



# FAIRFAX COUNTY

APPLICATION FILED: December 4, 1998  
APPLICATION AMENDED: March 5, 1998  
PLANNING COMMISSION: June 2, 1999  
BOARD OF SUPERVISORS: June 7, 1999  
@ 4:00 PM

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V I R G I N I A

May 20, 1999

## STAFF REPORT

**APPLICATION PCA 85-C-091-4**  
(Concurrent with RZ 1998-SU-067 and SEA 85-C-076-5)

### SULLY DISTRICT

**APPLICANT:** Inova Health Care Services

**PRESENT ZONING:** C-3, WS

**PARCEL(S):** 45-2 ((1)) 25L and 41A

**ACREAGE:** 38.26 acres

**FAR:** 0.20

**OPEN SPACE:** 50%

**PLAN MAP:** Public Facilities, governmental and institutional use

**PROPOSAL:** To amend the proffers and, in conjunction with RZ 1997-SU-067 and SEA 84-C-076-5, to add land to the Fair Oaks Hospital Campus and to permit the addition of two medical office buildings and an assisted living facility for the elderly.

### STAFF RECOMMENDATIONS:

Staff recommends denial of PCA 85-C-091-4 as submitted. However, if it is the intent of the Board to approve PCA 85-C-091-4, staff recommends that such approval be subject to the execution of proffers consistent with those set forth in Appendix 1A.

Staff recommends denial of RZ 1998-SU-067 as submitted. However, if it is the intent of the Board to approve RZ 1998-SU-067, staff recommends that such approval be subject to the execution of proffers consistent with those set forth in Appendix 1B.

Staff recommends denial of SEA 84-C-076-5 as submitted. However, if it is the intent of the Board to approved SEA 84-C-076-5, staff recommends that such approval be subject to the development conditions set forth in Appendix 2.

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

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

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



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.



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@ 4:00 PM

V I R G I N I A

May 20, 1999

## STAFF REPORT

### APPLICATION RZ 1998-SU-067

(Concurrent with PCA 85-C-091-4 and SEA 85-C-076-5)

### SULLY DISTRICT

**APPLICANT:** Inova Health Care Services

**PRESENT ZONING:** R-1, WS

**REQUESTED ZONING:** C-3, WS

**PARCEL(S):** 45-2 ((2)) 38, 39A, 39B, 40A,40B, 41-50, 51B1

**ACREAGE:** 25.61 acres

**FAR:** 0.20

**OPEN SPACE:** 55%

**PLAN MAP:** Public Facilities, governmental and institutional use

**PROPOSAL:** To rezone to the C-3 District to permit the addition of an assisted living facility for the elderly, two medical office buildings and the incorporation of an existing child care center to the Fair Oaks Hospital Campus.

### STAFF RECOMMENDATIONS:

Staff recommends denial of RZ 1998-SU-067 as submitted. However, if it is the intent of the Board to approve RZ 1998-SU-067, staff recommends that such approval be subject to the execution of proffers consistent with those set forth in Appendix 1B.

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

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May 20, 1999

## STAFF REPORT

### APPLICATION SEA 85-C-076-5

(Concurrent with PCA 85-C-091-4 and RZ 1998-SU-067)

### SULLY DISTRICT

**APPLICANT:** Inova Health Care Services

**ZONING:** C-3, WS

**PARCEL(S):** 45-2 ((1)) 25L , 41A;  
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1

**ACREAGE:** 63.87 acres

**FAR:** 0.20

**OPEN SPACE:** 55%

**CATEGORY/USE** Category 3: Medical Care Facilities

**PROPOSAL:** To amend the Special Exception for medical care facilities to add an assisted living facility for the elderly, permit an increase in land area and permit building additions.

### STAFF RECOMMENDATIONS:

Staff recommends denial of SEA 84-C-076-5 as submitted. However, if it is the intent of the Board to approved SEA 84-C-076-5, staff recommends that such approval be subject to the development conditions set forth in Appendix 2.

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

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PROFFERED CONDITION AMENDMENT /

REZONING APPLICATION

PCA 85-C-091-04

RZ 1998-SU-067

PCA 85-C-091 -04

FILED 12/04/98 AMENDED 03/05/99

INOVA HEALTH CARE SERVICES

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 38.26 ACRES OF LAND; DISTRICT - SULLY

LOCATED: N.W. QUADRANT OF THE INTERSECTION OF ALDER WOODS DR. AND JOSEPH SIEWICK DR.

ZONING: C- 3

MAP REF OVERLAY DISTRICT(S): WS

045-2- /01/ /0025-L ,0041-A

FILED 12/04/98 AMENDED 03/05/99

INOVA HEALTH CARE SERVICES

TO REZONE: 25.61 ACRES OF LAND; DISTRICT - SULLY

PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-3 DISTRICT TO PERMIT COMMERCIAL DEVELOPMENT

LOCATED: E. SIDE OF RUGBY RD., N. AND S. OF THE RUGBY RD. AND ALDER WOODS DR. INTERSECTION, AND ON THE S. SIDE OF OX TR.

ZONING: R- 1  
TO: C- 3

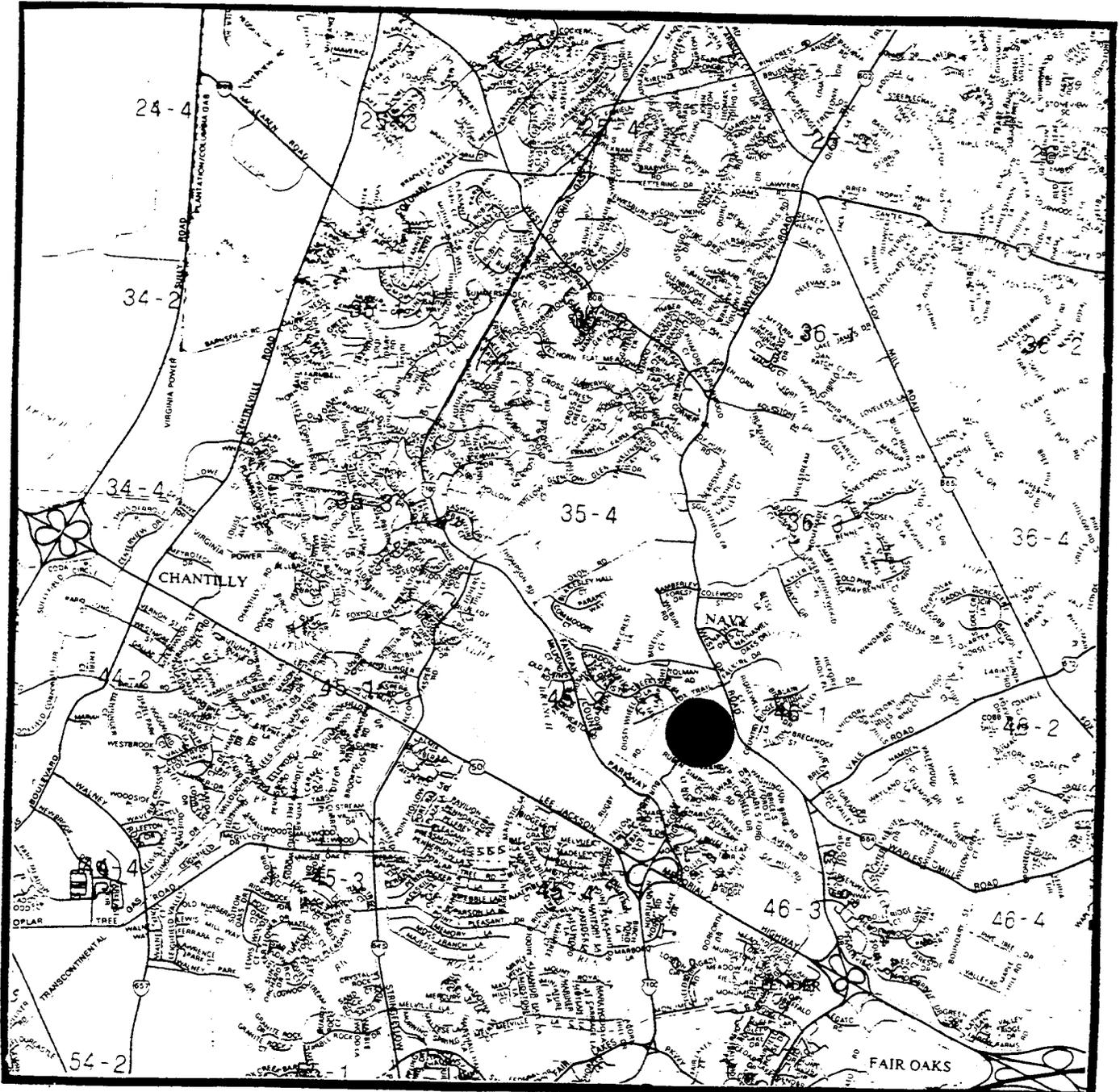
MAP REF OVERLAY DISTRICT(S): WS

045-2- /02/ /0038- ,0039-A ,0039-B ,0040-A ,0040-B

045-2- /02/ /0041- ,0042- ,0043- ,0044- ,0045

045-2- /02/ /0046- ,0047- ,0048- ,0049- ,0050

045-2- /02/ /0051-B1



PROFFERED CONDITION AMENDMENT /

PCA 85-C-091-04

PCA 85-C-091-04

FILED 12/04/98 AMENDED 03/05/99

INOVA HEALTH CARE SERVICES

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 38.26 ACRES OF LAND; DISTRICT - SULLY

LOCATED: N.W. QUADRANT OF THE INTERSECTION OF ALDER WOODS DR. AND JOSEPH SIEWICK DR.

ZONING: C-3

MAP REF OVERLAY DISTRICT(S): WS

045-2- /01/ /0025-L ,0041-A

REZONING APPLICATION

RZ 1998-SU-067

FILED 12/04/98 AMENDED 03/05/99

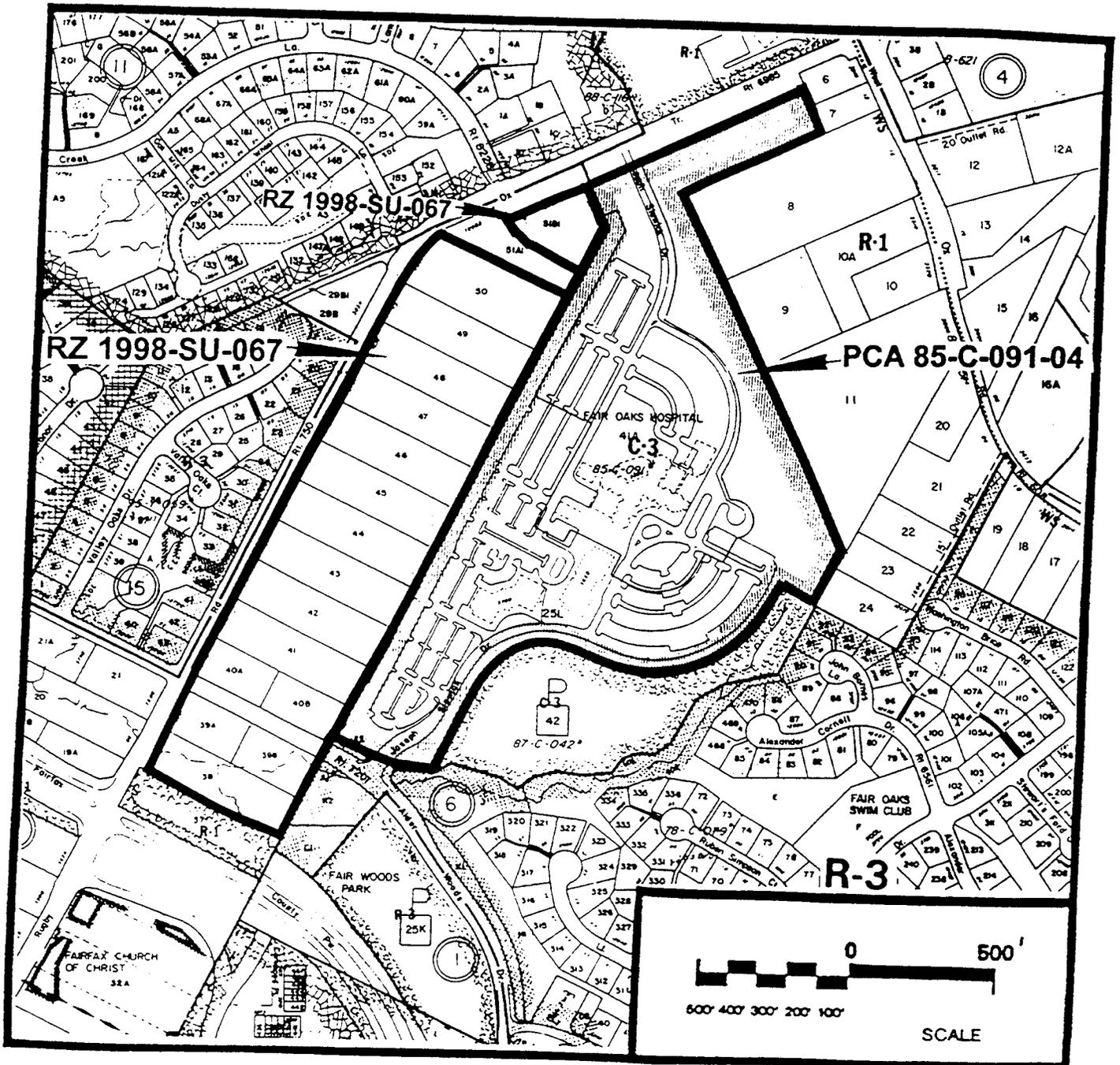
INOVA HEALTH CARE SERVICES

TO REZONE: 25.61 ACRES OF LAND; DISTRICT - SULLY  
 PROPOSED: REZONE FROM THE R-1 DISTRICT TO THE C-3 DISTRICT TO PERMIT COMMERCIAL DEVELOPMENT

LOCATED: E. SIDE OF RUGBY RD., N. AND S. OF THE RUGBY RD. AND ALDER WOODS DR. INTERSECTION, AND ON THE S. SIDE OF OX TR.

ZONING: R-1  
 TO: C-3

MAP REF OVERLAY DISTRICT(S):	WS			
045-2- /02/ /0038-	,0039-B	,0040-A	,0040-B	
045-2- /02/ /0041-	,0042-	,0043-	,0044-	,0045
045-2- /02/ /0046-	,0047-	,0048-	,0049-	,0050
045-2- /02/ /0051-B1				



# SPECIAL EXCEPTION AMENDMENT APPLICATION

## SEA 84-C-076-05

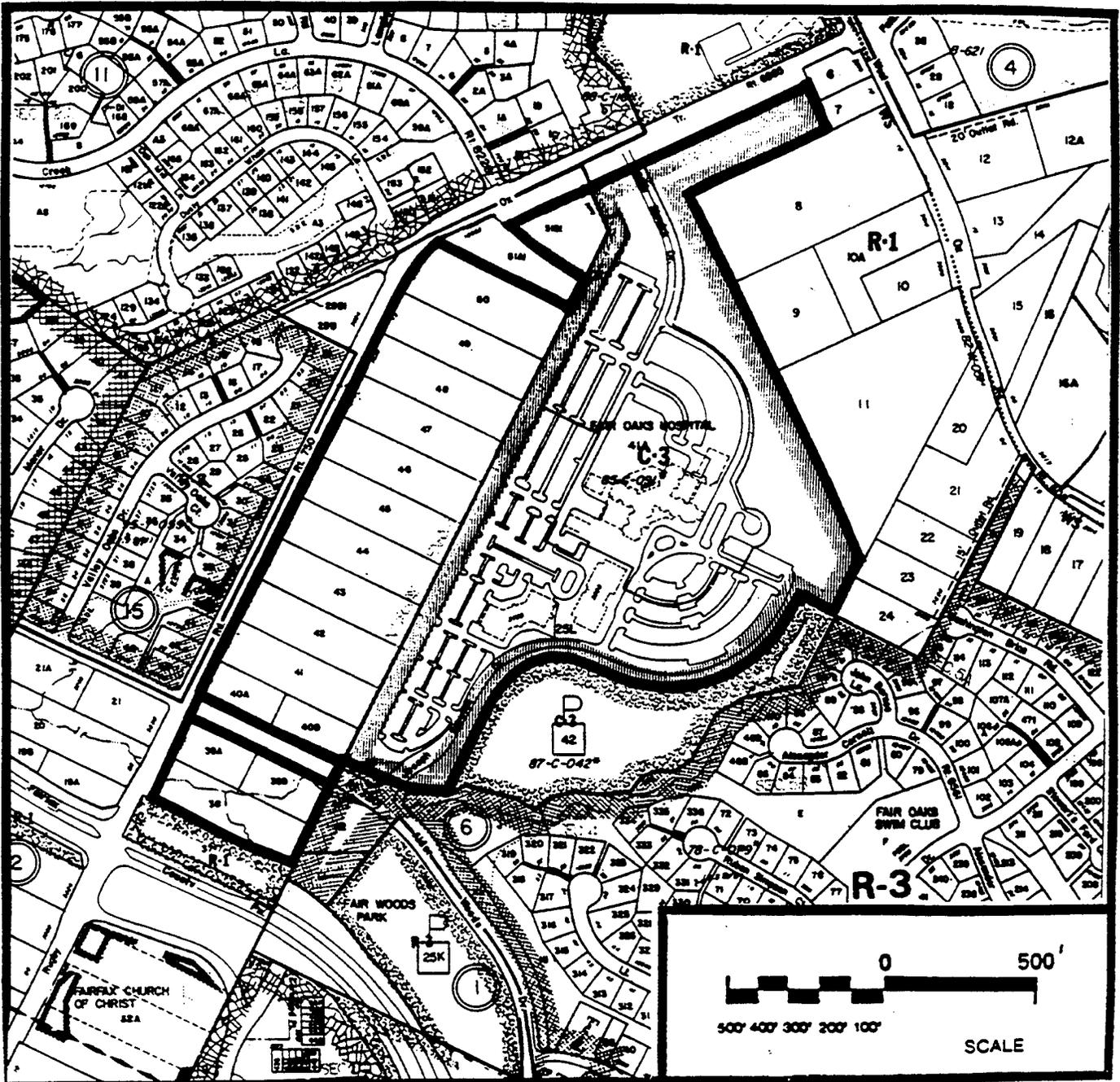
SEA 84-C-076 -05  
 FILED 12/04/98  
 AMENDED 03/05/99

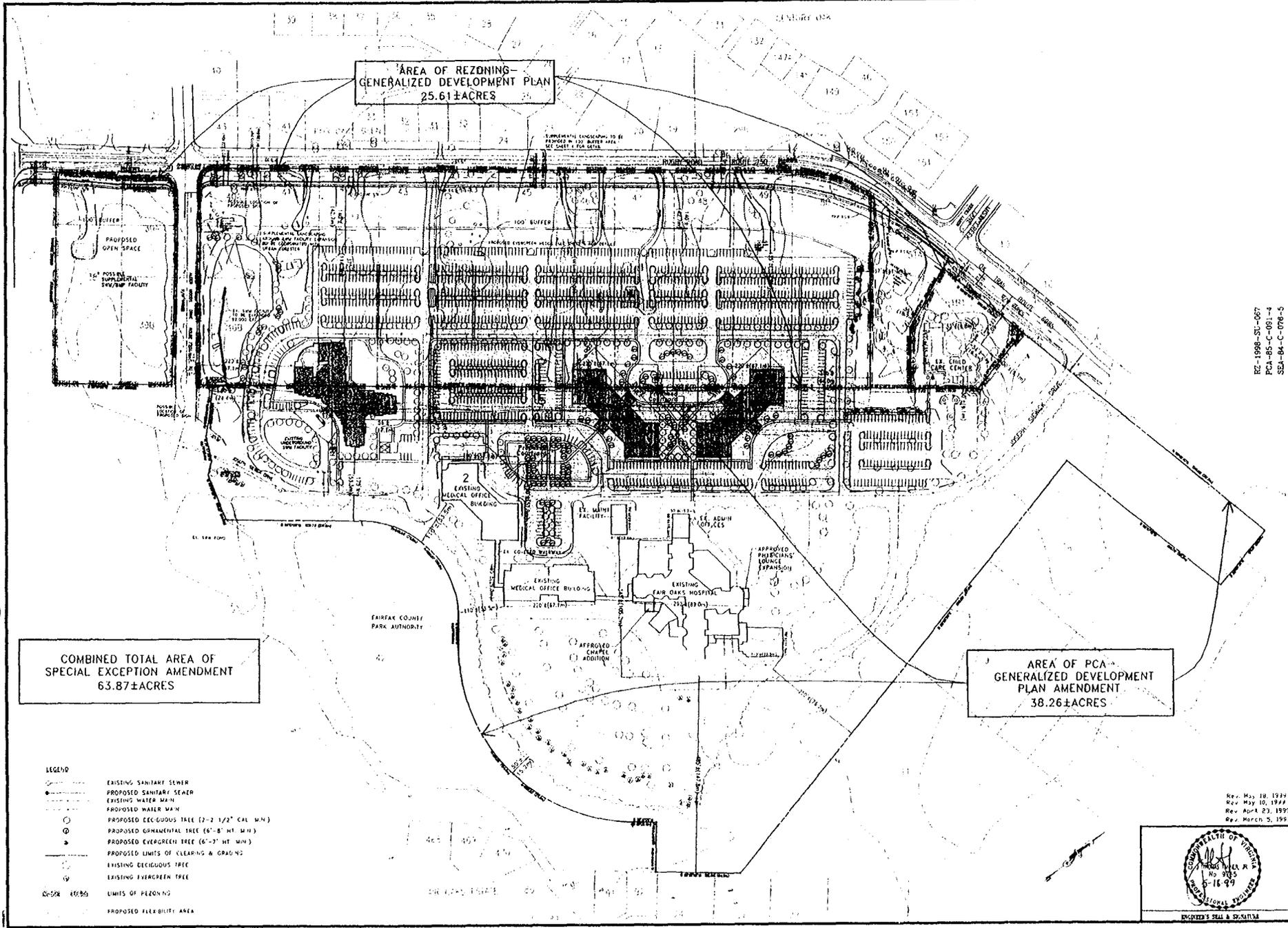
INOVA HEALTH CARE SERVICES  
 AMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES  
 TO PERMIT INCREASE IN LAND AREA, BUILDING  
 ADDITIONS AND SITE MODIFICATIONS  
 ZONING DIST SECTION: 04-0304  
 ART 9 CATEGORY/USE: 03-06

63.87 ACRES OF LAND; DISTRICT - SULLY  
 LOCATED: 3600, 3650, 3700 JOSEPH SIEWICK DR., 3627,  
 3633, 3701, 3709, 3715, 3721, 3727, 3733,  
 3739, 3745, 3801, 3807 RUGBY RD., 12601 Ox Trail

ZONED C-3  
 OVERLAY DISTRICT(S): WS  
 PLAN AREA 3

TAX MAP	045-2- /02/ /0038-	WS	,0039-A	,0039-B	,0040-A	,0040 B
	045-2- /02/ /0041-		,0042-	,0043-	,0044-	,0045
	045-2- /02/ /0046-		,0047-	,0048-	,0049-	,0050 51B1
	45-2 ((1)) 25L and 41A.					



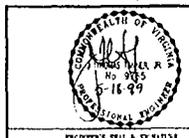


AREA OF REZONING-  
GENERALIZED DEVELOPMENT PLAN  
25.61±ACRES

COMBINED TOTAL AREA OF  
SPECIAL EXCEPTION AMENDMENT  
63.87±ACRES

AREA OF PCA  
GENERALIZED DEVELOPMENT  
PLAN AMENDMENT  
38.26±ACRES

- LEGEND
- EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - EXISTING WATER MAIN
  - PROPOSED WATER MAIN
  - PROPOSED DECIDUOUS TREE (2'-2 1/2" CAL. M.H.)
  - PROPOSED ORNAMENTAL TREE (6'-8' HT. M.H.)
  - PROPOSED EVERGREEN TREE (6'-7' HT. M.H.)
  - PROPOSED LIMITS OF CLEARING & GRADING
  - EXISTING DECIDUOUS TREE
  - EXISTING EVERGREEN TREE
  - LIMITS OF REZONING
  - PROPOSED FLEXIBILITY AREA



Rev. May 18, 1999  
Rev. May 10, 1994  
Rev. April 23, 1999  
Rev. March 5, 1999

DATE	10/15/1999
REVISED BY	10/15/1999
DATE	10/15/1999
REVISED BY	10/15/1999
DATE	10/15/1999
REVISED BY	10/15/1999

**Dewberry & Davis**  
Engineers  
Planners  
Scientists  
Landscape  
Architects  
8601 Arlington Blvd., Fairfax, Va. 22031  
Tel: (703) 849-0100 Fax: (703) 849-0118

RE-1998-SU-067  
PCA-95-C-091-4  
SEA-84-C-078-5

GENERALIZED DEVELOPMENT PLAN/GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT  
**FAIR OAKS HOSPITAL CAMPUS**  
SCULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 100'  
PLAT NUMBER  
SHEET 1 OF 5  
FILE NUMBER K-5733

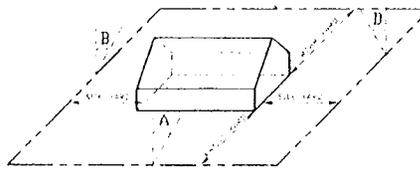
NOTES

- THE PROPERTY HAS BEEN THE SUBJECT OF THE CAMPUS DEVELOPMENT PLAN (CDP) ACCORDING TO AN APPLICATION THAT HAS BEEN FILED TO REZONE THE FOLLOWING PARCELS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS 41-220-1-01, 41-220-1-02, 41-220-1-03, AND 41-220-1-04 TO R-3. THE LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT. THE TOTAL LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT.
- THE PROPERTY HAS BEEN THE SUBJECT OF THE GENERALIZED DEVELOPMENT PLAN AND AMENDMENT (GDP) ACCORDING TO AN APPLICATION THAT HAS BEEN FILED TO AMEND THE APPROVED DEVELOPMENT PROGRAMS THAT HAVE BEEN APPROVED FOR THE SUBJECT PROPERTY. THE LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT. THE TOTAL LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT.
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- LANDSCAPING AND STREET LIGHTING HAS BEEN PROVIDED IN ACCORDANCE WITH PREVIOUSLY APPROVED DEVELOPMENT CONDITIONS ON THE EXISTING DEVELOPMENT PERMITS FOR THE SUBJECT PROPERTY. LANDSCAPING AND STREET LIGHTING WILL BE PROVIDED IN ACCORDANCE WITH THE DEVELOPMENT CONDITIONS ON THE SUBJECT PROPERTY. THE DEVELOPMENT CONDITIONS ON THE SUBJECT PROPERTY WILL BE NEW DEVELOPMENT PROGRAMS.
- PARKING AND LOADING SPACES WILL BE PROVIDED FOR THE VEHICLES OF THE CAMPUS ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4.01.5.C.1.1.2 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO REQUEST THE TOTAL NUMBER OF PARKING AND LOADING SPACES ON THE CAMPUS WITHOUT A GRASSY AREA OR ADMINISTRATIVE OFFICE TO BE LOCATED FOR MOTOR VEHICLE STORAGE. CONSTRUCTION OF THE PARKING SPACES, STORAGE, MOTOR VEHICLE STORAGE, ETC. IS NOT LIMITED TO THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS. THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS. THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS. THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF PARKING SPACES ON THE CAMPUS.
- THERE IS NO FLOODING DISREGARDED BY THE FEDERAL INSURANCE ADMINISTRATION, FISHED STATES GEOLOGICAL SURVEY OF FAIRFAX COUNTY, NOR ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR NON-SOURCE FROM THE SUBJECT AREA (L) LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY LINES OR SERVICES HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, NOR ARE THERE ANY EXISTING OR PROPOSED UTILITIES LOCATED ON THE SUBJECT PROPERTY. THERE ARE SEVERAL EXISTING STORM DRAINAGE FACILITIES LOCATED ON THE SUBJECT PROPERTY.
- A STATEMENT CONCERNING THE OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S INTEREST IS PROVIDED SEPARATELY.
- THE GENERALIZED DEVELOPMENT PLAN AND AMENDMENT (GDP) THAT IS SUBJECT TO THE SUBJECT PROPERTY HAS BEEN APPROVED FOR THE SUBJECT PROPERTY. THE LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT. THE TOTAL LAND AREA THAT IS SUBJECT TO THE SUBJECT PROPERTY IS 23,611 SQ. FT.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICANT LAND DEVELOPMENT ORDINANCE REGULATIONS AND ADOPTED STANDARDS.

- STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS SET FORTH IN THE PUBLIC FACILITIES MANUAL, CHAPTER 10 OF THE CODE OF THE COUNTY OF FAIRFAX, THE CHESAPEAKE BAY RESTORATION, ORDINANCE AND BEST MANAGEMENT PRACTICES WITH THE DEVELOPMENT CONDITIONS APPROVED WITH THE APPROVAL OF SE 23-07-01 AND SE 23-07-02. THE EXISTING AND PROPOSED SWM AND BMP FACILITIES ARE SHOWN ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED ON THE SUBJECT PROPERTY. THE SUBJECT PROPERTY IS LOCATED ON THE SUBJECT PROPERTY.
- IN ACCORDANCE WITH THE PUBLIC APPROVAL OF PROFFER 22-0111-D-11-25, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE TOTAL NUMBER OF REQUIRED PARKING SPACES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4.01.5.C.1.1.2 OF THE ZONING ORDINANCE.
- THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL OCCUR IN PHASES. THE FIRST PHASE OF THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL BE THE CONSTRUCTION OF THE PROPOSED MEDICAL OFFICE BUILDINGS. THE SECOND PHASE OF THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL BE THE CONSTRUCTION OF THE PROPOSED MEDICAL OFFICE BUILDINGS. THE THIRD PHASE OF THE DEVELOPMENT OF THE PROPOSED IMPROVEMENTS WILL BE THE CONSTRUCTION OF THE PROPOSED MEDICAL OFFICE BUILDINGS.
- IT IS TO BE FURTHER UNDERSTOOD THAT AS PART OF THE LONG TERM PLANNING OF THE CAMPUS, THE PROPOSED IMPROVEMENTS WILL BE PROVIDED AND THEY MAY NOT BE LOCATED IN ACCORDANCE WITH THE RESTRICTIVE DEVELOPMENT PROGRAM, HOWEVER, THEY WILL BE CONSIDERED WITHIN THE PROPOSED DEVELOPMENT PROGRAM.
- IT IS TO BE UNDERSTOOD THAT THE CAMPUS WITHIN THE PROPOSED DEVELOPMENT PROGRAM WILL BE SUBJECT TO CHANGE IN ACCORDANCE WITH THE RESTRICTIVE DEVELOPMENT PROGRAM.
- THE FLOOR AREA AS REFERENCED IN THE TABULATION ARE GROSS FLOOR AREA AS DEFINED BY THE ZONING ORDINANCE. IT IS UNDERSTOOD THAT THE PROPOSED BUILDINGS OR PORTIONS THEREOF MAY HAVE CLEAR SPACES WHICH SPACES WILL BE CALLED OUT FOR ON-SITE PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 2.01.5.C.1.1.2 OF THE ZONING ORDINANCE.
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, PATIO'S, WALLS, FENCES, HIGH STANDARDS, AND UTILITY AND MAINTENANCE STRUCTURES, NOT REPRESENTED ON THE GRAPHIC MAY BE PROVIDED.
- ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL LIGHT STANDARDS OUTSIDE OF THE ASSOCIATED FACILITY AND BAY WILL BE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE. ALL LIGHT STANDARDS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE.

DESCRIPTION	AMOUNT	REMARKS
EXISTING PROPOSED ZONING		R-3
LAND AREA	23,611 AC*	
GROSS FLOOR AREA PERMITTED (23,611 AC * 2.23 FAR - PER COMPREHENSIVE PLAN)	52,751 SF	
EXISTING GROSS FLOOR AREA	141,771 SF	
PROPOSED GROSS FLOOR AREA	82,031 SF	
TOTAL GROSS FLOOR AREA	93,154 SF	
PROPOSED GROSS FLOOR AREA	13,000 SF	
PROPOSED GROSS FLOOR AREA	71,000 SF**	
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	349,974 SF	
FLOOR AREA RATIO (FAR)	0.2*	
PROPOSED FAR	0.3**	
OPEN SPACE	1,714 AC	
PROPOSED OPEN SPACE	18,114 AC	
TOTAL EXISTING AND PROPOSED OPEN SPACE		
EXISTING ZONING	R-3 AND R-1	
PROPOSED ZONING	R-3	
LAND AREA	63,400 AC*	
GROSS FLOOR AREA PERMITTED (23,611 AC * 2.23 FAR - PER COMPREHENSIVE PLAN)	52,751 SF	
EXISTING GROSS FLOOR AREA	153,356 SF	
PROPOSED GROSS FLOOR AREA	218,000 SF	
ASSOCIATED LIVING FACILITY	2,000 SF	
MEDICAL OFFICE BUILDING #1	18,000 SF	
MEDICAL OFFICE BUILDING #2	18,000 SF	
TOTAL EXISTING AND PROPOSED GROSS FLOOR AREA	610,356 SF	
GROSS FLOOR AREA AS AN ADJUT FOR EXPANSIONS		
TOTAL APPROVED IN THE FUTURE	11,000 SF	
FLOOR AREA RATIO (FAR)	0.2*	
PROPOSED FAR	0.3**	
OPEN SPACE	9,344 AC	
PROPOSED OPEN SPACE	15,114 AC	
PARKING SPACES REQUIRED	1612	
HOSPITAL, 120 TENSID BEDS - 29 SPACES TO D	451	
MOB #2 2000 N X 3 SPACES 1000 SF GFA	747	
MOB #2 2000 N X 3 SPACES 1000 SF GFA	747	
CHILD CARE CENTER 150 CHILDREN 1000 SF CHILD	74	
PROPOSED 120 TENSID BEDS 120 SPACES	73	
TO BE SHOWN 200 X 3 SPACES 1000 SF	34 SPACES	
35 EMPLOYEES 15 SPACES 1000 SF	35 SPACES	
MOB #1 4000 N X 3 SPACES 1000 SF GFA	264	
MOB #4 4000 N X 3 SPACES 1000 SF GFA	264	
PARKING SPACES PROPOSED	1,820	
BUILDING HEIGHTS		
EXISTING		
HOSPITAL (4 STORIES)	48 FT.	
MEDICAL OFFICE BUILDING #1 (4 STORIES)	32 FT.	
MEDICAL OFFICE BUILDING #2 (4 STORIES)	32 FT.	
MAINTENANCE FACILITY (1 STORY)	14 FT.	
ADMINISTRATIVE OFFICE (1 STORY)	15 FT.	
PROPOSED		
ASSOCIATED LIVING FACILITY (1 STORY)	10 FT.	
MEDICAL OFFICE BUILDING #1 (4 STORIES)	32 FT.	
MEDICAL OFFICE BUILDING #2 (4 STORIES)	32 FT.	
* THE LAND AREA OF THE GROSS FLOOR AREA AND OPEN SPACE IS THE ORIGINAL LAND AREA AS SHOWN ON THE DEVELOPMENT PLAN.		
** THE FLOOR AREA OF MEDICAL OFFICE BUILDINGS #1 AND #2 WITHIN THE SUBJECT PROPERTY ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE DEVELOPMENT PLAN.		



FRONT YARD CONSIDERED BY A 27° ANGLE OF BUTTERFLY BUT NOT LESS THAN 4 FEET

SIDE YARD NO REQUIREMENT

REAR YARD CONSIDERED BY A 27° ANGLE OF BUTTERFLY BUT NOT LESS THAN 5 FEET

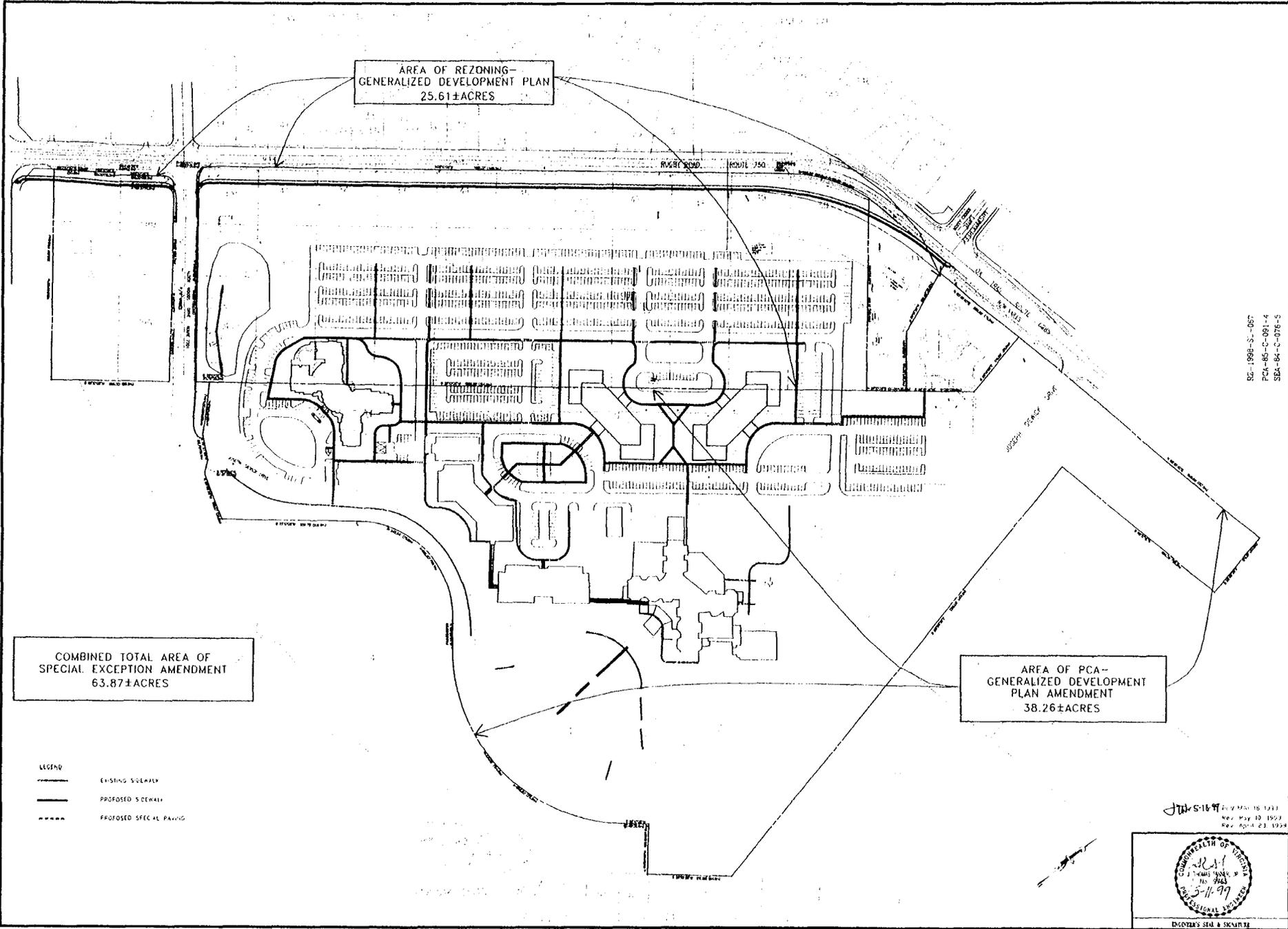
OWNER: THE FAIRFAX COUNTY

**Dewberry & Davis**  
 Registered Professional Engineers and Surveyors  
 8401 Arlington Blvd., Fairfax, VA 22031  
 (703) 849-0100 FAX (703) 849-0118

GENERALIZED DEVELOPMENT PLAN/GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT  
**FAIR OAKS HOSPITAL CAMPUS**  
 FAIRFAX COUNTY, VIRGINIA  
**SULLY DISTRICT**

DATE: 5-11-99  
 BY: [Signature]  
 FOR: [Signature]

ENCLOSURE SHEET # 10/11



AREA OF REZONING—  
GENERALIZED DEVELOPMENT PLAN  
25.61±ACRES

COMBINED TOTAL AREA OF  
SPECIAL EXCEPTION AMENDMENT  
63.87±ACRES

AREA OF PCA—  
GENERALIZED DEVELOPMENT  
PLAN AMENDMENT  
38.26±ACRES

- LEGEND
- EXISTING SIDEWALK
  - PROPOSED SIDEWALK
  - PROPOSED SPECIAL PAVING

EC-1999-S-007  
PCA-85-C-081-4  
SEA-84-C-078-5

July 5-16-99  
REV MAY 18 1999  
REV MAY 10 1999  
REV APR 23 1999



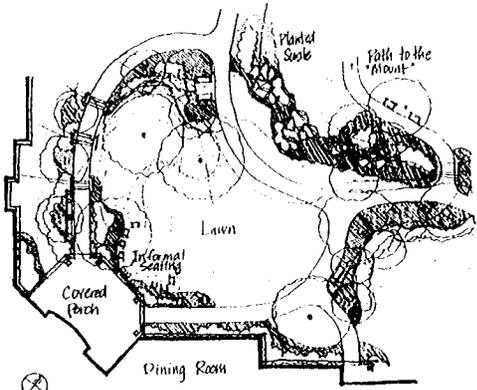
**Dewberry & Davis**  
Engineers  
Planners  
Surveyors  
Architects  
9401 Arlington Blvd., Fairfax, Va. 22031  
Tel: (703) 849-0100 Fax: (703) 849-0115

FAIRFAX COUNTY, VIRGINIA

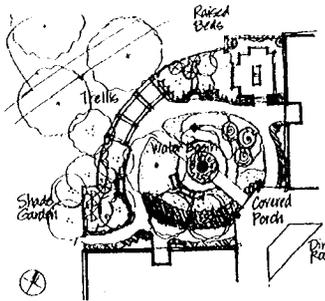
PEDESTRIAN CIRCULATION PLAN  
**FAIR OAKS HOSPITAL CAMPUS**  
SULLY DISTRICT

DRAWN BY	DATE
DESIGNED BY	REVISED BY
DATE	SCALE
MARCH 5 1999	1" = 30'
PLAN NUMBER	
NO. 1	
SHEET	3 OF 5
FILE NUMBER	M 5199

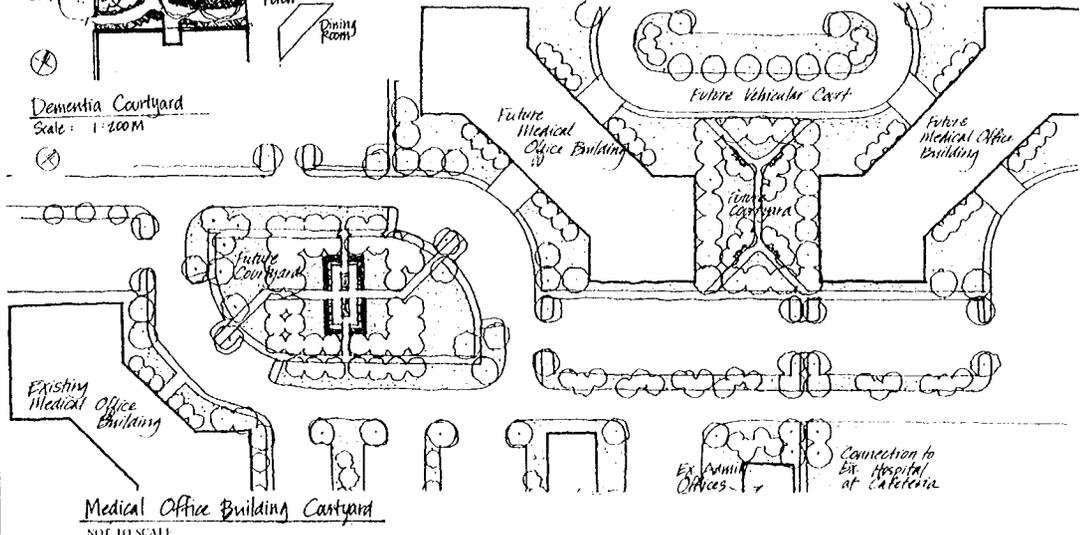
ENGINEER'S SEAL & SIGNATURE



Assisted Living Courtyard  
Scale: 1:200 M



Dementia Courtyard  
Scale: 1:200 M



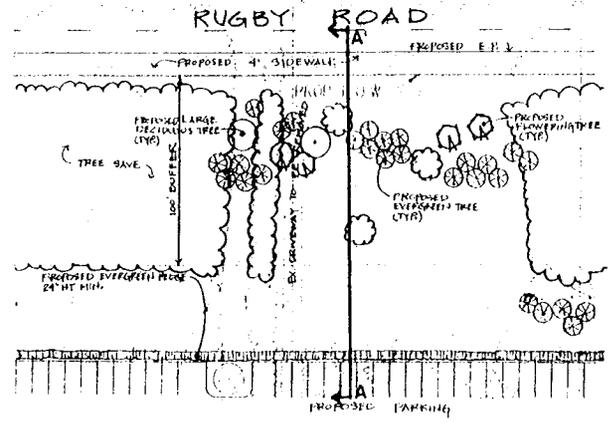
Medical Office Building Courtyard  
NOT TO SCALE



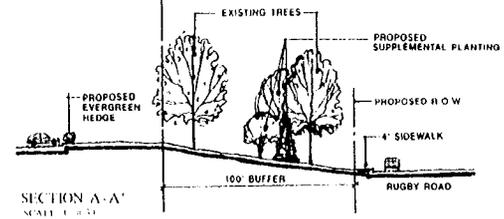
3' HEIGHT TO MID FIFTH RISE  
LAST IRON

PROPOSED LIGHT FIXTURE - Assisted Living Facility  
NOT TO SCALE

Plant Legend Symbol	Botanical Name	Size
X	Canopy Tree - to be selected from the following: Acer macrocarpum Gleditsia triacanthos var. Inermis "Skyline" Palmetto aculeolata Bloodgood Quercus alba	22' (5m) - 8' (2.4m)
○	Ornamental Tree - to be selected from the following: Amelanchier canadensis Bassia nigra "Heritage" Cercis canadensis Cornus alba Eucalyptus Ficus sp. (var.) Juniperus virginiana Picea sp. (var.) Pinus strobus	15' (4.5m) - 10'
A	Evergreen Tree - to be selected from the following: Taxus canadensis Thuja occidentalis Larix laricina Picea canadensis Juniperus horizontalis Taxus canadensis Thuja occidentalis Larix laricina Picea canadensis Juniperus horizontalis	5' (1.5m) - 7' (2.1m)



TYPICAL 100' BUFFER/SUPPLEMENTAL PLANTING  
SCALE: 1" = 10'



SECTION A-A'  
SCALE: 1" = 10'



DATE: 5-16-97  
DESIGNED BY: J. SULLY  
CHECKED BY: J. SULLY  
SCALE: 1/8" = 1'-0"  
FILE NUMBER: 100-100-100-100



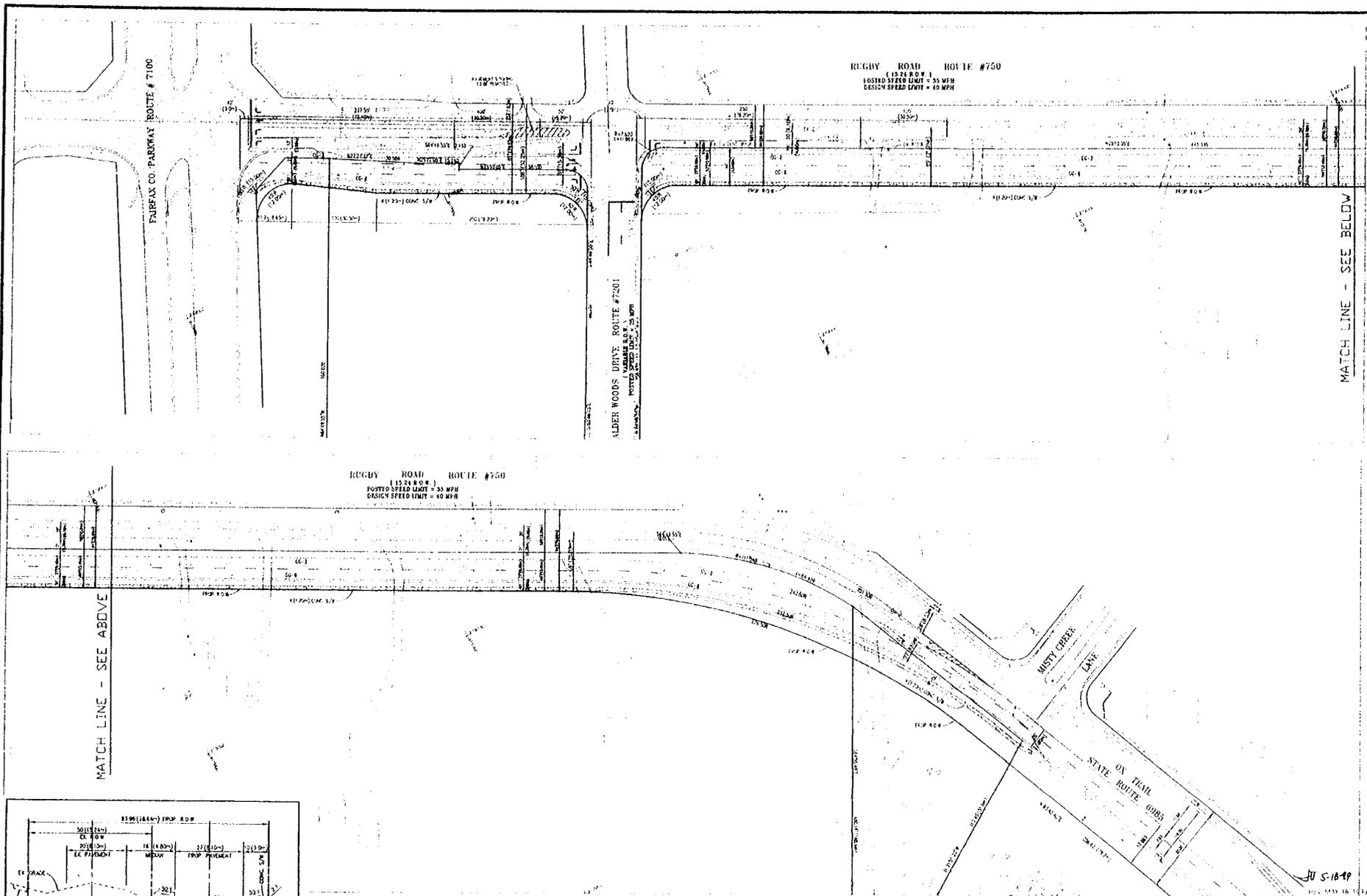
**Dewberry & Davis**  
8401 Arlington Blvd., Suite 100, Fairfax, VA 22031  
Tel: (703) 649-0100 Fax: (703) 649-0110

PE-1986-SU-067  
PCA-95-C-091-5  
SUA-04-C-078-5

LANDSCAPE ENLARGEMENT, LIGHTING  
**FAIR OAKS HOSPITAL CAMPUS**  
SULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: 5-16-97  
DESIGNED BY: J. SULLY  
CHECKED BY: J. SULLY  
SCALE: 1/8" = 1'-0"  
FILE NUMBER: 100-100-100-100  
SHEET: 4 OF 5  
FOR INFORMATION ONLY  
PROJECT NUMBER: 100-100-100-100  
DRAWN BY: J. SULLY

THE SCHEMATIC ELEVATION 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.



RUGBY ROAD ROUTE #750  
 115' R.O.W.  
 POSTED SPEED LIMIT = 35 MPH  
 DESIGN SPEED LIMIT = 40 MPH

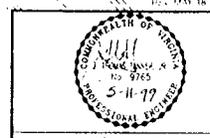
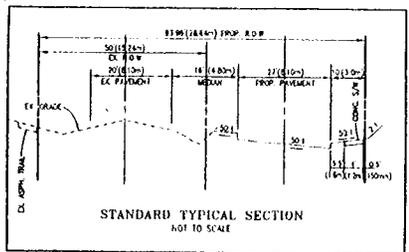
FAIRFAX CO. PARKWAY ROUTE # 7100

ALDEN WOODS DRIVE ROUTE #7201  
 115' R.O.W.  
 POSTED SPEED LIMIT = 35 MPH  
 DESIGN SPEED LIMIT = 40 MPH

RUGBY ROAD ROUTE #750  
 115' R.O.W.  
 POSTED SPEED LIMIT = 35 MPH  
 DESIGN SPEED LIMIT = 40 MPH

MATCH LINE - SEE ABOVE

MATCH LINE - SEE BELOW



**Dewberry & Davis**  
 Planners  
 Surveyors  
 Landscape Architects  
 8401 Arlington Blvd., Fairfax, Va. 22031  
 (703) 840-0100 FAX (703) 849-0119

FAIRFAX COUNTY, VIRGINIA

FAIR OAKS HOSPITAL CAMPUS  
 SULLY DISTRICT

PROJECT ROAD IMPROVEMENT STUDY

DRAWN BY  
 DESIGNED BY  
 CHECKED BY  
 DATE  
 SCALE  
 PLAN NUMBER

JU 5-18-99



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

**DESCRIPTION OF THE APPLICATION**

**Applicant:** Inova Health Care Services

**Location/Address:** East side of Rugby Road, northeast and southeast of the intersection of Rugby Road and Alder Woods Drive.

**Request:** The applicant is requesting approval of three (3) concurrent applications:

**PCA 85-C-091-4** is a request to amend the proffers approved in conjunction with RZ 85-C-091 on 38.26 acres zoned C-3 (Office District) and Water Supply Protection Overlay District (WS) to permit the expansion of the Fair Oaks Hospital site, including additional medical offices and an assisted living facility for the elderly.

**RZ 1998-SU-067** requests approval to rezone 25.61 acres, located adjacent to the existing hospital campus (which includes the existing child care center for the hospital approved pursuant to SE 94-Y-024) from the R-1 and WS Districts to the C-3 and WS Districts to permit the incorporation of that land into the hospital campus, including the addition of an assisted living facility for the elderly and two medical office buildings.

**SEA 84-C-076-5** is a request to amend SE 84-C-076 for medical care facilities, to permit expansion of the hospital campus to include an assisted living facility for the elderly and two medical office buildings. The SEA application covers 63.87 acres and includes the land area subject to PCA 85-C-091 and RZ 1998-SU-067.

The draft proffers for PCA 85-C-091-4 and RZ 1998-SU-067 are set forth in Appendices 1A and 1B, respectively. Staff's proposed development conditions for SEA 84-C-076 are set forth in Appendix 2, with the applicant's Affidavits and Statements of Justification set forth in Appendices 3 and 4.

**Waivers and Modifications:**

- ▶ Modification of the Transitional Screening requirement and a waiver of the barrier requirement along the western and southern property boundaries of the land area subject to RZ 1998-SU-067.

**LOCATION AND CHARACTER**

**Site Description:** The 25.61 acres comprising RZ 1998-SU-067 are located on the east side of Rugby Road and are a consolidation of 14 wooded lots, six of which are developed with older single family dwellings and associated accessory structures. These homes are proposed to be demolished in conjunction with the hospital expansion. In addition, Lot 51B1 is developed with an existing child care center for hospital employees constructed in 1994; this facility is proposed to remain.

The 38.26 acres comprising PCA 85-C-091-4 are developed with the Fair Oaks Hospital, two medical office buildings and associated parking. A wooded buffer is provided along the eastern perimeter of the hospital campus and will not be affected by the proposed additional facilities.

**Surrounding Area Description:**

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

<sup>1</sup> The property located at Tax Map 45-4 ((1)) 8, 9, 10, 10A, 11, 20 were recently rezoned to the R-3 District by the Board of Supervisors pursuant to RZ 1998-SU-042. Tax Map 45-4 ((1)) 6, 7 were not consolidated with RZ 1998-SU-042 and remain zoned R-1. Lot 6 contains the Old Navy School building which has been converted to a dwelling.

## BACKGROUND

On July 23, 1979, the Board of Supervisors approved rezoning application RZ 78-C-079 consisting of approximately 187 acres of land which were rezoned to the R-3 District. The current hospital site and Tax Map Parcel 45-2 ((1)) 25K were included in the application property for RZ 78-C-079.

On December 4, 1984, the Board of Supervisors approved SE 84-C-076 to permit the development of a hospital on land zoned R-3. Subsequently on November 18, 1985, the Board approved RZ 85-C-091, which rezoned 38.83 acres of the 46.33 acre hospital site to the C-3 District to permit the development of a medical office building subject to proffers and a proffered GDP. The remaining 7.5 acres were not included in the rezoning, since they were previously committed to be offered to the Park Authority for public park purposes pursuant to SE 84-C-076. Concurrently with RZ 85-C-091, the Board approved an amendment to the approved special exception, SEA 84-C-076-1, to reflect the addition of a medical office building (MOB 1).

On September 29, 1986, the Board approved PCA 85-C-091 and SEA 84-C-076-2 to amend the Special Exception conditions which were proffered pursuant to RZ 85-C-091 to change the phasing of required improvements to the West Ox Road/Ox Trail intersection to permit the hospital to open prior to completion of these improvements.

On January 28, 1991, the Board of Supervisors approved four concurrent applications: SEA 84-C-076-3, RZ 87-C-042, PCA 85-C-091-2 and PCA 78-C-079. Special Exception Amendment SEA 84-C-076-3 was approved to permit an expansion of the hospital campus, including the addition of a second medical office building (MOB 2) and an expansion of the hospital building and associated parking. PCA 85-C-091-2 was approved to amend the previous proffers accepted pursuant to PCA 85-C-091-1 to reflect an increase of land area associated with concurrent application RZ 87-C-042, which rezoned 7.5 acres of land in the southern portion of the site to the C-3 District. This additional 7.5 acres, although to be dedicated to the Park Authority, was utilized for density purposes to permit the addition of a second MOB and an expansion of the hospital. The proffers for PCA 85-C-091-2 and RZ 87-C-042 reserve density credit for all land area dedicated for public use, including the public park, in accordance with Sect. 2-308 of the Zoning Ordinance. A copy of the approved proffers for PCA 85-C-091-2 and RZ 87-C-042 and a copy of the proffered GDP are set forth in Appendix 5. PCA 78-C-079 was approved with the above applications to permit the proffered dedication of Parcel 25 to the Park Authority for public park purposes.

On October 26, 1992, the Board approved SE 92-Y-024 to permit a child care center for up to 150 children of hospital employees on 1.43 acres

(Tax Map 45-2 ((2)) 51B1) zoned R-1. Concurrent with this special exception the Board also approved PCA 85-C-091-3 and SEA 84-C-076-4 to permit the addition of a canopy over the front entrance of the hospital, the addition of covered walkways linking several buildings in the hospital campus, the addition of parking for the child care center on the adjacent hospital property and the deletion of land area from the previous proffered condition and special exception amendment applications to reflect the severing of 7.5 acres of land associated with the previous dedication to the Fairfax County Park Authority. A copy of the approved development conditions and SE Plat for SE 92-Y-024 can be found in Appendix 6, while the approved proffers, development conditions and GDP/SE Plat for PCA 85-C-091-3 and SEA 84-C-076-4 are set forth in Appendix 7.

On August 5, 1994, the Board approved an amendment to SE 92-Y-024 for the hospital employee child care center to revise Condition #7 so that enrollment is open to children of employees and physicians of all facilities owned by Inova Health Care Services, not just the employees and physicians of Fair Oaks Hospital. There were no other changes to the previously approved SE Plat or development conditions. A copy of the approved development conditions as amended are set forth in Appendix 8.

