Required: 6.78 acres (46%) / 2.20 acres (15%)

Parking Space Proposed/Required: 2,650 / 1,298*

Option 4:	Levels	Height	Square Feet
Building F	4 Stories	60 feet	69,804+/- sf
Building G	4 Stories	60 feet	160,000+/- sf
Building H	6 Stories	90 feet	86,000+/- sf
Building I	6 Stories	90 feet	86,000+/- sf
Building J	6 Stories	90 feet	86,000+/- sf

Open Space Proposed/Required: 7.34 acres (50%) / 2.20 acres (15%)

Parking Space Proposed/Required: 2,650 / 1,400*

*Plus spaces for uses in cellar.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-Unit L5 of the Merrifield Suburban Center. Properties to the north, east, south and west are developed with commercial office, hotel and retail. Single-family detached residential development is located immediately southwest of the subject property.

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 L5, Land Use Recommendations, page 104:

“Sub-Unit L5 is located at the southwest quadrant of Route 50 and Gallows Road and is planned for office use up to .7 FAR. 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. New office development should provide a 100-foot minimum buffer area adjacent to the Pine Ridge community.

Option: As an option, a portion of this Sub-Unit may be appropriate for development as an assisted living and medical care facility. Any development proposal under this option must address all applicable Area-Wide recommendations.

Height Limit: The maximum building height for the eastern portion (i.e., Parcels 138, 139 and 140) in this sub-unit is 105 feet or 8 stories. Heights should vary between 50 and 90 feet (4 to 7 stories) for the remainder of this sub-unit. The area immediately adjacent to single family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3((10))6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas. 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: Office

LAND USE ANALYSIS

The current development plans and proffers propose development on the subject property at an FAR of 0.69 with building heights not to exceed 90 feet. The plans also indicate that nearby residential areas will be adequately buffered with no structures closer than 100 feet from the nearest residential property. Internal pedestrian circulation appears to be adequate and connections to adjacent properties are also noted in the form of a trail parallel to Route 50. An existing stormwater management pond at this location will be expanded to serve as a regional detention pond to meet the needs of the proposed development as well as portions of the surrounding area.

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: Use and Intensity of Development. The subject area is planned at the baseline for office use at a maximum FAR of 0.70. The applicant proposes an FAR of 0.69 comprised of the following principal uses: offices, medical offices, educational facility (school of special education), a cancer center, and public use. The proposed uses and proposed intensity are consistent with the recommendations of the Comprehensive Plan.

Issue: Height Limits. Proposed building heights in this portion of the land-unit are limited to 90 feet. The height of the garages will also not exceed 90 feet. The proposed building and garage heights are in conformance with the building heights guidance in the Comprehensive Plan for this area.

Issue: Parks “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...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.”

While the Comprehensive Plan 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 are proposed, the applicant has not provided contributions for park needs in the larger surrounding area. Staff feels that the applicant should commit to the development of these facilities or make contributions for 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 application property includes an area of frontage on Route 50. The Comprehensive Plan notes a streetscaping design concept for Route 50 which includes a 26-30-foot wide streetscape area. The Plan guidance for this portion of Route 50 calls for landscaping including supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses. Staff feels that the proposed streetscape is in general conformance with Comprehensive Plan guidance.

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 Almost all parking spaces in the proposed development will be provided as structured parking. Previous plans only depicted the levels of parking, not the height. However, the revised GDP now notes that the maximum garage height will not exceed 9 levels above grade or 90 feet. 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 applicant is proposing modifications and expansion of the existing detention pond at this location to serve as a regional detention pond. This detention facility is located within a Resource Protection Area (RPA), but may be expanded subject to a number of restrictions noted within the Chesapeake Bay Preservation Ordinance. In addition to the expanded stormwater management pond the applicant proposes Low Impact Development (LID) measures in a number of areas of the site.

Resolution:

Staff feels that the measures being proposed should satisfy staff concerns regarding water quality controls for the proposed development. These measures include the expanded stormwater management pond as well as a number of locations for LID measures in various locations over the entire site. However, 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. Fairfax County also has a policy that all building development undertaken by Fairfax County greater than 10,000 square feet be built to attain the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver rating. Therefore, staff recommends that Building G if used as a County building be designed and constructed to attain LEED Silver rating. Staff strongly encourages the applicant to commit to LEED certification for the other office buildings.

