



County of Fairfax, Virginia

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

October 28, 2011

J. David Sittler, President
Sittler Development Associates, LLC
1856 Old Reston Avenue, S201
Reston, VA 20190

Re: Interpretation for RZ 2009-MV-023, Inova Lorton Healthplex, Tax Map Parcels 107-4 ((1)) 75A, 77, 78, 79, 80, 81, and 82: Architecture

Dear Mr. Sittler:

This is in response to your letter dated September 19, 2011, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the Final Development Plan (FDP) and development conditions approved by the Planning Commission in conjunction with the approval of RZ/FDP 2009-MV-023. As I understand it, your question is whether the proposed elevations for Building B are in substantial conformance with Proffer 14 and the CDP/FDP. This determination is based on your letter; a color copy of Sheet 3 of the CDP/FDP; a reduced copy of a portion of the CDP/FDP highlighted to show the portion of Building B under discussion; a color elevation of the front of the building; black and white exhibits showing building plans for the four sides of the building prepared by Francis Cauffman, dated February 1, 2011; color elevations of the north and west facades prepared by Francis Cauffman, dated September 16, 2011; a color elevation of the south façade prepared by Francis Cauffman, dated October 13, 2011; and, a letter from J. Thomas Hyde, AIA, of Francis Cauffman dated May 20, 2011, regarding Building Plans Review comments. Copies of your letter and relevant exhibits are attached.

On September 14, 2010, the Board of Supervisors approved RZ 2009-MV-023, subject to proffers, to rezone 14.55 acres from the C-3 District to the PDC District to permit the construction of a healthplex/medical office mixed-use development consisting of two buildings and a central parking structure. The Planning Commission approved the FDP on July 22, 2010, subject to development conditions and Board approval of the rezoning. Under consideration in this letter is Building B, which is adjacent to the parking structure.

Proffer 14 Architecture and Materials, states in part the following: *"The architecture of the buildings on all four facades shall generally conform to the elevations presented on Sheet 3 of the CDP/FDP. Building architecture shall be well-articulated, particularly with regard to the Lorton Road side of building A, and incorporate a series of vertical elements to break any long horizontal walls. The façade*

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



treatment of buildings shall include a combination of building materials which may include metal panels, glass, brick and/or precast concrete. Other materials, which may include (but not necessarily be limited to) stone, metal, and exterior insulation finish system, may be used to provide architectural detail and fenestration to the building façade...

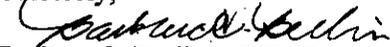
A note under the elevations on Sheet 3 of the CDP/FDP states *"The building perspectives presented on this sheet are preliminary. They are included to illustrate the general character and architectural theme of the proposed buildings, which will be refined and subject to minor modification with final engineering and architectural design."*

As I understand it, the building plan for the two-story portion of Building B, which is highlighted in your exhibit, is under review for building permits. The submitted letter from Mr. Hyde states that the reviewer in the Building Plan Review Division, DPWES, has raised the question of whether the proposed building architecture is "well-articulated" pursuant to Proffer 14 and meets the intent of the proffer. You note that only the north and west elevations are visible from Lorton Road and Sanger Street and that the facade treatment includes a combination of metal panels and glass with accents of masonry in accordance with the proffer. You further state that on the north the building elevations are well articulated with multiple canopies on the north side and architectural details that reduce the building mass and the horizontal nature of the two-story portion of Building B. Finally, you point out that the stair tower on the west and the metal panel facade treatment provide vertical elements consistent with the proffer.

The submitted elevations demonstrate a character and general architectural theme that is essentially consistent with the elevations contained on Sheet 3 of the CDP/FDP. Further, the proposed building materials are consistent with those called out in the proffer. As such, it is my determination that the proposed elevations of the two-story portion of Building B are in substantial conformance with the proffers and the CDP/FDP.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and addresses only those issues described herein. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,


Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

BCB/MAG/H:\Proffer Interpretations P\Inova Lorton Healthplex (RZ 2009-MV-023) architecture.doc