On January 21, 1999, an administrative approval of minor building modifications to include the addition of a chapel and an expansion of the physicians lounge, totaling 870 square feet, was approved pursuant to Sect. 18-204 of the Zoning Ordinance. These building additions are reflected on the proposed GDP/SE Plat submitted with the current applications.

## **COMPREHENSIVE PLAN PROVISIONS (Appendix 9)**

**Plan Area:** Area III  
**Planning Sector:** Lee Jackson Community Planning Sector, Upper Potomac Planning District  
**Plan Map:** Public facilities, governmental and institutional use

The Comprehensive Plan recommendations for the application properties is as follows:

- "10. Tax map parcels 45-2((1))25L, and 41A are planned for hospital and related low intensity ancillary medical office, service uses and clinics, and the portion of Murray Farms east of Rugby Road and north of the Fairfax County Parkway [45-2((2))40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1] is planned for hospital and related low intensity ancillary medical service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided as undisturbed open space between such uses and the nearby residential neighborhoods and is maintained on a perpetual basis;
- The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20;
- Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four lane section. Dedication of this right-of-way does not necessarily obligate the dedication to construction of these improvements;
- The buffer to be provided and maintained along Rugby Road and Ox Trail will be 100 feet in width with the exception of the existing child care center where a lesser buffer is provided. The wooded, undisturbed buffer will consist of existing vegetation supplemented where necessary. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry) shall be located in this buffer. Any utilities, to include storm water pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;
- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height is limited to a maximum of 60 feet to minimize visual impacts on the residential community;
- All rooftop mechanical equipment is screened;
- Visual impacts are further minimized through building setback and site design; and
- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates.”

## **ANALYSIS**

**Generalized Development Plan and Special Exception Plat (GDP/SE Plat)**  
(Copy at front of Staff Report)

**Title of GDP/SE Plat:** "Fair Oaks Hospital Campus"  
**Prepared by:** Dewberry & Davis  
**Date:** October 5, 1998, revised through May 18, 1999

One combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) has been submitted for all three applications. The land area subject to each of the applications has been delineated on the GDP/SE Plat which consists of five sheets. Sheet 1 provides the proposed overall site layout for the hospital campus. Sheet 2 contains site tabulations and general notes. Sheet 3 depicts a pedestrian circulation plan for the campus. Sheet 4 provides conceptual landscaping and building elevation details for the proposed assisted living facility and a landscaping detail and cross section of the proposed buffer area along Rugby Road. In addition, a conceptual detail of the proposed pedestrian courtyards between the existing and proposed office buildings is provided on Sheet 4. Sheet 5 depicts an alignment of Rugby Road improved to a four lane roadway.

The existing hospital campus is located on the 38.26 acres subject to PCA 85-C-091-4 and SE 84-C-076 which consists of the main hospital building and two medical office buildings, all of which comprise a total of 360,076 square feet of gross floor area. Access to the existing facilities is provided from an entrance off of Ox Trail/Rugby Road to the north and off of Alder Woods Drive to the south. No additional entrances are proposed with the hospital expansion. The proposed expansion incorporates an additional 25.61 acres, including the child care center, located adjacent to the existing hospital campus, to be rezoned to the C-3 District pursuant to RZ 1998-SU-067, with Rugby Road serving as the western boundary. The rezoning of this additional 25.61 acres brings the total land area subject to the Special Exception for medical care facilities and medical offices to 63.87 acres. Although, the existing child care center does not require special exception approval in the C-3 District, the applicant has proffered to maintain the existing conditions on the child care center previously approved in conjunction with SE 92-Y-024. It should also be noted that one residential lot (Tax Map 45-2 ((2)) 51A1) located between the child care center and the remaining land area subject to RZ 1998-SU-067 has not been consolidated with this application and will remain as a single family residence.

The campus expansion includes the addition of two medical office buildings with a combined gross floor area of 176,000 square feet and an assisted living facility for the elderly comprising 72,000 square feet. With the 9,380 square foot child care center, the total gross floor area being added to the Fair Oaks Campus is 259,380 square feet. The overall gross floor area with the existing and proposed facilities is 617,456 square feet at a FAR of 0.20. It should be noted that the FAR is being calculated on a total land area of 72.13 acres which includes the

7.5 acres previously dedicated to the Park Authority (Tax Map 45-2 ((1)) 42) and 0.75 acres of right-of-way dedication along Rugby Road in conjunction with the child care center.

The assisted living facility is proposed to be located northwest of the Alder Woods Drive and Joseph Siewick Drive entrance to the hospital. Joseph Siewick Drive is the private road serving the hospital site. The entrance to the facility will be off of Joseph Siewick Drive. The facility will accommodate a maximum of 112 residents with a maximum of 35 employees/shift. The height of the building will not exceed three stories or 50 feet in height. Several landscaped courtyards are provided around the assisted living facility; including a fenced courtyard for residents with Alzheimer's Disease.

The two additional medical office buildings which are shaded on the GDP/SE Plat are to be located north and west of the existing hospital facilities and medical office buildings. The applicant has requested flexibility in the location of the proposed office buildings within the confines of the shaded "flexibility" area noted on the GDP/SE Plat. This flexibility area, if approved, would allow the applicant to locate the office buildings anywhere within the shaded area, provided the maximum overall gross floor area does not exceed 0.20 FAR, the building heights do not exceed 52 feet, the 100 foot wide buffer provided along Rugby Road is maintained and a coordinated building development program is pursued between the existing and proposed facilities in terms of building location and orientation and pedestrian orientation. The merits of this flexibility area will be discussed in the Land Use Analysis section of the report. However, as currently depicted, the proposed office buildings will be oriented toward Rugby Road, but located adjacent to the existing facilities, with parking provided between the proposed offices and the 100 foot wide buffer along Rugby Road. A circular drive with a landscape island will be provided in front of the two buildings to permit pick up and drop off of visitors. These buildings will be connected to the existing MOB's and hospital by a series of pedestrian plazas and walkways, with a landscaped courtyard provided between the two office buildings.

In addition to the 100 foot wide buffer provided along Rugby Road, an additional 3.55 acres of open space have been provided on Parcels 38, 39 and 39B along Rugby Road, south of Alder Woods Drive. No development is proposed on this parcel, except for a possible supplemental stormwater management (SWM) facility. The existing SWM facility located on the north side of Alder Woods Drive, just east of Rugby Road, will be expanded. The expanded facility will not encroach into the 100 foot wide buffer. A total of 35.22 acres or 55% of the 63.87 acre site will be maintained as open space.

## **Environmental Analysis (Appendix 10)**

### Water Quality

The stormwater management facility located in the southwest portion of the site,

adjacent to Alder Woods Drive is proposed to be enlarged to accommodate the additional impervious surface which will be added to the hospital campus as a result of the proposed expansion. The initial submission of the GDP/SE Plat did not show the proposed enlargement. Staff expressed concern that enlargement of the facility may encroach into the 100 foot wide buffer to be provided along Rugby Road. As an alternative, staff suggested that the applicant consider pursuing the concept of a bioretention/rain garden system utilizing the landscape islands within the parking lots. Staff believes such an approach would serve to disperse the best management practice throughout the entire hospital facility and reduce the required amount of detention in the larger dry pond.

The revised GDP/SE Plat depicts the enlarged SWM facility at the southwest corner of the site and it appears that there will be no encroachment of the facility into the 100 foot buffer. A note on the Plan and the draft proffers provide that landscaping will be provided in and around the facility in accordance with guidelines established by DPWES. The applicant has also noted the possibility of a supplemental SWM facility within the open space area located south of Alder Woods Drive. Staff continues to recommend that the applicant pursue a bioretention/rain garden system for addressing water quality concerns.

#### Tree Preservation

The tree preservation concerns are focused on the land area being added to the hospital campus along Rugby Road pursuant to RZ 1998-SU-067. This land area comprises sixteen residential lots, several of which are developed with single family detached structures. The majority of the lots are wooded with mid to late successional forest species. Staff from the Urban Forestry Branch have submitted comments on the proposed development which are included as an attachment to the Environmental Analysis.

The applicant has committed to provide a 100 foot wide buffer along Rugby Road, in accordance with the Comprehensive Plan. The purpose of this buffer, as set forth in the Plan, is to minimize the visual impacts of the hospital campus on the adjacent residential developments. However, there are many open areas including lawns and driveways within the buffer. The Urban Forestry staff has noted that, without supplemental planting, visual screening of the proposed buildings will not be effective in these open areas, regardless of buffer width.

On the revised GDP/SE Plat, the applicant has shown a supplemental planting detail for the 100 foot buffer to include deciduous, evergreen and ornamental plantings. In addition to the supplemental planting, the Urban Forestry staff recommends that the applicant commit to provide a transplantation plan at the time of the first submission of the first site plan. The plan should address the relocation of existing American holly and other evergreen trees that are located within areas to be cleared. These trees should be relocated to open areas and areas lacking evergreen vegetation within the 100 foot buffer to increase the

effectiveness of the visual screening. It is also recommended that enough evergreen trees be planted or transplanted within the buffer area to ensure that the maximum distance between evergreen trees is 20 feet on center.

The revised proffers commit to the submission of a detailed landscape plan in conjunction with the filing of a site plan for each of the proposed uses, including that portion of the 100 foot wide buffer adjacent to each use. The detailed landscape plan will include a transplantation plan prepared by a certified arborist to identify the existing American Holly and other evergreen trees which can be relocated to the 100 foot buffer area and utilized for supplemental planting. The applicant has incorporated the recommendations of the Urban Forester with regard to the specific components of the transplantation plan. It would be desirable for the applicant to limit any type of utility encroachment other than those utilities associated with the widening of Rugby Road, (which should be placed within the right-of-way and not within the 100 foot buffer). This issue has not been addressed by the applicant.

Staff also expressed concern with the impact the demolition of the existing homes located within the buffer area will have on the existing vegetation. The revised proffers, as set forth in the Staff Report, commit to identifying the proposed limits of clearing and grading associated with the demolition of any existing structure within the 100 foot wide buffer. The landscape plan to be submitted with each site plan will include a plan for treatment of existing trees which may be impacted by the proposed demolition, to be performed prior to any demolition to ensure the long term survivability of the existing vegetation. In addition, a replanting plan shall be developed and implemented for any areas of existing trees that must be disturbed as a result of the demolition.

In general, it is staff's position that adequate measures have been proffered to ensure that a 100 foot wide wooded buffer of existing vegetation, supplemented as necessary, is provided as undisturbed open space between the hospital campus and the nearby residential neighborhoods as called for in the Comprehensive Plan.

### **Transportation Analysis (Appendix 11)**

Several transportation issues have been identified.

#### **Rugby Road Improvements**

The Comprehensive Plan recommendations for the hospital property, including the land area proposed to be added pursuant to RZ 1998-SU-067, require provision of right-of-way for the widening of Rugby Road and Ox Trail to a four lane section. The Plan further states that dedication of the right-of-way does not necessarily obligate the applicant to construct the improvements. However, the

applicant is requesting approval to add an assisted living facility and two medical office buildings to the hospital campus, bringing the total gross floor area to 617,456 square feet. It is estimated that the expanded hospital campus will generate approximately 15,604 vehicle trips/day and 1,912 vehicle trips in the peak hour. At the time of rezoning approval for the Fair Oaks Glen residential development to the west (RZ 95-Y-059), it was noted that the right-of-way for the improvements to Rugby Road as a four lane divided section will be provided by those parcels located on the east side of Rugby Road, in conjunction with the development of those parcels for hospital use. As a result, staff has requested that the applicant dedicate the necessary right-of-way and construct Rugby Road as a four lane divided section along its frontage to tie into Ox Trail, which has already been improved.

Sheet 5 of the GDP/SE Plat depicts a road plan for Rugby Road demonstrating a proposed lane configuration for a four lane divided roadway, utilizing the existing two lane roadway as the southbound lanes and showing construction of two additional northbound lanes, including improvements to the Alder Woods and Rugby Road intersection. This road configuration would require right-of-way dedication of only 94 feet as opposed to the 112 feet set forth in the Comprehensive Plan for a typical four lane divided roadway. While VDOT has preliminarily determined that such a roadway design is feasible, issues such as drainage and utility relocation costs will need to be addressed. While the applicant has proffered to dedicate right-of-way up to 94 feet for the widening of Rugby Road, the applicant has not committed to construction of Rugby Road to a four lane roadway in accordance with the road plan depicted on Sheet 5. The applicant has only committed to escrow funds for construction of a half section of Rugby Road from the Fairfax County Parkway to Alder Woods Drive. Further, this funding will only be provided upon the award of a contract to improve Rugby Road to four lanes from Route 50 to Ox Trail Road. These commitments are not acceptable.

The dedication of 94 feet is based on the preliminary road design depicted on Sheet 5 and is acceptable provided the applicant agrees to construct the improvements as shown. If there is no commitment for construction and construction is performed by others, right-of-way dedication must be a minimum of 112 feet instead of the 94 feet currently proffered. This additional right-of-way will reduce the 100 foot wide buffer by 18 feet, which is contrary to the recommendations of the Comprehensive Plan. Staff has also proposed that the applicant phase the improvements to Rugby Road so that the proposed construction to a four lane roadway would occur with development of the first office building rather than with the assisted living facility, which is scheduled to be constructed first.

At a minimum, under the provisions of Article 17, Site Plans, of the Zoning Ordinance, the applicant is responsible for dedication and construction of

widening for existing roads, existing roads on new alignments, and proposed roads all as indicated on the adopted Comprehensive Plan, unless waived by the Director of DPWES. Staff of the Department of Transportation would not support such a waiver. At a minimum, in lieu of construction, the applicant should commit to dedicate right-of-way along Rugby Road from 112 feet from the existing western right-of-way line of Rugby Road, provide ancillary easements and escrow funds, in an amount determined by DPWES at the time of the first site plan approval, for construction of one-half section of a four lane divided roadway along its entire Rugby Road frontage, as required by the Zoning Ordinance.

Staff believes the failure to commit to the construction of Rugby Road to a four lane divided facility is a significant outstanding issue.

#### Off site right-of-way

The applicant has not been able to consolidate Tax Map parcel 45-2 ((2)) 51A1, located along Rugby Road between the child care center and the lots consolidated to the south. Right-of-way will be needed from this parcel to implement the improvement of Rugby Road/Ox Trail to a four lane roadway. It would be highly desirable for the applicant to consolidate this last remaining parcel; however, at a minimum the applicant should commit to acquiring the right-of-way needed for the improvement to Rugby Road. The applicant has not addressed this issue.

#### Pedestrian Access

Staff believes pedestrian circulation is a critical component to ensure a visitor friendly campus. The applicant has provided a pedestrian circulation plan for the campus on Sheet 3 of the GDP/SE Plat. Staff believes it would be desirable to add sidewalks on the West side of Joseph Siewick Drive at the following locations:

- ▶ From Alder Woods Drive to the entrance to the Assisted Living Facility and,
- ▶ From Ox Trail Road to the nearest parking area.

Staff has prepared a development condition which requires, at a minimum, a sidewalk from Alder Woods Drive to the entrance to the Assisted Living Facility.

In summary, the major outstanding transportation issues remain the failure to commit to construct Rugby Road/Ox Trail to a four lane divided roadway and the failure to commit to acquire right-of-way from Parcel 51A1 in lieu of consolidation of this parcel as part of the application property.

### **Public Facilities Analyses (Appendices 12-15)**

Sanitary Sewer Analysis: The application properties are located in the Cub Run (T-4) watershed and would be sewered into the UOSA Treatment Plant. Based on current and committed flow, there is capacity available at the UOSA plant at this time.

Water Service Analysis: Adequate domestic water service is available at the site from existing 6, 8, 12 and 14-inch mains located at the property. Additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. (See Appendix 12)

Fire and Rescue Analysis: The application property is serviced by Fire and Rescue Department Station #21 Fair Oaks. The application currently meets fire protection guidelines. (See Appendix 13)

Utilities Planning and Design Division, DPWES, Analysis: Staff has requested that the applicant verify that the proposed expansion of the stormwater control facility is sufficient to accommodate the proposed development. The limits of the expansion are shown on the revised GDP/SE Plat. In addition, the applicant has identified the location of a possible supplemental facility on the south side of Alder Woods Drive within the area to be reserved as open space. The adequacy of these facilities will be addressed at the time of site plan approval. (See Appendix 14)

Heritage Resources Analysis: Prehistoric archaeological resources have been identified on Tax Map 45-2 ((2)) 38 and 39B, which are planned for open space. Staff recommends that no ground disturbance take place in this area. However, the revised GDP/SE Plat shows a possible stormwater management facility in this location. If ground disturbance is necessary, the applicant should commit to a Phase II archaeological assessment with a Phase III recovery completed prior to any ground disturbance. The applicant has committed to spend up to \$20,000 to cover the cost of a Phase II assessment and Phase III recovery, if warranted. It should be noted that the cost of a Phase II assesment alone can be as high as \$10,000, with the cost of recovery up to \$40,000. Therefore, \$20,000 may not cover the cost necessary to recover artifacts, if warranted. (See Appendix 15)

### **Land Use Analysis (Appendix 9)**

The 63.8 acres subject to the three concurrent applications are planned for hospital and related low intensity ancillary medical office, service uses and clinics up to a maximum FAR of 0.20. The proposed expansion to include the addition of an assisted living facility, two medical office buildings and incorporation of the existing child care center does not exceed the recommended intensity of 0.20. Further, the proposed additional uses are considered related low intensity

ancillary medical office and service uses. While the proposed expansion conforms with the use and intensity recommendations of the Plan, there are a number of specific Plan recommendations which need to be addressed.

### Consolidation

The land that has been consolidated for the proposed expansion of the hospital campus includes all land specifically designated in the Plan, except for a single 1.29 acre parcel located between the child care center and the remaining land along Rugby Road (Tax Map 45-2 ((2)) 51A1) and Tax Map parcels 45-2 ((1)) 6 and 7, located at the corner of Ox Trail and West Ox Road, immediately east of the hospital property. Lot 51A1 is currently developed with an owner occupied single family detached dwelling and the owner has not indicated a willingness to consolidate at this time. It would be desirable to have this lot consolidated because the lot is too small to develop as a free standing medically oriented institutional use. The Plan text would require that half the lot be part of the 100 foot buffer required along Rugby Road, leaving the remainder of the site to be developed with some type of related medical facility. It should be noted that any use of this site other than as a dwelling would require some type of zoning approval. Of greater concern is the failure to obtain the right-of-way from this parcel to complete the improvements to Rugby Road. At a minimum, if consolidation is not possible, as noted in the Transportation Analysis section of this report, the applicant should commit to acquiring the right-of-way necessary to ensure that Rugby Road can be constructed as a four lane divided roadway. The applicant has not addressed this issue.

Similarly, Lots 6 and 7 located adjacent to the hospital site at the corner of Ox Trail and West Ox Road should be consolidated with this application as there is no other opportunity for consolidation. Lot 6 contains the historic Navy School, one of the few remaining one room schoolhouses in the County. Consolidation of these lots would permit needed dedication of right-of-way along Ox Trail Road to complete Rugby Road/Ox Trail as a four lane road way to the intersection of West Ox Road. This section of Ox Trail serves as one of the two main entrances to the hospital. Consolidation would also provide an opportunity to preserve the historic Navy Schoolhouse. The schoolhouse will in all likelihood be destroyed if a new dwelling is built on the lot or when Ox Trail and West Ox Road are improved as planned.

The applicant has not committed to acquire these parcels nor to acquire the off-site right-of-way in lieu of consolidation. It would be highly desirable for the applicant to complete the consolidation of the remaining parcels as noted.

### Buffers

The proposed expansion does not impact the buffers provided for the existing hospital facilities along the eastern, northern, and southern boundaries of the hospital campus. The GDP/SE Plat for the expansion portion of the campus (RZ 1998-SU-067) which is along Rugby Road and Ox Trail, shows a 100 foot buffer, as recommended in the Plan, except for the existing child care center, where a lesser buffer is provided. The Comprehensive Plan states that the wooded, undisturbed buffer will consist of existing vegetation, supplemented where necessary. As discussed previously in the Environmental Analysis section of this report, there are significant gaps in this buffer where the existing homes, lawns and driveways are located. Without significant supplemental landscaping, the buffer will not provide an effective visual screen. The applicant has committed to provide supplemental landscaping to achieve a level of planting consistent with Transitional Screening 2, which requires one large evergreen with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every five linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet. The supplemental planting will include transplanting of existing American Hollies and other evergreens that will be disturbed as a result of the expansion and. A conceptual detail of the proposed landscaping treatment in the buffer area is shown on Sheet 4 of the GDP. The commitments with regard to preservation of the existing vegetation during demolition of the structures located within the buffer have been strengthened to ensure that the limits of clearing and grading associated with the demolition of existing structures are delineated in the field and that pre-construction treatment of the trees which may be impacted by the demolition is conducted prior to demolition to ensure survival. With the revised proffers, staff believes the applicant has satisfied the Comprehensive Plan recommendations with regard to the 100 foot buffer.

### Architectural and Design Excellence

The initial submission of the GDP/SE Plat depicted the proposed two additional medical office buildings to be somewhat isolated from the rest of the hospital facilities. The buildings were located side by side with the main entrances oriented toward the interior of the site. The proposed office buildings were separated from the rest of the hospital facilities by a large expanse of parking. The only pedestrian connection was through a linear landscape island within the parking lot which contained a sidewalk and a row of shade trees on either side of the sidewalk. Staff expressed concern that there was little connectivity between the existing and proposed facilities. Staff recommended that the applicant orient the buildings closer to one another and provide a series of open pedestrian courtyards to provide more convenient pedestrian access among the buildings and to move the vehicular traffic around the periphery of the site, rather through the middle of the campus.

The revised GDP/SE Plat has reoriented the two proposed office buildings closer to the existing facilities so that only two parking bays and a travel aisle separate the additional buildings from the existing facilities. The two additional buildings are designed in a V-shape and oriented so that the main entrances face westward toward Rugby Road. A circular drive links the two buildings and provides opportunity for pick up and drop off of visitors. The majority of the parking is provided between the office buildings and the 100 foot buffer along Rugby Road. An evergreen hedge is provided along the periphery of the parking lot to minimize headlight glare for the residential lots located on the west side of Rugby Road. Existing MOB 2 and proposed MOB 3, which are oriented on a northwest/southeast axis, will be connected by a pedestrian oriented plaza which is located in the middle of a modified circular travelway and which provides for pick up and drop off of visitors, as well as limited parking for MOB 1, 2 and 3. A similar landscape area is shown northeast of MOB 4 with a pedestrian connection to the hospital building. Staff believes this revised design is a significant improvement over the previous submission and provides for a coordinated campus style development.

However, the applicant has requested flexibility in the location and orientation of the proposed buildings to address issues which may arise with the owners of the two existing MOBs, i.e., access to convenient parking. The applicant has delineated on the GDP/SE Plat a shaded "flexibility area" within which changes in the layout of buildings, structures, travelways and parking areas may occur without necessitating an amendment to the applications, provided that the overall FAR does not exceed 0.20, the 100 foot buffer is maintained, and a coordinated and unified campus development program is provided between the proposed office buildings and the existing facilities in terms of clustering building locations and orientation. Staff supports the intent of a "flexibility area," but noted that the boundaries were too broad and not well enough defined to ensure that the buildings would be linked by well defined open space and pedestrian linkages.

The applicant has submitted revised proffers and a revised GDP/SE Plat in an effort to address staff's concerns. The proffers have been revised to note that the layout on the GDP/SE Plat reflects the general design intent for the proposed office buildings, rather than just an illustrative and that flexibility in the location of the office buildings would be permitted provided a coordinated and unified campus development program is maintained between the existing and proposed office buildings through clustering of buildings and provision of pedestrian plazas. Staff believes the revised proffers and GDP/SEA Plat provide a better definition of the intent behind the flexibility area; however, in order to ensure that the intent of the proffer is captured at the time of site plan approval, staff has prepared a development condition which requires the applicant to submit the site plan for each medical office building to the Planning Commission for its review and approval prior to site plan approval.

The Comprehensive Plan also requires that the campus achieve high quality architectural and landscape design. Building elevations and landscaping details have been provided for the assisted living facility. Staff believes that the proposed assisted living facility, utilizing a combination of brick and wood siding will complement the existing buildings and will be compatible with the nearby residential developments. No building elevations for the two new MOB's has been provided; however, the applicant has committed that the MOB's will be designed with similar building materials and architectural features as the existing facilities. Commitments have also been provided to screen any rooftop mechanical structures in accordance with Plan recommendations.

#### Building Heights and Visual Impacts

The proposed building heights for the assisted living facility and the two MOB's are similar to the existing building heights for the hospital and MOB's which range from 48 feet to 52 feet. No building is proposed to exceed 52 feet in height. The revised concept of clustering the proposed buildings near the existing facilities in the central portion of the site helps to minimize the impact of this development on the single family detached residential development on the west side of Rugby Road. As currently depicted on the GDP/SE Plat the proposed MOB's are located within close proximity of the existing hospital facilities to ensure convenient pedestrian access between facilities and to provide for a coordinated development. This orientation of buildings further minimizes the visual impact on the adjacent residential properties. With the revised proffer language which better defines the limits of the flexibility area, coupled with the development condition requiring Planning Commission review and approval of the site plan for the office buildings, staff is comfortable that the visual impacts of the proposed development on the adjacent residential developments will be minimized.

In summary, the uses and overall intensity are in conformance with the Plan and commitments have been made with regard to supplemental planting within the 100 foot buffer, building height and architectural compatibility. Staff believes that with the proffer commitments and proposed development conditions, the proposal provides the high quality design called for in the Comprehensive Plan. However, it would be highly desirable for the applicant to consolidate the remaining land adjacent to the hospital.

#### **Conformance with Proffers**

In conjunction with PCA 85-C-091-4, the applicant has committed to reaffirm the proffers dated January 25, 1991, which were approved in conjunction with PCA 85-C-091-2 and which govern the development of the existing hospital campus and the proffers approved in conjunction with PCA 85-C-091-3, which also reaffirmed the January 25, 1991 proffers. The applicant has also committed to subject the existing hospital campus to the proffers submitted in conjunction with RZ 1998-SU-067.

**ZONING ORDINANCE PROVISIONS**

Bulk Standards For (C-3 District)				
		RZ 1998-SU-067	PCA 85-C-091-4	SEA 85-C-076-5
Standard	Required	Provided	Provided	Provided
Lot Area	40,000 sq. ft.	1,115,572 sq.ft.	1,666,606 sq. ft.	2,782,177 sq.ft.
Lot Width	200 sq. ft.	500 feet	300 feet	800 feet
Building Height	90 ft. max.	52 feet	52 feet	52 feet
Front Yard	40 ft.	80 feet (Rugby) 225 feet (Alder Woods)	225 feet (Alder Woods)	80 feet (Rugby) 225 feet (Alder Woods)
Rear Yard	20 ft.			
FAR	1.00 Max	0.06 <sup>1</sup>	0.33 <sup>1</sup>	0.20 <sup>1</sup>
Open Space	15%	60%	50%	55%

<sup>1</sup> Due to the "flexibility area" the location of the buildings may change. However, the overall FAR for the entire 63.87 acres will not exceed 0.20.

**Existing Dwellings**

There are five existing residential dwellings located on the land area subject to RZ 1997-SU-067 and SEA 84-C-076-5. The applicant proposes to retain these dwellings for residential use on an interim basis and to demolish them when deemed necessary for construction of the uses proposed with these concurrent applications. Staff has advised the applicant that pursuant to Sect. 2-501 of the Zoning Ordinance, there shall not be more than one (1) dwelling unit on any one lot, nor shall a dwelling unit be located on the same lot with any other principal building. By Zoning Ordinance definition, a lot is defined as a parcel of land that is designated at the time of application for a special permit, a special exception, a Building Permit, or Residential/Non-Residential Use Permit, as a tract of land all of which is to be used, developed or built upon as a unit under single ownership. Therefore, the 63.87 acres subject to SEA 84-C-076-5, for purposes of the Zoning Ordinance is deemed to be one lot. As a result, the existing dwellings may not be used for residential purposes once the special exception use has been implemented, which in this instance would be at the time of issuance of the building permit for the first building. The applicant has been

asked to revise the proffers to commit to ceasing use of the existing dwellings for residential purposes prior to the issuance of a building permit for the proposed expansion.

### **Transitional Screening and Barrier Requirements**

The applicant is requesting a modification of the transitional screening and a waiver of the barrier requirements along the western property boundary in conjunction with RZ 1998-SU-067. Transitional Screening 2 (35 foot planting strip) and a six foot tall wood fence or wall are required to be provided between offices and single family detached residential developments. Transitional Screening 1 (25 foot wide planting strip) and a six foot fence or wall are required between a child care center and single family detached residential developments. A modification of the transitional screening and a waiver of the barrier requirement were previously approved in conjunction with the approval of the child care center. The applicant is requesting the modification and waiver based on the provision of the 100 foot buffer along Rugby Road. Based on the revised proffers which strengthened the commitments for supplemental landscaping within the buffer area to include transplantation of existing vegetation, staff supports the request for requested modification and waiver.

### **Special Exception Requirements (Appendix 17)**

Medical Care facilities are a Category 3 Special Exception Use. The existing hospital and proposed assisted living facility are deemed medical care facilities. While the existing and proposed medical office buildings provide ancillary medical related services, they are not special exception uses. Given that no changes are proposed to the hospital use, the additional standards discussed below are applicable primarily to the assisted living facility. A child care center with a maximum daily enrollment of 100 or more children is also a Category 3 Special Exception Use in certain zoning districts. With the rezoning of the child care center land area from R-1 to C-3, special exception approval is no longer required for the child care center, as child care centers are permitted by right in the C-3 District. The development conditions approved in conjunction with the approval of SE 92-Y-024, for the child care center, dealing with the limitations on the maximum enrollment, the hours of operation, architectural compatibility, building height and building setback have been carried forward in the proffers for RZ 1997-SU-067.