Resolution:

The applicant has proffered to attain LEED silver for Building G if developed as a County building consistent with the County's policy on sustainable development for public facilities. The applicant has also proffered to LEED certification for the other office buildings shown on the GDP. The applicant and staff are continuing to discuss appropriate commitments in support of the attainment of LEED certification and LEED silver certification for these buildings.

Countywide Trails Plan

The Countywide Trails Plan Map depicts a minor paved trail (defined as asphalt or concrete from 4 feet to 7 feet, 11 inches in width) along the site's Route 50 frontage. While a trail or sidewalk is noted on the GDP in this general area, it is not clear how wide this trail will be based on the information noted on the plans.

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 22, 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 Willow Oaks; PCA 87-P-038-04

RE: Request for assistance dated April 21, 2009

This review is based on the Special Exception Amendment Plat PCA 87-P-038-04 stamped "Received, Department of Planning and Zoning, April 21, 2009." A site visit was conducted on June 16, 2008, as part of a review of PCA 87-P-038-04 stamped "Received, Department of Planning and Zoning, April 16, 2008".

General Comment: Comments of the previously submitted PCA were provided to you in my memos dated June 23, 2008, August 6, 2008, September 12, 2008, March 5, 2009, April 9, 2009, as well as our meetings on February 5, 2009, April 2, 2009, and April 21, 2009. Additional comments are provided to address the tree preservation target minimum.

- 1. Comment:** The Tree Preservation Target Calculations shown on sheet 2 indicate the tree preservation target minimum will not be met for this site.

Recommendation: A deviation from the tree preservation target should be provided on the PCA that states one or more of the justifications listed in PFM 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target can not be met. A sheet number should be provided identifying the location of the deviation request.

In addition, proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

- 2. Comment:** It does not appear the minimum tree cover requirement (10%) is being met. The Tree Canopy Tabulation table on sheet 2 indicates only 7.6% total tree canopy will be provided. The transfer of onsite 10-year Tree Canopy Requirements through offsite tree banking or through pro rata payment into the Tree Preservation and Planting Fund may be applicable for this specific application.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: An application to provide 10-year Tree Canopy Requirements through offsite tree banking or through payment into the Tree Preservation and Planting Fund should be submitted to UFMD for review and approval. The application should meet one or more of the criteria listed in PFM 12-0511.1 and should meet all the requirements of PFM 12-0511.2 for Tree Banking and/or PFM 12-0511.3 for contribution to the Tree Preservation and Planting Fund.

If opportunities to use offsite tree banking provisions or contributions to the Tree Preservation and Planting Fund as provided in PFM 12-0511 have been fully exercised, an application to modify the 10-year Tree Canopy requirements should be submitted to UFMD for review and approval and should meet one or more of the criteria listed in PFM 12-0512.1.

In addition, opportunities to receive additional tree canopy credits in exchange for the planting of trees in a manner that will provide specific environmental and ecological benefits, or for the use of species that are native to Fairfax County, or for the use of species that are resistant to diseases, pests, decay and the negative impacts imposed by harsh conditions should be considered. See PFM sections 12-0509.4B thru 12-0509.4B(6) for opportunities for additional 10-year tree canopy credits.

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

TLN/
UFMID #: 137501

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

DATE: March 6, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

FILE: 3-4 (RZ 87-P-038)

SUBJECT: PCA 87-P-038-4; Inova Health Care Services
Land Identification Maps: 49-3 ((1)) 141

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 on the significant issues associated with this application are noted below. Detailed comments on the proffers are being provided separately.

TDM

The Comprehensive Plan recommends an overall reduction of 15% of Single Occupant Vehicle (SOV) trips within the Merrifield Suburban Center Area. Intrinsically, 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. Staff believes that a 20% mode split reduction is achievable with the establishment of the following initiatives.

- Extension of Inova shuttle service to the Dunn Loring Metro station to this site
- Implementation of transit subsidies for employees
- Construction of the connector road provides the opportunity for more convenient pedestrian, bicycle, and shuttle access between the Inova Fairfax Hospital campus and the Willow Oaks site

The applicant has committed to construct bus pads timed to the issuance of non-RUPS on Willow Oaks Corporate Drive however no public bus service is currently planned for this roadway. The proffer should be revised to commit to the pads when bus service and stops are established on the roadway.

