



FAIRFAX COUNTY

APPLICATION FILED: March 4, 1994
PLANNING COMMISSION: July 27, 1994
BOARD OF SUPERVISORS: August 8, 1994

V I R G I N I A

July 21, 1994

STAFF REPORT

APPLICATION RZ 94-V-010
(Concurrent with SEA 82-V-012-2)

MOUNT VERNON DISTRICT

APPLICANT: INOVA Health Systems Hospitals

PRESENT ZONING: R-3 (RZ 94-V-010)
R-3, PDH-5 (SEA 82-V-012-2)

REQUESTED ZONING: C-3

PARCEL: 102-1 ((1)) 4 pt. (RZ 94-V-010)
102-1 ((1)) 4 (SEA 82-V-012-2)

ACREAGE: 37.2 acres (RZ 94-V-010)
37.9 acres (SEA 82-V-012-2)

FAR: 0.35 (Hospital Leased Area 26.37 acres)
0.28 (Entire Site; 37.9 acres)

OPEN SPACE: 45%

PLAN MAP: Public Facilities

PROPOSAL: Rezone site to permit addition of Hospital facilities, including medical offices, and a child care center.

Category 3 Special Exception to allow expanded medical care facilities and to add a child care center with an enrollment of 150 children.

STAFF RECOMMENDATIONS:

Staff recommends that RZ 94-V-010 be approved, subject to proffers consistent with those contained in Appendix 1.

Staff recommends that SEA 82-V-012-2 be approved subject to the Proposed Development Conditions contained in Appendix 2.

Staff recommends approval of a modification of transitional screening and barrier along Holland Road, subject to Proposed Development Conditions contained in Appendix 2.

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

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

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

REZONING APPLICATION / SPECIAL EXCEPTION AMENDMENT APPLICATION

RZ 94-V-010

SEA 82-V-012-02

RZ 94-V-010
FILED 03/04/94

INOVA HEALTH SYSTEM HOSPITALS
TO REZONE: 37.20 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: MEDICAL CARE FACILITY AND ACCESSORY USES,
MEDICAL OFFICES, CHILD CARE CENTER
LOCATED: W. SIDE OF PARKERS LANE, APPROX. 1,000 FT.
S. OF THE INTERSECTION OF SHERWOOD
HALL LA. AND PARKERS LA.
ZONING: R-3
TO: C-3
OVERLAY DISTRICT(S):
MAP REF 102-1- /01/ /0004- P

SEA 82-V-012-02
FILED 03/04/94

INOVA HEALTH SYSTEMS HOSPITALS
AMEND SE 82-V-012 FOR MEDICAL CARE FACILITY
TO PERMIT CHILD CARE CENTER AND ACCESSORY
USES
ZONING DIST SECTION: 06-0105
ART 9 CATEGORY/USE: 03-06
37.90 ACRES OF LAND; DISTRICT - MT VERNON
LOCATED: 2501 PARKERS LANE, ALEXANDRIA, VA 22306
ZONED R-3 PDH-5 PLAN AREA 4
OVERLAY DISTRICT(S):
TAX MAP 102-1- /01/ /0004-



REZONING APPLICATION

SPECIAL EXCEPTION AMENDMENT APPLICATION

RZ 94-V-010

SEA 82-V-012-02

RZ 94-V-010
FILED 03/04/94

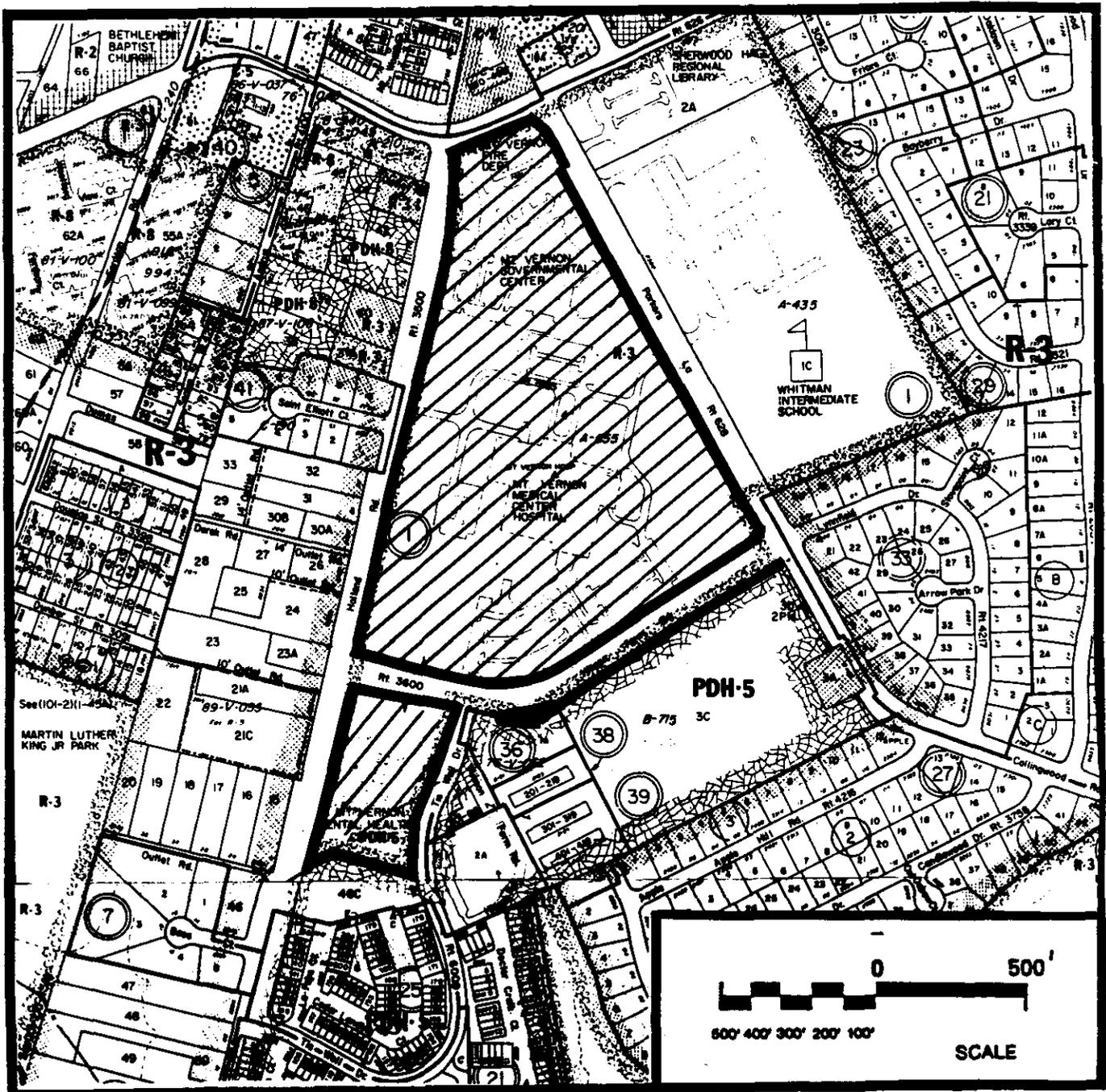
INOVA HEALTH SYSTEM HOSPITALS
TO REZONE: 37.20 ACRES OF LAND; DISTRICT - MT VERNON
PROPOSED: MEDICAL CARE FACILITY AND ACCESSORY USES,
MEDICAL OFFICES, CHILD CARE CENTER
LOCATED: W. SIDE OF PARKERS LANE, APPROX. 1,000 FT.
S. OF THE INTERSECTION OF SHERWOOD
HALL LA. AND PARKERS LA.
ZONING: R-3
TO: C-3
OVERLAY DISTRICT(S):
MAP REF 102-1- /01/ /0004- P

