APPLICATION ACCEPTED: February 3, 2011
PLANNING COMMISSION: July 7, 2011
BOARD OF SUPERVISORS: July 26, 2011 @ 3:30 PM

County of Fairfax, Virginia

June 30, 2011

STAFF REPORT

APPLICATION SEA 82-V-012-6

MOUNT VERNON DISTRICT

APPLICANT:	INOVA Health Care Services
PRESENT ZONING:	C-3
PARCEL(S):	part of 102-1 ((1)) 4
ACREAGE:	26.37 acres
FAR:	0.49 for parcel 102-1 ((1)) 4; 0.62 for application property
OPEN SPACE:	40%
PLAN MAP:	Office, public facilities, governmental uses, institutional uses and public parks
SE CATEGORY:	Category 3: Medical Care Facilities
SEA PROPOSAL:	To amend SE 82-V-012-6 previously approved for a medical care facility to permit construction of an additional 322,000 square feet of gross floor area, a six story parking garage, the addition of 52 beds for a total of 289 hospital beds, and other associated modifications to the site design.

Erin Grayson

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

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 82-V-012-06 subject to the development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirement along the southern perimeter of the site to that shown on the SEA Plat.

Staff recommends approval of a modification of the loading space requirement.

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

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

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

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

Proposal:

The applicant, INOVA Health Care Services, has filed a special exception amendment application on part of Tax Map Parcel 102-1 ((1)) 4, containing 26.37 acres of land in the C-3 zoning district. The applicant seeks approval of this request in order to permit construction of various additions to the hospital totaling 322,000 square feet of additional gross floor area, a new 6-story parking garage, reconfiguration of existing open space areas and surface parking lots, and a wider main access drive from Parkers Lane.

LOCATION AND CHARACTER

Site Description:

Mount Vernon Hospital is located on County-owned land under a long term lease agreement with Fairfax County. The County-owned portion of land in this area is a 37.23 acre property, better known as the Mount Vernon Hospital/Governmental Center site, and is divided into three distinct sections, which includes the Mount Vernon Governmental Center and Fire Station, the Mount Vernon Hospital Campus, and the Mount Vernon Mental Health Center. The 37.23-acre Mount Vernon Hospital/ Governmental Center site could develop up to a maximum FAR of 0.50 per the 2009-2010 South County Area Plans Review 09-IV-13MV Comprehensive Plan Amendment approved by the Board of Supervisors on June 21, 2011.

The Mount Vernon "Hospital Campus" comprises 26.37 acres and is located east of Richmond Highway and bounded by Holland Road on the west, Parkers Lane on the east, and Hinson Farm Road on the south. Ingress and egress points to the hospital facility are currently located along Parkers Lane, Hinson Farm Road, and Holland Road. Mount Vernon hospital is located in the center of the campus, contains 314,865 square feet, 237 hospital beds, and is six stories in height. Significant open space is located in the southeast and northeast corners of the property. A helipad is located on the northern side of the hospital near the emergency room entrance. However, the parking areas also contain landscape trees that are in poor health. Currently, 839 surface parking spaces are available for patients and visitors of the hospital. A Sunrise Assisted Living Facility, constructed in 2000 to accommodate 112 residents, is located in the southwest corner of the site and is 72,035 square feet and three stories in height. Neither additional gross floor area nor additional residents is proposed for the Assisted Living Facility as part of this application.

Figure 1: Aerial Image of Subject Property

Table 1: Surrounding Area Description

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Description**
North	Institutional	C-3	Mount Vernon Gov. Center, Mount Vernon Fire Dept.
North of Sherwood Hall Lane	Residential (SFD, SFA); Medical Office	R-2, R-12; C-2, C-5	Hybla Valley Farms
South	Medical Office	PDH-5	Mount Vernon Medical Prof. Condo, Mount Vernon Mental Health Facility
East	Institutional; Residential	R-3	Whitman Intermediate School; Williamsburg Manor
West	Residential (SFD)	R-3, R-5	Holland Hollows

BACKGROUND

The Mount Vernon hospital was originally constructed as a by-right use in the R-12.5 District. A building permit for the foundation was issued on November 14, 1972; the building permit for the hospital superstructure was issued on June 12, 1973. Several building permits for alterations/additions to the hospital subsequently were issued. When the current Zoning Ordinance became effective in 1978, the R-12.5 District was converted to the R-3 District, which permitted medical care facilities as a special exception use. The special exception case history is listed below in chronological order:

SE 82-V-012, Approved 4/26/82
Special exception for a medical care facility to permit the expansion of the existing medical care facility (Mount Vernon Hospital) to include the addition of a free-standing, pre-fabricated greenhouse and a garage for parking and storage of grounds-keeping equipment.

SEA 82-V-012, Approved 4/30/90
Amended the special exception for a medical care facility to permit the addition of a helipad and a Magnetic Resonance Imaging (MRI) System, an increase in building height, and the addition of 148 parking spaces.

RZ 94-V-010, Approved 8/8/94
Rezoned the subject site from R-3 to C-3 to permit the addition of hospital facilities, including medical offices and a child care center. There is one approved proffer for RZ 94-V-010 which limits the uses of the hospital to medical care facilities and related uses, a helipad for medical emergency transport, medical offices, and employee child care facilities.

SEA 82-V-012-2, Approved 8/8/94

Amended the special exception for a medical care facility and child care center to allow for expanded medical care facilities and a child care center with an enrollment of 150 children.

SEA 82-V-012-3 Approved 10/11/99
Amended SE 82-V-012 for a medical care facility and child care center to permit an additional medical care facility (assisted living facility) and to delete the child care center.

SEA 82-V-012-4, Approved 09/15/03
Amended SE 82-V-012 to permit the expansion of the building area for the Mount Vernon Mental Health Center and to permit a setback variance along Tis Well Drive.

SEA 82-V-012-5 Approved 7/31/06
Amended SE 82-V-012 to permit separate additions to the northwest side of the existing Mount Vernon Hospital building totaling 5,500 square feet. The application also included two new parking lots for a net increase of 95 spaces permitting a total of 904 surface parking spaces. Transitional screening and barrier requirements were modified and approved as shown on the SEA plat. The volleyball court near Holland Road was removed and relocated to the south of the hospital building as well.

Following this approval, the overall FAR of the Mount Vernon Hospital Campus became 0.29 of the 0.30 allowed by the Comprehensive Plan at the time, and the gross floor area of the campus increased to 386,900 square feet, which included the Sunrise Assisted Living Facility. This special exception did not include the abutting Governmental Center and adjacent Mount Vernon Mental Health Center and did not increase the existing bed count (237) or the number of hospital employees.

ANALYSIS

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

Title of GDP/SEA Plat: INOVA/ Mount Vernon Hospital Special Exception Amendment Plat SEA 82-V-012-06

Prepared By: Dewberry and Davis LLC

Original and Revision Dates: January 18, 2011, as revised through May 25, 2011

The SEA Plat consists of thirteen (13) sheets.

Table 2: SEA Plat Application

SEA Plat: INOVA Fairfax Hospital Campus	
Sheet #	**Description of Sheet**
1 of 13	Cover Sheet, Sheet index, Vicinity map
2 of 13	Existing Conditions
3 of 13	Special Exception Amendment Plat
4 of 13	Landscape Plan and Tabulations
5 of 13	Notes and Tabulations
6 of 13	Existing Vegetation Map
7 of 13	Stormwater Management
8 of 13	Best Management Practices
9 of 13	Outfall Analysis
10 of 13	Stormwater Management Details
11 of 13	Sheets 3-5 of SEA 82-V-012-03
12 of 13	Pedestrian Circulation

Proposed Expansions to Hospital Campus

The applicant is proposing to construct various additions to expand the services currently offered at the Mount Vernon Hospital Campus. The chart below shows the existing uses and proposed additions and includes the associated square footage for these facilities. It is important to note that the current number of beds (237) will not increase in the first phase of development, since the applicant intends to only expand the number of single occupancy rooms at that stage. The overall bed count is proposed, however, to increase to 289 upon completion of the project.

Table 3: Proposed Expansions to Mount Vernon Hospital Campus

Existing Uses	***Gross Floor Area (sf)***
Hospital (237 beds)	314,865 sf
Assisted Living Facility	72,035 sf
Total:	**386,900 sf**
Proposed Additions	***Gross Floor Area (sf)***
operating room, administrative area	16,000 sf
3-story Bed Tower C	16,000 sf
1-story emergency department addition	14,000 sf
4-story Bed Tower D	75,000 sf
energy plant expansion	6,000 sf
1-story support services addition	8,000 sf
4-story ambulatory care center	75,000 sf
5-story ambulatory care center	75,000 sf
Hospital Total (289 beds):	**636,865 sf**
Overall Total (including assisted living facility):	**708,900 sf**

Parking

Parking is proposed to be provided entirely on-site via a new parking garage and utilizing existing surface parking lots. The parking garage is located on the northern edge of the hospital campus near the Mount Vernon government center and police substation. There are two points of vehicular ingress and egress to the garage located at the eastern and western sides of the structure. Pedestrian access to the garage is provided via a crosswalk at grade from the entrance and an elevated pedestrian bridge is shown from the second level of the parking garage to the second level of the hospital. The parking garage is 75 feet in height with six levels of parking and will contain 1100 parking spaces. The facades of the parking garage are proposed to be partially screened with a vegetated wall that will mature over time. This concept is depicted below.

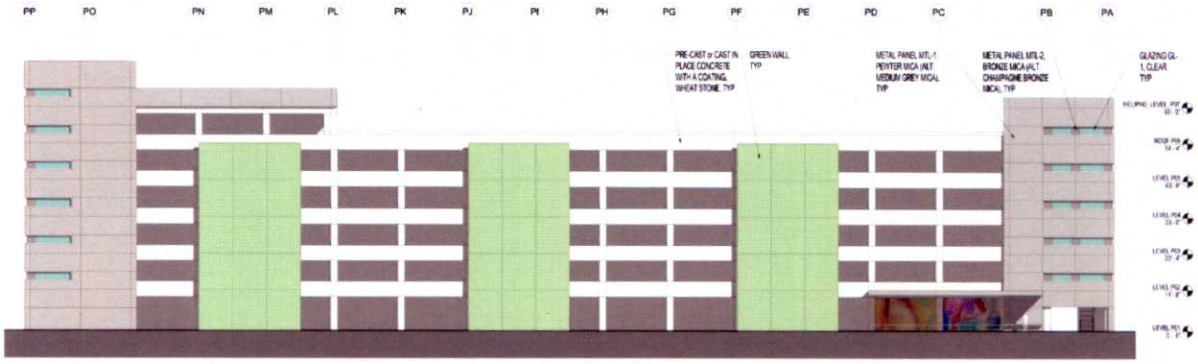

Figure 2: South Elevation of Parking Garage-Phase I

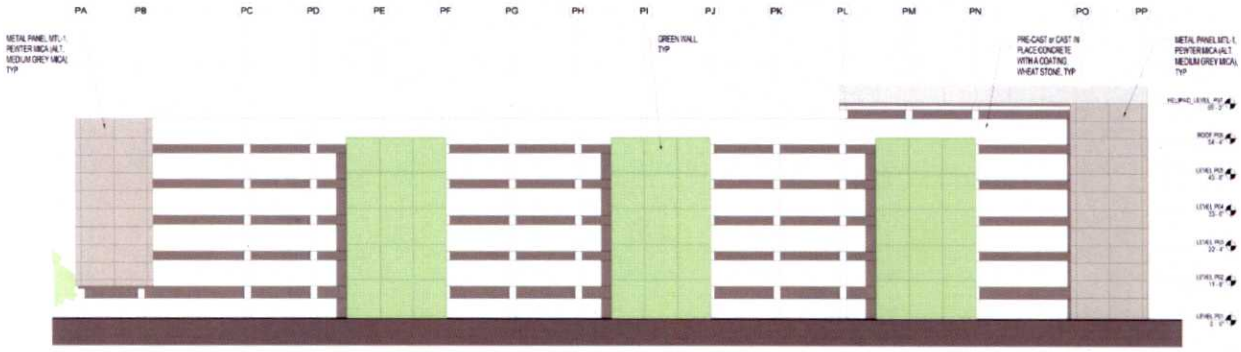

Figure 3: North Elevation of Parking Garage-Phase II Metal Corner Option

Additional parking is provided in surface parking lots surrounding the hospital and ambulatory care centers which will contain 568 spaces, a net decrease of 326 surface parking spaces that were permitted through approval of SEA 82-V-012-5 (only 839 were constructed). The surface parking lots are connected via a series of internal connected driveways that circle the hospital.

Vehicular Access

Vehicular points of ingress and egress to the hospital are located from Parkers Lane, Hinson Farm Road and Holland Farm Road. Relocation of the existing access point from Holland Road to a point feet north and closer to Sherwood Hall Lane is necessary due to The access drive from Parkers Lane is proposed to be widened to accommodate one lane of traffic into the site and two lanes of traffic leaving the site. Vehicular drop-off areas for patients visiting the hospital facilities are located at the yellow entrance facing Holland Road, the green entrance near the parking garage, and the blue entrance facing the site's green area at the intersection of Parkers Lane and Hinson Farm Road.

Pedestrian Access

Pedestrian access to the site is provided via sidewalks along the hospital's Holland Road, Parkers Lane, and Hinson Farm Road street frontage. Lead-in sidewalks extending from the peripheral sidewalks are located at every access drive. These lead-in sidewalks then connect to a sidewalk system adjacent to the sides of the hospital facilities. Crosswalks are provided across the internal drive aisles where necessary, and crosswalks connecting the hospital campus to the surrounding community are located at the main entrance, the intersection of Hinson Farm Road and Holland Road, the intersection of Holland Road and Hinson Farm Road, and at the relocated site entrance from Holland Road. Pedestrians can enter the hospital at the yellow, green, and blue entrances.

Open Space & Landscaping

The proposed open space concept for this application includes a total of 40 percent open space, or 10.42 acres, over the 26.37 acre site area. The majority of open space is located in the eastern portion of the site near the intersection of Parkers Lane and Hinson Farm Road. This area contains a landscaped lawn with meandering pedestrian walkways, pavilion, relocated basketball court, relocated volleyball court, and relocated play area for the child care facility in the hospital. Additional open space area includes the sidewalk network on-site as well as the peripheral landscape buffers and interior parking lot islands.

The landscape plan (sheet #4 of the SEA plat) for the hospital campus proposes future plantings such as shrubs, evergreen trees, deciduous trees, and possible green roof and reforestation areas. The tree canopy requirement for the site is 10%, and the applicant proposes to exceed this requirement by providing 18.2% tree canopy. For interior parking lot landscaping, there is a 5% tree canopy requirement. The applicant will satisfy the parking lot landscaping requirement by providing 6.9% tree canopy, which includes 111 new trees in addition to nine existing trees.

Helicopter Stops

There is one helistop approved on the site. The helistop is located at ground level within close proximity of the emergency department. As part of the special exception amendment, the applicant has proposed two possible locations to relocate the one helistop. The first location is the roof of bed tower D and the second is the roof of the proposed parking garage. The applicant will make a final determination as to the best location for the one helistop at the time of site plan.

COMPREHENSIVE PLAN ANALYSIS (See Appendix 5)

Plan Area:	Area IV
Planning Sector:	MV6 Fort Hunt Community
Plan Map:	Office, public facilities, governmental uses, institutional uses and public parks
Plan Text:	Fairfax County Comprehensive Plan, 2011 edition, Area IV, Mount Vernon Planning District, amended through 2-22-2011, MV6 Fort Hunt Community Planning Sector, Land Use, pages 159-161:

The Comprehensive Plan provides an option for the development of parcel 102-((1)) 4 up to 0.50 FAR which would accommodate future expansion of the INOVA Mount Vernon Hospital facilities, and possible future expansions of the Mount Vernon Governmental Center, Fire Station, and Police Station; provided certain conditions are met. These conditions address open space and landscaping concerns, a more pedestrian-friendly site layout, additional stormwater management controls, transportation improvements, and green building requirements. The applicant proposes to implement the Plan Option, and to increase development intensity from 0.29 FAR to 0.49 FAR to expand the existing medical care facilities on the site.

The conditions for development and/or redevelopment of parcel 102-1 ((1)) 4 are italicized below:

- *Limit the height of buildings on the periphery of parcel 102-1 ((1)) 4, to 75 feet in order to minimize visual impacts on the community;*

  The hospital is located in the center of the 26.37-acre site and is currently 90 feet at the highest point. Construction of the ambulatory care centers towards the periphery of the site warrants analysis. Ambulatory Care Centers #1 and #2, will be 60 feet and 75 feet in height, respectively. The parking structure at the northern edge of the site is proposed to be a maximum of 75 feet to comply with this comprehensive plan recommendation.

