



APPLICATION ACCEPTED: December 2, 2009
PLANNING COMMISSION: July 15, 2010
BOARD OF SUPERVISORS: July 27, 2010 @ 3:30 P.M.

County of Fairfax, Virginia

July 8, 2010

STAFF REPORT

APPLICATION RZ/FDP 2009-MV-023

MOUNT VERNON DISTRICT

APPLICANT: INOVA Health Care Services

PRESENT ZONING: C-3

REQUESTED ZONING: PDC

PARCEL(S): 107-4 ((1) 75A, 77, 78, 79, 80, 81, and 82

ACREAGE: 14.55 acres

FAR: 0.40

OPEN SPACE: 56% (7.10 acres)

PLAN MAP: Office and Private Open Space

PROPOSAL: The applicant seeks to rezone 14.55 acres from the C-3 District to the PDC District to permit the construction of a healthplex/medical office mixed-use development consisting of two (2) buildings and a central parking structure with a maximum floor area ratio (FAR) of 0.40.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-MV-023 and the associated CDP subject to the execution of proffers consistent with those contained in Appendix 1.

St.Clair Williams

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of FDP 2009-MV-023 subject to development conditions contained in Appendix 2 and subject to the approval of RZ 2009-MV-023 and the associated CDP by the Board of Supervisors.

Staff recommends approval of variance of the requirement that secondary uses in a PDC District not exceed 25% of the gross floor area of the principal uses (Par. 5 of Sect. 6-206), specifically to allow for a greater proportion of medical care facility use.

Staff recommends a modification of transitional screening along the southern and western property lines and waiver of the barrier requirements along the southern and western property lines in favor of that shown on the CDP/FDP.

Staff recommends a modification of the loading space requirement in order to allow five (5) loading spaces instead of the nine (9) loading spaces required.

Staff recommends a modification of the peripheral parking lot landscaping requirement and off-street parking set back requirement along the northern property line.

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

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

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

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.

O:\SWILLIARZ\RZ 2009-MV-023 Lorton Inova Healthplex\Staff Report\Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2009-MV-023

Applicant: INOVA HEALTH CARE SERVICES
Accepted: 12/02/2009
Proposed: COMMERCIAL DEVELOPMENT
Area: 14.55 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: SOUTHEAST QUADRANT OF THE INTERSECTION
OF LORTON ROAD AND SANGER STREET AND
WEST OF HENRY G. SHIRLEY MEMORIAL HIGHWAY

Zoning: FROM C- 3 TO PDC
Overlay Dist:
Map Ref Num: 107-4- /01/ /0075A /01/ /0077
/01/ /0078 /01/ /0079 /01/
/0080 /01/ /0081 /01/ /0082

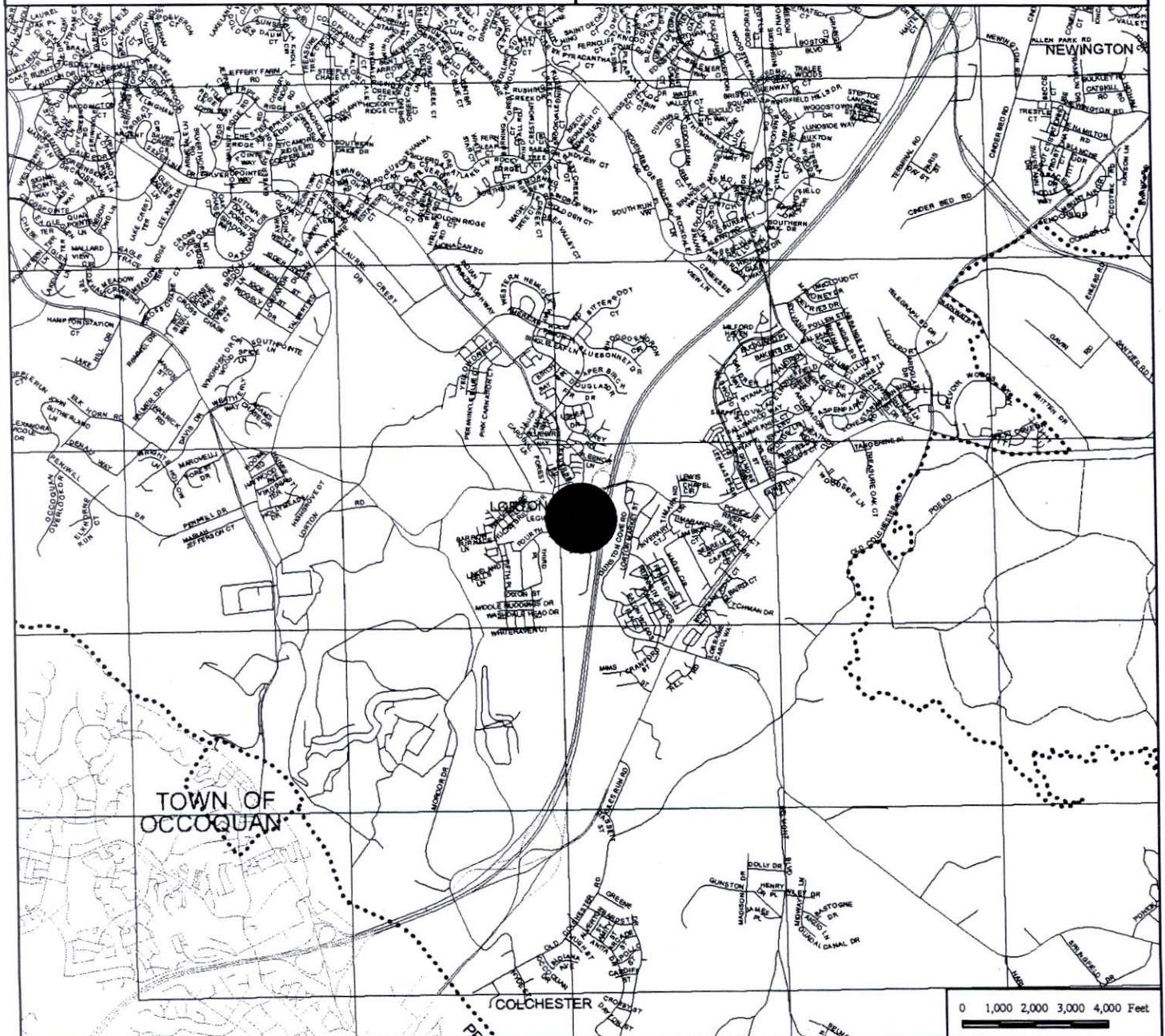
Final Development Plan

FDP 2009-MV-023

Applicant: INOVA HEALTH CARE SERVICES
Accepted: 12/02/2009
Proposed: COMMERCIAL DEVELOPMENT
Area: 14.55 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
Located: SOUTHEAST QUADRANT OF THE INTERSECTION
OF LORTON ROAD AND SANGER STREET AND
WEST OF HENRY G. SHIRLEY MEMORIAL HIGHWAY

Zoning: PDC
Overlay Dist:
Map Ref Num: 107-4- /01/ /0075A /01/ /0077
/01/ /0078 /01/ /0079 /01/
/0080 /01/ /0081 /01/ /0082



Rezoning Application

RZ 2009-MV-023

Applicant: INOVA HEALTH CARE SERVICES
 Accepted: 12/02/2009
 Proposed: COMMERCIAL DEVELOPMENT
 Area: 14.55 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
 Located: SOUTHEAST QUADRANT OF THE INTERSECTION
 OF LORTON ROAD AND SANGER STREET AND
 WEST OF HENRY G. SHIRLEY MEMORIAL HIGHWAY

Zoning: FROM C-3 TO PDC
 Overlay Dist:
 Map Ref Num: 107-4- /01/ /0075A /01/ /0077
 /01/ /0078 /01/ /0079 /01/
 /0080 /01/ /0081 /01/ /0082

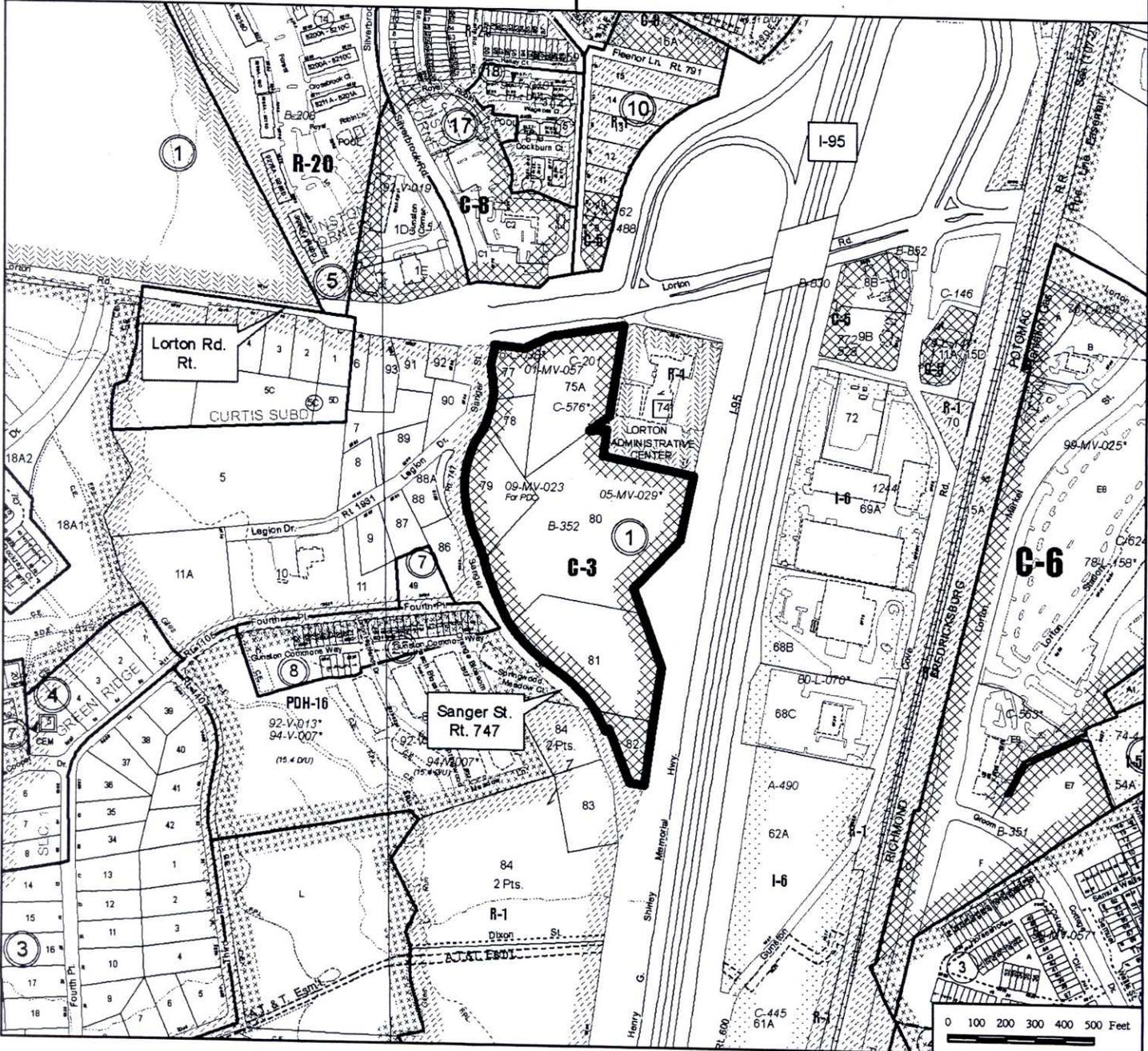
Final Development Plan

FDP 2009-MV-023

Applicant: INOVA HEALTH CARE SERVICES
 Accepted: 12/02/2009
 Proposed: COMMERCIAL DEVELOPMENT
 Area: 14.55 AC OF LAND; DISTRICT - MOUNT VERNON

Zoning Dist Sect:
 Located: SOUTHEAST QUADRANT OF THE INTERSECTION
 OF LORTON ROAD AND SANGER STREET AND
 WEST OF HENRY G. SHIRLEY MEMORIAL HIGHWAY

Zoning: PDC
 Overlay Dist:
 Map Ref Num: 107-4- /01/ /0075A /01/ /0077
 /01/ /0078 /01/ /0079 /01/
 /0080 /01/ /0081 /01/ /0082

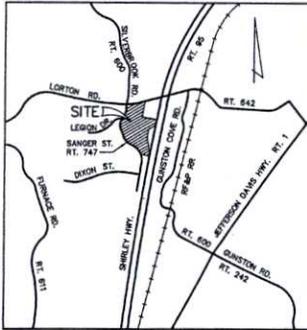


INOVA LORTON HEALTHPLEX

A Service of Inova Mount Vernon Hospital

Mount Vernon District Fairfax County, Virginia

Conceptual Development Plan / Final Development Plan
RZ 2009-MV-023



VICINITY MAP
SCALE : 1" = 2,000'

Applicant:
Inova Health Care Services
8110 Gatehouse Rd., Suite 200
Falls Church, VA 22042

Sheet Index

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN - LAYOUT
3. PHASING PLAN, NOTES AND TABULATION, AND BUILDING PERSPECTIVES
4. SECTION AND RETAINING WALL DETAILS
5. ROAD IMPROVEMENT PLAN - NORTH
6. ROAD IMPROVEMENT PLAN - SOUTH
7. STORMWATER MANAGEMENT
8. STORMWATER MANAGEMENT
9. VAULT ROUTINGS
10. EXISTING VEGETATION MAP

Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital

Conceptual Development Plan /
Final Development Plan

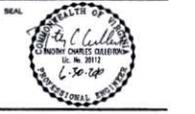


Francis Cauffman

SEAL



Revised June 30, 2010
Revised June 3, 2010
Revised May 10, 2010
Revised April 7, 2010
Revised March 11, 2010
Revised November 23, 2009
October 20, 2009



KEY PLAN



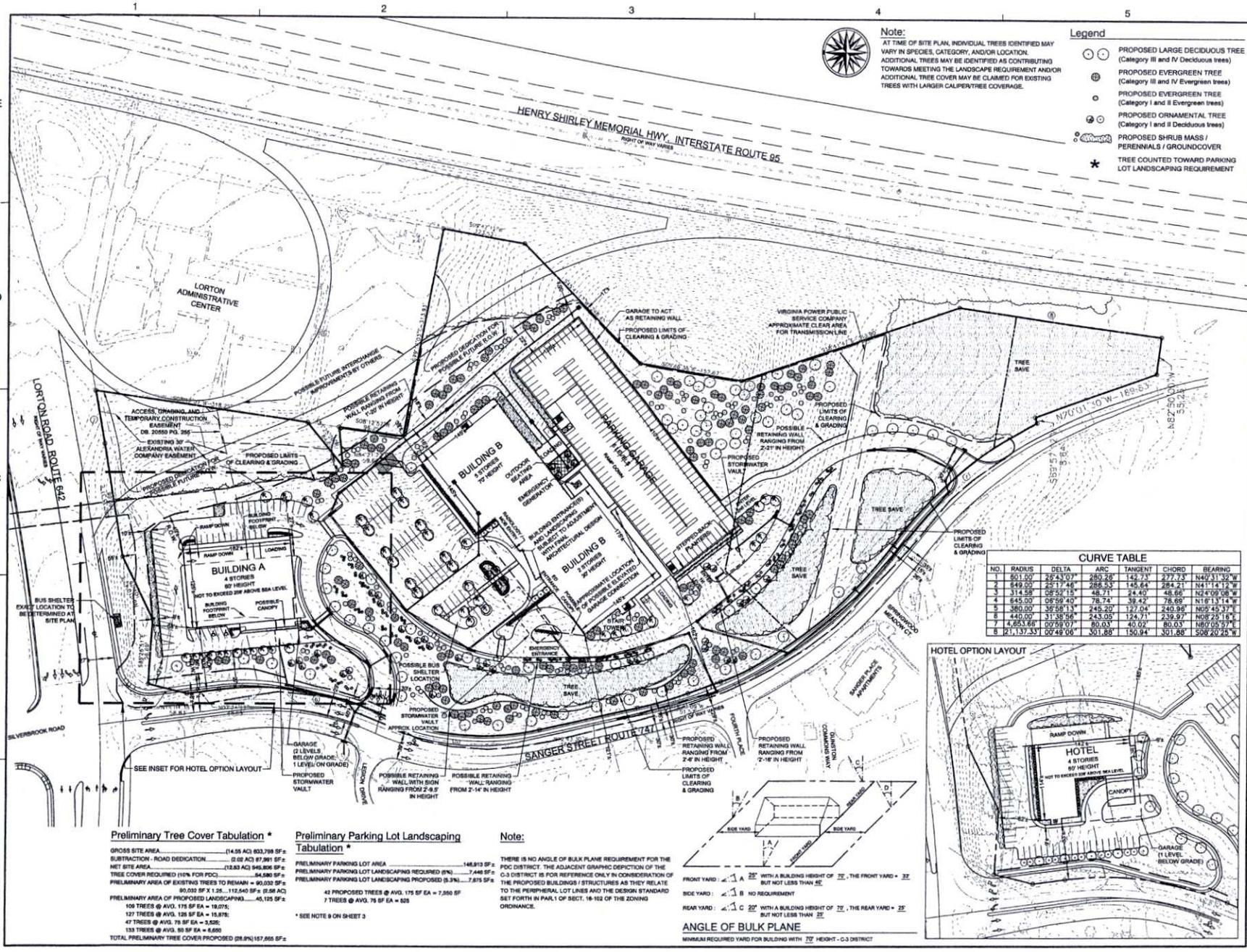
No.	DATE	BY	Description
8	08.30.10	ARC	
5	08.03.10	ARC	
4	05.10.10	ARC	
3	04.07.10	ARC	
2	03.11.10	ARC	
1	11.23.09	ARC	

REVISIONS

DRAWN BY: ARC
 APPROVED BY: _____
 CHECKED BY: FQJ
 DATE: October 20, 2009

TITLE
INOVA LORTON HEALTHPLEX
 Conceptual Development Plan /
 Final Development Plan
 Layout

PROJECT NO.

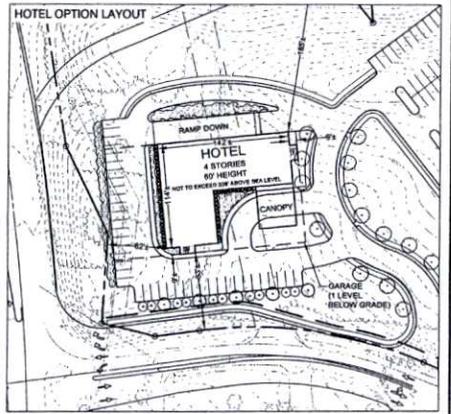


Note:
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

- Legend**
- ○ PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - ⊗ PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - ⊗ PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - * TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT

CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	801.00'	29°43'01"	280.28'	142.73'	277.73'	N40°31'39"W
2	649.00'	25°17'46"	226.53'	145.64'	284.21'	N41°14'12"W
3	314.28'	05°50'15"	48.71'	24.40'	48.66'	N24°09'08"W
4	645.00'	05°50'40"	76.74'	39.47'	76.99'	N18°11'14"W
5	380.00'	35°58'13"	245.20'	127.04'	240.96'	N05°45'37"E
6	440.00'	31°38'58"	243.05'	124.71'	239.97'	N08°25'18"E
7	455.88'	00°09'07"	80.03'	40.02'	80.03'	N89°09'37"W
8	21,137.33'	00°48'06"	301.88'	150.94'	301.88'	S00°20'25"W



Preliminary Tree Cover Tabulation *

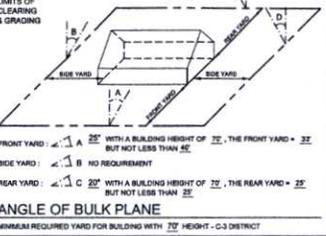
GROSS SITE AREA	(14.35 AC) 833,798 SF±
SUBTRACTION - ROAD DEDICATION	(2.05 AC) 87,861 SF±
NET SITE AREA	(12.30 AC) 645,938 SF±
TREE COVER REQUIRED (15% FOR PDC)	96,890 SF±
PRELIMINARY AREA OF EXISTING TREES TO REMAIN	90,032 SF±
90,032 SF @ 1.15"	112,640 SF± @ 8.55 AC
PRELIMINARY AREA OF PROPOSED LANDSCAPING	45,125 SF±
100 TREES @ AVG. 178 SF EA = 18,075;	
127 TREES @ AVG. 128 SF EA = 16,376;	
47 TREES @ AVG. 78 SF EA = 3,656;	
133 TREES @ AVG. 80 SF EA = 8,660	
TOTAL PRELIMINARY TREE COVER PROPOSED (28.9%)	157,865 SF±

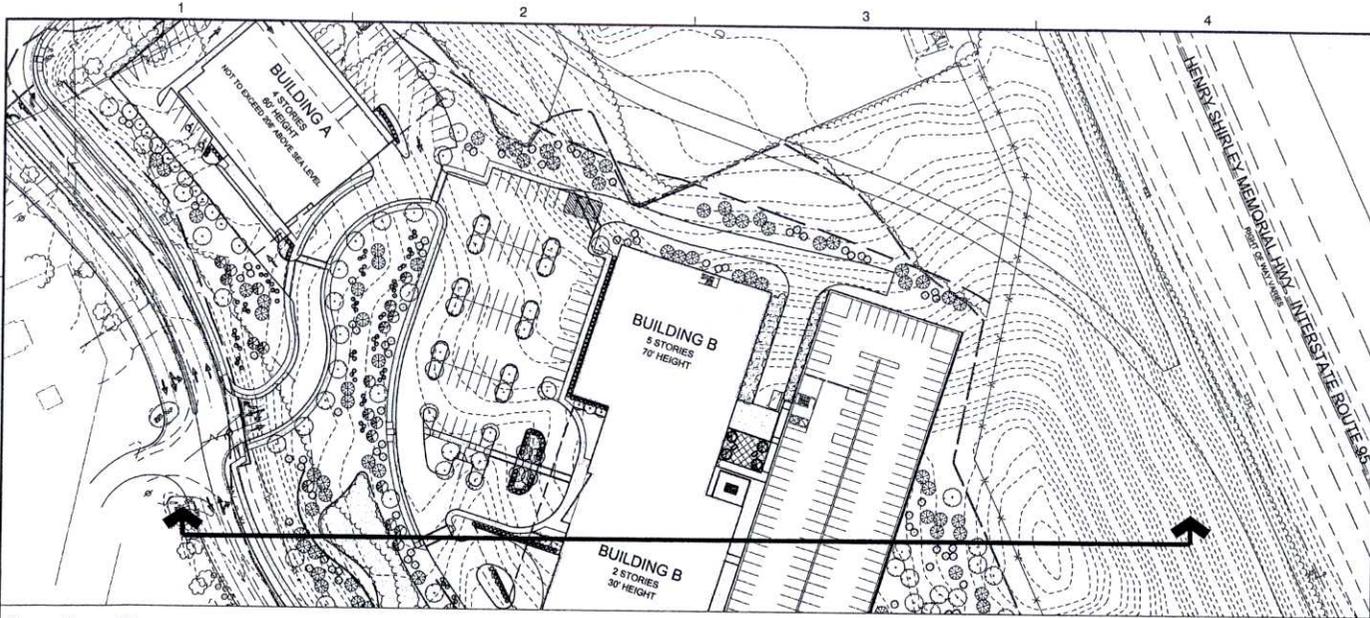
Preliminary Parking Lot Landscaping Tabulation *

PRELIMINARY PARKING LOT AREA	148,913 SF±
PRELIMINARY PARKING LOT LANDSCAPING REQUIRED (8%)	7,448 SF±
PRELIMINARY PARKING LOT LANDSCAPING PROPOSED (8.3%)	7,879 SF±
42 PROPOSED TREES @ AVG. 178 SF EA = 7,456 SF	
7 TREES @ AVG. 78 SF EA = 528	

* SEE NOTE 9 ON SHEET 3

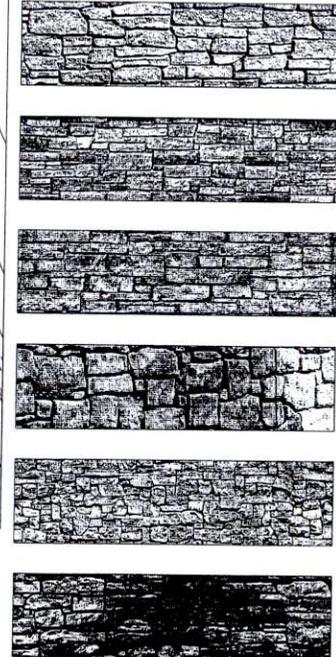
Note:
 THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THE ADJACENT GRAPHIC DEPICTION OF THE C-3 DISTRICT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE PROPOSED BUILDINGS / STRUCTURES AS THEY RELATE TO THE PERIPHERAL LOT LINES AND THE DESIGN STANDARD SET FORTH IN PART 1 OF SECT. 16-102 OF THE ZONING ORDINANCE.