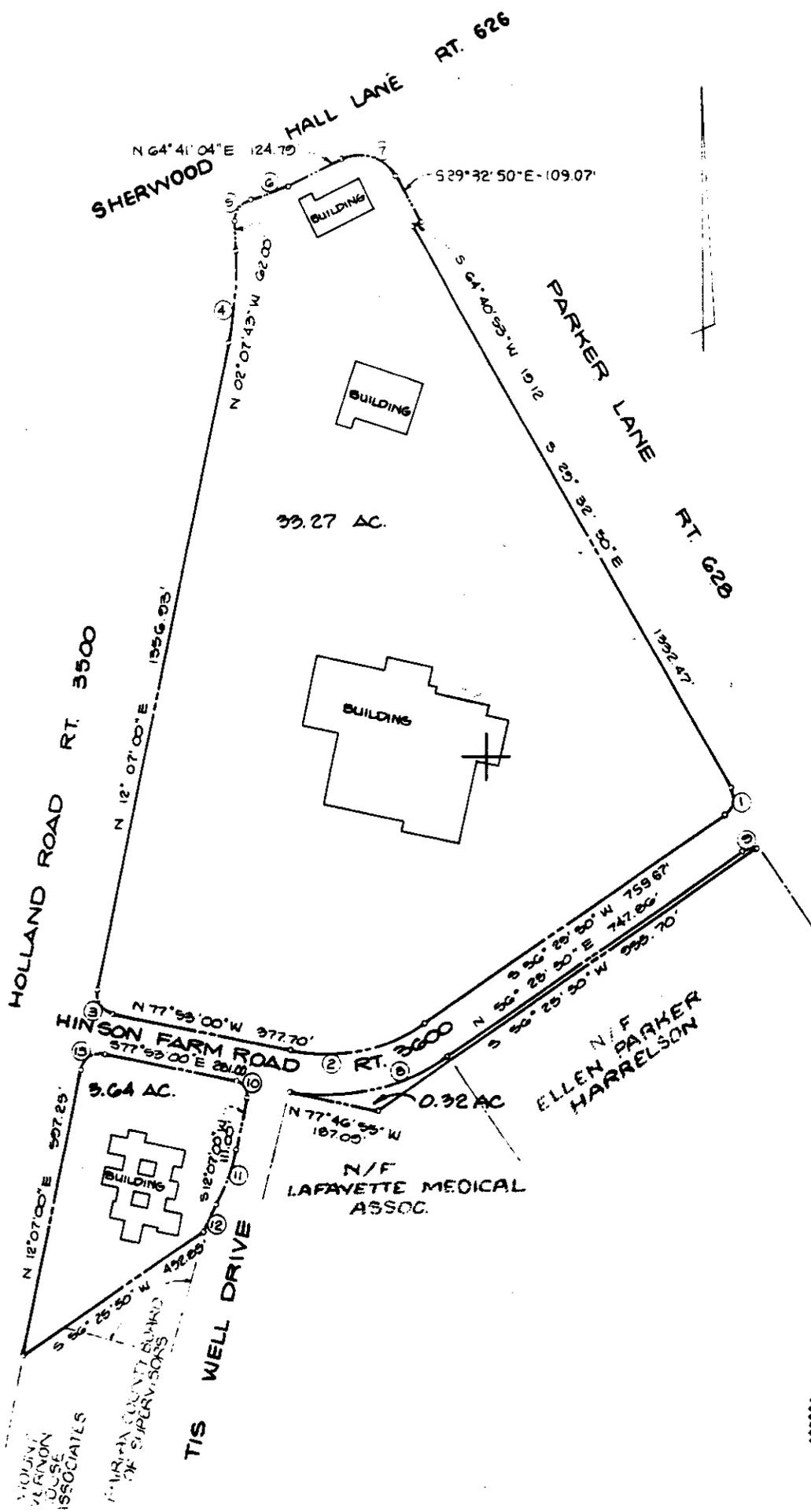
SEA 82-V-012-02
FILED 03/04/94

INOVA HEALTH SYSTEMS HOSPITALS
AMEND SE 82-V-012 FOR MEDICAL CARE FACILITY
TO PERMIT CHILD CARE CENTER AND ACCESSORY
USES
ZONING DIST SECTION: 06-0105
ART 9 CATEGORY/USE: 03-06
LOCATED: 2501 PARKERS LANE, ALEXANDRIA, VA 22306
ZONED R-3 PDH-5
OVERLAY DISTRICT(S):
TAX MAP 102-1- /01/ /0004-
PLAN AREA 4

/// AREA OF REZONING.

SEA COVERS ENTIRE SITE.





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

DESCRIPTION OF THE APPLICATION

The subject property in this application consists of a total of 37.9 acres of land owned by the Fairfax County Board of Supervisors which currently is developed with the Mt. Vernon Government Center and Fire Station, the Mt. Vernon Hospital, and the Mt. Vernon Mental Health Center. The entire property is identified as Tax Map Parcel 102-1 ((1)) 4. The property is located on the south side of Sherwood Hall Lane between Parkers Lane and Holland Road. The northernmost portion of the site, consisting of 6.9 acres is developed with the Government Center and Fire Station. Directly south and extending to Hinson Farm Road is a 26.37 acre portion of land leased to Inova Health System Hospitals which contains the Mt. Vernon Hospital complex. Further south, on the south side of Hinson Farm Road between Tis Well Drive and Holland Road, is a 3.64 acre parcel which is also leased to Inova Health System Hospitals and developed with the Mt. Vernon Mental Health Center. At the southeast corner of the portion of land developed with the Mental Health Center is a 0.7 acre piece of property, also owned by the Board of Supervisors, which is zoned PDH-5 which is part of an elderly housing development. An additional piece of property, zoned R-3, containing 0.32 acres, is located on the south side of Hinson Farm Road and east of Tis Well Drive which is adjacent to a medical office use. Even though the application property consists of the entire 37.9 acres owned by the Board of Supervisors, this staff report will evaluate only the 26.37 acre hospital complex area where hospital additions are proposed. No changes are proposed to the public uses (Government Center and Fire Station) which are by-right uses or to the Mental Health Center. For clarification, a reduction of the rezoning plat submitted with this application is contained behind the location map at the front of the report.

The applicant, INOVA Health Systems Hospitals, requests approval of two (2) concurrent applications:

RZ 94-V-010 is a request to rezone 37.2 acres of land (a portion of Parcel 4), currently developed with the existing Mt. Vernon Hospital, Fire Department, Government Center, and Mental Health Center from the R-3 (Residential-Three Dwelling Units per Acre) District to the C-3 (Office) District to permit the addition of medical offices and a child care center. The total gross floor area proposed on the 37.2 acre site is 454,117 square feet, the FAR is 0.28 and open space is seventeen (17) acres (or 45%);

SEA 82-V-012-2 is a request to amend SEA 82-V-012-1 for expanded medical care facilities. The special exception amendment covers all of Parcel 4, or 37.9 acres, which includes the 37.2 acres of land that is the subject of RZ 94-V-010 and 0.7 acres of land zoned PDH-5 located in the southeastern corner of the portion of the site developed with the Mental Health Center. Special Exception Amendment SEA 82-V-012-2 has been filed in order to permit the construction of an additional 116,790 square feet of Hospital facilities, including a 10,000 square foot child care center. As stated previously, even though the special exception amendment has been filed to include the entire site, the staff report analysis will only focus on the 26.37 acre hospital complex where additions are proposed.

Specifically, the applicant proposes to add the following facilities to the portion of the site that is currently developed with the Mt. Vernon Hospital. No improvements are proposed on the Government Center property or the portion of the site south of Hinson Farm Road developed with the Mental Health Center:

1. **Orthopedic/Rehabilitation Complex.** Construction of a new addition containing 86,000 square feet to be located on the north side of the main hospital building in one of two possible locations, as shown on the applicant's development plan. The complex is proposed to be four (4) stories and 75 feet in height and will contain hospital-related uses (29,000 square feet), medical offices (49,000 square feet), and an 80 seat auditorium (8,000 square feet). The facility will also include a number of outpatient therapy programs, including a gymnasium and hydrotherapy pool. Some of the facilities may be available to the community.
2. **Permanent MRI Facility.** Construction of a 3,500 square foot permanent Magnetic Resonance Imaging facility on the west side of the main hospital building with a maximum building height of 20 feet (1 story).
3. **Ambulatory Care/Operating Room Renovation/Lobby Expansion.** Construction of an addition on the southwest side of the main hospital containing 16,790 square feet and a maximum building height of 40 feet (2 stories).
4. **Storage.** Construction of a one-story storage building containing 500 square feet located between the hospital complex and Hinson Farm Road with a maximum building height of 15 feet.
5. **Child Care Center.** Construction of a 10,000 square foot child care center at the intersection of Hinson Farm Road and Holland Road with an enrollment of 150 children to be limited to hospital employees and physicians. Proposed facility is 1 story with a maximum building height of 24 feet.
6. **Additional Parking.** Addition of approximately 242 surface parking spaces in scattered areas throughout the hospital complex.
7. **Proposed Rehabilitation Park.** Landscaped area depicted in front of the main visitor entrance at the intersection of Parkers Lane and Hinson Farm Road. Used for therapeutic purposes.

Currently, the approved FAR on the entire 37.9-acre site is 0.20 and the gross floor area is 337,327 square feet. This concurrent rezoning and special exception application proposes an increase in gross floor of 116,790 square feet in the hospital portion of the site. The proposed FAR if calculated for the 26.37 acre leased by the hospital is 0.35. Proposed FAR for the Entire Site is 0.28.

The applicant's Draft Proffers, Staff's Proposed Development Conditions and the Applicant's Affidavits and Statement of Justification are attached as Appendices 1, 2, 3, and 4, respectively.

Medical Care Facilities are Category 3 Special Exception Uses in the C-3 District. The applications must comply with, among others, Section 9-006, General Standards for all Special Exception Uses; Sect. 9-304, Standards for all Category 3 Uses; Sect. 9-308, Additional Standards for Medical Care Facilities; and Sect. 9-309, Additional Standards for Child Care Centers. Copies of the excerpted standards are contained in Appendix 5.