- *Provide for substantial, usable landscaped open space. Existing open spaces should be preserved and retrofitted to include features such as plazas, gazebos, gardens, and pedestrian walkways and paths in order to create focal points and gathering places for the hospital;*

Concerns were raised during review of the special exception amendment regarding the quantity and quality of the open space provided. Staff does not support a decrease in the amount of open space unless the quality of passive and active recreation amenities is greatly improved. The special exception amendment plat depicts 40% open space, which constitutes a three percent decrease from the open space that exists today. The applicant was able to preserve a substantial amount of open space despite doubling the floor area of the hospital. The applicant was able to achieve this with the incorporation of structured parking and by decreasing the number of surface parking spaces from the 839 spaces that exist today to 578 spaces. Since the original plan submission for this application, the applicant has improved the quality of passive recreation areas by incorporating a coordinated area of landscaped patios and pedestrian walkways in the eastern portion of the site near the intersection of Parkers Lane and Hinson Farm Road as well as a relocated pavilion along Parkers Lane. Active recreation opportunities include a volleyball court, basketball court, and child play area, which have all been relocated to the eastern portion of the property for the convenience of patients, staff, and visitors. Staff believes this Comprehensive Plan objective has been satisfied.

- *Screen the hospital complex with a landscape buffer facing the residentially planned and developed area fronting on Holland Road using evergreen landscaping. Provide additional landscape screening on the west side of Holland Road to provide a more effective buffer for the residential neighborhood;*

The current SEA proposal has not adequately demonstrated conformance with this Comprehensive Plan guidance. While a more substantial landscape buffer is proposed along the hospital's Holland Road frontage than exists today, including a four-foot high wood fence and 43 additional evergreen trees, additional surface parking is proposed along Holland Road and reaffirmation of an existing transitional screening modification has been requested by the applicant.

Additional surface parking is proposed where the child play area is currently located. A 35-foot wide buffer is shown here but a retaining wall is proposed along the west and south side of this surface parking lot. Ultimately this proposed retaining wall could have an additional impact on the actual amount landscaping along this segment of Holland Road frontage.

Proceeding north of this surface parking lot, the buffer diminishes from approximately 35 feet to 15 feet extending north along the western property boundary to the northern boundary of the application property. Note 17 of sheet 5 indicates the applicant's intent to carry forward the prior request for modification of the transitional screening yard requirement for the previously approved version for this special exception application along the southeastern and the western boundaries of the campus adjacent to existing residential uses or area planned for residential use. Staff believes re-affirmation of the previous

modification of the transitional screening conflicts with the current Comprehensive Plan guidance. In order to ensure conformance with the recently adopted Comprehensive Plan text regarding landscaping along Holland Road, staff has included a development condition requiring compliance with the applicable Zoning Ordinance provision transitional screening yard and barrier requirements, which stipulates a 35 foot-wide transitional screening yard and barriers of either a 42-48 inch chain link fence, 6 foot wall, or a 6 foot high solid wood fence. Staff believes full compliance with transitional screening yard and barrier requirements is the only means for this Comprehensive Plan objective to be satisfied.

- *For each phase of development, review the traffic impact study, dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements, shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network.*

A development condition has been included to address this objective, requiring the applicant to coordinate with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities review of the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network. Through this coordinated effort supplemental studies could also be required, as determined by the reviewing parties, to address issues identified as future construction phases are identified.

- *These reviews shall be coordinated with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities.*

  The development condition previously described above ensures these reviews will be coordinated with interested parties.

- *Implement a Travel Demand Management (TDM) program ensuring that employees have options other than the automobile for travelling to and from the hospital and ambulatory care centers. In addition, implementation of an Alternative Work Schedule (AWS) program that allows teleworking and staggered shifts to the greatest extent possible given the requirements of normal hospital operations is encouraged;*

The Applicant has agreed to implement a Travel Demand Management Program that is outlined in the proposed development conditions and includes all of the

elements identified in this recommendation; therefore, staff finds this item has been satisfactorily addressed.

- *Provide convenient access to public transportation by installing bus stop shelters and bus pullouts in order to reduce vehicular traffic;*

  A bus pullout area and two bus shelters have been proposed in front of the parking structure on the site, directly across from the green hospital entrance and emergency department. Staff finds this condition has been satisfied.

- *Provide improved bicycle/pedestrian connections between the hospital property and the county's existing and planned sidewalks, bicycle lanes and trails in this area;*

As shown on the SEA plat, crosswalks will be provided at the main entrance on Parkers Lane to the public school across the street; at the intersection of Hinson Farm Road and Parkers Lane; and the intersection of Hinson Farm Road and Holland Road; and at the new access point along Holland Road. A pedestrian connection is also proposed from the parking garage to the Mount Vernon Government Center and Police Substation. These bicycle and pedestrian connections from the hospital to the surrounding residential neighborhoods and institutional uses will improve accessibility in the area.

- *Provide stormwater quantity and quality control measures that are substantially more extensive than minimum requirements. The emphasis should be on low impact development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, or return water to the ground or reuse it. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented;*

The stormwater management narrative for this application indicates that detention for the 2-year and the 10-year storm events will be provided for the 26.37 acre site by the existing stormwater management dry pond on the southern end of the site, as well as three proposed sand filter systems which are meant to provide water quality benefit and some amount of detention. Two possible green roofs may be installed atop each of the ambulatory care facilities and a small amount of reforestation is proposed on site. The Department of Public Works and Environmental Services (DPWES) has found that the applicant can provide stormwater quantity and quality control measures that are substantially more extensive than minimum requirements. One option is to retrofit the pond on the site, which is the largest BMP in the North Branch Watershed. In the watershed plan, the following improvements are identified as necessary:

1) detention storage to be increased by 2600 cubic yards

2) modification or replacement of the existing riser and outlet structures

3) the addition of infiltration features

4) modification of the existing stormwater system to redirect additional drainage area, and

5) provide water quality improvements to the existing facility

These recommendations in the North Branch Watershed Plan preceded development of the assisted living facility on the application property. As a result, expansion of the pond is not possible today and only additional water quality improvements are feasible. As part of the development conditions, the Applicant has agreed to add wetlands plantings in the existing pond to improve water quality. The Applicant also proposes to exceed a phosphorous removal rate that is 125% above the PFM requirements for redevelopment to achieve water quality control substantially above minimum requirements.

For water quantity, the Applicant will provide detention of stormwater to reduce the peak rate of the one-year two-hour storm to 10% over the existing conditions. To exceed requirements for water quality and quantity, the Applicant will implement depressed landscape areas where surface parking lots and parking lot landscaping will be modified to encourage vegetative uptake of surface runoff. With these proposed improvements and the associated development conditions, staff believes this objective will be satisfied.

- *Encourage implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or other comparable programs with third party certification) where applicable. Expansions of the hospital which utilize the hospital's existing infrastructure and systems are not subject to this provision. Land Use Analysis (Appendix 7)*

Fairfax County has developed a new green buildings policy for privately owned buildings located on county-owned land, which recommends a greater level of commitment to LEED certification. Since INOVA Mount Vernon Hospital leases the land it occupies from the County, implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or other comparable programs with third party certification) is expected, where applicable. Vertical additions to the hospital are not subject to this policy; however, additions that will operate via separate heating, ventilation, and air conditioning systems are subject to this green buildings policy. The applicant has agreed to pursue LEED certification for the two ambulatory care centers which will operate on separate HVAC systems. Staff has included a development condition to ensure LEED certification is diligently pursued by the applicant.

Environmental Analysis (Appendix 6)

The Planning Division of the Fairfax County Department of Planning and Zoning identified issues on the Special Exception Amendment Plat with regards to stormwater management, tree preservation, and green buildings. These issues are addressed elsewhere in this report; however, a full analysis is included in Appendix 7.

Urban Forest Management Analysis (Appendix 7)

The Urban Forest Management Division (UFM) of DPWES reviewed the application and determined that tree preservation and transitional screening and barrier implementation efforts are insufficient as currently shown on the SEA plat. As previously noted, staff does not support a modification of the transitional screening requirement along the Holland Road frontage of the site.

Issue: Tree Preservation

The opportunity to preserve the remaining mature tree canopy whether it is native woodland or older planted canopy has not been fully addressed. The majority of tree preservation areas are noted as "Possible". The open space area in the far northeastern area adjacent to Parkers Lane and the stand of mature evergreens (loblolly pines) on the eastern side of the main building entrance should be re-evaluated for tree preservation. Furthermore, a tree survey in concert with the Public Facilities Manual (PFM) of individual trees 6 inches in diameter and larger and must be submitted to Urban Forest Management for further review.

Resolution:

As of the date of this report, the applicant has yet to submit these materials, therefore, this issue remains unresolved.

Issue: Tree Canopy

Information that was provided by the Certified Arborist indicates selected groups of existing unhealthy landscape trees should be replaced. A number of these trees do not currently meet the PFM requirements for health and do not provide effective canopy coverage.

Resolution:

The Applicant should make a commitment to replace those trees with healthy and up to date cultivars and species. This issue remains unresolved.

Transportation Analysis (Appendix 8)

Based on the proposed 0.50 FAR for parcel 4, a significant increase in trips will occur. The proposed development intensity will create an additional 8,027 daily trips, with 663 morning peak hour trips and 838 evening peak hour trips above existing development levels. It is important to note that trip generation has been discounted for 87,820 square feet of hospital expansion to account for "quality of care" improvements, which refer to the expansion of room sizes rather than an increase in the number of rooms.

Table 4: Trip Generation -8th edition (Number of Vehicular Trips)

	AM Peak Hour	PM Peak Hour	Weekday Average Trips
Existing Campus (0.29 FAR)	713	799	7,571
Prior Comprehensive Plan (0.35 FAR or 583,007 sf)	1081	1,250	11,754
Current Comprehensive Plan Build-out (0.50 FAR or 832,864 sf)	1,376	1,637	15,598
Proposed Special Exception Amendment (0.62 FAR)	663	838	8,027

The results of the traffic impact study show significant delays in the morning and evening peak hours of travel at the Sherwood Hall Lane/Holland Road intersection, at the Parkers Lane/Sherwood Hall Lane intersection, and the Parkers Lane entrances to the INOVA Mount Vernon Hospital and Whitman Middle School.

In order to address future traffic demand, three new traffic signals have been proposed by the applicant for the subject area. It is important to note that each of these traffic signals would need to meet Virginia Department of Transportation (VDOT) standards. If these traffic signals are not approved by VDOT and the development intensity of .50 FAR is implemented, traffic levels at these intersections would deteriorate to level of service (LOS) F, which represents the worst congested conditions. The locations of the proposed signals are as follows:

1) Sherwood Hall Lane at Holland Road;
2) Parkers Lane at INOVA Mount Vernon Hospital/Whitman Middle School Entrance; and
3) Parkers Lane at Hinson Farm Road.

FCDOT supports installation of these traffic signals and a development condition requiring the applicant to design and construct the subject traffic signals, as well as obtain the necessary easements to construct each signal is included in Appendix 1.

Issue: Construction of additional improvements

FCDOT and VDOT have also determined, as a result of the TIA, that additional improvements are warranted:

1) An eastbound right turn lane along Sherwood Hall Lane at Holland Road
2) A southbound right turn lane along Parkers Lane at Hinson Farm Road
3) A southbound right turn lane along Parkers Lane at main Inova Driveway/Middle School Driveway
4) A southbound left turn lane along Holland Road at the relocated Inova Driveway
5) Contribute to a fund to reconfigure Sherwood Hall Lane to 4-lanes between Richmond Highway and Parkers Lane.
6) Contribute to a fund for the future construction of dual left turn lanes at the intersection of southbound Richmond Highway and eastbound Sherwood Hall Lane, and dual receiving lanes on eastbound Sherwood Hall Lane. The current transportation element of the comprehensive plan for this area does not include any improvements to Sherwood Hall Lane, Parkers Lane as well as the two intersections of Sherwood Hall Lane at Route 1 and at Fort Hunt Road. It is suggested that the County amend the transportation element of the Comprehensive Plan for this area to include improvements at these locations to support background and site traffic based on a study of the area. Without such improvements, the highway network will not be able to support the future traffic in the area.

FCDOT first suggested the applicant submit the proposed hospital expansion plan in development phases for which proposed transportation mitigation measures could then be determined. Thus far, however, the applicant has only been able to determine the initial phasing of the hospital development.

Resolution:

An alternative method of mitigation is for the applicant to escrow funds in a proportionate share, for the above mentioned transportation improvements. The applicant has submitted these cost estimates as well as their proposed proportional share. FCDOT Staff has reviewed these estimates and included a condition for the amount deemed necessary by their review. These contribution amounts are intended to address the following: dual left turn lanes at southbound Route 1 at Sherwood Hall Lane, northbound dual left turn lanes on Parkers Lane at Sherwood Hall lane and the reconfiguration of Sherwood Hall to Schelhorn Road to carry the projected increase in capacity.

Public Facility Analysis

Fairfax County Park Authority (Appendix 9)

The Fairfax County Park Authority reviewed the application and requested a contribution in accordance with the applicant's offer to contribute $0.27 per square foot of the new ambulatory care centers and $0.11 per square foot for the hospital expansions to help offset impacts to parks within the service area of Mount Vernon Hospital. This requirement has been incorporated into the development conditions in Appendix 1 of this report. The Park Authority has also recommended the applicant incorporate a healing garden into the open space concept and complete walkway connections for an internal pedestrian loop around the perimeter of the building. A healing garden is not currently shown as part of the open space concept for the application, however, Staff believes the applicant should once again explore this idea at the time of site plan. The pedestrian walkway system falls short of a complete loop around the building. The applicant has not extended sidewalks around the future energy plant expansion due to site constraints. Staff believes the applicant should continue to pursue completing this loop for the benefit of patients, visitors, and assisted living residents, but Staff does not believe the loop must be completed for approval of the special exception amendment.

Finally, the Park Authority recommends the applicant include specific language in their SEA application that supports the goal contained within the Little Hunting Creek Watershed Management plan that all redevelopment will achieve at least a 10% reduction in impervious surface area over existing conditions. This desire of the park authority has not been achieved due the size of the proposed hospital expansion that is necessary to serve the needs of a growing population that surrounds the hospital. Additional details regarding stormwater management controls are summarized in the Stormwater Analysis Section below. Staff does recommend the Park Authority be involved in future discussions regarding outfall to the Little Hunting Creek Stream Valley Park.

Stormwater Analysis (Appendix 10)

The stormwater narrative on Sheet #7 of the SEA plat indicates that detention for two year and ten year storm events will be provided on-site. The detention provided will account for the change in land use between pre and post development conditions. Under post development conditions, detention will be provided via the existing on-site dry pond and proposed sand filters. If needed at the time of site plan, the existing stormwater vault on the property could be used to satisfy requirements, but the applicant indicates this will likely not be necessary based on preliminary calculations. Best management practices for stormwater quality will be provided in accordance with the Public Facilities Manual as the site plan for each development phase is submitted. Preliminary geotechnical investigations indicate the water table in this location is relatively

shallow, thereby making incorporation of most LID techniques on the site to meet PFM requirements difficult. The applicant has shown areas of possible natural surface reforestation on the SEA plan in recognition of the benefits of LID measures. To provide for the balance of the required treatment, underground sand filters will be used with the understanding that other BMP measures may be used in lieu of sand filters if permitted by the PFM.

Fairfax County Water Authority (Appendix 11)

The Fairfax County Water Authority has reviewed the applications and indicated that adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains located at the property. Depending on the configuration of on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns. No other concerns with the proposed development were identified.

Fire and Rescue Analysis (Appendix 12)

The application property is serviced by the Fairfax County Fire and Rescue Department Station 408, Mount Vernon. The application meets fire protection guidelines.

Sanitary Sewer Analysis (Appendix 13)

The subject property is located in the Little Hunting Creek watershed. It would be sewered into the Noman M. Cole Pollution Control Plant. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site. There is an existing 14 inch line located in the street is adequate for the proposed use at this time.

ZONING ORDINANCE PROVISIONS (Appendix 15)

The building additions and reconfiguration of the site layout included in this SEA request must fulfill all applicable provisions of the Zoning Ordinance. The applicable sections in addition to the bulk regulations and use limitations outlined below are attached in Appendix 15 and include the General Standards (Section 9-006), Standards for All Category 3 Uses (Section 9-304), and Additional Standards for Medical Care Facilities (Section 9-308).