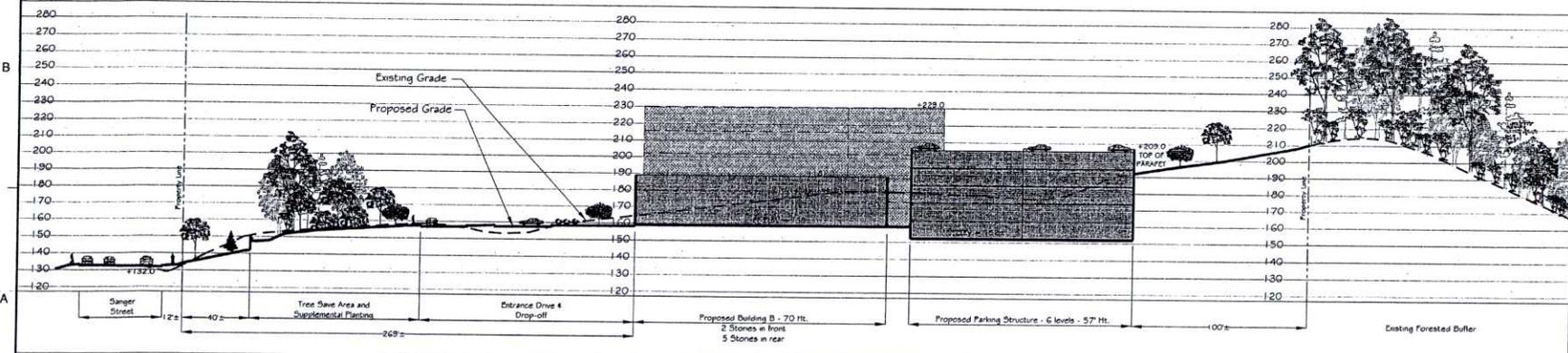


SECTION KEY MAP

RETAINING WALL FACE OPTIONS



NOTE:
THE EXAMPLES OF POSSIBLE RETAINING WALL FACE TREATMENTS AND THE CROSS SECTION PRESENTED ON THIS SHEET ARE BASED ON PRELIMINARY ENGINEERING AND ARCHITECTURAL DESIGN. THEY ARE INCLUDED TO ILLUSTRATE THE GENERAL CHARACTER AND MASSING OF THE PROPOSED DEVELOPMENT PROGRAM WHICH WILL BE REFINED AND SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



SECTION



Dewberry & Davis LLC
8400 ANN HASTON BLVD
FAIRFAX, VA 22031
PHONE: 703 843 6100
FAX: 703 843 6110
www.dewberry.com

Francis Cauffman

Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

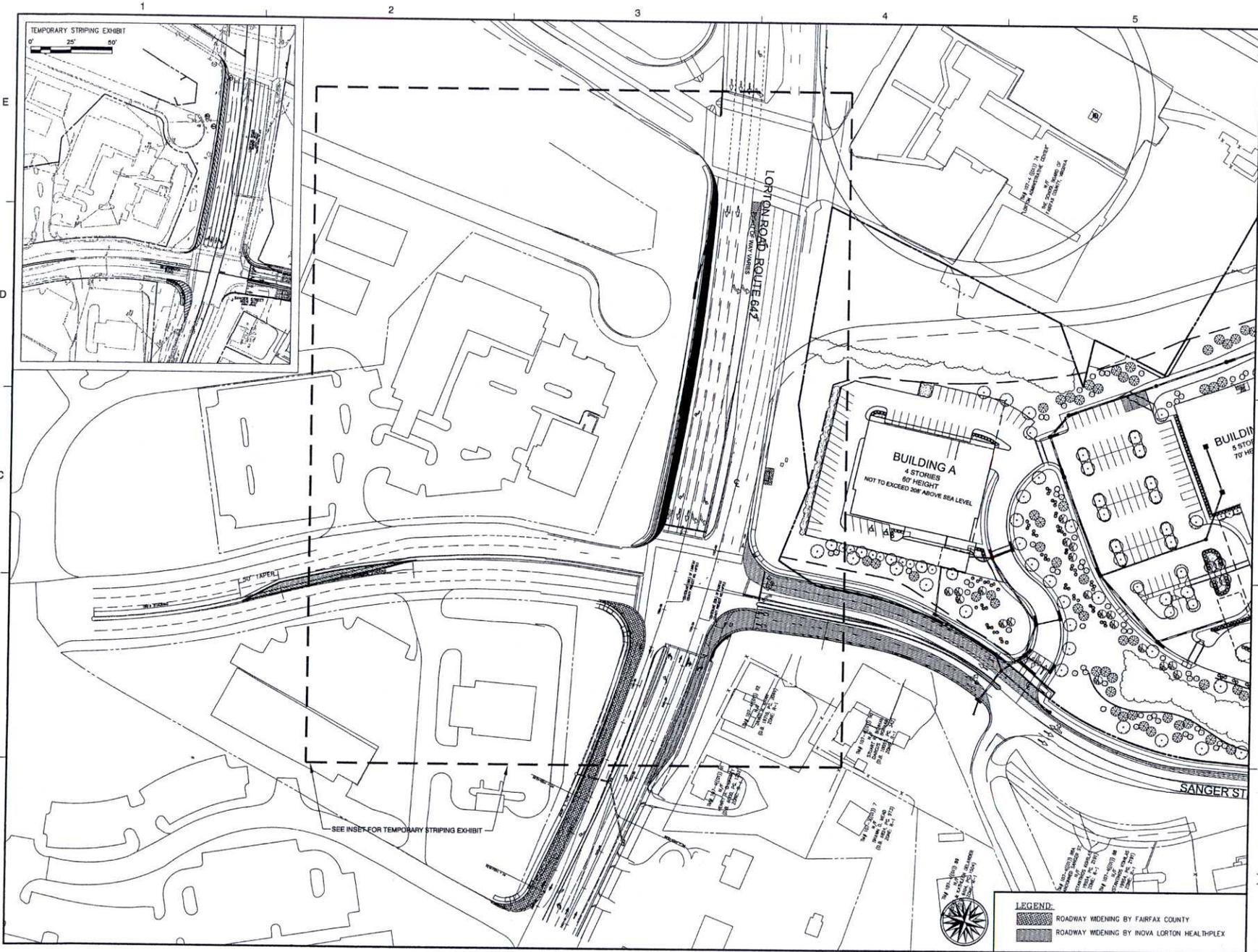
SCALE

No.	DATE	BY	Description
3	06.30.10	ARC	
2	06.03.10	ARC	
1	05.10.10	ARC	New Sheet

REVISIONS
DRAWN BY: ARC
APPROVED BY:
CHECKED BY: PDY
DATE: October 20, 2009

TITLE
INOVA LORTON HEALTHPLEX
Section and Retaining Wall Details

PROJECT NO.



Dewberry & Davis LLC
8403 ARLINGTON BLVD.
FAYETTE, VA 22031
PHONE: 703.448.0100
FAX: 703.448.0102
www.dewberry.com

Francis Cauffman

Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	08.30.10	ARC	
2	06.03.10	ARC	
1	05.10.10	ARC	New Sheet

REVISIONS

DRAWN BY: ARC

APPROVED BY: [Signature]

CHECKED BY: PEY

DATE: October 20, 2009

TITLE

INOVA LORTON HEALTHPLEX

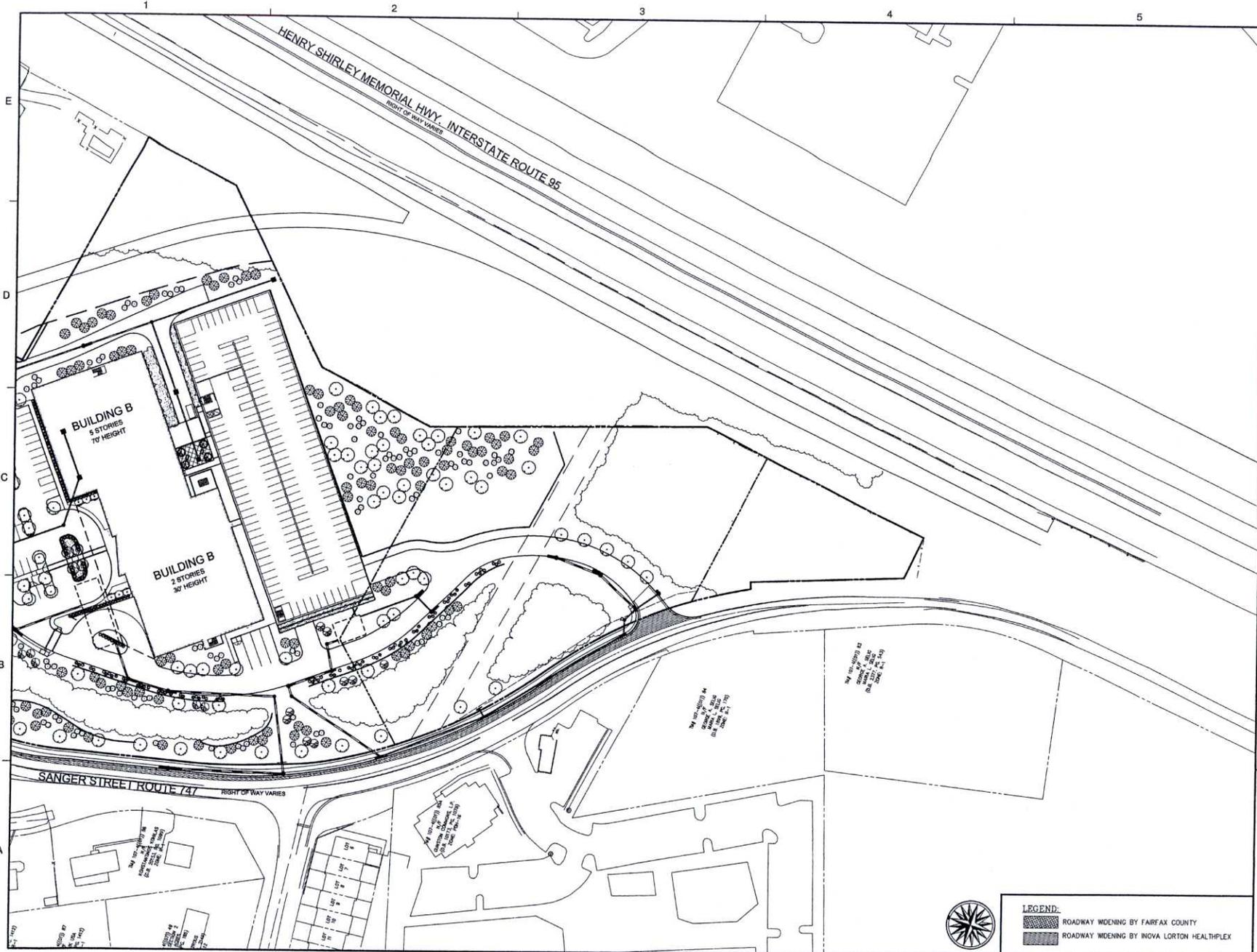
Road Improvement Plan - North

PROJECT NO.

5

SHEET NO. 5 of 10

M-10780



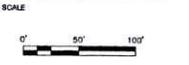
Dewberry & Davis LLC
8400 ARLINGTON BLVD
FARFAX, VA 22031
PHONE: 703.893.0180
FAX: 703.893.0190
www.dewberry.com

Francis Cauffman

Inova Lorton HealthPlex
A Service of Inova Mount Vernon Hospital
CONCEPTUAL DEVELOPMENT PLAN /
FINAL DEVELOPMENT PLAN
MOUNT VERNON DISTRICT
FARFAX COUNTY, VIRGINIA



KEY PLAN



No.	DATE	BY	Description
3	06.30.10	ARC	
2	08.03.10	ARC	
1	05.10.10	ARC	New Sheet

REVISIONS

DRAWN BY: ARC
APPROVED BY: PDX
CHECKED BY: PDX
DATE: October 20, 2009
TITLE:

INOVA LORTON
HEALTHPLEX
Road Improvement Plan -
South

PROJECT NO.

6

SHEET NO. 6 OF 10
M-10760

LEGEND:
ROADWAY WIDENING BY FARFAX COUNTY
ROADWAY WIDENING BY INOVA LORTON HEALTHPLEX

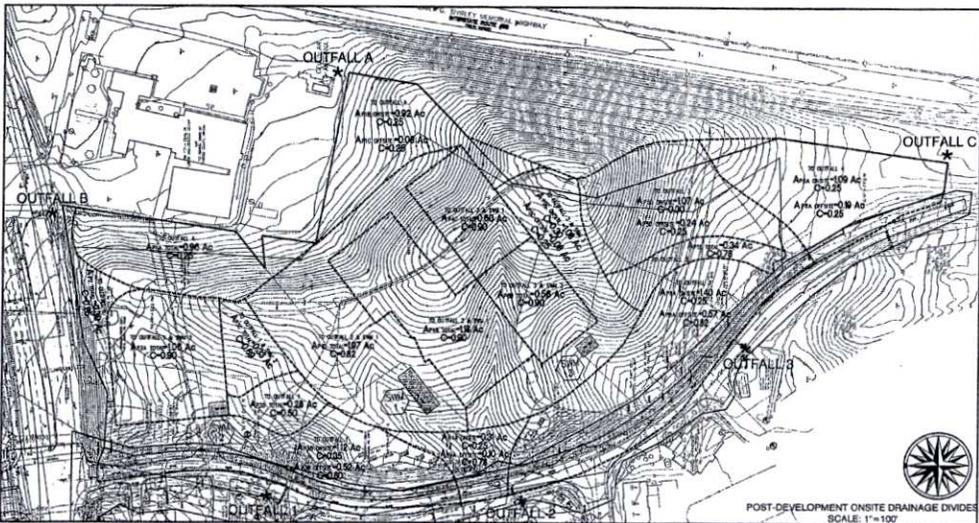
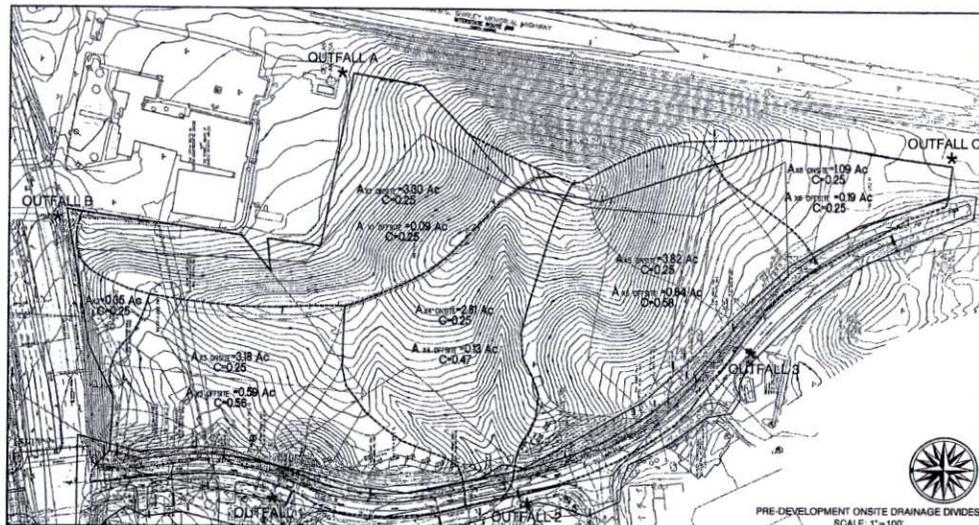


DRAINAGE DIVIDE DATA

OUTFALL A		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X1	3.3	0.25	5.45	7.27	4.49	6
X1 (offsite)	0.98	0.25	5.45	7.27	0.12	0.16
TOTAL	3.38				4.61	6.16
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P1A	1.01	0.25	5.45	7.27	1.38	1.83
P1B	0.92	0.25	5.45	7.27	1.25	1.67
P1C (offsite)	0.08	0.3	5.45	7.27	0.13	0.17
TOTAL	2.01				2.76	3.67
OUTFALL B		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X2	0.35	0.25	5.45	7.27	0.48	0.64
TOTAL	0.35	0.25	5.45	7.27	0.48	0.64
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P2	0.3	0.25	5.45	7.27	0.41	0.55
TOTAL					0.41	0.55
OUTFALL C		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X3	1.09	0.28	5.45	7.27	1.74	2.33
X3 (offsite)	0.19	0.25	5.45	7.27	0.26	0.35
TOTAL	1.28				2	2.68
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P3A	1.09	0.28	5.45	7.27	1.74	2.33
P3A (offsite)	0.19	0.25	5.45	7.27	0.26	0.35
TOTAL	1.28				2	2.68
OUTFALL 1		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X4	3.77	0.28	5.45	7.27	5.14	6.85
X4 (offsite)	0.59	0.58	5.45	7.27	1.8	2.4
TOTAL	4.36				6.94	9.25
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P3B	1.12	0.35	5.45	7.27	2.18	2.85
P3B (offsite)	0.52	0.8	5.45	7.27	2.27	3.02
P3A*	1.06	0.9	5.45	7.27	5.2	6.94
P3C*	0.33	0.69	5.45	7.27	1.24	1.66
P3D	0.28	0.5	5.45	7.27	0.78	1.02
TOTAL	3.31				11.63	15.48
OUTFALL 2		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X4	2.94	0.25	5.45	7.27	4.01	5.34
X4 (offsite)	0.13	0.47	5.45	7.27	0.33	0.44
TOTAL	3.07				4.34	5.78
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P4A	0.31	0.25	5.45	7.27	0.42	0.56
P4A (offsite)	0.1	0.78	5.45	7.27	0.43	0.57
P4B*	1.21	0.9	5.45	7.27	5.94	7.92
P4C*	0.8	0.9	5.45	7.27	2.94	3.92
P4D*	1.97	0.82	5.45	7.27	8.8	11.74
TOTAL	4.19				18.53	24.71
OUTFALL 3		UNCONTROLLED FLOW				CONTROLLED FLOW
EXISTING		1 (2y)	1 (10 y)	Q2 cfs	Q10 cfs	
X5	4.66	0.25	5.45	7.27	6.35	8.47
X5 (offsite)	0.84	0.58	5.45	7.27	2.96	3.94
TOTAL	5.5				9.01	12.01
PROPOSED		UNCONTROLLED FLOW				CONTROLLED FLOW
P5A	1.43	0.25	5.45	7.27	1.95	2.6
P5A (offsite)	0.57	0.82	5.45	7.27	2.56	3.4
P5B*	0.66	0.9	5.45	7.27	2.75	3.68
P5C*	1.08	0.3	5.45	7.27	1.77	2.35
P5C (offsite)*	0.08	0.25	5.45	7.27	0.11	0.15
P5D	1.1	0.3	5.45	7.27	1.8	2.4
P5E	0.34	0.78	5.45	7.27	1.45	1.93
TOTAL	5.4				12.71	16.95

DETENTION SUMMARY (ONSITE AREAS ONLY)

STORM	EX SITE Q (cfs)	PROP SITE Q UNCONTROLLED (cfs)	PROP SITE Q CONTROLLED (cfs)
2-YR	22.21	41.96	18.7
10 YR	26.63	55.65	24.2



Dewberry & Davis LLC
 1400 CALDWELL BLVD
 FARMERSVILLE, OH 43024
 PHONE: 703.844.1000
 FAX: 703.844.1018
 www.dewberry.com

Inova Lorton HealthPlex
 A Division of Inova Mount Vernon Hospital
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN

SCALE

AS NOTED

No.	DATE	BY	Description
4	08/20/10	PEC	
3	04/20/10	PEC	
2	05/10/10	PEC	
1	04/27/10	PEC	

DESIGNED BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: MARCH 11, 2010
 TITLE: _____

INOVA LORTON HEALTHPLEX
 Conceptual Development Plan /
 Final Development Plan
 Stormwater Management

PROJECT NO: _____

Dewberry & Davis LLC
 4400 AIRPORT BLVD
 FARMERS BRANCH, TX 75448
 PHONE: 972.848.2000
 FAX: 972.848.2001
 www.dewberry.com

Inova Lorton HealthPlex
 A Service of Inova Mount Vernon Hospital
 CONCEPTUAL DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN
 MOUNT VERNON DISTRICT
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN
 SCALE
 N/A

No.	DATE	BY	Description
4	06/30/10	PCG	
3	06/03/10	PCG	
2	05/10/10	PCG	
1	04/07/10	PCG	

REVISIONS

DRAWN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: MARCH 11, 2010
 TITLE: _____

INNOVATION HEALTHPLEX
 Conceptual Development Plan /
 Final Development Plan
 VAULT ROUTINGS

PROJECT NO. _____

SWM 3-2 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3.E5

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 137.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	137.00	0.00	0.00
0.08	4.70	4.70	0.015	137.75	0.31	0.31
0.17	3.00	3.00	0.039	138.92	0.55	0.55
0.25	2.30	2.20	0.052	139.61	0.64	0.64
0.33	1.80	1.80	0.062	140.06	0.70	0.70
0.42	1.50	1.50	0.068	140.38	0.74	0.74
0.50	1.30	1.30	0.073	140.60	0.76	0.76
0.58	1.10	1.10	0.075	140.75	0.78	0.78
0.67	1.00	1.00	0.077	140.84	0.79	0.79
0.75	0.90	0.90	0.078	140.90	0.79	0.79
0.83	0.86	0.86	0.079	140.92	0.80	0.80
0.92	0.80	0.80	0.079	140.93	0.80	0.80
1.00	0.64	0.64	0.079	140.91	0.80	0.80
1.08	0.58	0.58	0.077	140.85	0.79	0.79
1.17	0.53	0.53	0.076	140.77	0.78	0.78
1.25	0.48	0.48	0.074	140.67	0.77	0.77
1.33	0.42	0.42	0.072	140.57	0.76	0.76
1.42	0.37	0.37	0.069	140.44	0.75	0.75
1.50	0.32	0.32	0.067	140.31	0.73	0.73
1.58	0.27	0.27	0.064	140.16	0.71	0.71
1.67	0.22	0.22	0.061	140.01	0.69	0.69
1.75	0.16	0.16	0.057	139.84	0.67	0.67
1.83	0.10	0.10	0.053	139.66	0.65	0.65
1.92	0.05	0.05	0.049	139.47	0.62	0.62
2.00	0.00	0.00	0.046	139.27	0.60	0.60

Total Routing Mass Balance Discrepancy is 1.26%

SWM 2-2 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2.E5

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 135.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	135.00	0.00	0.00
0.08	6.44	6.44	0.020	135.98	0.69	0.69
0.17	4.20	4.20	0.050	137.48	1.19	1.19
0.25	3.10	3.10	0.066	138.29	1.39	1.39
0.33	2.50	2.50	0.076	138.76	1.49	1.49
0.42	2.00	2.00	0.081	139.01	1.54	1.54
0.50	1.70	1.70	0.083	139.11	1.56	1.56
0.58	1.50	1.50	0.083	139.12	1.56	1.56
0.67	1.30	1.30	0.082	139.07	1.55	1.55
0.75	1.20	1.20	0.080	138.97	1.53	1.53
0.83	1.10	1.10	0.077	138.84	1.51	1.51
0.92	1.00	1.00	0.074	138.69	1.47	1.47
1.00	0.90	0.90	0.071	138.52	1.44	1.44
1.08	0.80	0.80	0.067	138.32	1.39	1.39
1.17	0.70	0.70	0.063	138.11	1.35	1.35
1.25	0.70	0.70	0.058	137.90	1.29	1.29
1.33	0.60	0.60	0.054	137.69	1.24	1.24
1.42	0.50	0.50	0.050	137.46	1.18	1.18
1.50	0.44	0.44	0.045	137.23	1.12	1.12
1.58	0.40	0.40	0.040	137.00	1.06	1.06
1.67	0.30	0.30	0.036	136.77	0.98	0.98
1.75	0.20	0.20	0.031	136.53	0.90	0.90
1.83	0.10	0.10	0.026	136.29	0.81	0.81
1.92	0.10	0.10	0.021	136.06	0.72	0.72

Total Routing Mass Balance Discrepancy is 1.97%

SWM 2-10 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2-10.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM2.E5

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 135.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	135.00	0.00	0.00
0.08	8.59	8.59	0.027	136.33	0.83	0.83
0.17	5.50	5.50	0.068	138.26	1.40	1.40
0.25	4.10	4.10	0.090	139.48	1.63	1.63
0.33	3.30	3.30	0.104	140.16	1.76	1.76
0.42	2.70	2.70	0.112	140.58	1.83	1.83
0.50	2.30	2.30	0.117	140.80	1.87	1.87
0.58	2.00	2.00	0.119	140.87	1.89	1.89
0.67	1.70	1.70	0.118	140.88	1.89	1.89
0.75	1.60	1.60	0.117	140.80	1.87	1.87
0.83	1.40	1.40	0.114	140.68	1.85	1.85
0.92	1.30	1.30	0.111	140.51	1.82	1.82
1.00	1.20	1.20	0.107	140.32	1.79	1.79
1.08	1.10	1.10	0.103	140.11	1.75	1.75
1.17	1.00	1.00	0.098	139.87	1.71	1.71
1.25	0.90	0.90	0.093	139.62	1.66	1.66
1.33	0.80	0.80	0.088	139.35	1.61	1.61
1.42	0.70	0.70	0.082	139.07	1.55	1.55
1.50	0.60	0.60	0.076	138.77	1.49	1.49
1.58	0.50	0.50	0.070	138.46	1.43	1.43
1.67	0.40	0.40	0.063	138.14	1.35	1.35
1.75	0.30	0.30	0.057	137.81	1.27	1.27
1.83	0.20	0.20	0.050	137.47	1.19	1.19
1.92	0.10	0.10	0.043	137.13	1.09	1.09

Total Routing Mass Balance Discrepancy is 1.13%

SWM 3-10 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3-10.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM3.E5

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 137.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	137.00	0.00	0.00
0.08	6.30	6.30	0.020	138.01	0.38	0.38
0.17	4.00	4.00	0.052	139.60	0.64	0.64
0.25	3.00	3.00	0.072	140.56	0.76	0.76
0.33	2.40	2.40	0.085	141.21	0.83	0.83
0.42	2.00	2.00	0.094	141.67	0.87	0.87
0.50	1.70	1.70	0.101	142.00	0.91	0.91
0.58	1.40	1.40	0.105	142.22	0.93	0.93
0.67	1.30	1.30	0.108	142.36	0.94	0.94
0.75	1.10	1.10	0.110	142.45	0.95	0.95
0.83	1.00	1.00	0.110	142.48	0.95	0.95
0.92	0.90	0.90	0.110	142.48	0.95	0.95
1.00	0.81	0.81	0.110	142.46	0.95	0.95
1.08	0.78	0.78	0.109	142.41	0.94	0.94
1.17	0.71	0.71	0.108	142.35	0.94	0.94
1.25	0.64	0.64	0.106	142.26	0.93	0.93
1.33	0.57	0.57	0.104	142.15	0.92	0.92
1.42	0.50	0.50	0.101	142.02	0.91	0.91
1.50	0.43	0.43	0.098	141.87	0.89	0.89
1.58	0.35	0.35	0.095	141.70	0.88	0.88
1.67	0.28	0.28	0.091	141.51	0.86	0.86
1.75	0.15	0.15	0.086	141.30	0.84	0.84
1.83	0.07	0.07	0.082	141.05	0.81	0.81
1.92	0.05	0.05	0.076	140.80	0.78	0.78
2.00	0.00	0.00	0.071	140.55	0.76	0.76