LOCATION AND CHARACTER OF THE AREA

The 37.9 acre application property is located on the south side of Sherwood Hall Lane, east of Holland Road and west of Parkers Lane. The property is developed with (from north to south) the Mt. Vernon Fire Department, the Mt. Vernon Government Center, the Mt. Vernon Hospital, and the Mt. Vernon Mental Health Center. Hinson Farm Road separates the Mental Health Center from the rest of the property. The portion of the site developed with the Mt. Vernon Hospital uses is a 26.37 acre leased area south of the government center and north of Hinson Farm Road. Properties north of the subject site along Sherwood Hall Lane are predominantly developed with single-family detached residential uses planned at a density of 2-3 dwelling units per acre. Mount Woodley Manor is a small single-family attached subdivision planned and developed at a density of 8-12 dwelling units per acre at Sherwood Hall Lane and Holland Road. Property directly north of the site is developed with, and planned for, office use. There is also a bank and service station on that property. Adjacent to the subject site on the west are residential developments developed and planned for densities of 4-5 and 5-8 dwelling units per acre. The Mount Vernon House is a 130 unit public apartment residence for elderly located adjacent to the southern boundary of the Mt. Vernon Mental Health Center between Tis Well Drive and Holland Avenue. The facility is built on three (3) acres of land and planned for residential use at density of 5-8 dwelling units per acre. On the southern boundary of the hospital/mental health facility portion of the subject site on the south side of Hinson Farm Road is an area planned for residential use at a density of 5-8 dwelling units per acre extending from Holland Road to Parkers Lane. It is developed as a planned development (PDH-5) and contains single-family attached residences, and medical and professional offices. Some of the open space of this development fronts on Hinson Farm Road, opposite the hospital, and is developed for open space and recreational uses.

The northern portion of parcel 4 is developed with the Mt. Vernon Fire Department and Government Center and associated parking with access on Sherwood Hall Lane, Parkers Lane, and Holland Road. No modifications to this area are currently proposed. Building heights in this area are 16 feet (Government Center) and 15 feet (Fire Station).

The central area of Parcel 4 is a leased area which is developed with the Mt. Vernon Hospital complex. The hospital complex is currently approved for 284,800 square feet of gross floor area and contains 235 licensed beds. The main hospital entrance faces the intersection of Parkers Lane and Hinson Farm Road with primary access from one (1) entrance on Parkers Lane and two (2)

entrances from Hinson Farm Road. There is also an entrance from Holland Road which leads to outpatient services and the emergency entrance to the hospital. The height of the original building of the main hospital is 75 feet. On site parking is provided in four (4) surface lots. There is a helistop located east of Holland Road, south of the driveway leading to the emergency entrance.

The southernmost portion of the application site is south of Hinson Farm Road, between Holland Road and Tis Well Drive, and is developed with the Mt. Vernon Mental Health Center and associated parking. The structure is one (1) story and 22 feet in height. Access to the center is from both Tis Well Drive and Holland Road. There is a triangular piece of property, zoned PDH-5, located in the southeast corner of this property. This area is not included in the application for rezoning (RZ 94-V-010) or in any of the calculations for open space and FAR as it is part of the Mt. Vernon Housing Association elderly housing development located to the south. It is included in the Special Exception Amendment application to be consistent with the previous Special Exceptions approved on the site.

BACKGROUND

The Mount Vernon Hospital was constructed as a by-right use in the R-12.5 District. The building permit for the foundation was issued on November 14, 1972 to the Fairfax County Board of Supervisors and the building permit for the hospital superstructure was issued on June 12, 1973. Several building permits for alterations/additions to the hospital were subsequently issued. In 1978, when the current Zoning Ordinance became effective, the R-12.5 Districted was converted to the R-3 District.

SE 82-V-012, which covered the entire 37.9 acre site, was approved in April, 1982, and permitted the expansion of the Mount Vernon Medical Care Facility to include the addition of a free standing, pre-fabricated greenhouse and a garage for parking and storage of groundskeeping equipment south of the energy plant.

SEA 82-V-012 also covered the entire site and was approved on April 30, 1990, to permit the helistop and a Magnetic Resonance Imaging (MRI) System, an increase in building height to recognize the existing 75 foot building height, and to permit the addition of 148 parking spaces. At that time the Board of Supervisors also approved a modification of transitional screening and barrier requirements.

Copies of the Development Conditions and SE Plats adopted pursuant to the above Special Exceptions are attached as Appendix 6.

COMPREHENSIVE PLAN PROVISIONS

The 37.9-acre property is located in the Fort Hunt Community Planning Sector (MV6) of the Mount Vernon Planning District in Area IV. The assessment of the proposal for conformity with the land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 195 of the 1991 edition of the Area IV Plan, Fort Hunt Community Planning Sector (MV6), as amended June 27, 1994, under the heading "Recommendations," the Plan states:

"Land Use....

5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road between Holland Road and Tis Well Drive.

Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met;

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop."

On page 195 of the 1991 edition of the Area IV Plan, Fort Hunt Community Planning Sector (MV6), as amended through March 9, 1992, under the heading "Recommendations," the Plan states:

Public Facilities

- "2. Expand the Mount Vernon Mental Health Center located on Holland Road in Sector MV6 to meet current and future needs."

The Comprehensive Plan Map shows the subject area planned for use as a public facility.

Additional Plan citations may be found in Appendices 7 and 9 at the back of the report.

ANALYSIS

Description of the GDP/SE Plat

The combined Generalized Development Plan (GDP) and Special Exception (SE) Plat, consisting of one (1) sheet, is titled "Mount Vernon 2000", prepared by Dewberry & Davis, and dated February 16, 1994 and revised through July 19, 1994. A reduction of the GDP/SE Plat can be found at the front of this report.

The GDP/SE Plat depicts existing and proposed development on the application site. As stated previously, there are no expansions or modifications proposed to the Fire Station (11,080 square feet), the Government Center (18,447 square feet), or the Mental Health Center (23,000 square feet). Therefore, with the exception of building and parking location, no details are depicted in the portions of the site developed with the above uses.

The central portion of the site, containing 26.37 acres, is leased by the Mt. Vernon Hospital and is the only area where changes are proposed. New development consists of the following five (5) projects that are generally to replace, expand or renovate existing facilities as described in a preceding section of this report:

Orthopedic/Rehabilitation Complex	-86,000 sq. ft.	-75' height
Permanent MRI Facility	-3,500 sq. ft.	-20' height
Ambulatory Care/Operating Room Renovation/Lobby Expansion	-16,790 sq. ft.	-40' height
Storage	-500 sq. ft.	-15' height
Child Care Center	-10,000 sq. ft.	-24' height
Expanded Parking Areas Proposed Rehabilitation Park	-242 spaces	

As shown on the GDP/ SE Plat, the proposed Orthopedic/Rehabilitation Complex is a four (4) story addition to the north side of the original hospital building at the front of the hospital adjacent to the visitor entrance. A possible alternate location is depicted just to the west. According to the tabulations on the GDP/SE Plat, the 86,000 square foot addition will consist of the following:

hospital related uses	-29,000 square feet
medical offices	-49,000 square feet
auditorium (80 seats)	-8,000 square feet

The permanent MRI facility is depicted as a one story addition on the west side of the original building.

The Ambulatory Care/Operating Room Renovation/Lobby expansion is shown as a one-story addition on the southwest corner of the original building.

The Storage Facility is a small (500 square feet) freestanding building located south of the energy building and north of Hinson Farm Road.

The proposed Child Care Center is located at the intersection of Holland Road and Hinson Farm Road. It is depicted as a free-standing, one-story (24 feet) building with two (2) fenced play areas. Access to the proposed center is from the parking lot. There is no direct access to any public street. Pedestrian access is provided from an extension of the existing sidewalk on the south side of the hospital to the front of the center. Note 22 on the development plan states that the sidewalk will be constructed with the development of the child care center. The child care center is proposed to have a maximum enrollment of 150 children and is to be restricted to hospital employees and physicians.

According to the tabulations, 883 parking spaces are required for the hospital site. Currently 641 parking spaces exist. The additional 242 spaces are proposed to be located in expanded parking lots north of the hospital, south of the helistop, and east of the proposed child care center.

Two (2) possible stormwater management BMP facilities are depicted; north of the hospital adjacent to Parkers Lane and northeast of the proposed child care center. Two (2) areas of tree preservation are located in the western portion of the site generally along Holland Road. Additional landscaping is proposed in scattered areas of the site with the greatest concentration of new plantings along Holland Road and along a portion of Hinson Farm Road south of the proposed child care center. Along Holland Road, adjacent to proposed employee parking, deciduous and evergreen trees are shown. Interior parking lot landscaping is provided in the additional parking areas. A row of evergreen trees is proposed to be combined with new deciduous trees along Holland Road north of the helistop to screen proposed employee and outpatient parking lots. West of the helistop and adjacent to Holland Road, evergreen and/or deciduous shrubs are proposed to be added to the single row of deciduous trees which currently exists. Additional deciduous trees are proposed to continue south along Holland Road to Hinson Farm Road and then east for approximately 350 feet to provide screening of the child care center and associated parking. A proposed rehabilitation park, which is a formal landscaped area, is depicted east of the hospital; however, Note 15 on the development plan states that this feature may shift to one of the open space areas near the patient entrance depending on the final location of the Orthopedic/Rehabilitation Complex. Seventeen (17) acres or 45% open space is provided throughout the entire site (Parcel 4).

