

(Plat) Commission hearing scheduled ( 8, 1990)



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



STAFF REPORT ADDENDUM II

RZ 87-C-042, PCA 85-C-091-2, SEA 84-C-076-3, PCA 78-C-079

June 14, 1990

BACKGROUND

The August 30, 1989 Staff Report recommended approval of these four concurrent applications to permit the proposed additions to the Fair Oaks Hospital site and the dedication of Tax Map Parcel 45-2 ((1)) 25K to the County for a park in lieu of the 7.5 acres located adjacent to the hospital. After the publication of the staff report, the applicant submitted a revised Generalized Development Plan/Special Exception Plat (GDP/SE Plat) dated September 20, 1989 and a revised set of draft proffers dated August 31, 1989. A staff analysis of those submissions was presented in the first addendum to the staff report which was published on September 7, 1989. Again, the staff recommended approval of the applications.

On October 5, 1989, the Planning Commission held a public hearing on the four concurrent applications. The Commission deferred decision on the applications for one week to October 12, 1989. At the meeting of October 12, 1989, the Commission deferred decision on the four concurrent applications indefinitely.

Since that time the applicant has submitted a revised Generalized Development Plan/Special Exception Plat (GDP/SE Plat) which is dated January 15, 1990 as revised through May 23, 1990 and a revised proffer statement dated May 23, 1990. A reduction of the revised plan prepared by Dewberry and Davis is appended as Attachment 1. A copy of the revised notes shown on the plan is included as part of Attachment 1. The revised draft proffer statement is included as Attachment 2. The revisions to the proffer statement have been underlined. In addition, the proffer statement for PCA 78-C-079, Tax Map Parcel 45-2 ((1)) 25K, has been separated from the main proffer statement. Attachment 3 includes staff recommended development conditions for the special exception amendment, SEA 84-C-076-3.

The revised Generalized Development Plan/Special Exception Plat and revised proffers were received on May 24, 1990. A revised affidavit was submitted to the County Attorney on June 4, 1990. That affidavit had not been approved by the County Attorney at the time this addendum was prepared. A copy of the revised affidavit will be provided to the Planning Commission before the public hearing on June 28, 1990.

## DISCUSSION

The revised plans and proffers were submitted to address several issues which were raised at and subsequent to the public hearing. This addendum will address the issues and the proposed changes.

### Revised Generalized Development Plan/Special Exception Plat

There are several changes to the GDP/SE Plat discussed in the Staff Report and the first addendum which are identified and discussed below:

- **The proposed second medical office building (MOB2) has been relocated across existing Joseph Siewick Drive. It has been reduced by 1000 square feet to 85,000 square feet of gross floor area. The height of MOB2 remains the same, fifty-two (52) feet. The new location is out of the 7.5 acre portion of the 46.33 acre hospital site proposed for rezoning to the C-3 District pursuant to RZ 87-C-042. The proposed realignment of Joseph Siewick Drive has been deleted from the plan.**
- **The proposed addition to the hospital between the existing hospital building and the existing medical office building (MOB1) has been deleted and the location of the proposed Magnetic Resonance Imager (MRI) has been shifted to an area adjacent to the existing emergency entrance. This has resulted in a reduction in the overall gross floor area proposed on the hospital site to 359,819 square feet from 382,419 square feet. This is a reduction of 22,600 square feet and results in a reduced overall floor area ratio (FAR) of 0.18. At this time, the applicant is proposing to add a total of 96,000 square feet to the existing buildings on the hospital site. The proposed additional development consists of an 85,000 square foot medical office building, an 8,000 square foot addition to the hospital for a magnetic resonance imager, and 3,000 square feet for administrative offices located in a separate small building behind the hospital building.**
- **To address the concerns raised by the citizens regarding downstream drainage, the applicant is proposing to add an underground stormwater management facility to reduce the peak flows from the portion of the site which does not drain through the existing stormwater management pond located at the intersection of Joseph Siewick Drive and Alder Woods Road. The proposed underground facility is shown located in the proposed expansion of the parking lot next to Joseph Siewick Drive across from the 7.5 acres currently zoned R-3.**
- **However, the parking which was located in the 7.5 acres has also been shifted. The revised GDP/SE Plat shows the proposed expansion of the parking area beyond that originally approved and the additional landscaping proposed for the parking lots. These areas are highlighted on the plan. The fifty foot transitional screening yard shown adjacent to**

entrance adjacent to the helipad, west of existing Joseph Siewick Drive near the entrance to the hospital grounds from Alder Woods Drive, and west of Joseph Siewick Drive opposite the driveway to the emergency entrance near Ox Trail. The extent of the parking area adjacent to Tax Map Parcels 45-2 ((2)) 51A1 and 51B1 located to the west of the hospital has been expanded. All of the additional parking is surface parking. The applicant is not proposing to construct any structured parking.

The GDP/SE Plat shows an area for a possible future interparcel connection to property which the hospital owns on Rugby Road (Tax Map Parcels 45-2 ((3)) 41, 42, and 43). Note Number 9 indicates that the applicant is considering placing a day care center on these parcels and recognizes that approval of a special exception is required before that facility can be constructed.

The shift in the location of the proposed MOB2 has resulted in the preservation of the entire 7.5 acres located adjacent to Oxlick Branch. Since the current alignment of Joseph Siewick Drive is being maintained the plantings originally proposed to screen the expanded parking areas in the 7.5 acre subject to RZ 87-C-042 have been eliminated in favor of the existing hardwood forest.

#### Revised Proffer Statement

In addition, several changes have been made to the proffers which affect the proposal presented by the applicant.

The original proposal presented by the applicant was to dedicate the 5.5 acre Parcel 25K to the Park Authority with the hospital association retaining ownership of the 7.5 acres which is subject to pending rezoning RZ 87-C-042. The latest set of draft proffers, dated May 23, 1990, proposes the dedication of the 7.5 acres to the Board of Supervisors for park purposes with the underlying ownership of Parcel 25K retained by the hospital foundation. Parcel 25K would be made subject to an easement running to the County for open space or public park purposes. The proffer does not specify the terms for the easement or whether the easement is for a permanent or a limited period.

The previous proffers noted that parking for the new medical office building would be provided in accordance with Article 11 of the Zoning Ordinance and that parking for the hospital expansion would be based on 2.9 spaces per licensed bed or additional spaces would be provided based on a parking study submitted with the site plan. This proffer has been deleted and current proposal is to provide 1300 spaces in accordance with the provisions of Article 11 of the Zoning Ordinance.