Total Routing Mass Balance Discrepancy is 1.23%

SWM 1-2 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM1-2.HYD
 Storage/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM1.E5
 Discharge/Elevation Curve: X:\DATA\7000-9-1\VT13\CS\SWM10-03-1\SWM1.E5

Basin Bypass Capacity = 0.0 cfs
 Starting Pool Elevation = 148.00 feet
 Time Interval = .0833 hours

Event Time (hours)	Hydrograph Inflow (cfs)	Basin Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Basin Outflow (cfs)	Outflow Total (cfs)
0.00	0.00	0.00	0.000	148.00	0.00	0.00
0.08	17.70	17.70	0.057	148.99	1.19	1.19
0.17	11.40	11.40	0.145	150.54	2.15	2.15
0.25	8.50	8.50	0.198	151.45	2.56	2.56
0.33	6.70	6.70	0.232	152.04	2.79	2.79
0.42	5.60	5.60	0.254	152.43	2.93	2.93
0.50	4.80	4.80	0.270	152.70	3.03	3.03
0.58	4.20	4.20	0.280	152.87	3.08	3.08
0.67	3.60	3.60	0.285	152.97	3.12	3.12
0.75	3.20	3.20	0.287	153.00	3.13	3.13
0.83	2.90	2.90	0.286	152.99	3.13	3.13
0.92	2.70	2.70	0.284	152.95	3.11	3.11
1.00	2.40	2.40	0.280	152.89	3.09	3.09
1.08	2.20	2.20	0.275	152.80	3.06	3.06
1.17	2.00	2.00	0.269	152.68	3.02	3.02
1.25	1.80	1.80	0.261	152.55	2.97	2.97
1.33	1.60	1.60	0.253	152.40	2.92	2.92
1.42	1.40	1.40	0.243	152.23	2.86	2.86
1.50	1.20	1.20	0.232	152.05	2.79	2.79
1.58	1.00	1.00	0.221	151.85	2.72	2.72
1.67	0.80	0.80	0.209	151.64	2.63	2.63
1.75	0.60	0.60	0.196	151.41	2.54	2.54
1.83	0.40	0.40	0.182	151.17	2.44	2.44
1.92	0.10	0.10	0.167	150.92	2.33	2.33

Total Routing Mass Balance Discrepancy is 1.27%

SWM 1-10 YR

Modified Pail Routing

Inflow Hydrograph: X:\DATA\7000-9-1



KEY PLAN



No.	DATE	BY	Description
6	08.30.10	ARC	
5	06.03.10	ARC	
4	05.10.10	ARC	
3	04.07.10	ARC	
2	03.11.10	ARC	
1	11.23.09	ARC	

DRAWN BY: ARC
 APPROVED BY: _____
 CHECKED BY: PCY
 DATE: October 20, 2009

TITLE
INOVA LORTON HEALTHPLEX
 Existing Vegetation Map

PROJECT NO. _____



EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
A	UPLAND FOREST	OAK, MAPLE	SUB-CLIMAX	FAIR	10.93± AC	WOODED AREA - SIZES RANGE FROM 12" TO 24". FOREST COVER CONTAINS A NUMBER OF MATURE AMERICAN BEECH AND AMERICAN HOLLY
B	MAINTAINED GRASSLANDS	NA	NA	NA	1.18± AC	LAWN AND LANDSCAPED HILLSIDE
C	UPLAND FOREST	PINE, TULIP, HICKORY	SUB-CLIMAX	FAIR	1.82± AC	WOODED AREA - SIZES RANGE FROM SAPLINGS TO 24"
D	MAINTAINED GRASSLANDS	NA	NA	NA	0.15± AC	LAWN
E	MAINTAINED GRASSLANDS	NA	NA	NA	0.40± AC	CLEAR OF PLANT MATERIAL, VEP/CO POWERLINES OVERHEAD
F	OLD FIELD	NA	NA	NA	0.36± AC	GRASS AREA WITH SAPLINGS
G	UPLAND FOREST	MAPLE	SUB-CLIMAX	NA	0.02± AC	2 MAPLE TREES; APPROXIMATELY 24" EACH
				TOTAL	14.55± AC	

PRELIMINARY TREE PRESERVATION TARGET CALCULATION *

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	12.48 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY = (12.48 AC / 14.55 AC)	85.77%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR NET SITE AREA = (NET SITE AREA: 14.55 AC - 2.02 AC = 12.53 AC)	10%
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	85.77%
E	PRELIMINARY PERCENTAGE OF CANOPY REQUIREMENT THAT MAY BE MET THROUGH TREE PRESERVATION (SEE SHEET 2 FOR REFERENCE) 112,640 SF ± = 2.58 AC / 1.26 AC	20%
F	WILL THE TREE PRESERVATION TARGET MINIMUM BE MET?	LIKELY *
G	IF AT TIME OF SITE PLAN PREPARATION IT IS CONCLUSIVELY ESTABLISHED THAT A REQUEST IS NEEDED TO DEVIATE FROM THE TREE PRESERVATION TARGET, A LETTER WILL BE FILED WITH THE DIRECTOR IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTS. 12-0507.3 AND 12-0507.4 OF THE PUBLIC FACILITIES MANUAL.	

* SEE NOTE 9 ON SHEET 3

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

DESCRIPTION OF THE APPLICATION

The applicant seeks to rezone 14.55 acres from the C-3 District to the PDC District in order to allow the construction of a medical office/medical care facility "Healthplex" mixed-use development consisting of two (2) buildings with surface, below-grade and structured parking at a maximum floor area ratio (FAR) of 0.40. Among the principal and secondary uses proposed to be established on the site are; medical office, medical care facilities, emergency care, pharmacy, hotel, medical laboratory, rehabilitative and physical therapy, and medical imaging. Other uses proposed as complementary ancillary uses within the proposed buildings include a child care center, fast food restaurant, eating establishment, and/or a quick service food store. The development of the site is proposed to occur in up to three (3) phases. Phase I would include the construction of a two-story portion of Building B, proposed as a portion of the Healthplex building, and surface parking. Two (2) possible development sequences are proposed for Phase II of the project. The Phase II (Alternate A) would include a five-story addition to the Healthplex building (Building B), and a six-level parking structure. Phase II (Alternate B) would be the addition of Building A, proposed as a medical office building, or a limited service hotel. Phase III of the development would complete build-out of the site resulting in Building A, a fully constructed Building B and the associated parking facilities to serve the uses.

The applicant is also seeking the following waivers and modifications:

Variance of the requirement that secondary uses in a PDC District not exceed 25% of the gross floor area of the principal uses (Par. 5 of Sect. 6-206), specifically to allow for a greater proportion of medical care facility use.

Modification of transitional screening along the southern and western property lines and waiver of the barrier requirements along the southern and western property lines in favor of that shown on the CDP/FDP.

Modification of the loading space requirement in order to allow five (5) loading spaces instead of the nine (9) loading spaces required.

Modification of the peripheral parking lot landscaping requirement and off-street parking set back requirement along the northern property line.

The applicant's draft proffers, affidavit and statement of justification are included in Appendices 1, 3, and 4, respectively.

LOCATION AND CHARACTER

Site Description:

The subject site is a consolidation of parcels bounded by Interstate 95 (I-95) to the south and east, Lorton Road to the north and Sanger Street to the west. The former Lorton Elementary School is situated on Tax Map 107-4 ((1)) 74, at the southwest corner of the intersection of Lorton road and I-95; this property is not included in this application. The majority of the property is currently vacant with dense tree cover. The site is characterized by rolling topography and steep slopes. Single family and multi-family homes are located on the west side of Sanger Street. Properties on the north side of Lorton Road are primarily zoned C-5 and C-8.



Figure 1 – Existing Site

Surrounding Area Description

Surrounding Area Description			
Direction	Use	Zoning	Plan
North	Lorton Administrative Center	R-1	Public Facilities
South	Interstate 95	ROW	-----
West	Single-family detached (Shirley Acres)	R-1	Residential, 1-2 du/ac
	Multifamily, single-family attached (Gunston Commons)	PDH-16	Private Open Space
East	Interstate 95	ROW;	Public Facilities
	Lorton Administrative Center	R-1	

BACKGROUND

On September 27, 1975, the Board of Supervisors approved Rezoning Application C-576 to rezone Tax Map Parcels 107-4 ((1)) 75, 76 and 77 from the RE-1 District to the C-DM District (now known as the C-8 District) to allow for a motel and restaurant use. There are no proffers associated with this rezoning.

On December 18, 2001, a rezoning application, RZ 01-MV-057, was submitted seeking to rezone the subject site from the R-1 and C-8 Districts to the C-8 and R-30 Districts for a hotel and office use at 0.43 FAR and multifamily residences at approximately 25 dwelling units per acre. This application was withdrawn on July 17, 2002.

On August 1, 2005, the BOS authorized Out-of-Turn Plan Amendment (OTPA) S05-IV-LP4 for Tax Map Parcels 107-4 ((1)) 75A, 77, 78, 79, 80, and 81. The motion was amended on February 6, 2006, to include Parcels 107-4 ((1)) 74 and 82. The subject property is located within Lorton-South Route 1 Community Planning Sector in the Lower Potomac Planning District. The area is planned for private open space, public facilities, governmental, and institutional uses. An option exists for mixed-use consisting of office, hotel, community serving retail, and restaurant uses at an intensity up to 0.50 FAR if certain conditions related to visual screening and transportation improvements are met. The area is zoned R-1 and C-8. The proposed Plan Amendment sought to consider allowing a medical office use. On March 27, 2006, the Board of Supervisors adopted the proposed Out-of-Turn Plan Amendment OTPA S-5-IV-LP4.

On June 26, 2006, the Board of Supervisors approved RZ 2005-MV-029 to rezone 14.55 acres from the R-1 District to the C-3 District, subject to proffers dated May 8, 2006. The approved proffers and a reduction of the approved site design are included as Appendix of this report.

On March 23, 2010, the Board of Supervisors adopted Out-of-Turn Plan Amendment OTPA S09-IV-LP2, which amended the Fairfax County Comprehensive Plan, Area IV, 2007 edition, Lower Potomac Planning District. The adopted Plan language recommends that tax map parcels 107-4 ((1)) 75A, 77, 78, 79, 80, 81 and 82 in Sub-unit B2 are planned for office use to accommodate medical office use and medical care facilities. Hotel or assisted living facility uses may also be appropriate, for an overall intensity up to .40 FAR.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 6)

- Plan Area:** Area IV
- Planning District:** Lower Potomac Planning District
- Planning Sector:** Lorton- South Route 1 Suburban Center
- Plan Map:** Office and Private Open Space
- Plan Text:**

Fairfax County Comprehensive Plan, Area IV, 2007 Edition, Lower Potomac Planning District, as amended through March 23, 2010, LP2-Lorton – South Route 1 Community Planning Sector, Sub-Unit B2, Land Use Recommendations, page 78 and 79 states:

Sub-unit B2

Sub-unit B2 is located south of Lorton Road between I-95 and Sanger Street. The area contains approximately 20 acres. Tax parcel 107-4 ((1)) 74, the site of a Fairfax County Public Schools Administration Transportation Center and eventual part of the Lorton Road/I-95 interchange is planned for public facilities. The remaining tax parcels 107-4 ((1)) 75A, 77, 78, 79, 80, 81 and 82 in Sub-unit B2 are planned for office use to accommodate medical office use and medical care facilities. Hotel or assisted living facility uses may also be appropriate. The remaining parcels mentioned above are planned for an overall intensity up to .40 FAR (253,000 square feet) derived from a property area of 14.55 acres, subject to the following conditions:

- Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site;*
- Substantial contribution towards transportation improvements should be provided, including TDM commitments. Land should be dedicated for transportation improvements along Lorton Road and Sanger Street, including a bus shelter, and the interchange improvements along interstate 95. Sidewalks should be provided along Sanger Street and Lorton Road;*
- Substantial contribution towards transportation improvements should be provided, including TDM commitments. Land should be dedicated for transportation improvements along Lorton Road and Sanger Street, including a bus shelter, and the interchange improvements along interstate 95. Sidewalks should be provided along Sanger Street and Lorton Road;*
- Full consolidation should be achieved with the exception of parcel 74 which is planned for continued use as the Fairfax County Public Schools Administration Transportation Center and the planned future expansion of the I-95 – Lorton Road interchange;*
- All structures should be located on the northern and center portions of the site. In order to be compatible with the massing and scale of nearby commercial structures, buildings located along Lorton Road shall be no taller than 60 feet for a maximum of 208 feet above sea level;*

- *Ancillary uses such as a restaurant, deli, retail, medical laboratory and pharmacy uses may be appropriate as ground floor uses. A daycare center which should primarily serve employees of the medical care and medical office uses may be appropriate as an ancillary ground floor use provided that noise impacts for the outdoor play area can be fully mitigated. Free-standing buildings for these ancillary uses should not be permitted;*
- *Parking should be consolidated into structures and surface parking should be minimized. Parking structures should provide façade and other architectural treatments and landscaping features to ensure an attractive appearance along major roadways and toward nearby residential communities;*
- *All buildings including parking structures should utilize low impact development features such as rooftop landscaping and stepped-back tiers with planters to minimize their impact on the environment;*
- *Most of parcel 81 and all of parcel 82 should remain undeveloped and be utilized as tree save areas except for areas that are needed to accommodate internal access drives and utilities;*
- *Underground stormwater detention facilities should be provided in order to preserve open space and maintain tree save areas;*
- *A substantial landscaped buffer along all property lines adjacent to existing and planned residential uses should be provided in order to effectively screen these uses from noise, lighting, and other impacts. Any retaining walls should be attractive in appearance and effectively landscaped to minimize any negative visual impacts;*
- *Development, to the extent possible, should preserve the existing slopes and their associated vegetation, provide re-vegetation where necessary, and minimize clearing and grading; and*
- *Noise or lighting impacts on the adjacent residential neighborhoods should be mitigated using techniques such as appropriate design, buffering, and sensitive operation.*

ANALYSIS

Conceptual Development Plan and Final Development Plan (CDP/FDP) (Copy at front of staff report)

Title of CDP/FDP: INOVA Lorton Healthplex Conceptual
Development Plan/ Final Development Plan

Prepared By: Dewberry and Davis LLC

Original and Revision Dates: October 20, 2009, as revised through June 30, 2010

The CDP/FDP consists of ten (10) sheets.

CDP/FDP: INOVA Lorton Healthplex	
Sheet #	Description of Sheet
1 of 10	Cover Sheet, Sheet index, Vicinity Map
2 of 10	Site Layout
3 of 10	Notes and Tabulations, Phasing Plan and Building Perspectives
4 of 10	Cross-Sections and Retaining Walls Detail
5 of 10	Road Improvements Plan - North
6 of 10	Road Improvements Plan - South
7 of 10	Stormwater Management Plan
8 of 10	Stormwater Management Plan
9 of 10	Vault Routings
10 of 10	Existing Vegetation Map

The following features are depicted on the proposed CDP/FDP:

Site Layout: The proposed development consists of a Healthplex/medical office mixed-use development consisting of two (2) buildings, structured and surface parking areas with a maximum FAR of 0.40 or 252,600 gross square feet (SF). The CDP/FDP depicts a 4-story structure with below grade parking at a maximum height of sixty (60) feet (Building A) in the northern portion of the site near the intersection of Lorton Road and Sanger Street frontages of the site. Building A is shown to be 4-stories or a maximum of 60 feet in height. A note on the CDP/FDP further clarifies that Building A shall not exceed 208 feet above sea level. An underground parking garage is shown to be provided under Building A with 2 levels of below grade parking. One level of at grade parking is also shown to be provided for Building A. The CDP/FDP depicts a Healthplex/medical office building (Building B) in the central portion of the site. Building B would be constructed in two phases with the first phase (western portion of the building) being two-stories or a maximum of 30 feet in height and the second phase (eastern portion of the building) being five-stories or a maximum of 70 feet in height).

A six-level parking structure is depicted to the rear (south) of Building B. Building B would contain physician offices and a 24-hour-a-day emergency room, as well as outpatient surgery. There would be no overnight stays; patients of the emergency room needing further care would be transferred to surrounding hospitals. Building B is proposed to be 177,600 SF. An option for Building A to be a hotel is also depicted on the CDP/FDP. Under this option, the proposed hotel would be in the same general location of Building A under the original layout, and would be 6 stories or a maximum of 60 feet (not to exceed 208 feet above sea level).

Multiple retaining walls are shown to be required on the site in various locations along the eastern, southern, and western portions of the property. The proposed retaining walls are shown to range in height from 1 foot to 21 feet in height. The southern wall of the six-level parking garage in the central portion of the site is also shown to serve as retaining wall. The proposed site will be known as the "INOVA Lorton Healthplex". It will be similar in function to the Inova Healthplex in Franconia/Springfield, which opened in April 2001.

Vehicular Access: Access to the property is proposed from two locations along Sanger Street. The northernmost entrance would be located directly across from the intersection of Legion Drive and Sanger Street. A dual thru and left turn lane into this entrance would be provided at this location. The second entrance would be located south of the intersection of Springwood Meadow Court and Sanger Street. The applicant has proffered frontage improvements along Sanger Street, to include curb and gutter and sidewalk. The CDP/FDP depicts the addition of separate right and left turn lanes on Sanger Street at its intersection with Lorton Road.

Pedestrian Access: A five (5) foot wide sidewalk is proposed along the site's Lorton Road frontage, as well as along the site's Sanger Street frontage, from Lorton Road to the site's southernmost site entrance. Pedestrian access into the site would be located along both sides of the northernmost site entrance along Sanger Street.

Parking: The minimum parking requirement for the site will be dependent upon the final use mix selected. A total of 1,170 parking spaces are proposed on the site, including at grade parking spaces oriented around Building A and surface parking spaces in front of the Healthplex building (Building B). A six-level parking structure is proposed behind (south) Building B, and two levels of underground parking and one level of at grade parking are proposed for Building A. The six-level parking structure would contain approximately 800 parking spaces. A note on the CDP/FDP indicates that there could be more or less than 1,170 parking spaces without a proffered condition amendment or interpretation so long as the minimum Zoning Ordinance parking requirement is satisfied. "Possible" planters are depicted along the western side of the six-level parking structure (that side facing the residences along Sanger Street).

Landscaping and Open Space: Fifty-six percent (56%) or 7.10 acres of the site is proposed to be open space. The majority of the site will be cleared and graded with the exception of the proposed tree save areas along Sanger Street and in the southern portion of the site. Replacement landscaping is proposed within the site, including along the site's Sanger Street frontage and to the south of the proposed parking structure.

Stormwater Management: The CDP/FDP depicts three stormwater management vaults to be provided on the site to meet the stormwater detention requirements for the site. One of the stormwater management vaults is shown to be located beneath the proposed travel lane providing access to Building A, another vault is shown to be located just south of the vehicle entrance to the 1st level of the proposed parking structure, and the third vault is depicted near the emergency vehicle access to Building B near the northwestern corner of the building. A conservation easement, Stormfilters, and tree box filters are proposed in order to meet the BMP requirements for the proposed development. However, the BMP measures are not depicted on the CDP/FDP. The applicant has proffered that all SWM/BMP measures on the site shall be provided in accordance with the applicable provisions of the Public Facilities Manual and Chapter 118 of the Code of the County of Fairfax, the Chesapeake Bay Preservation Ordinance.

Land Use Analysis (Appendix 6)

As previously discussed, the applicant is seeking rezoning approval which would permit a floor area ratio (FAR) of 0.40 in order to permit the development of a Healthplex facility with medical office, medical care facility, emergency care, outpatient surgical facilities, possible hotel use and other complementary uses within the two-building facility. While the proposed FAR is within the Comprehensive Plan recommended maximum intensity for the site, the Comprehensive Plan recommendations for the site include conditions that should be met with any development of the site. The following paragraphs will evaluate the application's compliance with those conditions.

Transportation improvements should be provided that ensures that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site;

In order to mitigate the transportation impacts associated with the proposed development the applicant is proposing roadway and intersection improvements along Sanger Street, Lorton Road and Silverbrook Road. A summary of the proposed improvements include the following:

- Widen northbound Sanger Street to provide a separate left turn, through movement and right turn lane at the intersection with Lorton Road.

- Provide a second dedicated left turn lane from westbound Lorton Road onto Sanger Street
- Provide a dedicated right turn lane from eastbound Lorton Road onto Sanger Street to supplement a combined through lane and right turn lane
- Modify the traffic signal at the intersection of Sanger Street and Lorton Road to reflect the intersection geometric changes
- Extend the length of the southbound Silverbrook Road left turn lane onto eastbound Lorton Road
- Widen southbound Sanger Street to provide two (2) dedicated southbound lanes beginning south of the northern most entrance to the site

According to the analysis by the Fairfax County Department of Transportation (FCDOT), the improvements proposed by the applicant represent a significant investment by the applicant and will offset the impacts of the proposed development. However, the proposed transportation improvements raised a number of staff concerns.

Timing of Construction & Transitions. It is anticipated that the Lorton Road reconstruction project being performed by Fairfax County in cooperation with VDOT will be moving forward in 2012 (County Project #4YP213). Only one roadway project can be ongoing at any given time. Therefore, it is important that the construction associated with the applicant's proposed improvements not conflict with or delay the public project. While there had been concern that the vertical and horizontal alignments associated with the applicant's improvements to Lorton Road did not provide appropriate transitions and were not consistent with the public project, FCDOT and VDOT have reviewed preliminary exhibits and are comfortable with the applicant's proffered commitments that address the construction timing and provision of acceptable transitions between the two road improvement efforts. The commitments are highlighted below:

- All proposed improvements are subject to final engineering and VDOT approval.
- Road improvements are to be phased and coordinated with County project improvements to be made to Lorton Road between Silverbrook Road and Route 123 (County Project # 4YP213)
- When the County project is substantially complete or earlier as determined by VDOT the applicant will re-stripe Lorton Road and provide signal modifications

- If the applicant's traffic signalization plans have not been approved prior commencement of construction of the County project, the applicant shall reimburse the County up to \$250,000 for the County's design and installation of signal modifications consistent with the ultimate improvements
- At the time of approval of the applicant's public Improvement plan or upon request of Fairfax County, whichever first occurs, the applicant shall escrow with Fairfax County funds for redesign of the median and the north side of Lorton Road west of Silverbrook Road in addition to the cost for additional asphalt paving for the median and the roadway

VDOT Waivers and Modifications. Of significant concern to staff from the Department of Transportation is the uncertainty regarding whether certain waivers and modifications of VDOT roadway design standards will be granted. These requests are customarily made and addressed during the review of final engineering associated with the site plan for a development. In this case there are several waivers of VDOT design standards needed to accommodate the road improvements proposed by the applicant. These waivers range from a reduction in the standard lane width to decreased right turn storage lane length, among others. While most modifications are considered routine, FCDOT staff is extremely concerned about the waivers needed for construction of the proposed right turn lanes from Lorton Road onto Sanger Street. If these waivers are not approved right-of-way and easement acquisition will be needed. These acquisitions will significantly impact existing single family residential properties with frontage along Lorton Road. FCDOT staff indicate that condemnation of two residences may be required if safe vehicular access cannot be maintained. As such FCDOT staff has strongly urged the applicant to request and receive a VDOT determination on these design waivers prior to the zoning application proceeding through the process. While coordination between the applicant, FCDOT and VDOT has been ongoing and continues on this issue, formal waiver and modification requests have not been submitted to date by the applicant to VDOT.

The applicant has attempted to address this concern in the draft proffer language. The applicant recognizes that approval of their public improvement plans and the associated waivers and modifications by VDOT is needed to proceed with development of the site as proposed. The proffers commit that Phase I construction activity shall not commence until such time as a Public Improvement (PI) Plan for the associated road improvements and all necessary waivers and exceptions are granted. In addition, the proffers acknowledge that in the event material changes to the road design depicted on the CDP/FDP are required to obtain VDOT approval of the PI Plan and any associated waivers and exceptions, the applicant will not proceed until a positive substantial conformance determination is issued by the Zoning Administrator or a Proffered Condition Amendment is obtained as necessary. Further, the proffers note the road improvements associated with Phase I of the proposed development must be substantially complete prior to the issuance of the first Non-RUP for Phase I.

While the applicant has proffered that all other proffered roadway improvements associated with Phase II of the proposed development must be substantially complete prior to the issuance of the first Non-RUP for Phase II, the proffers do not contain language to address the possibility that waivers and modifications may not be granted by VDOT for the Phase II road improvements. Staff has included a development condition to ensure that similar contingencies exist for the Phase II improvements as has been proffered by the applicant for the Phase I improvements.

With the proposed proffers and development conditions that allow for sufficient contingencies to include no construction activity and approval of Proffered Condition Amendment applications, as needed in the event waivers and modifications are not granted by VDOT, staff believes this issue has been adequately addressed.

Substantial contribution towards transportation improvements should be provided, including TDM commitments. Land should be dedicated for transportation improvements along Lorton Road and Sanger Street, including a bus shelter, and the interchange improvements along interstate 95. Sidewalks should be provided along Sanger Street and Lorton Road;

The application proposes to provide the dedication of right-of-way in order to allow for transportation improvements along Lorton Road and Sanger Street as well as for the interchange improvements along interstates 95. The application also proposes to provide a bus shelter along the Lorton Road frontage of the site and within the subject site. In addition, staff recommended that the applicant revise the proposed proffer language regarding the proposed Transportation Demand Management (TDM) program for the site to provide clarification on the trip reduction goal for the site, in order to demonstrate that the TDM program is consistent with TDM programs recommended for the Lorton area and other areas which will be impacted by the Base Realignment and Closure (BRAC) plans. The applicant has addressed this concern in its revised proffers dated July 2, 2010. Therefore, this plan recommendation has been adequately addressed.