### **General Special Exception Standards (Sect. 9-006)**

General Standard 1 states that the proposed use shall be in harmony with the adopted Comprehensive Plan. The land area subject to the Special Exception is planned for hospital and related low intensity ancillary medical office, service uses and clinics. The proposed assisted living facility for 112 residents to be

added to the hospital campus is in conformance with the Comprehensive Plan recommendations. Therefore, this standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the purpose and intent of the applicable Zoning District regulations. The Zoning Ordinance permits medical care facilities in the C-3 District with Special Exception approval. Staff believes that this standard has been satisfied with this application.

General Standard 3 states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. The assisted living facility is located within the hospital campus and is to be designed to be residential in character and utilize building materials that will complement the existing hospital buildings. A 100 foot wide buffer of existing vegetation supplemented with evergreens and other appropriate vegetation will be provided along Rugby Road. Therefore, staff believes this standard has been satisfied.

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. No changes to the existing entrances are proposed, and no additional entrance is proposed for the proposed expansion. Pedestrian access has been provided to and in and around the site. However, Rugby Road should be improved to four lanes as set forth in the Comprehensive Plan to accommodate existing and anticipated traffic. Therefore, this standard has not been satisfied.

General Standard 5 states that the Board shall require landscaping and screening in accordance with Article 13. The applicant is requesting approval of a modification of the transitional screening requirement and a waiver of the barrier along the western property boundary of Rugby Road. The justification for this waiver is the provision of a 100 foot wide buffer in this area. With the additional commitments to provide supplemental landscaping including transplanting existing vegetation that will be impacted by the proposed expansion into the 100 foot buffer, staff believes the 100 foot buffer will provide an effective visual screen. Therefore, this standard has been satisfied.

General Standard 6 states that open space shall be provided in accordance with that specified for the Zoning District. In the C-3 District, 15% open space is required. A total of 55% of the site is provided as open space. Therefore, this standard has been satisfied.

General Standard 7 stipulates that adequate drainage, utilities and parking and loading be provided to serve the site. Adequate parking and loading has been

provided and issues related to adequate drainage and utilities will be reviewed at the time of site plan approval.

General Standard 8 states that signs shall be governed by Article 12, but that the Board may impose stricter requirements than those provided in the Ordinance. The proffers commit to providing signage in accordance with Article 12. Therefore, this standard has been satisfied.

#### Additional Standards for Medical Care Facilities

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

On April 12, 1999, the Health Care Advisory Board (HCAB) held a public meeting to review the subject applications for expansion of the hospital campus. The HCAB limited its review to the proposed Assisted Living Facility. By Memorandum dated April 19, 1999, the HCAB recommended that the Board of Supervisors approve the requested assisted living facility subject to the applicant's commitment to participate in the Virginia's Department of Social Services' Auxiliary Grant Program. By letter dated April 15, 1999, the applicant has committed to participate in the Auxiliary Grant Program. This commitment has been incorporated into the proposed development conditions. A copy of the HCAB's approval is set forth in Appendix 16.

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

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

Par. 5 requires that no building be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District. The minimum distance provided to any street line is 225 feet and the buildings will be set back a minimum of 100 feet from the R-2 zoned property to the west. Therefore this standard has been satisfied.

Par. 6 requires that the use be located on a lot having a minimum of five acres. The proposed facility is located on 63.87 acres. Therefore, this standard has been satisfied.

Par. 7 is not applicable.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Conclusions**

The applicant is requesting approval of three concurrent applications to permit expansion of the Fair Oaks Hospital campus to include a total of 63.87 acres and permit the addition of a 112 resident assisted living facility and two medical office buildings. Staff believes the general use and intensity of the proposed expansion is in conformance with the Comprehensive Plan. The applicant has revised the proffers to address staff concerns with regard to the flexibility area and with the proposed development condition requiring review and approval of the site plans for the proposed office buildings by the Planning Commission, staff believes the layout provided on the GDP/SE Plat depicting a unified campus development will be maintained. However, the applicant's failure to commit to construction of Rugby Road to four lanes remains a major outstanding issue. Without this commitment the proffered right-of-way dedication is inadequate and an additional 18 feet would be required, which will reduce the 100 foot buffer. At a minimum, the applicant should commit to escrow funds for frontage improvements along the entire Rugby Road/Ox Trail frontage of the site as required by the Zoning Ordinance. Finally, it would be highly desirable for the applicant to consolidate the three remaining residential lots along Rugby Road/Ox Trail which will not otherwise be consolidated. Staff is especially concerned that failure to consolidate these lots will impact the ability to secure right-of-way for the future widening of Rugby Road/Ox Trail and will result in the loss of the Old Navy School building, one of the last remaining one room schoolhouses in the County.

### **Recommendations**

Staff recommends denial of PCA 85-C-091-4 as submitted. However if it is the intent of the Board to approve PCA 85-C-091, staff recommends that such approval be subject to the execution of proffers consistent with those set forth in Appendix 1A.

Staff recommends denial of RZ 1998-SU-067 as submitted. However if it is the intent of the Board to approve RZ 1998-SU-067, staff recommends that such approval be subject to the execution of proffers consistent with those set forth in Appendix 1B.

Staff recommends denial of SEA 84-C-076-5 as submitted. However, if it is the intent of the Board to approved SEA 84-C-076-5, staff recommends that such approval be subject to the development conditions set forth in Appendix 2.

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

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

## APPENDICES

- 1A. Draft Proffers for PCA 85-C-091-4
- 1B. Draft Proffers for RZ 1998-SU-067
2. Proposed Development Conditions for SEA 84-C-076-5
3. Affidavits
4. Statements of Justification
5. Approved Proffers and GDP for PCA 85-C-091-2 and RZ 87-C-042
6. Approved Development Conditions and SE Plat for SE 92-Y-024
7. Approved Proffers, GDP, Development Conditions and SE Plat for PCA 85-C-091-3 and SEA 84-C-076-4
8. Approved Development Conditions for SEA 92-Y-024
9. Comprehensive Plan Citations and Land Use Analysis
10. Environmental Analysis
11. Transportation Analysis
12. Water Service Analysis
13. Fire and Rescue Analysis
14. Utilities Planning and Design Analysis, DPW
15. Heritage Resources Analysis
16. Memorandum from the Health Care Advisory Board
17. Glossary of Terms

DRAFT  
PROFFERS

INOVA HEALTH CARE SERVICES/RUGBY ROAD PROPERTIES

RZ 1998-SU-067

May 18, 1999

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in RZ 1998-SU-067 filed for property identified as Tax Map 45-2 ((2)) Parcels 38, 39A, 39B, 40A, 40B, 41-50, 51B1 (hereinafter referred to as the "Application Property") agrees to the following proffers provided that the Board of Supervisors approves the rezoning of the Application Property to the C-3 District and the companion PCA 85-C-091-4 and SEA 84-C-076-5, and agrees that development will be subject to the following terms and conditions:

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment Plat ("GDP/GDPA/SEA") prepared by Dewberry & Davis dated October 5, 1998 and revised through May 18, 1999 consisting of 5 sheets.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/GDPA/SEA may be permitted as determined by the Zoning Administrator. At time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the assisted living facility on the GDP/GDPA/SEA without requiring approval of an amended GDP/GDPA/SEA provided such changes are in substantial conformance with the GDP/GDPA/SEA as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the following: the amount of open space; the amount of required parking; or the location of common open spaces areas as they relate to the assisted living facility; access and limits of clearing and grading.

The layout presented for the proposed office buildings within the proposed flexibility area as delineated on the GDP/GDPA/SEA Plat is intended to reflect the general design intent for the proposed office buildings. At time of site plan approval, changes to the location, dimensions, sizes, configuration, and layout of structures, buildings, travelways and parking areas may occur within the boundaries of the flexibility area shown on the GDP/GDPA/SEA without a Proffered Condition Amendment/Special Exception Amendment, provided that the overall FAR for the entire Application Property does not exceed 0.20; the 100-foot buffer is maintained adjacent to Rugby Road; a coordinated and unified campus development program is provided between the proposed office buildings and the existing hospital and office buildings in terms

of clustering building locations and orientation and the provision of pedestrian landscape plazas similar in character but not necessarily in location to the conceptual landscape detail shown on Sheet 4 of the GDP/GDPA/SEA; a comprehensive pedestrian circulation system is provided as a critical component of the development program; and an enhanced and visitor-friendly traffic circulation pattern and signage program is established for the campus.

3. Rugby Road.

A. Dedication. Subject to Virginia Department of Transportation (“VDOT”) and Department of Public Works and Environmental Services (“DPWES”) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to 94 feet from the existing western right-of-way line of Rugby Road and Ox Trail along the Application Property’s frontage as shown on the GDP/GDPA/SEA and sheet 5. Dedication shall be made in phases at time of final site plan approval for that portion of the Application Property which is adjacent to Rugby Road and/or Ox Trail or upon demand from Fairfax County or VDOT, whichever occurs first.

B. Funding. Upon the award of a contract to improve Rugby Road to four (4) lanes between Route 50 and Ox Trail, the Applicant shall contribute the funds to cover the cost of providing a half section of Rugby Road along the Application Property frontage between the Fairfax County Parkway and Alder Woods Drive. The funds shall be estimated by the Applicants engineers, subject to said estimate being approved by DPWES, and shall be based on the preliminary design prepared by Dewberry & Davis shown on Sheet 5 of the GDP/GDPA/SEA. It shall be understood that the Applicant shall not be required to escrow funds associated with this improvement with any site plan approvals for the Application Property.

4. Density Credit. Density credit shall be reserved for the total Campus Property as 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 reasonably required by Fairfax County or VDOT at time of site plan approval.

5. Storm Water Management. The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in the location as generally shown on the GDP/GDPA/SEA and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. The area in and adjacent to the existing SWM/BMP facility as shown on the GDP/GDPA/SEA will be landscaped in accordance with a detailed

landscape plan designed in accordance with standards to be approved by DPWES. The Applicant shall work with DPWES at time of site plan(s) submission to determine if less land consumptive stormwater management alternatives other than the proposed SWM and BMPs such as bioretention measures are desirable or feasible for the Application Property. If determined feasible, such facilities shall be implemented in lieu of the pond(s) shown on the GDP/GDPA/SEA.

6. Limits of Clearing and Grading. The Applicant shall generally conform to the limits of clearing and grading shown on the GDP/GDPA/SEA subject to the installation of trails and utility lines, if necessary, as approved by DPWES. The trails and utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible, as determined by DPWES. A replanting plan shall be developed and implemented, as approved by the Urban Forestry Branch of DPWES, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.
7. Parking Lot Lighting. Parking lot lighting for the proposed uses will be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for each proposed building. The light standards for the assisted living facility will be generally in character to the one that is represented on Sheet 4 of the GDP/GDPA/SEA. The light standards in the vicinity of the two proposed office buildings will be like those in the existing parking lots. All proposed exterior pole-mounted lighting fixtures shall be a maximum height of fifteen (15) feet and shall be fully shielded and utilize full cut-off fixtures to minimize glare from projecting beyond the Application Property to adjacent properties.
8. Trash Receptacles. All proposed dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the Urban Forester.
9. Accessible Parking Spaces. Accessible parking spaces for the assisted living facility and office buildings will be located in a convenient and accessible location adjacent to the entrances to the buildings and in accordance with the provisions set forth in the Public Facilities Manual.
10. Buffer. In order to provide effective year round screening between the single family residences on the west side of Rugby Road and the proposed office buildings an undisturbed buffer of existing vegetation and supplemental plantings consisting of 100 feet in width (the "100-foot buffer") shall be provided along the Application Property frontage of Rugby Road, except in the location of the existing child care center, as shown on the GDP/GDPA/SEA. Any trail or utilities which must be located within this buffer area as approved by DPWES shall be located and designed to minimize impact to existing vegetation. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any area that must be disturbed for a trail or

utilities.

The Applicant shall submit a detailed landscape plan in conjunction with each site plan(s) which shall include that portion of the 100-foot buffer which is adjacent to each proposed use. The existing vegetation within the buffer area will be supplemented where necessary to provide an effective screen comparable to a transitional screening yard 2 and as shown on the typical 100-foot buffer detail presented on Sheet 4. The Applicant shall use all reasonable efforts to transplant existing American holly and other evergreen trees that are located in areas which are to be cleared to the 100-foot buffer. A transplanting plan shall be prepared by an arborist certified by the International Society of Arboriculture, and submitted with each site plan which includes that portion of the 100-foot buffer which is adjacent to each proposed use. The plan(s) shall identify the existing and final locations of suitable transplant trees, and outline the transplanting methods to be used. The transplanting plan(s) should include: (a) an assessment of the condition and survival potential of the plants, (b) the proposed transplant locations, including their location on a landscape plan, (c) the proposed time of year of the transplanting and the timing of transplanting in the development process, (d) the transplant methods to be used, including tree spade size if one is used, (e) relocation site preparation, including methods to minimize disturbance to existing trees during transplanting, (f) initial care after transplanting, including mulching and watering specifications, and (g) long-term care during the development process, including tree protection, fencing and watering schedule.

During construction, the 100-foot buffer shall be protected by temporary fencing, a minimum of four (4) feet in height, placed around the area of any proposed construction. The fencing shall be installed prior to any work being conducted on the Application Property.

11. Building Height. The heights of the buildings will not exceed the heights as represented on the GDP/GDPA/SEA. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the office buildings and will be screened by a parapet wall three (3) to four (4) feet in height.
12. Building Design. In order to maintain a coordinated architectural theme, the assisted living facility will have an architectural design/character similar to that represented on Sheet 4 of the GDP/GDPA/SEA. The building materials for the assisted living facility shall include, but not be limited, to brick and vinyl siding. In order to maintain a coordinated architectural theme, the two proposed office buildings will have an architectural design/ character/materials which shall include brick that is similar to and comparable with the existing hospital and office buildings.
13. Signs. Signs accessory to the proposed uses will be in accordance with the provisions set forth in Article 12 of the Zoning Ordinance. In order to provide coordinated

signage, a comprehensive signage program will be developed for the entire campus that will be designed for the safety, convenience and direction of the visiting public.

14. Mechanical Equipment. All rooftop mechanical equipment shall be screened from the ground level.
15. Access. There shall be no direct access to the Application Property from Rugby Road. However, the Applicant reserves the right to utilize one of the existing driveways associated with the existing single family dwellings located on the Application Property for construction access for heavy-equipment vehicles only. However, there shall be no additional clearing within the 100-foot buffer for the construction access. Furthermore, the driveway shall be restored to encourage regeneration of plant material after construction is completed.
16. Park Dedication. If requested by the Fairfax County Park Authority ("FCPA"), the Applicant shall dedicate and convey in fee simple to the FCPA for public park purposes Tax Map 45-2 ((2)) Parcels 38, 39A and 39B by final site plan approval for the last office building. The existing single family dwelling shall be demolished prior to said dedication. In the event that this area is not dedicated to the FCPA, the Applicant shall remove the existing single family dwelling prior to the issuance of the non-RUP for the first proposed office building (either building 3 or 4) and shall maintain this area as undisturbed open space. The Applicant reserves the right to provide a possible SWM/BMP facility within this area if deemed necessary as approved by DPWES.
17. Existing Single Family Dwellings. There are six (6) existing single family dwellings located on the Application Property which will be vacated prior to the issuance of the first building permit. The existing dwellings will be demolished when deemed necessary for construction of the proposed uses. The detailed landscape plan(s) submitted in conjunction with the site plan(s) for each proposed use shall identify the proposed limits of clearing and grading associated with the demolition of any existing dwellings located within the 100-foot buffer. The demolition of the existing dwellings within the 100 foot buffer shall be conducted in such a manner as to minimize impact on individual trees or groups of trees to be preserved within the 100-foot buffer. The landscape plan shall include prescribed treatments for existing trees in close proximity to the demolition and shall be performed prior to any demolition to ensure long-term tree preservation. Treatments shall include but not be limited to pre-construction root pruning, and crown pruning, crown clearing, vertical and horizontal mulching and protective fencing. A replanting plan shall be developed and implemented as approved by the Urban Forester for any areas of existing trees that must be disturbed as result of the demolition of the existing dwellings. The areas of the driveways shall be restored to encourage regeneration of plant material. Pavement and compacted gravel should be broken up by augering holes two (2) feet on center and covering with mulch.

18. Design Detail. The design details shown on Sheet 4 submitted with the GDP/GDPA/SEA are provided to illustrate the design intent of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by the Urban Forestry Branch of DPWES.
19. Heritage Resources. In the event a SWM/BMP facility is necessary to be located on Tax Map 45-2 ((2)) 38, 39A, 39B, the Applicant shall contract for a Phase II archaeological survey for the area to be disturbed for said SWM/BMP facility. If a Phase III archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of \$20,000.00.
20. Special Exception Amendment. Notwithstanding the GDP/GDPA/SEA is presented on one sheet, the Applicant reserves the right to file for only special exception amendment(s) from the Board of Supervisors in the future in accordance with Sect. 9-014 of the Zoning Ordinance, without filing for an amendment to the Generalized Development Plan so long as the floor area ratio is not increased.
21. Severability. Any of the office buildings and/or assisted living facility and/or child care center may be subject to a future (SEA) without joinder and/or consent of the other sections, if such SEA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) shall otherwise remain in full force and effect.
22. Child Care Center.
  - A. The child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.
  - B. The maximum daily enrollment of children at any one time within the facility shall be 150 and there shall be a maximum of 40 total employees on-site at any one time.
  - C. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor area before 9:00 a.m.
  - D. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail

- 23 . Successor and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
  
- 24 . Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE PAGE TO FOLLOW]

PROFFERS  
RZ 1998-SU-067  
Page 8

APPLICANT/TITLE OWNER OF TAX  
MAP  
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41,  
42, 44-50, 51B1  
INOVA HEALTH CARE SERVICES

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS  
RZ 1998-SU-067  
Page 9

TITLE OWNER OF TAX MAP  
45-2 ((2)) 43  
INOVA HEALTH SYSTEM  
FOUNDATION

By: \_\_\_\_\_

Its: \_\_\_\_\_

[END SIGNATURES]

DRAFT  
PROFFERS

## INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL

PCA 85-C-091-4

May 18, 1999

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in PCA 85-C-091-4, filed for property identified as Tax Map 45-2 ((1)) Parcel 25L and 41A (hereinafter referred to as the "Application Property") agrees to the following proffers and reaffirms the proffers dated January 25, 1991 in conjunction with PCA 85-C-091-2 and the proffers dated September 29, 1992 in conjunction with PCA 85-C-091-3, provided that the Board of Supervisors approves PCA 84-C-091-4 and the companion RZ 1998-SU-067 and SEA 84-C-076-5, and agrees that development will be subject to the proffers associated with RZ 1998-SU-067 and with the following terms and conditions:

1. Amend Proffer 1 to read as follows:

Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment Plat prepared by Dewberry & Davis which consists of 5 sheets and dated October 5, 1998 and revised through May 18, 1999.

J:\INOVA\90382\AMENDPR.CLN

[SIGNATURES BEGIN ON NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 2

APPLICANT/TITLE OWNER OF TAX MAP  
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44-50,  
51B1  
LESSEE OF TAX MAP  
45-2 ((1)) 41A

INOVA HEALTH CARE SERVICES

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 3

TITLE OWNER/LESSOR OF TAX MAP  
45-2 ((1)) 41A

INDUSTRIAL DEVELOPMENT AUTHORITY

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 4

TITLE OWNER/LESSOR OF TAX MAP  
45-2 ((1)) 25L  
TITLE OWNER OF TAX MAP 45-2 ((2)) 43

INOVA HEALTH SYSTEM FOUNDATION

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 5

LESSEE OF A PORTION OF TAX MAP  
45-2 ((1)) 25L PT.

FAIR OAKS MEDICAL PLAZA, L.P.

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 6

SUB-LESSEE OF A PORTION OF TAX MAP  
45-2 ((1)) 25L PT.

FAIR OAKS PROFESSIONAL BUILDING, L.P.

By: \_\_\_\_\_

Its: \_\_\_\_\_

[SIGNATURES CONTINUE NEXT PAGE]

Proffers  
PCA 85-C-091-4  
Page 7

LESSEE/SUB-LESSOR OF A PORTION  
OF TAX MAP 45-2 ((1)) 25L

INOVA HOLDINGS, INC.

By: \_\_\_\_\_

Its: \_\_\_\_\_

[END SIGNATURES]



**PROPOSED DEVELOPMENT CONDITIONS****SEA 84-C-076-5****May 20, 1999**

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-5 located at Tax Map 45-2 ((1)) 25L, 41A and Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1 for use as medical care facilities including an assisted living facility for the elderly, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercedes all previous conditions for SE 84-C-076.

**General:**

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment, Fair Oaks Hospital Campus, prepared by Dewberry and Davis which is dated October 5, 1998 and revised to May 10, 1998. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Best Management Practices (BMP) facilities, such as, but not limited to, the existing dry pond, bioretention or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DPWES. These measures may also include contribution to regional pond C-44 as determined by DPWES in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of Supervisors on July 27, 1992. In order to preserve as much as possible of the site in its natural state, the applicant shall explore with DPWES the use of an

embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DPWES.

5. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DPWES. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies of 85%. The intent of these measures is to achieve greater erosion and sediment control than achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DPWES.
6. Mobile and land based telecommunications facilities may be permitted on site in accordance with Sect. 2-514 of the Zoning Ordinance.
7. Prior to approval by DPWES, the site plans for the proposed Medical Office Buildings 3 and 4 shall be submitted to the Planning Commission for administrative review and approval.

**Assisted Living:**

8. The assisted living facility shall be limited to a maximum of 112 residents.
9. A sidewalk shall be provided along the west side of Joseph Siewieck Drive from Alderwoods Drive to the entrance of the Assisted Living Facility.
10. The applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of four residents who participate in the Auxiliary Grant Program.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall

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



REZONING AFFIDAVIT

DATE: April 29, 1999  
 (enter date affidavit is notarized)

I, Susan K. Yantis, 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

98-2476

in Application No(s): PCA 85-C-091-4  
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Mary LaFalce (nmi) - Harley L. Tabak	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	<b>Applicant/Title Owner of Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44-50, 51B1; Lessee of Tax Map 45-2 ((1)) 41A</b>
Industrial Development Authority of Fairfax Agent: - Stephen B. Chytilo	12000 Government Center Pkwy Fairfax, Virginia 22035 Attn: County Attorney	<b>Title Owner/Lessor of Tax Map 45-2 ((1)) 41A</b>

Note: Title to a portion of the application property was transferred to the Industrial Development Authority of Fairfax County, Virginia in connection with the issuance of certain industrial revenue bonds.

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

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

REZONING AFFIDAVIT

DATE: April 14, 1999
(enter date affidavit is notarized)

98-2470

for Application No(s): PCA 85-C-091-4
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Inova Health Care Services
8001 Braddock Road
Springfield, Virginia 22151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
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 Board of Trustees of which is appointed by Inova Health System Foundation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)
J. Knox Singleton, President Patricia Broussard (nmi) Philip R. Johnson Foster Montalbano, M.D. (nmi)
C.L. Arnie Quirion, Vice Chairman Wilfrido J. Buhain, M.D. Samuel M. Jones, M.D. William J. Purkert, M.D.
Marsha Horshok (nmi), Secretary Sharon Bulova J. William Kilpatrick Ester Thomas Smith
Directors: Robert S. Castle, M.D. Jay W. Khim, DBA Leroy F. Smith, M.D.
Rose E. Berler Robert S. Ertter Richard M. Knapp, Ph.D. Jennie L. Trapasso
David Bernanke, M.D. (nmi) Kenneth Geoly, M.D. (nmi) Michael D. Lieberman, M.D. Winston Ueno, M.D. (nmi)
Edward H. Bersoff, Ph.D. Penelope A. Gross Shawn P. McLaughlin
Dale Brooks (nmi) Marsha Horshok Richard E. Merritt

IF THERE IS MORE CORPORATION INFORMATION AND PAR. 1(b) IS CONTINUED ON A "REZONING ATTACHMENT TO PAR. 1(b)" FORM.

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

REZONING AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2472

for Application No(s): PCA 85-C-091-4
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

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

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

- MANAGING GENERAL PARTNER: Sidney O. Dewberry
GENERAL PARTNERS: Barry K. Dewberry, KMT Limited Partnership (1)
SPECIAL GENERAL PARTNERS: John P. Fowler, II, Dan M. Pleasant, Richard L. Ford, Jr., Dennis M. Couture, Larry J. Keller, Carl C. Gutschow

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

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

REZONING AFFIDAVIT

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
(enter County-assigned application number(s))

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

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

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

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

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)  
Elaine McConnell is a member of the Inova Health Systems Foundation Board.

Sharon Bulova is a trustee on the Inova Health Care Services Board.

Penny Gross is a trustee on the Inova Health Care Services Board.

Paul J. Klaassen of Sunrise Assisted Living, Inc. donated in excess of \$200 to Supervisor Kauffmann in 12/97.

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

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

WITNESS the following signature:

*Susan K. Yantis*

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

Susan K. Yantis, agent

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

Subscribed and sworn to before me this 29 day of April, 19 99, in the state of Virginia.

*Kendrick A. ...*  
Notary Public

My commission expires: 11/30/99

DATE: April 29, 1999  
 (enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Inova Health System Foundation Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannermann - J. Knox Singleton - Richard C. Magenheimer	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042-1210	Title Owner/Lessor of Tax Map 45-2 ((1)) 25L and Title Owner of Tax Map 45-2 ((2)) 43
Fair Oaks Medical Plaza, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Fair Oaks Professional Building, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Sub-Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Inova Holdings, Inc. Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannermann - J. Knox Singleton	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	Lessee/Sub-Lessor of a portion of Tax Map 45-2 ((1)) 25L
Dewberry & Davis Agents: - Philip G. Yates - Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson Ramona J. Sein M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Agents/Planners  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Former Agent Attorney/Agent Planner/Agent Planner/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.

April 29, 1999

DATE:

(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Sunrise Development, Inc. Agent: Sean P. Ambrose Alexander C. Mabin	9401 Lee Highway, Suite 300 Fairfax, Virginia 22031	Developer/Agent
McGuire, Woods, Battle & Boothe LLP Agents: Michael J. Giguere Gregory A. Riegler	8280 Greensboro Drive McLean, VA 22012	Agent for Sunrise Development, Inc.

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

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Inova Health System Foundation
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042-1210

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation with a self-perpetuating Board of Trustees.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Knox Singleton, President; Richard C. Magenheimer, Vice President; Stephen M. Cumbie, Treasurer; Steven E. Brown, Secretary; Directors: Wilfrido J. Buhain, M.D.; William H. Carter, M.D.; Nicholas Carosi, III (nmi); Joann e G. Crantz, M.D.; Stephen M. Cumbie; William D. Euille; Charles B. Ewing, Jr.; John W. Gray, Jr.; James W. Keller; Richard M. Knapp, Ph.D.; Elaine McConnell; Gregory L. Murphy; Philip A. Odeen; Frederick W. Sachs, Jr.; H. Michael Sendi, M.D.; William S. Tennant; John M. Toups; Jennie L. Trapasso; Nadine VanOrsdel

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh; Thomas J. Colucci; Peter K. Stackhouse; Jerry K. Emrich; Michael D. Lubeley; Nan E. Terpak

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

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

April 29, 1999

DATE:

(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4

(enter County-assigned application number(s))

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

Inova Holdings, Inc.  
8110 Gatehouse Road, Suite 200, East Tower  
Falls Church, Virginia 22042-1210

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Holdings, Inc. is wholly owned by Inova Health System Foundation

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

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

Richard C. Magenheimer, President & Director  
Robin Brooks (nmi), Secretary & Treasurer  
J. Knox Singleton, Director

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

Fair Oaks Medical Building, Inc.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mediplex Medical Building Corp.

Wayne E. Carroll  
David M. Anderson

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

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

Wayne E. Carroll, President  
David M. Anderson, Vice President  
Albert W. Seeley, Secretary

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Fairfax Medical Corp.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Mediplex Medical Building Corporation  
Wayne E. Carroll  
David M. Anderson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Wayne E. Carroll, President  
David M. Anderson, Vice President  
Albert W. Seeley, Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Mediplex Medical Building Corporation  
5308 W. Plano Parkway  
Plano, TX 75093-4821

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Albert W. Seeley  
Mary E. Witt  
Phillip Taylor (nmi)  
John Montgomery (nmi)  
Glenn Dean (nmi)  
Betty S. Bardige  
Raymond A. Lamontagne  
Patricia S. Lieberman  
Wendy S. Masi  
Debra J. Segal Trust for the benefit of Debra J. Segal  
Richard D. Segal

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)  
Albert W. Seeley, President  
Mary E. Witt, Vice President, Secretary/Treasurer  
John Montgomery (nmi), Vice President  
Phillip Taylor (nmi), Vice President

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Development, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Sunrise Assisted Living, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Assisted Living, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Paul J. Klaassen  
Teresa M. Klaassen  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Fair Oaks Medical Plaza, L.P.
c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

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

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

- General Partner: \*Fairfax Medical Corp.
Limited Partners: Brent R. Ain, M.D.
BAGO, a Virginia General Partnership
Betty S. Bardige
Melanie J. Blank Trust for the benefit of Charles Vern Dinges IV
CBBBC Partnership
Marc A. Eisenbaum, M.D.
\*Inova Health Care Services (formerly Fair Oaks Hospital)
\*Fourth Generation Partners
Michael A. And Jeanne Garone, Jt. Tnts
Andrew Goldberg & Karen Adams, Joint Tenants
F. Carlos Gonzales, M.D.
Tibor J. Ham, Jr., M.D.
David G. Lamontagne
Raymond A. Lamontagne
R. L. Lawande, M.D.
Mediplex Property Management, Inc.
Thomas J. Neviasser, M.D.
Stephen & Christine Pournaras, Tenants in Common
RC-GP, a Virginia general partnership
Cheryl C. Rosenblatt, M.D. & Daniel P. Schell, Joint Tenants
Peter L. & Kathryn M. Scudera, Joint Tenants
Marilyn M. Segal Trust for the benefit of Marilyn M. Segal
Richard D. Segal
Hercharan Sethi, M.D. & Kulwant Sethi, Joint Tenants
David Sibley, D.D.S. (nmi)
James P. Simsarian, M.D.
Hunter S. Tashman, M.D.
Traford Associates Partnership
Lawrence E. and Kathleen M. Zarchin

\*These are the only limited partners that own a 10% interest in Fair Oaks Medical Plaza, L.P.