The substance of the proffers regarding transportation improvements has not been changed. The proffer regarding the construction of a sidewalk along Alder Woods Drive is to be extended westward to intersect with Rugby Road along the intersection of "Inwood Street" has been amended to permit the applicant to

escrow the funds for the sidewalk and defer construction until a connecting sidewalk is constructed on Rugby Road. This change was made to reduce the impact of the westward extension of Alder Woods Drive on the homeowners who live along the right-of-way for "Unnamed Street" by reducing the immediate impact of the construction of the extension of Alder Woods Road.

### Transportation

The previous transportation commitments are maintained in the May 23, 1990 proffer statement. These commitments are adequate to address the transportation impacts of the second medical office building and additions to the hospital. However, upon further review of the proffers, a problem with the commitment to provide a signal at the intersection of Alders Wood Drive and Joseph Siewick Drive revealed itself. The previous set of proffers provided that the hospital would install a signal at the intersection of Alders Wood Drive and Joseph Siewick Drive at the time of approval of the site plan if VDOT warrants are met. The proffers also provide for the construction of the emergency access roadway from the Fairfax County Parkway which will intersect Alder Woods Drive opposite Joseph Siewick Drive. However, there is no provision in the proffers for a signal associated with the emergency access road. This issue should be resolved prior to approval of the four cases.

### Environment

With the transfer of development out of the 7.5 acre portion adjacent to Oxlick Branch, additional pressure has been placed on the other undisturbed areas of the site. Therefore, some of the hardwood areas currently located on the site will be cleared for the parking associated with the new building. Therefore, it is essential that the limits of clearing and grading be strictly adhered to. The 50 foot transitional screening yard has been maintained for the adjacent residential properties which front on Rugby Road.

Proffer Number 4 of the draft proffers dated May 23, 1990 addresses this issue. That proffer would only permit utilities in the preserved areas which are designed to limit the extent of the impact on the preserved area subject to the approval of the Director, DEM. However, this proffer should be clarified to ensure that the proposed underground stormwater management area does not encroach into the areas to be preserved. The underground SWM facility should be limited to the areas which will be disturbed such as the parking areas. Additionally, this proffer should be amended so that the utilities must be located to minimize disturbance of the preserved areas.

During field visits to the site, the drainage channel or ditch located next to Joseph Siewick Drive which flows into the existing wet pond was observed to contain silt and other fines which had washed from the remainder of the site. This material, if allowed to drain into the existing pond will permit it to trap the sediment and degrade its efficiency as a stormwater management pond. The applicant has been requested to provide a maintenance program which will

alleviate this problem. Proffer Number 9 is an attempt to address this issue; however in staff's opinion it is inadequate to resolve the issue. The applicant should proffer to establish an on-site maintenance program acceptable to the Director, DEM which will reduce the amount of sediment flowing into the existing stormwater management pond. It should be noted that the maintenance program will have similar effects for the proposed underground stormwater detention facility.

Proffer Number 6 indicates that foundation plantings will be provided around the buildings; however, the applicant has not specified the type and extent of landscaping proposed. At a minimum, a typical treatment should be presented.

### Stormwater Management

At the public hearing on the four concurrent cases, downstream property owners (Tax Map Parcels 45-2 ((2)) 20 and 38) stated that Oxlick Branch was eroding and flooding where the stream passes through their properties. The primary stormwater detention for Fair Oaks Hospital is located in a wet pond at the intersection of Joseph Siewick Drive and Alder Woods Drive adjacent to Fair Oaks Estates. This pond detains the runoff from the major portion of the hospital site and all upstream areas which are primarily located in Fair Oaks Estates. The pond has been renovated in the last six months and is sized to accommodate all of the flows from the hospital site including the expansion proposed by these applications by detaining additional flow in the pond to compensate for the area of the hospital site which bypasses the pond.

However, the downstream property owners are still experiencing problems. The hospital has been seeking a way to minimize the impacts on Oxlick Branch where it flows through these two properties. Two methods have been explored, additional detention upstream of the affected properties; or channel improvements to Oxlick Branch on the affected properties. Channel improvements have been rejected because of the impacts to the stream and the potential loss of the existing trees located along the channel. As such the hospital is proposing to construct an underground detention facility to ensure that any increased runoff from the additional construction at the hospital will not impact the downstream properties adversely. Consultation with the Special Projects Branch in the Department of Environmental Management indicates that improving the stream channel will be the most effective solution. However, without concurrence of the affected property owners, this is not a viable alternative. Attachment 4 contains correspondence which relates to this issue which was not included in either the Staff Report or the first addendum.

### Parkland/Intensity of Development

At this time, the applicant is proposing to dedicate to the County for park purposes the 7.5 acres located north and west of Oxlick Branch which is proposed for rezoning from the R-3 District to the C-3 District and to use its

intensity on the remainder of the hospital site to conform with the Comprehensive Plan recommendation that the FAR for the 46.33 acre hospital site be limited to 0.20. Draft Proffer Number 21 is intended to reserve any density associated with the dedication of the 7.5 acres in accordance with the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for the future development of the hospital site. In addition, the applicant proposes to place an easement on Tax Map Parcel 45-2 ((1)) 25K to permit the County to use that land for park purposes. The applicant is proposing to place an easement on Parcel 25K rather than dedicating the land, so that any density associated with that land may be retained by the property owner for future development.

*This is a major departure from the original proposal. In effect, the revised proffers would allow the hospital to retain all rights to density associated with both parcels, while permitting the County to utilize both properties for park purposes. The previous proposal would have resulted in the dedication of Parcel 25K to the County for park purposes without the retention of the density by the hospital and would have permitted the preservation of the Oxlick Branch Environmental Quality Corridor (the majority of the 7.5 acres) with the hospital retaining ownership and, therefore, the density associated with that land. It should be noted that any expansion of the hospital in excess of 0.20 FAR for the 46.33 acre site (including the 7.5 acres) will require that the Comprehensive Plan be amended.*

The first proposal, as addressed by the Staff Report and the first addendum, was acceptable to Staff. It provided a balance between the twin objectives of obtaining parkland suitable for the development of active recreation facilities to meet the present deficit in the vicinity and permitting a reasonable expansion of the hospital in conformance with the recommendations of the Comprehensive Plan. However, the current proposal permits the expansion of the hospital site to a 0.20 floor area ratio as contemplated by the current provisions of the Comprehensive Plan with the hospital retaining more development potential in the area than was originally proposed.