The following table depicts how the subject 26.37-acre site meets the C-3 District zoning requirements:

Table 5: C-3 Zoning District Requirements

Standard	Required (C-3)	Provided
Lot Size	20,000 sq ft	26.37 acres
Lot Width	100 ft	1,000 +/- feet
Building Height	90 ft	90 feet
Front Yard	Controlled by 25 degree angle but not less than 45 feet*	Holland Road-210 feet** Hinson Farm Road-68 feet Parkers Lane-157 feet
Rear Yard	N/a	
FAR	0.50 per Comp Plan for entirety of parcel 102-1 ((1)) 4; 1.0 per C-3	0.49 for entirety of parcel 102-1 ((1)) 4; 0.62 for application property
Open Space	15%	40%
Parking Spaces	1,361 spaces	1,668 spaces
Loading Spaces	15 spaces	9 spaces***

**Although the C-3 Zoning District permits a maximum front yard setback of 40 feet, the "Additional Standards for Medical Facilities" code requires 45 feet (Special Exceptions, Part 3, Category 3 Quasi-Public Use, 9-308).*

***This is the proposed setback for the new hospital addition, the Sunrise Independent Living Facility is 37 feet from the Holland Road right-of-way line.*

****Waiver requested.*

As shown in the chart above, the proposal conforms to all of the minimum bulk regulations for the C-3 District except for the loading space requirement. This waiver request is addressed in the Waivers and Modifications section of this report.

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

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

This application proposes a relocation of the existing outdoor child care play area but will not affect the child care center located within the hospital. No increase in children or staff is proposed. Staff has concluded that the proposed relocation of the outdoor child care center play area will not affect its compliance with the applicable standards.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan provides an option for the development of the subject property up to 0.50 FAR provided that the objectives listed in the Comprehensive Plan section of this report are satisfied to transform the hospital campus and adjacent parcels into a pedestrian, bicycle and transit-friendly unified campus design that offers significant open space with focal and gathering points to benefit the surrounding community and blend the hospital into the low density area. Staff believes redevelopment on the hospital campus has been appropriately designed to balance the desire of Mount Vernon Hospital to adequately serve the growing population in southern Fairfax County and the desire of adjacent residential communities for an integrated transportation and open space network.

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

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with such use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. The applicant proposes a "multi-phased" approach to expand the existing medical care facilities on site. As discussed in the transportation analysis, staff is concerned that the construction of and proportional contributions for warranted transportation improvements be initiated when the improvements are necessary for additional development to operate.

General Standard 5 requires that landscaping and screening be provided in accordance with the provisions of Article 13. Staff supports the reaffirmation of the transitional screening and barrier requirements previously approved under SEA 82-V-012-05 for the application property Hinson Farm Road frontage. A development condition has been included to ensure that landscaping and screening be in accordance with Article 13 for the application property's Holland Road frontage. This analysis is further discussed in the Waivers and Modifications section below.

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

Category 3 Standards (Sect. 9-304)

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

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

Par. 1 provides the Health Care Advisory Board (HCAB) with the ability to hold a hearing or hearings to review the proposal and to accumulate information upon which to base a recommendation to the Board of Supervisors. The applicant presented their proposal to expand and modernize Mount Vernon Hospital to HCAB on May 9, 2011. Based on the information presented at the hearing, HCAB agrees with the underlying need to renovate and modernize Mount Vernon Hospital and supports the addition of private rooms. The HCAB also supports the replacement of undersized and outdated operating rooms with larger state-of-the-art surgical suites. Appendix 15 includes the HCAB's detailed analysis.

Par. 2 tasks HCAB with reviewing and determining the demonstrated need for the proposed facility, the Institutional need, the financial accessibility, and the development costs and project financing.

The HCAB recommends the Board of Supervisors support Inova's proposal to build Bed Tower C and construct two new surgical suites. The conversion of semi-private rooms to private rooms will promote organization efficiency and new and converted private patient rooms will decrease the risk of hospital-acquired infections and enhance privacy. According to the Health Systems Agency of Northern Virginia, Mount Vernon Hospital currently averages more than eight joint replacements per day and Mount Vernon Hospital projects near term incremental growth of 200 to 250 cases annually within two to three years. Larger operating rooms are required to handle the increased volume, complexity, and length of these procedures. The current emergency department is compact, lacks organization, and has minimal privacy. Renovation of the emergency department will improve efficiency and will provide additional space for patients and staff. The HCAB recommends the Board of Supervisors encourage Inova to return to the HCAB with additional details regarding any future request to increase the number of beds and/or emergency department services. These improvements fall under the purview of the HCAB but transportation improvements and outdoor amenities do not.

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

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

Par. 7 indicates that the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public. The applicant has proffered to provide signage in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to approval by the Board of Supervisors in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance. Staff believes that this standard is satisfied.

Waivers and Modifications:

1) Section 13-300, Transitional Screening and Barrier Requirements

Section 13-300 of the Zoning Ordinance stipulates transitional screening and barrier requirements. Transitional screening 2 is required along the Holland Road property frontage and a portion of the Hinson Road property frontage. The applicant requests a reaffirmation of the previously approved transitional screening and barrier modifications along the Hinson Farm Road property frontage and the transitional screening requirement along the Holland Road property frontage, as approved pursuant to SEA 82-V-012-5. Staff supports the request to reaffirm the modification along Hinson Farm Road, where retaining parking lots in their current locations will not adversely affect the mental health center or undeveloped properties across Hinson Farm Road. For Holland Road, however, Staff believes full compliance with Section 13-300 of the Zoning Ordinance is necessary to buffer existing residential uses on the west side of Holland Road from the future hospital expansion and parking garage. Staff supports the reaffirmation request of the approved transitional screening and barrier modifications along the Hinson Farm Road (southern perimeter of the site) property frontage only.

2) Section 11-203-10: Loading

The provisions set forth in Part 2 of Article 11 stipulate that 15 loading spaces are required for a development of this size. The applicant is proposing nine loading spaces because similar Inova hospital projects have demonstrated fewer than the required loading spaces is in fact adequate. Therefore, staff supports this waiver request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant seeks approval of this request in order to permit construction of a new 6-story parking garage, various additions to the hospital totaling 322,000 square feet of additional gross floor area, reconfiguration of existing open space areas and surface parking lots, and a wider main access drive from Parkers Lane. Overall, staff concludes that the subject application is in general harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Staff Recommendations

Staff recommends approval of SEA Plat subject to the development conditions contained in Appendix 1.

Staff recommends approval of a modification of the transitional screening and barrier requirement along the southern perimeter of the site to that shown on the SEA Plat.

Staff recommends approval of a modification of the loading space requirement.

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

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

APPENDICES

1. Development Conditions
2. Affidavit for SEA 82-V-012-6
3. Statement of Justification
4. Previously Approved Development Conditions for SEA 82-V-012-5
5. Comprehensive Plan Land Use Analysis and Environmental Assessment
6. Environmental Analysis
7. Urban Forest Management Analysis
8. Transportation Analysis
9. Fairfax County Park Authority Analysis

APPENDICES (Continued)

10. Stormwater Management (DPWES) Analysis
11. Fairfax County Water Authority Analysis
12. Fire and Rescue Analysis
13. Sanitary Sewer Analysis
14. Health Care Advisory Board Recommendations
15. Zoning Ordinance Provisions
16. Glossary of Terms

APPENDIX 1

PROPOSED DEVELOPMENT CONDITIONS

SEA 82-V-012-06

June 30, 2011

If it is the intent of the Board of Supervisors to approve SEA 82-V-012-06, located at Tax Map 102-1 ((1)) 4, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions which shall supersede and replace all previously approved conditions applicable to the property:

1. Any plan submitted pursuant to this SEA Application shall be in substantial conformance with the approved SEA Plat entitled "INOVA/ Mount Vernon Hospital Special Exception Amendment Plat SEA 82-V-012-06" prepared by Dewberry and Davis LLC, consisting of 13 sheets, and dated January 18, 2011, as revised through May 25, 2011. Minor modifications to the approved SEA Plat may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.

2. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the SEA Plat, subject to modification for the installation of utilities and/or trails as determined necessary by the Director of DPWES.

3. A landscape plan shall be submitted as part of the first and all subsequent site plan submissions that is in substantial conformance with the landscaping shown on Sheet 4 of the SEA Plat for the review and approval of the Urban Forest Management Division (UFMD), DPWES.

4. Tree Preservation: The Applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 6 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits of clearing and grading in the areas noted as "C", "B" and a portion of "D" as shown on the Existing Vegetation Map of the SEA plat. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, and those additional areas in which trees can be preserved as a result of final engineering.

The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

Tree Preservation Walk-Through: The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

Root Pruning: The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be

clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

5. Site Monitoring: During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific proffered conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

6. Tree Planting: Selected groups of existing unhealthy landscape trees that fail to meet PFM requirements for health and do not provide effective tree canopy coverage shall be replaced with appropriate cultivars and species to the greatest extent possible.

7. Building Height: The maximum height of the parking structure and ambulatory care centers shall not exceed 75 feet in height.

8. LEED: The applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the building(s) by the U.S. Green Building Council (USGBC), that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

   In addition, prior to site plan/subdivision plan approval, the applicant will designate the Chief of the Environment and Development Review Branch of the

Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

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

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $300,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

9. Parks: The applicant shall provide a contribution at the rate of $0.27 per square foot for each new ambulatory care center and a contribution of $0.11 per square foot for the hospital expansions to the Fairfax County Board of Supervisors for transfer to the Fairfax County Park Authority to help offset impacts to parks within the service area for Mount Vernon Hospital prior to issuance of the Non-RUP for the final ambulatory care center.

The applicant shall coordinate with the Park Authority and DPWES in future discussion regarding outfall to the Little Hunting Creek Stream Valley Park.

Transportation:

10. The first phase of development shall consist of the construction of Bed Tower C and the surgery addition. Concurrent with site plan submission for each phase of development following the first phase, the Applicant shall submit to DPWES for VDOT and FCDOT review a warrant analysis at each of the following intersections, if at that time a traffic signal does not exist: Parkers Lane and the main entrance into Inova Mount Vernon Hospital ("the Hospital"); Hinson Farm Road and Parkers Lane; and Holland Road and Sherwood Hall Lane. The Applicant shall design and install a signal, including pedestrian heads at each intersection where the VDOT warrants are met and the signal is otherwise approved by VDOT. At such time the Applicant shall install a signal at the Parkers Lane entrance into the Hospital; the timing of the existing signal at Sherwood Hall Lane and Parkers Lane shall also be analyzed; and, with VDOT approval, adjust the signal timing as necessary. In the event that traffic signals have not been installed at all three of the above referenced locations by the earlier of (a) the completion of the last phase of development, or (b) that date which is fifteen (15) years after the granting of this Special Exception Amendment, Applicant shall contribute to Fairfax County for transportation improvements to be made in the Mount Vernon District in close proximity to the Hospital the sum of $ 250,000 for each signal which has not been installed. The sum amount shall be adjusted annually based on the CPIU from base year 2011.

11. For each phase of development, the applicant shall coordinate with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities review of the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network.

A. Any of the reviewing parties mentioned above may determine the subject April 8, 2011 study inconclusive (e.g. due to insufficient analysis for each phased site development phasing, change in proposed uses, etc.) and require the applicant to provide supplemental Traffic Impact Study revisions, for each 75,000 GSF of cumulative proposed site development after the first phase.

B. Required or Possible Future Transportation improvements per VDOT's review of the April 8, 2011 traffic study include the following:

(a) An eastbound right turn lane along Sherwood Hall Lane at Holland Road,
(b) A southbound right turn lane along Parkers Lane at Hinson Farm Road,

(c) A southbound right turn lane along Parkers Lane at the main INOVA driveway,
(d) A southbound left turn lane along Holland Road at the relocated INOVA driveway,

Each of the above improvements shall be designed and provided by the applicant if warranted and as approved by VDOT prior to bond release.

12. FCDOT has determined the following improvements shall be implemented with construction of Bed Tower C and the 16,000 square foot operating room and administrative area:

(i) Dual southbound left turn lanes on Parkers Lane at Sherwood Hall Lane
(ii) Reconfiguration of Sherwood Hall Lane to increase capacity from Route 1 to Parkers Lane or equivalent traffic management improvements
(iii) Dual southbound left turn lanes on Route 1 at Sherwood Hall Lane

A. The Applicant shall at time of site plan approval contribute to Fairfax County for transportation improvements listed above, or for transportation improvements to be made in the Mount Vernon District in proximity to the Hospital, a sum derived as follows:

(i) $11.87 for each gross square foot of any Ambulatory Care Center expansion, generally as identified on the SEA Plat, being added in that phase.

(ii) $3.98 for each gross square foot of an expansion of the Hospital, excluding the Ambulatory Care Center, being added in that phase.

B. This monetary sum shall be adjusted annually based on the CPIU based on year 2011.

13. Transportation Demand Management:

A) At the issuance of the first Non-RUP for the first phase of the development, the applicant shall formulate and implement transportation demand management (the "TDM Program") to encourage and facilitate the ability of employees of INOVA Mount Vernon Hospital to travel to work by means other than single occupancy vehicle ("SOV").

1) Employee Mode Split Goal: Mass transit, ridesharing and other transportation strategies for the employees of the application property shall be utilized to achieve a minimum 15 % mode split for employee trips to and from the application property during weekday peak hours, following full occupancy of the first development phase of the application property. The Employee Mode Split Goal shall increase to 18 % following full occupancy for the subsequent development phase. A third development

phase whether the final phase or not, shall increase the Employee Mode Split Goal to 20% for employees of the application property. For purposes of this TDM Program program, "full occupancy" shall be deemed to be the time upon which Non-RUPS have been issued for 80 % or more of the total floor area within the development phase buildings.

2) Peak Hours Defined: For purposes of this TDM Program, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 6:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Parkers Lane between Sherwood Hall Lane and Hinson Farm Road as approved in consultation with the Fairfax County Department of Transportation ("FCDOT"). To determine the Peak Hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each employee trip counts (as defined below) required pursuant to this TDM program. The methodology for determining the peak hours may be modified subject to approval of FCDOT.

3) TDM Program Elements: The TDM Program shall implement the elements listed below, which may be adjusted from time to time as approved by Fairfax County Department of Transportation ("FCDOT"), without requiring a Special Exception Amendment.

(a) Provide a shuttle service between the hospital campus the future bus transfer station located at Fordson Road/ Richmond Highway, once the bus transfer station becomes established.
(b) Provide a TDM Program Manager ("PM") to oversee all TDM elements and act as the liaison between applicant and FCDOT. The PM may be employed directly by the applicant or be a contractor to applicant. The PM position may be part of other duties assigned to the individual;
(c) Participation in the Fairfax County Ride Share Program, including registering with the Guaranteed Ride Home ("GRH") program offered in connection with the Metropolitan Washington Council of Governments;
(d) Display in the Hospital's three lobbies transportation-related information for employees, volunteers, patients, and visitors;
(e) Distribute an employee benefits package to all new Hospital employees, including site-specific transit related information referencing the nearest Metro station and bus routes, a Metro "SmarTrip" card with a one-time initial benefit of $ 50.00 per card,

and encouraging all Hospital employees to use Metrorail, bus service, carpool/ vanpool, bicycling, or walking:

(f) Maintain varied Hospital shifts to allow for some work trips to occur outside of the typical AM and PM peak hours of Sherwood Hall Lane and Parkers Lane, encourage telecommuting and flextime for administrative employees as appropriate, and encourage the provision of health care services through remote technology;

(g) Provide reserved spaces for carpoolers and vanpoolers located proximate to Hospital entrances;

(h) Allow public buses to traverse the Property on a route agreed to by Applicant;

(i) Provide for indoor and outdoor bicycle racks in locations convenient to the main building entrances, etc. Provide for on-site bicycle storage, showers and changing area

(j) Provide information to new Hospital employees about housing opportunities within the area;

(k) Provide reserved parking spaces for two (2) taxis.

(l) Provide a valet parking service during the construction phases of the campus.

4) Employee Surveys: Between September and November beginning with the year following issuance of the first Non-RUP for the first building on the Application Property, exclusive of shell and core, the PM shall conduct a survey of building employees (the "Employee Survey") designed to evaluate the effectiveness of the TDM measures in meeting the applicable Employee Mode Split Goal and to evaluate the need for changes, if any, to the TDM measures then in place. The PM shall coordinate the draft Employee Survey materials and the methodology for validating survey results with FCDOT at least thirty (30) days prior to each year's Employee Survey. The PM shall submit as part of each County Report (defined below) an analysis of the Employee Surveys to FCDOT. Such analysis shall include at a minimum:

(a) A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;

(b) The number of people surveyed and the number of people who responded;

(c) The results of the surveys taken during the survey period;

(d) The number of employees participating in the TDM programs, displayed by category and mode of use;

(e) An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the applicable Employee Mode Split Goal, and, if necessary, proposed modifications; and

(f) A description of the uses constructed and occupied on the Application Property at the time the survey was conducted.

5) County Report: The PM shall report annually to FCDOT on the TDM measures (the "County Report") no later than January of the respective calendar year (beginning with the year following issuance of the first Non-RUP for the first of the buildings on the Application Property, exclusive of shell and core) after completion of the Employee Survey. The County Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the budget for the TDM measures and an accounting of TDM revenues and expenditures for the preceding year; (c) an analysis of the Employee Survey for the preceding year, (d) discussion of any changes to the TDM measures for the upcoming year; and (e) the budget for TDM implementation for the upcoming year.
(vi) Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the Employee Survey and/or delivery of the County Report may be extended by up to sixty (60) days.