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

DATE: April 29, 1999
(enter date affidavit is notarized)

98-247-2

for Application No(s): PCA 85-C-091-4
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Fair Oaks Professional Building, L.P.
c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

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

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

- General Partner: \*Fair Oaks Medical Building, Inc.
Limited Partners: Brent R. Ain, M.D.
Bands Venture Group
Robert F. Bottone, M.D. and Kathleen Bottone
CAR Associates
Jack M. Costa, M.D., P.C.
William C. Dempsey, M.D.
Mary E. Bottone, M.D.
William R. Curtis, II
Fair Oaks Family Counseling & Consultation Center, Inc.
Fair Oaks Partnership
Jack M. Fanale, M.D. and Terry K. Fanale, Tenants in Entirety
\*Fourth Generation Partners
Sue Frey (nmi)
GAM, L.C.
\*Inova Holdings, Inc.
Mediplex Property Management, Inc.
MBO General Partnership
MFB/PSR Medical Realty, L.P.
Gholam R. Mehryar, M.D.
Thomas J. Neviasser, M.D.
Stephen W. Pournareas, Jr., M.D.
Professional Physicians Services, Inc.
Pulmonary & Critical Care Specialists of Northern Virginia, P.C.
William L. Rich, III, M.D.
Harriet C. Roll
Daniel D. Rooney, D.O.
SUDW Associates
Hassan A. Salih, M.D.
Myron Shoham, M.D. and Andrea Shoham
Martha D. Whipple

\*These are the only limited partners that own a 10% interest in Fair Oaks Professional Building, L.P.

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

April 29, 1999

DATE:

(enter date affidavit is notarized)

98-2472

for Application No(s):

PCA 85-C-091-4

(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900

McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP

Aranson, Russell T., III  
 Adams, Robert T.  
 Adams, William H.  
 Allen, George F.  
 Ames, W. Allen, Jr.  
 Anderson, Arthur E., II  
 Anderson, Donald D.  
 Apple, Thomas L.  
 Armstrong, C. Torrence  
 Atkinson, Frank B.  
 Aucutt, Ronald D.  
 Bagley, Terrence M.  
 Baril, Mary Dalton  
 Barr, John S.  
 Bates, John W., III  
 Battle, John S., Jr.  
 Belcher, Dennis I.  
 Bergan, Ann R.  
 Berry, James I. Vance, Jr.  
 Bittman, Robert J.  
 Blaine, Steven W.  
 Boland, J. William  
 Bowie, C. Keating  
 Bracey, Lucius H., Jr.  
 Bradshaw, Michael T.  
 Bridgeman, James D.  
 Brittin, Jocelyn W.  
 Broadus, William G.  
 Brown, Brickford Y.  
 Brown, Thomas C., Jr.  
 Buell, Robert M.  
 Burke, John W., III  
 Burkholder, Evan A.  
 Burnett, Jason B.  
 Burrus, Robert L., Jr.  
 Busch, Stephen D.  
 Cabaniss, Thomas E.  
 Cairns, Scott S.  
 Calabrese, Antonio J.  
 Campbell, Douglas N.  
 Canup, James W. C.  
 Capwell, Jeffrey R.  
 Carter, Joseph C., III  
 Cason, Alan C.  
 Chastain, Karen M.  
 Cherry, Ronald M.  
 Christophoroff, Alexander  
 Clancy, Michael  
 Coggbill, John V., III

Colangelo, Stephen M.  
 Comey, James B.  
 Corson, J. Jay, IV  
 Courson, Gardner G.  
 Coward, Curtis M.  
 Cranfill, William T., Jr.  
 Cranford, Page D.  
 Criser, Marshall M.  
 Cromwell, Richard J.  
 Cullen, Richard  
 Cuttillo, Kenneth J.  
 Dabney, H. Slayton, Jr.  
 Daugherty, Patrick D.  
 Dawes, Michael F.  
 Deem, William W.  
 Den Hartog, Grace R.  
 Donnelly, William E.  
 Douglass, W. Birch, III  
 Dowd, Michael G.  
 Dudley, Waller T.  
 Dyke, James Webster, Jr.  
 Earl, Marshall H., Jr.  
 Edwards, Elizabeth F.  
 Erhardt, Clement D., III  
 Etheridge, David Kent  
 Evans, David E.  
 Fain, Renee B.  
 Feller, Howard  
 Fennebresque, John C.  
 Fifer, Carson Lee, Jr.  
 Finger, William L.  
 Flemming, Michael D.  
 Flippen, Edward L.  
 Florence, Gary F.  
 France, Bonnie M.  
 Franklin, Stanley M.  
 Freye, Gloria L.  
 Frias, Jaime A.  
 Garrett, Sam Y., Jr.  
 Getchell, E. Duncan, Jr.  
 Ghartey-Tagoe, Kodwo  
 Gieg, William F.  
 Giguere, Michael J.  
 Gillece, James P., Jr.  
 Glassman, M. Melissa  
 Goldman, Nathan D.  
 Good, Dennis W., Jr.  
 Goodall, Larry M.  
 Gordon, Thomas C., Jr.

Grandis, Leslie A.  
 Grytdahl, Jay L.  
 Guth, Cheryl O'Donnell  
 Hahn, Carol W.  
 Hampton, Glenn W.  
 Harmon, T. Craig  
 Hay, Jeffrey S.  
 Hayden, Patrick L.  
 Hobson, Richard R. G.  
 Hornbrook, Michael J.  
 Houston, David S.  
 Howard, Marcia Morales  
 Hughes, Catherine V.  
 Jennings, Michael L.  
 Kane, Richard F.  
 Katsantonis, Joanne  
 Keefe, Kenneth M., Jr.  
 Keefer, Christopher L.  
 King, Donald E.  
 King, William H., Jr.  
 Kittrell, Steven D.  
 Klish, Michael J.  
 Krueger, Kurt J.  
 La Frata, Mark J.  
 Lefcoe, Vann H.  
 Levenson, David J.  
 Levin, Michael H.  
 Lewis, James M.  
 Lindquist, Kurt E., II  
 Little, Nancy R.  
 Lucas, Thomas M.  
 Macauley, Sandra K.  
 Maguire, Robert T.  
 Margulies, Richard N.  
 Marshall, Gary S.  
 Martel Charles F.  
 Martin, George K.  
 Martinez de Andino, J. Michael  
 McArver, R. Dennis  
 McCallum, Steve C.  
 McCann, John E.  
 McElligott, James P., Jr.  
 McElroy, Robert G.  
 McFarland, Robert W.  
 McGee, Gary C.  
 McGonigle, Thomas J.  
 McIntyre, Charles W., Jr.  
 McMenamin, Joseph P.  
 McRill, Emery B.  
 McVey, Henry H., III  
 Melson, David E.  
 Mengers, Charles L.  
 Michels, John J.  
 Middleditch, Leigh B., Jr.

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2476

for Application No(s): PCA 85-C-091-4  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)  
McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900

McLean, Virginia 22102

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

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

- |                            |                                |       |
|----------------------------|--------------------------------|-------|
| Milton, Christine R.       | Spencer, Christopher C.        | _____ |
| Moran, Kenneth J.          | Stallings, Thomas J.           | _____ |
| Morgan, O. Forrest         | Steen, Bruce M.                | _____ |
| Murphy, Brian D.           | Stone, Jacquelyn E.            | _____ |
| Murphy, Sean F.            | Stoneburner, Gresham R.        | _____ |
| Murray, John V.            | Story, J. Cameron, III         | _____ |
| Natarajan, Ganesh          | Strickland, William J.         | _____ |
| O'Grady, Clive R. G.       | Stroud, Robert E.              | _____ |
| O'Grady, John B.           | Stump, John S.                 | _____ |
| Oakey, David N.            | Swartz, Charles R.             | _____ |
| Oakey, John M., Jr.        | Swett, Jay T.                  | _____ |
| Oostdyk, Scott C.          | Swindell, Gary W.              | _____ |
| Padgett, John D.           | Tashjian-Brown, Eva S.         | _____ |
| Page, Rosewell, III        | Taylor, D. Brooke              | _____ |
| Pankey, David H.           | Taylor, Thomas E.              | _____ |
| Partridge, Charles E., Jr. | Terry, David L.                | _____ |
| Patterson, Robert H., Jr.  | Terwilliger, George J., III    | _____ |
| Payne, Maria L.            | Thomas, Kelly S.               | _____ |
| Pickens, B. Andrew, Jr.    | Thornhill, James A.            | _____ |
| Pollard, John O.           | Tierney, Philip                | _____ |
| Price, James H., III       | Topolski, Douglas M.           | _____ |
| Purdue, Ann R.             | Toole, John H.                 | _____ |
| Rice, C. Daniel            | Traver, Courtland L.           | _____ |
| Richardson, David L., II   | Tucker, Sharon K.              | _____ |
| Richardson, Lloyd M.       | Twomey, William E., Jr.        | _____ |
| Rifken, Lawrence E.        | Urech, Dan                     | _____ |
| Riopelle, Brian C.         | Van der Mersch, Xavier         | _____ |
| Roberson, Dean B.          | Vernon, Robert B.              | _____ |
| Robertson, David W.        | Vieth, Robert R.               | _____ |
| Robinson, Stephen W.       | Waddell, William R.            | _____ |
| Rohman, Thomas P.          | Walsh, James H.                | _____ |
| Rogers, Marvin L.          | Walter, Laura H.               | _____ |
| Rooney, Lee Ann            | Watts, Stephen H., II          | _____ |
| Russell, Deborah M.        | Weisner, John M.               | _____ |
| Russell, Frederick L.      | Wells, David M.                | _____ |
| Rust, Dana L.              | Whitt-Sellers, Jane R.         | _____ |
| Sanderlin, James L.        | Whittemore, Anne M.            | _____ |
| Satterwhite, Rodney A.     | Wickersham, Ralph R.           | _____ |
| Schewel, Michael J.        | Williams, Steven R.            | _____ |
| Schill, Gilbert E., Jr.    | Williamson, Mark D.            | _____ |
| Scott, R. Carter, III      | Wilson, Ernest                 | _____ |
| Scruggs, George L., Jr.    | Wintriss, Lynn                 | _____ |
| Sharp, Larry D.            | Wood, R. Craig                 | _____ |
| Shelley, Patrick M.        | Woloszyn, John J.              | _____ |
| Skinner, Halcyon E.        | Word, Thomas S., Jr.           | _____ |
| Slaughter, Alexander H.    | Worrell, David H., Jr.         | _____ |
| Slaughter, D. French, III  | Younger, W. Carter             | _____ |
| Slingluff, Robert L.       | Zhigachov, Igor                | _____ |
| Slone, Daniel K.           | Zirkle, Warren E.              | _____ |
| Smith, John M.             |                                | _____ |
| Smith, Kristen E.          | These are the only partners in | _____ |
| Smith, R. Gordon           | the above-referenced firm.     | _____ |
| Sooy, Kathleen Taylor      |                                | _____ |
| Spahn, Thomas E.           |                                | _____ |

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





REZONING AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

I, Susan K. Yantis, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[xx] applicant's authorized agent listed in Par. 1(a) below 98-2466

in Application No(s): RZ 1998-SU-067
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Inova Health Care Services and Inova Health System Foundation with their respective agents and relationships.

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

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

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual
Development Plans.

REZONING AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2466

for Application No(s): RZ 1998-SU-067
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Inova Health Care Services
8001 Braddock Road
Springfield, Virginia 22151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
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 Board of Trustees of which is appointed by Inova Health System Foundation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g.
J. Knox Singleton, President Patricia Broussard (nmi) Philip R. Johnson Foster Montalbano, M.D. (nmi)
C.L. Arnie Quirion, Vice Chairman Wilfrido J. Buhain, M.D. Samuel M. Jones, M.D. William J. Purkert, M.D.
Marsha Horshok (nmi), Secretary Sharon Bulova J. William Kilpatrick Ester Thomas Smith
Directors: Robert S. Castle, M.D. Jay W. Khim, DBA Leroy F. Smith, M.D.
Rose E. Berier Robert S. Ertter Richard M. Knapp, Ph.D. Jennie L. Trapasso
David Bermanke, M.D. (nmi) Kenneth Geoly, M.D. (nmi) Michael D. Lieberman, M.D. Winston Ueno, M.D. (nmi)
Edward H. Bersoff, Ph.D. Penelope A. Gross Shawn P. McLaughlin
Dale Brooks (nmi) Marsha Horshok Richard E. Merritt

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

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

REZONING AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2460

for Application No(s): RZ 1998-SU-067
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

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

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

Managing General Partner:

Sidney O. Dewberry

General Partners:

Barry K. Dewberry

KMT Limited Partnership

Special General Partners:

John P. Fowler, II

Dan M. Pleasant

Richard L. Ford, Jr.

Dennis M. Couture

Larry J. Keller

Carl C. Gutschow

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

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

REZONING AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

98-246 b

for Application No(s): RZ 1998-SU-067
(enter County-assigned application number(s))

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

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

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

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

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

Elaine McConnell is a member on the Inova Health System Foundation Board.

Sharon Bulova is a trustee on the Inova Health Care Services Board.

Penny Gross is a trustee on the Inova Health Care Services Board.

Paul J. Klaassen of Sunrise Assisted Living, Inc. donated in excess of \$200 to Supervisor Kauffmann in 12/97.

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

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

WITNESS the following signature:

Susan K. Yantis

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

Susan K. Yantis, agent

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

Subscribed and sworn to before me this 29 day of April, 19 99, in the state of Virginia

My commission expires: 11/30/99

Notary Public

DATE: April 29, 1999  
 (enter date affidavit is notarized)

98-2466

for Application No(s): RZ 1998-SU-067  
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis Agents: -Philip G. Yates -Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson Ramona J. Sein Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Agents/Planners  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Former Attorney/Agent Planner/Agent Planner/Agent
Sunrise Development, Inc. Agent: Sean P. Ambrose Alexander C. Mabin	9401 Lee Highway, Suite 300 Fairfax, Virginia 22031	Developer/Agent
McGuire, Woods, Battle & Boothe LLP Agents: Michael J. Giguere Gregory A. Riegler	8280 Greensboro Drive McLean, VA 22012	Agent for Sunrise Development, Inc.

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

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2466

for Application No(s): RZ 1998-SII-067
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Inova Health Systems Foundation
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042-1210

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation with a self-perpetuating Board of Trustees.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Knox Singleton, President; Richard C. Magenheimer, Vice President; Stephen M. Cumbie, Treasurer; Steven E. Brown, Secretary; Directors: Wilfrido J. Buhain, M.D.; William H. Carter, M.D.; Nicholas Carosi, III (nmi); Joann e G. Crantz, M.D.; Stephen M. Cumbie; William D. Euille; Charles B. Ewing, Jr.; John W. Gray, Jr.; James W. Keller; Richard M. Knapp, Ph.D.; Elaine McConnell; Gregory L. Murphy; Philip A. Odeen; Frederick W. Sachs, Jr.; H. Michael Sendi, M.D.; William S. Tennant; John M. Toups; Jennie L. Trapasso; Nadine VanOrsdel

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Martin D. Walsh; Thomas J. Colucci; Peter K. Stackhouse; Jerry K. Emrich; Michael D. Lubeley; Nan E. Terpak

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

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2462

for Application No(s): RZ 1998-SU-067  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Development, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Sunrise Assisted Living, Inc.

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Assisted Living, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Paul J. Klaassen  
Teresa M. Klaassen

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2466

for Application No(s): RZ 1998-SU-067  
(enter County-assigned application number(s))

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

McGuire, Woods, Battle & Boothe LLP8280 Greensboro Drive, Suite 900McLean, Virginia 22102(check if applicable)  The above-listed partnership has no limited partners.NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name & title, e.g.  
General Partner, Limited Partner, or General and Limited Partner)

General Partners of McGuire, Woods, Battle &amp; Boothe LLP

Aaronson, Russell T., III  
 Adams, Robert T.  
 Adams, William H.  
 Allen, George F.  
 Ames, W. Allen, Jr.  
 Anderson, Arthur E., II  
 Anderson, Donald D.  
 Appller, Thomas L.  
 Armstrong, C. Torrence  
 Atkinson, Frank B.  
 Aucutt, Ronald D.  
 Bagley, Terrence M.  
 Baril, Mary Dalton  
 Barr, John S.  
 Bates, John W., III  
 Battle, John S., Jr.  
 Belcher, Dennis I.  
 Bergan, Ann R.  
 Berry, James I. Vance, Jr.  
 Bittman, Robert J.  
 Blaine, Steven W.  
 Boland, J. William  
 Bowie, C. Keating  
 Bracey, Lucius H., Jr.  
 Bradshaw, Michael T.  
 Bridgeman, James D.  
 Brittin, Jocelyn W.  
 Broaddus, William G.  
 Brown, Brickford Y.  
 Brown, Thomas C., Jr.  
 Buell, Robert M.  
 Burke, John W., III  
 Burkholder, Evan A.  
 Burnett, Jason B.  
 Burrus, Robert L., Jr.  
 Busch, Stephen D.  
 Cabaniss, Thomas E.  
 Cairns, Scott S.  
 Calabrese, Antonio J.  
 Campbell, Douglas N.  
 Canup, James W. C.  
 Capwell, Jeffrey R.  
 Carter, Joseph C., III  
 Cason, Alan C.  
 Chastain, Karen M.  
 Cherry, Ronald M.  
 Christophoroff, Alexander  
 Clancy, Michael  
 Cogbill, John V., III

Colangelo, Stephen M.  
 Comey, James B.  
 Corson, J. Jay, IV  
 Courson, Gardner G.  
 Coward, Curtis M.  
 Cranfill, William T., Jr.  
 Cranford, Page D.  
 Criser, Marshall M.  
 Cromwell, Richard J.  
 Cullen, Richard  
 Cutillo, Kenneth J.  
 Dabney, H. Slayton, Jr.  
 Daugherty, Patrick D.  
 Dawes, Michael F.  
 Deem, William W.  
 Den Hartog, Grace R.  
 Donnelly, William E.  
 Douglass, W. Birch, III  
 Dowd, Michael G.  
 Dudley, Waller T.  
 Dyke, James Webster, Jr.  
 Earl, Marshall H., Jr.  
 Edwards, Elizabeth F.  
 Erhardt, Clement D., III  
 Etheridge, David Kent  
 Evans, David E.  
 Fain, Renee B.  
 Feller, Howard  
 Fennebresque, John C.  
 Fifer, Carson Lee, Jr.  
 Finger, William L.  
 Flemming, Michael D.  
 Flippen, Edward L.  
 Florence, Gary F.  
 France, Bonnie M.  
 Franklin, Stanley M.  
 Freye, Gloria L.  
 Frias, Jaime A.  
 Garrett, Sam Y., Jr.  
 Getchell, E. Duncan, Jr.  
 Gharthey-Tagoe, Kodwo  
 Gieg, William F.  
 Giguere, Michael J.  
 Gillice, James P., Jr.  
 Glassman, M. Melissa  
 Goldman, Nathan D.  
 Good, Dennis W., Jr.  
 Goodall, Larry M.  
 Gordon, Thomas C., Jr.

Grandis, Leslie A.  
 Grytdahl, Jay L.  
 Guth, Cheryl O'Donnell  
 Hahn, Carol W.  
 Hampton, Glenn W.  
 Harmon, T. Craig  
 Hay, Jeffrey S.  
 Hayden, Patrick L.  
 Hobson, Richard R. G.  
 Hornbrook, Michael J.  
 Houston, David S.  
 Howard, Marcia Morales  
 Hughes, Catherine V.  
 Jennings, Michael L.  
 Kane, Richard F.  
 Katsantonis, Joanne  
 Keefe, Kenneth M., Jr.  
 Keefer, Christopher L.  
 King, Donald E.  
 King, William H., Jr.  
 Kittrell, Steven D.  
 Klish, Michael J.  
 Krueger, Kurt J.  
 La Frata, Mark J.  
 Lefcoe, Vann H.  
 Levenson, David J.  
 Levin, Michael H.  
 Lewis, James M.  
 Lindquist, Kurt E., II  
 Little, Nancy R.  
 Lucas, Thomas M.  
 Macauley, Sandra K.  
 Maguire, Robert T.  
 Margulies, Richard N.  
 Marshall, Gary S.  
 Martel Charles F.  
 Martin, George K.  
 Martinez de Andino, J. Michael  
 McArver, R. Dennis  
 McCallum, Steve C.  
 McCann, John E.  
 McElligott, James P., Jr.  
 McElroy, Robert G.  
 McFarland, Robert W.  
 McGee, Gary C.  
 McGonigle, Thomas J.  
 McIntyre, Charles W., Jr.  
 McMenamin, Joseph P.  
 McRill, Emery B.  
 McVey, Henry H., III  
 Melson, David E.  
 Menges, Charles L.  
 Michels, John J.  
 Middleditch, Leigh B., Jr.

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

DATE: April 29, 1999

(enter date affidavit is notarized)

98-2466

for Application No(s): RZ 1998-SU-067

(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
McGuire, Woods, Battle & Boothe LLP

8280 Greensboro Drive, Suite 900

McLean, Virginia 22102

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

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

- Milton, Christine R.
Moran, Kenneth J.
Morgan, O. Forrest
Murphy, Brian D.
Murphy, Sean F.
Murray, John V.
Natarajan, Ganesh
O'Grady, Clive R. G.
O'Grady, John B.
Oakey, David N.
Oakey, John M., Jr.
Oostdyk, Scott C.
Padgett, John D.
Page, Rosewell, III
Pankey, David H.
Partridge, Charles E., Jr.
Patterson, Robert H., Jr.
Payne, Maria L.
Pickens, B. Andrew, Jr.
Pollard, John O.
Price, James H., III
Purdue, Ann R.
Rice, C. Daniel
Richardson, David L., II
Richardson, Lloyd M.
Rifken, Lawrence E.
Riopelle, Brian C.
Roberson, Dean B.
Robertson, David W.
Robinson, Stephen W.
Rohman, Thomas P.
Rogers, Marvin L.
Rooney, Lee Ann
Russell, Deborah M.
Russell, Frederick L.
Rust, Dana L.
Sanderlin, James L.
Satterwhite, Rodney A.
Schewel, Michael J.
Schill, Gilbert E., Jr.
Scott, R. Carter, III
Scruggs, George L., Jr.
Sharp, Larry D.
Shelley, Patrick M.
Skinner, Halcyon E.
Slaughter, Alexander H.
Slaughter, D. French, III
Slingluff, Robert L.
Slone, Daniel K.
Smith, John M.
Smith, Kristen E.
Smith, R. Gordon
Sooy, Kathleen Taylor
Spahn, Thomas E.
Spencer, Christopher C.
Stallings, Thomas J.
Steen, Bruce M.
Stone, Jacquelyn E.
Stoneburner, Gresham R.
Story, J. Cameron, III
Strickland, William J.
Stroud, Robert E.
Stump, John S.
Swartz, Charles R.
Swett, Jay T.
Swindell, Gary W.
Tashjian-Brown, Eva S.
Taylor, D. Brooke
Taylor, Thomas E.
Terry, David L.
Terwilliger, George J., III
Thomas, Kelly S.
Thornhill, James A.
Tierney, Philip
Topolski, Douglas M.
Toole, John H.
Traver, Courtland L.
Tucker, Sharon K.
Twomey, William E., Jr.
Urech, Dan
Van der Mersch, Xavier
Vernon, Robert B.
Vieth, Robert R.
Waddell, William R.
Walsh, James H.
Walter, Laura H.
Watts, Stephen H., II
Weisner, John M.
Wells, David M.
Whitt-Sellers, Jane R.
Whittemore, Anne M.
Wickersham, Ralph R.
Williams, Steven R.
Williamson, Mark D.
Wilson, Ernest
Wintriss, Lynn
Wood, R. Craig
Woloszyn, John J.
Word, Thomas S., Jr.
Worrell, David H., Jr.
Younger, W. Carter
Zhigachov, Igor
Zirkle, Warren E.

Huggett, Laura H.
Sommers, Stephen W.

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

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



SPECIAL EXCEPTION AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

I, Susan K. Yantis, agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

98-2456

in Application No(s): SEA 84-C-076-5
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Inova Health Care Services Agents and Industrial Development Authority of Fairfax.

Note: Title to a portion of the application property was transferred to the Industrial Development Authority of Fairfax County, Virginia in connection with the issuance of certain industrial revenue bonds.

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

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

SPECIAL EXCEPTION AFFIDAVIT

April 29, 1999

DATE:

(enter date affidavit is notarized)

98-2456

for Application No(s):

SEA 84-C-076-5

(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

Inova Health Care Services
8001 Braddock Road
Springfield, Virginia 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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 Board of Trustees of which is appointed by Inova Health System Foundation.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

98-2456

for Application No(s): SEA 84-C-076-5
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

MANAGING GENERAL PARTNER: Sidney O. Dewberry
GENERAL PARTNERS: Barry K. Dewberry, KMT Limited Partnership (1)
SPECIAL GENERAL PARTNERS: John P. Fowler, II, Dan M. Pleasant, Richard L. Ford, Jr., Dennis M. Couture, Larry J. Keller, Carl C. Gutschow

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: April 29, 1999
(enter date affidavit is notarized)

for Application No(s): SEA 84-C-076-5
(enter County-assigned application number(s))

98-2456

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

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

None

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

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

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

Elaine McConnell is a member on the Inova Health System Foundation Board.

Sharon Bulova is a trustee on the Inova Health Care Services Board.

Penny Gross is a trustee on the Inova Health Care Services Board.

Paul J. Klaassen of Sunrise Assisted Living, Inc. donated in excess of \$200 to Supervisor Kauffmann in 12/97.

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

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

WITNESS the following signature:

Susan K. Yantis

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

Susan K. Yantis, agent

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

Subscribed and sworn to before me this 29 day of April, 1999, in the state of Virginia

Kimberly A. Kimm

Notary Public

My commission expires: 11/30/99

DATE: April 29, 1999  
 (enter date affidavit is notarized)

98,2456

for Application No(s): SEA 84-C-076-5  
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Inova Health System Foundation Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannermann - J. Knox Singleton - Richard C. Magenheimer	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042-1210	Title Owner/Lessor of Tax Map 45-2 ((1)) 25L and Title Owner of Tax Map 45-2 ((2)) 43
Fair Oaks Medical Plaza, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Fair Oaks Professional Building, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Sub-Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Inova Holdings, Inc. Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannermann - J. Knox Singleton	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	Lessee/Sub-Lessor of a portion of Tax Map 45-2 ((1)) 25L
Dewberry & Davis Agents: - Philip G. Yates - Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson Ramona J. Sein M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Agents/Planners  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Former Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable)  there are more relationships to be disclosed continued further on a "Special Exception Attachment to Par. 1(a)" form.

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2457

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Sunrise Development, Inc. Agent: Sean P. Ambrose Alexander C. Mabin	9401 Lee Highway, Suite 300 Fairfax, Virginia 22031	Developer/Agent
McGuire, Woods, Battle & Boothe LLP Agents: Michael J. Giguere Gregory A. Riegle	8280 Greensboro Drive McLean, VA 22012	Agent for Sunrise Development, Inc.

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2456

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Inova Health Systems Foundation ✓  
8110 Gatehouse Road, Suite 200, East Tower  
Falls Church, Virginia 22042-1210

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

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

Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation with a self-perpetuating Board of Trustees.

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

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)  
Martin D. Walsh Nan E. Terpak  
Thomas J. Colucci  
Peter K. Stackhouse  
Jerry K. Emrich  
Michael D. Lubeley

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2451b

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

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

Inova Holdings, Inc.  
8110 Gatehouse Road, Suite 200, East Tower  
Falls Church, Virginia 22042-1210

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Holdings, Inc. is wholly owned by Inova Health System Foundation  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

Fair Oaks Medical Building, Inc.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mediplex Medical Building Corp.  
Wayne E. Carroll  
David M. Anderson  
\_\_\_\_\_  
\_\_\_\_\_

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2456

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

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

Fairfax Medical Corp.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Mediplex Medical Building Corp.</u>	_____
<u>Wayne E. Carroll</u>	_____
<u>David M. Anderson</u>	_____
_____	_____
_____	_____

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

Mediplex Medical Building Corporation  
5308 W. Plano Parkway  
Plano, TX 75093-4821

DESCRIPTION OF CORPORATION: (check one statement)

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

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

<u>Albert W. Seeley</u>	<u>Betty S. Bardige</u>	<u>Raymond A. Lamontagne</u>
<u>Mary E. Witt</u>	<u>Patricia S. Lieberman</u>	_____
<u>Phillip Taylor (nmi)</u>	<u>Wendy S. Masi</u>	_____
<u>John Montgomery (nmi)</u>	<u>Debra J. Segal Trust for the benefit of Debra</u>	<u>J. Segal</u>
<u>Glenn Dean (nmi)</u>	<u>Richard D. Segal</u>	_____

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-245e

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Development, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Sunrise Assisted Living, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Assisted Living, Inc.  
9401 Lee Highway, Suite 300  
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 & last name)  
Paul J. Klaassen  
Teresa M. Klaassen  
\_\_\_\_\_  
\_\_\_\_\_

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98.2456

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Fair Oaks Medical Plaza, L.P.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

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

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

- General Partner: ✓ \*Fairfax Medical Corp.
- Limited Partners: Brent R. Ain, M.D.
- BAGO, a Virginia General Partnership
- Betty S. Bardige
- Melanie J. Blank Trust for the benefit of Charles Vern Dinges IV
- CBBBC Partnership
- Marc A. Eisenbaum, M.D.
- ✓ \*Inova Health Care Services (formerly Fair Oaks Hospital)
- ✓ \*Fourth Generation Partners
- Michael A. And Jeanne Garone, Jt. Tnts
- Andrew Goldberg & Karen Adams, Joint Tenants
- F. Carlos Gonzales, M.D.
- Tibor J. Ham, Jr., M.D.
- David G. Lamontagne
- Raymond A. Lamontagne
- R. L. Lawande, M.D.
- Mediplex Property Management, Inc.
- Thomas J. Neviasser, M.D.
- Stephen & Christine Pournaras, Tenants in Common
- RC-GP, a Virginia general partnership
- Cheryl C. Rosenblatt, M.D. & Daniel P. Schell, Joint Tenants
- Peter L. & Kathryn M. Scudera, Joint Tenants
- Marilyn M. Segal Trust for the benefit of Marilyn M. Segal
- Richard D. Segal
- Hercharan Sethi, M.D. & Kulwant Sethi, Joint Tenants
- David Sibley, D.D.S. (nmi)
- James P. Simsarian, M.D.
- Hunter S. Tashman, M.D.
- Traford Associates Partnership
- Lawrence E. and Kathleen M. Zarchin

\*These are the only limited partners that own a 10% interest in Fair Oaks Medical Plaza, L.P.