Secondly, the granting of an unspecified easement for the use of Parcel 25K for park purposes is not acceptable. Staff believes that the land should be dedicated to the County for parkland as originally proposed. If, however, the easement is determined by the Board to be acceptable, staff recommends that the terms of the easement be specified in greater detail. The easement should be permanent and run to the County without any restrictions on the use of the land for park purposes so that the easement has the same effect as the dedication of the land, permitting the County to develop a permanent park on the land. The easement should not specify the type and number of facilities because the location, type, and number of facilities which may be located on either or both of the proposed parks is not known at this time and should be determined through the park master planning process which includes public hearings.

Included in Attachment 5 are copies of two memoranda from the Park Authority which note that the 7.5 acre parcel is landlocked. The Park Authority requests that access to the proposed park be provided from Joseph Siewick

### Development Conditions

The original Staff Report and Addendum Number 1 included a recommended set of development conditions for SEA 84-C-076-3. A copy of the development conditions is included as Attachment 3. Staff has requested that the applicant incorporate these conditions into the proffer statement.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

The following issues are still outstanding and should be resolved prior to the approval of these applications:

- Parcel 25K should be dedicated to the Board of Supervisors in fee simple for park purposes in accordance with the original proposal.
- The commitment to provide a signal at the intersection of Joseph Siewick Drive and Alder Woods Drive should be extended to include the construction of the emergency access road.
- Proffer Number 4 should be clarified to specify that the encroachment of utilities into the areas within the limits of clearing and grading will be limited to the extent possible subject to the approval of the Director, DEM and that the proposed underground stormwater management facility will not be located within an area protected by a limits of clearing and grading.
- Proffer Number 9 should be revised to establish an on-site maintenance program acceptable to the Director, DEM which will reduce the amount of sediment flowing down the ditch adjacent to Joseph Siewick Drive and into the existing stormwater management pond.
- Access to the proposed 7.5 acre park located adjacent to Joseph Siewick Drive should be provided in accordance with the recommendations of the Park Authority.
- The proposed development conditions contained in Attachment 3 should be included in the proffer statement.
- The applicant should provide greater specificity regarding the proposed landscaping treatments at the buildings, including the existing buildings.

### Recommendations

Staff recommends that RZ 87-C-042 be denied as submitted. However, if it is the intent of the Board to approve this application, Staff recommends that the approval be subject to the execution of the draft proffers contained in Attachment

Staff further recommends that PCA 85-C-091-2 be denied as submitted. However, if it is the intent of the Board to approve this application, Staff recommends that the approval be subject to the execution of the draft proffers contained in Attachment 2 of this addendum to the staff report.

Staff further recommends that SEA 84-C-076-3 be denied as submitted. However, if it is the intent of the Board to approve this application, Staff recommends that the approval be subject to the development conditions contained in Attachment 3.

Staff further recommends that PCA 78-C-079 be denied as submitted. However, if it is the intent of the Board to approve this application, Staff recommends that the approval be subject to the execution of the draft proffers contained in Attachment 2 of this addendum to the staff report.

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

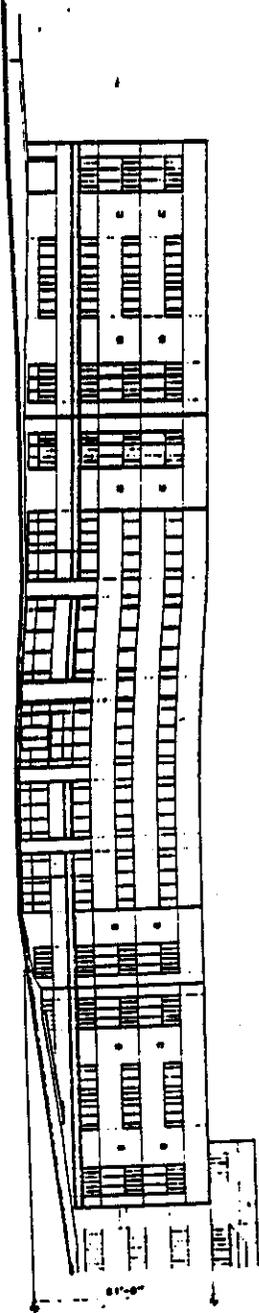
It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

#### ATTACHMENTS

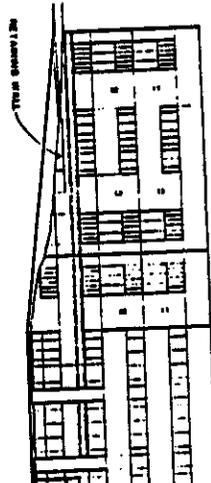
1. Reduction of the revised Generalized Development Plan/Special Exception Plat dated January 15, 1990 as revised through May 23, 1990.
2. Draft Proffer Statements dated May 23, 1990
3. Draft Development Conditions for SEA 84-C-076-3
4. Correspondence related to the Stormwater Management Issue
5. Comments of the Fairfax County Park Authority



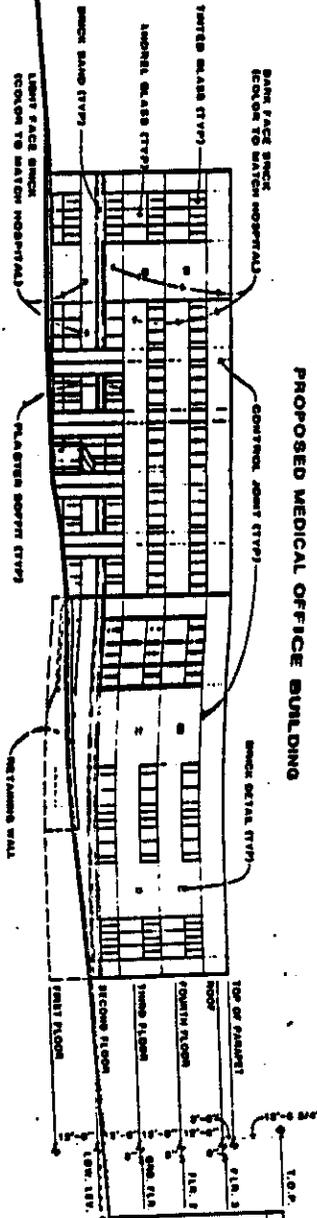




**SOUTHEAST ELEVATION**



**PARTIAL NORTHWEST ELEVATION**



**EAST ELEVATION**

**PROPOSED MEDICAL OFFICE BUILDING**

**EXISTING MEDICAL OFFICE BUILDING**

**NOTE:**  
 DRAWINGS REPRESENT THE GENERAL CHARACTER AND STYLE OF THE PROPOSED MEDICAL OFFICE BUILDING AT SEVERAL FEATURES AND SUBJECT TO MODIFICATION WITH FINAL DESIGN AND CONSTRUCTION.