The TDM program should also establish a budget for on-going operation and include financial commitments with remedy programs should they be needed for non-achievement. Penalties for non-achievement after remedies are implemented should also be proposed. The proffers indicate that coordination with Inova Fairfax Hospital on TDM initiatives will take place. This is a positive approach with the potential goal of closely linking the programs.

Road Improvements

The primary concern associated with the proposed application is the functionality of the left turn movement from Route 50 to Williams Drive. The applicant has been asked to provide additional detail as to how its functionality can be preserved with future development. The applicant's proposal to extend the lane is not adequate to address the deficiencies of the turn lane.

We have also determined that the dual right-turn lanes on Williams Drive should be reduced to a single lane to allow an easier crossing of this roadway by pedestrians. The proposed cross-section is 7 lanes wide without a median. The additional right-turn lane is being provided for vehicle storage for traffic waiting to turn right. It serves a limited functional purpose.

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
.....
M E M O R A N D U M



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

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

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
.....
M E M O R A N D U M



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



County of Fairfax, Virginia

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: Proffer Condition Amendment Application, PCA 87-P-038-4, INOVA Willow Oaks Partial Generalized Development Plan Amendment (GDPA), dated March 26, 2009, Draft Proffers Dated March 26, 2009, Tax Map #049-3-01-0141 (Site), Providence District.

We have reviewed the GDPA and draft proffers, and offer the following stormwater comments:

Chesapeake Bay Preservation Ordinance

There is Resource Protection Area (RPA) on the Site. A portion of the proposed pond is within the RPA. Based on the proposed, it appears that the construction of proposed pond qualifies as Redevelopment, which is an allowed use in the RPA, subject to submission and approval of a Water Quality Impact Assessment prior to the time of 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 would not qualify as redevelopment and then an RPA Encroachment Exception may 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 applicant indicates BMP will be provided with the construction of the proposed enhanced extended detention dry pond. Proffer 21.A includes a commitment that the applicant will construct the pond to provide BMP and detention for the entire contributing watershed (approximately 130.5 acres), including the application property. The applicant has included proffer 21.B that they will assume maintenance responsibility of the proposed pond.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



The applicant has shown on the GDPA the possible locations of LID facilities (pervious pavement or other) to be constructed on-site. Proffer 22 includes a commitment to install Fairfax 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 proposed pond, and the proposed rebuild the failing endwall to the existing storm sewer system in the Bedford Village development, are within the minor floodplain. 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 will be provided with the proposed enhanced extended detention dry pond. The applicant proposes to reconstruct/replace two existing detention ponds (one is an existing, county maintained, detention-only regional pond) to create a pond that will provide detention and water quality control for the entire 130.5 acre upstream watershed draining to the pond. The applicant includes in Proffer 21.A a commitment that the peak outflow rates for the 2- and 10-year storms from the pond will not exceed the respective runoff from the entire watershed calculated based on woods in a good condition.

Downstream Drainage Complaints

There are numerous relevant downstream complaints on file along the outfall for this Site related to house flooding and erosion of the stream.

Site Outfall

The applicant has indicated the outfall is currently inadequate due to inadequate capacity and house flooding at a point approximately 2300 feet downstream of the proposed pond. The applicant proposes to satisfy outfall requirements 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

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. Instead of revising the design, the applicant has stated that they will assume maintenance responsibility of the proposed pond, as well as the reach of the proposed storm sewer from Williams Drive, and includes this commitment in Proffer 21.B. The private maintenance agreement must be executed prior to approval of the Site Plan for the construction of the pond.

The applicant of the concurrent INOVA Fairfax Hospital Campus application, RZ 2008-PR-009/SEA 80-P-078-15, indicates in proposed Proffer 28 of that application, that the construction of the pond is a requirement of this development, and not a requirement of the IFH application. However, the IFH applicant states that IFH 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.