No changes in access to the hospital complex are proposed in this application.

Comprehensive Plan Analysis (Appendix 7)

The Land Use Analysis is contained in Appendix 7. An Amendment to the Comprehensive Plan (S94-IV-MVI) was approved by the Board of Supervisors on June 27, 1994 which covers the entire 37.9 acre site. The complete Plan text is contained in the Land Use Analysis. The amendment provides for the expansion of the hospital and related ancillary medical service uses, including the helistop, medical offices, employee child care facilities, and skilled nursing care facilities with development up to 0.35 FAR on the entire 37.9 acre site. The amended Plan calls for height limitations for buildings on the site periphery and provision of substantial, usable open space and evergreen buffering along Holland Road. The following chart illustrates existing and proposed development and FAR on the subject site.

<u>LAND USE</u>	<u>ACREAGE</u>	<u>EXISTING GFA</u>	<u>PROPOSED GFA</u>	<u>FAR</u>
Govt. Center & Fire Station	6.9 acres	29,527 sq. ft.	29,527 sq. ft.	0.098
Hospital Complex	26.37 acres	284,800 sq. ft.	401,590 sq. ft.	0.349
Mental Health Center	3.64 acres	23,000 sq. ft.	23,000 sq. ft.	0.145

In staff's opinion, the proposed application is in conformance with the Plan regarding use and intensity. The application proposes expansions to the Mt. Vernon hospital complex which will increase the FAR on the entire 37.9 acre site from 0.20 to 0.28 which is within the 0.35 maximum FAR recommended in the Plan. The proposed uses are all recognized in the Plan text as appropriate for the subject site. The Plan text references future skilled nursing care facilities on the site and states that such facilities should be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex. Skilled nursing care is not proposed in this application. The current application proposes 45% open space in both the entire site as well as in the hospital complex portion. However, usable open space is limited and, in staff's analysis, future expansion of facilities in the hospital portion of the site should not include any increased surface parking. In addition, staff believes any future expansion of non-public uses beyond that shown on the GDP/SE Plat should require approval of a Special Exception Amendment by the Board of Supervisors so that conformance with the Plan and Zoning Ordinance requirements can be evaluated. Staff has proposed a development condition which limits approval of SEA 82-V-012-2 to only those facilities depicted on the GDP/SE Plat.

The Plan also specifies that evergreen landscaping should be provided along Holland Road to screen the hospital from the residentially planned and developed properties. The applicant's GDP/SE Plat depicts evergreen trees adjacent to proposed parking north of the helistop and around the play area of the proposed child care center but relies on existing deciduous trees and tree preservation along the central portion of the Holland Road frontage. In order to conform with the Plan, staff has proposed a development condition to require the addition of evergreen trees along Holland Road where they are not provided, subject to Urban Forestry approval.

With the proposed development conditions described above, staff believes the application is in conformance with the Plan and there are no outstanding land use issues.

Contained on page 41 of the Policy Plan, and included in Appendix 7 of this report, are six (6) "Locational Guidelines for Child Care Facilities" The proposed child care center complies with these guidelines as follows:

1. Adequate outdoor play area is indicated on the SE plat for approximately 50% of the total number of permitted students to be outside at any one time. The play areas are located in buffered areas away from the street.
2. The proposed child care center is, in the opinion of staff, located and designed so as to ensure the safety of children in terms of placement of the building, play area, parking and sidewalks. Access to the center is from the existing Hospital only, and not from any adjacent neighborhood streets.
3. As shown on the GDP/SE Plat, the center is to be well landscaped, and, due to its location away from any major thoroughfares, highway noise and auto pollution should not be of concern.
4. All vehicular access to the child care center is through the existing Hospital site; adequate parking, as defined in the Zoning Ordinance, has been provided; and a sidewalk is planned from the Hospital and the Mental Health Center to the child care center. Sidewalk currently exists between the Government Center and Fire Station and Hospital.
5. The child care center is designed with all vehicular access through the existing Hospital with no circulation through the surrounding neighborhood. The play area located nearest Holland Road is well landscaped and is a minimum of 130 feet from the nearest residential property across Holland Road.
6. The child care center is proposed to be for the exclusive use by the children of Mt. Vernon Hospital employees and physicians but may also be available for use by employees of the Government Center and Fire Department and/or Mental Health Center. This center, in the opinion of staff, will provide a valuable benefit to Hospital and other employees on this site and meets the community goal of locating child care centers next to employment centers.

Environmental Analysis (Appendix 8)

Issue: Stormwater Management/Water Quality

The proposed expansion of the hospital building and parking area will substantially increase the impervious area on the site. Note 11 on the GDP/SE Plat states that stormwater will be conveyed through the existing

storm sewer system and discharged into an adequate outfall. A reduction in the amount of surface parking expansion through use of structured parking would reduce the total amount of runoff and allow more natural infiltration. The applicant was not willing to consider the use of structured parking at this time; however, staff believes that any future additions to the hospital complex should not result in expansion of surface parking lots. The subject site is subject to the provisions of the Chesapeake Bay Preservation Ordinance and may be required to provide BMPs for 40% phosphorous removal. Two (2) possible BMP facilities are depicted on the development plan; however, Note 11 indicates that the exact number, location, type, size, and configuration of the ponds are subject to final engineering and design.

Resolution:

At the time of site plan review the applicant will need to address stormwater management issues to the satisfaction of DEM.

Issue: Light Pollution

Properties located west of the hospital site are developed with residential uses and could be impacted by additional lighting from the additional parking areas and the child care center. The application does not contain details of light location, height, or type. Note 20 on the GDP/SE Plat states that parking lot lighting for the proposed parking lots will be directed downward to minimize glare.

Resolution:

Staff has proposed a development condition which requires all outside lighting to be designed to avoid spillover or glare into adjacent residential development.

Issue: Tree Cover

The Environmental Analysis, dated May 6, 1994, was written on a previously submitted GDP/SE Plat which depicted a substantial loss of an existing wooded area adjacent to Holland Road in order to construct surface parking facilities. Given the absence of natural wooded areas on the site and the fact that this group of trees provides an effective buffer, staff requested the applicant to modify the design to leave the trees undisturbed.

Resolution:

The applicant has submitted a revised GDP/SE Plat which has reduced the size of the proposed parking lot in order to preserve more of the trees. Staff has proposed a development condition requiring strict adherence to limits of clearing and grading and replacement of trees proposed to be saved which fail to survive construction activities.

In summary, with implementation of the proposed development conditions, staff considers all environmental issues adequately addressed.

Transportation Analysis (Appendix 9)**Issue:****Emergency Pre-Emption of the Traffic Signal at the Intersection of Sherwood Hall Lane and Parkers Lane by Fire Department Personnel**

The proposed expansions to the hospital are expected to generate an additional 1,475-2,960 trips per day and 155-390 vehicles per hour during peak hours. The greatest impact of the additional trips is expected to occur at the intersection of Sherwood Hall Lane and Parkers Lane. The increase in trips will necessitate greater signal green time on the Parker Lane approach to the intersection. Peak traffic queues on the Sherwood Hall Lane approach to the intersection presently extend at times to the emergency equipment exit of the fire station. Office of Transportation staff believes that the increased traffic expected from the proposed expansions of hospital facilities may result in conflicts between traffic queues on Sherwood Hall Lane and emergency vehicles attempting to exit the fire station. It is, therefore, suggested that the Parkers Lane/Sherwood Hall Lane traffic signal be modified by the applicant to include emergency vehicle pre-emption which could be activated by staff within the fire station building so that traffic along the front of the fire station could be cleared.

Resolution:

A proposed development condition requires the signal modification, subject to the approval of VDOT.

Issue: Limitation on child care center enrollment

The applicant's Statement of Justification states that the proposed child care center will be limited to the children of hospital employees and physicians, similar to Fair Oaks and Fairfax Hospitals. The Office of Transportation recommends that enrollment in the center be limited to children of employees who work in the medical center/government center site in order to reduce the quantity and impact of additional trips.

Resolution:

A proposed development condition limits enrollment in the child care center to children of employees working in the medical center/government center complex.

Issue: Left Turns from Parkers Lane

Sufficient pavement width exists on Parkers Lane for striping of left turn lanes into the hospital site. Safety and efficiency would be improved with the provision of striped left turn lanes.

Resolution:

A proposed development condition requires left turn lanes to be striped on Parkers Lane, subject to VDOT approval.

Issue: Pedestrian Access

The Office of Transportation noted that applicant's GDP/SE Plat did not provide sidewalk connections between the mental health center, the child care center, and the main hospital.