DRAFT PROFFERS

FAIRFAX HOSPITAL SYSTEM

PCA 78-C-079-1

May 23, 1990

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

1. The land area subject to PCA 78-C-079-1 which consists of approximately 5.5 acres will be the subject of an easement running to the County for open space or public park use.

INOVA HEALTH SYSTEMS FOUNDATION

By:

Donald L. Harris, Senior Vice President

(Underlined text reflects additions since last set of proffers submitted to staff dated 08/31/89.)

DRAFT PROFFERS

FAIRFAX HOSPITAL SYSTEM

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

May 23, 1990

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

1. Pursuant to Par. 4 and 5 of Sect. 18-204 of the Zoning Ordinance, development of the subject property will be in conformance with the Generalized Development Plan/Special Exception Amendment Plat (The Plan) prepared by Dewberry & Davis, which consists of three (3) sheets and dated January 15, 1990 and revised to May 23, 1990 and the conditions of approval of Special Exception Amendment 84-C-076-3.

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

Draft Proffers  
May 23, 1990

2. Ingress/egress easements and necessary temporary grading and construction easements will be provided for parcels 45-2 ((1)) 8, 9 and 11 in the event that said parcels develop in medically-related uses.
  
3. Transitional screening yards and barriers will be provided in accordance with the representations presented on The Plan. Transitional screening will consist of existing vegetation which will be supplemented as required by the County Arborist to meet the standards specified in Article 13. A Barrier D will be constructed along the western and southern boundaries of the site. No barriers will be provided along the other boundaries.
  
4. The limits of clearing and grading depicted on The Plan will be maintained. Utilities as determined by the Director of the Department of Environmental Management (DEM) may be permitted within the limits of clearing and grading provided that clearing is limited to the extent possible as determined by the Director of DEM and a re-vegetation plan to mitigate the impacts of the clearing and grading is approved by the Director of DEM.
  
5. The applicant will present a detailed landscape plan(s) to accompany the required site plan(s) that will be in substantial conformance with the landscape features presented on The Plan and the

County Arborist. The detailed landscape plan(s) will include a comprehensive planting plan for the foundations of the three buildings.

6. The heights of the buildings will be no higher than represented on

**The Plan. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the medical office buildings and will be screened in part by a parapet wall three to four feet in height.**

7. The medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.

8. Stormwater management and Best Management Practices will be provided in accordance with the policies and ordinances of Fairfax County. The existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive has been improved to increase its capacity and converted to a wet pond in accordance with Site Plan 3624-PI-03, as approved by Fairfax County. The stormwater management facility will be maintained by the applicant. As noted on the GDP, an additional stormwater management facility(s) will be provided underground to accommodate additional

from the proposed second medical office building and hospital

determined at time of site plan submission. With each phase of development which increases the impervious area on the site, stormwater management will be provided in either a temporary or the permanent underground facility.

9. The applicant will take appropriate measures to prevent further

erosion of the existing drainage ditch draining to the existing stormwater management pond, bordering the pathway along the eastern side of Joseph Siewick Drive as approved by DEM.

10. Prior to occupancy of the second medical office building and proposed hospital expansion, stop signs will be placed at the locations indicated on The Plan.

11. The applicant will provide a bicycle rack in a safe and accessible location next to the proposed second medical office building as approved by DEM.

12. A picnic table will be provided at an appropriate location near the proposed second medical office building.

13. Parking lot lighting for the second medical office building will be designed and located in such a manner on site that the height of the standards and the orientation and type of bulb will be such so as not

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

Draft Proffers  
May 23, 1990

to produce glare or illumination in excess of 0.5 foot candles on adjacent residential properties.

14. The proposed second medical office building and the proposed permanent MRI will be constructed with a brick similar in color and **size to those used for the existing medical office building and hospital.** The second medical office building will have an appearance that is comparable to the representation presented on Sheet 3 of The Plan as determined by DEM. In addition, the applicant will explore the possible use of innovative types of windows and/or shades which will minimize the glare from the back side of the office building towards the homes in Fair Oaks Estates.
  
15. The applicant will provide the Fair Oaks Estates Homeowners Association and the Navy Vale Community League with written notification of the submission of the site plan to DEM for the proposed second medical office building. In addition to the requirements set forth in Par. 1 of Sect. 17-106 of the Zoning Ordinance, copies of the written notification will be submitted to DEM. The transitional screening yards and barriers referenced in Proffer 3 will be included with the site plan and will address supplemental plantings along the western property line.

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

Draft Proffers  
May 23, 1990

16. The applicant will construct the following transportation improvements subject to the approval of DEM and the Virginia Department of Transportation (VDOT).

- a. The improvement of "Unnamed Street" (Alder Woods Drive Extended) to a four lane undivided standard within a 63 foot right of way with a 52 foot pavement section from Alder Woods Drive to Rugby Road to include a 4 foot concrete sidewalk in accordance with Site Plan 3624-PI-07. If requested by and subject to the approval of DEM, the applicant may escrow the appropriate funds for construction of the sidewalk by others at such time when the sidewalk can be connected to the planned sidewalk along Rugby Road.
- b. The improvement of Rugby Road to provide a right turn lane onto "Unnamed Street" (Alder Woods Drive Extended) in accordance with Site Plan 3624-PI-07.
- c. The improvement of Ox Trail to provide a left turn lane onto Joseph Siewick Drive from Ox Trail.
- d. If and when deemed necessary by the applicant, the construction of an emergency vehicle only, one-way access road between the Fairfax County Parkway which will align with the site entrance on Alder Woods Drive as may be approved by DEM.

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

Draft Proffers  
May 23, 1990

- e. A letter of credit for the cost of a traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) will be provided at time of site plan approval.
- f. At time of site plan approval, if VDOT warrants for ~~signalization are met~~, a traffic signal at the intersection of Ox Trail and Joseph Siewick Drive will be provided.
- g. At time of site plan approval for the second medical office building, the applicant will contribute \$10,000.00 for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

In the event the applicant is unable to obtain the necessary rights of way and/or grading easements for the above-referenced improvements, it will request the County to use its power of eminent domain to acquire same which shall be at the expense of the applicant. It is expressly understood that in the event the County does not acquire the aforesaid rights of way and/or grading easements by means of condemnation powers, the applicant will file an appropriate Proffered Condition Amendment application.