Attachments: A/S

cc: Gerald Hyland, Supervisor, Mount Vernon District
Earl Flanagan, Planning Commissioner, Mount Vernon District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Kenneth Williams, Technical Processing, Office of Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Jack Weyant, Director, Environmental and Facilities Inspection Division, DPWES
Audrey Clark, Director, Building Plan Review Division, DPWES
Kevin Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: RZ/FDP 2009-MV-023, PI 1109 099, Imaging, Reading File



RECEIVED
Department of Planning & Zoning

SEP 19 2011

Zoning Evaluation Division

VIA HAND DELIVERY

September 19, 2011

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, 8th Floor
Fairfax, VA 22035

Re: Request for Determination
Inova Lorton Healthplex
RZ 2009-MV-023

Dear Ms Berlin:

May this letter, the enclosed building elevations, sheets A-201 and A-202 dated February 1, 2011 as prepared by Francis Cauffman Architects, the color renderings of the north and west elevations dated September 16, 2011, a color perspective of the 2-story portion of Building "B" from the north, and the J. Thomas Hyde, AIA letter dated May 20, 2011, serve as a request for written determination related to the above-referenced application that was approved by the Board of Supervisors on September 14, 2010.

Following rezoning approval, Inova submitted the site plan and Francis Cauffman was retained by Inova to prepare the building permit documents for Phase One of Building "B" (2 story portion of Building "B" as delineated in orange on a reduction of the CDP/FDP attached). The building permit documents were submitted in February of 2011. During the review of the building permit submission, the reviewer, Tod Connors, provided the following comment:

This project has proffers or development conditions indicated on the site plan. Any that are related to the structure must be complied with and incorporated into the architectural plans prior to plan approval. Identify how you have complied with each building related proffer or condition. Proffer 14 refers to elevations and to "well articulated" architecture. Neither the elevations nor the proffer's intent are clear to me. Please confirm in writing from DPZ that the building elevations meet the proffer's intent."

I have enclosed a full sized color copy of a sheet 3 of 10 of the CDP/FDP dated October 20, 2009 and last revised on June 30, 2010 ("CDP/FDP"), which shows the illustrative elevations of Buildings A & B. The illustrative elevations were prepared by Francis Cauffman for the CDP/FDP. The following note was included below the illustrative elevations:

Note: The building perspectives presented on this sheet are preliminary. They are included to illustrate the general character and architectural theme of the proposed buildings, which will be refined and subject to minor modification with final engineering and architectural design.

In response to Tod Connors comment, I reviewed the language in proffer 14, the approved CDP/FDP, the elevations, the renderings and have the following comments:

- The north and west elevations are the only elevations visible from Lorton Road and Sanger Street
- The south elevation is hidden from view from Interstate 95 by the knoll at the southern

- edge of the property and will be ultimately hidden by the future parking structure
- The east elevation (temporary due to its connection with the 5 story portion of Building B) is hidden from view from Interstate 95 by existing trees that will remain
 - The facade treatment includes a combination of metal panels and glass with accents of masonry and is consistent with the building materials outlined in proffer 14
 - The building elevations are well articulated. The north elevation includes multiple canopies that intersect the building at the second floor. Additionally, the horizontal plane of the building is interrupted by an angled vertical curtain wall element and the ambulance court screen wall. All of these treatments reduce the building mass and the horizontal nature of the two story portion of Building "B". On the west elevation the stair tower intersects the elevation at the midpoint of the elevation and the metal panel façade treatment includes a repetitive vertical joint pattern both of which provide the vertical elements consistent with Proffer 14
 - In addition to the above comments, J. Thomas Hyde, AIA, of Francis Cauffman, issued the attached letter dated May 20, 2011, outlining how the compliance of the elevations, with both proffer 14 and the illustrative elevations on sheet 3 of 10 of the approved CDP/FDP, had been met.

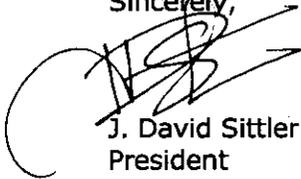
With that background, the purpose of this letter is to request your written determination that the elevations provided in the building permit submission and also provided herein meet the intent of the Proffers dated July 20, 2010 (more specifically proffer 14) and Sheet 3 of 10 of the CDP/FDP.