Full consolidation should be achieved with the exception of parcel 74 which is planned for continued use as the Fairfax County Public Schools Administration Transportation Center and the planned future expansion of the I-95 – Lorton Road interchange;

The subject application includes a full consolidation of Tax Map parcels 107-4 ((1) 75A, 77, 78, 79, 80, 81, and 82 and does not include parcel 74, which contains the Fairfax County Public Schools Administration Transportation Center, therefore this Plan recommendation has been met

All structures should be located on the northern and center portions of the site. In order to be compatible with the massing and scale of nearby commercial structures, buildings located along Lorton Road shall be no taller than 60 feet for a maximum of 208 feet above sea level;

All of the proposed structures are located in the northern and central portions of the site. Building A, which is shown to be located on the northern portion of the site is shown to a maximum of 60 feet in height and shall not exceed 208 feet above seal level under both use options for Building A. Therefore, this Plan recommendation has been met.

Ancillary uses such as a restaurant, deli, retail, medical laboratory and pharmacy uses may be appropriate as ground floor uses. A daycare center which should primarily serve employees of the medical care and medical office uses may be appropriate as an ancillary ground floor use provided that noise impacts for the outdoor play area can be fully mitigated. Free-standing buildings for these ancillary uses should not be permitted;

The notes included in the CDP/FDP state that any ancillary uses on the site, such as an eating establishment, quick-service food store, pharmacy, or retail uses shall be located on the ground floor of the proposed buildings on the site. The notes also state that if a child care center is provided on the site an outdoor play area shall be provided and any exterior noise levels shall be mitigated. However, the possible location of the child care facility and the associated outdoor play area are not shown on the CDP/FDP. Staff feels that identification of the location for an outdoor play area prior to the public hearing before the Board of Supervisors could avoid a the need to file an amendment application in the future. If this is not done the approval of an FDPA in the future will be required to locate the outdoor play area for the child care center within areas designated as open space

Parking should be consolidated into structures and surface parking should be minimized. Parking structures should provide façade and other architectural treatments and landscaping features to ensure an attractive appearance along major roadways and toward nearby residential communities;

The CDP/FDP depicts up to two (2) levels of underground parking and limited surface parking proximate to Building A and a six-level parking structure behind (south) Building B and surface parking along the main entry frontage to the building. An elevated pedestrian connection between Building B and the parking structure is noted as a possible feature. The proposed proffers note that an architectural surface treatment complementary to the architecture of the associated buildings will be used on all exposed parking garage walls. Possible

materials to be used include, stone aggregate, polymer painted material, brick, landscape screening and architectural embellishments. In addition, the CDP/FDP depicts a series of at least two stepped back planters along the top of the parking garage façade along Sanger Street.

At build-out, the application will have consolidated a substantial amount of parking in a combination of below grade and structured parking facilities thereby minimizing the amount of surface parking provided to serve the site. Further the proffers and CDP/FDP provide commitments to architectural elements that will enhance the appearance of the parking structure. Therefore, this recommendation has been met .

All buildings including parking structures should utilize low impact development features such as rooftop landscaping and stepped-back tiers with planters to minimize their impact on the environment;

The proposed proffers state that each of the above ground levels of the parking structure shall be stepped back at the southwest side of the structure and shall incorporate planters. Therefore, this condition has been met.

Most of parcel 81 and all of parcel 82 should remain undeveloped and be utilized as tree save areas except for areas that are needed to accommodate internal access drives and utilities;

The southern portion of the subject site (parcel 81 and 82) are shown to be preserved as tree save are, therefore this condition has been met.

Underground stormwater detention facilities should be provided in order to preserve open space and maintain tree save areas;

The stormwater management and best management practices requirements are proposed to be met via three underground stormwater vaults. DPWES has reviewed the application and determined that the proposed vaults will provide the required water detention and water quality requirements for the site. Therefore, this condition has been met.

A substantial landscaped buffer along all property lines adjacent to existing and planned residential uses should be provided in order to effectively screen these uses from noise, lighting, and other impacts. Any retaining walls should be attractive in appearance and effectively landscaped to minimize any negative visual impacts;

The applicant has requested a modification of the transitional screening requirement along the southern and western property lines, where the subject site abuts single-family detached, single-family attached and multifamily residences, in favor of the existing vegetation that is to remain along that boundary of the site and the proposed landscaping depicted on the CDP/FDP. A 35-foot wide planting strip is required along the western boundary of the site where it abuts single-family detached and attached dwellings and a 25-foot wide planting strip is required where the site abuts multifamily residences. The CDP/FDP depicts an approximately 35-foot wide strip containing existing and proposed vegetation. However, UFMD staff has commented that the vegetation shown on the plan may not be sufficient to adequately buffer the abutting residential dwellings from noise, lighting, and other impacts associated with the proposed development.

Staff believes that in order to provide a substantial buffer as intended by the Comprehensive Plan, additional evergreen trees should be provided as determined by UFMD along the western boundary of the site to provide adequate screening to the residential properties along Sanger Street. A development condition has been proposed to address this concern.

Development, to the extent possible, should preserve the existing slopes and their associated vegetation, provide re-vegetation where necessary, and minimize clearing and grading;

As previously mentioned the majority of the subject property is currently undeveloped and contains dense mature tree cover. The site is also characterized by rolling topography and steep slopes. In an effort to evaluate any opportunities to preserve some of the existing slopes on the site and minimize the amount of clearing and grading currently proposed, staff recommended that the applicant provide a preliminary grading plan for review concurrent with the zoning. The applicant has not provided a preliminary grading plan. The applicant has however, proffered to prepare a reforestation plan for review and approval by UFM with the first and all subsequent site plan submissions.

Noise or lighting impacts on the adjacent residential neighborhoods should be mitigated using techniques such as appropriate design, buffering, and sensitive operation.

Staff believes that the berming, tree preservation and supplemental landscaping shown on the CDP/FDP along the Sanger Street frontage will help mitigate the impacts of any noise and lighting associated with the proposed development. In addition, the applicant has included proffers to mitigate light glare by placing parking structure lighting in the ceilings, installing 42 inch high planters and walls on the southwest side of the parking structures and fully shielding pole mounted lighting. Therefore, staff believes that this condition has been met.

Transportation Generated Noise. The subject property is located near the interchange of Lorton Road and Interstate 95. Due to the site's proximity to these roads, a portion of the subject property may be impacted by noise levels exceeding 65 dBA Ldn. The Comprehensive Plan recommendation for maximum noise levels for office environments is 50 dBA Ldn. The 24-hour medical office and medical care facilities proposed for the subject property is for outpatient care only and therefore would be subject to the 50 dBA Ldn noise guidelines as they would be for office use. The applicant has provided a proffer stating that interior noise levels in Building A and the five-story portion of Building B shall not exceed 50 dBA Ldn. However, to ensure that interior noise levels shall not exceed 45 dBA Ldn for the hotel option for Building A, staff recommended that the proposed proffers be revised to state that interior noise levels for the hotel use shall not exceed 45 dBA Ldn, and that appropriate mitigation measures shall be applied as required. The applicant has revised the proffers accordingly to address this issue.

Environmental Analysis (Appendix 6)

Issue: Green Building Practices

The proposed development is located in a portion of the Lorton South – Route 1 Suburban Center. The Policy Plan of the Comprehensive Plan recommends that development in suburban centers should pursue U.S. Green Building Leadership in Energy and Environmental Design (LEED) certification or an equivalent third party certification for the new buildings. In order to be in conformance with the Policy Plan guidance on green buildings, staff has recommended that the applicant should proffer to pursue LEED certification for the proposed buildings. The applicant has included a proffer to LEED certification.

Issue: Geotechnical Analysis/ Problem Soils

Staff from the Environment and Development Review Branch, of the Department of Planning and Zoning, and the Northern Virginia Soil and Water Conservation District has raised some concerns regarding the presence of problem soil types on the site and the geotechnical factors which might impact the ultimate design of the site. The soils types of concern characteristically have low bearing potential, high water tables and unstable slopes. The layout depicted on the CDP/FDP relies on a number of assumptions which cannot be substantiated due to the lack of an approved geotechnical study. While a geotechnical engineering report must be submitted prior to site plan approval, due to the presence of problem soils on the subject property, staff recommended that the geotechnical report be submitted with this rezoning application to demonstrate that the slope stabilizing devices (retaining walls) shown on the CDP/FDP are in substantial conformance with the measures that will be required based on the report. It is noted that if the review of the geotechnical study results in recommendations that require site design modifications that are not in substantial conformance with the CDP/FDP, then approval of a PCA/FDPA will be required.

Issue: Erosion and Sediment Control

The Northern Virginia Soil and Water Conservation District has also noted that adequate perimeter erosion and sediment control measures should be installed prior to the start of clearing, construction or soil moving activity on the site due to the problem soils identified on the site. The applicant has proffered to install silt fencing in location(s) as approved by DPWES, prior to and for the duration of any land disturbing activity on the site, and to monitor and maintain the erosion controls and the SWM facilities during the course of construction to ensure their proper function. Therefore this issue has been resolved.

Public Facility Analysis**Fairfax County Park Authority (Appendix 10)**

The Fairfax County Park Authority reviewed the application and recommended that features such as plazas, gathering places, fountains, sculptures and street furniture be integrated into proposed mixed-use and commercial developments. The FCPA further noted great efforts should be made to ensure the protection of the sensitive Giles Run receiving stream which the subject site drains to and that non-native invasive species should not be planted on the subject property.

No open space features as identified by the Park Authority are proposed with the development. The final determination on the proposed stormwater management measures for the site will be made by DPWES at the time of site plan review, and staff has proposed a development condition to ensure that native species shall be provided on the site and that any plant species identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive shall not be used on the subject property.

Fairfax County Public Schools (Appendix 11)

Fairfax County Public Schools (FCPS) has reviewed the subject application and noted that no residential uses are proposed and therefore the proposed development will not generate new student yields. However, the FCPS Administrative Transportation Center is adjacent to the subject site and FCPS recommends that all construction and vehicular access be limited to Sanger Street. In addition, land disturbing activities should be minimized and appropriate buffering and screening should be provided. The proposed site design and proffers adequately address these concerns.

Stormwater Analysis (Appendix 12)

As previously discussed, the CDP/FDP depicts three stormwater management vaults to be provided on the site to meet the stormwater detention requirements for the site, and a conservation easement, Stormfilters, and tree box filters are proposed in order to meet the BMP requirements for the proposed development. However, the BMP measures are not depicted on the CDP/FDP. The applicant has also proffered that all SWM/BMP measures on the site shall be provided in accordance with the applicable provisions of the Public Facilities Manual and Chapter 118 of the Code of the County of Fairfax, the Chesapeake Bay Preservation Ordinance.

The Environmental and Site Review Division of the Department of Public Works and Environmental Services (DPWES) has reviewed the application and noted that while a site outfall narrative is included in the CDP/FDP, the narrative does not provide complete information regarding the condition or adequacy of the downstream drainage systems as required by the Zoning Ordinance. The final determination regarding adequate outfall for the site and the SWM and BMP measures will be made by DPWES at the time of site plan review.

Fairfax County Water Authority (Appendix 13)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from the existing 30- and 8-inch mains located on the property. However, Building A is shown on the CDP/FDP to be located over the existing 30-foot wide Fairfax County Water Authority easement which traverses the subject property and the 30-inch main within the easement. The Water Authority noted that Building A cannot be located as shown on the CDP/FDP without the relocation of the existing 30-inch water main, and that all "Developer" proposed relocations of Fairfax Water transmission mains require approval of the Fairfax Water Board. The Water Authority recommended that a note be added to the CDP/FDP to ensure the applicant applies for and receives permission from the Fairfax Water Board to relocate the transmission main, or the CDP/FDP is revised to eliminate the conflict between Building A and the water main. The requested note has been included as Note # 14 on the CDP/FDP. In addition staff has proposed a development condition that further reflects this requirement. With the adoption of the proposed development conditions, this issue will be resolved.

Fire and Rescue Analysis (Appendix 14)

The application property is serviced by the Fairfax County Fire and Rescue Department Station 419, Lorton and this service currently meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 15)

The subject property is located within the Pohick Creek watershed and would be sewer into the Noman M. Cole Pollution Control Plant (NMCCPCP). There is an existing 12-inch line located in the street, which is deemed adequate for the proposed use at this time.

ZONING ORDINANCE PROVISIONS (Appendix 17)**Section 6-201 Purpose and Intent of the Planned Development Commercial (PDC) District**

The Purpose and Intent of the PDC District is to encourage the innovative and creative design of commercial development. The district regulations are designed to accommodate preferred high density land uses which could produce detrimental effects on neighboring properties if not strictly controlled as to location and design; to insure high standards in the lay-out, design and construction of commercial developments; and otherwise to implement the stated purpose and intent of this Ordinance.

The subject application is also subject to the standards of Sections 16-101 (General Standards) and 16-102 (Design Standards) of the Zoning Ordinance.

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

As previously discussed in this report, the subject application conforms with the Comprehensive Plan recommendations for type character and intensity of use in addition to the site specific recommendations for the proposed medical office Healthplex facility. Therefore, this standard has been met.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

The proposed development is a mixed-use medical Healthplex development designed in conformance with the recommendations of the Comprehensive Plan recommended intensity for the site. Therefore, in staff's opinion, this standard has been met.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

As previously discussed, the subject property currently contains dense vegetation throughout the site and is characterized by rolling topography and steep slopes. While a significant amount of clearing and grading is proposed with the development, tree save areas are designated along the Sanger Street frontage and supplemental landscaping will be provided as determined by UFM to ensure a substantial buffer is provided to the adjacent residential neighborhoods. Further, a reforestation plan will be provided with the submission of the first and all subsequent site plans. Therefore, this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

The proposed development will not hinder or prevent and surrounding undeveloped areas to develop in accordance with the Comprehensive Plan and will not cause injury to the use or value of any surrounding development; therefore, this standard has been met.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

The subject property is in a location where all the identified public facilities and utilities are currently available; therefore, this standard has been met.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

The CDP/FDP depicts a development that provides coordinated linkages within the proposed mixed-use development and depicts 5-foot wide sidewalks to be provided along the Sanger Street and Lorton Road frontages of the site. Therefore, this standard has been met.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

The proposed bulk standards are generally in conformance with the most similar conventional district, which would be the C-3 District. Therefore, this standard has been met.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

The subject application proposes to provide 56% (7.10 acres) open space. The PDC Plan proposes to provide 1,170 parking spaces, with the majority of the parking provided within structured and below grade parking. The applicant has provided a note on the CDP/FDP stating that all signage on the site will be provided in accordance with Article 12 of the Zoning Ordinance. Therefore this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, this standard states that a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The CDP/FDP depicts a proposed bus shelter to be provided along the Lorton Road frontage of the site. A bus shelter is also shown to be provided within the proposed development to the north of the main entrance to the proposed Healthplex building (Building B). Sidewalks are shown to be provided to provide connections within the development and to the sidewalk along Sanger Street. This design standard has been met.

Section 6-205 Use Limitations for the PDC District

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

The general notes included in the CDP/FDP state that if the option for a child care center on the site is pursued, the applicant will provide the required outdoor recreation area with appropriate noise attenuation measures if needed, in a location approved by the Zoning Administrator and DPWES. However, in order to demonstrate compliance with the additional standards for child care centers, staff believes the possible location for a childcare center's outdoor play area, number of maximum number of children, and any noise mitigation measures that might be required, should be provided with this application. The absence of this information at this time will necessitate approval of an FDPA by the Planning Commission prior to establishment of the use on site.

Secondary Uses: Par. 5 of the Use Limitations for the PDC District states that the gross floor area of secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The proposed development is a medical office/Healthplex mixed-use development, which includes a list of uses including: office, hotel, medical care facility, retail sales establishment, eating establishment, fast food restaurant, quick-service food store, physical therapy/rehabilitation establishment. The general notes included in the CDP/FDP indicates that given the fact that many of the uses proposed for the site are deemed to be medical care facilities per the Zoning Ordinance, which is a permitted secondary use in the PDC District per Sect. 6-202 of the Zoning Ordinance, the applicant requests a variance of Par. 5 of Sect. 6-206 in order to allow the gross floor area of secondary uses on the site to exceed twenty-five percent of the gross floor area of the principal uses on the site.

Par. 10 of Sect. 6-206 states that fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one other permitted principal or secondary use. The paragraph further states that fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which it is located, or of adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and shall not comprise more than fifteen (15) percent of the gross floor area of the structure it is located in. Any fast food restaurant not in compliance with these standards may be permitted subject to the Special Exception standards for such uses.

The mix of uses proposed for the site are in conformance with the site specific recommendations of the Comprehensive Plan. Therefore, staff supports the requested variance

Section 9-308 Additional Standards for Medical Care Facilities

Par. 1 provides the Health Care Advisory Board (HCAB) with the ability to hold a hearings on zoning applications for medical care facilities, in order to review the proposal and to accumulate information upon which to base a recommendation to the Board of Supervisors. On June 14, 2010 the HCAB held a hearing to consider the proposed medical care facilities associated with the proposal. The specific medical care facility components evaluated by HCAB are listed below:

Phase 1 – 2 Story Building (52,000 square feet):

- Emergency Department (ED)– Twenty-four hour, full service, emergency department with distinct pediatric treatment areas
- Diagnostic Laboratory Services
- Diagnostic Imaging Center, including Computed Tomography (CT), Ultrasound, Mammography, X-ray, and Magnetic Resonance Imaging (MRI) to be added in the future
- Space for future Ambulatory Surgery Center– Three operating rooms and 2 procedure rooms providing a full range of outpatient surgical and endoscopic procedures
- Space for future medical office development

Phase 2 – 5 Story Building (125,000 square feet):

- Space for future medical office development
- Space for expanded imaging and supportive ancillary uses

Phase 3– 4 Story Building (75,000 square feet):

- Space for future medical office development
- Space for future assisted living facility

A copy of the memorandum from the HCAB to the Board of Supervisors is included as Appendix 16 of this report.

Par. 2 tasks HCAB with reviewing and determining the demonstrated need for the proposed facility, the Institutional need, the financial accessibility, and the development costs and project financing. The HCAB determined that the applicant has demonstrated the need, financial accessibility and institutional need for Phase I and Phase 2 of the proposed development. The applicant in their judgment failed to demonstrate the need, financial accessibility and institutional need for a future assisted

living facility associated with Phase 3. As such the HCAB recommended denial of the Phase 3 assisted living facility proposed by the applicant at the time of the HCAB public hearing. Although the applicant noted at the June 14, 2010 meeting that the request for an assisted living facility would be eliminated, HCAB expressed concern that an assisted living facility could be established as a by-right use if the site were rezoned to the PDC District without limitation and thereby circumvent the HCAB review process. The proffers and the CDP/FDP plan notes that have been revised since the HCAB hearing, do not explicitly request approval to establish an assisted living facility on site. However, in an effort to provide greater clarity regarding assisted living facilities, staff has added a development condition that explicitly prohibits the establishment of an assisted living facility on the site, without the review and approval of a PCA/FDPA and formal review by the Health Care Advisory Board in accordance with the Zoning Ordinance.

Par. 3 requires that all such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance. Based on the layout depicted on the CDP/FDP, staff feels that the proposal includes an internal roadway system that would accommodate service vehicle access to the rear (south) and side (west) of the proposed Healthplex building.

Par. 4, 5, and 6 preclude nursing facilities from being located in front of collector or arterial streets, buildings being closer than 45 feet to any street line or 100 feet from any lot line which abuts an R-A through R-4 District, medical facilities being located on a lot less than 5 acres. There are no nursing facilities proposed with the subject application. The proposed locations for the buildings on the site are in compliance with the set backs identified above and the subject site is greater than 5 acres. Therefore, the proposal satisfies these requirements.

Par. 7 indicates that the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public. The applicant has proffered to provide signage in accordance with the requirements of Article 12 of the Zoning Ordinance. Staff feels that this standard is satisfied.

Waivers and Modifications

Modification of the transitional screening requirement along the southern and western property lines

The applicant is seeking a modification of the transitional screening requirement along the southern and western property lines, where the subject site abuts single-family detached, single-family attached and multifamily residences. Where the subject site abuts single-family detached and attached units, Transitional

Screening 2 (35-foot wide planting strip) is required. Where the site abuts multifamily residences, Transitional Screening 1 (25-foot wide planting strip) is required. There is no point along the western perimeter of the site where the applicant has provided less than a 35 foot wide landscaped area. The application proposes to use existing vegetation where possible with supplemental vegetation. Staff has recommended that additional evergreen trees and shrubs be provided, as determined by UFM, along the western boundary of the site to provide adequate screening to the residential properties along Sanger Street. With the proposed proffers and development conditions staff can support the requested modification.

Waiver of the barrier requirement along the southern and western property lines

The applicant seeks a waiver of the barrier requirement along the southern and western property lines, where the subject site abuts single-family detached, single-family attached and multifamily residences. Barrier D, E or F (6-foot high fence or wall) is required along these property lines. Par. 12 of Sect. 13-304 states that the barrier requirements may be waived where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective. As noted previously in this report, the subject site is characterized by rolling topography and steep slopes. The subject site is at a higher elevation than the surrounding residences. For that reason, staff does not believe that a barrier would be effective along these property lines. Therefore, staff supports the requested waiver.

Modification of the loading space requirement

Par. 4 of Sect. 11-203 sets forth a schedule for the minimum off-street loading spaces to serve various uses. Under this schedule, the applicant would be required to provide a total of nine loading spaces for the subject site. The applicant is seeking a modification of the loading space requirement to permit five loading spaces. A note included in the CDP/FDP states that experience with other similar-sized office buildings suggests that no more than five (5) loading spaces are needed for the proposed development. Staff does not object to the proposed request.

Modification of the peripheral parking lot landscaping requirement and off-street parking set back requirement along the northern property line

Par. 8 of Sect. 11-102 of the Zoning Ordinance states that off-street parking spaces that are located on the ground and are open to the sky may be located in any required yard but not closer than ten (10) feet to any front lot line, unless modified by the Board or BZA pursuant to Par. 3 of Sect. 13-203, which states that a ten (10) foot minimum distance between a front lot line and any off-street parking space.

The applicant notes that given the irregular lot line along the Lorton Road frontage of the site, the at grade level of the proposed parking garage for Building A will be less than the 10 foot minimum distance from the lot line. The CDP/FDP depicts a minimum distance of 9 feet to be provided between the garage and the lot line and the applicant indicates that the average distance between the garage and the lot line along Lorton Road will be 26.75 feet. The Zoning Ordinance states that the Board of Supervisors may approve such a modification, where such modification will not have any deleterious effect on the existing or planned development of adjacent properties. Staff does not object to the proposed modification.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks to rezone the subject property (14.55 acres) from the C-3 District to the PDC District to allow the construction of a Healthplex/medical office mixed-use development consisting of two buildings and a central parking structure, with a maximum FAR of 0.40.

The site specific recommendations of the Comprehensive Plan have been adequately addressed with the proposed site design, proffers and development conditions. Further, the application complies with the applicable provisions of the zoning ordinance.

Staff Recommendations

Staff recommends approval of RZ 2009-MV-023 and the associated CDP subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2009-MV-023 subject to development conditions contained in Appendix 2 and subject to the approval of RZ 2009-MV-023 and the associated CDP by the Board of Supervisors.

Staff recommends approval of variance of the requirement that secondary uses in a PDC District not exceed 25% of the gross floor area of the principal uses (Par. 5 of Sect. 6-206), specifically to allow for a greater proportion of medical care facility use.

Staff recommends a modification of transitional screening along the southern and western property lines and waiver of the barrier requirements along the southern and western property lines in favor of that shown on the CDP/FDP.

Staff recommends a modification of the loading space requirement in order to allow five (5) loading spaces instead of the nine (9) loading spaces required.

Staff recommends a modification of the peripheral parking lot landscaping requirement and off-street parking set back requirement along the northern property line.

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

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

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

APPENDICES

1. Draft Proffers
2. Proposed CDP Development Conditions
3. Affidavit
4. Statement of Justification
5. Previously Approved Proffers for RZ 2005-MV-029
6. Land Use and Environmental Analysis
7. Northern Virginia Soil and Water Conservation District Analysis
8. Transportation Analysis
9. Urban Forest Management Analysis
10. Fairfax County Park Authority Analysis
11. Fairfax County Public Schools Analysis
12. Stormwater Management (DPWES) Analysis
13. Fairfax County Water Authority Analysis
14. Fire and Rescue Analysis
15. Sanitary Sewer Analysis
16. Health Care Advisory Board Recommendations
17. Zoning Ordinance Provisions
18. Glossary of Terms

PROFFERS

RZ 2009-MV-023
Inova Health Care Services

July 8, 2010

Deleted: 2

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950 as amended, and Section 18-204 of the Zoning Ordinance of the County of Fairfax (1978 as amended), the undersigned applicant and owner Inova Health Care Services ("Applicant"), for itself and its successors and assigns, agrees to the following proffers provided the Board of Supervisors approves RZ 2009-MV-023 ("the Application") for the rezoning of Tax Map 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 ("the Property") to the PDC District and Conceptual/Final Development Plan 2009-MV-023 dated October 20, 2009, and last revised as of June 30, 2010 ("CDP/FDP"). In the event the Application is approved, these proffers shall supersede and replace any previous proffers applicable to any portion of the Property.

1. Conceptual/Final Development Plan. Subject to the provisions of Section 16-403 of the Fairfax County Zoning Ordinance ("the Zoning Ordinance"), the development of the Property as a multiphase healthplex/medical office mixed use development shall be in substantial conformance with the CDP/FDP. The CDP/FDP consists of ten (10) sheets. The development may be phased as indicated on Sheet 3 of the CDP/FDP and described in Proffer 4 below.

2. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403.4 of the Zoning Ordinance, minor modifications to the CDP/FDP may be permitted as determined by the Zoning Administrator. At the time of site plan approval, Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the CDP/FDP without requiring approval of an amended CDP/FDP provided that such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator in accordance with the standards set out in Paragraph 4 of Section 16-403 of the Zoning Ordinance.

3. Design Detail. The design details shown on Sheets 2, 3, and 4 of the CDP/FDP are provided to illustrate the design theme of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with those represented in the CDP/FDP. Specific features such as locations of plantings and sidewalks are subject to minor modification with final engineering and architectural design.

4. Phasing. The development on the Property shall not exceed 252,600 gross square feet ("GSF"). As illustrated on Sheet 3 of the CDP/FDP, the development may be constructed in phases. Phase 1 shall be the two story portion of Building B (approximately 51,000 GSF) that will include the healthplex. All of the parking for Phase 1 shall be surface parking. Phase 2 shall be either (i) the five-story portion of

Building B (approximately 126,600 GSF) and the parking structure, or (ii) Building A (approximately 75,000 GSF), which shall have both surface and below ground parking. The landscaping which will be installed with each phase is illustrated on Sheet 3 of the CDP/FDP.

5. Retaining Walls. The permanent retaining walls and the ranges of their respective heights are shown on Sheet 2 of the CDP/FDP. The permanent retaining walls will be faced with one of the finishes shown on Sheet 4 of the CDP/FDP. Two temporary retaining walls will be constructed as part of Phase 1. The locations and the maximum heights of the temporary retaining walls are shown on that portion of Sheet 3 of the CDP/FDP which illustrates Phase 1. Each will be constructed of H-piles and lagging, painted to blend in with its environment. The eastern temporary retaining wall will remain visible only until the parking structure for the five-story portion of Building B is constructed, and the western temporary retaining wall will remain only until the remainder of the on-site entrance road is constructed.

6. Limits of Clearing and Grading. Applicant shall strictly conform to the limits of clearing and grading shown on the CDP/FDP subject to the installation of utility lines, if necessary, as approved by the Department of Public Works and Environmental Services ("DPWES"). The utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible, as determined by Urban Forestry Management ("UFM"). As provided in Proffer 24.H, a reforestation plan shall be developed and implemented, as approved by the UFM, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.

7. Stormwater Management. The stormwater management facilities generally as shown on the CDP/FDP, and possibly other Stormwater Management ("SWM") and Best Management Practices ("BMP's") features, shall provide SWM and BMP's in accordance with the applicable provisions of the Public Facilities Manual and Chapter 118 of the Code of the County of Fairfax, the Chesapeake Bay Preservation Ordinance. All stormwater management facilities shall be provided in substantial conformance with those shown on the CDP/FDP.

8. Telecommunication Equipment. Flush-mounted or appropriately screened telecommunication equipment may be placed on the Property, including placement on the buildings or the parking structure, without the need for a proffered condition amendment. In the event any telecommunications facility/equipment is proposed to be placed on the Property, an application for the proposed facility/equipment, including related antennas and equipment cabinets, shall be submitted to Fairfax County for review by appropriate County agencies and a determination pursuant to Section 15.2-2232 of the Code of Virginia as to whether the proposed facility/equipment is in substantial accord with the Comprehensive Plan.

9. Siltation and Erosion Control. In order to minimize siltation and erosion impacts downstream of the Property, Applicant agrees to the following measures:

A. Prior to and for the duration of any land disturbing activity, install silt fencing in location(s) as approved by DPWES.

B. Monitor and maintain the erosion controls and the SWM facilities during the course of construction to ensure their proper function.

10. Transportation Improvements. Subject to final engineering and Virginia Department of Transportation (“VDOT”) approval, Applicant shall construct the road improvements as generally shown on Sheets 5 and 6 of the CDP/FDP. As noted below, some of these road improvements will be phased as illustrated on the CDP/FDP in order to be appropriately coordinated with the improvements to be made by Fairfax County to Lorton Road between Silverbrook Road and Route 123 (County Project No. 4YP213) (the “County Project”).

A. In Phase 1 of its development, Applicant shall:

(i) construct the improvements to Sanger Street as shown on Sheets 5 and 6 of the CDP/FDP;

(ii) construct the northernmost entrance to the Property and that portion of the on-site entrance road shown on Sheet 3 of the CDP/FDP;

(iii) widen westbound Lorton Road east of Silverbrook Road to accommodate dual left turn lanes onto Sanger Street from westbound Lorton Road as shown on Sheets 5 and 6 of the CDP/FDP, with appropriate channelization and through lane shifts as approved by VDOT. Initially the lanes of westbound Lorton Road will be striped as illustrated on the inset on Sheet 5 of the CDP/FDP so that only one left turn lane onto Sanger Street will be available for use. When westbound Lorton Road east of Silverbrook Road has been widened and this initial striping is in place, this item (iii) shall be deemed substantially complete. At such later time as the County Project in this area has been substantially completed or at such earlier time as VDOT in consultation with FCDOT may determine, Applicant shall restripe the westbound lanes for Lorton Road east of Silverbrook Road to provide the dual left turn lanes and shall make the necessary signal modifications for the dual left turn configuration, subject to VDOT approval;

(iv) construct in the northwest quadrant of the Silverbrook Road/Lorton Road intersection the curb return illustrated on the inset on Sheet 5 of the CDP/FDP. As illustrated, there will initially be striping at the curb return, which striping shall be removed as part of the County Project. This improvement shall be included in and bonded as a part of the public improvement plan for the Phase 1 road improvements (“PI Plan”); however, the construction of this improvement shall not occur until Fairfax County has had the impacted utilities moved at no cost to Applicant. This improvement need not be completed prior to the issuance of any Non-Residential Use Permit (“Non-RUP”) for any use in Phase 1;

(v) modify the median in Silverbrook Road to increase the length of the southbound left turn lane and restripe the southbound lanes of Silverbrook Road generally as illustrated on Sheet 5 of the CDP/FDP;

(vi) modify or replace the existing traffic signal at the Lorton Road/Silverbrook Road/Sanger Street intersection as may be deemed necessary by VDOT to accommodate the ultimate roadway improvements generally shown on Sheet 5 of the CDP/FDP and the County Project. Any such signal replacement or modification shall include pedestrian countdown features. In the event the PI Plan and Applicant's signal plans have not been approved before construction of the County Project commences, Applicant at the time of the PI Plan approval shall reimburse the County up to \$250,000 for the County's design and installation of the signal modification/replacement consistent with the ultimate roadway improvements. In the event the PI Plan and Applicant's signal plans have been approved and bonded but Applicant has not commenced its roadway improvements at such time as the construction of the County Project commences, Applicant upon written request from the County shall provide its signal plans to the County and contribute to the County up to \$225,000 for the County's installation of the signal modification/replacement consistent with the ultimate roadway improvements; and

(vii) at the time of PI Plan approval, escrow with Fairfax County \$25,000 for (a) the County's redesign, as part of the County Project, of the median and the north side of Lorton Road west of Silverbrook Road in response to Applicant's alignment of Lorton Road east of Silverbrook Road, and (b) the cost of the additional asphalt pavement on the north side of Lorton Road and the rebuilding of the median in Lorton Road which the redesign will necessitate.

Applicant shall not commence any on-site Phase 1 construction until such time as a PI Plan for the road improvements listed in (i) through (vi) above has been approved and all VDOT waivers and design exceptions necessary for those road improvements have been granted. Applicant recognizes that, in the event it becomes necessary to revise materially the road improvements as shown on Sheets 5 and 6 of the CDP/FDP in order to get a PI Plan approved and all necessary VDOT waivers and design exceptions for the road improvements granted, Applicant may not proceed with development of the Property unless either (i) the Zoning Administrator determines that the revised road improvements are consistent with these Proffers, or (ii) Applicant obtains an appropriate Proffered Condition Amendment ("PCA").

Formatted: Indent: First line: 0.5"

The construction of the improvements listed above except item (iv) shall be substantially completed prior to the issuance of the first Non-RUP in Phase 1 unless the Department of Planning and Zoning ("DPZ") in consultation with FCDOT and VDOT shall otherwise permit. For purposes of this proffer, "substantially complete" shall be defined as constructed and available for use by the public but not necessarily accepted by VDOT for maintenance.

B. Unless DPZ in consultation with FCDOT and VDOT shall otherwise permit, Applicant must substantially complete the following improvements prior to the issuance of the first Non-RUP for Phase 2 (exclusive of core and shell):

(i) restripe the westbound lanes of Lorton Road east of Silverbrook Road to provide the dual left turn lanes and make the necessary signal modifications for the dual left turn lane configuration, subject to final VDOT approval; and

(ii) construct a right turn lane onto Sanger Street from eastbound Lorton Road, subject to VDOT approval. In the event Applicant is unable to obtain the necessary property interests required to construct the right turn lane and related improvements, Applicant shall proceed as follows:

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

(b) In the event a property owner of a property interest to be acquired is awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by Applicant within fifteen (15) days of said award. All costs incurred by the County in acquiring the necessary property interests shall be paid to the County by Applicant on demand.

11. Dedication for Interchange. At the time of site plan approval for Building A, as shown on the CDP/FDP, or upon written demand by VDOT or Fairfax County, whichever occurs first, Applicant shall dedicate at no cost and without reservation of density credit in fee simple to the Board of Supervisors for public street purposes the area shown on the CDP/FDP for the I-95/Lorton Road interchange improvements to be constructed by others.

12. Bus Shelters. As part of Phase 1 Applicant shall provide a bus shelter along the frontage of the Property on the south side of Lorton Road, east of Sanger Street. The exact location shall be determined in consultation with and approved by FCDOT and VDOT prior to the first site plan approval. The bus shelter shall be the typical open type, and the installation shall be limited to the concrete pad, the shelter itself, an all weather

walking surface between the trail and the shelter, and a trash can. As part of Phase 1, as illustrated on Sheet 3 of the CDP/FDP, Applicant shall also construct a five foot wide asphalt trail which connects to the trail along Lorton Road and leads to the healthplex for complete pedestrian access to the bus shelter on Lorton Road. When Building A is constructed, the asphalt trail will be replaced with a five foot wide sidewalk along the entrance drive, as shown on Sheet 3 on the CDP/FDP. At its option, Applicant may also provide a bus shelter in the interior of the Property. The exact location of that shelter would be determined in consultation with FCDOT. Once installed, each bus shelter and trash can shall be maintained by Applicant, its successors and assigns.

13. Transportation Demand Management (“TDM”).

A. After Phase 1 - - the two (2) story healthplex portion of Building B - - has been completed, Applicant shall display public transportation information in areas of the healthplex where such information is likely to be seen by the employees and users of the healthplex, including the general public.

B. Within nine (9) months of the issuance of the building permit for Phase 2 - - either Building A or the five (5) story portion of Building B - - Applicant in consultation with FCDOT shall establish a TDM Plan. The purpose of the TDM Plan shall be to achieve a minimum 15% level of peak hour trips generated by employees of uses on the Property as non single occupancy vehicle (“SOV”) trips, e.g. mass transit, walking, ride-sharing, carpooling, biking or other non-SOV means. The TDM Plan may include provisions for the following:

- (i) Distribution of fare media or other incentives to employees;
- (ii) The use of employee benefit options including parking cash out, pre-tax/payroll subsidy for transit and vanpool fares, flex-time and alternative work schedule programs and live-near-work incentives;
- (iii) Vanpool and carpool formation programs, including ridematching services, and coordination with established guaranteed ride home programs;
- (iv) Display of information material in areas where such information is likely to be seen by the various users of the facilities, including the general public;
- (v) Preferential designated parking for vanpool and carpool vehicles and Zip Cars.

C. Within nine (9) months of the issuance of the building permit for Phase 2, Applicant shall also designate an employee transportation coordinator (the “TC”). The TC shall oversee and coordinate the TDM Plan and act as the liaison between Applicant and FCDOT. The TC’s duties may be part of other duties carried out by the

designated individual. Applicant shall notify FCDOT whenever the designated individual changes.

D. (i) The TC shall monitor the initiatives described above and other strategies that may be implemented. Success of the Plan will be based on achieving at least 15% non-SOV peak hour employee trips. Beginning in the first October following the issuance of the first Non-RUP (exclusive of core and shell) in Phase 2 and in each October thereafter, the TC shall conduct surveys of the employees at the Property to demonstrate whether the 15% goal has been met during the peak hours. The TC shall prepare an annual report, in coordination with FCDOT, which shall include the results of the survey and assess the success of the TDM strategies in reaching the stated goal. If the annual report finds that the stated goal is not being met, Applicant shall coordinate with FCDOT to make adjustments to the TDM Plan, which may include the stipulation to expend a minimum of \$2,500 but not more than \$25,000, as determined by FCDOT and agreed upon by Applicant, to reach the stated goal. This process shall continue until the annual report finds that the stated goal has been met.

(ii) Once an annual report finds that the stated 15% goal has been met, Applicant shall not be required to prepare another report for three (3) years. If that report indicates that the stated goal continues to be met, then Applicant shall only be required to submit a report at three (3) year intervals thereafter. If it is demonstrated in two (2) consecutive tri-annual reports that Applicant is meeting the TDM goal of 15%, the TDM Plan will be assumed to be successfully integrated into the development on the Property, and no further survey will be required. After such time, however, if FCDOT has reason to believe there are problems with the TDM Plan, Applicant shall, in cooperation with FCDOT, review and reasonably address the concerns.

14. Architecture and Materials. The architecture of the buildings on all four facades shall generally conform to the elevations presented on Sheet 3 of the CDP/FDP. Building architecture shall be well-articulated and incorporate a series of vertical elements to break any long horizontal walls. The façade treatment of buildings shall include a combination of building materials which may include metal panels, glass, brick and/or precast concrete. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade. An architectural surface treatment that is complementary to the theme of the associated building architecture shall be used on all exposed parking garage walls. For example, a mix of stone aggregate, special forming or scoring, a special mix of textures or polymer painted materials, brick, landscape screening materials, pre-cast concrete, architectural embellishment, and/or other treatments that are compatible with and complement the building architectural material shall be provided.

15. Low Impact Development Features and LEED Certification.

A. Each of the above ground levels on the southwest side of the parking structure shall be stepped back and shall incorporate planters as shown on Sheet 2 of the CDP/FDP.

B. (i) Applicant will include as part of each site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building by Applicant in consultation with the U.S. Green Building Council ("USGBC"), that Applicant anticipates attaining. At least one participant of Applicant's project team shall be a LEED Accredited Professional, and such professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED certification for the building.

(ii) In addition, prior to each site plan approval, Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning ("DPZ") as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

(iii) Prior to building plan approval for each building, Applicant will submit documentation to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED certification. Prior to release of the bond for the building, Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for the building.

(iv) As an alternative to and in lieu of the requirements of subparagraphs i - iii above, or if the U.S. Green Building Council review of design-oriented credits indicates that a building is not anticipated to attain a sufficient number of design-related credits, along with the anticipated construction-related credits, to support attainment of LEED certification, Applicant will, prior to building permit approval for the building, execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of the building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of

documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment. If Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within two years (or such longer time if Applicant provides documentation to the satisfaction of the Environment and Development Review Branch of DPZ that USGBC review of the LEED certification has been delayed through no fault of Applicant) of issuance of the first Non-RUP, exclusive of core and shell, for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

16. Parking Lighting. The lights in the parking structure shall be located in the ceilings to prevent glare. There shall be a wall or planter at least forty-two (42) inches high on each above ground level on the southwest side of the parking structure to block light from headlights. Surface parking lot lighting will be designed and located in accordance with the standards set out in Part 9 of Article 14 of the Zoning Ordinance. All exterior pole-mounted lighting fixtures on site shall be fully shielded and shall not exceed a height of fifteen (15) feet measured from the finished grade (not the top of the concrete base on which the pole is mounted) to the topmost portion of the fixture.

17. Interior Noise Levels.

A. In order to achieve an interior noise level of 50 dBA Ldn, the two (2) story healthplex portion of Building B, the five (5) story portion of Building B, and, except as provided below, Building A shall have the following acoustical attributes:

(i) Exterior walls have a laboratory Sound Transmission Class (STC) rating of at least 29.

(ii) Doors and windows known to have a laboratory STC rating of at least 28. If windows function as walls (as determined by DPWES) they shall have the same laboratory STC rating as walls.

(iii) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

B. If Building A is a hotel, in order to achieve an interior noise level of 45 dBA Ldn, it shall have the following acoustical attributes:

(i) Exterior walls have a laboratory STC rating of at least 39.

(ii) Doors and windows known to have a laboratory STC rating of at least 28. If windows function as walls (as determined by DPWES) they shall have the same laboratory STC rating as walls.

(iii) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

As an alternative, Applicant may have a refined acoustical analysis performed, subject to approval of DPZ and DPWES, to determine if each building will have sufficient shielding from vegetation and topography to permit a reduction in the mitigation measures prescribed above.

18. On-Site Construction Staging and Parking. As a first stage of clearing and grading in Phase 1, a construction staging/parking area will be provided on the Property. Construction related vehicles will neither stage nor park on Sanger Street, Legion Drive, Fourth Place, or Springwood Meadow Court although construction workers may park their vehicles on Sanger Street south of Springwood Meadow Court. Construction materials shall be neither unloaded nor stored on Sanger Street, Legion Drive, Fourth Place, or Springwood Meadow. But for the construction of proffered improvements to Sanger Street and Lorton Road, which will occur as a part of the Phase 1 construction process, Sanger Street shall not be obstructed north of Springwood Meadow Court during construction, and construction workers shall not loiter on public streets after work. There shall be only one construction entrance into the Property during each construction phase of the development. During the Phase 1 construction process, the construction entrance shall be across from Legion Drive. Applicant shall include the language of this proffer in the contract with its General Contractor and shall require that the General Contractor include it in all contracts or agreements with its subcontractors and suppliers.

Deleted: Sanger Street

19. Noise and Vibrations. All construction shall be in compliance with the provisions set forth in Section 108-4-1(b) of the Fairfax County Code as to the hours within which construction equipment may operate outdoors. All construction activities, including activities such as dynamic soil compaction and driving of piles, shall comply with the Earthborn Vibration Standards set out in Part 8 of Article 14 of the Zoning Ordinance.

20. Trash Dumpsters. All proposed trash dumpsters will be screened by a combination of fencing, brick walls, a gate and/or evergreen plantings as may be approved by UFM.

21. Charity Policy. The Emergency Department of the healthplex will operate in accordance with the Inova Charity Care Policy, as it may be amended.

22. Helipad Exclusion. The development of the Property shall not include a helipad.

23. Geotechnical Review. Prior to the first site plan approval for a building on the Property, Applicant shall submit a geotechnical report to DPWES for review and approval and shall implement the recommendations outlined in the report as approved by DPWES.

24. Landscaping and Tree Preservation.

A. Applicant shall submit with each site plan a detailed landscape plan consistent with the CDP/FDP for review and approval by UFM. The landscape plan submitted with the first site plan shall include the landscaping along Sanger Street shown on Sheet 2 of the CDP/FDP and evergreen shrubs at the top of the retaining walls adjoining the Tree Save areas. The landscape plan may require different types of trees than those indicated on the CDP/FDP.

B. Tree Preservation Plan. Applicant shall submit a Tree Preservation Plan ("the Plan") as part of the first and all subsequent site plan submissions. The Plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM. The Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten inches (10") in diameter and greater within twenty-five feet (25') on either side of the limits of clearing and grading depicted on the CDP/FDP, provided that such tree survey shall be limited to trees located on the Property and not within the areas to be dedicated for public street purposes. The Plan shall provide for the preservation of trees in the Tree Save Areas and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree located on the Property identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the Plan.

C. Protection of Existing Understory Vegetation and Soil Conditions in Tree Save Areas. All tree preservation-related work occurring in or adjacent to Tree Save Areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occur in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of vegetation, if any, or soil disturbance in Tree Save Areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, shall be subject to the review and approval of UFM.

The use of equipment in Tree Save Areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

D. Tree Preservation Walk-Through. Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting.

During the tree-preservation walk-through meeting, Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM representative to determine whether adjustments to the clearing limits can be reasonably made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading. Any such adjustments shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying with the Tree Save Areas may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions. Applicant shall notify the Mount Vernon District Supervisor ten (10) days in advance of the tree preservation walk through meeting.

E. Tree Protection Fencing. All trees in the Tree Save Areas shall be protected by tree protection fencing in the form of four foot (4') high, fourteen (14) gauge welded wire attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no further than ten feet (10') apart or, super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Such fencing shall be erected at the limits of clearing and grading as shown on the demolition and phase I and II erosion and sediment control sheets, as may be modified in subparagraph (c) above. All tree protection fencing around Tree Save Areas shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Five (5) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM and the Mount Vernon District Supervisor shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

F. Root Pruning. Applicant shall root prune as noted in the Plan. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen inches (18").
- Root pruning shall take place prior to any clearing and grading.

- Root pruning shall be conducted with the supervision of a certified arborist.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

G. Site Monitoring. During any clearing or tree/vegetation removal on the Property, an agent or representative of Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. Applicant shall retain the services of a certified arborist or landscape architect to monitor all tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFM approvals. The Mount Vernon District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

H. Reforestation Plan. A reforestation plan shall be submitted for areas disturbed by trail or utility installation, including the under-grounding of utilities in Tree Save Areas. This plan shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by UFM and shall be implemented as approved. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include but not be limited to the following:

- Plant list detailing species, sizes and stock type of trees and other vegetation to be planted;
- Soil treatments if necessary;
- Mulching specifications;
- Methods of installation;
- Maintenance;
- Mortality threshold;
- Monitoring; and
- Replacement schedule.

I. Tree Value Determination. Applicant shall retain a professional arborist with experience in plant appraisal to determine the replacement value of all trees ten inches (10") in diameter or greater within twenty-five feet (25') of the outer edges of the limits of clearing and grading on the Property and not within areas to be dedicated for public street purposes. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the *Guide for Plan Appraisal* published by the International Society of Arboriculture, subject to review and approval by UFM.

J. Tree Bonds. At the time of site plan approval, Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined

pursuant to Proffer 20(h) that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash bond shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees be dead, have been improperly removed, or are determined to be dying by UFM due to unauthorized construction activities, Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or has been improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. At the time of approval of the final non-RUP, Applicant shall be entitled to a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount equal to 20% of the total amounts originally committed. Any funds remaining in the letter of credit or cash bond will be released two (2) years from the date of release of the conservation escrow, or sooner, if approved by UFM.

K. Transplantation. In the areas to be cleared, there may be young native trees, including holly and beech, which would be appropriate for transplanting. Applicant shall retain the services of a certified arborist or landscape architect (“Arborist”) with experience in transplantation to identify such trees as being appropriate for transplantation to other sites. Applicant shall contact a minimum of three (3) local landscaping companies and offer to permit them to remove the identified trees for transplantation in other locations in Fairfax County. Applicant shall permit any of the landscaping companies which accepts the offer access to the Property for removal of the identified trees prior to the commencement of clearing and grading.

25. Building A. The building identified as Building A on the CDP/FDP shall not exceed 60 feet in height nor shall its height exceed 208 feet above sea level.

26. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

27. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

28. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

INOVA HEALTH CARE SERVICES
By: Inova Health System Foundation,
Sole Member

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-MV-023

July 8, 2010

If it is the intent of the Planning Commission to approve FDP 2009-MV-023 for a mixed-use development located at Tax Maps 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "INOVA Lorton Healthplex" consisting of 10 sheets prepared by Dewberry and Davis, LLC, dated October 20, 2009, as revised through June 30, 2010.
2. The Urban Forester shall walk the buffer area that is adjacent to all residential properties to ascertain that a substantial and effective year-round landscape buffer has been achieved prior to issuance of the first Non-Residential Use Permit (Non-RUP) for the site. If any deficiencies or gaps in the landscaped screening are noted by the Urban Forester, supplemental plantings to achieve adequate screening may be required by the Urban Forester. Species and specifications of any required supplemental plantings shall be decided by the Urban Forester. Planting locations of any required supplemental plantings shall be field located to the satisfaction of the Urban Forester.
3. In order to prevent any adverse impacts on nearby FCPA property, a plant schedule shall be provided with the site plan which demonstrates that native species shall be provided on the subject site. Any plant species, including perennials and seed mixes, identified by the Virginia Department of Conservation & Recreation Division of Natural Heritage (DNH) as invasive shall not be used on the subject property.
4. The applicant shall obtain permission from the Fairfax Water Board to relocate the 30-inch transmission main located in the 30-foot wide easement on the subject property and submit verification of such permission to DPWES prior to commencing any construction activity associated with Building A. If approval to relocate the said transmission main is not granted by the Fairfax Water Board, a Proffer Condition Amendment / Final Development Plan Amendment (PCA/FDPA) shall be required to relocate Building "A".
5. An Assisted Living Facility shall not be established onsite without the approval of a Proffer Condition Amendment (PCA) application and formal review by the Health Care Advisory Board (HCAB) in accordance with the Zoning Ordinance.

6. If waivers and exceptions to the VDOT Street Design Standards associated with any of the Phase II road improvements are not granted by VDOT and if it is the determination of VDOT in consultation with FCDOT that the proposed Phase II road improvement design will result in existing single family residential driveways along Lorton Road that are unsafe causing the taking of homes, then Phase II of the development shall not occur.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted.