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

Draft Proffers  
May 23, 1990

17. At time of site plan approval for the second medical office building, the applicant will dedicate to the Board of Supervisors and convey in fee simple right-of-way along the subject property's Ox Trail frontage to a distance of 35 feet from the existing centerline. Temporary grading and construction easements across the Ox Trail frontage of the site will be provided as requested by VDOT and/or

**DEM.**

18. No occupancy of the proposed second medical office building will occur until the road improvements identified in 16 a, b and c are "completed." "Completed" will be construed to mean physical improvements are in place and sufficient to allow the roads use by vehicular traffic regardless of the roads acceptance into the State's road system. No occupancy of the proposed second medical office building will occur until the existing stormwater detention facility is improved in accordance with Site Plan 3624-FI-03.

19. All rights of way dedicated in conjunction with these proffers will be conveyed to the Board of Supervisors in fee simple.

20. The land area subject to RZ 87-C-042 which consists of 7.5 acres will be dedicated to the Board of Supervisors for public park use.

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

Draft Proffers  
May 23, 1990

21. All land area dedicated for public use(s) in conjunction with these proffers and all density/floor area ratio related to the land area of these dedications is hereby reserved for the subject property in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance.
22. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

FAIRFAX HOSPITAL SYSTEM, INC.

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

INDUSTRIAL DEVELOPMENT AUTHORITY

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

INOVA HEALTH SYSTEMS FOUNDATION

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

FAIRFAX COUNTY PARK AUTHORITY

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

Draft Proffers  
May 23, 1990

HEALTH ENTERPRISES, INC.

By: \_\_\_\_\_  
John R. Sielert, President

FAIR OAKS PROFESSIONAL BUILDING, L.P.

By: \_\_\_\_\_  
Edward L. Hock, President

dlr890

Attachment 3

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-3 located at Tax Map 45-2 ((1)) 25, 41 for a hospital and associated uses, heliport and medical office buildings, pursuant to Sect. 4-403 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat and these conditions.
4. Where Barrier D is provided it shall be vinyl clad.
5. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-2 which shall remain in full force and effect.
6. The fifty foot screening yard located along the western boundary shall be supplemented to provide the plantings required for Transitional Yard 3 as specified by the Zoning Ordinance. Existing vegetation may be used to satisfy part of the required plantings subject to the approval of the County Arborist.
7. All dumpsters located on the hospital site shall be screened by a combination of brick walls and evergreen plantings as determined by the County Arborist. Gates may be required; however, this shall be at the discretion of the County Arborist, based on the adequacy of the screening measures.
8. The foundation plantings similar to that shown for MOB-2 on the Building Perspective shown on Page 2 of the GDP/SE Plat shall be provided around the other buildings on the hospital site subject to the approval

9. The two handicapped parking spaces located in the central island in front of MOB-2 shall be moved adjacent to the building in locations approved by the Director, DEM.

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

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

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

Attachment 3

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-3 located at Tax Map 45-2 ((1)) 25, 41 for a hospital and associated uses, heliport and medical office buildings, pursuant to Sect. 4-403 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat and these conditions.
4. Where Barrier D is provided it shall be vinyl clad.
5. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-2 which shall remain in full force and effect.
6. The fifty foot screening yard located along the western boundary shall be supplemented to provide the plantings required for Transitional Yard 3 as specified by the Zoning Ordinance. Existing vegetation may be used to satisfy part of the required plantings subject to the approval of the County Arborist.
7. All dumpsters located on the hospital site shall be screened by a combination of brick walls and evergreen plantings as determined by the County Arborist. Gates may be required; however, this shall be at the discretion of the County Arborist, based on the adequacy of the screening measures.
8. The foundation plantings similar to that shown for MOB-2 on the Building Perspective shown on Page 2 of the GDP/SE Plat shall be provided around the other buildings on the hospital site subject to the approval of the County Arborist.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: June 15, 1990

TO: Peter Braham, Branch Chief  
Zoning Evaluation Division  
Office of Comprehensive Planning

FROM: *pc bc* Jack White  
Special Project Branch  
Department of Environmental Management

SUBJECT: Comments on Fair Oaks Hospital SEA 84-C-076-3;  
PCA 85-C-091-2, RZ 87-C-042, PCA 78-C-079, TM 45-2

FILE NO: B:254

Because of statements made at the applicants public hearing in the Fall of 1989 by Mrs. Gunnels (3807 Rugby Road) and Mr. Carroll (3806 Rugby Road) regarding existing drainage problems (principally erosion and more frequent yard flooding) on their properties, this office has been working with the applicant to see if a mutually satisfactory solution involving stream channel improvements particularly on the Gunnels' property could be agreed to. Although the applicant's engineer has proposed several options for stream enlargement and armoring, to date none have been acceptable to the Gunnels, because of the extent of regrading and tree loss involved.

Regarding drainage problems on the Carroll's property, the Office of Road Program Management (DPW) has proposed to enclose the stream in pipe beyond the Carroll's house, in order to remove the floodplain from the house area as well as correct any erosion problems in this same area. The Carrolls remain concerned about erosion in the remaining 300'± beyond the pipe to the end of their property.

It is my understanding that the applicant is now considering (see proposed proffers) onsite underground detention to offset increased storm drainage peak flows as a result of new construction proposed with this application, rather than do offsite downstream improvements.

Recognizing that the Hospital drainage, both existing and proposed, is not the major portion of the watershed draining through these properties and that an underground detention system could be properly designed to meet the PFM drainage requirements, it would still be my recommendation that the applicant be asked to continue their efforts to find a mutually agreeable downstream channel solution for the Gunnels' property and perhaps the Carroll's property as well, which the County could approve in lieu of additional detention on the Hospital Site.

If you have further questions regarding this matter I may be reached at 246-1700.