Resolution:

The applicant's latest development plan has been amended in responses to the OT comments regarding sidewalks. A proposed sidewalk is depicted extending from south of the main hospital to the child care center and along Tis Well Drive to the entrance to the mental health center. Staff has proposed a development condition to require construction of these sidewalks when the child care center is constructed.

Public Facilities Analysis

The Water Service Analysis and Sanitary Sewer Service Analysis contained in Appendices 10 and 11 indicate that water and sewer services are adequate for the proposed use. The Memorandum from the Utilities Planning and Design Division of the Department of Public Works in Appendix 12 states that a project to provide an additional entrance at the Mt. Vernon Government Center was proposed adjacent to the applicant's proposed stormwater management facility. The new entrance to the Government Center has been constructed. Note 11 on the GDP/SE Plat states that the proposed BMP facilities have been sized in accordance with the proposed additions to the hospital; however, the exact number, size, and configuration are subject to final engineering and design. At the time of site plan review the issue of adequacy of stormwater management will be addressed. The Memorandum from the Fire and Rescue Department in Appendix 13 states that the site meets fire protection guidelines.

ZONING ORDINANCE PROVISIONS

These concurrent applications seek to rezone 37.2 acres of land from the R-3 to the C-3 District to add medical offices and a child care center and to amend the special exception for the Hospital on 37.9 acres to expand existing medical care facilities and to add a child care center. An evaluation of these concurrent applications for compliance with the applicable Zoning Ordinance provisions is presented in this section of the report.

RZ 94-V-010

As the following Table indicates, the rezoning application which includes the 37.2 acre area developed with the Mt. Vernon Government Center and Fire Department, Hospital, and Mental Health Center complies with the lot size and bulk regulations of the C-3 District.

	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	20,000 sq. ft.	37.2 acres
Minimum Lot Width	100 ft.	±300 ft.
Maximum Bldg. Height	90 ft.	75 ft.
Front Yard	25 ABP, min. 40 ft.	45 ft. (min.)
Side Yard	NA	
Rear Yard	NA	
F.A.R.	1.00	0.28 0.35 (Hospital Complex)
Open Space	15%	45%
Parking	883 spaces	883 spaces

SEA 82-V-012-2

A Medical Care Facility is a Category 3 Special Exception use in the C-3 District. As such, the application must comply with the Additional Submission Requirements (Sect. 9-303), Standards for all Category 3 Uses (Sect. 9-304), Additional Standards for Medical Care Facilities (Sect. 9-308) and General Standards for all Special Exception Uses (Sect. 9-006). In addition, the proposed child care center must comply with the Additional Standards for Child Care Centers (Sect. 9-309).

Section 9-303

Par. 3 of Sect. 9-303, Additional Submission Requirements, states that all special exception applications for Medical Care Facilities "shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need." The special exception application is to be referred to the Health Care Advisory Board for a recommendation and a report, a copy of which is then to be submitted to the Planning Commission and Board of Supervisors. The Health Care Advisory Board has reviewed the proposal and, on June 16, 1994, forwarded to the Board of Supervisors a recommendation for approval of Mt. Vernon 2000 which includes the proposed expansions to the hospital complex proposed in this application. A copy of the letter of recommendation is contained in Appendix 14.

Section 9-304

Par. 1 of Sect. 9-304, Standards for all Category 3 Uses, applies to public uses and is, therefore, only applicable to the portion of the site developed with the Mt. Vernon Government Center and Fire Department which is not under review in this application. The application is in conformance with Pars. 2 and 3 which require, except with certain qualifications, that all uses comply with the lot size and bulk regulations of the zoning district in which located. With the exception of the child care center which meets all bulk regulations, the proposed construction on the main Hospital complex is internal to the site and will not affect the existing yards and will not exceed existing building heights. As noted in the previous chart, the hospital site meets all bulk regulations of the C-3 District. At a proposed FAR of 0.349 and 45% open space on the hospital site, the application meets the FAR and open space requirements of the C-3 District. Par. 4 requires compliance with the on-site Performance Standards contained in Article 14 of the Ordinance. Compliance with these standards will be evaluated at the site plan submission stage. A Proposed Development Condition requires the submission of a site plan prepared in accordance with the provisions of Article 17.

Section 9-308

Par. 1 of Sect. 9-308, Additional Standards for Medical Care Facilities, requires the referral of the special exception to the Health Care Advisory Board for a recommendation and report that is to be forwarded to the Planning Commission and Board of Supervisors prior to the Planning Commission and Board of Supervisors public hearing. As stated above, the Health Care Advisory Board has recommended approval of the application.

In conformance with Additional Standard 3, new buildings are designed to accommodate service vehicles with access to the building at a side or rear entrance. Additional Standards 4 through 7 are not applicable: the Hospital is not part of a "freestanding nursing facility"; no building is located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts as R-A through R-4 District; the Hospital is not located on a lot containing less than five (5) acres; and, the Hospital has not requested additional on-site signs.

Section 9-309

This special exception amendment application proposes the construction of a child care center, with a total maximum enrollment of 150 children, for the exclusive use by children of hospital employees and physicians. The proposed center complies with Section 9-309, Additional Standards for Child Care Centers, as follows:

Paragraph 1: Two (2) fenced outdoor recreation areas to accommodate approximately fifty (50) per cent of the maximum daily enrollment are provided adjacent to the building.

Paragraph 2: The applicant will be required to address Fairfax County Code requirements for indoor recreation space, Chapter 30, at the time of site plan review.

Paragraph 3: The child care center will be accessed through the existing Mt. Vernon Hospital site with no additional access points onto the surrounding street system.

Paragraph 4: Required parking is provided in the front of the building to facilitate the pick-up and drop-off of children. Sidewalks are also provided to the child care centers from the existing Hospital and Mental Health Center.

Paragraph 5: The Fairfax County Health Department has reviewed the proposed child care center and recommended approval for no more than 150 children. A copy of the letter is contained in Appendix 15.

Section 9-006

To satisfy the General Standards for all Special Exception Uses (Sect. 9-006) the applicant must demonstrate that the request is in harmony with the Comprehensive Plan; in harmony with the general purpose and intent of the applicable zoning districts; will not adversely affect the use or development of the neighboring properties; and that the pedestrian and vehicular traffic associated with the proposed use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. In addition, the applicant must provide landscaping and transitional screening, open space, utilities, drainage, parking, loading spaces, and signs in conformance with the Ordinance.

It is staff's opinion that with the implementation of the Proposed Development Conditions, all of these General Standards will be met. The application is in harmony with the Comprehensive Plan Map and text which was recently adopted. Also, the application is in harmony with the purpose and intent of the C-3 District which is to provide areas where predominantly non-retail commercial uses may be located, such as offices and financial institutions. Through the use of landscaping and the siting of buildings, the proposed new construction has been designed to minimize impacts on adjacent residential neighborhoods. Two areas of existing vegetation are proposed to be retained along Holland Road which will help maintain an open, campus-like appearance in that area of the site. The application proposes no new beds and the construction that is proposed, with the exception of the medical offices, is generally to renovate, modernize or expand existing facilities, thus minimizing the traffic impacts. Many of the facilities proposed in the Orthopedic/Rehabilitation wing, including medical offices, will be utilized by persons already at Hospital facilities. The issues of drainage, parking and sidewalks have been adequately addressed either on the GDP/SE Plat or in the Proposed Development Conditions. The applicant has not requested any signage on the site that is not permitted by Ordinance. The applicant has requested modifications of transitional screening and barrier requirements that are supported by staff and are discussed in the following paragraphs.

Transitional Screening 2 and Barrier D, E, or F are required between medical care uses and single-family detached residences. This requirement is applicable to the western side of the application site which is adjacent to single-family detached residential uses and zoning. The applicant requests a re-affirmation of the modification of transitional screening and waiver of barrier requirements previously granted in SEA 82-V-012 in favor of vegetation shown on the GDP/SE Plat and the chain link fence which exists along a portion of Holland Road. Pursuant to Par. 3 of Sect. 13-304, transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques. Staff supports the modification of transitional screening to that shown on the GDP/SE Plat, with the additional landscaping required in the development conditions and discussed previously in the Land Use Analysis. The applicant has provided evergreen trees to shield proposed parking lots and the child care center. In order to conform with the Plan text, additional evergreens will be needed along Holland Road.

RECOMMENDATIONS AND CONCLUSIONS

Conclusions

This is a concurrent rezoning and special exception amendment application to permit additional facilities, including medical offices and a child care center, at Mt. Vernon Hospital. No new beds are proposed. The additional gross floor area proposed is 116,790 square feet and consists of an orthopedic/rehabilitation addition, a permanent MRI facility, additions to ambulatory care and the operating room, renovations and lobby expansion, storage, and a child care center with an enrollment of 150 children. With the proposed expansion, the FAR on the hospital portion of the site is 0.35, and 0.28 on the entire site. No additions or modifications are proposed in other portions of the 37.9 acre property. In the opinion of staff, and as discussed in this report, this application is in harmony with the Comprehensive Plan and meets all applicable Zoning Ordinance requirements.