Based on my reasons contained herein, it is my judgment that the elevations as submitted in the building permit submission are in substantial conformance with the CDP/FDP and the related Proffers all approved by the Board of Supervisors on September 14, 2010.

I have enclosed a check in the amount of \$520.00 made payable to the County of Fairfax for the requisite filing fee for this request.

Thank you for your attention to this matter. Should you have any questions or require additional information, please contact me.

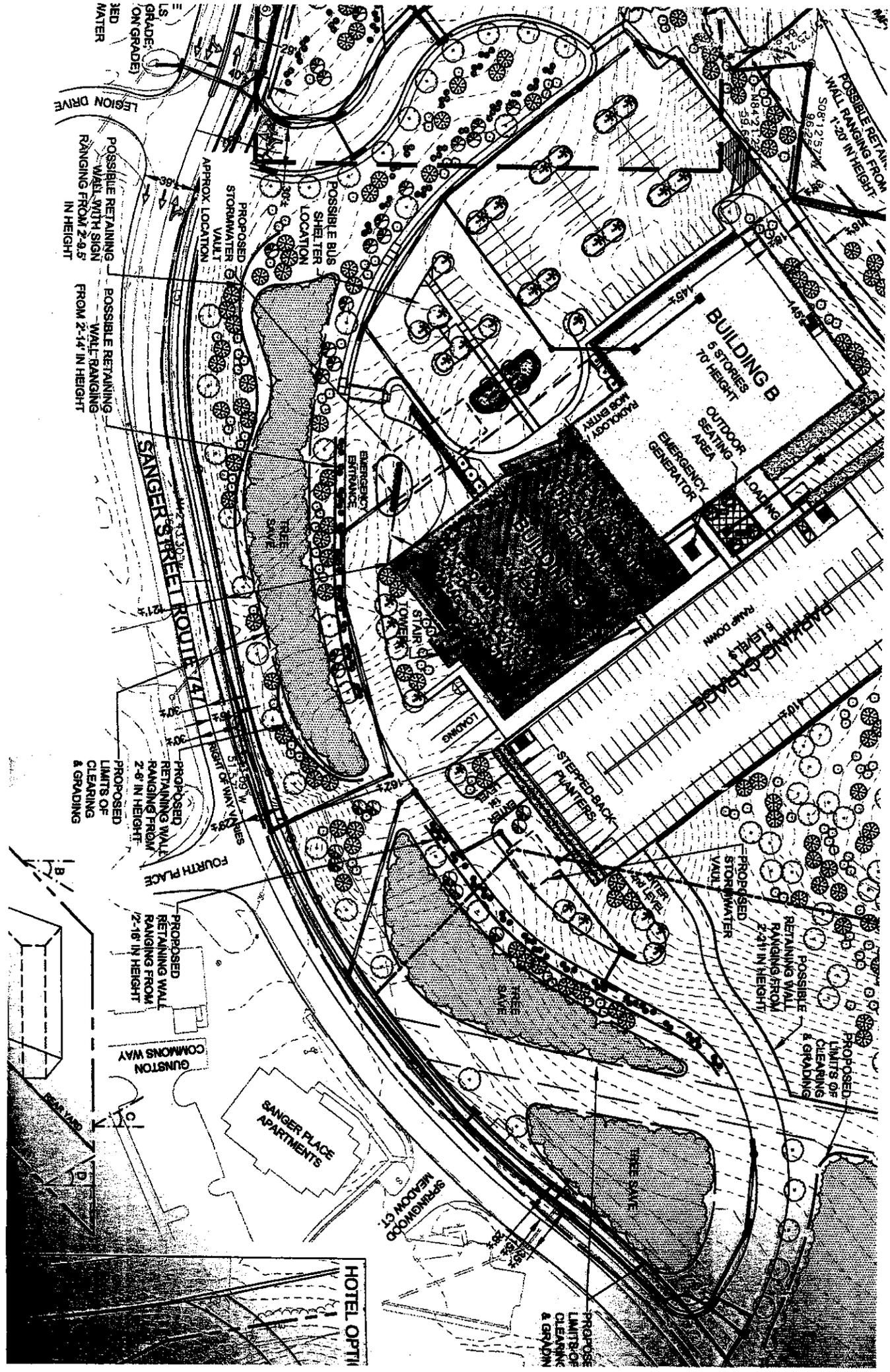
Sincerely,



J. David Sittler
President

Enclosures

Cc: Mount Vernon District Supervisor Gerry Hyland
Sarah Hall, Blankingship and Keith
Michael Bergeron, Inova Design and Construction
Tom Bolton, Inova Design and Construction
Tom Hyde, Francis Cauffman
Phil Yates, Dewberry
Janice Cena, Dewberry



PROPOSED RETAINING WALL WITH SIGN RANGING FROM 2-9.5' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-14' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-9' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-16' IN HEIGHT

BUILDING B
5 STORIES TO HEIGHT

OUTDOOR SEATING AREA
EMERGENCY GENERATOR

SANGER STREET ROUTE 47

FOURTH PLACE

SANGER PLACE APARTMENTS

HOTEL OPTI

POSSIBLE RETAINING WALL RANGING FROM 1-20' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-11' IN HEIGHT

PROPOSED LIMITS OF CLEARING & GRADING

PROPOSED LIMITS OF CLEARING & GRADING

PROPOSED RETAINING WALL RANGING FROM 2-9.5' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-9' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-16' IN HEIGHT