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



Telephone: (703) 246-1700

Ms. Deborah A. Gunnels  
3807 Rugby Road  
Fairfax, Virginia 22033

Reference: Rezoning at Fair Oaks Hospital and Potential Drainage Impacts to  
Property at 3807 Rugby Road  
Tax Map: #45-2-002-38

Dear Ms. Gunnels:

This is in response to your letter dated September 15, 1989 to Supervisor Pennino and more specifically your second concern dealing with possible additional drainage impacts to your property from the proposed rezoning of Fair Oaks Hospital. Your first concern, relating to the Fairfax County Parkway construction is being addressed separately by the Department of Public Works.

It is my understanding that you brought this concern to the attention of the Planning Commission at the Public Hearing on October 5, 1989. This resulted in a meeting at your property on October 14, 1989 which was attended by Mr. Bobzien the Centreville District Planning Commission member; Jack White, an engineer from my staff; Mr. Harris, from Fair Oaks Hospital; as well as representatives from Dewberry and Davis, the Hospital's engineering consultant.

As a result of an indepth review of your drainage concerns, the Hospital and their engineering consultant agreed to:

1. Look at methods for lessening the grading impact to your property of the future Rugby Road culvert extension, including a possible extended wingwall/retaining wall design. This meeting clarified the issue that the 65x80 foot drainage easement was for the culvert extension and not a detention pond;
2. Check to see if additional detention is possible on the Hospital site;
3. Check to be sure that there is no danger of house flooding from the proposed rezoning.

A recent check with Dewberry and Davis indicates that they have not yet completed this work. Upon its completion and forwarding to the County, I will have Jack White contact you to review the results of the investigation with you.

Ms. Deborah A. Gunnels  
Page 2

If you have any further questions, please contact me or contact Jack White,  
Special Projects Branch, at 246-1700.

Sincerely,

Edward J. Jankiewicz, Director  
Division of Design Review  
Department of Environmental Management  
Centerpointe I - 5th Floor  
4050 Legato Road  
Fairfax, Virginia 22033

EJJ/JW/sld  
C5522/391S

cc: John Penney, Dewberry and Davis  
Martha Pennino, Supervisor, Centreville District  
Anthony H. Griffin, Deputy County Executive for Planning and Development  
Irving Birmingham, Director, Department of Environmental Management  
Robert B. Boxer, Director, Project Engineering Division, Department of  
Public Works  
Jeffrey Blackford, Deputy Director, Division of Design Review, DEM  
Ray Curd, Chief, Special Projects Branch, DEM  
John Friedman, Chief, Water Quality Section, DEM  
Peter Brahm, Zoning Evaluation Division, OCP  
Central Files

David W. & Deborah A. Gunnels  
3807 Rugby Road  
Fairfax, Virginia 22033

September 15, 1989

Mrs. Martha Pennino  
Fairfax County Supervisor  
Centreville District  
12000 Bowman Towne Drive  
Reston, Virginia 22090

Dear Mrs. Pennino:

My husband and I reside at 3807 Rugby Road, located at the corner of Rugby Road and the Fairfax County Parkway. I am writing you with regard to two matters that have affected our property and our living environment drastically.

The first being the Fairfax County Parkway. Since construction of the Parkway began, we have been living in a dust bowl with continuous problems associated with the construction. Every thing inside and outside our house is covered with dust and mud. Up until the Route 50 Corridor Study Plan Review was deferred indefinitely, we had some hope of moving out of these unlivable conditions. Our current problem is mud and silt washing from the Parkway into our yard. One evening in early July we had a rainstorm that produced 3 inches of solid mud in our backyard from the Parkway. Not only was our grass completely gone but the stream that runs behind our house was half full of mud. I contacted Cindy McNeal, who is one of the Fairfax County Project Engineers, and she assured me the situation would be taken care of. Three men came out, looked the situation over and we were told our yard would be cleaned and reseeded. My husband and I were on vacation from July 20 thru August 20. When we returned, not only had our yard not been cleaned up and reseeded, but another rainstorm had produced even more mud. All of our childrens' toys were covered in mud and our backyard was a total disaster. I contacted Cindy McNeal again, and I was told the same story. Two days later three men came out again, looked over the yard and told me the situation would be taken care of. A week later a boy came and raked the dry mud around in our yard. That was 2 weeks ago and nothing else has been done as far as grass is concerned, nor has the creek been cleaned. We feel that topsoil should be brought in and our entire backyard reseeded. It is not our responsibility to replace what mud from the Parkway destroyed. The creek I'm referring to handles downstream runoff from the Parkway. This creek runs directly beside our septic field and behind our house, and since it is half full of mud and silt, the water overflow floods our yard and septic field. This small creek is not equipped to handle runoff from the two culverts that were installed

Mrs. Martha Pennino  
Fairfax County Supervisor  
September 15, 1989  
Page two

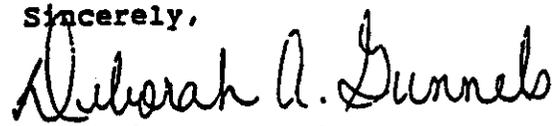
the creek has already flooded our property and no pavement has been put down. We need your assistance in resolving this matter.

The second matter I spoke of is the additional rezoning Fair Oaks Hospital has requested. The Hospital is a great asset to the community, but additional rezoning would mean devastation to our property. The stream that runs the length of our property and beside our house is the downstream drainage for the Hospital's detention pond. I have spoken with Don Harris, who is the Hospital's representative for this project, and he has assured me that the pond has been dug deep enough to handle the additional zoning at .2 FAR. Even though this pond meets county standards, we have had flooding and mud on our property after the revamping of the pond was completed. Not only has our property been flooded, but the trees along the creek are slowly being uprooted from the upstream drainage slowly widening our creekbed. These situations are occurring with the present construction, and I really hate to think of what our property will look like after more buildings and pavement are constructed. The Hospital is not willing to compensate us for property and streambed damage, but they are recognizing there is a problem by requesting a 65x80 foot drainage easement to install a mini detention pond in our front yard which directly connects to two 54 inch culverts leading to my neighbor's front door.

Mrs. Pennino, we have two small children and a baby due in March and I certainly had not envisioned this environment to raise our children in; i.e.....Our house is 70 feet from Fairfax County Parkway, hospital emergency lane directly behind our property line, a creek that is widening with every rainfall, a detention pond in our front yard and the main hospital entrance 150 feet away from us; totally boxing us in with streets.