(a) Meetings with FCDOT: The PM shall meet with FCDOT annually, as applicable, or as mutually agreed, to discuss the results of the Employee Survey, the County Report and the TDM measures.

(b) Trip Counts: If the Employee Survey reveals either: (a) an Employee Mode Split that is two (2) or more percentage points lower than the applicable Employee Mode Split Goal; or (b) a survey response rate that is less than 20%, then the PM shall conduct an Employee Trip Count to further evaluate the effectiveness of the TDM program. Such Employee Trip Counts shall be measured on three (3) days over a maximum two week period (but not including a week containing a county/state/federal holiday or when area public schools are not in session) during the weekday Peak Hours). At least thirty (30) days prior to conducting the Employee Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Employee Trip Counts and the analyses to be done after the Employee Trip Counts are complete. The Employee Trip Counts shall include traffic counts at employee parking areas, employee vehicle occupancy counts, shuttle bus passenger counts, on-site Metro bus boarding and alighting counts, and pedestrian and bicycle counts. The Employee Trip Counts shall be conducted so that only trips generated by the employees on the Application Property shall be accounted for (i.e. visitor and cut-through trips, etc., shall be excluded).

(c) Evaluation/Revisions to TDM Measures. In the event Employee Surveys and/or Trip Counts reveal that the applicable Employee Mode Split Goal is met, then the Applicant shall continue to administer the TDM measures in accordance with this Proffer. In

the event Employee Surveys and Trip Counts reveal that the applicable Employee Mode Split Goal is not met, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the Employee Surveys and Trip Count to review the results of the Employee Surveys and Trip Count and the TDM measures then in place and to develop modifications to the TDM measures and/or additional TDM measures that may be implemented. Examples of such additional strategies may include the following:

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

(e) In the event Employee Surveys and/or Trip Counts conducted following full occupancy of the first ambulatory-care building constructed on the Application Property reveal that the applicable Employee Mode Split Goal is not met for two consecutive years, then the Applicant shall contribute according to the following schedule:

i) $1,000 for each one-tenth (l/1 0) of a percentage point less than the applicable Employee Mode Split Goal (which would be 20% at such time) but greater than or equal to a 15% mode split. For example a mode split of 16.3% would result in a contribution of $37,000. (20.0 -16.3 x 10 x $1,000); plus

ii) $1,500 for each one-tenth (1/10) of a percentage point less than a 15% mode split but greater than or equal to a 10% mode split. For example a mode split of 12.5% would result in a contribution of $87,500. [(20.0 15.0 x 10 x $1,000) + (15.0 12.5 x 10 x $1,500)]; plus

iii) $2,000 for each one-tenth (1/10) of a percentage point less than a 10% mode split. For example a mode split of 7.5% would result in a contribution of $175,000. [(20.0 15.0 x 10 x $1,000) + (15.0 10.0 x 10 x $1,500) + (10.0 -7.5 x 10 x $2,000).

This penalty provision shall remain in effect for so long as development condition requires the Survey and Reporting Requirements to be met; provided, however, that there shall be a cap of $200,000 on the aggregate of all contributions required to be paid hereunder. Any contribution payments made pursuant to this Development Condition shall be utilized as follows: one-half (1/2) of any contribution payment shall be used by the Applicant to provide additional TDM measures on the Application Property such as those described in Development Condition three (3); and the other one half (1/2) of any contribution payment shall

be paid to Fairfax County for use in supporting TDM/transportation enhancements in the general area.

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

14. The applicant shall provide indoor and outdoor bicycle racks in locations convenient to the building entrances. A minimum of one (1) bicycle parking space for every 10,000 GSF and (1) visitor parking for every 20,000 GFA of Campus buildings.

15. The Applicant shall prepare a sign plan for designating locations for "share the road" signs for areas on the Application Property where bicycles will share the road with other vehicles, subject to VDOT approval if necessary. This sign plan will also designate locations for signs to be located on the Application Property directing bicyclists to bicycle parking. Subject to necessary approvals, if any, the Applicant shall install such signs before completion of the first development phase. At least one building to include bike lockers/cages and a shower and changing room for campus employees. Such improvements shall be provided before completion of the first development phase.

16. The Applicant shall support sponsorship for bike to work day, and provide the availability of a conference room to sponsor classes relating to bike safety. Sponsorship may also include the sale of bicycle amenities at the Hospital gift shop.

17. The main on-site travelway will be reconfigured and constructed as demonstrated on the SE Plat along with the first phase of the construction of the parking structure.

18. At such time as the first phase of the parking structure is constructed in accordance with the phasing shown on Sheet 13 of the SEA-Plat, the Applicant shall construct an on-site bus pull out area adjacent to the new parking structure on the north side of the campus. The Applicant shall also provide a minimum of two bus shelters along with two bus bays. A transit kiosk is also to be provided along with electric power to these shelters and transit kiosk. A canopy for pedestrians will also connect from the parking garage area to the main entrance of the hospital as demonstrated on the SEA-Plat.

19. When the hospital's main travelway is realigned, the applicant may propose that buses enter the Hospital campus at Parkers Lanes and depart at the realigned entrance at Holland Road. The buses would then turn left on Holland and proceed to the Mental Health facility and the neighborhood and return to Parker's Land via Hinson Farm Road. The change in bus circulation as mentioned would have to be in agreement with FDOT's Fairfax Connector service. The Applicant shall give 45 days written notice to FCDOT before the proposed change in the subject bus circulation commences.

20. Upon approval of the discontinuance of the main travelway the applicant shall enter into an agreement with FCDOT granting a travel easement for the Connector to provide service bus along the main internal travel-way of the hospital campus.

21. The applicant shall provide bus shelter pads along the site's Holland Road and Hinson Farm Road perimeter in the existing bus stop locations and when these bus stops are relocated to the far side of the perimeter site roads, if they can be adequately placed within the VDOT right-of-way. The Applicant shall be responsible for the permits to provide these bus shelter pads.

22. At such time as the entrance into the Hospital from Parkers lane is rebuilt, Applicant shall meet with Fairfax Connector and/or WMATA to discuss an increase in bus service to the Hospital and the immediately surrounding area.

Stormwater Management:

23. With the Site Plan for the first phase of development, the Applicant shall include a Best Management Practices ("BMP") master plan ("BMP Master Plan") which addresses the complete expansion shown on the SEA Plat. The BMP Master Plan shall provide that (i) the 4.14 acres on which the assisted living facility and the existing extended-detention dry pond are located will have a phosphorous removal rate of no less than 40%, and (ii) redevelopment of the remainder of the Property (26.37 acres – 4.14 acres = 22.23 acres) shall meet the redevelopment criterion by limiting its increase in impervious surface to not more than 20% and by achieving a phosphorous removal rate which is at least 125% the removal rate calculated using the Public Facilities Manual's redevelopment formula. Achievement of this rate shall be accomplished through methods which may include but not be limited to the use of sand filters, green roofs, and low impact development techniques such as reforestation areas which are feasible given the high water table under the Property.
With the Site Plan for each phase of development, the Applicant shall demonstrate that (i) the 22.23-acre area shown on the BMP Master Plan continues to meet the criterion for redevelopment, (ii) the BMP's for the subject phase of development are consistent with the BMP Master Plan, and (iii) the Site Plan for that phase of development achieves the phosphorous removal rate referred to above for that Site Plan area.

24. With the Site Plan for the first phase of development, the Applicant shall include a Stormwater Management ("SWM") Master Plan ("SWM Master Plan") which addresses the complete expansion shown on the SEA Plat. The SWM Master Plan shall provide detention of stormwater to reduce the peak rate of the one-year two-hour storm by a minimum of 10% below existing conditions for the 22.23-acre portion of the site (26.37 acres – 4.14 acres = 22.23 acres). With the Site Plan for each phase of development, the Applicant shall demonstrate that (i) SWM features for the subject phase of development are consistent with the SWM Master Plan, and (ii) the Site Plan for that phase of development achieves the SWM peak rate detention referred to above for that Site Plan area.

25. In any phase in which parking lots and/or parking lot landscaping is modified, the Applicant shall remove curbs, and provide and maintain depressed landscape areas in the modified area(s) that encourage vegetative uptake of surface runoff.

26. In the first phase of development, the Applicant shall install supplemental wetlands plantings in the existing dry pond to improve water quality.

24. Lighting: All parking garage accent lighting shall be in substantial conformance with outdoor lighting standards of Section 14 of the Zoning Ordinance. Accent lighting shall provide for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated. No outdoor area shall be lighted beyond the operating hours of the hospital visiting hours, except for necessary security and emergency access.

25. The applicant shall provide the Mount Vernon Police District (located on Tax Map Parcel 102-1 ((1)) 4) Station Commander a copy of the applicable site plan for the parking garage immediately following submission of the applicable site plan to Fairfax County DPWES, for comment by the police station to ensure the parking garage design does not pose a security threat to police operations.

26. The applicant shall comply with all applicable requirements of Article 13 of the Zoning Ordinance for transitional screening and barriers along the application property Holland Road frontage.

27. The helistop shall be used solely for medical and governmental purposes.

28. The assisted living facility shall be limited to a maximum of 112 residents.

29. Changes to the 26.3 acre hospital complex which require approval of a Special Exception or Special Permit may be applied for without joinder and/or consent of the Fire Station/Government Center and/or the Mental Health Center.

County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: June 6, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal
Office of the County Attorney

SUBJECT: Revised Affidavit
SEA 82-V-012-6
Applicant: Inova Health Care Services
PC Hearing Date: 7/7/11
BOS Hearing Date: 7/26/11

REF.: 111026

Attached is an affidavit which has been approved by the Office of the County Attorney for the above-referenced case. Please include this affidavit dated 6/3/11, which bears my initials and is numbered 111026b, when you prepare the staff report.

Thank you for your cooperation.

Attachment
cc: (w/attach) Laura Gumkowski, Planning Technician
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2011
(enter date affidavit is notarized)

I, Sarah E. Hall, do hereby state that I am an
(enter name of applicant or authorized agent)

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

111026-s

in Application No.(s): SEA 82-V-012-6
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Inova Health Care Services	8110 Gatehouse Road Suite 200, East Tower Falls Church, Virginia 22042	Applicant/Title Owner (Ground Lessee under ground lease with more than 40 years remiaing on term)
J. Knox Singleton		Agent
Richard C. Magenheimer		Agent
H. Patrick Walters		Agent
John F. Gaul		Agent
Barbara Doyle		Agent
The Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway Fairfax, Virginia 22035	Title Owner/Lessor under Ground Lease
Dewberry & Davis LLC	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agents for Applicant/Owner
Philip G. Yates		Agent
Daniela Medek		Agent

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

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

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

Special Exception Attachment to Par. 1(a)

1110265

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Sittler Development Associates LLC	1856 Old Reston Avenue Reston, Virginia 20190	Development Consultants/ Agents for Applicant/Owner
J. David Sittler		Agent
M.J. Wells & Associates, Inc.	1420 Spring Hill Road McLean, Virginia 22102	Transportation Engineers/Agents for Applicant/Owner
Robin L. Antonucci		Agent
William F. Johnson		Agent
Blankingship & Keith PC	4020 University Drive Suite 300 Fairfax, Virginia 22030	Attorneys/Agents for Owner/Applicant
Sarah E. Hall		Attorney/Agent
Jeremy B. Root		Attorney/Agent
• LSG Landscape Architecture Inc.	1919 Gallows Road Suite 110 Vienna, Virginia 22182	Landscape Architects/Agents for Applicant/Owner
Connie Fan		Agent
• Perkins & Will Virginia, Inc.	1250 24th Street NW Suite 800 Washington, DC 20037	Architects/Agents for Applicant/Owner
Daniel L. Moore		Agent
Andrew J. Rashid		Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2011
(enter date affidavit is notarized)

111026 v

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

Inova Health Care Services
8110 Gatehouse Road
Suite 200, East Tower
Falls Church, Virginia 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

1110260

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation.

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

==========

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

111026C

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry, Barry K. Dewberry, Karen S. Grand Pre, Thomas L. Dewberry, and the Michael S. Dewberry Credit Shelter Trust u/a/d 11/23/05 (f/b/o Michael S. Dewberry II and 3 minor children of Michael S. Dewberry)

==========

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

J. David Sittler

==========

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

111026

==========

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Blankingship & Keith PC
4020 University Drive
Suite 300
Fairfax, Virginia 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

111 0260

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

LSG Landscape Architecture Inc.
1919 Gallows Road
Suite 110
Vienna, Virginia 22182

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Mark R. Lewis
Mark C. Gionet
Robert K. Esselburn, Jr.
Connie Fan

==========

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

Perkins & Will Virginia, Inc.
1250 24th Street NW
Suite 800
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Perkins & Will Federal Design Group

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

111026b

==========

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

Perkins & Will Federal Design Group
1250 24th Street NW
Suite 800
Washington, DC 20037

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Perkins & Will Inc.

==========

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

Perkins & Will Inc.
330 North Wabash Avenue, Suite 3600
Chicago, Illinois 60611

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Perkins & Will Group

==========

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

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

Perkins & Will Group
330 North Wabash Avenue, Suite 3600
Chicago, Illinois 60611

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Dar Holdings, USA Inc.

==========

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

Dar Holdings, USA Inc.
Two Harrison Street, Suite 500
San Francisco, California 94105

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Dar Al-Handasah Consultants Shair and
Partners Ltd.

==========

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

Special Exception Attachment to Par. 1(b)

DATE: June 3, 2011
(enter date affidavit is notarized)

111026-6

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

==========

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

Dar Al-Handasah Consultants Shair and Partners Ltd.
Jersey, Channel Islands
United Kingdom

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Talal Shair

==========

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

==========

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2011
(enter date affidavit is notarized)

111 0264

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: June 3, 2011
(enter date affidavit is notarized)

111026v

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number(s))

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

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

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

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

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

None

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

Application No.(s): SEA 82-V-012-6

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

111 026 u

DATE: June 3, 2011

(enter date affidavit is notarized)

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

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

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

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

Chairman Sharon Bulova and Supervisors Penelope Gross, Patrick Herrity, Catherine Hudgins, and Jeff McKay, some with their spouses, attended the Inova Health System Foundation's 2010 Annual Gala with complimentary tickets having a face value in excess of $100 each.

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

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

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

WITNESS the following signature:

Sarah E Hall

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

Sarah E. Hall, Attorney/Agent

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

Subscribed and sworn to before me this 3rd day of June 20 11, in the State/Comm. of Virginia, County/City of Fairfax.

Susanna Price

Notary Public

My commission expires: 4/30/2014

SUSANNA PRICE COMMONWEALTH OF VIRGINIA REGISTRATION NO. 134347 MY COMM. EXPIRES: 04/30/2014 NOTARY PUBLIC

Special Exception Attachment to Par. 3

111026 v

DATE: June 3, 2011
(enter date affidavit is notarized)

for Application No. (s): SEA 82-V-012-6
(enter County-assigned application number (s))

- Gerald W. Hyland, a member of the Fairfax County Board of Supervisors and a Trustee on the Inova Health Care Services Board, donated in excess of $100 to Chairman Bulova.

- Penelope A. Gross, a member of the Fairfax County Board of Supervisors and a Trustee on the Inova Health System Foundation Board, donated in excess of $100 to Chairman Bulova.

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

STATEMENT OF JUSTIFICATION

Mount Vernon Hospital has been a key provider of health care services to the residents of southeastern Fairfax County for almost 40 years. Approximately a decade ago, however, the hospital was struggling, and there was a very real possibility it would be closed. Its owner, Inova Health Care Services, and the community worked diligently with Supervisor Hyland to assure that this would not happen. As a result of this effort, Inova Mount Vernon Hospital ("IMVH") did not close. Today it is experiencing renewed vitality and has received recognition of its excellence in joint replacement, rehabilitation, and wound care. IMVH has also been certified as a Primary Stroke Center by a national accrediting body. By this application Inova seeks approval of a plan for the phased expansion and renovation of IMVH so that it can continue to provide state of the art health care services to the southeastern Fairfax County community throughout the years ahead.

Land Use Background

IMVH is located on an approximately 38 acre parcel owned by Fairfax County and identified on the Fairfax County Tax Map as TM 102-1((1))-4 ("Parcel 4"). By Agreement dated January 23, 1991, Fairfax County granted to Inova a long-term ground lease on approximately 26 acres of Parcel 4. Located on this approximately 26 acres are IMVH and an assisted living facility owned by Inova and managed by Sunrise. All except a very small portion of Parcel 4 lies in the C-3 district, and IMVH and the Sunrise facility operate under Special Exception Amendment SEA 82-V-012-5, granted in 2006. It was the last in a series of special exception amendments which permitted incremental improvements to IMVH and the construction of the Sunrise facility. By this application Inova seeks to amend SEA 82-V-012-5 to permit the long-term expansion of IMVH. While the application relates to the entire approximately 26 acres which is the subject of the ground lease, it seeks no changes to the Sunrise facility. Its sole focus is the expansion of IMVH.