Recommendations

Staff recommends that RZ 94-V-010 be approved, subject to proffers consistent with those contained in Appendix 1.

Staff recommends that SEA 82-V-012-2 be approved subject to the Proposed Development Conditions contained in Appendix 2.

Staff recommends approval of a modification of transitional screening and barrier along Holland Road, subject to Proposed Development Conditions contained in Appendix 2.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Affidavit
4. Statement of Justification
5. Zoning Ordinance Provisions
6. Previously approved Development Conditions and SE Plats
7. Plan Citations and Land Use Analysis
8. Environmental Analysis
9. Transportation Analysis
10. Water Service Analysis
11. Sewer Service Analysis
12. Department of Public Works Comments
13. Fire and Rescue Comments
14. Health Care Advisory Board Letter
15. Health Department Letter
16. Glossary of Terms



PROFFERS

RZ 94-V-010

DRAFT

June 27, 1994

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 edition as amended, Inova Health System Hospitals, the applicant in RZ 94-V-010, filed for property identified as tax map 102-1-((1))-Part 4, hereinafter referred to as the "Application Property," agrees to the following proffer, provided that the Board of Supervisors approves a rezoning of the Application Property to the C-3 Zoning District:

1. The Application Property includes the Mount Vernon Government Center, the Mount Vernon Fire Station, the Mount Vernon Center Mental Health Facility and Mount Vernon Hospital (the "Hospital"). The Hospital portion of the complex will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Development on the Application Property shall not exceed a 0.35 FAR.

APPLICANT/OPERATOR:

INOVA HEALTH SYSTEM HOSPITALS

By: _____
Its: _____

PROFFERS
RZ 94-V-010
Page 2

OWNER:

**FAIRFAX COUNTY BOARD OF
SUPERVISORS, a body corporate and politic**

By: _____
Its: _____

ljs.doc\pfr\94-V-010.rz
6/27/94

PROPOSED DEVELOPMENT CONDITIONS

SEA 82-V-012-2

July 14, 1994

If it is the intent of the Board of Supervisors to approve SEA 82-V-012-2 located at Tax Map 102-1 ((1)) 4 for a Medical Care Facility and related uses, pursuant to Sect 4-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions which replace development conditions approved with SEA 82-V-012. The development conditions previously approved with SEA 82-V-012, as modified for this application, are marked with an asterisk.

- *1. This approval is granted for and runs with the land indicated in the application and is not transferable to other land.
- *2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat, approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Generalized Development/Special Exception Amendment Plat entitled "Mount Vernon 2000", prepared by Dewberry & Davis, dated February 16, 1994, revised through July 19, 1994, and these development conditions.
4. The child care center shall be used exclusively by the children of physicians and employees of Mt. Vernon Hospital, the Mt. Vernon Government Center, the Mt. Vernon Fire Department, and/or Mental Health Center which are located on Tax Parcel 102-1 (1)) 4.
5. The maximum daily enrollment of the child care center shall be limited to 150 children.
6. The hours of operation for the child care center shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday.
7. Development of the 37.9 acre property shall not exceed a floor area ratio of 0.35. Development of the "hospital portion", that part of the site within the "Hospital lease line", as shown on the GDP/SE Plat, shall not exceed a total of 401,590 square feet of gross floor area.
8. Construction traffic associated with construction of the Orthopedic/Rehabilitation addition shall access the hospital site via Parkers Lane or Hinson Farm Road only.

9. Prior to site plan approval for the "hospital portion" of the site (26.37 acres), a landscaping plan prepared in accordance with the GDP/SE Plat shall be submitted to the Urban Forester for review and approval. The landscaping plan shall include:
 - limits of clearing and grading to protect the two (2) areas of vegetation preservation on the western side of the site
 - supplemental landscaping with evergreen trees along Holland Road which do not interfere with safe operation of the existing helistop.
 - supplemental landscaping shown on the GDP/SE Plat
10. Limits of clearing and grading referenced above shall be marked with fencing or other suitable barrier, prior to any clearing or grading activity on the site, subject to the approval of the Urban Forester, so that no intrusions of construction equipment or vehicles into the protected areas can occur. This barrier shall remain in place at all times during construction.
11. In the event that any of the trees designated to be preserved fails to survive the construction, suitable replacement(s) will be planted, as determined by the Urban Forester.
- *12. Stormwater detention and Best Management Practices (BMPs) shall be provided for the proposed improvements located on the 26.37 acre "hospital portion" of the site, as determined by the Department of Environmental Management (DEM).
- *13. The helistop pad shall be used solely for medical and governmental purposes.
14. All outdoor lighting fixtures shall be of such a design and so located and oriented as not to produce glare on the adjacent existing residential uses. No outdoor area will be lighted beyond the operating hours of the child care centers or hospital visiting hours, except for necessary security lighting and emergency access.
15. At the time of site plan approval for the expansions in the "hospital portion" of the site, the applicant shall provide information to DEM which demonstrates that adequate on-site parking can be provided to meet the needs of both the existing hospital facility and the proposed expansion.
16. Prior to issuance of a Non Residential Use Permit (Non RUP) for the Orthopedic/Rehabilitation addition, the applicant shall re-stripe Parkers Lane to provide left turn lanes at the hospital entrance and shall provide for emergency pre-emption of the traffic signal at the intersection of Sherwood Hall Lane and Parkers Lane by fire department personnel, subject to VDOT approval.

17. Prior to issuance of a Non Residential Use Permit (non RUP) for the child care center, a sidewalk connection between the hospital, the child care center, and the mental health center as depicted on the GDP/SE Plat shall be constructed, subject to the approval of DEM.
18. Expansions of or modifications to the Fire Station and/or the Government Center shown on the GDP/SE Plat shall not require amendment to this special exception if such expansion/modification does not exceed the FAR limitations set forth in Condition #7 above.
- *19. The helistop pad shall be fenced, as determined necessary by the Federal Aviation Administration.

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

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

Under Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the subdivision has been recorded in the land records of Fairfax County, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



REZONING AFFIDAVIT

DATE: 7/12/94
 (enter date affidavit is notarized)

I, Lynne J. Strobel, Attorney, 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

94-69a

in Application No(s): RZ 94-V-010
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
INOVA Health System Hospitals	8001 Braddock Road Springfield, VA 22151	Applicant/Operator
-David Hughes, James Scott, Jeff Winter, Mary LaFalce, Richard C. Magenheimer		Agents
Fairfax County Board of Supervisors, a body corporate and politic	12000 Government Center Pkwy. Suite 533 Fairfax, VA 22035	Owner
-William J. Leidinger		County Executive/Agent
Industrial Development Authority of Fairfax County, Virginia **	12000 Government Center Pkwy. Fairfax, VA 22035	Holder of the Leasehold Interest
-Stephen B. Chytilo		Agent
David R. Porter	800 Nelson Street Rockville, MD 20850	Architect/Agent
-David R. Porter		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.

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

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

DATE: 7/12/04
(enter date affidavit is notarized)

94-69a

for Application No(s): RZ 94-V-010
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
INOVA Health System Hospitals
8001 Braddock Road
Springfield, VA 22151

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
INOVA Health System Hospitals, formerly Fairfax Hospital System, Inc., is a
non-stock, non-profit corporation, the Board of Trustees of which is
appointed by INOVA Health Systems Foundation.

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

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

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

REZONING AFFIDAVIT

DATE: 7/12/94
(enter date affidavit is notarized)

RZ 94-V-010

94-69a

for Application No(s): _____
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Dewberry & Davis
8401 Arlington Blvd.
Fairfax, VA 22031

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

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

Sidney O. Dewberry - Managing General Partner
Barry K. Dewberry - General Partner
(2) KMT Limited Partnership - General Partner ✓
Dan M. Pleasant - Special General Partner
John P. Fowler, II - Special General Partner
David P. Habib - Special General Partner

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 7/12/94
(enter date affidavit is notarized)

94-69a

for Application No(s): RZ 94-V-010
(enter County-assigned application number(s))

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

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

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

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

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

Elaine McConnell is a member of the Inova Health System Hospitals Board.
Gerald W. Hyland is a member of the Inova Health System Hospitals Foundation Board.

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

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

WITNESS the following signature:

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

Lynne J. Strobel

Lynne J. Strobel, Agent

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

Subscribed and sworn to before me this 12th day of July, 1994, in the state of Virginia.

My commission expires: 3/31/95

Kyle L. Van
Notary Public

DATE: 7/12/94
 (enter date affidavit is notarized)

94-69a

for Application No(s): RZ 94-V-010
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis	8401 Arlington Blvd. Fairfax, VA 22031	Engineers/Agent
-Phil Yates, Larry McDermott		Agents
The Weihe Partnership	1666 K. Street, N.W. Washington, D.C. 20006	Architects/Agent
-George Dove, Mark Bellonby		Agents
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.	2200 Clarendon Blvd., 13th Fl. Arlington, VA 22201	Attorneys
-Lynne J. Strobel, Martin D. Walsh, Keith C. Martin, Susan Yantis		Agents

** A leasehold interest in the application property was assigned by Inova Health System Hospitals to the Industrial Development Authority of Fairfax County, Virginia, in connection with the issuance of certain industrial revenue bonds.