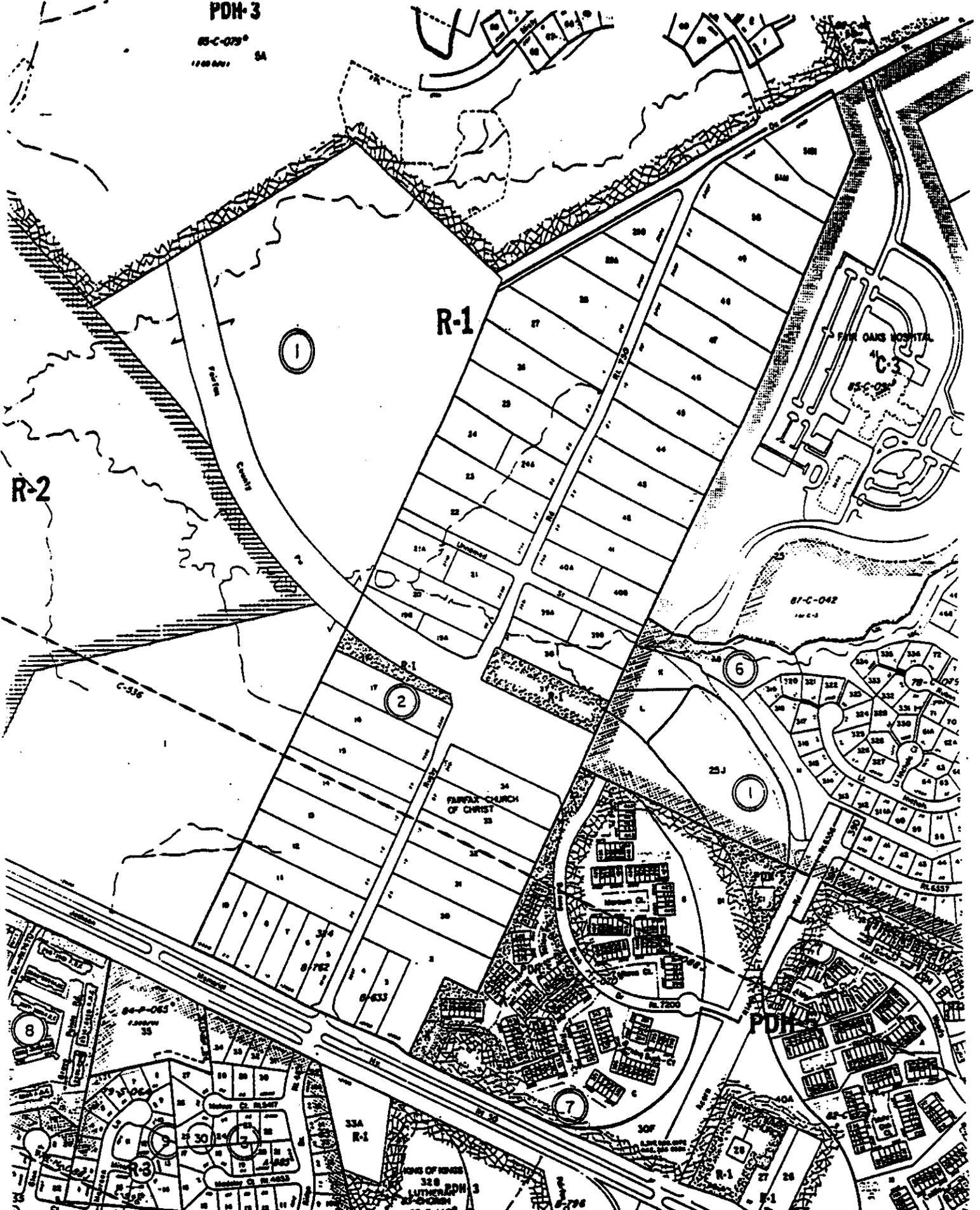
I am writing you as our Supervisor for a resolution in both matters, my attempts have been to no avail. I don't feel like our living conditions and property should be so drastically affected by roadways and construction that we have no control over. I would be happy to meet with you to tour our property or I can provide you with photographs of our devastating problems. If you should have any questions, please contact me at 378-9633.

Sincerely,

  
Deborah A. Gunnels

PDH-3

85-C-079<sup>0</sup>  
1100 001 5A



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# Dewberry & Davis

Architects  
Engineers  
Planners  
Surveyors

8401 Arlington Boulevard  
Fairfax, VA 22031-4666  
703 849-0100  
Fax: 703 849-0118

## MEMORANDUM

**TO:** Don Harris  
Fairfax Hospital Systems

**FROM:** Tim Culleton *TC*

**DATE:** November 16, 1989

**RE:** Fair Oaks Hospital  
Downstream drainage improvements

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This memorandum is a preliminary summation of alternatives explored to improve the downstream outfall of the Fair Oaks Hospital site, through the Gurnel's property. Currently, the property owner identifies two problems with the outfall through her property:

1. An erosion problem which has been created by recent development of the upstream watershed (of which the hospital is part) above the property; and
2. The proposed disturbance of her property upstream of an extension to the existing double 54" pipe culvert in Rugby Road, with creation of a right-turn lane from Rugby Road to Alder Woods Drive Extended.

Two solutions to the erosion problem created by upstream development were explored. The first, is to provide detention in addition to that being provided by the existing wet pond currently serving the hospital site. At this time, Fairfax County has no problem with the design of this pond or its adequacy to meet County detention criteria. Additional detention, in excess of County criteria, is considered, since it could possibly detain for projects not accounted for in the design of the existing pond (such as the Fairfax County Parkway) and reduce the peak discharge further to aid in erosion control. Additional detention placed onsite is only feasible, given the current development plan of the hospital, if it were placed in an underground chamber. This alternative was not formally considered because of its cost, a "ballpark" estimate to be in excess of \$200,000.00 for relatively minor reductions in peak flows through the outfall. Additional detention placed offsite was considered (see Figure 1) in the form of a "dry" pond located on the vacant parcel of land owned by the hospital immediately adjacent to the Gurnels. (Tax Map 45-2 ((2)) Lot 39B). A rough "ballpark" estimate for a stormwater management "dry" pond in this location is \$60,000.00. Due to restrictions in the size of the pond, the pond provides a minimal reduction to the 2- and 10-year peak flows, 24% and 10% respectively, and does not provide water quality measurements through the use of Best Management Practices. Construction of the pond would necessitate clearing an additional acre of land adjacent to the Gurnels, as well as construction of an 8' high embankment along the property line. Since the pond could not function as a wet pond, it

MEMORANDUM

November 16, 1989

Page Two

would be somewhat less than a visual amenity. It should also be noted that detention does not reduce the volume of runoff through the outfall, it only reduces the peak flow through the outfall. Detention, therefore aids in the prevention of erosion due to overbank flooding, but, may not significantly effect erosion problems which occur within the stream channel.