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 applicant has included, in Proffer 21.B, a commitment to accept maintenance responsibility for this reach of the proposed 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 (5544-ZONA-001-4)



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 4, 2008

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PCA 2008-0055
Inova Health Care Services

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 24-inch, 16-inch, 12-inch, 8-inch and 3-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

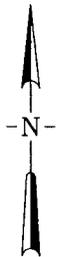
Enclosure

Fairfax Water
 Planning and Engineering Division
 Technical Services Branch

PIPE MATERIAL LEGEND

- A.C.P.
- C.I.P.
- D.I.P.
- P.C.C.P.
- STEEL
- COPPER
- PLASTIC
- GALVANIZED
- - - APPROVED CONST.

- XX AS-BUILT COMPLETE
- XX AS-BUILT INCOMPLETE
- XX AS-BUILT NOT DRAWN

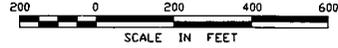


CONTOUR INTERVAL 5-FOOT

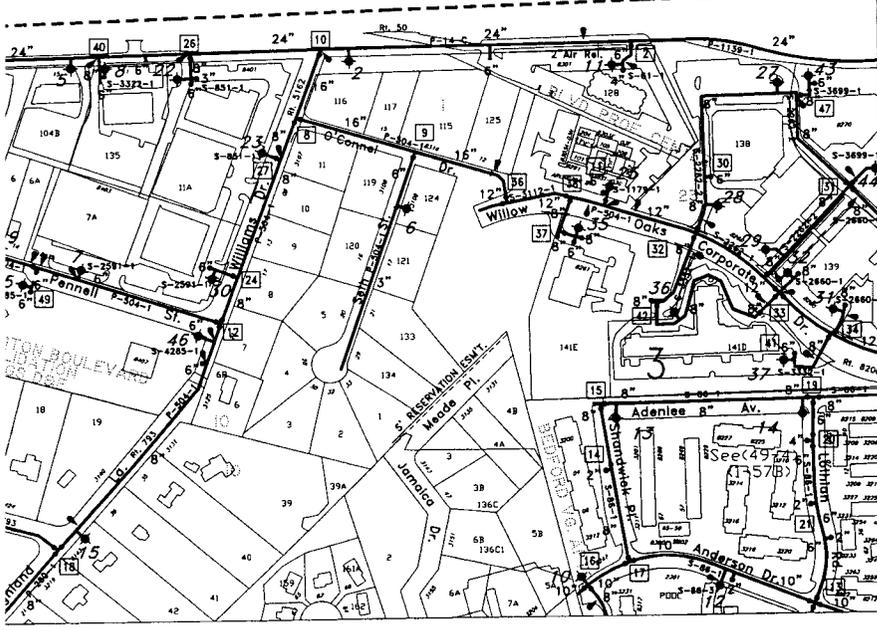
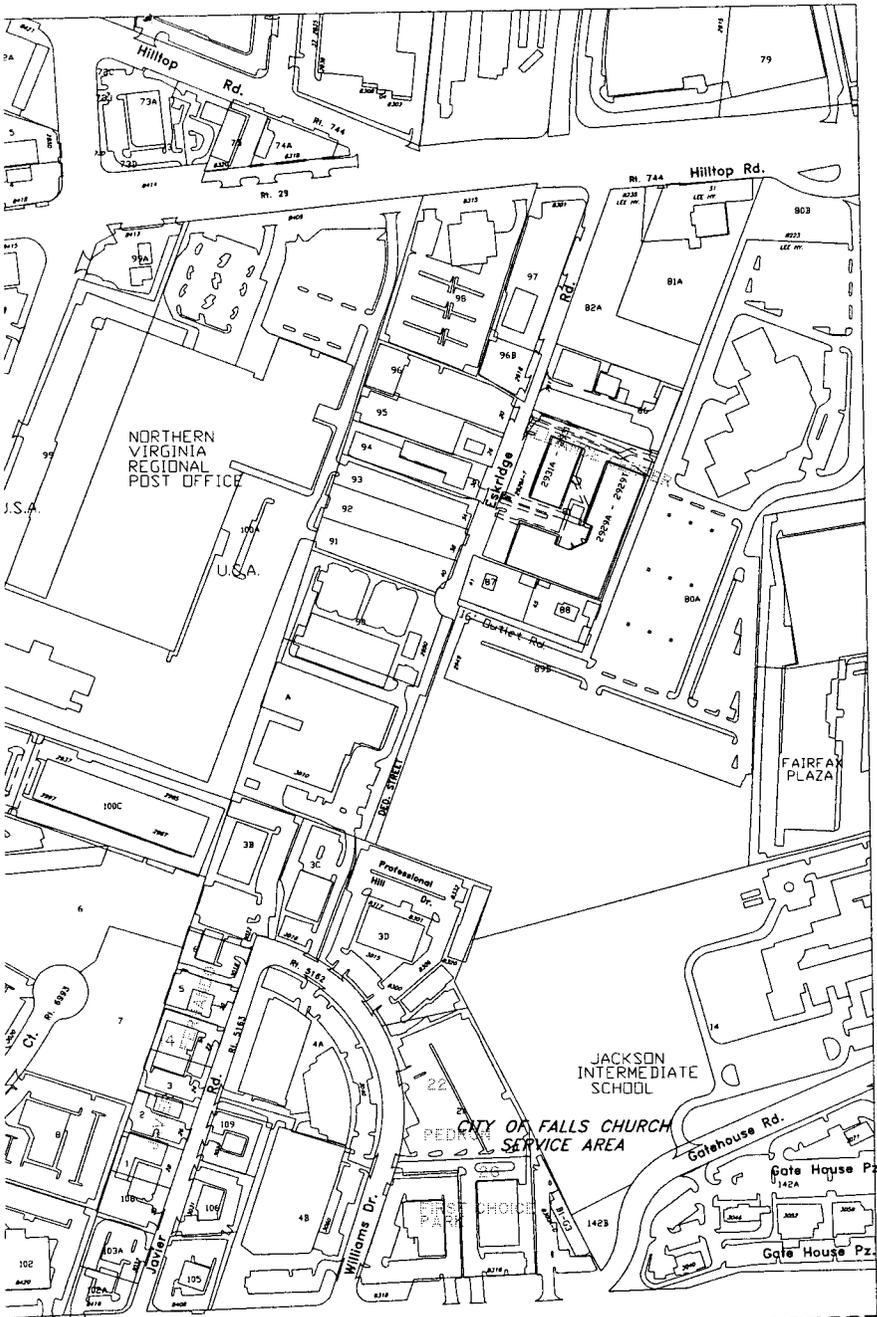
48-2	49-1	49-2
48-4	49-3	49-4
58-2	59-1	59-2