BUILDING B
5 STORIES TO HEIGHT

OUTDOOR SEATING AREA
EMERGENCY GENERATOR

SANGER STREET ROUTE 47

FOURTH PLACE

SANGER PLACE APARTMENTS

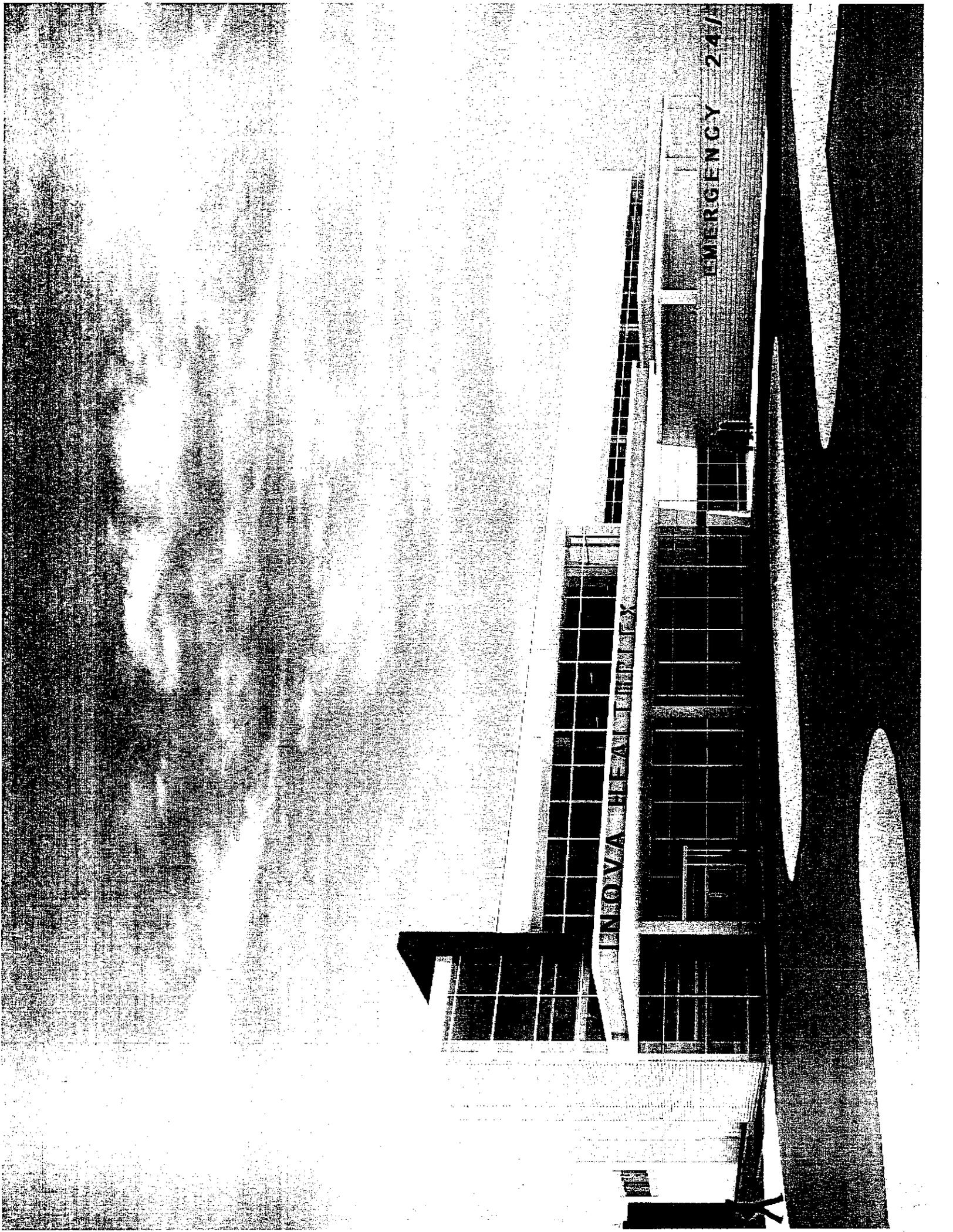
HOTEL OPTI

POSSIBLE RETAINING WALL RANGING FROM 1-20' IN HEIGHT

PROPOSED RETAINING WALL RANGING FROM 2-11' IN HEIGHT