A second alternative to control the erosion of the stream through the Gunnels property, would be through improvement of the stream channel and stabilization of its banks. Approximately 300 feet of rip-rap protection, at a "ballpark" cost of \$25,000.00 could provide the necessary protection. The protection will alter the appearance of the stream, and may result in the removal of some trees.

A solution to the problem of the proposed disturbance to the property necessitated by the construction of the right-turn lane onto Rugby Road is not possible. The culvert will need to be extended to provide the turn lane. However, the disturbance could be minimized through the use of retaining walls at the upstream end of the culvert (see Figure 2). The actual height and length of the retaining walls should be coordinated with the existing tree locations to maximize the number of trees saved. A rough "ballpark" estimate of the cost to construct these retaining walls is \$30,000.00. A guardrail around the edge of the walls would be required for safety reasons, since the change in elevation is dramatized by the use of the walls.

Each of the above drainage improvements will need further engineering analysis to accurately quantify the amount of materials and the cost of each improvement. The costs given should only be used as a rough estimate for preliminary planning purposes.

TCC:srl:347

Attachments

cc: RLL  
RPI  
SY

OWNER LEYDEN JOSEPHINE  
 ZONE : R-1  
 USE : VACANT

OWNER FAIR  
 ZONE : C-3  
 USE : HCSP

7 HOLES REQUIRED  
 7 DAYS PRIOR TO CONSTRUCTION  
 WATERMANN, REVISION MAY BE  
 NECESSARY.

STANDARD FAIRFAX CO. STREET  
 LIGHTS RR-2-14-10

PROVIDE A SMOOTH  
 TRANSITION OF CG-6  
 INTO EXISTING CURB  
 & GUTTER

EX. TB-1 TO BE REMOVED  
 EX. WATER SIGHT TR. EASEMENT

PROP. G  
 63' R/W  
 LINE

LIMITS OF CLEARING & GRADING

EX. TREE LINE  
 10' STH. SEW. ESMT



LIMITS OF CLEARING & GRADING ES-1

10' STH. SEW. ESMT.

FARMS

30" ES-1; DETAIL 1  
 TYPE "A" TREATMENT

OWNER FAIRFAX HOSPITAL ASSN.  
 ZONE R-1  
 USE VACANT

OWNER: BATAL  
 ZONE: R-3  
 USE: VACANT

OWNER: GUNNELS DAVID W. & DEBORAH A.  
 ZONE: R-1  
 USE: FAMILY DET.

ELEV	AREA	VOL
395	-	-
396	3255	1626
398	24490	79573
400	27625	63428
402	35030	146023

EX. 10' SAN SEW. EASEMENT  
 DB 5715, PG 789



Fairfax  
County  
Park  
Authority



# Memorandum

March 26, 1990

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

MAR 29 1990

ZONING EVALUATION DIVISION

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division - OCP  
for Staff Coordinators

**FROM:** Dorothea L. Stefen, Plans Review *DLS*  
Planning & Land Acquisition Division - FCPA

**SUBJECT:** RZ 87-C-042  
SEA 84-C-076-3  
PCA 85-C-091  
PCA 78-C-079  
Loc: 45-2-((1)) 25. 41

The Fairfax County Park Authority (FCPA) staff reviewed the above referenced application and makes the following recommendations:

- o SE 84-C-076, Development Conditions #6, states that, "An area at least 7.5 acres in size between the tributary on the south boundary and the access road from Acorn Ridge Road shall be offered to the Fairfax County Park Authority for public use". The proposed park shown on the Generalized Development Plan/Special Exception Amendment Plat shows no access to Joseph Seiwick Drive - in effect the park will be landlocked. The FCPA requests the boundary line be on the east side of Joseph Seiwick Drive, or no more than 5 feet from the road, with access to the road.

On February 13, 1985 I sent a memorandum to DEM for the Fair Oaks Hospital site plan review and it stated that, "In accordance with Development Condition #6, the 7.5 acre park site should include as much public road frontage as is feasible. It is suggested that the Hospital Association install a curb-cut and apron so that the entrance to the site is established at the best location for safe ingress and egress without interference with hospital traffic".

- o The FCPA requests that 5.5± acres, located on Tax Map 45-2-((1)) 25K, be conveyed to the FCPA.

cc: Martha Pennino, Supervisor, Centreville District  
Frederick Crabtree, FCPA Representative, Centreville District  
William Beckner, Director, FCPA  
Richard Jones, Manager, Planning and Land Acquisition, FCPA  
Peter Brahan, Office of Comprehensive Planning

Fairfax  
County  
Park  
Authority



## Memorandum

RECEIVED  
OFFICE OF COMPREHENSIVE PLANNING

APR 03 1990

ZONING EVALUATION DIVISION

April 2, 1990

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division - OCP  
for Staff Coordinators

**FROM:** Dorothea L. Stefen, Plans Review *DS*  
Planning & Land Acquisition Division - FCPA

**SUBJECT:** RZ 87-C-042  
SEA 84-C-076-3  
PCA 85-C-091  
PCA 78-C-079  
Loc: 45-2-((1)) 25, 41

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The Park Authority staff recommends a 35' public access easement be provided at point "A" as indicated on the attached Property Identification Map. This would provide for a 23' access road, if ever needed, with 6' shoulders.

A second access location would also be satisfactory if the former area would cause problems. It is shown as point "B" on the plat.

Neither entrance would affect the citizens living on the south side of the open space parcel, but we feel the entrance at "A" would have the least impact on the hospital traffic flow and provides sight distance while being opposite a parking lane. It also would require less distance for public access over the entrance road.

Memo to Barbara ... Byron  
April 2, 1990  
Page 2

- o The FCPA requests that the 5.5+ acres, located on Tax Map 45-2-((1)) 25K, be conveyed to the FCPA. Public access over the portion of Alder Woods Drive, owned by INOVA Health Systems, should be assured to this parcel.

DLS/lam/0460L

cc: Martha Pennino, Supervisor, Centreville District  
Frederick Crabtree, FCPA Representative, Centreville District  
William Beckner, Director, FCPA  
Richard Jones, Manager, Planning and Land Acquisition, FCPA  
Peter Braham, Office of Comprehensive Planning  
Mary Dicky Craig, County Attorney