REZONING AFFIDAVIT

DATE: July 2, 2010
 (enter date affidavit is notarized)

I, Sarah E. Hall, 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

106856 d

in Application No.(s): RZ/FDP 2009-MV-023
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services Richard C. Magenheimer. H. Patrick Walters James K. Kim James M. Scott Todd A. Stottlemyer	8110 Gatehouse Road Suite 200, East Tower Falls Church, Virginia 22042	Applicant/Title Owner Agent Agent Agent Agent
Dewberry & Davis LLC Philip G. Yates Timothy C. Culleiton, P.E.	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agents for Applicant/Title Owner Agent Agent
Blankingship & Keith P.C. Sarah E. Hall Jeremy B. Root	4020 University Drive Suite 300 Fairfax, Virginia 22030	Attorneys/Agents for Applicant/Title Owner Attorney/Agent Attorney/Agent

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Sittler Development Associates LLC J. David Sittler	1856 Old Reston Avenue Reston, Virginia 20190	Development Consultants/Agents for Applicant/Title Owner Agent
Francis Cauffman, Inc. Richard A. Beck J. Thomas Hyde Harry H. Hummel Deborah H. Smith	2120 Arch Street Philadelphia, Pennsylvania 19103	Architects/Agents for Applicant/Title Owner Agent Agent Agent Agent
M.J. Wells & Associates, Inc. Robin L. Antonucci William F. Johnson	1420 Spring Hill Road McLean, Virginia 22102	Transportation Engineers/Agents for Applicant/Title Owner Agent Agent
VIKA, Incorporated P. Christopher Champagne	8180 Greensboro Drive, Suite 200 McLean, Virginia 22102	Engineers/Agents Agent

(check if applicable)

[]

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

REZONING AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number(s))

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

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Health Care Services (IHCS), formerly Inova Health System Hospitals, formerly Inova Hospitals, formerly Fairfax Hospital System, Inc., formerly Fairfax Hospital Systems, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the sole member of which is Inova Health System Foundation (IHSF). The Board of Trustees of IHCS is appointed by IHSF.

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

Trustees: Robert Ahmed, Martha Calihan, Christopher Chiantella, Margaret Colon, Paula Darling, Michael R. Frey, Lauren S. Garcia, Katherine K. Hanley, Maria V. Hopper, Betty Hudson, Gerald W. Hyland, Hooks Johnson, Charles Mann, James McNeil, Dean Morehouse, Lori M. Morris, Carolyn Moss, John Moynihan, Gary Nakamoto, Jon Peterson, Eric Reines, Arnold Rosenblatt, John W. Ryan, J. Knox Singleton, Charles H. Smith, III, Jill Stelfox, Shirley Travis, Robert Tsien. Officers: Charles H. Smith, III, Chairman; J. Knox Singleton, President; Lori Morris, Vice Chair; Charles Mann, Secretary; Richard Magenheimer, Treasurer. continued ...

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services - continued

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Former Trustees: Kathleen S. Anderson, Paul Luisada, Rafael Madan, Robert Reid, John F. Ribble, III, Stephen Rosenfeld, Wayne Shelton, George Tawil.

Former Officers: Katherine K. Hanley, Kathleen Anderson.

=====

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

John F. Gaul, Assistant Secretary

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

106 856 d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

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

Inova Health System Foundation
8110 Gatehouse Road
Suite 200, East Tower
Falls Church, Virginia 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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.

=====

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

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

Trustees: Carl L. Biggs, Nicholas Carosi, III, Margaret Colon, Stephen M. Cumbie, Penelope A. Gross, Paul Harbolick, Jr., Al Khoury, D. Mark Lowers, Alan Merten, Tony Nader, J. Knox Singleton, Charles H. Smith, III, Mark Stavish, Maura Sughrue, Lydia Thomas, Winston Ueno. Officers: Stephen M. Cumbie, Chairman; J. Knox Singleton, President; Nicholas Carosi, III, Treasurer; Carl L. Biggs, Secretary; cont

=====

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

10685ed

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health System Foundation - continued

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Former Trustees: George Tavit, John Toups.
Former Past Chair: George Tavit.

=====

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

John F. Gaul, Assistant Secretary; Gregory S. Shields, Assistant Secretary; Richard C. Magenheimer, Assistant Treasurer and CFO

=====

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

=====

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

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

Blankingship & Keith P.C.
4020 University Drive
Suite 300
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

All shareholders are listed:	Paul B. Terpak	Elizabeth C. Morrogh	William B. Porter	Former shareholder:
John A. C. Keith	Peter S. Everett	Robert J. Stoney	Gifford R. Hampshire	A. Hugo Blankingship, Jr.
William H. Casterline, Jr	David R. Clarke	Wm. Quinton Robinson	William L. Carey	
Sareah E. Hall	David J. Gogal	John F. Cafferky	Mary McGowan (nmi)	

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

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry, Karen S. Grand Pre, Barry K. Dewberry, Thomas L. Dewberry
Michael S. Dewberry (deceased) (former shareholder) The Michael S. Dewberry Revocable Trust u/a/d 11/23/05 f/b/o The Stephanie A. Dewberry Marital Deduction Trust u/a/d 11/23/05 (f/b/o Stephanie A. Dewberry) (former shareholder) The Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o 4 minor children of Michael S. Dewberry)

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

106 856 d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

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

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

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

J. David Sittler

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

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Francis Cauffman, Inc.
2120 Arch Street
Philadelphia, Pennsylvania 19103

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

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

James T. Crispino James M. Daly
Harry H. Hummel Kenneth S. Kramer

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

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

Rezoning Attachment to Par. 1(b)

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

=====

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

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

=====

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

VIKA, Incorporated
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John F. Amatetti, Charles A. Irish, Jr., Harry L. Jenkins, Robert R. Cochran, Mark G. Morelock, Jeffrey B. Amateau, Kyle U. Oliver, P. Christopher Champagne

=====

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

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

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

REZONING AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

106 856 d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

106 856 d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number(s))

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

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

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

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

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

NONE

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

REZONING AFFIDAVIT

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

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

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

Supervisor Penelope A. Gross is a trustee on the Inova Health System Foundation Board.

[Continued on "Rezoning Attachment to Par. 3" form]

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

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

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent

Sarah E. Hall, Attorney/Agent
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 2nd day of July 2010, in the State/City of VIRGINIA, County/City of FAIRFAX.

Susanna Price
Notary Public



My commission expires: 4/30/2014
REGISTRATION NO. 134347

Rezoning Attachment to Par. 3

DATE: July 2, 2010
(enter date affidavit is notarized)

106856d

for Application No. (s): RZ/FDP 2009-MV-023
(enter County-assigned application number (s))

[Continued from Page 5]

Michael R. Frey, a member of the Fairfax County Board of Supervisors, also serves as a member of the Board of Trustees of Inova Health Care Services, listed as the Applicant in paragraph 1(a) of the affidavit. Michael Frey donated in excess of \$100 to Supervisor Patrick Herry.

Gerald W. Hyland, a member of the Fairfax County Board of Supervisors, also serves as a member of the Board of Trustees of Inova Health Care Services, listed as the Applicant in paragraph 1(a) of the affidavit. Gerald W. Hyland made a like-kind contribution in excess of \$100 to his campaign.

Jon Peterson, a trustee on the Inova Health Care Services Board, donated in excess of \$100 to Supervisor Patrick Herry.

John W. Ryan, a trustee on the Inova Health Care Services Board, donated in excess of \$100 to Supervisor John C. Cook.

Supervisors Catherine Hudgins, Penelope A. Gross and John Foust and their spouses attended the Inova Health System Foundation's 2009 Annual Gala with complimentary tickets having a face value in excess of \$100 each.

Paul Luisada, a former Trustee on the Inova Health Care Services Board, donated in excess of \$100 to Supervisor Gerald Hyland.

(check if applicable)

There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.

STATEMENT OF JUSTIFICATION

In 2006 the Board of Supervisors approved a rezoning (RZ 2005-MV-029) by which a 14.55 acre property owned by Inova Health Care Services (the "Applicant") in the southwest quadrant of the I-95/Lorton Road interchange was rezoned to the C-3 district with extensive proffers. The Applicant had sought the rezoning with the intent of constructing a healthplex with medical offices to serve the health care needs of the residents in the rapidly growing Lorton area of Fairfax County. Components of the proposed healthplex included an emergency department operating 24 hours a day, an imaging center with a wide range of capabilities, a 24 hour laboratory, and an outpatient surgery center capable of providing a full range of outpatient surgical and endoscopic procedures. The proffered Generalized Development Plan (the "GDP") showed in the middle of the site a single five (5) story building encompassing both the healthplex and medical offices, a large adjoining five (5) level parking structure, and surface parking.

Unfortunately, the economic downturn and other factors have made it impossible for the eagerly awaited healthplex project to be constructed as approved. The Applicant remains committed to providing a healthplex in this location for Fairfax County citizens; however, if it is to do so, it must be permitted increased intensity and greater flexibility as to the supportive and complementary uses which may also be located on the site. By this application the Applicant seeks to rezone the property to the Planned Development Commercial ("PDC") district, which allows - - in fact, encourages - - flexible development. With this rezoning the Applicant will be able to make good on its commitment to provide a healthplex and to develop the remainder of the site in a manner which supports the healthplex.

Proposed Three Building Plan

The Conceptual Development Plan/Final Development Plan ("C/FDP") submitted with this application shows a multiphase, healthplex/medical office mixed use development with three (3) buildings (total gross floor area of 321,600 square feet) and a central parking structure with as many as 900 spaces. In the middle of the site, in the area where the GDP showed the approved building and parking structure, will be located the largest of the three buildings (201,600 square feet) and the parking structure. This building will be the first building constructed on the site, and it will be constructed in two or three phases. The first phase will be only the healthplex and surface parking. The next phase(s) will be an addition to the healthplex, medical offices and the parking structure.

The C/FDP also shows two other buildings on the site, one to the north and the other to the south, each with a gross floor area of 60,000 square feet and each with structured parking above and below grade as well as surface parking. They will provide space for supporting uses which will enhance the healthplex. The north building will be either a medical care facility such as a cancer center, a medical office building, or a limited service hotel. The southern building will be used as a rehabilitation center and/or an assisted living facility and/or a medical office use and/or a first floor child care

center. In addition to the uses noted above, each of the three buildings may include on its first floor such complementary uses as a deli, a medical laboratory, and a retail use such as a pharmacy.

The Applicant anticipates that this project will be built out over 15-20 years. As noted above, the healthplex phase of the middle building will be the first component to be constructed. Thereafter, the needs of the community and the market will determine the order in which the remaining structures will be added and the uses that will be located within them.

Variance and Waivers

The Applicant is seeking a variance from the Board of Supervisors under Paragraph 8 of Section 16-401 of the requirement set out in Paragraph 5 of Section 6-206 that the gross floor area of secondary uses in a PDC district not exceed 25% of the gross floor area of the principal uses. This variance is critically important since the healthplex and some of the supporting uses noted above fall within the definition of medical care facilities, which is a secondary use in the PDC district. All of the secondary uses will be located within the three buildings.

The Applicant is seeking a modification of the transitional screening requirement relating to the southern and western property lines in favor of the landscaping shown on the C/FDP and a waiver of the barrier requirement relating to the southern and western boundaries. These requests are fully justified by the topography of the site and the proposed landscaping.

The Applicant is seeking a deviation of the requirement set out in Paragraph 1 of Section 2-414 that commercial buildings be located at least 75 feet from the right-of-way of interstate highways, in this case I-95.

The Applicant also seeks a reduction in the number of loading spaces for the three proposed buildings from a total of thirteen (13) to seven (7) spaces, its experience at similar facilities being that seven (7) spaces will be adequate.

Compliance with Regulations regarding Hazardous and Toxic Solutions

All hazardous or toxic substances, hazardous wastes, and petroleum products will be utilized, stored, treated, and disposed of in full compliance with all applicable federal, state, and local regulations.

Comprehensive Plan

On June 1, 2009 the Board of Supervisors unanimously voted to direct County Staff to prepare an out of turn Comprehensive Plan amendment for the property that would permit greater intensity and uses which would support or complement the healthcare-oriented uses. County Staff is in the process of preparing that out of turn

amendment, which will be acted upon by the Board prior to the Board's consideration of the rezoning petition. The Board also approved concurrent processing of site plan and building plans with the rezoning application.

Conclusion

In connection with the 2006 rezoning it was noted that the need for the Lorton healthplex was urgent because no significant healthcare facilities were locating in this area of dramatic residential growth and because the Springfield healthplex on the Franconia-Springfield Parkway was nearing capacity. In the intervening three (3) years the need for a healthplex on this site has become even more urgent. The residents of the Lorton area need and welcome it, and the Applicant very much wants to provide it. The Applicant requests that the rezoning be granted so that it may proceed with construction of the eagerly awaited and much needed healthplex without further delay.

Sarah E Hall

Sarah E. Hall
Attorney/Agent for Applicant
Inova Health Care Services

Date: October 21, 2009



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

June 12, 2006

Sarah E. Hall, Esquire
Blankingship and Keith, PC
4020 University Drive, Suite 300
Fairfax, Virginia 22030

RE: Rezoning Application Number RZ 2005-MV-029

Dear Ms. Hall:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 5, 2006, granting Rezoning Application Number RZ 2005-MV-029 in the name of Inova Health Care Services to rezone certain property in the Mount Vernon District from R-1 and C-8 Districts to the C-3 District (commercial development {office}), located in the southeast quadrant of the intersection of Lorton Road and Sanger Street (Tax Map 107-4 ((1)) 75A, 77 - 82), subject to the proffers dated May 8, 2006, consisting of approximately 14.55 acres.

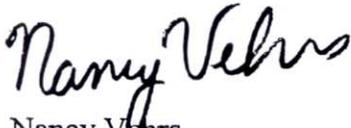
The Board also:

- **Modified the transitional screening requirements along the southern and western property lines in favor of the existing vegetation and proposed landscaping, as depicted on the generalized development plan and specified in the proffers.**
- **Waived the barrier requirements along the southern and western property line.**
- **Modified the loading space requirement from five spaces to three spaces.**

Office of Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- **Waived the 75-foot setback requirement from an interstate highway to permit the structure to be located 40 feet from the I-95 right-of-way.**

Sincerely,



Nancy Vethrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Gerald W. Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Tnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways - VDOT
Sandy Stallman, Park Planning Branch Mgr., FCPA
Gordon Goodlett, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

PROFFERS

RZ 2005-MV-029
Inova Health Care Services

May 8, 2006

Pursuant to Section 15.2-2303A of the Code of Virginia, 1950 as amended, and Section 18-203 of the Zoning Ordinance of the County of Fairfax (1978 as amended), the undersigned applicant and owner Inova Health Care Services ("Applicant"), for itself and its successors and assigns, agrees to the following proffers provided the Board of Supervisors approves RZ 2005-MV-029 ("the Application") for the rezoning of TM 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82 ("the Property") to the C-3 district. In the event the Application is approved, these proffers shall supersede and replace any previous proffers applicable to any portion of the Property.

1. Development Plan. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Zoning Ordinance"), the development of the Property as a healthplex shall be in substantial conformance with the Generalized Development Plan (the "GDP") dated September 28, 2006, revised as of April 18, 2006, prepared by Dewberry & Davis LLC. The GDP consists of five (5) sheets.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. At the time of site plan approval, Applicant shall have the flexibility to modify the layout shown for the improvements proposed by this Application on the GDP without requiring approval of an amended GDP provided that such changes are in substantial conformance with the GDP as determined by the Zoning Administrator and that they neither increase the total amount of gross floor area or the amount of clearing and grading shown on the GDP, decrease the amount of open space or the amount of required parking, nor materially adjust the points of access or setbacks shown on the GDP.
3. Design Detail. The design details shown on Sheet 3 of the GDP 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 plan presented on that sheet. Specific features such as locations of plantings and sidewalks are subject to minor modification with final engineering and architectural design. Applicant shall submit a detailed landscape plan in conjunction with the site plan for review and approval by Urban Forest Management ("UFM"). The landscape plan shall include landscaping along Sanger Street that will provide year-round screening.
4. Limits of Clearing and Grading. Applicant shall strictly conform to the limits of clearing and grading shown on the GDP subject to the installation of utility lines, if necessary, as approved by the Department of Public Works and Environmental

Services ("DPWES"). The 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 UFM. As provided in Proffer No. 20(g), a reforestation plan shall be developed and implemented, as approved by the UFM, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.

5. Stormwater Management. The stormwater management dry pond ("SWM Pond") and the bioretention area, both generally as shown on the GDP, shall provide Stormwater Management ("SWM") and Best Management Practices ("BMP's") in accordance with the applicable provisions of the Public Facilities Manual, Chapter 118 of the Code of the County of Fairfax, the Chesapeake Bay Preservation Ordinance.

6. SWM Pond Landscaping. In order to give the SWM Pond a natural appearance, the landscape plan submitted as part of the first submission of the site plan and all subsequent submissions shall show the restrictive planting easement for the pond and the maximum feasible amount of landscaping that will be allowed in the planting areas around the pond outside of that restrictive planting easement, in keeping with the planting policies of DPWES. Applicant shall install landscaping in accordance with said plan, subject to DPWES and UFM approval.

7. Telecommunication Equipment. Flush-mounted or appropriately screened telecommunication equipment may be placed on the Property, including on the healthplex or the parking structure, without the need for a proffered condition amendment provided the applicable Fairfax County approval process, if any, is followed.

8. Siltation and Erosion Control. In order to minimize siltation and erosion impacts downstream of the Property, Applicant agrees to the following measures:

A. Prior to and for the duration of any land disturbing activity, install super-silt fencing in location(s) as approved by DPWES to prohibit silt from accumulating in the SWM Pond during construction.

B. Monitor and maintain the erosion controls and the SWM Pond during the course of construction to ensure their proper function.

C. Following completion of construction of the proposed improvements represented on the GDP, Applicant shall inspect the SWM Pond and remove any excess silt accumulated there as a result of such construction activity as determined by DPWES.

9. Sanger Street Improvements, Dedication for Interchange, and Contribution. Subject to VDOT approval, Applicant shall make the improvements along the Sanger Street frontage of the Property as shown on the GDP including curb, gutter and sidewalk as well as right and left turn lanes at the approach to Lorton Road and a left turn lane at the approach to the northern entrance to the healthplex. These improvements shall be made to the stage of base paving prior to any clearing and grading, and final

paving may take place at the end of construction. Prior to site plan approval or upon written demand by the Virginia Department of Transportation ("VDOT") or Fairfax County, whichever occurs first, Applicant shall also dedicate at no cost and without reservation of density credit in fee simple to the Board of Supervisors for public street purposes the area shown on the GDP for the I-95/Lorton Road interchange improvements to be constructed by others. At the time of site plan approval Applicant shall contribute to Fairfax County for transportation improvements in the area of the Property an amount equal to the amount recently expended by Fairfax County in constructing a trail along the Lorton Road frontage of the Property, this amount not to exceed \$20,000.

10. Bus Shelter. Applicant shall provide a bus shelter along the frontage of the Property on the south side of Lorton Road, east of Sanger Street. The exact location shall be determined in consultation with and approved by the Fairfax County Department of Transportation ("FCDOT") prior to site plan approval. The bus shelter shall be the typical open type, and the installation shall be limited to the concrete pad, the shelter itself, an all weather walking surface between the trail and the shelter, and a trash can. A trail along Lorton Road will be constructed by others as shown on the GDP. Applicant shall construct a contiguous sidewalk along Sanger Street and the entrance drive leading from the healthplex to Lorton Road for complete pedestrian access to the bus shelter. Once installed, the bus shelter and trash can shall be maintained by Applicant, its successors and assigns.

11. Transportation Demand Management ("TDM").

a. In consultation with FCDOT Applicant shall establish a TDM Plan, the purpose of which shall be to reduce single occupancy vehicle ("SOV") trips generated by employees of the use constructed on the Property by 15% (based on ITE, 7th Edition, Trip Generation Rates/equations) during peak hours through the use of mass transit, ride-sharing, and/or other strategies. The TDM Plan may include provisions for the following:

- (i) Distribution of fare media or other incentives to employees;
- (ii) The use of employee benefit options including parking cash out, pre-tax/payroll subsidy for transit and vanpool fares, flex-time and alternative work schedule programs and live-near-work incentives;
- (iii) Vanpool and carpool formation programs, including ridematching services, and coordination with established guaranteed ride home programs;
- (iv) Display of information material in areas where such information is likely to be seen by the various users of the healthplex, including the general public.

An employee transportation coordinator (the "TC") shall be designated by Applicant to coordinate the TDM program and to act as the liaison between Applicant and FCDOT.

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

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

12. Architecture. The architecture of the healthplex and its parking structure on all four facades shall generally conform to the elevations presented on Sheet 2 of the GDP. There shall be planters on each level of the southwest side of the parking structure.

13. Parking Lighting. The lights in the parking structure shall be located in the ceilings to prevent glare. There shall be a wall or planter at least forty-two (42) inches high on each above ground level on the southwest side of the parking structure to block light from headlights. Surface parking lot lighting will be designed and located in accordance with the standards set out in Part 9 of Article 14 of the Zoning Ordinance. All exterior pole-mounted lighting fixtures shall be fully shielded and shall not exceed a height of fifteen (15) feet measured from the finished grade (not the top of the concrete base on which the pole is mounted) to the topmost portion of the fixture.

14. Interior Noise Levels. In order to achieve an interior noise level of 50 dBA Ldn, the healthplex building shall have the following acoustical attributes:

- (a) Exterior walls have a laboratory Sound Transmission Class (STC) rating of at least 29.
- (b) Doors and windows known to have a laboratory STC rating of at least 28. If windows function as walls (as determined by DPWES) they shall have the same laboratory STC rating as walls.
- (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

As an alternative, Applicant may have a refined acoustical analysis performed, subject to approval of DPZ and DPWES, to determine if the building will have sufficient shielding from vegetation and topography to permit a reduction in the mitigation measures prescribed above.

15. On-Site Construction Staging and Parking. A construction staging/parking area will be provided on site, and construction related vehicles will neither stage nor park on Sanger Street, Legion Drive, Fourth Place, or Springwood Meadow Court. But for the construction of proffered improvements to Sanger Street, Sanger Street shall not be obstructed north of Springwood Meadow Court during construction of the healthplex. After the construction of the Sanger Street improvements, construction vehicles will access the Property only through the southernmost entrance to the Property.

16. Trash Dumpsters. All proposed trash dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by UFM.

17. Charity Policy. The Emergency Department of the healthplex will operate in accordance with the Inova Charity Care Policy, as it may be amended.

18. Helipad Exclusion. The development of the Property shall not include a helipad.

19. Geotechnical Review. Prior to site plan approval, Applicant shall submit a geotechnical report to DPWES for review and approval and implement the recommendations outlined in the approved report as approved by DPWES. There shall be no retaining walls over three feet (3') in height located on the Property except in those areas as specified on the GDP.

20. Tree Preservation.

(a) Tree Preservation Plan. Applicant shall submit a Tree Preservation Plan ("the Plan") as part of the first and all subsequent site plan submissions. The Plan

shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM. The Plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten inches (10") in diameter and greater within twenty-five feet (25') on either side of the limits of clearing and grading depicted on the GDP, provided that such tree survey shall be limited to trees located on the Property and not within the areas to be dedicated for public street purposes. The Plan shall provide for the preservation of trees in the Tree Save Areas and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree located on the Property identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the Plan.

(b) Protection of Existing Understory Vegetation and Soil Conditions in Tree Save Areas. All tree preservation-related work occurring in or adjacent to Tree Save Areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occur in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of vegetation, if any, or soil disturbance in Tree Save Areas, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, shall be subject to the review and approval of UFM.

The use of equipment in Tree Save Areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

(c) Tree Preservation Walk-Through. Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM representative to determine whether adjustments to the clearing limits can be reasonably made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading. Any such adjustments shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying with the Tree Save Areas may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions. Applicant shall notify the

Mount Vernon District Supervisor ten (10) days in advance of the tree preservation walk through meeting.

(d) **Tree Protection Fencing.** All trees in the Tree Save Areas shall be protected by tree protection fencing in the form of four foot (4') high, fourteen (14) gauge welded wire attached to six foot (6') steel posts driven eighteen inches (18") into the ground and placed no further than ten feet (10') apart or, super silt fence, to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Such fencing shall be erected at the limits of clearing and grading as shown on the demolition and phase I and II erosion and sediment control sheets, as may be modified in subparagraph (c) above. All tree protection fencing around Tree Save Areas shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Five (5) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM and the Mount Vernon District Supervisor shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

(e) **Root Pruning.** Applicant shall root prune as noted in the Plan. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of eighteen inches (18").
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted with the supervision of a certified arborist.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

(f) **Site Monitoring.** During any clearing or tree/vegetation removal on the Property, an agent or representative of Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. Applicant shall retain the services of a certified arborist or landscape architect to monitor all tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFM approvals. The Mount Vernon District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

(g) Reforestation Plan. A reforestation plan shall be submitted for areas disturbed by trail or utility installation, including the under-grounding of utilities in Tree Save Areas, and for the area to the southeast of the parking structure. This plan shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval by UFM and shall be implemented as approved. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include but not be limited to the following:

- Plant list detailing species, sizes and stock type of trees and other vegetation to be planted;
- Soil treatments if necessary;
- Mulching specifications;
- Methods of installation;
- Maintenance;
- Mortality threshold;
- Monitoring; and
- Replacement schedule.

(h) Tree Value Determination. Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees ten inches (10") in diameter or greater within twenty-five feet (25') of the outer edges of the limits of clearing and grading on the Property and not within areas to be dedicated for public street purposes. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture, subject to review and approval by UFM.

(i) Tree Bonds. At the time of site plan approval, Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined pursuant to Proffer 20(h) that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the bonded trees. The cash bond shall consist of 33% of the amount of the letter of credit.

At any time prior to final bond release, should any bonded trees be dead, have been improperly removed, or are determined to be dying by UFM due to unauthorized construction activities, Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, Applicant shall also make a payment equal to the value of any bonded tree that is dead or dying or has been improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for

furtherance of tree preservation objectives. At the time of approval of the final non-RUP, Applicant shall be entitled to a release of any monies remaining in the cash bond and a reduction in the letter of credit to an amount equal to 20% of the total amounts originally committed. Any funds remaining in the letter of credit or cash bond will be released two (2) years from the date of release of the conservation escrow, or sooner, if approved by UFM.

21. Signage. Signage shall be provided in accordance with Article 12 of the Zoning Ordinance.

22. Successor and Assigns. These proffers will bind and inure to the benefit of Applicant and its successors and assigns.