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2450

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
Fair Oaks Professional Building, L.P.  
c/o Mediplex Property Management, Inc.  
3650 Joseph Siewick Drive, Suite 301, Fairfax, Virginia 22033-1710

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

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

- General Partner: ✓ \*Fair Oaks Medical Building, Inc.
- Limited Partners:
  - Brent R. Ain, M.D.
  - Bands Venture Group
  - Robert F. Bottone, M.D. and Kathleen Bottone
  - CAR Associates
  - Jack M. Costa, M.D., P.C.
  - William C. Dempsey, M.D.
  - Mary E. Bottone, M.D.
  - William R. Curtis, II
  - Fair Oaks Family Counseling & Consultation Center, Inc.
  - Fair Oaks Partnership
  - ✓ Jack M. Fanale, M.D. and Terry K. Fanale, Tenants in Entirety
  - ✓ \*Fourth Generation Partners
  - Sue Frey (nmi)
  - GAM, L.C.
  - ✓ \*Inova Holdings, Inc.
  - Mediplex Property Management, Inc.
  - MBO General Partnership
  - MFB/PSR Medical Realty, L.P.
  - Gholam R. Mehryar, M.D.
  - Thomas J. Neviasser, M.D.
  - Stephen W. Pournareas, Jr., M.D.
  - Professional Physicians Services, Inc.
  - Pulmonary & Critical Care Specialists of Northern Virginia, P.C.
  - William L. Rich, III, M.D.
  - Harriet C. Roll
  - Daniel D. Rooney, D.O.
  - SUDW Associates
  - Hassan A. Salih, M.D.
  - Myron Shoham, M.D. and Andrea Shoham
  - Martha D. Whipple

\*These are the only limited partners that own a 10% interest in Fair Oaks Professional Building, L.P.

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





DATE April 29, 1999  
 (enter date affidavit is notarized)

98-2450

for Application No(s): SEA 84-C-076-5  
 (enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
McGuire, Woods, Battle & Boothe LLP  
8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

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

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

General Partners of McGuire, Woods, Battle & Boothe LLP

Aaronson, Russell T., III  
 Adams, Robert T.  
 Adams, William H.  
 Allen, George F.  
 Ames, W. Allen, Jr.  
 Anderson, Arthur E., II  
 Anderson, Donald D.  
 Appller, Thomas L.  
 Armstrong, C. Torrence  
 Atkinson, Frank B.  
 Aucutt, Ronald D.  
 Bagley, Terrence M.  
 Baril, Mary Dalton  
 Barr, John S.  
 Bates, John W., III  
 Battle, John S., Jr.  
 Belcher, Dennis I.  
 Bergan, Ann R.  
 Berry, James I. Vance, Jr.  
 Bittman, Robert J.  
 Blaine, Steven W.  
 Boland, J. William  
 Bowie, C. Keating  
 Bracey, Lucius H., Jr.  
 Bradshaw, Michael T.  
 Bridgeman, James D.  
 Brittin, Jocelyn W.  
 Broadus, William G.  
 Brown, Brickford Y.  
 Brown, Thomas C., Jr.  
 Buell, Robert M.  
 Burke, John W., III  
 Burkholder, Evan A.  
 Burnett, Jason B.  
 Burrus, Robert L., Jr.  
 Busch, Stephen D.  
 Cabaniss, Thomas E.  
 Cairns, Scott S.  
 Calabrese, Antonio J.  
 Campbell, Douglas N.  
 Canup, James W. C.  
 Capwell, Jeffrey R.  
 Carter, Joseph C., III  
 Cason, Alan C.  
 Chastain, Karen M.  
 Cherry, Ronald M.  
 Christophoroff, Alexander  
 Clancy, Michael  
 Cogbill, John V., III

Colangelo, Stephen M.  
 Comey, James B.  
 Corson, J. Jay, IV  
 Courson, Gardner G.  
 Coward, Curtis M.  
 Cranfill, William T., Jr.  
 Cranford, Page D.  
 Criser, Marshall M.  
 Cromwell, Richard J.  
 Cullen, Richard  
 Cutillo, Kenneth J.  
 Dabney, H. Slayton, Jr.  
 Daugherty, Patrick D.  
 Dawes, Michael F.  
 Deem, William W.  
 Den Hartog, Grace R.  
 Donnelly, William E.  
 Douglass, W. Birch, III  
 Dowd, Michael G.  
 Dudley, Waller T.  
 Dyke, James Webster, Jr.  
 Earl, Marshall H., Jr.  
 Edwards, Elizabeth F.  
 Erhardt, Clement D., III  
 Etheridge, David Kent  
 Evans, David E.  
 Fain, Renee B.  
 Feller, Howard  
 Fennebresque, John C.  
 Fifer, Carson Lee, Jr.  
 Finger, William L.  
 Flemming, Michael D.  
 Flippen, Edward L.  
 Florence, Gary F.  
 France, Bonnie M.  
 Franklin, Stanley M.  
 Freye, Gloria L.  
 Frias, Jaime A.  
 Garrett, Sam Y., Jr.  
 Getchell, E. Duncan, Jr.  
 Ghartey-Tagoe, Kodwo  
 Gieg, William F.  
 Giguere, Michael J.  
 Gillece, James P., Jr.  
 Glassman, M. Melissa  
 Goldman, Nathan D.  
 Good, Dennis W., Jr.  
 Goodall, Larry M.  
 Gordon, Thomas C., Jr.

Grandis, Leslie A.  
 Grytdahl, Jay L.  
 Guth, Cheryl O'Donnell  
 Hahn, Carol W.  
 Hampton, Glenn W.  
 Harmon, T. Craig  
 Hay, Jeffrey S.  
 Hayden, Patrick L.  
 Hobson, Richard R. G.  
 Hornbrook, Michael J.  
 Houston, David S.  
 Howard, Marcia Morales  
 Hughes, Catherine V.  
 Jennings, Michael L.  
 Kane, Richard F.  
 Katsantonis, Joanne  
 Keefe, Kenneth M., Jr.  
 Keefer, Christopher L.  
 King, Donald E.  
 King, William H., Jr.  
 Kittrell, Steven D.  
 Klish, Michael J.  
 Krueger, Kurt J.  
 La Frata, Mark J.  
 Lefcoe, Vann H.  
 Levenson, David J.  
 Levin, Michael H.  
 Lewis, James M.  
 Lindquist, Kurt E., II  
 Little, Nancy R.  
 Lucas, Thomas M.  
 Macauley, Sandra K.  
 Maguire, Robert T.  
 Margulies, Richard N.  
 Marshall, Gary S.  
 Martel Charles F.  
 Martin, George K.  
 Martinez de Andino, J. Michael  
 McArver, R. Dennis  
 McCallum, Steve C.  
 McCann, John E.  
 McElligott, James P., Jr.  
 McElroy, Robert G.  
 McFarland, Robert W.  
 McGee, Gary C.  
 McGonigle, Thomas J.  
 McIntyre, Charles W., Jr.  
 McMenamin, Joseph P.  
 McRill, Emery B.  
 McVey, Henry H., III  
 Melson, David E.  
 Menges, Charles L.  
 Michels, John J.  
 Middleditch, Leigh B., Jr.

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

DATE: April 29, 1999  
(enter date affidavit is notarized)

98-2454

for Application No(s): SEA 84-C-076-5  
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)  
McGuire, Woods, Battle & Boothe LLP  
8280 Greensboro Drive, Suite 900  
McLean, Virginia 22102

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

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

- Milton, Christine R.
- Moran, Kenneth J.
- Morgan, O. Forrest
- Murphy, Brian D.
- Murphy, Sean F.
- Murray, John V.
- Natarajan, Ganesh
- O'Grady, Clive R. G.
- O'Grady, John B.
- Oakey, David N.
- Oakey, John M., Jr.
- Oostdyk, Scott C.
- Padgett, John D.
- Page, Rosewell, III
- Pankey, David H.
- Partridge, Charles E., Jr.
- Patterson, Robert H., Jr.
- Payne, Maria L.
- Pickens, B. Andrew, Jr.
- Pollard, John O.
- Price, James H., III
- Purdue, Ann R.
- Rice, C. Daniel
- Richardson, David L., II
- Richardson, Lloyd M.
- Rifken, Lawrence E.
- Riopelle, Brian C.
- Roberson, Dean B.
- Robertson, David W.
- Robinson, Stephen W.
- Rohman, Thomas P.
- Rogers, Marvin L.
- Rooney, Lee Ann
- Russell, Deborah M.
- Russell, Frederick L.
- Rust, Dana L.
- Sanderlin, James L.
- Satterwhite, Rodney A.
- Schewel, Michael J.
- Schill, Gilbert E., Jr.
- Scott, R. Carter, III
- Scruggs, George L., Jr.
- Sharp, Larry D.
- Shelley, Patrick M.
- Skinner, Halcyon E.
- Slaughter, Alexander H.
- Slaughter, D. French, III
- Slingluff, Robert L.
- Slone, Daniel K.
- Smith, John M.
- Smith, Kristen E.
- Smith, R. Gordon
- Sooy, Kathleen Taylor
- Spahn, Thomas E.
- Spencer, Christopher C.
- Stallings, Thomas J.
- Steen, Bruce M.
- Stone, Jacquelyn E.
- Stoneburner, Gresham R.
- Story, J. Cameron, III
- Strickland, William J.
- Stroud, Robert E.
- Stump, John S.
- Swartz, Charles R.
- Swett, Jay T.
- Swindell, Gary W.
- Tashjian-Brown, Eva S.
- Taylor, D. Brooke
- Taylor, Thomas E.
- Terry, David L.
- Terwilliger, George J., III
- Thomas, Kelly S.
- Thornhill, James A.
- Tierney, Philip
- Topolski, Douglas M.
- Toole, John H.
- Traver, Courtland L.
- Tucker, Sharon K.
- Twomey, William E., Jr.
- Urech, Dan
- Van der Mersch, Xavier
- Vernon, Robert B.
- Vieth, Robert R.
- Waddell, William R.
- Walsh, James H.
- Walter, Laura H.
- Watts, Stephen H., II
- Weisner, John M.
- Wells, David M.
- Whitt-Sellers, Jane R.
- Whittemore, Anne M.
- Wickersham, Ralph R.
- Williams, Steven R.
- Williamson, Mark D.
- Wilson, Ernest
- Wintriss, Lynn
- Wood, R. Craig
- Woloszyn, John J.
- Word, Thomas S., Jr.
- Worrell, David H., Jr.
- Younger, W. Carter
- Zhigachov, Igor
- Zirkle, Warren E.

Laura H. Huggett

Stephen W. Sommers

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

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

**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW  
COURTHOUSE PLAZA  
THIRTEENTH FLOOR2200 CLARENDON BOULEVARD  
ARLINGTON, VIRGINIA 22201-3359(703) 528-4700  
FACSIMILE (703) 525-3197  
WEBSITE <http://www.wcsei.com>

March 5, 1999

ATTORNEYS AT LAWMARTIN D. WALSH  
THOMAS J. COLUCCI  
PETER K. STACKHOUSE  
JERRY K. EMRICH  
MICHAEL D. LUBELEY  
NAN E. TERPAK  
KEITH C. MARTIN  
JAY DU VON  
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SEAN P. McMULLEN  
TIMOTHY S. SAMPSON  
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RAMONA J. SEIN  
NANCY S. FARRELL

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FACSIMILE (703) 737-3632LEGAL ASSISTANTS/PLANNERSCHRISTINE A. HOLADAY  
SUSAN S. FLANIGAN  
ELIZABETH D. BAKER  
SUSAN K. YANTIS  
J. GREGORY RUFF  
JANICE L. BARRETT**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
MAR 5 1999  
ZONING EVALUATION DIVISIONMs. Barbara A. Byron, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway  
Suite 801  
Fairfax, Virginia 22035-5505Re: Rezoning, Proffered Condition Amendment, and Special Exception Amendment  
Applications on behalf of Inova Health Care Services / Fair Oaks Hospital

Dear Ms. Byron:

The following is submitted as an amended statement of justification for the above-referenced rezoning, proffered condition amendment ("PCA"), and special exception amendment ("SEA") applications filed on behalf of Inova Health Care Services for the Fair Oaks Hospital campus. The existing Fair Oaks Hospital campus is identified on the Fairfax County Tax Map as 45-2 ((1)) Parcels 25L and 41A. The existing hospital and two medical office buildings were the subject of previous zoning and special exception approvals and have been constructed on the hospital campus. The hospital campus is zoned C-3 and consists of approximately 38.26 acres.

Inova Health Care Services has filed three companion applications in order to expand the hospital campus to include the properties along Rugby Road which are owned by Inova Health Care Services or related entities. Inova Health Care Services proposes to develop an assisted living facility (medical care facility) near the existing entrance to the hospital along Alder Woods Drive and Joseph Siewick Drive. The assisted living facility is to consist of approximately 72,000 square feet and will be three stories in height.

Inova has also prepared a master plan for the properties along Rugby Road and is seeking approval to develop an ambulatory care center/medical office building and an additional medical office building on this property. These buildings will consist of approximately 88,000 square feet each and will be four stories in height. Another aspect of this application is to incorporate the existing child

Ms. Barbara A. Byron, Director  
March 5, 1999  
Page 2

care center that is located on Tax Map 45-2 ((1)) 51B1 which is currently subject to Special Exception 92-Y-024 to the approved special exception amendment application SEA 84-C-076 for the hospital campus so that one special exception will govern the entire comprehensive development program at Fair Oaks Hospital. It should be noted that there are no changes proposed to the existing child care center, hospital or two medical office buildings.

The three separate companion applications are described as follows. The rezoning application is filed for property located on the east side of Rugby Road which is identified on the Fairfax County Tax Map as 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, and 51B1 and consists of approximately 25.61 acres. The Applicant proposes to rezone this property from the R-1 district to the C-3 district in order to permit the proposed assisted living facility and ambulatory care center/medical office buildings. The PCA application is filed on approximately 38.26 acres which includes the existing hospital campus identified on the Fairfax County Tax Map as 45-2 ((1)) 25L and 41A.

The proposed SEA application represents the total combined land area of the existing Fair Oaks Hospital campus and the Rugby Road properties which will ultimately result in a total land area of 63.87 acres subject to SEA 84-C-076.

The existing currently approved gross floor area for the hospital campus is 368,586 square feet including the existing child care center building, hospital, and medical office buildings. The proposed additional gross floor area associated with the assisted living facility and ambulatory care center/medical office buildings is 248,000 square feet. The total existing and proposed gross floor area will be 616,586 square feet which will result in a .196 FAR for the expanded hospital campus.

Access to the property will continue to be from Joseph Siewick Drive and Ox Trail. No access will be provided from Rugby Road. In addition, a buffer consisting of approximately 135 feet will be provided along Rugby Road.

The Subject Property is located within the Lee Jackson Community Planning Sector (UP8) of the Upper Potomac Planning District of the Area III Comprehensive Plan. The land use recommendation for the property is for hospital and related low-intensity ancillary medical office, service uses and clinics provided that certain conditions are satisfied:

- **A substantial vegetative wooded buffer is provided as undisturbed open space between such uses in the nearby residential neighborhoods and is maintained on a perpetual basis.**

The property identified on the Fairfax County Tax Map as 45-2 ((1)) 42 which consists of 7.5 acres has been deeded to the Fairfax County Park Authority and serves as a substantial vegetative wooded buffer.

- **The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20.**

The proposed uses will maintain the high quality and architectural landscape design which currently exists on the hospital campus. The overall FAR on the site will not exceed .20.

- **Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four-lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements.**

The Application represents right-of-way dedication for Rugby Road. The Applicant has previously dedicated right-of-way for Ox Trail.

- **The buffer to be provided and maintained along Rugby Road and Ox Trail will be 100 feet in width with exception of the existing child care center where a lesser buffer is provided.**

A 100-foot buffer is provided along Rugby Road.

- **No additional point of vehicle access is provided from Rugby Road or West Ox Road.**

There are no additional points of access provided to the Subject Property. Access will continue to be from Ox Trail and Alder Woods Drive.

- **Building height is limited to a maximum of 60 feet to minimize visual impacts on the residential community.**

The proposed structures will not exceed four stories or 52 feet in height.

- **All rooftop mechanical equipment is screened.**

The Applicant will agree to screen any rooftop mechanical equipment associated with the proposed additions to the hospital campus.

- **Visual impacts are further minimized through building setback and site design.**

As shown on the accompanying Generalized Development Plan (GDP), there should be no visual impacts associated with the proposed building additions given the significant buffering which is provided around the periphery of the campus.

Ms. Barbara A. Byron, Director  
March 5, 1999  
Page 4

- **No additional parking including above or underground parking structures other than what existed in September 1994 shall be located between the medical campus and Fair Oaks Estates.**

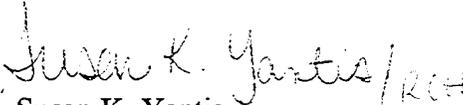
There is no additional parking proposed in this area.

The Application is in conformance with the Comprehensive Plan recommendation for the property.

Please do not hesitate to contact me if you have any questions or if I can provide you with any additional information.

Very truly yours,

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

  
Susan K. Yantis  
Land Use Coordinator

SKY:rch  
J:\NOVA9038\BYRON.LT3

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
MAR 5 1999  
ZONING EVALUATION DIVISION

**FAIR OAKS HOSPITAL CAMPUS  
SEA 84-C-076-5**

The following is additional information in order to address the submission requirements set forth in Par. 7 of Section 9-011 of the Zoning Ordinance to describe the proposed use.

- A. Type of Operation. The hospital campus consists of the existing hospital with 160 beds, two medical office buildings and a child care center. This application proposes to develop an assisted living facility (medical care facility), an ambulatory care center/medical office building and an additional medical office building on the property.
  
- B. Hours of Operation. The hours of operation for the hospital and related medical care facilities is 24 hours a day, 7 days a week. The hours of operation for the existing child care center is 6:00 a.m. to 8:00 p.m., 5 days a week with occasional weekend care offered for special events.
  
- C. Estimated number of patients. The proposed assisted living facility is planned to accommodate approximately 134 residents. The maximum daily enrollment for the existing child care center is 150 children at any one time, and 40 employees.
  
- D. Estimate of Traffic Impact on the Proposed Use. Based on the Institute of Transportation Engineers Trip Generation, 5th Edition, the trip generation for a nursing home, which is the closest comparable use to an assisted living facility is 2.6 trips per weekday per occupied bed. This suggests that a total 349 trips will be generated on a weekday by the proposed 134-bed assisted living facility.  
  
Based on the same reference, the trip generation for the two proposed medical office buildings is 34.17 trips per weekday per 1,000 square feet of gross floor area. This suggests that a total of 6,014 trips will be generated on a weekday by the two proposed medical office buildings.
  
- E. Vicinity or General Area to be Served by the Hospital. The hospital campus serves the residents in the western portion of Fairfax County.
  
- G. Description of Building Facade and Architecture. It is anticipated that the proposed assisted living facility and medical office building/ambulatory care center buildings will be compatible with the existing building facade and architecture of the existing buildings on the hospital campus.
  
- H. A Listing of all Hazardous or Toxic Substances. The existing hospital and related uses on-site do utilize, store, treat and dispose of hazardous and toxic substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4, 302.4 and 355; hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-10-Virginia Hazardous Waste Management Regulations;

and/or petroleum products as defined in Title 40, Code of Federal Regulations, Part 280. To the best of our knowledge and understanding, all such substances that are utilized, stored and/or disposed of in conjunction with the hospital and related uses will be in accordance with said regulations.

- I. Waivers. To the best of our knowledge, the proposed development of the subject property conforms to all current applicable land development ordinances, regulations and adopted standards.

J:\NOVA\9038\PROPOSED.USE

## PROFFERS

## FAIRFAX HOSPITAL SYSTEM

RZ 87-C-042  
and  
PCA 85-C-091-2

January 25, 1991

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the undersigned hereby proffers that, in the event the property that is the subject of RZ 87-C-042 is rezoned to the C-3 District and the companion PCA 85-C-091-2, PCA 78-C-079-1, and SEA 84-C-076-3 applications are approved by the Board of Supervisors, development will be subject to the following terms and conditions:

1. Pursuant to Par. 4 and 5 of Sect. 18-204 of the Zoning Ordinance, development of the subject property will be in conformance with the Generalized Development Plan/Special Exception Amendment Plat (The Plan) prepared by Dewberry & Davis, which consists of four (4) sheets and dated January 15, 1990 and last revised to January 25, 1991 and the conditions of approval of Special Exception Amendment 84-C-076-3.
2. Ingress/egress easements and necessary temporary grading and construction easements will be provided for parcels 45-2 ((1)) 8, 9 and 11 in the event that said parcels develop in medically-related uses.

3. In conjunction with the approval of the site plan for the second medical office building, transitional screening yards and barriers will be provided in accordance with the representations presented on The Plan. Transitional screening will consist of existing vegetation which will be supplemented as required by the County Arborist to meet the standards specified in Article 13. Barrier D will be extended as shown on the Plan, along the western and southern boundaries of the site. The Barrier D extension will be a vinyl coated 42-48 inch chain link fence. No barriers will be provided along the other boundaries. All landscaping and barriers will be maintained by the applicant in accordance with the provisions of Section 13-106 of the Zoning Ordinance.
  
4. The limits of clearing and grading depicted on The Plan will be maintained. Utilities and the several access easements/interparcel connections may be located within the limits of clearing and grading provided that they are installed in the least disruptive manner possible as approved by the Director of the Department of Environmental Management (DEM). A re-vegetation plan will be submitted to mitigate the impacts of the clearing and grading as approved by the County Arborist. The proposed underground stormwater management facility(s) will not encroach into the limits of clearing and grading depicted on The Plan.

5. The applicant will provide a detailed landscape plan with the submission of the site plan for the second medical office building for approval by the County Arborist. This landscape plan will include the proposed landscaping in the existing parking lot and will be in substantial conformance with the preliminary landscape features presented on The Plan. In addition, the site plan(s) for each of the proposed building(s) will include a planting plan for the foundation of the respective building subject to the approval of the County Arborist. A planting plan for the foundation of the existing hospital building will be included with the submission of the first site plan submitted subsequent to the approval of this application, i.e. the site plan for either of the hospital expansions or the second medical office building. Such plans will be similar in character to the Landscape Plan for the Medical Office Building #1 as determined by the County Arborist, a copy of which is presented on Sheet 4 of 4 of the Plan.
  
6. The heights of the buildings will not exceed the heights as represented on The Plan. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the medical office buildings and will be screened by a parapet wall three to four feet in height.

7. The use of the medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
  
8. The applicant will maintain the existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive which has been improved to increase its capacity and converted to a wet pond in accordance with Site Plan 3624-PI-03, as approved by Fairfax County. Best Management Practices (BMP's) for the existing development have been provided in the existing stormwater management facility as approved by DEM.
  
9. The applicant will develop a plan for approval by the Director of DEM to provide: (1) An adequate watercourse channel between the storm drain outlet in the vicinity of Lot 470 Fair Oaks Estates and the main water channel; (2) Supplemental trees in the vicinity of Lot 470 Fair Oaks Estates to soften the sight line between the residence on that lot and the hospital site; (3) An onsite maintenance program to control erosion and minimize the amount of sediment draining to the existing stormwater management pond. This plan will be submitted within ninety (90) days of the date of approval by the Board of Supervisors of this application.

10. Stormwater management and Best Management Practices (BMP's) will be provided for the proposed second medical office building and hospital expansion in accordance with the policies and ordinances of Fairfax County. An additional stormwater management facility(s) will be provided to accommodate additional runoff from the proposed second medical office building and hospital expansion. As noted on the GDP, this facility may be located underground. With each phase of development which increases the impervious area on the site, stormwater management will be provided in either a temporary or a permanent facility(s). The exact location and size of the facility(s) will be determined at time of each site plan submission.
11. Prior to issuance of the Non-Residential Use Permit (Non-RUP) for the second medical office building, the proposed stop signs will be installed at the locations indicated on The Plan.
12. Prior to issuance of the Non-RUP for the second medical office building, the applicant will provide a bicycle rack in a safe and accessible location next to the proposed office building as approved by DEM.
13. Prior to issuance of the Non-RUP for the second medical office building, a picnic table will be provided at an appropriate location near the proposed office building.

14. Parking lot lighting for the second medical office building will be designed and located in accordance with the glare standards set forth in Section 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for the second medical office building.
  
15. The proposed second medical office building and the proposed permanent MRI will be constructed with a brick similar in color and size to those used for the existing medical office building and hospital. The second medical office building will have an appearance that is comparable to the representation presented on Sheet 3 of The Plan as determined by DEM. In addition, the applicant will, to the extent possible, employ innovative types of windows and/or shades to minimize the glare from the second medical office building towards the residential areas. Architectural elevations for the proposed hospital administrative office building will be submitted to the Planning Commission for review and approval.
  
16. The applicant will provide the Fair Oaks Estates Homeowners Association and the Navy Vale Community League with written notification of the submission of the site plan(s) to DEM for the second medical office building and proposed hospital expansions. The site plan for the second medical office building will include a Landscape Plan addressing transitional screening and supplemental plantings along the western and eastern property lines. In addition to the requirements set forth in Par. 1 of Sect. 17-106 of the Zoning

Ordinance, copies of the written notification of the submission of the site plan(s) will be submitted to DEM.

17. The applicant will construct the following transportation improvements subject to the approval of DEM and the Virginia Department of Transportation (VDOT). These improvements will be provided in accordance with the timing established in this proffer and Proffer 18.
  - a. The improvement of "Unnamed Street" (Alder Woods Drive Extended) to a four lane undivided standard within a 63 foot right of way with a 52 foot pavement section from Alder Woods Drive to Rugby Road to include a 4 foot concrete sidewalk in accordance with Site Plan 3624-PI. If requested by and subject to the approval of DEM, the applicant may escrow the appropriate funds for construction of the sidewalk by others at such time when the sidewalk can be connected to the planned sidewalk along Rugby Road.
  - b. The improvement of Rugby Road to provide a right turn lane onto "Unnamed Street" (Alder Woods Drive Extended) in accordance with Site Plan 3624-PI.
  - c. The improvement of Ox Trail to provide a left turn lane onto Joseph Siewick Drive from Ox Trail.

- d. If and when deemed necessary by the applicant, the construction of an emergency access road between the Fairfax County Parkway in conformance with the approved plans for the Fairfax County Parkway which will align with the site entrance on Alder Woods Drive as may be approved by DEM and VDOT. If required by VDOT, a traffic signal at the intersection of Alder Woods Drive will be provided.
  
- e. A letter of credit or other financial documents as may be approved by the Director of DEM for the cost of a traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) will be provided at time of site plan approval for the second medical office building or the signal itself will be provided subject to the approval of VDOT.
  
- f. At time of site plan approval for the second medical office building, if VDOT warrants for signalization are met, a traffic signal at the intersection of Ox Trail and Joseph Siewick Drive will be provided.
  
- g. At time of site plan approval for the second medical office building, the applicant will contribute \$10,000.00 as adjusted

for inflation as specified in the Consumer Price Index for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

The applicant will use best efforts to acquire right-of-way which may be needed for the above-referenced improvements. Where necessary, the applicant proffers to pay for the cost of any additional right-of-way needed for such improvements. In the event the applicant is unable to acquire needed right-of-way, the applicant shall request that the County acquire the right-of-way by means of its condemnation powers at applicant's expense. It is understood that the County shall be under no obligation to do so. It is further understood that the applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by: (1) plans and profiles showing the necessary right-of-way property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of land taken; (3) a twenty (20) year title search certificate of the right-of-way property to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the property to be acquired not including any damages to the residue, which can be drawn upon by the County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property alone and not including any damages to the residue, in a condemnation suit, the amount of the award in

excess of the Letter of Credit amount shall be paid to the County by the developer within five (5) days of said award. If the County elects not to use its powers of eminent domain to acquire right of way that is required for a given road improvement, applicant's proffered obligation for construction of that road improvement shall be deemed satisfied when the applicant post funds in escrow for acquisition of said right-of-way as provided herein above (the amount to be determined at the time of posting by an appraiser approved by the County Executive or his designee) and funds for the cost of construction of said road improvement (the amount to be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee.) The above appraisal and estimate shall be at applicant's expense.

18. No issuance of the Non-RUP for the proposed second medical office building will occur until the road improvements identified in 17 a, b and c are "completed." "Completed" will be construed to mean physical improvements are in place and sufficient to allow the roads use by vehicular traffic and open for vehicular traffic regardless of the roads acceptance into the State's road system.
  
19. At time of site plan approval for the second medical office building, or upon demand by Fairfax County or VDOT, whichever occurs first, the applicant will dedicate to the Board of Supervisors and convey in fee simple right-of-way along the subject property's Ox Trail frontage to

a distance of 35 feet from the existing centerline. Temporary grading and construction easements across the Ox Trail frontage of the site will be provided as requested by VDOT and/or DEM.

20. All rights of way dedicated in conjunction with these proffers will be conveyed to the Board of Supervisors in fee simple.
21. The land area subject to RZ 87-C-042 which consists of 7.5 acres will be dedicated to the Fairfax County Park Authority in fee simple upon demand for public park use or public natural open space. A public access easement for maintenance and public access purposes will be provided along Joseph Siewick Drive from Alder Woods Drive to Ox Trail. An additional 35-foot public access easement will be provided to this parcel in one of the two approximate locations shown on The Plan. The location of the 35-foot public access easement will be subject to the approval of the Fairfax County Park Authority. This land area and the 5.4 acres referenced in PCA 78-C-079-1 will be dedicated to the Fairfax County Park Authority prior to issuance of the Non-RUP for the second medical office building.
22. All land area dedicated for public use(s) in conjunction with these proffers for PCA 85-C-091-2 and RZ 87-C-042 and all density/floor area ratio related to the land area of these dedications is hereby reserved for the subject property in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance.

23. Handicapped parking spaces for the second medical office building will be located in a convenient and accessible location adjacent to the entrance(s) to the office building.
24. All proposed dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the County Arborist.
25. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

FAIRFAX HOSPITAL SYSTEM, INC.

By: Donald L. Harris  
Donald L. Harris, Senior Vice President

INOVA HEALTH SYSTEMS FOUNDATION

By: Donald L. Harris  
Donald L. Harris, Senior Vice President

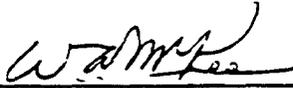
HEALTH ENTERPRISES, INC.

By: Martin L. Cohen  
Martin L. Cohen, Senior Vice President

PCA 85-C-091-2  
RZ 87-C-042

Proffers  
January 25, 1991

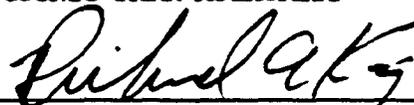
FAIR OAKS PROFESSIONAL BUILDING, L.P.

By:   
William A. McKee, Vice President,  
Fair Oaks Medical Building, Inc.,  
General Partner

INDUSTRIAL DEVELOPMENT AUTHORITY

By:  VICE CHAIRMAN  
Charles R. Rainey, Jr., Vice-Chairman

FAIRFAX COUNTY PARK AUTHORITY

By:   
Richard A. King, Acting County Executive

dln890





# FAIRFAX COUNTY

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

November 6, 1992

Lynne J. Strobel, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201

Re: Special Exception  
Number SE 92-Y-024  
(Concurrent with SEA 84-C-076-4  
and PCA 85-C-091-3)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on October 26, 1992, the Board approved Special Exception Number SE 92-Y-024, in the name of INOVA Hospitals, located at Tax Map 45-2 ((2)) 51-B1 for a child care center pursuant to Section 3-104 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 the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in conformance with the approved Special Exception Plat, entitled, "Special Exception Plat, Fair Oaks Hospital, Child Care Center", prepared by Dewberry and Davis which is dated May 11, 1992 and revised to October 9, 1992.

4. Best Management Practices (BMP) facilities, such as, but not limited to, the proposed dry pond or other facilities indicated on the Special Exception Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, Department of Environmental Management (DEM). These measures may also include contribution to regional pond C-44 as determined by DEM in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of supervisors on July 27, 1992.
5. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DEM. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies of 85%. The intent of these measures is to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DEM.
6. All existing trees within areas designated for tree preservation shall be preserved. In addition, in order to ensure that as many trees will be preserved as possible outside of the preservation areas, a tree-save plan shall be submitted for review and approval of the Urban Forester at the time of site plan review. In those areas designated for tree preservation, if it is determined to be necessary by the County Urban Forester to lose any trees due to final utility location and engineering design, tree replacement shall be provided for trees lost in disturbed areas as determined by the County Urban Forester.
7. This child care center shall be used exclusively by the children of employees and physicians of Fair Oaks Hospital.
8. The maximum daily enrollment shall be limited to 150 children on-site at any one time and there shall be a maximum of 40 total employees on site at any one time.
9. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor play area before 9:00 a.m.
10. The proposed child care center shall have a minimum building setback of 80 feet from Ox Trail and a minimum setback of 30 feet from the shared property line with the adjacent residentially developed parcel (51A1) to the west.

11. Access to the site shall not be onto the site's frontage on Ox Trail. Access shall be provided only through the adjacent hospital site.
12. Right-of-way up to 56 feet from the centerline of Ox Trail shall be dedicated to the Board of Supervisors, in fee simple, along the entire Ox Trail frontage of the site and all ancillary easements along the Ox Trail frontage of the site shall be conveyed to the Board of Supervisors at the at the time of site plan approval or within 60 days upon demand of DEM or Virginia Department of Transportation (VDOT), whichever first occurs.
13. The proposed child care center shall be designed to be residential in appearance, as conceptually shown on the elevation drawings entitled, "Elevations, Fair Oaks Hospital - Child Care Center, which is dated October 10, 1992, as determined by DEM (Attachment 1). The building material for the exterior of the child care center shall be siding, colors selected for the buildings will be compatible with those in adjoining residential areas, and building features may include, but not be limited to, front porches and pitched roofs, as determined by the Director, DEM.
14. The child care center may be constructed in two phases.
15. The height of the child care center shall not exceed twenty-four (24) feet.
16. A four (4) foot high chain link fence around the proposed storm water detention pond shall be constructed, if required by DEM at the time of site plan approval.
17. The trash dumpster located on site shall be screened with siding compatible with the appearance of the proposed child care center, as determined by DEM.
18. The applicant shall install a minimum of one picnic table on site, as determined by DEM.
19. Parking lot lighting poles shall be a maximum of fifteen (15) feet in height and similar to poles provided on the Fair Oaks Hospital site. Four (4) foot high bollard-type lighting shall be installed to illuminate the proposed sidewalks.
20. The applicant shall coordinate with the owner of the residentially developed parcel (51A1) to trim dead tree limbs from the property. The fence adjacent to Parcel 51A1 as shown on the Special Exception Plat shall be constructed by the applicant prior to the construction of the proposed child care center.

November 6, 1992

-4-

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:

- Modified the transitional screening requirement in favor of the existing vegetation that is shown on the Special Exception Plat; and
- Waived the barrier requirements along the northern boundary and modified to that shown on the Special Exception Plat on the western boundary of the site.

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 of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035-5505.

Sincerely,



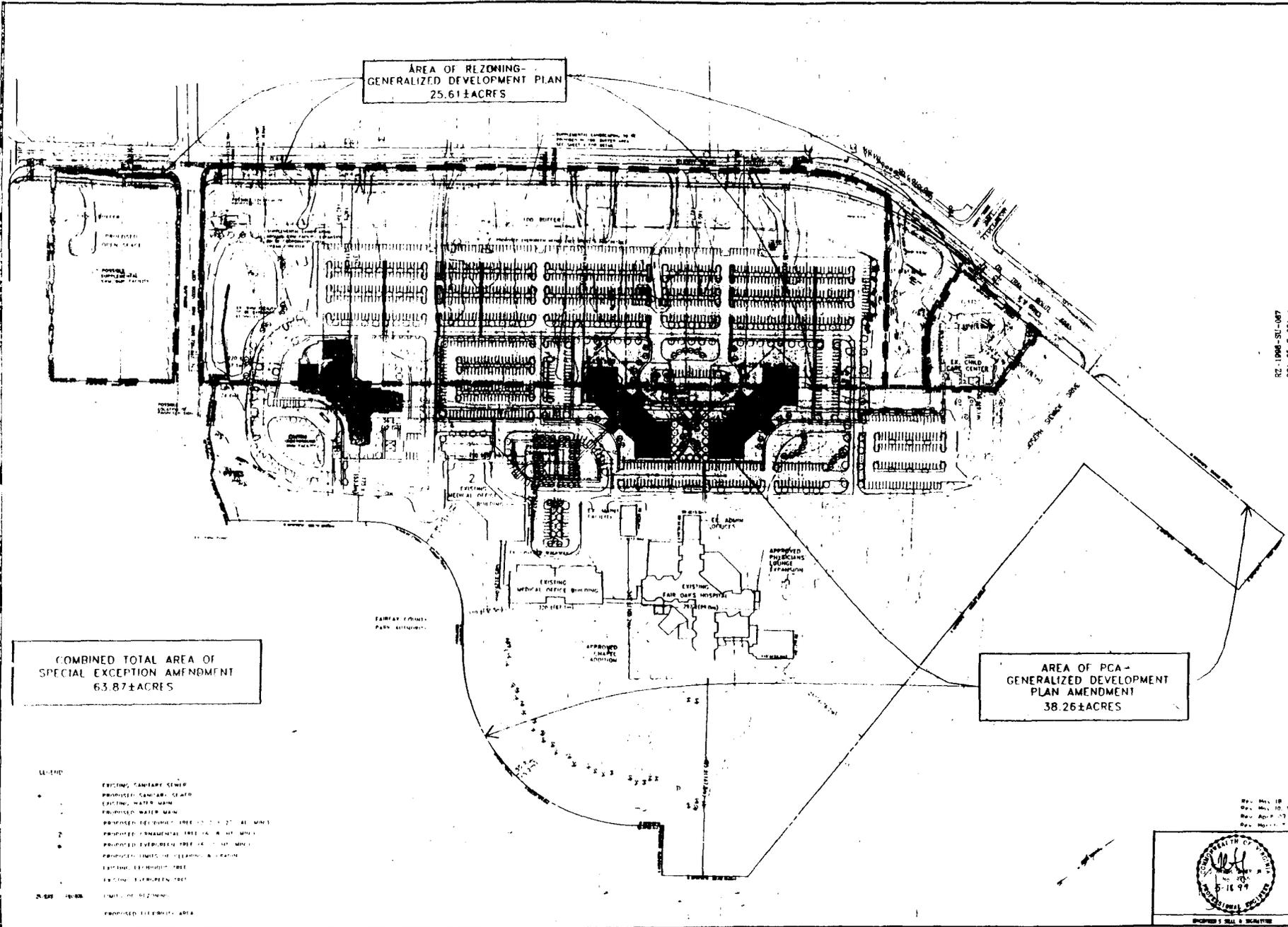
Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns  
Attachment

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRD, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation  
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer, VDOT  
Land Acq. & Planning Dvsn., Park Authority

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING  
NOV 12 1992

ZONING EVALUATION DIVISION



AREA OF REZONING -  
GENERALIZED DEVELOPMENT PLAN  
25.61±ACRES

COMBINED TOTAL AREA OF  
SPECIAL EXCEPTION AMENDMENT  
63.87±ACRES

AREA OF PCA -  
GENERALIZED DEVELOPMENT  
PLAN AMENDMENT  
38.26±ACRES

- LEGEND
- 1 EXISTING SANITARY CENTER
  - 2 EXISTING WATER MAIN
  - 3 EXISTING ELECTRICAL TRAIL (10" - 24" DIA. MIN.)
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RE: 1998-01-07  
PCA-98-C-091-4  
SEA-98-C-076-5

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION AMENDMENT  
**FAIR OAKS HOSPITAL CAMPUS**  
SULLY DISTRICT  
FAIRFAX COUNTY VIRGINIA

**Dewberry & Davis**  
201 Arlington Blvd., Fairfax, Va. 22031  
Tel: 703 949-0100 Fax: 703 949-0118

REV. MAY 18 1999  
REV. MAY 10 1999  
REV. APR 23 1999  
REV. MAR 17 1999

DATE: 5-16-99

1 OF 5  
PAGE NUMBER: 4/991





VICINITY MAP  
1"=2000'

MISTY  
CREEK  
LANE

TEMPERON POWDER P...  
LAF 10...  
LAF 10...

OX TRAIL ROUTE 6985

PROPOSED 4' HIGH SPLY RAIL  
FENCE ALONG PROPERTY LINE

PROPOSED 2' HIGH BOARD OR BOARD  
FENCE ALONG PROPERTY LINE

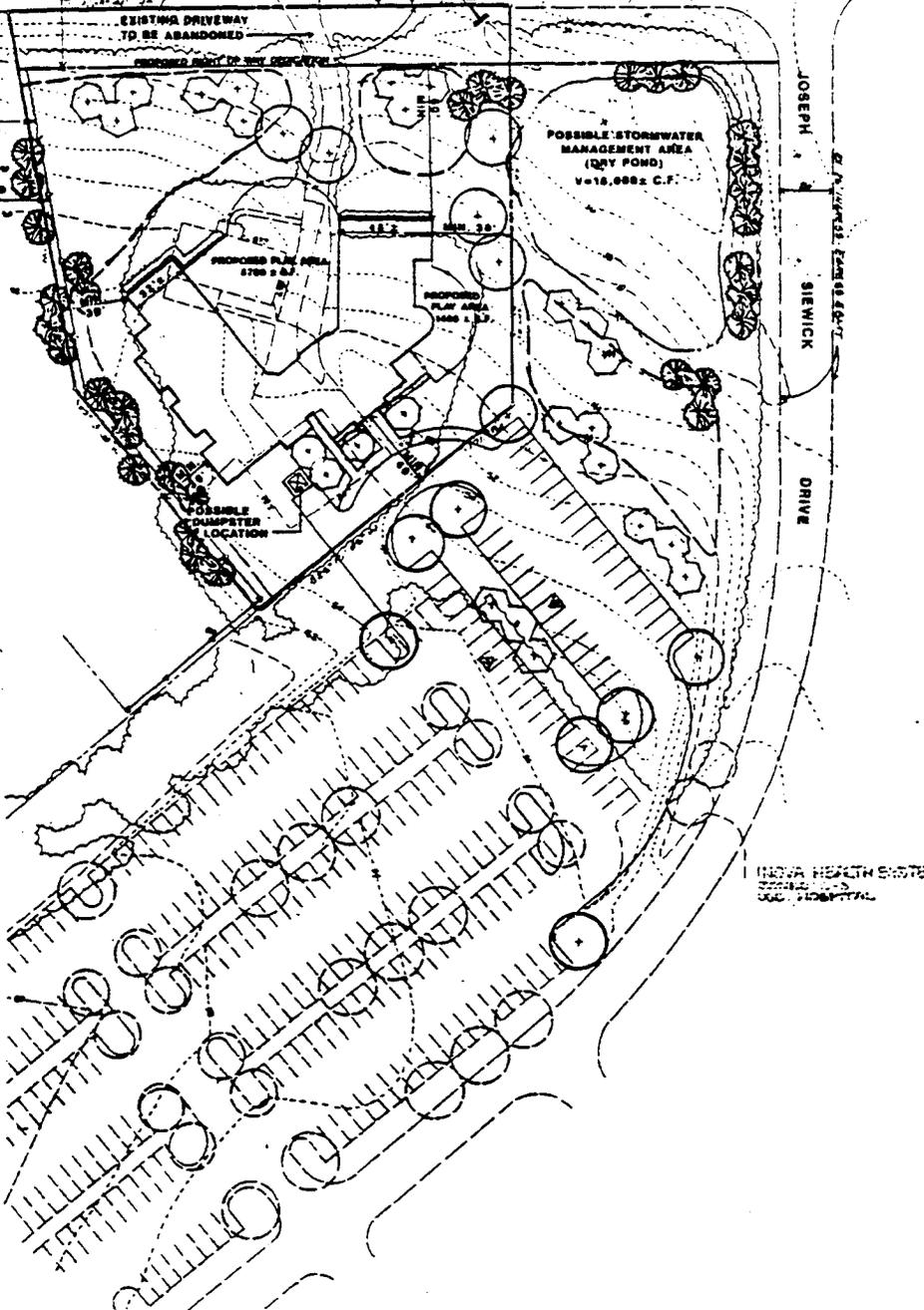
NOTES

1. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL HEALTH DEPARTMENT AND THE LOCAL BOARD OF HEALTH.
2. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL BOARD OF HEALTH.
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20. THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL BOARD OF HEALTH.

TABULATION

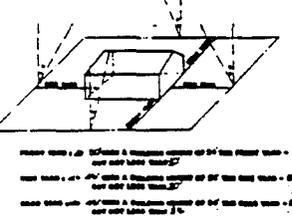
APPROXIMATE LIMITS OF CLEARING AND GRADING	---
PROPOSED 2' HIGH BOARD OR BOARD FENCE	---
PROPOSED 3' HIGH BOARD OR BOARD FENCE	---
PROPOSED 4' HIGH SPLY RAIL FENCE ALONG PROPERTY LINE	---
EXISTING VEGETATION	---
PROPOSED DECIDUOUS TREE (MIN. 2'-8 1/2" CAL.)	○
PREVIOUSLY APPROVED LANDSCAPING	○
PROPOSED DECIDUOUS AND/OR EVERGREEN SHRUB MASS	○
PROPOSED MEDIUM EVERGREEN TREE (MIN. 6'-7" HT.)	○
PROPOSED SMALL DECIDUOUS TREE (MIN. 2'-8 1/2" CAL.)	○
EXISTING TRAIL	---

\* THE PROPOSED LAYOUT IS SUBJECT TO THE APPROVAL OF THE LOCAL BOARD OF HEALTH.



LEGEND

- APPROXIMATE LIMITS OF CLEARING AND GRADING
- PROPOSED 2' HIGH BOARD OR BOARD FENCE
- PROPOSED 3' HIGH BOARD OR BOARD FENCE
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- PROPOSED SMALL DECIDUOUS TREE (MIN. 2'-8 1/2" CAL.)
- EXISTING TRAIL



DATE	DESCRIPTION

FAIR OAKS HOSPITAL/CHILD CARE CENTER

SPECIAL EXCEPTION PLAT  
FAIR OAKS HOSPITAL/CHILD CARE CENTER  
BULLY DISTRICT  
FAIRFAX COUNTY, VIRGINIA

APPLICATION NO. SE 92-Y-024

**Dewberry & Davis**  
8401 Arlington Blvd., Fairfax, VA 22031  
703 849-0100

Architect  
Engineer  
Planner  
Surveyor

## PROFFERS

PCA 85-C-091-3

September 29, 1992

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 Edition, as amended, subject to the Board of Supervisors approving PCA 85-C-091-3, except as modified below, the subject property containing approximately 46.3 acres remains governed by proffers dated January 25, 1991, and approved in conjunction with PCA 85-C-091-2.

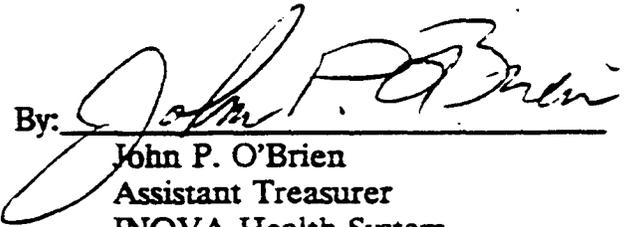
1. Pursuant to Paragraphs 4 and 5 of Section 18-204 of the zoning ordinance, development of the property will be in substantial conformance with the generalized development plan amendment (the "Plan"), prepared by Dewberry & Davis, which consists of one page dated May 11, 1992, and last revised September 29, 1992.
2. Applicant previously dedicated, subject to a reservation of density credit as described in Proffer 22 of PCA 85-C-091-2, a portion of the subject property (Parcel 42) to the Fairfax County Park Authority as evidenced by a deed recorded in Deed Book 7750 at page 346 among the Fairfax County land records. Either the hospital parcel (approximately 38.8 acres) or the Park Authority parcel (approximately 7.5 acres) may be the subject of a Proffered Condition Amendment (PCA) without the joinder and/or consent of the other parcel. Previously approved proffered conditions applicable to the parcel which is not the subject of a proposed PCA shall remain in full force and effect unless amended.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

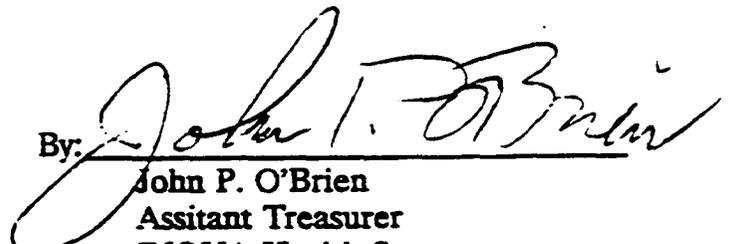
INOVA HOSPITALS

By:   
C. Michael French  
Chief Operating Officer  
INOVA Health System

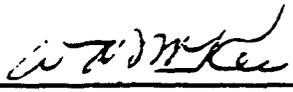
INOVA HEALTH SYSTEMS  
FOUNDATIONS

By:   
John P. O'Brien  
Assistant Treasurer  
INOVA Health System

INOVA HOLDINGS, INC.

By:   
John P. O'Brien  
Assitant Treasurer  
INOVA Health System

FAIR OAKS PROFESSIONAL  
BUILDING, L.P.

By:   
William A. McKee, Vice President,  
Fair Oaks Medical Buildings, Inc.,  
General Partner

INDUSTRIAL DEVELOPMENT  
AUTHORITY OF FAIRFAX COUNTY

By: \_\_\_\_\_

Its: \_\_\_\_\_

FAIRFAX COUNTY PARK AUTHORITY

By: William C. Becker  
William C. Becker

INDUSTRIAL DEVELOPMENT  
AUTHORITY OF FAIRFAX COUNTY

By: *Stephen B. Gantelo*  
STEPHEN B. GANTELO  
Its: *Chair* *104*



# FAIRFAX COUNTY

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

November 6, 1992

Lynn J. Strobel, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201

Re: Special Exception Amendment  
Number SEA 84-C-076-4  
(Concurrent with SE 92-Y-024  
and PCA 85-C-091-3)

Dear Ms. Strobel:

At a regular meeting of the Board of Supervisors held on October 26, 1992, the Board approved Special Exception Amendment Number SEA 84-C-076-4, in the name of INOVA Hospitals, located at Tax Map 45-2 ((1)) 25, 41 and 42 for medical care facilities to permit the addition of covered walkways between buildings on the site, additional parking, and other modifications and a reduction in land area pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supercede all previous development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Plat, Fairfax Hospital Systems/Fair Oaks Site", prepared by Dewberry and Davis which is dated May 11, 1992 and revised to September 29, 1992.
4. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-3 which shall remain in full force and effect.
5. The structure identified on the Generalized Development Plan and Special Exception Amendment Plat as proposed hospital administrative offices shall be constructed with a brick similar in color and size to that used in the existing hospital and medical office building as determined by the Department of Environmental Management (DEM).
6. Best Management Practices (BMP) facilities, such as, but not limited to, the proposed dry pond or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DEM. These measures may also include contribution to regional pond C-44 as determined by DEM in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of supervisors on July 27, 1992. In order to preserve as much as possible of the site in its natural state the applicant shall explore with DEM the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DEM.
7. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DEM. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies of 85%. The intent of these measures is to achieve greater erosion and sediment control than that achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DEM.
8. All existing trees within areas designated for tree preservation shall be preserved.

-3-

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

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

The Board also modified the transitional screening and barrier requirements along all boundaries in accordance with Section 13-104 as previously modified pursuant to the approval of PCA 85-C-091-2 and SEA 84-C-076-3.

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035-5505.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvsn., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRD, DEM  
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP  
Robert Moore, Trnsprt'n. Planning Dvsn., Office of Transportation  
Kathy Ichter, Trnsprt'n. Road Bond Dvsn., Office of Transportation  
Department of Environmental Management  
A. V. Bailey, Resident Engineer, VDOT  
Land Acq. & Planning Dvsn., Park Authority





# FAIRFAX COUNTY

**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

TDD: 703-324-3903

August 14, 1996

Martin D. Walsh, Esquire  
Walsh, Colucci, Stackhouse  
Emrich and Lubeley, P.C.  
2200 Clarendon Boulevard  
Thirteenth Floor  
Arlington, Virginia 22201-3359

RE: Special Exception Amendment  
Number SEA 92-Y-024

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on August 5, 1996, the Board approved Special Exception Amendment Number SEA 92-Y-024 in the name of Inova Health Care Services, located at Tax Map 45-2 ((2)) 51B1 for use as a child care center with an enrollment of more than 100 children pursuant to Section 3-104 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Department of Environmental Management (DEM). Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat entitled "Fair Oaks Hospital/Child Care Center" and prepared by Dewberry & Davis which is dated May 11, 1992 with revisions through October 9, 1992 and these conditions.

4. This child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.
5. The maximum daily enrollment of children at any one time within the facility shall be 150 and there shall be a maximum of 40 total employees on-site at any one time.
6. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor play area before 9:00 a.m.
7. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail.
8. All existing trees located within areas designated for tree preservation shall be preserved. In addition, in order to ensure that as many trees will be preserved as possible outside of the preservation areas, a tree save plan shall be submitted for review and approval of DEM at the time of site plan review. In those areas designated for tree preservation, if it is determined to be necessary by DEM to lose any trees due to final utility location and engineering design, tree replacement shall be provided for trees lost in disturbed areas as determined by DEM.
9. The child care center shall have a minimum building setback of 80 feet from Ox Trail and a minimum setback of 30 feet from the shared property line with the adjacent residentially developed parcel (S1A1) located to the west.
10. As determined by DEM, the child care center shall be residential in appearance. The building material for the exterior of the child care center shall be siding. The exterior building color shall be compatible with those in adjoining residential areas. Building features shall include, but not limited to, front porches and pitched roofs.
11. The height of the child care center shall not exceed 24 feet.
12. The trash dumpster located on-site shall be screened with siding that is compatible with the siding on the child care center.
13. A minimum of one picnic table shall be provided on-site as determined by DEM.

SEA 92-Y-024  
August 14, 1996

3.

14. Parking lot lighting poles shall be a maximum of 15 feet in height and similar to poles provided on the Fair Oaks Hospital site. Four foot tall bollard-type lighting shall be installed to illuminate the proposed sidewalks.

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

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

**The Board also:**

- **Reaffirmed modification of the transitional screening requirements along the northern and western boundaries;**
- **Reaffirmed modification of the barrier requirements along the western boundary; and**
- **Waived the barrier requirements along the northern boundary.**

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

Sincerely,



Patti Hicks  
Acting Clerk to the Board of Supervisors

PH/ns

SEA 92-Y-024  
August 14, 1996

4.

cc: John M. Yeatman, Director, Real Estate Div., Assessments  
Melinda M. Artman, Deputy Zoning Administrator  
Frank Jones, Assistant Chief, PPRB, OCP  
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM  
Barbara A. Byron, Director, Zoning Evaluation Div., OCP  
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation  
Paul Eno, Project Planning Section, Office of Transportation  
Department of Environmental Management  
Y. Ho Chang, Resident Engineer, VDOT  
Land Acqu. & Planning Div., Park Authority

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING  
AUG 20 1996  
ZONING EVALUATION DIVISION

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT: Revised LAND USE ANALYSIS: RZ 1998-SU-067**  
INOVA Health Care - Fair Oaks Hospital **SEA 84-C-076-5**  
**PCA 85-C-091-4**

**DATE:** 13 May 1999

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

**DESCRIPTION OF THE APPLICATION:**

*Date of Development Plan:* April 23, 1999.  
*Request:* To permit commercial (medical) office use and assisted living housing and related facilities for the elderly to be associated with a hospital.  
*FAR:* .19.  
*Land Area:* 63.8.

**CHARACTER OF THE SURROUNDING AREA:**

The property is located between West Ox Road, Ox Trail, Rugby Road, the Fairfax County Parkway, Alder Woods Drive and the Fair Oaks Estates subdivision. The Century Oaks subdivision, located opposite the site on the north side of Ox Trail is planned and developed at a density of 1-2 dwelling units per acre. The Fair Oaks Glen and Fair Oaks Estates subdivisions, located adjacent to the hospital site are both planned and developed at a density of 2-3 dwelling units per acre. Some of the land between the hospital property and West Ox Road is the subject of a current residential rezoning request. The density would be in the 2-3 dwelling unit per acre range, if approved, which is an option in the Plan. The Navy Elementary School is located opposite the property on the north side of Ox Trail.

## COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

### Plan Text:

On page 502 in the 1991 Area III Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Lee-Jackson Community Planning Sector (UP8) in the Upper Potomac Planning District, the Comprehensive Plan states:

- “10. Tax map parcels 45-2((1))25L, and 41A are planned for hospital and related low intensity ancillary medical office, service uses and clinics, and the portion of Murray Farms east of Rugby Road and north of the Fairfax County Parkway [45-2((2))40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1] is planned for hospital and related low intensity ancillary medical service uses and clinics provided that:
- A substantial vegetated wooded buffer is provided as undisturbed open space between such uses and the nearby residential neighborhoods and is maintained on a perpetual basis;
  - The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20;
  - Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
  - The buffer to be provided and maintained along Rugby Road and Ox Trail will be 100 feet in width with the exception of the existing child care center where a lesser buffer is provided. The wooded, undisturbed buffer will consist of existing vegetation supplemented where necessary. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry) shall be located in this buffer. Any utilities, to include storm water pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;

- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height is limited to a maximum of 60 feet to minimize visual impacts on the residential community;
- All rooftop mechanical equipment is screened;
- Visual impacts are further minimized through building setback and site design; and
- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates.”

**Plan Map:**

The Comprehensive Plan map shows that the property is planned for public facilities, governmental and institutional use.

**Analysis:**

*Land Use, Intensity and Consolidation*

The proposed expansion of the Fair Oaks Hospital to include medical offices and an assisted living facility for the elderly conforms with the use and intensity objectives of the Plan. The land that has been consolidated for this expansion includes all the land specifically indicated by the Plan, except a single 1.29 acre parcel. There is concern about leaving this parcel out of this application because the lot is probably too small to develop as a free-standing medically oriented institutional use, and there may be little incentive to consolidate and redevelop this lot in the future. The Plan text would require that about half of this parcel be part of the 100 foot open space buffer recommended for the east side of Rugby Road. The other half might be parking, if joined to this application, to match the proposed site design. It is also possible that this lot could be consolidated with the adjacent child care facility, if that use ever needs land to expand. Because the probability of either eventuality is limited, it would be desirable to have this parcel included in the consolidation for the proposed medical office project. Without this parcel, a sidewalk or trail along Rugby Road could not be completed on the same time table as the rest of the Rugby Road frontage.