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

DATE: 7/12/94
(enter date affidavit is notarized)

94-69a

for Application No(s): RZ 94-V-010
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
David R. Porter Consulting Architect
800 Nelson Street
Rockville, MD 20850

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
David R. Porter - Sole shareholder

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Blvd., 13th Fl.
Arlington, VA 22201

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

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

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

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

DATE: 7/12/94
(enter date affidavit is notarized)

for Application No(s): RZ 94-V-010
(enter County-assigned application number(s))

94-69a

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

INOVA Health Systems Foundation
8001 Braddock Road
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

INOVA Health Systems Foundation, formerly Fairfax Hospital Association and
INOVA Health Systems, Inc., is a non-stock, non-profit corporation with a
self-perpetuating Board of Trustees.

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

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

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

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

DATE: 7/12/94
(enter date affidavit is notarized)

94-69a

for Application No(s): RZ 94-V-010
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
The Weihe Partnership /
1666 K Street, N.W.
Washington, D.C. 20006

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

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

- GENERAL PARTNERS:**
- Byron B. Black
 - Roger L. Strassman
 - Carroll R. "George" Dove
 - Marc Nathanson
 - Mark Bellonby
 - Jeff Morris

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 7/12/94
 (enter date affidavit is notarized)

I, Lynne J. Strobel, Attorney, do hereby state that I am an
 (enter name of applicant or authorized agent)

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

94 70a

in Application No(s): SEA 82-V-012-2
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
INOVA Health System Hospitals	8001 Braddock Road Springfield, VA 22151	Applicant/Operator
-David Hughes, James Scott, Jeff Winter, Mary LaFalce, Richard C. Magenheimer		Agents
Fairfax County Board of Supervisors, a body corporate and politic	12000 Government Center Pkwy. Suite 533 Fairfax, VA 22035	Owner
-William J. Leidinger		County Executive/Agent
Industrial Development Authority of Fairfax County, Virginia**	12000 Government Center Pkwy. Fairfax, VA 22035	Holder of the Leasehold Interest
-Stephen B. Chytilo		Agent
David R. Porter Consulting Architect	800 Nelson Street Rockville, MD 20850	Architect/Agent
-David R. Porter		Agent

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 7/12/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012-2
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

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

INOVA Health System Hospitals
8001 Braddock Road
Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

(1) INOVA Health System Hospitals, formerly Fairfax Hospital System, Inc., is a non-stock, non-profit corporation, the Board of Trustees of which is appointed by INOVA Health Systems Foundation.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 7/12/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012-2
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Dewberry & Davis
8401 Arlington Blvd.
Fairfax, VA 22031

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

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

- Sidney O. Dewberry - Managing General Partner
- Barry K. Dewberry - General Partner
- (2) KMT Limited Partnership - General Partner
- Dan M. Pleasant - Special General Partner
- John P. Fowler, II - Special General Partner
- David P. Habib - Special General Partner

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: 7/12/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012-2
(enter County-assigned application number(s))

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

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

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

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

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

Gerald W. Hyland is a member of the Inova Health System Hospitals Foundation Board.

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

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

WITNESS the following signature:

(check one) [] Applicant [X] Applicant's Authorized Agent
Lynne J. Strobel, Agent
(type or print first name, middle initial, last name & title of signed)

Subscribed and sworn to before me this 12th day of July, 1994, in the state of Virginia.

My commission expires: 3/31/95 Notary Public

DATE: 7/12/94
 (enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012
 (enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis	8401 Arlington Blvd. Fairfax, VA 22031	Engineers/Agent
-Phil Yates, Larry McDermott		Agents
The Weihe Partnership	1666 K Street, N.W. Washington, D.C. 20006	Architects/Agent
-George Dove, Mark Bellonby		Agents
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.	2200 Clarendon Blvd., 13th Fl. Arlington, VA 22201	Attorneys
-Lynne J. Strobel, Martin D. Walsh, Keith C. Martin, Susan Yantis		Agents

** A leasehold interest in the application property was assigned by Inova Health System Hospitals to the Industrial Development Authority of Fairfax County, Virginia, in connection with the issuance of certain industrial revenue bonds.

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

4

DATE: 7/12/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
David R. Porter Consulting Architect
800 Nelson Street
Rockville, MD 20850

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David R. Porter - Sole shareholder

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Blvd., 13th Fl.
Arlington, VA 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Martin D. Walsh

Keith C. Martin

Thomas J. Colucci

Nan E. Terpak

Peter K. Stackhouse

William A. Fogarty

Jerry K. Emrich

David J. Bomgardner

Michael D. Lubeley,

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

DATE: 1/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
1) INOVA Health Systems Foundation
8001 Braddock Road
Springfield, VA 22151

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

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

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

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

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

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

DATE: 7/12/96
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
The Weihe Partnership
1666 K Street, N.W.
Washington, D.C. 20006

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

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

- GENERAL PARTNERS:**
- Byron B. Black
 - Roger L. Strassman
 - Carroll R. "George" Dove
 - Marc Nathanson
 - Mark Bellonby
 - Jeff Morris

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

DATE: 7/12/94
(enter date affidavit is notarized)

94-70a

for Application No(s): SEA 82-V-012
(enter County-assigned application number(s))

(2) PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
KMT Limited Partnership c/o Dewberry & Davis
8401 Arlington Blvd.
Fairfax, VA 22031

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

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

K.S. Grand Pre	General Partner
Michael S. Dewberry Trust	Limited Partner
Reva A. Dewberry, Trustee	
Michael S. Dewberry, Sole Beneficiary	
Thomas L. Dewberry Trust	Limited Partner
Reva A. Dewberry, Trustee	
Thomas L. Dewberry, Sole Beneficiary	

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

4

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA

THIRTEENTH FLOOR

2200 CLARENDON BOULEVARD

ARLINGTON, VIRGINIA 22201-3359

(703) 528-4700

FACSIMILE (703) 525-3197

February 18, 1994

MARTIN D. WALSH
 THOMAS J. COLUCCI
 PETER K. STACKHOUSE
 JERRY K. EMRICH
 MICHAEL D. LUBELEY
 KEITH C. MARTIN
 NAN E. TERPAK
 WILLIAM A. FOGARTY
 DAVID J. BOMGARDNER
 LYNNE J. STROBEL
 JOHN E. RINALDI
 SEAN P. McMULLEN

OF COUNSEL
 NICHOLAS MALINCHAK

PRINCE WILLIAM OFFICE
 VILLAGE SQUARE
 13863 OFFICE PLACE, SUITE 201
 WOODBRIDGE, VIRGINIA 22182-4216
 (703) 690-4884
 METRO (703) 690-4647
 FACSIMILE (703) 690-2412

LOUDOUN OFFICE
 COUNTRYSIDE PROFESSIONAL CENTER
 2 PIGEON HILL DRIVE, SUITE 340
 STERLING, VIRGINIA 20155
 (703) 444-8819
 FACSIMILE (703) 444-0885

Ms. Barbara Byron, Director
 Zoning Evaluation Division
 Office of Comprehensive Planning
 12055 Government Center Pkwy.
 8th Floor
 Fairfax, Virginia 22035

RECEIVED
 OFFICE OF COMPREHENSIVE PLANNING

FEB 18 1994

ZONING EVALUATION DIVISION

Re: Rezoning Application Concurrent with SEA 82-V-012
 Applicant: INOVA Health System Hospitals

Dear Ms. Byron:

Please accept the following information as a letter of justification for a rezoning application and special exception amendment application for that property which is known as Mount Vernon Hospital (the "Hospital").

The applicant has filed a special exception amendment application on that property identified among the Fairfax County tax map records as 102-1-((1))-4. This application proposes the expansion of the previously approved medical care facilities. The rezoning application has been filed on a part of 102-1-((1))-4. A portion of Parcel 4, which is zoned PDH-5, is not included in the rezoning application as further illustrated on the attached plans and tax map.

The Hospital, which is located on Parkers Lane in the Mount Vernon District, was opened in 1976. Since its original construction, no large scale improvements have been made to the Hospital and the proposed applications will allow the construction of improvements which will result in a more efficient and effective health care facility to meet ever changing health care needs. The applicant proposes four additions to the existing hospital building, each of which is identified on the submitted Generalized Development Plan/Special Exception Amendment plat (GDP/SEA). The largest and most important addition is an orthopedic/rehabilitation complex which will be a center of excellence for rehabilitation treatment in the Northern Virginia area. The orthopedic/rehabilitation complex will create clinic space for orthopedic and rehabilitation physicians and a research institute dedicated to orthopedic/physical medicine research. The proposed complex will help ensure the long

Ms. Barbara Byron, Director
February 18, 1994
Page 2

term viability of the Hospital, which is already known for its outstanding rehabilitation programs.