Proposed Expansion

The existing IMVH has 314,865 square feet of gross floor area. Its proposed expansion will occur over many years, in response to the needs of the community and evolving health care requirements. The phases of the expansion are as follows:

1. An operating room/surgery/administrative addition of approximately 16,000 square feet;

2. A three-story bed tower addition of approximately 53,000 square feet ("Bed Tower C") over an existing two (2) story portion of IMVH;

3. An approximately 14,000 square foot addition to the emergency department;

4. A four-story bed tower addition of approximately 75,000 square feet ("Bed Tower D") over the proposed emergency department expansion;

5. An approximately 6,000 square foot expansion of the energy plant;

6. An approximately 8,000 square foot support services expansion;

7. A four-story ambulatory care center ("ACC #1") containing approximately 75,000 square feet;

8. A five-story ambulatory care center ("ACC #2") containing approximately 75,000 square feet;

9. A parking structure which, upon completion, will have six (6) levels above ground and will contain approximately 1,100 parking spaces.

The order in which these phases are constructed may vary, and some phases may occur concurrently. The parking structure may also be constructed in phases.

The architecture and façades of the expansions will be compatible with the existing IMVH.

A child care center has long operated within IMVH, and by this application Inova seeks recognition of that child care center and approval of the relocation of the child care center's outdoor play area. Inova also seeks approval of the option of relocating the child care center to ACC #1 or ACC #2.

Uses

IMVH is now a medical care facility, and after it has been fully expanded, the majority of its gross floor area will be devoted primarily to medical care facility use and accessory service uses. The uses within the ACC #1 and ACC #2 portions of IMVH may include the following:

A. Permitted uses
- Medical office
- Office (including a cancer center and physical therapy/rehabilitation establishment)
- Child care center (alternate location)
- Eating establishment

B. Special exception use
- Medical care facility

C. Accessory service uses
- Medical laboratory (business service and supply service establishment)
- Fast food restaurant
- Quick service food store
- Retail sales establishment for the selling of pharmaceutical supplies and/or convenience merchandise and/or a pharmacy

Operation

IMVH will continue to operate 24 hours a day, seven (7) days a week although its medical office uses, child care center, and some of its accessory service uses will have different hours of operation.

IMVH currently has 237 beds, most of them in semi-private rooms. Because it has been demonstrated that private rooms result in improved patient care, minimize the spread of infection and disease, and resolve many HIPAA compliance issues, major hospitals in this region and beyond are converting semi-private rooms into private rooms. Inova plans to convert the existing IMVH rooms to private rooms and to build only private rooms in Bed Towers C and D. After the addition of Bed Towers C and D, and the retrofitting of the existing patient rooms, the total number of beds will be 285. The employees to bed ratio is expected to remain unchanged.

Inova is seeking approval for a maximum of 100 children to be enrolled daily in the child care center. The number of staff would not exceed 25.

The vicinity served by the expanded IMVH will be southeastern Fairfax County, including the referrals it will receive from the Inova Lorton Healthplex, expected to open in the last quarter of 2012.

Comprehensive Plan

As part of the 2009-2010 South County APR cycle, the Mount Vernon Council of Citizens' Associations ("MVCCA") submitted a nomination (APR #09-IV-13MV) relating to approximately 73 acres in the vicinity of Sherwood Hall Lane and Parkers Lane, including Parcel 4. The nomination recommended that this area be redeveloped as a campus-like environment which would include pedestrian and vehicular connections and enhanced open space. The recommended intensity was 0.50 FAR. During the review process, concern was expressed as to the amount of traffic which would be created by development at an intensity of 0.50 FAR across 73 acres. At the direction of the Board of Supervisors, Staff is now analyzing the nomination with the recommendation that only Parcel 4 be developed at 0.50 FAR.

The proposed IMVH expansion would be consistent with the pending Comprehensive Plan amendment as to intensity. It would also implement the campus concept sought by the MVCCA by adding sidewalks and trails for improved pedestrian access and connectivity to the approximately 26 acres subject to the ground lease, by reconfiguring on-site vehicular circulation and creating new entrances, and by enhancing open space with a creative landscaping plan so that it will be an asset to the entire community.

Compliance with Special Exception Standards

This application meets all of the general standards of special exceptions set out in Section 9-006 of the Zoning Ordinance. As discussed above, the proposed development will be in harmony with the pending Comprehensive Plan amendment. It will also be in harmony with the

C-3 district regulations. The layout of the expanded hospital and the parking garage and the landscaped open space have been designed to insure that IMVH will not adversely affect neighboring properties. To the contrary, the Inova facility will be an asset to the community, both functionally and aesthetically. The application will also meet the standards for all Category 3 uses set out in Section 9-304 and the additional standards for medical care facilities set out in Section 9-308. As required by Paragraph 3 of Section 9-303.3, the application will be referred to the Health Care Advisory Board for its recommendation and report to the Board of Supervisors. An appropriate Certificate of Public Need will be sought from the Commonwealth of Virginia.

Miscellaneous

As required by Section 15.2-2222.1 of the Code of Virginia (Chapter 527 of the 2006 Virginia Acts of Assembly), Inova is submitting to the Virginia Department of Transportation through the Fairfax County Department of Transportation a traffic impact analysis of the proposed IMVH expansion.

No hazardous or toxic substances, hazardous waste, or petroleum products will be generated, utilized, stored, treated, and/or disposed of onsite except in conformance with all applicable statutes and regulations.

Except for the modification to transitional screening requirements and the waiver of the barrier requirement along the west property line granted in connection with SEA 82-V-012-5, the proposed expansion of IMVH will conform to all applicable ordinances, regulations, adopted standards, and conditions. By this application Inova seeks reconfirmation of that modification and that waiver.

County of Fairfax, Virginia

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

August 23, 2006

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

Re: **Amended** Special Exception Amendment Application Number SEA 82-V-012-5

Dear Ms. Hall:

At a regular meeting of the Board of Supervisors held on July 31, 2006, the Board approved Special Exception Amendment Application Number SEA 82-V-012-5 in the name of INOVA Health Care Services located at 2501 Parkers Lane (Tax Map 102-1 ((1)) 4 pt.) for a medical care facility **and related uses**, to permit building additions and site modifications pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions. These development conditions incorporate and supersede all previous development conditions, except that these conditions are in addition to the development conditions approved with SEA 82-V-012-4. Previously approved conditions, or those with minor revisions 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 Amendment is granted only for the purpose(s), structures(s) and/or uses indicated on the Special Exception Amendment Plat, approved with this application, as qualified by these development conditions.

3. A copy of this Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "Inova Mount Vernon Hospital", prepared by Dewberry & Davis, LLC., dated February 15, 2006, as revised through June 29, 2006. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.

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

* 4. 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 Special Exception Amendment (SEA) Plat, shall not exceed a total of 401,590 square feet (SF) of gross floor area (GFA).

* 5. Prior to site plan approval for the assisted living facility (medical care facility) portion of the hospital complex, a final landscaping and tree preservation plan, prepared in accordance with the SEA Plat and prepared by a certified arborist, shall be submitted to the Urban Forester for review and approval. Landscaping around the stormwater management (SWM) pond shall be planted to the maximum extent permitted by DPWES and in keeping with the planting policies of DPWES. The final landscaping and tree preservation plan shall include specific tree preservation and protection activities, such as crown pruning, mulching, root pruning, fertilization, replacement, and protective devices. This tree preservation plan shall also include those existing trees north of the proposed play area, which were not included on the tree survey. (Note: There is no tree preservation plan required for the site improvements proposed with SEA 82-V-012-5.)

* 6. Prior to any clearing and grading on-site, the final limits of clearing and grading shall be confirmed in the field by Urban Forest Management, DPWES. All trees shown to be preserved on the tree preservation plan shall be protected by fencing during construction. Tree protection fencing shall be erected at the limits of clearing and grading as shown on the tree preservation/landscaping plan. Fencing shall be placed outside the dripline of those trees to be preserved. Materials and installation of tree protection fencing shall constitute a four (4) foot high, orange plastic fence attached to protection fence attached to six (6) foot steel posts, driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. (Note: There is no tree preservation plan required for the site improvements proposed with SEA 82-V-012-5.)

* 7. In the event that any of the trees designated to be preserved fails to survive the construction, suitable replacement(s) shall be planted, as determined by the Urban Forester. (Note: There are no trees designated to be preserved within the areas of site improvements proposed with SEA 82-V-012-5.)

* 8. 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 DPWES. These stormwater management (SWM) and Best Management Practices (BMPs) facilities may

include, but are not limited to, additional Filterra units, an upgrade to detention pond LH9125, and underground vault interior height modifications, as may be required by the Department of Public Works and Environmental Services (DPWES), in substantial conformance with the SEA Plat, in order to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code.

* 9. The helistop shall be used solely for medical and governmental purposes.

* 10. All outdoor lighting fixtures shall be of such a design and so located and oriented to reduce glare on the adjacent existing residential uses. No outdoor area will be lighted beyond the operating hours of the hospital visiting hours, except for necessary security and emergency access.

* 11. At the time of site plan approval for the expansions in the "hospital portion" of the site and the assisted living facility, the applicant shall provide information to DPWES which demonstrates that adequate on-site parking can be provided to meet the needs of both the existing hospital facility and the proposed expansion.

* 12. Expansions of, or modifications to, the Fire Station and/or the Government Center shown on the SEA Plat shall not require amendment to this special exception amendment if such expansion/modification does not exceed the FAR limitations set forth in Condition #4 above. In addition to the notification requirements set forth in Paragraph 4 of Section 18-110 of the Zoning Ordinance, the property owner shall provide Mount Vernon Hospital with written notification by certified mail of the submission of any application for any expansion/modification of the Fire Station and/or Government Center.

* 13. The helistop pad shall be fenced, as determined necessary by the Federal Aviation Administration.

* 14. Additional lighting shall be added along the portion of the proposed sidewalk, which leads from the rear entrance of the assisted living facility (adjacent to the BMP facility) to the existing parking lot along Hinson Farm Road.

* 15. The confines of the play area shall be field located in consultation with ~~the~~ Urban Forest Management, DPWES, prior to the first submission of the site plan so that the play area will be outside of the proposed trees save area. In addition, a chain-link fence shall be installed around the confines of the play area. Existing trees adjacent to the play area, which are depicted to be preserved on the SEA Plat, shall be protected at all times. Permanent

signage shall be erected on the perimeters of the tree preservation area to advise the public that this area is not to be disturbed.

* 16. The installation of retaining walls no greater than four (4) feet high or other appropriate engineering methods will be utilized, where determined to be necessary by Urban Forest Management, DPWES and the applicant's certified arborist, in order to preserve trees shown to be preserved on the tree preservation plan. (Note: There are no trees to be preserved within the areas of site improvements proposed with SEA 82-V-012-5.)

* 17. All sidewalks shown to be located within the tree preservation areas shall be field located in consultation with Urban Forest Management, DPWES, prior to the first submission of the site plan in order to minimize clearing and grading. (Note: There are no tree preservation areas within the areas of site improvements proposed with SEA 82-V-012-5.)

* 18. Where feasible, utility easements shall be located outside of the transitional screening yard along the western property line. Utility lines shall be placed underground. (Note: There are no overhead utilities that must be relocated within the areas of site improvements proposed with SEA 82-V-012-5.)

* 19. The assisted living facility shall be limited to a maximum of 112 residents.

* 20. If prior to the issuance of the non-residential permit (non-RUP) for the assisted living facility, the applicant has not obtained site plan approval for the construction of at least fifty (50) affordable assisted living units elsewhere in Fairfax County, the applicant shall participate in the Virginia Department of Social Services Auxiliary Grant Program by providing access to the proposed assisted living facility to a minimum of ten (10) residents who participate in the Auxiliary Grant Program. The applicant may reduce the number of residents who participate in the Auxiliary Grant Program to four (4) residents at such time as the applicant has obtained site plan approval for the fifty (50) off-site affordable assisted living units.

* 21. Changes to the 26.3 acre hospital complex which require approval of a Special Exception or Special Permit may be applied for without joinder and/or consent of the Fire Station/Government Center and/or the Mental Health Center.

22. The architecture of the proposed building additions shall generally conform with that of the existing building and shall utilize similar building materials as determined by DPWES. The applicant shall submit to DPWES at time of building permit submission examples of building materials to be utilized as well as the architectural details and building materials of the existing buildings.

23. The applicant shall provide a transplanting plan as part of the first and all subsequent submissions of the site plan for review and approval by Urban Forest Management, DPWES. The plan shall be prepared by a professional with experience in the preparation of tree transplanting plans, such as a certified arborist or landscape architect. The plan shall address the following items: the trees to be transplanted, the proposed final location of the trees, the proposed time of year when the trees will be moved, the transplant methods to be used, including tree spade size if applicable, and details regarding after-transplant care, including mulching and watering, and, if necessary support measures such as cabling, guying, or staking.

24. Adequate outfall as determined by DPWES shall be demonstrated at the time of site plan review.

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

The Board also:

- **Modified the transitional screening requirements along the west property line (Holland Road) to that shown on the SEA plat.**
- **Waived the barrier requirements along the west property line (Holland Road).**
- **Modified the interior and peripheral parking lot landscaping for those areas of the 26.37 acre site unchanged by the SEA request in favor of the existing landscaping as shown on the SEA plat.**

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

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/cwb

cc: Chairman Gerald E. Connolly
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
~~Barbara A. Byron~~, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Audrey Clark, Director – Building Plan Review, DPWES
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways - VDOT
Sandy Stallman, Park Planning Branch Mgr., FCPA
Gordon Goodlett, Development Officer, DHCD/Design Development Div.
Providence District Planning Commissioner
Jose Comayagua, Director, Facilities Mgmt.
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

Amendment No. 2011-03
Adopted June 21, 2011

ADOPTED COMPREHENSIVE PLAN TEXT
SOUTH COUNTY APR 09-IV-13MV

In order to distinguish between the adopted Comprehensive Plan and the Planning Commission recommended Plan text, new text to be added to the Plan is shown as underlined, and text to be deleted is shown as ~~strikethrough~~:

REPLACE: Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, amended through 2-22-2011, MV6 Fort Hunt Community Planning Sector, Land Use, Pages 159 and 161:

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 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.~~

The Mount Vernon District Campus is generally located along both sides of Parkers Lane, east of Holland Road. The campus includes health care, civic, and educational uses. Within the campus, along the north side of Sherwood Hall Lane is an office building, a bank and a service station. South of Sherwood Hall Lane is the Mount Vernon Governmental Center, and Fire and Police Stations, Sherwood Hall Regional Library and Walt Whitman Middle School. The INOVA Mount Vernon Hospital and Sunrise Assisted Living Facility are located north of Hinson Farm Road. The Mount Vernon mental health facility is located south of Hinson Farm Road.

The Mount Vernon Campus is envisioned to be transformed into an area with a well-lit system of trails, sidewalks, crosswalks, bike paths, plazas, and landscaped open space with mature trees and vegetation that also encourages use of public transportation. The overarching goal for the campus is to develop a pedestrian realm, preserve the existing green space and reduce the extent of impervious surface where possible.

The existing office, bank and service station uses on the north side of Sherwood Hall Lane are planned to be retained, except that the addition of a table service restaurant is encouraged. Development is planned at an intensity up to .50 FAR on parcel 102-1 ((1)) 4 (approximately 815,450 square feet). The hospital facilities with related ancillary medical service uses, including medical offices and employee childcare facilities~~, and skilled nursing care facilities~~ and the assisted living facility are planned for a total gross floor area of approximately 708,900 square feet.

Parking should be consolidated into structures in order to minimize surface parking lots. Structured parking should be screened or treated in a manner that contributes to the visual appeal of the campus. Luminaries should be shielded to minimize light spillover and glare onto adjacent land uses to the west and north. The structured parking should be built in such a manner that does not pose a security threat to the adjacent police facility. If surface lots must be utilized, redesign and consolidation is encouraged to accommodate space for trees and other landscaping features. Creative approaches to reduce the amount of required parking provided, such as shared parking strategies or parking maximums should be considered.

Development should be designed to encourage the concentration of services and the inclusion of retail concessions to serve the local workforce and public as appropriate. Development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial uses throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport should be utilized. A common streetscape theme throughout the campus should be created. Pedestrian activated

crosswalks that connect the hospital campus to surrounding uses should be provided.