JUNE 2008

FAIRFAX COUNTY
 SECTION
 49-3



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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 Proffered Condition
Amendment PCA 87-P-038-04

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 PCA 87-P-038-04 is serviced by the Fairfax County Fire and Rescue Department Station #430, **Merrifield**
2. In summary, the Fire and Rescue Department considers that the subject rezoning application property in PCA 87-P-038-04 currently meets fire protection guidelines.



MEMORANDUM

TO: Staff Coordinator **DATE:** June 4, 2008
 Zoning Evaluation Division
 Department of Planning & Zoning

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. PCA 2008-0055
 Tax Map No. 049-3-/01/ / 141

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 sewered into the Noman M. Cole, Jr. Pollution Control Plant.
2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant 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 an easement and on the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

COMMERCIAL DISTRICT REGULATIONS

PART 3 4-300 C-3 OFFICE DISTRICT**4-301 Purpose and Intent**

The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-302 Permitted Uses

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Commercial swimming pools, tennis courts and similar courts, indoor.
4. Cultural centers, museums.
5. Eating establishments, limited by the provisions of Sect. 305 below.
6. Financial institutions.
7. Funeral homes.
8. Health clubs.
9. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
10. New vehicle storage, limited by the provisions of Sect. 305.
11. Nursery schools and child care centers.
12. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
13. Private schools of general education, private schools of special education.
14. Public uses.
15. Quasi-public athletic fields and related facilities, limited by the provisions of Sect. 305 below.
16. Telecommunication facilities.

4-303 Special Permit Uses

For specific Group uses, regulations and standards, refer to Article 8.

1. Group 4 - Community Uses, limited to:

COMMERCIAL DISTRICT REGULATIONS

4-306 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-307 Bulk Regulations

1. Maximum building height: 90 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.00
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-308 Open Space

15% of the gross area shall be landscaped open space

4-309 Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.
5. Refer to Article 17 for uses and developments which are subject to site plan provisions.

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		