23. 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.

INOVA HEALTH CARE SERVICES

By: Inova Health System Foundation,
Sole Member

By: 
Richard C. Magenheimer,
Chief Financial Officer
of Inova Health System Foundation

Date: May 8, 2006



County of Fairfax, Virginia

MEMORANDUM

DATE June 9, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis and Environmental Assessment:** RZ/FDP 2009-MV-023
INOVA Lorton Healthcare Services

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plan dated October 20, 2009, as revised through June 3, 2010. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The approximately 14.55-acre subject property is located on the west side of I-95, south of Lorton Road at the east side of its intersection with Sanger Street. The applicant is seeking rezoning approval which would permit a floor area ratio (FAR) of 0.40 in order to develop a healthplex facility, medical offices or a hotel. This FAR is within the Comprehensive Plan recommended limit of 0.40 FAR. The site is currently undeveloped. Parking for the proposed development would be provided through a combination of surface and structured parking with a total of 1,170 spaces provided with the ultimate phase of development. The proposed development includes 54% open space.

LOCATION AND CHARACTER OF THE AREA

The subject property is located in Sub-unit B2 of the Lorton – South Route 1 Community Planning Sector at the southeast corner of Lorton Road and Sanger Street. I-95 is located immediately east of the subject property. Single family and multi-family homes are located on the west side of Sanger Street. Properties on the north side of Lorton Road are primarily zoned C-5 and C-8. The Fairfax County Public Schools Lorton Administrative Center is located on the north side of the subject property.

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



COMPREHENSIVE PLAN CITATIONS:

Fairfax County Comprehensive Plan, Area IV, 2007 edition, Lower Potomac Planning District, LP2 Lorton – South Route 1 Planning Sector, as amended through March 23, 2010, Sub-Unit B2, Land Use Recommendations, pages 78-79:

“Sub-unit B2

Sub-unit B2 is located south of Lorton Road between I-95 and Sanger Street. The area contains approximately 20 acres. Tax parcel 107-4((1))74, the site of a Fairfax County Public Schools Administration Transportation Center and eventual part of the Lorton Road/I-95 interchange is planned for public facilities. The remaining tax parcels 107-4((1))75A, 77, 78, 79, 80, 81 and 82 in Sub-unit B2 are planned for office use to accommodate medical office use and medical care facilities. Hotel or assisted living facility uses may also be appropriate. The remaining parcels mentioned above are planned for an overall intensity up to .40 FAR (253,000 square feet) derived from a property area of 14.55 acres, subject to the following conditions:

- Transportation improvements should be provided that ensure that the impact of the proposed development is mitigated so that there is no overall degradation of the transportation network in the vicinity of the site;
- Substantial contribution towards transportation improvements should be provided, including TDM commitments. Land should be dedicated for transportation improvements along Lorton Road and Sanger Street, including a bus shelter, and the interchange improvements along interstate 95. Sidewalks should be provided along Sanger Street and Lorton Road;
- Full consolidation should be achieved with the exception of parcel 74 which is planned for continued use as the Fairfax County Public Schools Administration Transportation Center and the planned future expansion of the I-95 – Lorton Road interchange;
- All structures should be located on the northern and center portions of the site. In order to be compatible with the massing and scale of nearby commercial structures, buildings located along Lorton Road shall be no taller than 60 feet for a maximum of 208 feet above sea level;
- Ancillary uses such as a restaurant, deli, retail, medical laboratory and pharmacy uses may be appropriate as ground floor uses. A daycare center which should primarily serve employees of the medical care and medical office uses may be appropriate as an ancillary ground floor use provided that noise impacts for the outdoor play area can be fully mitigated. Free-standing buildings for these ancillary uses should not be permitted;
- Parking should be consolidated into structures and surface parking should be minimized. Parking structures should provide façade and other architectural treatments

and landscaping features to ensure an attractive appearance along major roadways and toward nearby residential communities;

- All buildings including parking structures should utilize low impact development features such as rooftop landscaping and stepped-back tiers with planters to minimize their impact on the environment;
- Most of parcel 81 and all of parcel 82 should remain undeveloped and be utilized as tree save areas except for areas that are needed to accommodate internal access drives and utilities;
- Underground stormwater detention facilities should be provided in order to preserve open space and maintain tree save areas;
- A substantial landscaped buffer along all property lines adjacent to existing and planned residential uses should be provided in order to effectively screen these uses from noise, lighting, and other impacts. Any retaining walls should be attractive in appearance and effectively landscaped to minimize any negative visual impacts;
- Development, to the extent possible, should preserve the existing slopes and their associated vegetation, provide re-vegetation where necessary, and minimize clearing and grading; and
- Noise or lighting impacts on the adjacent residential neighborhoods should be mitigated using techniques such as appropriate design, buffering, and sensitive operation.”

Environment

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

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

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

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

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

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

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

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

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

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.
- Use of renewable energy resources.
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.
- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.
- Reuse of existing building materials for redevelopment projects.
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.
- Use of building materials and products that originate from nearby sources.
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

- Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses.”

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 16:

“Objective 10: 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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices.

- Policy b: Require new tree plantings on developing sites which were not forested prior to development and on public rights of way.”

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 12, the Plan states:

“Unlike some parts of the United States, Fairfax County is not subject to major natural disasters such as earthquakes, or major forest fires. However the County is not free of natural and human made hazards to new and existing development.

There are hazards to property in some areas of the County posed by wet or unstable soils. Marine clay soils found in the eastern part of the County and shrink-swell clay soils found primarily in the western area can cause foundation failures, cracked and shifting walls, and in extreme cases, catastrophic slope failure. Asbestos bearing soils may pose a health risk to construction workers requiring special precautions during excavation.

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.”

COMPREHENSIVE PLAN MAP: Office and Private Open Space

LAND USE ANALYSIS

The proposed medical care and medical office application is not in full conformance with the Plan recommendations for the subject property. At the request of the applicant, a Comprehensive Plan amendment was adopted for the subject property in March of 2009. This provided for an increase in the FAR for the subject property if multiple Plan conditions are met. Policy Plan guidance also applies to this proposal regarding the expectation for a commitment for green building third party certification for the proposed buildings. There are a number of outstanding issues which have not been fully resolved regarding transportation, screening, noise mitigation, geotechnical considerations, and green building certification.

Use and Intensity of Development

The Comprehensive Plan option for this site provides for an FAR of up to 0.40 under certain conditions. The proposed medical care and medical office buildings with an option for a hotel on a portion of the site are consistent with Comprehensive Plan guidance regarding intensity. In accordance with site-specific Comprehensive Plan guidance, the medical care, medical office or hotel constitutes approximately 253,000 square feet of space at an FAR of 0.40.

Transportation

The proposed development is dependent upon the completion of a number of transportation improvements. Some of these improvements will be provided by the applicant, while others will be completed by VDOT or others. In order to ensure that these interdependent projects are completed in a manner which is completely compatible and functional, a clear plan for coordination and timing of these projects should be developed. It is not clear that the applicant has incorporated adequate measures to ensure that this takes place. Staff remains concerned that transportation issues are not fully resolved and as a result staff strongly encourages that applicant to continue to work with both the Fairfax County Department of Transportation and VDOT in order to ensure that a plan is in-place for the orderly coordination of transportation improvement projects in this area.

Landscaping and Streetscape

According to the site-specific Plan guidance for the subject property, a substantial landscaped buffer should be provided along all property lines adjacent to existing or planned residential development. Urban Forestry Management (UFM) staff have raised concerns that the current tree save and landscaping plans do not fully conform with this recommendation. Staff feels that this issue should be resolved in a manner consistent with the recommendations from UFM.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Green Building

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects.

The applicant is seeking to develop approximately 253,000 square feet of development at a floor area ratio of .40, which is the maximum intensity recommended by the Comprehensive Plan. The Policy Plan recommends that such developments, those which seek development at the high end of the planned intensity range and are located in designated areas such as the Lorton South –Route 1 Suburban Center, attain basic Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or other equivalent program with third party certification.

The applicant has not provided any commitments for LEED certification or an equivalent green building third party certification program at this time. No justification has been provided for this shortcoming. The proposed healthplex, medical office building or hotel should attain LEED certification or an equivalent. Similar commitments have been provided elsewhere in Fairfax County for medical facilities, medical offices and hotels. There does not appear to be any limitation at this location which would prevent the applicant from providing a similar commitment here. Staff finds the applicant's failure to provide any commitments for LEED or an equivalent to be not in conformance with the Policy Plan guidance on green buildings.

Geotech

Staff have raised some concerns regarding geotechnical factors which might impact the ultimate design of the site. The current development plan relies on a number of assumptions which cannot be substantiated due to the lack of an approved geotechnical study. Due to the extensive problem soils on the subject property the applicant has acknowledged that a number of slope stabilizing devices will have to be employed. The current design assumes that a significant amount of existing tree cover can be preserved and supplemented with landscaping in order to achieve Plan goals for tree retention and minimally invasive grading upon the existing slopes. While staff feels that it may be possible to develop the property in the manner proposed without significant deviation from the current development plans, the applicant should be aware that if the final geotechnical study indicates the need for more invasive measures which will result in more grading, tree removal, slope stabilization or other measures which might alter the current plan, then the applicant may likely need to submit an application for a final development plan amendment and/or proffered condition amendment for the subject property.

Noise

A portion of the subject property may be impacted by noise levels exceeding 65 dBA Ldn. A proffer should be added noting that interior noise levels will not exceed 45 dBA Ldn. Appropriate mitigation measures should be provided in accordance with Policy Plan guidance

Tree Cover

Staff from the Urban Forestry Management Branch of the Department of Public Works and Environmental Service have indicated some concerns regarding the adequacy of the proposed screening along Sanger Street. Staff feels that this issue should be more fully addressed by the applicant as recommended by UFM staff.

PGN: JRB

BOARD OF DIRECTORS

Jean R. Packard, *Chairman*
 John W. Peterson, *Vice Chairman*
 Johna Good Gagnon, *Secretary*
 George W. Lamb, *Treasurer*
 Adria C. Bordas, *Director - Extension*

Diane Hoffman, *District Administrator*



Phone: 703-324-1460

Fax: 703-324-1421

E-mail: conservationdistrict@fairfaxcounty.gov

Website: www.fairfaxcounty.gov/nvswcd

COMMONWEALTH of VIRGINIA

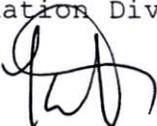
Northern Virginia Soil and Water Conservation District

12055 Government Center Parkway • Suite 905 • Fairfax, VA 22035-5512

Willie.woode@fairfaxcounty.gov

February 22, 2010

TO: Regina Coyle
 Division Director, Zoning Evaluation Division, DPZ

FROM: Wilfred D. Woode 
 Senior Conservation Specialist

RE: Conservation Report on RZ/FDP-2009-MV-023

This application refers to an undeveloped 14.55-acre property, located on the southeast quadrant of the intersection of Lorton Road and Sanger Street, and west of Henry G. Shirley Memorial Highway (Rte. I-95). The property consists of seven parcels identified in the Fairfax County Zoning Map System as 107-4 ((1)) -75A, -77, -78, -79, -80, -81 and -82.

The applicant proposes a change in zoning from C-3 to PDC to qualify for a proposed multiphase, healthplex/medical office mixed use development with three buildings and a central parking structure.

There is no RPA, EQC or floodplain delineated within the limits of this property.

Soil types and the need for erosion and sediment control:

This parcel consists of critical slopes mostly in the 15 - 25 percent range. Soil type consists of what was once classified as 'Marine Clay.' The most recent soils map indicates the presence of mainly Harboro Silt Loam (49) and Huntington Silt Loam (61). Properties of these soils are no better than the formerly mapped Marine Clay. They are problem soils that characteristically have high shrink-swell clay components, low bearing potential, high water table and unstable slopes. Prior to development approval, a geotechnical engineering report must be submitted and approved for all construction and grading.

If this development request is approved, adequate perimeter erosion and sediment control measures must be installed prior to the start of any clearing, construction or soil moving activity. Other similar measures must be coordinated with the stages of development in a timely manner.



Regina Coyle
RZ/FDP-2009-MV-023
February 22, 2010

Page 2

It should be the responsibility of the developer to ensure that no disturbed area is left unprotected for more than 7 days. Except for portions of the site in which earth moving activities are planned beyond that period.

Storm water Management:

The proposed development is designed to meet its stormwater management requirements through the use of three sand filters and one SWM/BMP dry pond. These are suppose to provide an overall decrease in peak runoff from the site for both the 2- and 10-year storm events when one compares the pre- and post-construction conditions. Considering the drastic change from mostly upland vegetation to creating such a significant imperviousness, the developer may be willing to go the extra mile and make certain amendments that will further improve the overall environmental/SWM benefits.

For instance, the efficiency of the proposed SWM dry pond can be improved if the developer agrees to include appropriate language in a proffer requesting permission to construct the facility as a landscaped, vegetated dry pond. The landscaping features include islands and pools within the pond that deliberately serve to extend runoff detention time through the system during low flows.

Extending the detention time increases the pollution extraction potential of the structure. Introducing mixed species of water-loving vegetation increases the opportunity for bio-diversity within the established ecosystem, as well as, enhances water uptake.

Regarding the proposed sand filters (SF1, SF2 & SF3), the document submitted seems to show them in appropriate locations. However, the connecting pipes and arrows that should clearly indicate the directions of in-flow and out-flow are missing in some cases. In the case of SF2, it seems as though the arrow is pointing in the wrong direction. Also, the optional Hotel layout inset shows no indication of the relative position of SF2 that is present in the alternate inset showing Building "A".

Vegetated roof system (a.k.a. green roof) - Even tough hydrologic calculations show that SWM requirements have been met based on the submitted SWM details, introduction of other forms of LID such as a vegetated roof system on some of the buildings (instead of just the "stepped back planters" proposed on the parking garage) would further reduce the impact of the localized "hot-spot" about to be created in this area.

Regina Coyle
RZ/FDP-2009-MV-023
February 22, 2010

Page 3

A vegetated roof reduces the peak rate and volume of storm runoff through interception of rainfall and evapotranspiration. Green roofs can be either extensive (having a growing media of 3-6 inches) which makes for a lower construction cost and minimal maintenance requirement, or intensive (having a growing media of 6 inches or greater, involving increased design sophistication and construction cost, and providing greater water holding capacity.

Another aspect of improved development that is worth encouraging the developer to consider is 'Green' structures/buildings that will meet a minimum of 'Silver' rated LEED standard. Such buildings demonstrate design and construction practices that increase profitability while reducing the negative environmental impacts of traditional structures. The Fairfax County Department of Public Works and Environmental Services, Land Development Services, encourages the use of Green building practices for both residential and commercial development projects. As an enticement, it is offering such projects a "Green Priority Review" status i.e., shorter waiting times during the site plan and building plan review processes.

I can be reached at 703-324-1430 or at willie.woode@fairfaxcounty.gov

cc: Pam Nee, Branch Chief, Environmental and Development
Review Branch, Planning Division, DPZ.



County of Fairfax, Virginia

MEMORANDUM

DATE: June 14, 2010

TO: Regina Coyle, Director
Zoning Evaluation Division

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

SUBJECT: Transportation Impact

FILE: 3-4 (RZ 2009-MV-023)

REFERENCE: FDP 2009-MV-023; Inova Health Care Services
Land Identification: 107-4 ((1)) 75A, 77, 78, 79, 80, 81 and 82

The following comments reflect the position of the Department of Transportation. These comments are based in part on review of the applicant's draft proffers dated June 4, 2010, development plan revised to June 3, 2010, and traffic impact statement dated September 28, 2009.

The applicant is seeking approval to develop the site with a 70,000gsf urgent care facility and a 177,600gsf office building. The applicant also has an option to construct a hotel in lieu of the office building.

In order to mitigate the transportation impacts associated with development of the site, the applicant is proposing to widen northbound Sanger Road along the site frontage to provide separate left, through and right approach lanes at Lorton Road; widen southbound Sanger to provide two southbound lanes beyond the first entrance into the site; provide a second westbound left turn lane into Sanger from Lorton Road; provide a separate eastbound right turn lane from Lorton Road into Sanger; modify the traffic signal at the Sanger/Lorton intersection to reflect the geometric changes; and expand the length of the southbound Silverbrook Road left turn lane to eastbound Lorton Road. These modifications are a significant investment to offset the impacts of the proposed two buildings.

The following concerns remain with the application. First, Lorton Road is planned for widening between Silverbrook Road and Route 123 to a four lane divided roadway with a 45mph design

Regina Coyle, Director
Zoning Evaluation Division
June 14, 2010
FDP 2009-MV-023
Page 2 of 2

speed. The applicant will need several waivers of VDOT design standards to accommodate the construction. Most are routine and reflect the urban/suburban environment versus a rural environment. However, waivers needed for construction of the right turn lane are more significant. If waivers are not approved, major right-of-way/easement acquisitions will likely be needed. As such, it would be appropriate for the applicant to request and receive a VDOT position of the design waivers prior to the application moving forward.

The second concern reflects the need for a transition to accommodate the proposed dual westbound left turn lanes on Lorton Road. The proffer commits to a transition as shown on the development plan, but the development plan delineates all widening west of Silverbrook to be provided by the County. As the proffer is now worded, all design, design waivers if necessary, and right-of-way acquisition if needed would be the responsibility of the County and not the applicant. Therefore the draft proffer is not acceptable as presently written.

The third concern is the timing of construction of the improvements. It is anticipated that the Lorton Road reconstruction project will be moving forward in 2012. There is concern on the part of this Department that the applicant's project will conflict with, or delay the public project. The vertical and horizontal alignments must be consistent between both projects. In addition, only one roadway construction project can be ongoing at any given time. Therefore, it is recommended that the applicant commit to extend the limits of their project to include the improvements to Lorton Road to the point at which all transitions of the applicant's project tie to the County's proposed project, with interim transitions provided as needed to maintain safe operation of the roadway.

Until these concerns are adequately addressed, this Department can not support approval of the application.

AKR/CAA

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



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

GREGORY A. WHIRLEY
ACTING COMMISSIONER

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)
January 30, 2010

To: Ms. Regina Coyle
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section
703-383-2424

Subject: RZ/FDP 2009-MV-023, Inova Health Care Services
Tax Map No.: 107-4 /01/ /0075A /01/ /0077

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the subject plan and offer the following comments.

The plans should be revised to show existing/proposed modifications to the geometrics of the signal Lorton Road/Silverbrook Road/Sanger Street. A typical section of the lane widths (dual lefts through the intersection) and turning templates should also be provided.

Turn lane lengths, tapers and lane transitions along Sanger Street should be designed in accordance with the design (not shown).

The proposed development is **subject to** and **does not meet** the following requirement; VDOT's *Road Design Manual, Volume 1 Appendix F, Table 2-2, Access Management Design Standards for Entrances*. Minimum distance 660'. The proper Access Management Exception form must be submitted for review and approval.

Williams, St Clair D

From: Wilson, Phyllis
Sent: Friday, June 11, 2010 2:53 PM
To: Williams, St Clair D
Subject: INOVA MEMO

St. Clair-does this meet your needs? Let me know if you require additions or revisions.



County of Fairfax, Virginia

MEMORANDUM

June 11, 2010

TO: St. Clair Williams, Staff Coordinator
 Zoning Evaluation Branch, DPZ

FROM: Phyllis Wilson, Urban Forester III
 Forest Conservation Branch, DPWES

SUBJECT: INOVA Lorton HealthPlex, RZ/FDP 2009-MV-023

A review has been completed of the proposed proffers dated June 4, 2010, and the CDP/FDP dated as received by the Department of Planning and Zoning on June 7, 2010.

Landscape Transitional Screen 2 (35) feet is officially required by the Zoning Ordinance along Sanger Street. The Comprehensive Plan language for the site recommends that "a substantial landscaped buffer along all property lines adjacent to existing and planned residential uses..."

Issue:

In no location along Sanger Street does the buffer area between parking lot and/or building and street measure less than the required 35 feet, which is the minimum for provision of the required transitional screening area. The GDP/FDP does not provide a planting detail to show which proposed planted trees are evergreen or deciduous. No shrubs are shown to be planted as part of the landscape buffer area.

Recommendation:

In order to achieve a "substantial landscaped buffer" it is recommended that at least 70% or more of the proposed planted trees are evergreen species, as specified in the Transitional Screening description of ZO 13-303, Par 3B. Plantings should be sufficient to assure that evergreen materials create a year-round visual buffer from the first-story of adjacent residential units. The higher elevation of plantings to the street level on the subject site would call for installation of evergreen shrubs, as required by TS2 specifications, along the tops of the retaining walls or lower areas of the buffer in order to screen the lower trunk area of mature evergreens or existing mature preserved

6/15/2010

trees.

A list of small and medium evergreen shrubs suitable to fulfill the TS 2 requirements and the year-round visual screen can be supplied by Urban Forest management by calling 703-324-1723.

In order to assure screening has been achieved as required, a new proffer is recommended, to read:

“Prior to issuance of the Non-Residential Use Permit, the Urban Forester shall walk the buffer area that is adjacent to all residential properties to ascertain that a substantial and effective year-round landscape buffer has been achieved. If any deficiencies or gaps in the landscaped screening are noted by the Urban Forester, supplemental plantings to achieve adequate screening may be required by the Urban Forester. Species and specifications of any required supplemental plantings shall be decided by the Urban Forester. Planting locations of any required supplemental plantings shall be field located to the satisfaction of the Urban Forester.”

PAW/
UFMID #: 148302

cc: RA File
DPZ File

6/15/2010



County of Fairfax, Virginia

MEMORANDUM

May 18, 2010

TO: St. Clair Williams, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: INOVA Health Care Services, RZ 2009-MV-023

This review is based on the Conceptual Development Plan/Final Development Plan (CDP/FDP) stamped as received on May 10, 2010. Draft proffers dated May 7, 2010 were provided. Preliminary review comments were forwarded to you earlier in January 2010, and since that time the design of the project has changed substantially. An in-depth site visit was conducted in early 2010. *Previous comments are attached.*

The preliminary comments from January 2010 and the site description of the trees and forest still stands and is applicable.

Due to time constraints, an in depth review is forthcoming. The following issues on the development plan are noted and provided in cursory fashion, as well as issues with the proffers.

1. **Comment:** The Existing Vegetation Map has been revised but is still lacking certain or complete information.
2. **Comment:** The preliminary tree preservation target calculations are incomplete and the full calculation should be provided at this time.
3. **Comment:** The proposed 3 Phases of the project are unclear with respect to tree preservation. It appears that what is proposed at build out, may not happen with the various phases. Clarify and provide larger details with more specificity.
4. **Comment:** A detailed landscape plan with parking lot calculations has not been provided. Sufficient parking lot landscaping for the parking structure has not been provided. Transitional screening II (35 feet) is required adjacent to Sangster Road, and has not been provided.
5. **Comment:** There seems to be insufficient stormwater management provided. This may affect opportunities for additional tree preservation or that presently proposed. Clarify and provide more information.

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



Draft Proffers Comments

Draft proffer 3:

This proffer should be titled and "Landscaping". Transitional screening must be addressed either in a proffer or through a request to modify/waive some aspects of it.

Draft proffer 20:

- Some aspects of this proffer do not match the accepted UFMD template and should be revised.
- This site contains numerous American holly and American beech. A proffer should be developed to address a transplantation plan that includes transplanting young native trees, including holly and beech.

JGS/
UFMID #: 136020

cc: RA File
DPZ File





County of Fairfax, Virginia

MEMORANDUM

January 8, 2010

TO: St. Clair Williams, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: INOVA Lorton HealthPlex, RZ/FDP 2009-MV-023

RE: Request for Preliminary Comments

This review is based on the Conceptual/Final Development Plan (CDP/FDP) stamped as received by the Department of Planning and Zoning on November 25, 2009. You and I discussed the need for only preliminary comments to be submitted at this time.

A site visit was conducted on January 6, 2010.

General Observations of Forest Cover and Site: This property is adjacent to I-95 and due to the topography creates an effective buffer for adjacent residential properties on the opposite side of Sanger Street. There is a utility right-of-way intersecting a portion of the site and portions of the northerly and easterly boundaries of the site contain younger vegetation and some invasives. Additionally, the property has steep to moderately steeped slopes, fairly erosive soils and mostly very high quality forest cover and habitat. The forest cover is typical of an upland sub-climax hardwood forest that given the soils, contains, somewhat larger diameter chestnut oak, numerous other oak species, a few Virginia pine, small and notable larger diameter American beech, yellow poplar and some mature American holly. Several of the chestnut oaks appear to be 75-100 years old and are part of an uncommon forest cover type, not found in the County as much today.

Comments

- The CDP/FDP shows different phases of development. It is difficult to evaluate the proposal unless it is clear what phase will be developed initially. The Applicant should revise the CDP/FDP to reflect more clearly the future plans. Additionally, the issues connected to the VDOT interchange and the need to plan at this time for that should be clarified further.
- The Existing Vegetation Map and narrative is missing some information on the nature of the forest cover. There are extensive number of small and mature American beech and some mature hollies. The EVM should be revised to reflect this.

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



- There is considerable off-site clearing and on-site clearing proposed that may not be absolutely necessary. Additionally, the parking tabulations indicate many parking spaces way over the minimum required.
- The tree preservation target has not been met and the extent of tree preservation is minimal and fragmented. Given the nature of the forest cover and the need for citizens with medical/health demands using the proposed facilities to have an appealing environment with shade and sufficient oxygen, the Applicant should commit to preserving as much existing forest cover as possible.
- The proposed modification of transitional screening has not included any required barriers or plantings that potentially could be provided.

JGS/
UFMID #: 148302

cc: RA File
DPZ File





FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

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

FROM: Sandy Stallman, Manager 
Park Planning Branch, PDD

DATE: January 11, 2010

SUBJECT: RZ/FDP 2009-MV-023, Inova Health Care Services Lorton Healthplex
Tax Map Number(s): 107-4((1)) 75A, 77-82

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated November 23, 2009, for the above referenced application.