Any development on parcel 102-1 ((1)) 4 should also meet the following conditions:

- Limit the height of buildings on the periphery of parcel 102-1 ((1)) 4, to 75 feet in order to minimize visual impacts on the community;

- Provide for substantial, usable landscaped open space. Existing open spaces should be preserved and retrofitted to include features such as plazas, gazebos, gardens, and pedestrian walkways and paths in order to create focal points and gathering places for the hospital;

- Screen the hospital complex with a landscape buffer facing the residentially planned and developed area fronting on Holland Road using evergreen landscaping. Provide additional landscape screening on the west side of Holland Road to provide a more effective buffer for the residential neighborhood;

- For each phase of development, review the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network.

- These reviews shall be coordinated with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities.

- Implement a Travel Demand Management (TDM) program ensuring that employees have options other than the automobile for travelling to and from the hospital and ambulatory care centers. In addition, implementation of an Alternative Work Schedule (AWS) program that allows teleworking and staggered shifts to the greatest extent possible given the requirements of normal hospital operations is encouraged;

- Provide convenient access to public transportation by installing bus stop shelters and bus pullouts in order to reduce vehicular traffic;

- Provide improved bicycle/pedestrian connections between the hospital property and the county's existing and planned sidewalks, bicycle lanes and trails in this area;

- Provide stormwater quantity and quality control measures that are substantially more extensive than minimum requirements. The emphasis should be on low impact development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, or return water to the ground or reuse it. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented;

- Encourage implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or other comparable programs with third party certification) where applicable. Expansions of the hospital which utilize the hospital's existing infrastructure and systems are not subject to this provision.

NOTE: The Comprehensive Plan Map will not change.

County of Fairfax, Virginia

MEMORANDUM

DATE: June 28, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: Land Use Analysis and Environmental Assessment: SEA 82-V-012-6
Inova Mount Vernon Hospital

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Special Exception Amendment (SEA) application and development plan dated January 18, 2011 as revised through May 25, 2011. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, Inova Healthcare Services, requests to amend an existing special exception approval, for 26.37 acres of land which is part of a larger 37.4-acre property [parcel 102-1 ((1)) 4] occupied by the Mount Vernon Hospital, Mount Vernon Mental Health Center, Mount Vernon Governmental Center, Police Station, Fire Station and an assisted living facility. The existing hospital and assisted living facility currently comprise of 386,900 square feet of development with a floor area ratio (FAR) of .34 on the 26.37-acre subject property. The proposed expansion and addition of 322,000 square feet to the existing Mount Vernon Hospital will increase the total development including the existing assisted living facility to 708,900 square feet with a FAR of .62 on the 26.37-acre application property. As part of the larger 37.4-acre institutional area, the existing and proposed development would result in an overall .43 FAR which is below the Comprehensive Plan's maximum recommended intensity of .50 FAR.

The application requests the following changes and additions:

- A 16,000 square foot, one story surgery/operating room addition;
- A 53,000 square foot, 3-story bed tower atop an existing 2-story section of the hospital;

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

- A 14,000 square foot expansion of the emergency department with a four-story, 75,000 square foot bed tower atop the emergency department;
- A 6,000 square foot expansion of the energy plant;
- An 8,000 square foot expansion of support services;
- A new four-story 75,000 square foot ambulatory care facility and a new five-story, 75,000 square foot ambulatory care facility.

LOCATION AND CHARACTER OF THE AREA

The 26.37-acre subject property is part of a larger 37.4-acre institutional area bounded by Sherwood Hall Lane to the north, Parkers Lane to the east, Holland Road to the west and Hinson Farm Road to the south. From north to south, the larger complex is developed with the Mount Vernon Fire Station, the Mount Vernon Government Center/Police Station, Mount Vernon Hospital, Sunrise Assisted Living Facility and the Mount Vernon Mental Health Center located on the south side of Hinson Farm Road. The subject property as well as the larger 37.4- acre area is planned for public facilities, governmental and institutional use. Whitman Intermediate School is located to the east. The area south of the hospital and across from Hinson Farm Road is developed with medical and dental offices and is also located with a horse farm; this area is planned for residential use at 5-8 dwelling units per acre. West of the subject property across Holland Road are single-family detached dwellings planned for residential use at 4- 5 dwelling units per acre and 5-8 dwelling units per acre.

COMPREHENSIVE PLAN CITATIONS

Land Use

Fairfax County Comprehensive Plan, 2011 Edition, Area IV, Mount Vernon Planning District, as amended through June 21, 2011, MV6-Fort Hunt Community Planning Sector, pages 159-162 state:

> "5. The Mount Vernon District Campus is generally located along both sides of Parkers Lane, east of Holland Road. The campus includes health care, civic, and educational uses. Within the campus, along the north side of Sherwood Hall Lane is an office building, a bank and a service station. South of Sherwood Hall Lane is the Mount Vernon Governmental Center, and Fire and Police Stations, Sherwood Hall Regional Library and Walt Whitman Middle School. The INOVA Mount Vernon Hospital and Sunrise Assisted Living Facility are located north of Hinson Farm Road. The Mount Vernon mental health facility is located south of Hinson Farm Road.
>
> The Mount Vernon Campus is envisioned to be transformed into an area with a well-lit system of trails, sidewalks, crosswalks, bike paths, plazas, and landscaped open space with mature trees and vegetation that also encourages use of public transportation. The overarching goal for the campus is to develop a pedestrian realm,

preserve the existing green space and reduce the extent of impervious surface where possible.

The existing office, bank and service station uses on the north side of Sherwood Hall Lane are planned to be retained, except that the addition of a table service restaurant is encouraged. Development is planned at an intensity up to .50 FAR on parcel 102-1 ((1)) 4 (approximately 815,450 square feet). The hospital facilities with related ancillary medical service uses, including medical offices and employee childcare facilities, and the assisted living facility are planned for a total gross floor area of approximately 708,900 square feet.

Parking should be consolidated into structures in order to minimize surface parking lots. Structured parking should be screened or treated in a manner that contributes to the visual appeal of the campus. Luminaries should be shielded to minimize light spillover and glare onto adjacent land uses to the west and north. The structured parking should be built in such a manner that does not pose a security threat to the adjacent police facility. If surface lots must be utilized, redesign and consolidation is encouraged to accommodate space for trees and other landscaping features. Creative approaches to reduce the amount of required parking provided, such as shared parking strategies or parking maximums should be considered.

Development should be designed to encourage the concentration of services and the inclusion of retail concessions to serve the local workforce and public as appropriate. Development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial uses throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport should be utilized. A common streetscape theme throughout the campus should be created. Pedestrian activated crosswalks that connect the hospital campus to surrounding uses should be provided.

Any development on parcel 102-1 ((1)) 4 should also meet the following conditions:

- Limit the height of buildings on the periphery of parcel 102-1 ((1)) 4, to 75 feet in order to minimize visual impacts on the community;

- Provide for substantial, usable landscaped open space. Existing open spaces should be preserved and retrofitted to include features such as plazas, gazebos, gardens, and pedestrian walkways and paths in order to create focal points and gathering places for the hospital;

- Screen the hospital complex with a landscape buffer facing the residentially planned and developed area fronting on Holland Road using evergreen landscaping. Provide additional landscape screening on the west side of Holland Road to provide a more effective buffer for the residential neighborhood;

- For each phase of development, review the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network.

- These reviews shall be coordinated with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities.

- Implement a Travel Demand Management (TDM) program ensuring that employees have options other than the automobile for travelling to and from the hospital and ambulatory care centers. In addition, implementation of an Alternative Work Schedule (AWS) program that allows teleworking and staggered shifts to the greatest extent possible given the requirements of normal hospital operations is encouraged;

- Provide convenient access to public transportation by installing bus stop shelters and bus pullouts in order to reduce vehicular traffic;

- Provide improved bicycle/pedestrian connections between the hospital property and the county's existing and planned sidewalks, bicycle lanes and trails in this area;

- Provide stormwater quantity and quality control measures that are substantially more extensive than minimum requirements. The emphasis should be on low impact development (LID) techniques that evapotranspire water, filter water through vegetation and/or soil, or return water to the ground or reuse it. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented;

- Encourage implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or other comparable programs with third party certification) where applicable. Expansions of the hospital which utilize the hospital's existing infrastructure and systems are not subject to this provision.

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Land Use, as amended through September 22, 2008, page 9 states:

Objective 13: **The pace of development in the County should be in general accord with the Comprehensive Plan and sustainable by the provision of transportation and public facilities.**

Policy a. Influence the timing of development to coincide with the provision of transportation and other necessary public improvements.

Plan Map

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

Environment

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, on pages 7 and 8 states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements....

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created.
- Site buildings to minimize impervious cover associated with driveways and parking areas and to encourage tree preservation. . . .
- Encourage cluster development when designed to maximize protection of ecologically valuable land. . . .

- Encourage fulfillment of tree cover requirements through tree preservation instead of replanting where existing tree cover permits. Commit to tree preservation thresholds that exceed the minimum Zoning Ordinance requirements.
- Where appropriate, use protective easements in areas outside of private residential lots as a mechanism to protect wooded areas and steep slopes. . . ."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 10 states:

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

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

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 18 states:

"Objective 10: **Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.**

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

Policy c: Use open space/conservation easements as appropriate to preserve woodlands, monarch trees, and/or rare or otherwise significant stands of trees, as identified by the County."

Fairfax County Comprehensive Plan, 2011 Edition, Policy Plan, Environment, as amended through July 27, 2010, page 19 states:

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

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

- Environmentally-sensitive siting and construction of development.

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).

- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

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

Policy c. Ensure that zoning proposals for residential development will qualify for the ENERGY STAR Qualified Homes designation, where such zoning proposals seek development at the high end of the Plan density range and where broader commitments to green building practices are not being applied."

LAND USE ANALYSIS

Land Use and Intensity

The subject property is developed with 314,865-square foot hospital and related uses and 72,035-square foot assisted living facility. The application proposal seeks to increase the hospital use by 322,000 square feet which combined with the existing hospital, related uses and assisted living facility would result in 708,900 square feet of development. Thus, the proposed hospital expansion along with existing development conforms to the Comprehensive Plan recommended maximum intensity of approximately 708,900 square feet of development. As part of the larger 37.4-acre institutional area, the existing and proposed development would result in an overall .43 FAR which is also below the Comprehensive Plan's maximum recommended intensity of .50 FAR. However, to be considered for this level of intensity, the applicant should demonstrate conformance with several site-specific Comprehensive Plan recommendations, including the following land use and design aspects:

- "Limit the height of buildings on the periphery of parcel 102-1 ((1)) 4, to 75 feet in order to minimize visual impacts on the community;
- Provide for substantial, usable landscaped open space. Existing open spaces should be preserved and retrofitted to include features such as plazas, gazebos, gardens, and pedestrian walkways and paths in order to create focal points and gathering places for the hospital;
- Screen the hospital complex with a landscape buffer facing the residentially planned and developed area fronting on Holland Road using evergreen landscaping. Provide additional landscape screening on the west side of Holland Road to provide a more effective buffer for the residential neighborhood. . . ."

The extent to which the proposal conforms to other site-specific Comprehensive Plan recommendations will also be addressed by staff outside the Planning Division, Department of Planning and Zoning.

Building Heights

The proposed SEA meets the Comprehensive Plan guidance regarding the limitation of building heights to 75 feet on the periphery of the property. Proposed heights of structures and distance to closest property line include:

- 60 foot height, 4-story ambulatory care center #1, 60 feet from Parkers Lane;

- 75 foot height, 5-story ambulatory care center #2, 68 feet from Hinson Farm Road;
- 65-75 foot height, 6-7 story parking garage, 215 feet from Holland Road; and
- 1 and 3-story additions to the existing hospital, 215 feet from Holland Road.

While the existing 90 foot height, 6-story main hospital structure and the proposed 80 foot height, 3-story bed tower atop of a 2-story section of the hospital exceed building height of 75 feet, both are located centrally within the site approximately 225 feet away from the periphery.

Usable Landscaped Open Space

To address the Comprehensive Plan recommendation for substantial, usable open space, the proposal includes relocated play area, relocated volleyball court, relocated basketball court, relocated pavilion. Patio areas/brick pavers are also proposed in an open space area near the main hospital entrance. Three possible reforestation areas are identified on a portion of the site near Parkers Lane. New vegetation is proposed throughout the site to supplement existing landscape.

Landscape Buffer along Holland Road

The proposal has not adequately demonstrated conformance with the Comprehensive Plan guidance which recommends increased landscaping along Holland Road. The SEA proposal shows increased surface parking along Holland Road and specifically eliminates a portion of existing landscaping where the play area is currently located. In addition, a retaining wall is also proposed along the west and south side of this surface parking lot. Ultimately this proposed retaining wall could have an additional impact on the actual amount of landscaping along this segment of Holland Road frontage. The SEA plat shows approximately 30-35' wide landscaped buffer adjacent to this proposed parking lot which will provide some screening to the adjacent residential use across Holland Road.

Proceeding north of this surface parking lot adjacent to Holland Road, the buffer diminishes from approximately 35' to 15' wide extending upward along the western property boundary to the northern limit of the application property. Note 17 of sheet 5 indicates the applicant's intent to carry forward the prior request for modification of the transitional screening yard requirements for the previously approved version for this special exception application along the southeastern and the western boundaries of the campus adjacent to existing residential uses or area planned for residential use.

Staff feels that re-affirmation of the previous modification to reduce transitional screening on the hospital campus along Holland Road conflicts with the current Comprehensive Plan guidance which recommends "...additional landscape screening on the west side of Holland Road to provide a more effective buffer for the residential neighborhood...."

To meet the intent of the recently adopted Comprehensive Plan guidance regarding additional landscaping, staff recommends that a 35-foot wide buffer be provided along the entire west side

of the hospital campus adjacent to Holland Road. To provide more area for landscaping, staff suggests that a row of parking spaces along Holland Road be eliminated. This would also support the site-specific Comprehensive Plan guidance that recommends "if surface lots must be utilized, redesign and consolidation is encouraged to accommodate space for trees and other landscaping features." Staff feels that a consistent 35-foot wide buffer along Holland Road would help mitigate the visual impacts of the hospital campus, especially with the construction of a 6-7 story (65-75 foot height) new parking structure.

This issue remains unresolved.

Pace of Development: Phasing

The overall improvements and expansion of the hospital campus over time will increase the intensity of the development in and around the complex and the surrounding community. Given these changes the Comprehensive Plan guidance recognizes and supports phasing proposed development in order to "…Influence the timing of development to coincide with the provision of transportation and other necessary public improvements." A phasing plan for the total expansion of the hospital and related medical facilities in relationship to the necessary public improvement has not been provided. Such information is critical to clarifying whether the proposed SE amendment is in harmony with the Comprehensive Plan's goal "… to transform the campus into "…an area with a well-lit system of trails, sidewalks, crosswalks, bike paths, plazas, and landscaped open space with mature trees and vegetation that also encourages use of public transportation. The overarching goal for the campus is to develop a pedestrian realm, preserve the existing green space and reduce the extent of impervious surface where possible." The applicant is strongly encouraged to provide a detailed phasing plan which commits to providing the necessary transportation, bicycle, pedestrian, streetscape and stormwater management improvements which will ensure the achievement of an integrated campus, as noted above.

This issue remains outstanding.

ENVIRONMENTAL ANALYSIS

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

Stormwater Management

The subject property falls within the Little Hunting Creek Watershed. The stormwater management narrative for this application indicates that the 2 and the 10 year detention will be provided for the 26.37 acre site by the existing stormwater management dry pond on the southern end of the site, as well as three proposed sand filter systems which are meant to provide water quality benefit and some amount of detention. Two possible green roofs may be installed atop each of the ambulatory care facilities and a small amount of reforestation is proposed on site.

The applicant should provide existing and proposed impervious surface calculations for the campus changes in order to determine whether or not the proposed stormwater facilities are adequate for the changes proposed by this SE amendment application.

Site-specific Plan guidance encourages the provision of stormwater quantity and quality control measures that are substantially more extensive than minimum requirements with an emphasis on low impact development (LID) techniques. Based on the measures provided at this time, it is not conclusive that the proposal will meet the minimum water quality control requirement, much less whether or not the application meets substantially more than the minimum requirement. Therefore, the applicant should provide additional information which would demonstrate that the proposed measures accommodate a substantially greater requirement than the minimum requirement for this area. Stormwater management/best management practice measures and outfall adequacy are subject to review and approval by the Department of Public Works and Environmental Services.

This issue remains unresolved.

Tree Preservation/Restoration

Three possible reforestation areas are shown on the SE amendment plan, and may not be located in such a manner as to ensure the best water quality benefit for the site. The applicant is encouraged to provide more strategically located reforestation areas in order to provide greater water quality benefit, as well as greater aesthetic value for the campus in relationship to the surrounding community. In addition, a visit to the property revealed that much of the landscaping both in parking lots, as well as, in peripheral transitional screening areas to be either stressed or dying. The applicant should carefully re-evaluate all existing landscaping throughout the campus and commit to a strong landscape plan which provides for monitoring and maintenance over time. The applicant should work with the Urban Forestry Management Branch of DPWES to identify the most suitable areas for tree preservation for this application as well as an inventory for the health of the current landscaping.