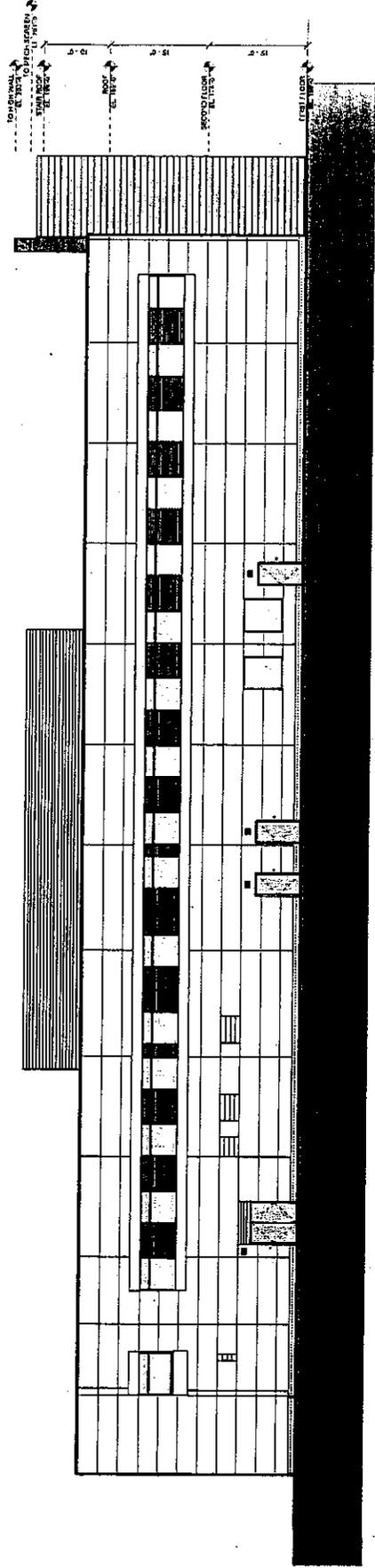
PROPOSED LIMITS OF CLEARING & GRADING

PROPOSED LIMITS OF CLEARING & GRADING



INNOVA HEALTHCARE

EMERGENCY 24/7



South Elevation

South Elevation

Inova Health System

Lorton Healthplex

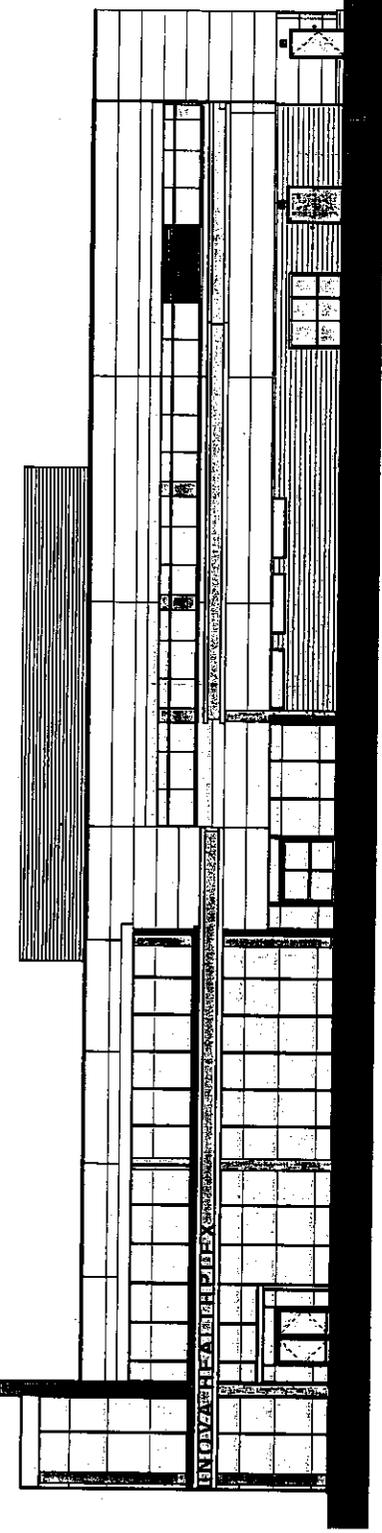
Lorton, Virginia



10.13.11

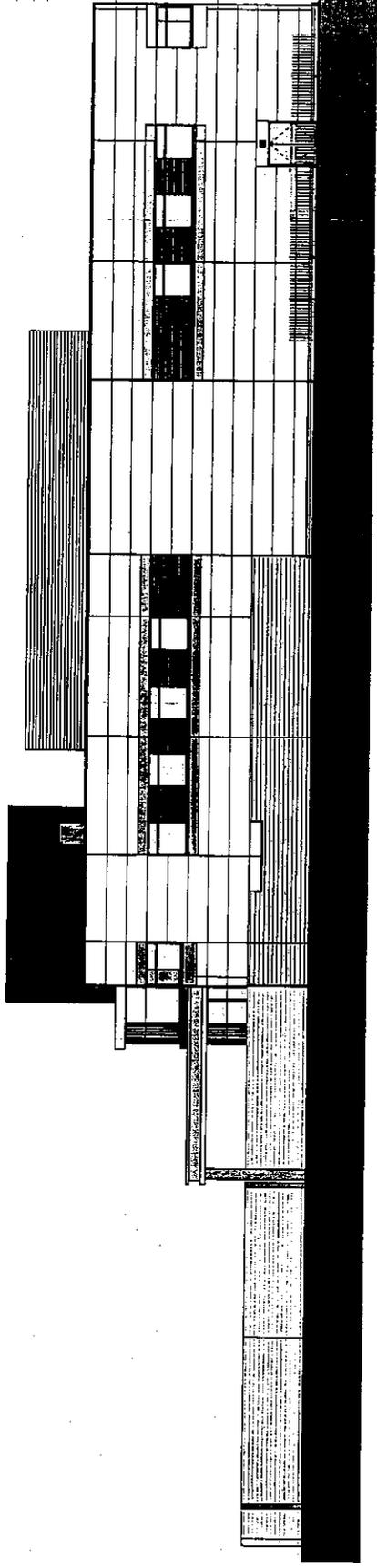
Francis Cauffman

TO MECH. ROOM
EL. 317'-0"
TO MECH. ROOM
EL. 317'-0"



North Elevation

TO MECH. ROOM
EL. 317'-0"
TO MECH. SCREEN
STAR ROOF
EL. 317'-0"
TO MECH. ROOM
EL. 317'-0"



West Elevation

North and West Elevations

09.16.11

Francis Cauffman

Inova Health System
Lorton Healthplex
Lorton, Virginia