The orthopedic/rehabilitation complex will also include a number of out patient therapy programs, including a gymnasium and hydrotherapy pool. To further serve the community, the Hospital plans that a number of the facilities, including the gymnasium, pool, and a conference hall and auditorium, may be utilized by the surrounding community. The Hospital will thereby continue its tradition of not only serving the health needs of Fairfax County residents, but being an integral part of the community.

The second proposed addition will provide a permanent location for a Magnetic Resonance Imaging (MRI) facility. A temporary MRI facility was previously approved but never constructed and the proposed addition will allow a permanent location at the Hospital. An MRI facility is an essential element of diagnostic services offered at any modern hospital.

The third addition is a two story ambulatory care facility that will be an integral part of the existing services offered at the Hospital. Today's health care treatments include more out patient procedures and diagnostic services and the Hospital must respond to that need. The ambulatory care addition will allow for the renovation of the current operating rooms, an expansion of the hospital lobby, creation of a central registration and testing area, a more efficient radiology department and a new laboratory configuration. The rehabilitation specialty established at the Hospital creates a need for two "state of the art" orthopedic operating rooms. The current operating rooms at the Hospital are under sized, especially for specialized orthopedic procedures, and do not have sufficient storage to supply these intensive procedures. The proposed renovations will also improve the processing of patients and will improve the efficiency of the overall Hospital daily operations.

The fourth and final addition to the existing building is a one story storage area which has been necessitated by the lack of storage space to support the wide variety of services presently offered at the Hospital. This storage area will also accommodate the proposed renovations.

The last improvement shown on the GDP/SEA is a proposed free standing child care center on the southwest portion of the Hospital property. The child care center will be available to Hospital employees and physicians and is patterned after the successful child centers located at Fairfax Hospital and Fair Oaks Hospital. The proximity of the child care center to the Hospital will afford opportunities for parents to visit with their children during the day and to be immediately available to them in case of illness. The space currently occupied by the child care center at the Hospital may then be utilized for clinical and Hospital based programs.

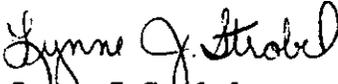
Ms. Barbara Byron, Director
February 18, 1994
Page 3

A portion of orthopedic/rehabilitation complex has been deemed a medical office use and has necessitated a rezoning from the R-3 district to the C-3 district, which permits this use. The total proposed FAR on the site is a 0.28 which is far less than the density permitted in the C-3 district. The Hospital will continue its primary role as a medical care facility and the office component will be limited to physicians associated with the Hospital.

I would appreciate the acceptance of these applications at your earliest convenience and the scheduling of a public hearing before the Fairfax County Planning Commission. Should you have any questions regarding this submission or require additional information, please do not hesitate to give me a call.

Very truly yours,

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


Lynne J. Strobel

LJS:kd

cc: David Hughes
Mary LaFalce
Moy Chin
Jim Scott
Jeff Winter
David Porter
Phil Yates
Susan Yantis
Martin D. Walsh

ljs.ltr\byron.5

COMMERCIAL DISTRICT REGULATIONS

4-304

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

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

4-302**Permitted Uses**

1. Accessory uses and accessory service uses as permitted by Article 10.
2. Churches, chapels, temples, synagogues and other such places of worship.
3. Financial institutions.
4. Funeral homes.
5. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
6. Nursery schools and child care centers.
7. Offices, to include the display and sales of scientific, electronic or medical equipment of a type not customarily retailed to the general public.
8. Private schools of general education, private schools of special education.
9. Public uses.
10. Telecommunication facilities.

4-303**Special Permit Uses**

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

1. Group 3 - Institutional Uses, limited to:
 - A. Medical care facilities, limited to nursing facilities which have a capacity of less than fifty (50) beds
2. Group 4 - Community Uses, limited to:
 - A. Country clubs, golf clubs, swimming clubs and tennis clubs/courts
3. Group 5 - Commercial Recreation Uses, limited to:
 - A. Commercial swimming pools, tennis courts and similar courts
4. Group 6 - Outdoor Recreation Uses, limited to:
 - A. Golf courses, commercial
5. Group 7 - Older Structures, limited to:
 - A. Restaurants
 - B. Rooming houses
6. Group 8 - Temporary Uses.

4-304**Special Exception Uses**

For specific Category uses, regulations and standards, refer to Article 9.

1. Category 1 - Light Public Utility Uses.
2. Category 3 - Quasi-Public Uses, limited to:
 - A. Colleges, universities

FAIRFAX COUNTY ZONING ORDINANCE

- B. Conference centers and retreat houses, operated by a religious or nonprofit organization
 - C. Cultural centers, museums and similar facilities
 - D. Housing for the elderly
 - E. Institutions providing housing and general care for the indigent, orphans and the like
 - F. Medical care facilities, except nursing facilities which have a capacity of less than fifty (50) beds
 - G. Private clubs and public benefit associations
 - H. Quasi-public parks, playgrounds, athletic fields and related facilities
 - I. Alternate uses of public facilities
 - J. Dormitories, fraternity/sorority houses, rooming/boarding houses, or other residence halls
3. Category 4 - Transportation Facilities, limited to:
- A. Helistops
 - B. WMATA facilities
4. Category 5 - Commercial and Industrial Uses of Special Impact, limited to:
- A. Commercial off-street parking in Metro Station areas as a temporary use
 - B. Drive-in banks
 - C. Eating establishments
 - D. Establishments for scientific research and development to include assembly, integration and testing of experimental prototype products as an incidental use
 - E. Hotels, motels
 - F. Parking, commercial off-street, as a principal use
 - G. Service stations
 - H. Theaters

4-305

Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except those accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 8-305 and Sect. 9-309, as applicable.
3. All refuse shall be contained in completely enclosed facilities.
4. All uses shall comply with the performance standards set forth in Article 14.
5. All uses shall be subject to the approval of a site plan in accordance with the provisions of Article 17.

9-005

FAIRFAX COUNTY ZONING ORDINANCE

9-005

Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006

General Standards

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

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

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the provisions of Sect. 008 below and may require the posting of a guarantee or bond in a reasonable amount by the applicant.

9-008

Time Limitations, Extensions, Renewals

In addition to the time limits set forth in this Article, the Board may require, as a condition of the approval of any special exception, that it shall be approved for a specified period of time; that it may be subsequently extended for a designated period

FAIRFAX COUNTY ZONING ORDINANCE

C-7, C-8 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 13 and 14

I-I District: Limited to uses 10 and 11

I-1 District: Limited to uses 1, 2, 3, 6, 7, 8, 10, 11, 13 and 14

I-2, I-3 Districts: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 11, 13 and 14

I-4 District: Limited to uses 1, 2, 3, 6, 7, 8, 9, 10, 11 and 13

I-5, I-6 Districts: Limited to uses 7, 8, 9, 10, 11 and 13

9-303

Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 3 uses shall be accompanied by the following items:

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

9-304

Standards for All Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

9-305

Additional Standard for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306

Additional Standards for Housing for the Elderly

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.
2. Housing for the elderly may include general nursing facilities designed solely for the residents as an accessory use.

FAIRFAX COUNTY ZONING ORDINANCE

Comprehensive Plan Recommendation		Maximum Number of Units Per Acre*	Required Open Space
0.2 unit per acre	not to exceed	1 unit per acre	75%
0.5 unit per acre	"	2 units per acre	70%
1 unit per acre	"	4 units per acre	65%
2 units per acre	"	8 units per acre	60%
3 units per acre	"	12 units per acre	55%
4 units per acre	"	16 units per acre	50%
5 units per acre	"	20 units per acre	35%
8 units per acre	"	32 units per acre	25%
12 units per acre or more	"	40 units per acre	35%

In accordance with an approved Development Plan

*Excluding nursing facilities

- 9. The maximum building height shall be 50 feet, except that greater heights may be approved by the Board.
- 10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
- 11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, housing for the elderly shall be deemed a multiple family dwelling.

9-307 Additional Standard for Institutions Providing Housing and General Care for the Indigent, Orphans and the Like

- 1. Institutional uses located in a building, which but for its institutional use would be a single detached dwelling, shall comply with the applicable single family detached minimum yard requirements of the zoning district in which located. Institutions located in any other structure shall be located no closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-1 through R-4 District.

9-308 Additional Standards for Medical Care Facilities

- 1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.

- 2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
- 3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
- 4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
- 5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
- 6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
- 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309

Additional Standards for Child Care Centers and Nursery Schools as Set Forth in Par. 10 of Sect. 301 Above

- 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.

FAIRFAX COUNTY ZONING ORDINANCE

- 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. For each person enrolled, indoor recreation space shall be provided in accordance with the provisions of Chapter 30 of The Code.
3. 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
4-75	Local
76-660	Collector
660 or more	Arterial

4. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.
5. No such use shall be permitted unless it is determined by the County Department of Health Services that the location does not pose any hazard to the health, safety and welfare of the children.

9-310

Additional Standards for Private Schools of General Education and Private Schools of Special Education as Set Forth in Par. 11 and Par. 12 of Sect. 301 Above

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
- A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation 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 required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.