Green Buildings

The Policy Plan incorporates guidance in support of the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. The site specific Plan text also recommends the attainment of Leadership in Energy and Environmental Design (LEED) certification through the U.S. Green Building Council (USGBC) or an equivalent green building program with third party certification for developments meeting certain criteria. The applicant has verbally agreed to achieve LEED certification for the two new ambulatory care facilities. However, there is a need for an enforcement mechanism such as a provision of a green building escrow or demonstration of a higher LEED certification level (e.g., silver) through USGBC design review.

COUNTYWIDE TRAILS PLAN

The Countywide Trails Plan Map does not depict any trails immediately adjacent to the subject property.

PGN/MAW

County of Fairfax, Virginia

MEMORANDUM

June 2, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division, DPZ

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

SUBJECT: INOVA Mount Vernon Hospital, Special Exception Amendment 82-V-012-06

RE: Your Request For Recommendations Received on May 26, 2011

This review is based on the Special Exception Amendment Plat (SEA) received by the Department of Planning and Zoning stamped as received on May 26, 2011.

Site Description: The subject property is approximately 26 acres and is encompassed by many buildings and numerous parking lots. There have been a number of Special Exception Amendments for the property over the past 20 years.
There are three areas of mature-woodland existing vegetation on the portion of the property proposed for development. There are a number of areas that contain older and larger diameter landscape plantings and mature canopy notably in the far northeastern and southeastern open space area. The entire property contains many parking lot landscaping plantings, some turf/grassland and some evergreens for transitional screening and in open space. Some of the parking areas also contain landscape trees that are in poor health.

General Comment: Forested areas and appealing landscapes with mature tree canopy and ornamentals have been proven to enhance the well-being and health of individuals in hospitals and health care facilities. This has been researched and documented by the health care industry as well as by academia.

1. **Issue:** The opportunity to preserve the remaining mature tree canopy whether it is native woodland or older planted canopy is not being addressed. The majority of tree preservation areas are noted as POSSIBLE. The following areas should be re-evaluated for tree preservation and a tree survey in concert with the PFM of individual trees 6 inches in diameter and larger should be provided now:

   Resolution # 1:
   - The woodland area along Holland Road near the Assisted Living facility should be preserved and incoporating the existing playground. Noted as "C" on the Existing Vegetation Map (EVM). A parking lot is proposed in part of this area.

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

- The open space area in the far northeastern area adjacent to Parkers Lane noted as "B" on the EVM. Most of this area is open, **but contains several large diameter trees, worthy of preservation.**

- The stand of mature evergreens (loblolly pines) on the eastern side of the main building entrance that fronts to the large open space area, two areas noted as "D" on the EVM.

- * The woodland area labelled as "C" on the EVM. This area was not included in the last recommendations document in March 2011.

Resolution # 2: An additional 10 foot wide area to protect slightly more existing forest adjacent to Holland Road (which is also a transitonal screening area) has been made. The Applicant should commit to revising the Plat to preserve and protect these areas to the greatest extent possible. These are the areas of emphasis as they relate to tree preservation, and the tree preservation target. Portions of the proposed parking lots should be re-located to area that are already devoid of mature trees. Additionally, address these design and tree preservation issues by the inclusion of the suggested draft development conditions for tree preservation under comment # 6.
Once the tree survey is organized and the proposed development designed to preserve as much of the some of the mature tree canopy as possible, the SEA Plat should be revised and tree preservation target calculations provided.
* All areas that will be preserved should have limits of clearing and grading reflecting that on the Plat. Revise and provide.

2. **Issue:** A landscape has now been provided, but all tree preservation target and canopy calculations are PRELIMINARY. Additionally, all transitional screening yards have not been labeled and or delineated.

Resolution: All this information must be provided in order to evaluate if the proposal is in compliance with the County's Comprehensive Plan and the Tree Conservation and Planting Ordinance.
Additionally, plantings of native and ornamental shrubs and perennials in various areas of the site should be provided to enhance the aesthetics and environmental integrity of the site.

3. **Issue:** The proposed "possible" green roof and reforestation area should be made a commitment by the Applicant and reflected on the Plat. Green roofs enhance the environmental integrity of property, and can be one element that addresses stormwater detention and quality.

   Resolution: The Applicant should make a commitment to this and provide this information on the SEA Plat.

4. **Issue:** Transitional screening is required along Holland Road and a portion of Hinson Farm Road, and has not been provided, delineated or labeled. Where transitional screening is reduced by two-thirds, a seven foot brick or architectural block wall is typically provided.

   Resolution: Provide a delineation and labeling of all areas required to have transitional screening and show what is currently proposed for screening and barriers. Consider effective and architecureally pleasing barriers.

5. **Issue:** The EVM is incomplete because it does not include approximate sizes and nature of the landscape trees.

   Resolution: Provide this information on the EVM for the subject property.

6. **Recommended draft conditions:** The following draft development conditions are suggested. The Applicant should make a commitment to this.

   Tree Preservation: "The Applicant shall submit a Tree Preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES.

   The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 6 inches in diameter and greater within 25 feet within the undisturbed area and 10 feet of the limits of clearing and grading in the areas noted as "C", "B" and a portion of "D" as shown on the Existing Vegetation Map, and made a part of the SEA. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, and those additional areas in which trees can be preserved as a result of final engineering.

The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan."

Tree Preservation Walk-Through. "The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation.
Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions."

Limits of Clearing and Grading. "The Applicant shall conform strictly to the limits of clearing and grading as shown on the Special Exception Amendment Plat, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the SEA Plat, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."

Tree Preservation Fencing: "All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES."

Root Pruning. "The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete."

Site Monitoring. "During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific proffered conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES."

- Landscaping Plans - Site plans submitted for the development shall include a landscape plan as shown on the SEA Plat. Tree species or categories and planting sites are set forth on the SEA Plat, subject to revision as may be approved by the Urban Forest Management Division (UFMD).

County of Fairfax, Virginia

MEMORANDUM

DATE: June 24, 2011

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

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

6/27/11

FILE: 3-5 (SE 82-V-012)

SUBJECT: Transportation Impact Addendum

REFERENCE: SEA 82-V-012-06; Inova Health Care Services- Mount Vernon Hospital
Traffic Zone: 1474 Zoning: C-3 District
Land Identification Map: 102-1 ((01)) 4 part

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the first submission and revised traffic impact study dated January 17, 2011 and April 8, 2011, respectively and development plan dated May 25, 2011.

The existing INOVA Mount Vernon Memorial Hospital consists of approximately 315,000 sq.ft. of gross floor area. The existing campus provides approximately 470,000 sq. ft. including the hospital , an assisted living facility and general office (county facilities) and a mental health facility.

Trip Generation -8th edition ite (Number of Vehicular Trips) per

	AM Peak Hour	PM Peak Hour	Weekday Average Trips
Existing Campus:	713	799	7,571
Comprehensive Plan (0.50 FAR or 832,864 sq.ft.).....	1376	1637	15,598
Proposed Special Exception Request	663	838	8,027
Total Future Campus.....	1376	1637	15,598

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, Virginia 22033-2898
Phone: (703) 877-5600 TTY: 771

FCDOT
Serving Fairfax County for 25 Years and More

The Plan language (June 21, 2011) for the subject site includes the following transportation mitigation measures conditions:

- For each phase of development, review the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network.

- These reviews shall be coordinated with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities.

- Implement a Travel Demand Management (TDM) program ensuring that employees have options other than the automobile for travelling to and from the hospital and ambulatory care centers. In addition, implementation of an Alternative Work Schedule (AWS) program that allows teleworking and staggered shifts to the greatest extent possible given the requirements of normal hospital operations is encouraged;

- Provide convenient access to public transportation by installing bus stop shelters and bus pullouts in order to reduce vehicular traffic;

- Provide improved bicycle/pedestrian connections between the hospital property and the county's existing and planned sidewalks, bicycle lanes and trails in this area;

The application has been reviewed with regards to the Plan language and the Chapter 527 Traffic Impact Analysis (TIA) submitted as part of the application and this department offers the following comments with regard to the transportation conditions:

- For each phase of development, review the traffic impact study dated April 8, 2011 which was accepted by VDOT, in order to identify and implement those transportation capacity and operational improvements shown in the traffic impact study, or appropriate alternate improvements, which are proportional to the relative impact that phase of development will have on the roadway network. <u>This bullet item will need to be addressed via a development condition associated with the approval of the application.</u>

- These reviews shall be coordinated with the Fairfax County Department of Transportation, Virginia Department of Transportation, Mount Vernon District Supervisor and surrounding residential communities. <u>This bullet item will need to be addressed via a development condition associated with the approval of the application.</u>

- Implement a Travel Demand Management (TDM) program ensuring that employees have options other than the automobile for travelling to and from the hospital and ambulatory care centers. In addition, implementation of an Alternative Work Schedule (AWS) program that allows teleworking and staggered shifts to the greatest extent possible given the requirements of normal hospital operations is encouraged. The applicant should commit to a Transportation Demand Management (TDM) program, similar to the ones associated with INOVA Fairfax and/or INOVA Willow Oaks. This would need to be via development conditions and include bus facilities, bicycle racks, employee surveys, county reports, financial incentive, enforcement, reporting requirements, penalties, etc.

- Provide convenient access to public transportation by installing bus stop shelters and bus pullouts in order to reduce vehicular traffic. The applicant is providing on-site bus shelters. Development conditions will specify bus and pedestrian amenities.

- Provide improved bicycle/pedestrian connections between the hospital property and the county's existing and planned sidewalks, bicycle lanes and trails in this area. Development conditions will specify bicycle and pedestrian amenities.

- The applicant has submitted materials for review for the discontinuance of the VDOT maintenance for the site's main access road which traverses through the INOVA Hospital Campus. Staff is currently reviewing this submittal.

It should be noted that the following list of improvements were identified by this department as part of the TIA review. These are improvements that will potentially be needed as part of the "transportation capacity and operational improvements.

1. The reconfiguration and/or construction of Sherwood Hall Lane from 2 lanes to 4-lanes from Route 1 to Parkers Lane.

2. Design and construction of an additional southbound left turn lane on Richmond Highway at the intersection of Sherwood hall Lane, with dual receiving lanes on Sherwood Hall Lane.

3. Design and construct of an additional northbound left turn lane on Parkers Lane at the intersection of Sherwood Hall Lane, with an additional receiving lane on Sherwood Hall Lane.

4. Provision of traffic signals, if and when warranted and per VDOT standards and approval at the following locations :

1) Hinson Farm Road @ Parkers Lane
2) Holland Road @ Sherwood Hall Lane
3) Hospital site access to Parkers Lane

VDOT found the Chapter 527 Traffic Impact Study acceptable and provided the following :

1 The proposed signal at Sherwood Hall Lane and Holland Road is about 350-ft. from the signalized intersection Sherwood Hall Lane and Parkers Lane. Therefore, the intersection will not meet the access management requirements of 1050-ft. spacing of signals for minor arterials at 35 mph speed.

2 An eastbound right turn lane along Sherwood Hall Lane at Holland Road is warranted and should be provided.

3 A southbound right turn lane along Parkers Lane at Hinson Farm Road is warranted and should be provided.

4 A southbound right turn lane along Parkers Lane at main Inova Driveway/Middle School Driveway is warranted and should be provided.

5 Widen the main Inova Driveway to provide a left turn lane and a shared left/through lane.

6 A southbound left turn lane along Holland Road at the relocated Inova Driveway is warranted and should be provided.

7 The current transportation element of the comprehensive plan for this area does not include any improvements to Sherwood Hall Lane, Parkers Lane as well as the two intersections of Sherwood Hall Lane at Route 1 and at Fort Hunt Road. It is suggested that the County amend the transportation element of the Comprehensive Plan for this area to include improvements at these locations to support background and site traffic based on a study of the area. Without such improvements, the highway network will not be able to support the future traffic in the area.

8 The relocated, as well as existing driveways and new signal installation will need to meet the access management standards, regulations and design standards for minor arterials , collectors, and local streets. The proposed design standards will govern the design of intersections, turn lanes, and entrances as well as providing spacing standards for entrances, intersections, crossovers, and traffic signals on minor arterials, collectors, and local streets.

9 It is noted that the intersection of Parkers Lane and Hinson Farm Road has been analyzed for recommendation for installation of a traffic signal. However, this improvement is not included in recommendations either on Page 72 or Section 7 of the report.

10 The proposed recommendation for mitigation of problems at Sherwood Hall Lane and Parkers Lane involves changing signal timings. Retiming of individual signals can have a system wide impact on the network. Therefore, it should be noted that the impact of such an action would need analyzing the entire corridor or network. Also, other mitigation measures should be considered in the event signal timing changes are not implemented. Northbound traffic volumes at this intersection warrant dual left turn lanes and results in the study show that signal timing adjustment is not enough to solve the problem.

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch, PDD

DATE: June 1, 2011

SUBJECT: SEA 82-V-012-06, INOVA Mount Vernon Hospital - REVISED
Tax Map Number: 102-1 ((1)) 4

BACKGROUND

This memo replaces previous comments provided by the Park Authority in the memo dated May 19, 2011. The Park Authority staff has reviewed the proposed Development Plan dated January 18, 2011 as revised through May 25, 2011, for the above referenced application. The Development Plan reflects a 322,000 square foot expansion to the existing Mount Vernon Hospital.

The proposed application is contingent upon approval of Area Plan Review nomination 09-IV-13MV. The APR nomination requests an increase in the recommended development intensity from 0.35 to 0.50 FAR with conditions related to site design, open space and structured parking. The Board of Supervisors has deferred action on the APR nomination pending the outcome of a transportation impact analysis.

COMPREHENSIVE PLAN CITATIONS

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Development:
The proposed community hospital expansion indicates an increase in intensity within the same building envelope that will intensify and diversify the activities at this location. This facility is located adjacent to other public facilities with a focus on community health and wellness. The

proposal will result in an increased number of hospital staff, patients, visitors, support personnel and children in daycare. Each of these groups derives benefit from access to open space and recreational amenities at break times, after work or during recuperation. As a major healthcare provider in Northern Virginia, the hospital site design should incorporate opportunities for outdoor enjoyment and exercise to promote wellness for hospital clientele, visitors and staff. With the growing recognition of health benefits of exercise and outdoor enjoyment, INOVA should set an example for healthy site design that encourages the community to walk, exercise, and enjoy the outdoors. The proposed increase in density in combination with the overall intensity of a hospital environment should be balanced with overall wellness goals and the need to offset impacts to parks. Pedestrian connectivity and the availability of active recreation are key elements in achieving this balance.

The Mount Vernon Hospital Special Exception Amendment plan does reflect construction of additional pedestrian walkways as an extension of the existing garden area at the southeast corner of the property. The opportunity exists to expand the benefit of this area by incorporating the design concepts of a healing garden. The expanded garden walkway complements the existing sidewalk system that runs around the perimeter of the site. It is noted that the current plan submission includes crosswalk connections to adjacent neighborhoods and Walt Whitman Middle School. Opportunities still exist to complete a smaller, internal pedestrian loop around the building perimeter, providing an alternate pedestrian route. The Park Authority continues to suggest that the Applicant make walkway connections to complete this internal pedestrian loop.

The provision of on-site recreation facilities will only offset a portion of the impacts to parks that might be expected with the proposed development. The Park Authority acknowledges the Applicant's offer to contribute $0.27 per square foot for each ambulatory care center and $0.11 per square foot for the hospital expansions to help offset such impacts. Recreation contributions should be made directly to the Park Authority and will be identified for use within the service area of Mount Vernon Hospital.

Natural Resources Impact:
The plan should include specific language that supports the goal contained within the Little Hunting Creek Watershed Management plan that all redevelopment will achieve at least a 10% reduction in impervious surface area over existing conditions. Redevelopment should seek to reduce surface water runoff to the greatest extent practicable and ideally include stormwater detention facilities that provide 24 hour extended detention of the one year storm and approximate the hydrograph of a predevelopment forested condition.

Sheet 9 of the plan set addresses the primary stormwater outfall from the site into North Branch on parkland within Little Hunting Creek Stream Valley Park. The plan references previous complaints from adjacent property owners about erosion. The coastal gravels inter-bedded with marine clay found in this part of the county are highly susceptible to erosion from concentrated stormwater outfalls. The application notes that this outfall channel will need to be further assessed at the site plan phase, and if found to be inadequate, then the plan will show either stream stabilization or over-detention to meet the outfall requirement. The applicant should contact and coordinate with the Park Authority to investigate this unstable channel on parkland along with DPWES LDS and DPWES Stormwater Divisions. A coordinated effort to evaluate potential solutions will seek the best benefit in terms of addressing and improving the unstable channel condition as well as meeting the needs of the project.