Lots 6 and 7, adjacent to the subject property at the corner of Ox Trail and West Ox Road, should be consolidated because there is no other opportunity to do so. This would provide for the right-of-way along Ox Trail, which serves as the entrance to the hospital, and it would provide an opportunity to preserve the historic Navy Vale schoolhouse. The schoolhouse will probably be destroyed if a new dwelling is built or if Ox Trail and West Ox Road are improved as planned.

#### *Buffer Against Residential Areas*

This proposal does not alter the substantial buffers that are provided for the existing hospital facilities along the eastern, northern and southern boundaries of the subject property. The expansion portion of the property, which is along the frontage of Rugby Road and Ox Trail, shows a 100 foot vegetated buffer, as specifically recommended by the Plan for this site. However, there are large gaps in the natural vegetation. These gaps should be planted with supplemental plant and tree material to help provide the screening necessary to protect the residential development on the west side of Rugby Road, as the Plan specifically recommends. The size and species of plantings should be provided for this supplemental planting. The largest possible specimens should be provided.

#### *Architectural and Design Excellence*

Staff supports the general design concept for the complex which would group the existing hospital, medical office buildings and the future medical office buildings. This concept provides convenient pedestrian access among the buildings, reducing vehicle use on the site. Having the assisted living facility off-set from this grouping is appropriate because it is a residential facility which will be smaller than the other buildings. However, in the area designated for design flexibility, it is unclear whether or not the design concept of a unified clustering of buildings will be maintained. The applicant should commit to clustering of the proposed medical offices with the existing facilities. The ability for people to walk easily among all the buildings (except for the assisted living residential facility) is a key concept in a design of high quality, and without it, the Plan will not be implemented. For example, the design concept of the central plaza with pedestrian connections and street furniture, should be maintained, even if there is some short term or specially designated parking in this central plaza area.

Elevations and renderings of the assisted living facility are provided. The architecture is consistent with the quality of design of the Hospital complex. There are no elevations or renderings of the office buildings. A commitment should be made that these buildings will be

architecturally compatible with the existing buildings. Assurance should be provided that any rooftop mechanical equipment will not be visible, as the Plan specifically recommends.

*Transportation Issues*

The Department of Transportation should evaluate this proposal in terms of the specific transportation recommendations in the Plan for this site.

*Building Height and Visual Impacts*

The proposed heights of buildings in this application are less than the maximum height recommended by the Plan, so there is no height issue.

The general concept of clustering the proposed buildings near the existing facilities in the central portion of the site, discussed above, helps minimize the impact of this project on the single-family detached residential development that is adjacent to the hospital property, especially the new residential development opposite the site on the west side of Rugby Road. The applicant should commit to this concept and agree to have staff evaluate the final design before the expansion of office use is approved.

BGD:SEM

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: **RZ 1998-SU-067**  
Inova Health Care Services **PCA 85-C-091-04**  
**SEA 84-C-091-4**

**DATE:** 23 March 1999

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised development plan dated March 5, 1999. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

**COMPREHENSIVE PLAN CITATIONS:**

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading "Water Quality", the Comprehensive Plan states:

**"Objective 2: Prevent and reduce pollution of surface and groundwater resources.**

- Policy a. Implement a best management practices (BMP) program for Fairfax County, and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements.
- Policy c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface

created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 87 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Water Quality” the Comprehensive Plan states:

**“Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.**

Policy a. Ensure that new development and redevelopment complies with the County’s Chesapeake Bay Preservation Ordinance.”

On page 90 of the 1990 Policy Plan under the heading “Environmental Hazards”, the Comprehensive Plan states:

**“Objective 6: Ensure that new development either avoids problem soil areas, or implements appropriate engineering measures to protect existing and new structures from unstable soils.**

Policy a: Limit densities on slippage soils, and cluster development away from slopes and potential problem areas.

Policy b: Require new development on problem soils to provide appropriate engineering measures to ensure against geotechnical hazards.”

On page 93 of the 1990 Policy Plan as amended on February 10, 1997, under the heading “Environmental Resources”, the Comprehensive Plan states:

“The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County’s tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County’s tree cover.

**Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

Policy a: Protect and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ..."

## **ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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 Inova Fair Oaks Hospital is currently a 38.26 acre site located in the Cub Run Watershed, specifically, and within the Chesapeake Bay Watershed, generally. The rezoning aspect of the proposal intends to add 25.61 acres to the campus for the purpose of adding an assisted living facility, a medical office structure and an ambulatory care facility to the campus.

A stormwater detention facility is located on the southwest portion of the subject site adjacent to Alder Woods Drive. The detention facility is presently very large. The applicant has stated that the stormwater facility will be expanded to accommodate the proposed additional impervious surface which will be added to the hospital campus as a result of the proposed expansion.

A stormwater pond is located on the southeast corner of the site, but it is located predominately on the Fairfax County Park Authority property.

#### **Resolution:**

The applicant is encouraged to pursue the concept of a bioretention/rain garden system for this development with the Department of Public Works and Environmental Services (DPW&ES) as an alternative to expanding the large, dry detention basin. To accommodate stormwater requirements for the proposed new impervious surface by simply expanding the existing facility does not appear to be the most suitable and the most efficient means of stormwater management. A rain garden/bioretention facility would serve to disperse the best management practice throughout the entire hospital property. If DPW&ES finds that the site is suitable for a

bioretention/rain garden system, then such an approach to stormwater management could reduce the required amount of detention in the larger dry pond and provide a more aesthetically pleasing approach to stormwater management.

**Issue:**

If stormwater quality and quantity requirements are to be accommodated strictly by the expansion of the existing dry detention facility, then the concern arises that the one hundred foot buffer of vegetation guaranteed to be implemented along Rugby Road will be encroached upon by the expanded stormwater facility.

**Soil Constraints**

**Issue:**

The soil survey for Fairfax County has identified the following soil types on the subject property: Manassas (14B+), Penn (67C2) & (67B2), Bucks (72B2), and Calverton (76A).

**Resolution:**

Because certain soils mentioned above may present limitations, it is recommended that the applicant submit a soil survey and geotechnical study to DPW& ES at the time of site plan submission to ensure that possible soil constraints are addressed in the early stages of the development.

**Tree Preservation and Restoration**

**Issue:**

The development plan has not incorporated a landscape plan into the proposal.

**Resolution:**

The applicant is encouraged to develop a landscape plan for the entire hospital campus which incorporates tree retention, particularly in the area which is adjacent to Rugby Road, as well as proposed new vegetation. The applicant is also encouraged to develop a plan which encompasses diverse native species inclusive of ground cover, shrubs and trees. It is recommended that the applicant seek the assistance of the Urban Forestry Branch of the DPW&ES to develop a comprehensive landscape plan which also integrates the goals of the

Barbara A. Byron  
RZ 1998-SU-067: PCA85-C-091-4  
SEA 84-C-076-5  
Page 5

bioretention /rain garden approach to stormwater management.

**TRAILS:**

The Trails Plan Map depicts a pedestrian trail on the west side of Rugby Road. At the time of site plan review, the Director, DPW& ES will determine what trail requirements may apply to the subject property.

BGD:MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Leslie Johnson, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** March 16, 1999

**FROM:** Jeff Forbes, Urban Forester II *JF*  
Urban Forestry Branch, OSDS

**SUBJECT:** Fair Oaks Hospital Campus, RZ 1998-SU-067 and SEA 84-C-076-5

**RE:** Your request received, March 11, 1999

The following comments are based on the GDP/GDPA/SEA stamped as received by the Department of Planning and Zoning on March 5, 1999.

Comments #1, #2 and #4 of the memorandum dated March 10, 1999 (copy attached) have been addressed on the revised GDP/GDPA/SEA. Previous comments #3 and #5 are still applicable to the project, and should be addressed with the additional comments below prior to approval of the GDP/GDPA/SEA.

1. **Comment:** Note #9 on sheet 2 of 4 states that a modification/waiver of the transitional screening requirement is requested due to the 100 foot undisturbed buffer. The plan does not provide for planting of the many open areas including lawns and driveways within the buffer. Without the required barrier and planting, visual screening of the proposed buildings will not be effective at all in these areas, regardless of the buffer width.

**Recommendation:** Obtain the commitment requested in comment #3 of the attached memo in order to provide effective screening, and maximize the preservation of existing vegetation on-site.

**Recommendation:** Obtain a commitment that driveways will be restored within the 100 foot buffer to encourage natural regeneration. Pavement and compacted gravel should be broken up by augering holes 2 feet on center, and covered with mulch or woodchips. Where possible existing driveways should be used for the installation of utilities.

2. **Comment:** The Landscape Enlargement on sheet 4 of 4 does not adequately address the requirements of comment #5 of the attached memo.

**Recommendation:** Provide a conceptual landscape plan for the site which shows the general location of proposed deciduous shade trees, ornamental trees and evergreen screening trees, to ensure that the requirements of the Comprehensive Plan will be met.

Fair Oaks Hospital Campus  
RZ 1998-SU-067  
March 16, 1999  
Page 2

3. **Comment:** The limits of clearing and grading shown on lot 40A encroach into the 100 foot buffer.

**Recommendation:** Show temporary limits of clearing and grading for the demolition of the existing dwellings on lots 40A and 46, which do not allow for any unnecessary clearing of existing trees. Show ultimate limits of clearing and grading to be located outside of the 100 foot buffer.

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

JPF/  
UFBID#99-0990

Attachment

cc: Mary Ann Welton, Environmental Planner, EDRB, DPZ  
Steve McGregor, Land Use Planner, EDRB, DPZ  
RA file  
DPZ file

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
MAR 10 1999  
ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

**TO:** Leslie Johnson, Senior Staff Coordinator  
Zoning Evaluation Division, DPZ

**DATE:** March 10, 1999

**FROM:** Jeff Forbes, Urban Forester II *JF*  
Urban Forestry Branch, OSDS

**SUBJECT:** Fair Oaks Hospital Campus, RZ 1998-SU-067 and SEA 84-C-076-5

**RE:** Your request received, March 2, 1999

The following comments are based on the GDP/GDPA/SEA stamped as received by the Department of Planning and Zoning on December 1, 1998.

Site Description: The proposed Fair Oaks Hospital Campus project involves the development of 16 parcels adjacent to the existing hospital facility through an application for rezoning from the R-1 District to the C-3 District. Several single-family dwellings exist on the site. The majority of the lots are wooded with mid-to-late successional forest species.

Vegetation on the site is typical of the chesnut oak forest cover type. Common overstory species include chesnut oak, white oak, red oak, tulip poplar, hickories and Virginia pine. Common understory species include red maple, flowering dogwood, black cherry, American holly, American beech, oak species and greenbrier. Distribution of these species varies slightly with elevation and hydrology on the site.

1. **Comment:** A portion of the 100 foot vegetative buffer required by the Comprehensive Plan is located in the future right-of-way for the Rugby Road widening.

**Recommendation:** Delineate the future right-of-way for Rugby Road on the plan. Provide the required 100 foot buffer between the future right-of-way and the proposed construction.

2. **Comment:** The proposed site configuration, which includes the parking area, structures and stormwater management facilities, is likely to encroach into the required 100 foot buffer once it is redrawn in conformance with comment #1 above.

**Recommendation:** Obtain a commitment from the developer that all improvements on the site will be located and constructed outside of the 100 foot buffer, as required by the Comprehensive Plan.

3. **Comment:** Due to the species composition and existing conditions, a 100 foot buffer of the existing forest along Rugby Road will not provide effective visual screening of the buildings.

**Recommendation:** Obtain a commitment to provide a transplant plan at the time of the first submission of the first site plan. This plan should address the relocation of existing American holly and other evergreen trees that are located within areas to be cleared. These trees should be relocated to open areas and areas lacking evergreen vegetation within the 100 foot buffer to increase the effectiveness of the visual screening. Transplanting should occur prior to any site disturbance, and be done by a qualified contractor. A commitment should also be obtained to provide supplemental evergreen trees within the buffer area to achieve effective visual screening of the facilities. Enough evergreen trees shall be transplanted or planted within the buffer area to ensure that the maximum distance between evergreen trees (six foot height minimum) is 20 feet on center.

The following language may be used to develop appropriate proffers: "The applicant shall use all reasonable efforts to transplant existing American holly and other evergreen trees that are located in areas to be cleared. A transplanting plan shall be prepared by an arborist certified by the International Society of Arboriculture, and submitted at the time of the first submission of the first site plan. The plan shall identify the existing and final locations of suitable transplant trees, and outline the transplanting methods to be used. The transplanting plan should include: a) an assessment of the condition and survival potential of the plants, b) the proposed transplant locations, including their location on a landscape plan, c) the proposed time of year of the transplanting and the timing of transplanting in the development process, d) the transplant methods to be used, including tree spade size if one is used, e) relocation site preparation, including methods to minimize disturbance to existing trees during transplanting, f) initial care after transplanting, including mulching and watering specifications, and g) long-term care during the development process, including tree protection fencing and watering schedule."

4. **Comment:** Utility lines may need to be located within the 100 foot buffer.

**Recommendation:** Obtain a commitment to provide a replanting plan at the time of first submission of the first site plan, in conformance with the Comprehensive Plan, for areas within the forest buffer that are disturbed due to utility installation.

Fair Oaks Hospital Campus

RZ 1998-SU-067

March 10, 1999

Page 3

5. **Comment:** It is not evident that a high-quality landscape design will be provided, as required by the Comprehensive Plan.

**Recommendation:** Provide a landscape design detail as part of the GDP/GDPA/SEA which outlines the quality landscaping scheme to be provided. The detail should include parking lot and street landscaping, as well as foundation planting.

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

JPF/

UFBID#99-0948

cc: Mary Ann Welton, Environmental Planner, EDRB, DPZ  
Steve McGregor, Land Use Planner, EDRB, DPZ  
RA file  
DPZ file

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**FILE:** 3-4 (RZ 1998-SU-067)  
(RZ 85-C-091)  
3-5 (SE 84-C-076)

**SUBJECT:** Transportation Impact

**REFERENCE:** RZ 1998-SU-067, PCA 85-C-091-04, SEA 84-C-076-05;  
Inova Health Care  
Traffic Zone: 1681  
Land Identification Map: 45-2 ((2)) 38,39A,39B,40A,40B,41-50,51B1;  
45-2 ((1)) 25L,41A; 45-2 ((2))38,39A,39B,40A,  
40B,41-50,51B1,25L,41A

**DATE:** May 3, 1999

Transmitted herewith are comments from the Department of Transportation with respect to the referenced applications. These comments are based on plans made available to this Department dated April 23, 1999 and draft proffers dated April 22, 1999.

The proposal is a request to permit the rezoning of 25.61 acres from the R-1 District to the C-3 District. The applicant proposes to expand the existing hospital campus to develop an assisted living facility, an ambulatory care center/ medical office building and an additional medical office building. The applicant is also to incorporate the existing child care into the comprehensive development program for the hospital campus.

This Department has reviewed the proffers dated April 22, 1999, the development plan/plat dated April 23, 1999 and the plan titled Fair Oaks Hospital-Rugby Road dated April 13, 1999 and offers the following comments:

#### Rugby Road Improvements

- The plan titled Fair Oaks Hospital-Rugby Road dated April 13, 1999, demonstrates a proposed lane configuration for a divided four lane Rugby Road. The engineering and planning transformation of a two lane roadway into a four lane divided roadway requires compatibility with the existing geometrics of the surrounding intersections (i.e. Rugby Rd./Rt. 7100 and Ox Trail/Joseph Siewick Drive) as well as the required right-of-way (i.e. Lot 51A) to provide an adequate design. The additional guideline as mentioned in the Comprehensive plan to provide no additional point of vehicle access from Rugby Road and other factors, such as the combination of two types of roadway drainage methods between the existing two-lane Rugby Road and the proposed additional two-lanes for Rugby Road further complicates the ultimate design. Therefore, to successfully complete the transformation of Rugby Road to a four-lane divided roadway, the construction should all be completed at one time. As such, the applicant should provide the ultimate improvements to Rugby Road prior to the construction of the two new medical office buildings. This improvement of Rugby Road to a four lane facility would then handle the increased vehicular traffic proposed with the development as well as improving the left turn gap at the unsignalized intersection of Rugby Road/ Alder Woods Drive.
- The improvements to Rugby Road/ Ox Trail should be to standard as required by VDOT. ( The issues outlined in the VDOT letter to Ms. Byron on April 28, 1999 will need to be addressed at the time of final engineering for the improvements to Rugby Road.)

#### Dedication of Right-of-Way

- Proffer 3A provides for the right-of-way dedication along the site frontage for Rugby Road/ Ox Trail. This proffer is acceptable.
- Parcel 51A1 is located with frontage along Rugby Road/ Ox Trail , however is not part of this application. Right-of-way will be needed from this parcel to implement the improvement of Rugby Road/ Ox trail to a four lane roadway. It would be highly desirable for parcel 51A1 to be part of the pending hospital application, however at a minimum the hospital should acquire the right-of-way needed for the improvement of Rugby Road/ Ox Trail from this parcel.
- Should for any reason the applicant not provide the frontage improvements as requested above and required by the site plan ordinance, all ancillary easements should be provided for the future construction of Rugby Road/ Ox Trail by others.

Pedestrian Access

• A comprehensive "pedestrian" circulation plan is a critical component of a visitor friendly campus. The current proposal by the applicant is incomplete. The applicant should provide additional sidewalks on the westside of Siewick Drive at the following locations:

1. From Alder Woods Drive to the nearest proposed parking area.
2. From Ox Trail to the nearest parking area.

Traffic Generation

The table on below is provided to show a comparison of the traffic volumes generated if the site in question is developed in accordance with:

	<u>TRIPS PER</u> <u>DAY<sup>1</sup></u>	<u>TRIPS PER</u> <u>PEAK HOUR<sup>1</sup></u>
Existing Use:		
Hospital (160 beds) .....	1883 vpd	225 vph
Medical Office Building #1 (82,000 GSF).....	2962 vpd	357 vph
Medical Office Building #2 (93,000 GSF).....	3374 vpd	407 vph
Child Care Center (150 Children).....	678 vpd	129 vph
-----	-----	-----
Total Existing Use .....	8897 vpd	1118 vph

	<u>TRIPS PER</u> <u>DAY<sup>1</sup></u>	<u>TRIPS PER</u> <u>PEAK HOUR<sup>1</sup></u>
Proposed:		
Assisted Living Facility (134 Residents).....	349 vpd	28 vph
Ambulatory Care/ Medical Office building #3 (88,000 GSF).....	3179 vpd	383 vph
Medical Office Building #4 (88,000 GSF).....	3179 vpd	383 vph
-----	-----	-----
Total Proposed Use.....	6707 vpd	794 vph
Total Existing and Proposed Use.....	15604 vpd	1912 vph

1. These trip generation estimates are based on data from Trip Generation, Sixth Edition; Institute of Transportation Engineers, 1997.

Although vehicle traffic generated by the expansion of the hospital will increase, the predicted trips will filtrate throughout the peak hours as predicted by the variation in start and end of work day times of the different types of hospital, medical and office users. Consequently, it is anticipated that the requested improvements to Rugby Road will be adequate to handle the increased trips.

AKR/AA:aa

c:\wpwin60\rz-cases\rz98su67.wpd

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



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

April 28, 1999

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Office of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: RZ 1998-SU-067/PCA 85-C-091-4/SEA 84-C-076-5, Fair Oaks Hospital  
Tax Map No.: 045-2 /02/ 38-51, 51B

Dear Ms. Byron:

This office has reviewed the conceptual road plan relative to the above-mentioned applications and draft proffers and offers the following comments.

The concept plan shows the widening of Rugby Road to a four lane divided section. The plan should be revised to show the radii at the intersections with the Parkway and Alder Woods Drive increased to 50 feet. The right and left turn lanes along Rugby Road should be constructed with tapers of 100 feet and turn lanes of 250 feet.

Widening of Rugby Road should be reflected in the submitted proffers. Drainage and utility relocation costs associated with the widening should be mentioned in the proffers. This office recommends Rugby Road be widened with Phase I of the expansion.

If you should require additional information please do not hesitate to contact this office.

Sincerely,

Noreen H. Maloney  
Transportation Engineer

cc: Mr. R. L. Moore



COMMONWEALTH of VIRGINIA  
DEPARTMENT OF TRANSPORTATION RECEIVED

DAVID R. GEHR  
COMMISSIONER

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DEPARTMENT OF PLANNING AND ZONING

JAN 29 1999

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

January 26, 1999

ZONING EVALUATION DIVISION

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Office of Comprehensive Planning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: RZ1998-SU-067, PCA 85-C-091-04, SEA 84-C-076-05, Fair Oaks Hospital  
Tax Map No.: 045-2 /02/ 38-50

Dear Ms. Byron:

This office has reviewed the generalized development plan relative to the above-mentioned applications and offers the following comments.

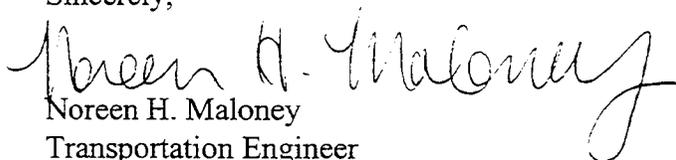
The applications have been filed to permit an increase in land area, building additions and site modifications to an existing medical care facility.

The Comprehensive Plan recommends this section of Rugby Road be reconstructed to a four lane divided facility. With additional information associated with RZ 95-Y-054, the hospital has made a previous commitment to construct the (full) four-lane widening of Rugby Road upon initiation of further development. Based on this information the applicant should dedicate right-of-way along the frontage of Rugby Road for the full widening (87 feet from centerline).

Parcel 51A1 should be acquired.

For additional information please contact this office.

Sincerely,

  
Noreen H. Maloney  
Transportation Engineer

**FAIRFAX COUNTY WATER AUTHORITY**

8560 Arlington Boulevard - P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6300

December 23, 1998

**MEMORANDUM**

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JAN 4 1999

ZONING EVALUATION DIVISION

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

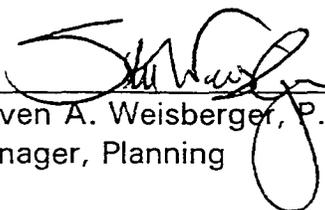
**FROM:** Planning Branch (Tel. 289-6363)  
Planning and Engineering Division

**SUBJECT:** Water Service Analysis, Rezoning Application PCA 85-C-091-04  
RZ 98-SU-067  
SEA 84-C-976-05

---

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 6, 8, 12 & 14 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

  
\_\_\_\_\_  
Steven A. Weisberger, P.E.  
Manager, Planning

Attachment



## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

December 21, 1998

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

**FROM:** Ralph Dulaney (246-3868)  
Planning Section  
Fire and Rescue Department

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Special Exception amendment Application SEA 84-C-076-05

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
DEC 22 1998  
ZONING EVALUATION DIVISION

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #21, **Fair Oaks**.
2. After construction programmed for FY 19\_\_, this property will be serviced by the fire station planned for the \_\_\_\_\_ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
  - a. currently meets fire protection guidelines.
  - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
  - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
  - d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

DATE: 1-7-99

FROM: Ronald N. Kirkpatrick, Director *RNK*  
Utilities Planning and Design Division  
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

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

Name of Applicant/Application: INOVA Health Care Services

Application Number: 1998-SU-067 85-C-091-04 84-C-076-05

Type of Application: RZ PCA SEA

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

Date Received in UP&DD: December 18, 1998

Date Due Back to DPZ: January 14, 1999

Site Information: Location - 45-2 ((1)) 25L, 41A,  
45-2 ((2)) 38, 39A, 39B, 40A, 40, 41, 42, 43, 44,  
45, 46, 47, 48, 49, 50, 51-B1  
Area of Site - 63.87 acres  
Rezone from - R-1 to C-3  
Watershed/Segment - Cub Run / Navy Park

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes  No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe:

- Master Drainage Plan (proposed projects): CU284 - Channel restoration and stabilization is located approximately 1 ½ miles downstream of site.
- UP&DD Ongoing County Drainage Projects: None.
- Other Drainage Information: None.

RE: Rezoning Application Review

II. Trails:

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **INOVA Health Care Services/ RZ 1998-SU-067, PCA 85-C-091-04  
SEA 84-C-076-05**

**\*\*\*\*\* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS\*\*\*\*\***

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

**DRAINAGE RECOMMENDATIONS: Applicant shall verify that the size of the stormwater control facility upgrad is sufficient to accommodate this proposed development.**

**TRAILS RECOMMENDATIONS: None.**

**SCHOOL SIDEWALK RECOMMENDATIONS: None.**

**SANITARY SEWER E&I RECOMMENDATIONS:**

Yes  NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

**OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None.**

UP&DD Internal sign-off by:	Planning Support Branch (Ahmed Rayyan)	AIR
	Utilities Design Branch (Walt Wozniak)	WTW
	Transportation Design Branch (Larry Ichter)	LLI
	Stormwater Management Branch (Fred Rose)	

RNK/rz98su67.wpd

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

MEMORANDUM

DATE: January 13, 1999

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
JAN 25 1999  
ZONING EVALUATION DIVISION

TO: Barbara Byron, Director  
ZED/OCP

FROM: Donald M. Sweig, Ph.D.  
Heritage Resources Specialist -III  
Resource Management Division  
Fairfax County Park Authority  
237-4881



REFERENCE: RZ998-SU-067

APPLICANT/PROPERTY NAME: Inova Health Care Services

RECOMMENDATION: Prehistoric Archaeological resources have been identified in parcels 45-2,((2)), 38 and 39B, planned for open space. NO ground disturbance should take place in this area. If ground disturbance is necessary, a phase-II archaeological assessment and a phase -III archaeological recovery should be done PRIOR TO ANY GROUND DISTURBANCE.

RATIONALE: For additional information contact Mike Johnson at 237-4881.

cc: M. Johnson  
B. Naef

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** BOARD OF SUPERVISORS

**FROM:** Marlene W. Blum, <sup>Chair</sup> Chair  
Health Care Advisory Board

**SUBJECT:** Health Care Advisory Board Review of the Zoning Application of  
Inova Health Care Services/Fair Oaks Hospital  
(PCA 85-C-091-04/RZ 1998-SU-067)

**DATE:** April 19, 1999

On April 12, 1999, a public meeting was held to review the above-referenced special exception application amendment of Inova Health Care Services/Fair Oaks Hospital (PCA 85-C-091-04/RZ 1998-SU-067), to construct a 112 bed Adult Care Residence (ACR) in Hunter Mill District. As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities, which include Adult Care Residences. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, and financial feasibility.

Inova Health System proposes to construct a 92-unit, 112-resident Adult Care Residence (ACR) on the Campus of Fair Oaks Hospital. Sunrise at Fair Oaks is the first new construction project to be developed by the Inova/Sunrise Assisted Living partnership. Sunrise will operate the facility for Inova, as they will all of Inova's ACRs. The three story facility will have a special unit on the first floor for clients with Alzheimer's disease and related disorders (ADRD) that includes a secure outdoor area. The facility also will contain a rehabilitation unit that will accommodate patients needing assistance with Activities of Daily Living for a relatively short period of time who would otherwise need to be cared for in a nursing home.

From the perspective of access, operations and quality the application appears reasonable. The HCAB was particularly impressed with the amount of detail provided about the facility's treatment program. Furthermore, Inova has agreed to maintain a census of at least four (4) clients at Sunrise at Fair Oaks who receive the Auxiliary Grant. The Auxiliary Grant program is a money payment program of the Virginia Department of Social Services which issues a monthly check to eligible recipients to supplement their income to pay for room and board in a licensed ACR. Inova's commitment corresponds to approximately 4% of the non-rehabilitation beds at the facility, a level that the HCAB finds reasonable and consistent with similar commitments made by other ACR providers to the HCAB in the past.

**Memorandum to the Board of Supervisors**

**April 19, 1999**

**Page 2**

**Recommendation:** The HCAB recommends that the Board approve Inova Health System/Fair Oaks Hospital's application construct a 112-bed ACR in Sully District. The HCAB finds the application reasonable in terms of quality, operations, and access to potential clients with low to moderate incomes.

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

cc: Planning Commission  
Office of Comprehensive Planning, Zoning Evaluation Branch  
Verdia L. Haywood, Deputy County Executive  
JoAnne M. Jorgenson, Acting Administrative Director of Health Services  
Susan Yantis, Walsh, Colucci, Stackhouse, Emrich & Lubeley  
Harley Tabak, Vice President for Alternative Care, Inova Health System  
Jim Scott, Assistant Vice President for Community Affairs, Inova Health System



**INOVA HEALTH  
SYSTEM**

8003 Forbes Place  
Springfield, Virginia 22151  
703 321-2680

April 15, 1999

John Ruthinoski  
Fairfax County Department of Health  
10777 Main Street  
Suite 203  
Fairfax, VA 22030-6903

RE: Fair Oaks Hospital - Proposed Assisted Living Facility  
RZ 1998-SU-067; PCA 85-C-091-4; SEA 84-C-076-5

Dear John:

In furtherance of our meeting with the Health Care Advisory Board on April 12, 1999, Inova Health System agrees to participate in Virginia's Department of Social Services' Auxiliary Grant Program by providing access to the proposed assisted living facility at the Fair Oaks Campus to four (4) residents who are part of this program.

If you have any questions regarding this commitment, please do not hesitate to contact me.

Sincerely,

Harley Tabak  
Vice President  
Alternate Care Services

CC: Jim Scott  
Sean Ambrose  
Randy Hart  
Joan Dannemann  
Susan K. Yantis

## 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 in the zoning district if the site were developed as a conventional subdivision. See 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 Environmental Management.

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