COMPREHENSIVE PLAN CITATIONS

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

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

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

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

ANALYSIS AND RECOMMENDATIONS

Onsite Facilities:

The Fairfax County Urban Design Guidelines support the concept of integrating urban-scale public open spaces into proposed mixed-use and commercial developments. Features such as plazas, gathering places, amphitheater/performance spaces, special landscaping, fountains,

sculpture and street furniture are appropriate to be integrated into these sites and surrounding areas.

Natural Resources Impact:

The project site is in the vicinity the Park Authority's Laurel Hill Park and upstream of the Mason Neck West Park.

The applicant's property drains to Giles Run which is a priority stream under the DPWES Stream Protection Strategy.

The Park Authority supports the applicant's efforts to detain stormwater at or below pre-development levels. This should include 24-hour extended detention of the one year storm. In addition, the Park Authority questions permitting the minimal phosphorous removal from the site run-off when the county is in the midst of the MS4 Permit renewal and development of the Chesapeake Bay TMDL processes. Great efforts should be made to ensure protection of the sensitive Giles Run receiving stream.

The applicant is seeking a waiver for the screening requirements due to maximizing of the development footprint. If this waiver is granted, the Park Authority requests that it include the requirement that the applicant plant no plants on site listed as non-native invasive species by the Virginia Natural Heritage Program, the United States Department of Agriculture and the Mid-Atlantic Exotic Pest Plant Council.

FCPA Reviewer: Pat Rosend
DPZ Coordinator: St. Clair Williams

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Julie Cline, Manager, Land Acquisition & Management Branch
Chron Binder
File Copy



Department of Facilities and Transportation Services

**FAIRFAX COUNTY
PUBLIC SCHOOLS**

 Office of Facilities Planning
 10640 Page Avenue
 Fairfax, Virginia 22030

January 13, 2010

TO: St. Clair Williams
 Fairfax County Department of Planning & Zoning
 Zoning Evaluation Division

FROM: Denise M. James, Director 
 Office of Facilities Planning Services

SUBJECT: RZ/FDP 2009-MV-023, Inova Health Care Services

ACREAGE: 14.55 acres

TAX MAP: 107-4 ((1)) 75A, 77, 78-82

This is response to a memo dated December 10, 2009, which requested comments for RZ/FDP 2009-MV-023 that proposes a multi-phase, healthplex/medical office mixed use development with three buildings.

While no residential uses are proposed that is anticipated to generate new student yields, the FCPS Administrative/Transportation Center is adjacent to the INOVA site at tax map reference 107-4 ((1)) 74.

FCPS recommends that all construction and vehicular access should be limited to Sanger Street. In addition, land disturbing activities should be minimized and appropriate buffering/screening should be provided. The current FCPS transportation facility on Parcel 74 generates significant noise due to the bus parking.

Although the Comprehensive Plan text indicates that Parcel 74 is planned for the future expansion of the I-95/Lorton Road interchange, the site is also planned for public facilities use and FCPS has no plans to discontinue the current administrative/transportation use on the property.

cc: Dan Storck, School Board, Mount Vernon District
 Dean Tistadt, Chief Operating Officer, FCPS
 Linda Farbry, Director, Transportation Services, FCPS
 Kevin Sneed, Director, Design and Construction Services, FCPS



County of Fairfax, Virginia

MEMORANDUM

DATE: April 23, 2010

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Stormwater Engineer *BF*
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning/Final Development Plan Application #RZ/FDP 2009-MV-023,
INOVA Lorton, Conceptual/Final Development Plan dated April 7, 2010, LDS
Project #7903-ZONA-002-2, Tax Map #107-4-0075A, -0077, & -0082, Mount
Vernon District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). A conservation easement, Stormfilters, and tree box filters are proposed to meet the requirements. The BMPs are not located on the plan.

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file.

Stormwater Detention

Stormwater detention or an approved waiver are required (PFM 6-0301.3). Three underground detention facilities are depicted on the plat.

Site Outfall

A description of the outfall to 100 times the site's area has been provided, however, the narrative does not include complete information on the condition or adequacy of the downstream drainage systems (ZO 18-202 paragraph 10.F(2)(c)). Justification for any grading which will divert runoff must be provided as part of the site plan submission (PFM 6-0202.2A).

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Craig Carinci, Director, Stormwater Planning Division
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359





FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING
DIVISION

Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

January 27, 2009

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

Re: RZ 2009-MV-023
FDP 2009-MV-023
Inova Lorton Healthplex
Amendment

Dear Ms. Coyle:

Please consider this letter an amendment to our response letter previously sent to your office and dated December 30, 2009 (copy enclosed) regarding the referenced rezone application. On January 21, 2010 Fairfax Water staff met with the developer and several of his representatives including his attorney and site engineer to discuss their proposed project. It is understood that the project will be developed in phases based on market conditions and that the initial phase will not disturb Fairfax Water's existing 30-inch transmission main crossing the property or encroach into the existing easement. It is also understood that a future phase which includes proposed Building A and is expected to be developed in the next 5 to 10 years, will impact our existing main. In accordance with current Fairfax Water policy and as noted in our prior correspondence, all transmission relocations proposed by private development must be approved by the Fairfax Water Board. Because of this requirement, the following language was agreed upon by the developer and Fairfax Water during our January 21 meeting as an addition to Note 14 on Sheet 3 of 8 of the CDP/FDP:

"In reference to the existing Fairfax County Water Authority easement, formerly the Alexandria Water Company easement, it is understood that the applicant must apply for and receive permission from the Fairfax Water Board to relocate the transmission main that is located in the easement before the proposed development program in the

vicinity of Building A can be implemented. Absent such permission, the proposed development program in this vicinity will have to be modified and be the subject of a Conceptual Development Plan/Final Development Plan Amendment (CDPA/FDPA).

If you have any questions regarding this information please contact Dave Guerra at 703-289-6343.

Sincerely,

A handwritten signature in cursive script that reads "Traci K. Goldberg".

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

cc: Sarah E. Hall, Blankingship and Keith, Agent for the Applicant
St. Clair Williams, Planner, Fairfax County Dept. of Planning & Zoning

Transmission Main Relocation Policy

Adopted April 23, 2009

Water mains larger than 16-inches in diameter constitute the backbone of the Fairfax County Water Authority's (Authority) transmission system. Their continuous operation is necessary to best ensure adequate flow and pressure throughout the system for the provision of domestic service and fire protection. These transmission mains are located in easements benefitting the Authority and in state right-of-ways with approval of the Virginia Department of Transportation.

Occasionally, private land developers request permission to relocate portions of the Authority's transmission mains to facilitate best use of the developer's property. Given the significant risk and high degree of coordination necessary to effectively relocate transmission mains without compromising the integrity of the Authority's operations during these activities, all proposed relocations of water mains larger than 16-inches in diameter that are initiated by private development activity must be submitted to the Authority Board for approval

When reviewing proposed relocations, the Board will consider various factors, including but not limited to:

- 1) The extent of the relocation.
- 2) The anticipated transmission main outage duration during tie-ins.
- 3) The impact to the local service area and the overall system.
- 4) The level of staff effort required to effectively coordinate and execute the relocation.
- 5) The benefits to the Authority of the proposed relocation.

Upon a request from a private developer to relocate a water main larger than 16-inches in diameter, Authority staff will prepare an item discussing the above factors for the Board's consideration.

All such transmission relocations approved by the Authority shall be designed, constructed and completed at the sole cost and expense of the developer, including a reasonable fee to compensate the Authority for staff time devoted to the review, inspection and approval of such relocation. For all approved transmission relocations, the Authority shall require the developer to enter into a written agreement that obligates the developer to complete all work in accordance with the plans approved by the Authority for such relocation. Whether the subject property will be served by the Authority or by another public water utility shall not be a factor in the Board's consideration of whether to approve a relocation request.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2009

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

FROM: Eric Fisher, GIS Analyst III
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning and Final Development Plan Application RZ/FDP 2009-MV-023

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station #419, Lorton
2. After construction programmed _____ this property will be serviced by the fire station _____
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire





County of Fairfax, Virginia

MEMORANDUM

DATE: January 25, 2010

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ/FDP2009-MV-023

Tax Map No. 107-4/01/ /0075A, 0077, 0078, 0079, 0080,0081, 0082

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

1. The application property is located in the Pohick Creek (N1) watershed. It would be sewerred into the Noman M. Cole Pollution Control Plant (NMCCPCP).
2. Based upon current and committed flow, there is excess capacity in the NMCCPCP at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.
3. An existing 12" inch line located in the street is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

Department of Public Works and Environmental Services
Wastewater Planning & Monitoring Division
12000 Government Center Parkway, Suite 358
Fairfax, VA 22035-0052
Phone: 703-324-5030, Fax: 703-324-3946





County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: June 18, 2010

TO: Board of Supervisors

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

SUBJECT: Health Care Advisory Board Review of the Rezoning Application of Inova Health System (RZ-2009-MV-023) to Build the Lorton HealthPlex

On June 14, 2010, a public meeting was held to review the above-referenced rezoning application submitted on behalf of Inova Health System (Inova) for the purpose of building the Lorton HealthPlex. As the Board of Supervisors is aware, the Fairfax County Zoning Ordinance specifies that rezoning applications for medical care facilities are subject to Section 9-308 - "Additional Standards for Medical Care Facilities," which authorizes Health Care Advisory Board (HCAB) review.

As outlined in the Zoning Ordinance, the HCAB is specifically tasked with reviewing the following:

- Demonstrated need for the proposed facility;
- Institutional need;
- Financial accessibility; and
- Development costs and project financing.

The Inova Lorton HealthPlex will be constructed in 3 phases:

Phase 1 – 2 Story Building (52,000 square feet):

- Emergency Department (ED) – Twenty-four hour, full service, emergency department with distinct pediatric treatment areas
- Diagnostic Laboratory Services
- Diagnostic Imaging Center, including Computed Tomography (CT), Ultrasound, Mammography, X-ray, and Magnetic Resonance Imaging (MRI) to be added in the future
- Space for future Ambulatory Surgery Center – Three operating rooms and 2 procedure rooms providing a full range of outpatient surgical and endoscopic procedures
- Space for future medical office development

Phase 2 – 5 Story Building (125,000 square feet):

- Space for future medical office development
- Space for expanded imaging and supportive ancillary uses

Fairfax County Health Department
10777 Main Street, Suite 203
Fairfax, VA 22030
Phone: 703-246-2411 TTY: 703-591-6435
FAX: 703-273-0825
<http://www.fairfaxcounty.gov/hd/hcab/>



Phase 3 – 4 Story Building (75,000 square feet):

- Space for future medical office development
- Space for future assisted living facility or limited service hotel

Demonstrated Need

The applicant demonstrated the need for Phase 1 and Phase 2 of the project, including emergency and outpatient health care services. Access to healthcare services for residents in the Lorton area is currently limited in that there are no significant healthcare facilities in the immediate community. The nearest facilities are located approximately 7 miles to the north (the Inova HealthPlex at Franconia-Springfield) or to the south (Potomac Hospital). Given the region's traffic congestion, both facilities have become increasingly difficult for Lorton residents to access. Moreover, the Base Realignment and Closure (BRAC) relocations to Fort Belvoir and the resulting influx of new Department of Defense workers will compound the demand for health care services in this area.

The applicant failed to demonstrate the need for Phase 3 of the project, specifically the construction of an assisted living facility (ALF). No information was presented at the public hearing regarding the anticipated utilization of the ALF, including occupancy levels and target client groups, the availability of assisted living services within the facility's service area, or the availability of alternative medical care delivery systems.

Institutional Need

The applicant demonstrated the institutional need for Phase 1 and Phase 2 of the project. The applicant reported that the Inova HealthPlex at Franconia-Springfield, which currently serves patients from the Lorton area, is approaching maximum capacity and has limited opportunity for expansion. The development of the new Lorton HealthPlex will meet the growing healthcare demands in Lorton and make additional capacity available at the Franconia-Springfield HealthPlex.

With respect to Phase 3 of the project, the applicant failed to demonstrate the institutional need for building an ALF.

Accessibility

Financial

The applicant satisfied the HCAB's financial accessibility criteria for Phase 1 and Phase 2 of the Lorton HealthPlex. Inova reaffirmed its policy to deliver services to all patients without regard to their ability to pay or their payment source. Applicants stated that all services delivered at the facility will adhere to the Inova Charity Care Guidelines. While Inova has not determined the rates for the services it will provide, it maintained that the service costs will be comparable to those of similar services within the health planning region.

No information was provided to the HCAB regarding the financial accessibility for assisted living services proposed in Phase 3 of the project. The HCAB was unable to evaluate the affordability of the proposed ALF or to determine the accessibility for patients who are low-income or indigent.

Geographic

The Lorton HealthPlex will be located in the Mount Vernon District of Fairfax County, southeast of the Sanger Street and Lorton Road Intersection. The facility will be accessible via Interstate 95, Route 1, Route 123, the Fairfax-County Parkway, and Silverbrook Road. In addition to widening Sanger and Lorton roads, Inova reported that it will be building a bus shelter on the site, making it accessible to public bus transportation.

Architectural

Based on the details provided by Inova, the initial development plan will include accessible surface parking adjacent to the proposed HealthPlex building, allowing immediate access into and out of the HealthPlex.

Development Costs and Project Financing

The project costs for the first phase of construction (ED, Imaging, Lab and shelled space for ambulatory surgery or medical offices), including land costs, are \$35 million. Inova will finance the project with accumulated reserves.

No details were provided to the HCAB regarding the costs of subsequent project phases.

Recommendation

Based on the information presented at the June 14 public meeting, the HCAB recommends that the Board of Supervisors approve the construction/square footage necessary to accommodate Phase 1 and Phase 2 of Inova's rezoning application to build the Lorton HealthPlex, including those components under the HCAB's purview - the Emergency Department, Laboratory, Imaging Center, and potential Ambulatory Surgery Center.

At this time, no evidence is available to support Inova's request for approval to build an Assisted Living Facility in the future. Moreover, because the applicant is requesting that the property be reclassified as a Planned Development Commercial (PDC) District, Inova would not be required to seek a Special Exception to build an assisted living facility. This means that the criteria used to evaluate an ALF's quality of care, such as utilization, patient-to-staff ratios, staff training, medication administration, etc., would be waived. Inova would circumvent the HCAB's review for an ALF and subsequent approvals by the Planning Commission and the Board of Supervisors.

At the conclusion of the public meeting, Pat Walters, Executive Vice President of Strategic Planning and System Development, suggested that Inova would remove the ALF from the application's permitted uses. It is the HCAB's understanding that Inova would need to revise its proffers to delete the Assisted Living Facility from the permitted uses on the site and require Inova to seek a proffered condition amendment in order to permit an assisted living facility in the future, thereby necessitating a full review by the Planning Commission, the Board of Supervisors, *and* the Health Care Advisory Board.

The HCAB would be amenable to this change. However, absent the modification, the HCAB must recommend, based on the application that was presented during the public meeting, that the Board of Supervisors deny the construction/square footage requested for Phase 3 of the project. The HCAB would welcome the opportunity to discuss Inova's long range planning

needs for the Lorton HealthPlex site, including its request to build an ALF as data become available.

If you have further questions regarding this recommendation, please contact the HCAB.

cc: Planning Commission
Barbara Lipka, Executive Director, Planning Commission
St. Clair Williams, Office of Comprehensive Planning, Zoning Evaluation Branch
Anthony H. Griffin, County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health
Roselyn Foroobar, Deputy Director for Health Services
Brett Kenney, Office of Supervisor Hudgins
Marcia Hanson, Office of Supervisor Hudgins
Pat Walters, Inova Hospital
Jennifer Siciliano, Inova Hospital
Sarah Hall, Blankingship & Keith, PC
Health Care Advisory Board

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

6-206 Use Limitations

1. All development shall conform to the standards set forth in Part 1 of Article 16.
2. All uses shall comply with the performance standards set forth in Article 14.
3. When a use presented in Sect. 203 above as a Group or Category use is being considered for approval on a final development plan, the standards set forth in Articles 8 or 9 shall be used as a guide.

When a use presented in Sect. 203 above as a Group or Category use is being considered for approval as a special exception use, pursuant to Sect. 205 above, the use shall be subject to the provisions of Article 9 and the special permit standards of Article 8, if applicable. Provided that such use is in substantial conformance with the approved conceptual development plan and any imposed development conditions or proffered conditions and is not specifically precluded by the approved final development plan, no final development plan amendment shall be required.

In either of the above, all Category 3 medical care facility uses shall be subject to the review procedures presented in Part 3 of Article 9.

4. All uses permitted pursuant to the approval of a final development plan shall be in substantial conformance with the approved final development plan as provided for in Sect. 16-403.
5. Secondary uses shall be permitted only in a PDC District which contains one or more principal uses. Unless modified by the Board in conjunction with the approval of a conceptual development plan in order for further implementation of the adopted comprehensive plan, the gross floor area devoted to dwellings as a secondary use shall not exceed fifty (50) percent of the gross floor area of all principal uses in the development, except that the floor area for affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2 shall be excluded from this limitation. The gross floor area of all other secondary uses shall not exceed twenty-five (25) percent of the gross floor area of all principal uses in the development.

The floor area for dwellings shall be determined in accordance with the gross floor area definition except the following features shall not be deemed gross floor area: balconies, porches, decks, breezeways, stoops and stairs which may be roofed but which have at least one open side; or breezeways which may be roofed but which have two (2) open ends. An open side or open end shall have no more than fifty (50) percent of the total area between the side(s), roof and floor enclosed with railings, walls, or architectural features.

6. Secondary uses shall be designed so as to maintain and protect the character of adjacent properties, and shall be conducted entirely within an enclosed building, with no outside display, except those uses which by their nature must be conducted outside a building.

7. Service stations, service station/mini-marts and vehicle light service establishments shall be permitted only under the following conditions:

A. Located in a commercial center consisting of not less than three (3) commercial establishments, such commercial establishments to be other than automobile-related.

B. There shall be no vehicle or tool rental and no outdoor storage or display of goods offered for sale, except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart. In addition, no more than two (2) vehicles that are wrecked, inoperable or abandoned may be temporarily stored outdoors for a period in excess of seventy-two (72) hours, and in no event shall any one such vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

8. Signs shall be permitted only in accordance with the provisions of Article 12, and off-street parking and loading facilities and private streets shall be provided in conformance with the provisions of Article 11.

9. Notwithstanding the provisions of Par. 5 and 6 above, housing for the elderly as a secondary use need not be designed to serve primarily the needs of the residents and occupants of the planned development in which located but shall be designed so as to maintain and protect the character of adjacent properties. The gross floor area devoted to housing for the elderly as a secondary use shall not exceed fifty (50) percent of the gross floor area of all uses in the development.

10. Fast food restaurants shall be permitted only in accordance with the following:

A. Fast food restaurants may be permitted as a secondary use when shown on an approved final development plan, and provided such use is located in a nonresidential structure containing at least one (1) other permitted principal or secondary use, in accordance with the following:

(1) Such fast food restaurants shall be oriented to cater primarily to occupants and/or employees in the structure in which located, or of that structure and adjacent structures in the same building complex which are accessible via a clearly designated pedestrian circulation system; and

(2) Such use(s) shall comprise not more than fifteen (15) percent of the gross floor area of the structure.

B. Fast food restaurants not permitted under the provisions of Par. A above may be permitted as a secondary use by special exception, in accordance with the following:

(1) The structure containing the fast food restaurant shall be designed as an integral component of a building complex, and shall be reviewed for compatibility with the approved PDC development; and

(2) The fast food restaurant shall be safely and conveniently accessible from surrounding uses via a clearly defined pedestrian circulation system which minimizes points of conflict between vehicular and pedestrian traffic. Pedestrian ways shall be prominently identified through design features such as, but not limited to, the use of special pavement treatments for walkways and crosswalks, and/or the use of consistent and distinctive landscaping. Vehicular access to the use shall be provided via the internal circulation system of the building complex, and no separate entrance to the use shall be permitted from any thoroughfare intended to carry through traffic.

11. Kennels and veterinary hospitals shall be located within a completely enclosed building which is adequately soundproofed and constructed so that there will be no emission of odor or noise detrimental to other property in the area. In addition, the Health Department shall approve the construction and operation of all veterinary hospitals prior to issuance of any Building Permit or Non-Residential Use Permit.

12. Drive-through pharmacies shall be permitted only on a lot which is designed to minimize the potential for turning movement conflicts and to facilitate safe and efficient on-site circulation and parking. Adequate parking and stacking spaces for the use shall be provided and located in such a manner as to facilitate safe and convenient vehicle and pedestrian access to all uses on the lot. In addition, signs shall be required to be posted in the vicinity of the stacking area stating the limitations on the use of the window service and/or drive-through lane. Such signs shall not exceed two (2) square feet in area or be located closer than five (5) feet to any lot line.

13. Vehicle transportation service establishments shall be permitted in accordance with the following:

A. The total number of company vehicles permitted on site at any given time shall not exceed five (5).

B. There shall be no maintenance or refueling of vehicles on site.

C. Notwithstanding the provisions of Par. 15 of the Transitional Screening and Barrier Matrix, the use shall be subject to the provisions of Par. 9 of the Matrix.

14. New vehicle storage shall be permitted by right in accordance with the following:

A. When located within a parking structure that is accessory to another use(s), and provided that the spaces devoted to new vehicle storage are in excess of the minimum number of off-street parking spaces required in accordance with Article 11 for the use(s) to which the structure is accessory. The owner shall submit a parking tabulation in accordance with Article 17 that demonstrates that such excess parking spaces are available for new vehicle storage.

B. The layout of the new vehicle storage shall not hinder the internal vehicle circulation within the parking structure, and there shall be no mechanical parking lift devices or fencing associated with the new vehicle storage.

C. There shall be no signs identifying the use and/or the associated vehicle, sale, rental and ancillary service establishment.

D. Notwithstanding the provisions of Article 13, transitional screening shall not be required.

15. A mini-warehousing establishment shall only be permitted when specifically identified on an approved development plan or in accordance with Sect. 205 above and only in accordance with the following:

A. Loading and unloading areas shall be located, screened and/or fully enclosed as required to minimize the potential for adverse impacts on adjacent property. All other activities associated with the use shall be conducted completely indoors in a multiple story structure.

B. The design of the storage structure shall be office-like in appearance and harmonious in color and design with that of the surrounding development so to minimize any adverse visual impact.

C. No individual storage bay door or storage items shall be visible from the outside of the storage structure.

D. The site shall be designed to facilitate safe and efficient on-site circulation and parking.

E. Signage shall be in scale and harmony with the surrounding development so not to detract from the character of the area.

F. There shall be no incidental parking or storage of trucks, trailers, and/or moving vans except for purposes of loading and unloading. There shall be no truck, trailer, and/or van rentals conducted from the site.

6-207 Lot Size Requirements

1. Minimum district size: No land shall be classified in the PDC District unless the Board finds that the proposed development meets at least one (1) of the following conditions:

A. The proposed development will yield a minimum of 100,000 square feet of gross floor area.

B. The proposed development will be a logical extension of an existing P District, in which case it must yield a minimum of 40,000 square feet of gross floor area.

C. The proposed development is located within an area designated as a Community Business Center in the adopted comprehensive plan or is in a Commercial Revitalization District and a final development plan is submitted and approved concurrently with the conceptual development plan for the proposed development. The conceptual and final development plan shall specify the uses and gross floor area for the proposed development and shall provide site and building designs that will complement existing and planned development by incorporating high standards of urban design, to include provision for any specific urban design plans for the area and for pedestrian movement and access.

2. Minimum lot area: No requirement for each use or building, provided that a privacy yard, having a minimum area of 200 square feet, shall be provided on each single family attached dwelling unit lot, unless waived by the Board in conjunction with the approval of a development plan.

3. Minimum lot width: No requirement for each use or building.

6-208 Bulk Regulations

1. Maximum building height: Controlled by the standards set forth in Part 1 of Article 16.

2. Minimum yard requirements: Controlled by the standards set forth in Part 1 of Article 16.

3. Maximum floor area ratio: 1.5, which may be increased by the Board, in its sole discretion, up to a maximum of 2.5 in accordance with and when the conceptual and final development plans include one or more of the following:

A. More open space than the minimum required by Sect. 209 below - Not more

than 2% for each additional 1% of the gross area provided in open space.

B. Unique design features and amenities within the planned development which require unusually high development costs and which achieve an especially attractive and desirable development, such as, but not limited to, terraces, sculpture, reflecting pools and fountains - As determined by the Board in each instance, but not to exceed 35%.

C. Below-surface off-street parking facilities - Not more than 5% for each 20% of the required number of parking spaces to be provided.

D. Above-surface off-street parking facilities within an enclosed building or structure - Not more than 3% for each 20% of the required number of parking spaces to be provided.

The maximum floor area ratio permitted by this Part shall exclude the floor area for affordable and bonus market rate dwelling units provided in accordance with Part 8 of Article 2 and the floor area for proffered bonus market rate units and/or bonus floor area, any of which is associated with the provision of workforce dwelling units, as applicable.

6-209 Open Space

1. 15% of the gross area shall be open space.

2. In a PDC development where dwelling units are proposed as a secondary use, as part of the open space to be provided in accordance with the provisions of Par. 1 above, there shall be a requirement to provide recreational facilities for the enjoyment of the residents of the dwelling units. The provision of such facilities shall be subject to the provisions of Sect. 16-404 and such requirement shall be based on a minimum expenditure of \$1500 per dwelling unit for such facilities and either:

A. The facilities shall be provided on-site by the developer in substantial conformance with the approved final development plan. In the administration of this provision, credit shall be considered where there is a plan to provide common recreational facilities for the residents of the dwelling units and the occupants of the principal uses, and/or

B. The Board may approve the provision of the facilities located on property which is not part of the subject PDC District.

Notwithstanding the above, in affordable dwelling unit developments, the requirement for a per dwelling unit expenditure shall not apply to affordable dwelling units.

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.
 - D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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