Due to proximity to parkland, the Park Authority recommends that any proposed landscaping should include only native, non-invasive species, with emphasis on species that are common to Fairfax County.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Complete walkway connections for an internal pedestrian loop around the building perimeter;
- Provide a recreational contribution to the Park Authority at the rate of $0.27 per square foot for each ambulatory care center and $0.11 per square foot for the hospital expansions to help offset impacts to parks within the service area of Mount Vernon Hospital.
- Include specific language that supports the goal contained within the Little Hunting Creek Watershed Management plan that all redevelopment will achieve at least a 10% reduction in impervious surface area over existing conditions.
- Coordinate with the Park Authority and DPWES in future discussion regarding outfall to the Little Hunting Creek Stream Valley Park;
- Any proposed landscaping should include only native, non-invasive species.

Please note the Park Authority would like to review and comment on development conditions related to park and recreation issues. We request that draft and final conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper
DPZ Coordinator: Erin Grayson

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

County of Fairfax, Virginia

MEMORANDUM

DATE: June 15, 2011

TO: Erin Grayson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Special Exception Amendment Application #SEA 82-V-012-6, Inova / Mount Vernon Hospital, Special Exception Amendment Plat dated May 25, 2011, LDS Project #9083-ZONA-002-3, Tax Map #102-1-01-0004, Mount Vernon District

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

Chesapeake Bay Preservation Ordinance (CBPO)
There is no Resource Protection Area (RPA) on this site.

A 4.1-acre portion of this site must continue to provide water quality controls to maintain a phosphorus removal rate of 40% (PFM 0401.2C). A dry pond currently serves the existing independent living facility at this removal rate.

The remainder of the property, 22.23 acres, may also be required to provide 40% phosphorus removal unless it can be shown that the increase in imperviousness in this portion of the site is less than a 20% increase over the existing imperviousness (PFM 6-0401.2).

Additional water quality controls will be required for the improvements. Three sand filters and 3 reforestation areas have been proposed to provide these additional controls. Some of the reforestation areas are too small or narrow to meet the design requirements (PFM 6-1311.3B). Vegetated roofs are shown as possibly being installed atop a portion of each of the proposed ambulatory care centers; such facilities could be used to provide additional water quality controls.

Floodplain
There are no regulated floodplains on the property.

Downstream Drainage Complaints
An erosion complaint was received in 1999 for the stream between Doctor Cralk and Chancery Courts.

Stormwater Detention
Stormwater detention is required, if not waived (PFM 6-0301.3). A dry pond and an underground vault exist on the site. Three sand filters are located on the plat; the design of some types of sand filters

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

allows for some detention capabilities, although these facilities are not commonly used to provide detention.

Site Outfall
An outfall narrative has been provided.

Stormwater Planning Division Comments
The Little Hunting Creek Watershed Plan was adopted in 2005. The watershed plan identified a need for ponds in the watershed to be retrofitted to provide storage for the one-year storm event for an extended detention release rate over 24 hours. The Stormwater Planning Division (SWPD) recommends that retrofitting this privately owned pond would meet the goals and objectives of the watershed plan. It is also recommended that modifications to the pond be made to improve nutrient removal and create an aquatic habitat – such as the addition of a plunge pool, a sediment basin, shallow wetlands and a micropool at the outlet structure.

This site's pond, the largest BMP in the North Branch subwatershed, is described in the watershed plan as needing

1. detention storage to be increased by 2600 cubic yards,
2. modification or replacement of the existing riser and outlet structures,
3. the addition of infiltration features,
4. modification of the existing stormwater system to redirect additional drainage area, and
5. provide water quality improvements to the existing facility.

(see Capital Improvement Project LH9125 in the watershed plan, attached). The plat does not show any modifications to the facility, however, the drainage area to the pond seems to be larger than originally designed which meets item #4, above.

Comprehensive Plan Amendment #09-IV-13MV advises low-impact development (LID) facilities should be emphasized. SWPD feels the reforestation measures shown on the plat are not in the most appropriate locations within the watershed; the areas will not have a significant impact on the reduction of the stormwater runoff's volume or runoff. SWPD prefers the applicant pursue other LID measures such as green roofs and the reuse of stormwater for subsurface irrigation.

The amendment also advises that stormwater quantity and quality measures be provided that are substantially more extensive than the minimum requirements. Quantity control measures beyond the minimum requirements have not been proposed. SWPD feels that meeting the watershed plan goals, as described above, would be substantially more extensive than the minimum requirements. Quality controls slightly higher than the minimum have been proposed; SWPD proposes a 50% phosphorus removal rate for development and a 20% phosphorus removal rate for redevelopment would be considered substantially more extensive than the minimum requirements.

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

BF/

Attachment

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Russell Smith, Stormwater Engineer, Stormwater Planning Division, DPWES
LeAnne Astin, Ecologist, Stormwater Planning Division, DPWES
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES
Zoning Application File

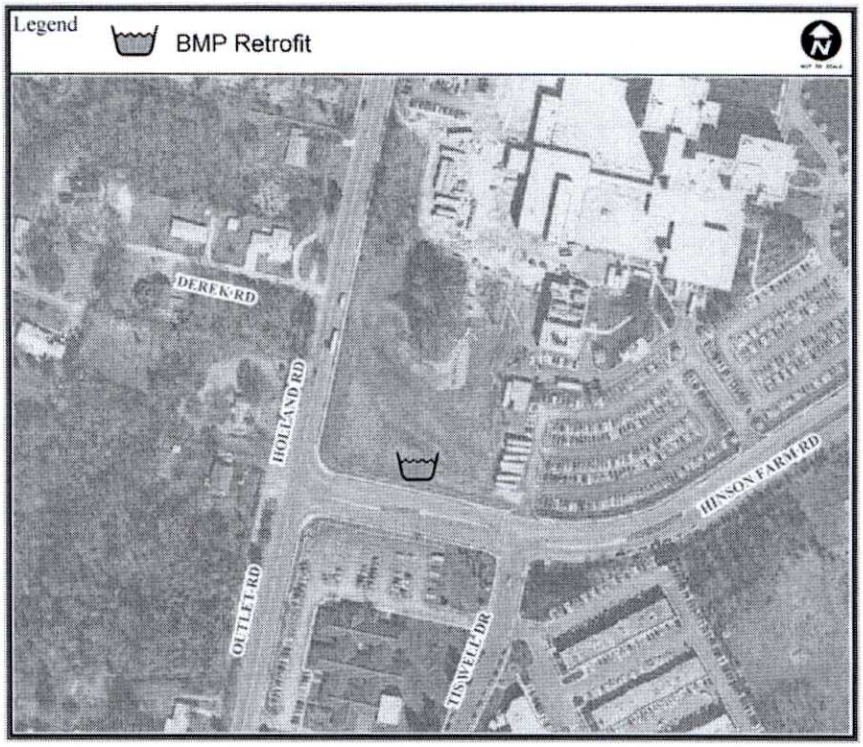
Watershed Plan Map Number:
NB2

Capital Improvement Project:
LH9125 BMP Retrofit

Tax Grid Map Number:
102-1

Location:
7920 Holland Road

Description:
Increase detention storage by 2600 cubic yards, modify and/or replace existing riser and outlet structures, add infiltration features, modify existing stormwater system to redirect additional drainage area, and provide water quality improvements to the existing facility.



ITEM	QUANTITY	UNITS	UNIT COST	TOTAL
Grading and Excavation	2557	CY	$ 35.00	$89,495.00
Exist. Stormwater Conveyance Changes	1	LS	$ 5,000.00	$5,000.00
Structural BMP Retrofit & Incidentals[1]	1	LS	$ 20,000.00	$20,000.00
Erosion and Sediment Control[2]	1	LS	$ 8,949.50	$8,949.50
Landscaping[3]	1	LS	$ 4,474.75	$4,474.75

Base Construction Cost	$127,919.25
Mobilization (5%)	$6,395.96
Subtotal 1	$134,315.21
Contingency (25%)	$33,578.80
Subtotal 2	$167,894.02
Engineering Design, Surveys, Land Acquisition, Utility Relocations, and Permits (45%)	$75,552.31
Total	$243,446.32
Estimated Project Cost	$250,000.00

[1] Includes the cost of retrofitting the existing inlet/outlet structures and incidental improvements.

[2] Includes the installation cost of all required ESC items and siltation control excavation.

[3] Includes the cost of clearing, grubbing, stabilization, replacing existing landscaping and installation of new landscaping.

Fairfax Water

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

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

June 20, 2011

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

Re: SEA 82-V-012-06
INOVA Mt. Vernon Hospital
Tax Map: 102-1

Dear Ms. Berlin:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is currently served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water mains. See the enclosed water system map.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

4. Relocation of distribution water facilities necessary to accommodate this development plan will be at the owners expense, and must be approved in advance by Fairfax Water.

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

Sincerely,

Traci K. Goldberg

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

Enclosure
cc: Christopher Depascale, Dewberry
Sarah Hall, Blankenship and Keith

County of Fairfax, Virginia

MEMORANDUM

DATE: June 3, 2011

TO: Barbara C. Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

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

SUBJECT: Fire and Rescue Department Preliminary Analysis of Special Exception Amendment Application SEA 82-V-012-06

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#408, Mount Vernon**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_ a. currently meets fire protection guidelines.

   ____ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ____ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___ d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

County of Fairfax, Virginia

MEMORANDUM

DATE: February 16, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning & Zoning

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

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. SEA82-V-012-06

Tax Map No. 102-1/01/ /0004

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

1. The application property is located in the Little Hunting Creek (K) watershed. It would be sewered into the Noman M. Cole Pollution Control Plant (NMCPCP).

2. Based upon current and committed flow, there is excess capacity in the NMCPCP. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 14" inch line located in the street is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments:

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

County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: May 19, 2011

TO: Board of Supervisors

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

SUBJECT: Health Care Advisory Board Review of Special Exception Amendment (SEA) Application SEA 82-V-012-6 submitted by Inova Health Care Services for the phased renovation and expansion of Inova Mount Vernon Hospital (IMVH)

On May 9, 2011, a public meeting was held to review the above-referenced Special Exception Amendment (SEA) application submitted on behalf of Inova Health Care Services for the purpose of expanding and modernizing Inova Mount Vernon Hospital.

Inova is seeking approval of a master long term plan, which would expand the existing 314,865 square foot hospital an additional 322,000 square feet. The main components of Inova's long term master plan include:

- An operating room/surgery/administrative addition (16,000 square feet)
- A three story Bed Tower C (53,000 square feet)
- An expanded energy plant (6,000 square feet)
- A one-story expanded support services (8,000 square feet)
- A four-story ambulatory care center (ACC #1) (75,000 square feet)
- A five-story ambulatory care center (ACC #2) (75,000 square feet)
- A 6 level above ground parking structure (1,100 parking spaces)
- Relocation of the Child Care Center's play area to ACC #1 or ACC #2
- An expanded Emergency Department (ED) (14,000 square feet)
- A four story Bed Tower D (75,000 square feet)

According to the applicant, the proposed changes are designed to enhance orthopedic surgery, joint replacement and inpatient rehabilitation services.

As the Board of Supervisors is aware, the Fairfax County Zoning Ordinance specifies that the HCAB review zoning and special exception applications for medical care facilities from a health care perspective, using criteria such as community and medical need, access to care, cost, quality and continuity of care. As such, the HCAB's review focused on four components: Bed Towers C and D, new operating rooms, and the Emergency Department expansion.

The renovation and expansion of IMVH will occur in phases. The first phase of the project, for which a Certificate of Public Need (COPN) has been granted, includes the construction of the

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

3-story Bed Tower C and the Operating Room and Administrative expansion. Subsequent phases include Bed Tower D and the Emergency Department expansion. As development for Bed Tower D and the Emergency Department progresses, Inova has agreed to return to the HCAB with additional detail, including proposed utilization and bed/service configurations.

Built in 1974, the inpatient units of IMVH have seen some minor cosmetic changes, but there have been no improvements to these areas as the standards of patient care have changed and improved.

PHASE ONE

Bed Tower C

IMVH is the only hospital in the region with no private medical-surgical patient rooms. The proposed bed towers will permit the eventual conversion of all IMVH semiprivate patient rooms to private rooms, which will be consistent with the current American Institute of Architect's (AIA) standard of care and the new state licensing standards. Bed Tower C, the first tower to be constructed, will accommodate the conversion of 40 semiprivate patient rooms in the existing hospital (80 beds) into 40 private patient rooms in the existing building and 40 private patient rooms in Bed Tower C. Bed Tower C will also have shelled space that will accommodate 20 more private rooms allowing the conversion of an additional 20 existing semiprivate patient rooms into private rooms at a future date.

The conversion of semi-private to private patient rooms will promote organizational efficiency: New and converted private patient rooms will decrease the risk of hospital-acquired infections, enhance privacy, and greatly improve patient satisfaction.

New Operating Rooms

IMVH proposes to construct new surgical space with two operating rooms. The new rooms would be large, about 850 square feet each. These rooms and the associated support and mechanical space would add about 18,000 gross square feet to the hospital. The new operating rooms would replace two smaller (both less than 400 square feet) operating rooms, which would be taken out of service when the new rooms become available. Upon completion of the project, IMVH would continue to have nine operating rooms.

According to the Health Systems Agency of Northern Virginia (HSANV), the hospital currently averages more than eight joint replacement cases per day (2,100 per year), and IMVH projects near term incremental growth of between 200 and 250 cases annually, or 10 cases per day within two to three years. Larger operating rooms are required to handle the increased volume, complexity, and length of these procedures.

SUBSEQUENT PHASES

Bed Tower D

According to the applicant, the specific bed/room size and configuration for Bed Tower D has yet to be determined. We know that IMVH will have 94 beds located in 47 semiprivate patient rooms at the hospital once Bed Tower C is completed, including the development of the shelled space.

If approved, Bed Tower D would provide four new floors that will be primarily planned for new private patient rooms. These new rooms will allow all of the 94 remaining semi-private beds in the existing hospital to be converted to private bed rooms. Shelled space will remain in the

new Bed Tower D after all current beds are converted to private rooms, allowing IMVH to add additional beds (subject to future COPNs and HCAB review) or other services that support IMVH in-patient care.

Emergency Department (ED) Expansion

IMVH is proposing to expand the emergency department by 14,000 square feet. The current ED dates back to 1974, is compact, lacks organization, and has minimal privacy. According to the applicant, the renovation would improve overall work flow in addition to providing space, pending COPN approval, for additional beds. However as with Bed Tower D, the details and configuration of this expansion were not made available to the HCAB.

RECOMMENDATION

The HCAB agrees with the underlying need to renovate and modernize Inova Mount Vernon Hospital and supports the applicant's request to begin Phase One of its proposal. The addition of private rooms at IMVH would improve patient care and enhance overall efficiency. The replacement of undersized and outdated operating rooms with larger state-of-the-art surgical suites would ensure that IMVH can continue to service complex orthopedic surgical patients appropriately.

The HCAB appreciates Inova's need for long-term planning and understands that the special exception process encompasses areas outside of the HCAB's purview, such as traffic computations and road improvement plans. However, it is critical that Fairfax County residents have input when changes in health care delivery and/or services are proposed. Requesting additional square footage/patient beds beyond current development needs circumvents and undermines the transparency inherent in the special exception process.

Therefore, it is the recommendation of the HCAB that the Board of Supervisors support Inova's proposal to build Bed Tower C and to construct two new surgical suites. The HCAB also recommends that as a condition of IMVH's development, the Board of Supervisors encourage Inova to return to the HCAB with additional details on its request to increase its future bed complement and/or ED services.

Inova Health Systems continues to be a vital partner in ensuring the health of our community. Modernizing and expanding its infrastructure will only serve to better meet the needs of Fairfax County residents.

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

cc: Planning Commission
Barbara Lippa, Executive Director, Planning Commission
Kris Abrahamson, Office of Comprehensive Planning, Zoning Evaluation Branch
Erin Grayson, Office of Comprehensive Planning, Zoning Evaluation Branch
Anthony H. Griffin, County Executive
Patricia Harrison, Deputy County Executive
Brett Kenney, Chief Aide, Office of Supervisor Hyland
Gloria Addo-Ayensu, MD, MPH, Director of Health
Jennifer Siciliano, Inova Health System
Health Care Advisory Board

ZONING ORDINANCE PROVISIONS

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.

9-304 Standards for all Category 3 Uses

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located, including the submission of a sports illumination plan as may be required by Part 9 of Article 14.

5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-308 Additional Standards for Medical Care Facilities

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

2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:

A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative

facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.

C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.

3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.

4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.

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

6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch