



FAIRFAX COUNTY

APPLICATION FILED: July 25, 2002
PLANNING COMMISSION: December 4, 2002
BOARD OF SUPERVISORS: December 9, 2002
@ 3:30 pm

V I R G I N I A

November 20, 2002

STAFF REPORT

APPLICATIONS PCA 2000-SU-032 / SEA 84-C-076-7

SULLY DISTRICT

APPLICANT: INOVA Health Care Services (Fair Oaks Campus)

PARCEL(S): 45-2 ((1)) 25L, 41A and 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1

PRESENT ZONING: C-3

ACREAGE: 61.82 acres

SE CATEGORY: Category 3; Medical Care Facility with assisted living facility for the elderly

FAR: 0.22

OPEN SPACE: 50%

PLAN: Public Facilities, Governmental and Institutional Uses and Public Park

PROPOSAL: Amend a previously approved GDP and SE for a Medical Care Facility to allow an enlargement of the hospital, an enlargement of a previously approved but not constructed medical office building, and associated site modifications including a parking garage

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 2000-SU-032 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 84-C-076-7 subject to the development conditions found in Appendix 2.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement as requested.

Staff recommends approval of a modification of Additional Standard #7 of 9-308 to allow a third free-standing entrance sign, as shown on the SE Plat.

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

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

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



Special Exception Amendment

SEA 84-C-076-07

Proffered Condition Amendment

PCA 2000-SU-032

Applicant: INOVA HEALTH CARE SERVICES
Filed: 07/25/2002
Area: 61.82 AC OF LAND; DISTRICT - SULLY
(PREV PT-SPRINGFIELD, PT-CENTREVILLE)
Proposed: MEDICAL CARE FACILITY
Zoning Dist Sect: 04-0304
Art 9 Group and Use: 3-06
Located: SOUTH OF OX TRAIL EAST OF RUGBY ROAD
NORTH AND SOUTH OF ALDER WOODS DRIVE
Zoning: C-3 Plan Area: 3
Overlay Dist:
Map Ref Num: 045-2- /01/ /0025L /01/ /0041A /02/ /0038 /02/
/ /0039A /02/ /0039B /02/ /0040A /02/ /0040B /
02/ /0041 /02/ /0042 /02/ /0043 /02/ /0044
/02/ /0045 /02/ /0046 /02/ /0047 /02/ /0048
/02/ /0049 /02/ /0050 /02/ /0051B1

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/02/ /0045 /02/ /0046 /02/ /0047 /02/ /0048
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Special Exception Amendment

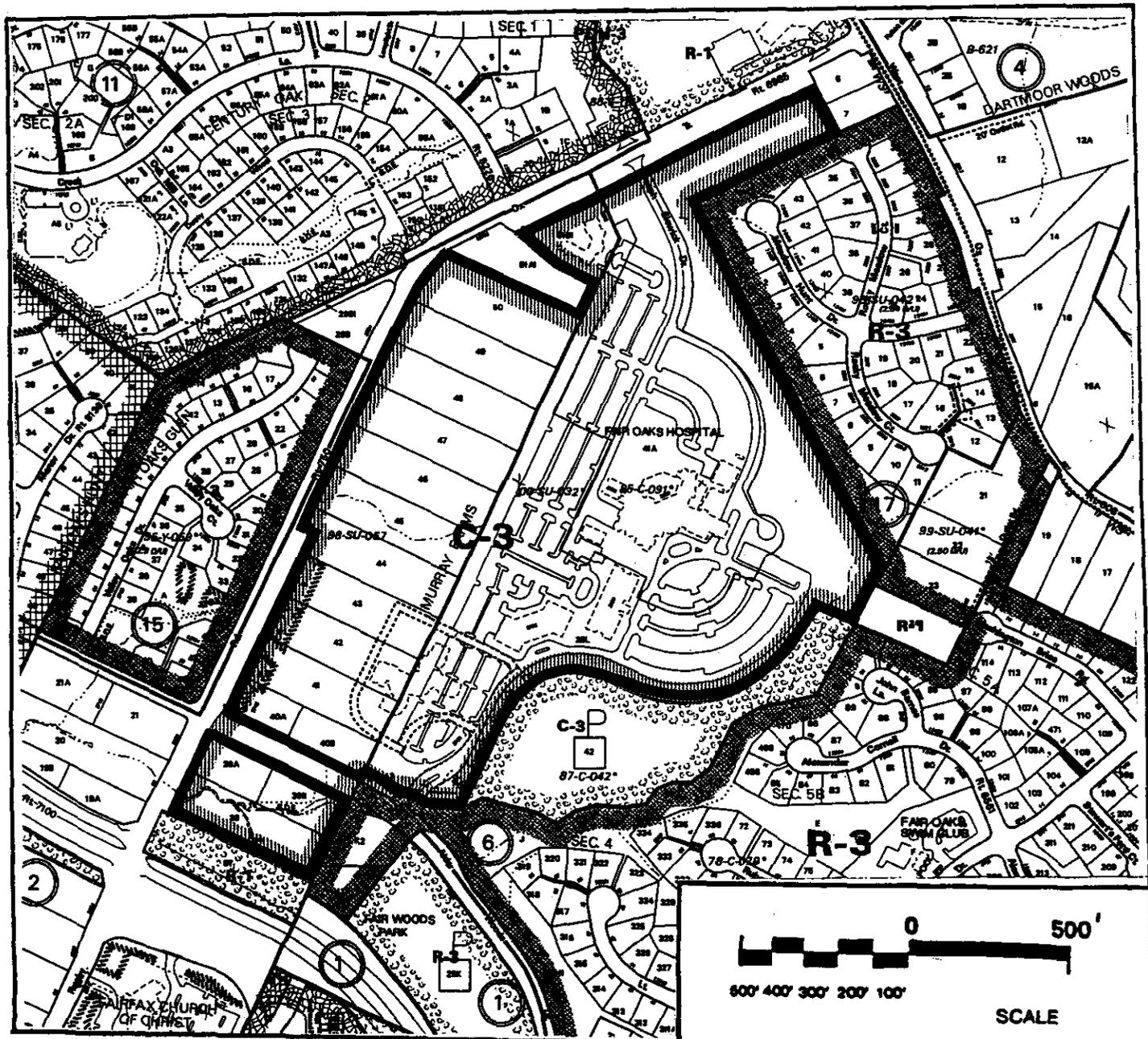
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PCA 2000-SU-032

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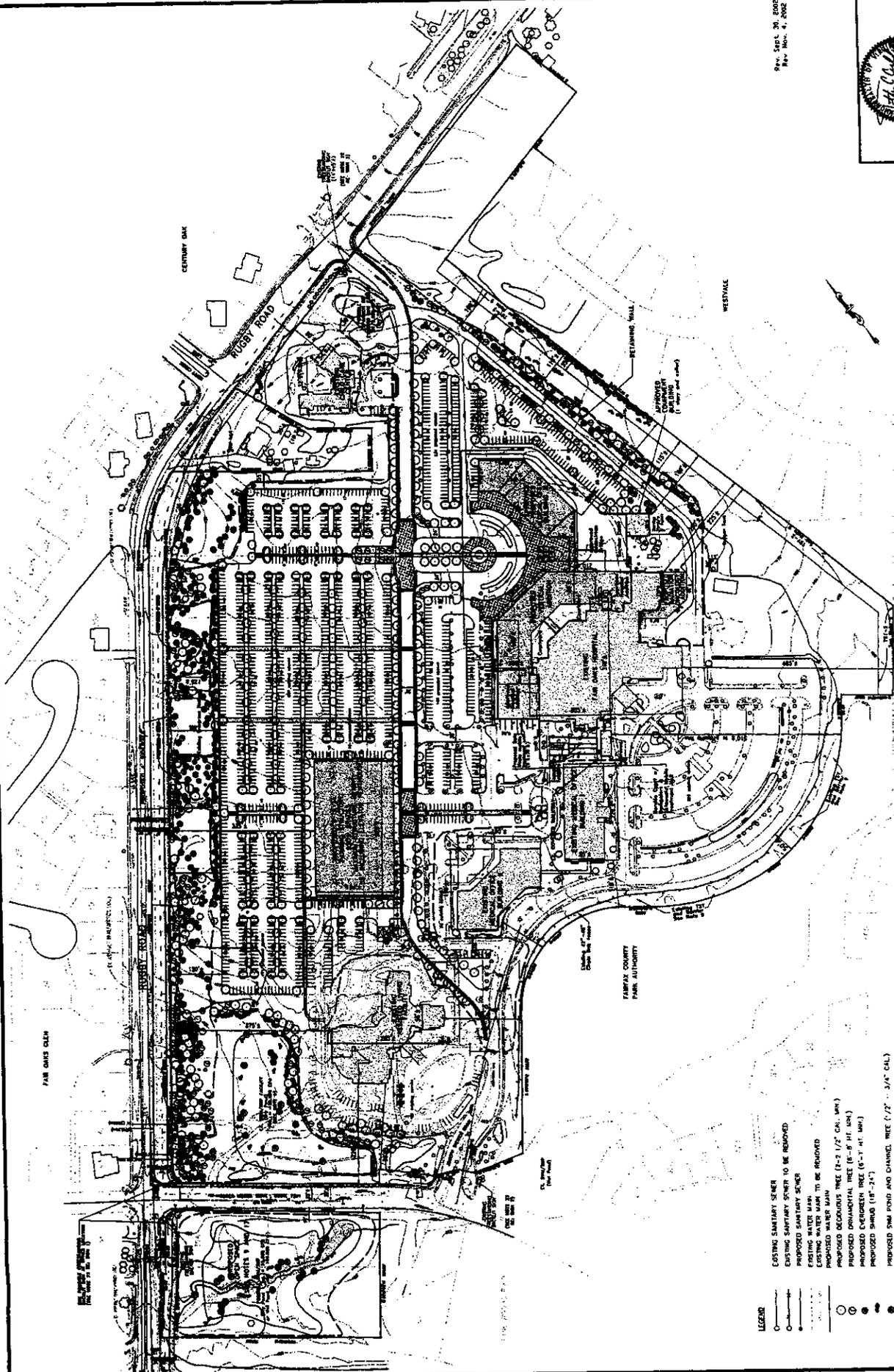




PROJECT NO.	2002
DATE	July 11, 2002
SCALE	1" = 100'
DATE	July 11, 2002

GENERALIZED DEVELOPMENT PLAN AGREEMENT/SPECIAL EXCEPTION AMENDMENT PLAN
 INOVA FAIR OAKS HOSPITAL CAMPUS
 FAIRFAX COUNTY, VIRGINIA
 SULLY DISTRICT
 FCA 2000-SU-032
 SEA-04-C-078-7

Dewberry & Davis LLC
 A Dewberry Company
 4001 Leesville Road
 Fairfax, VA 22031
 (703) 441-1100
 (703) 441-1115
 FAX (703) 441-1115



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING SANITARY SNIFFER TO BE REMOVED
 - PROPOSED SANITARY SNIFFER
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN TO BE REMOVED
 - PROPOSED WATER MAIN
 - PROPOSED ACACIA TREE (2'-3" CAL. W.D.)
 - PROPOSED BURNINGHAM TREE (6'-8" HT. W.D.)
 - PROPOSED EVERGREEN TREE (8'-11" HT. W.D.)
 - PROPOSED SHRUB (18"-24")
 - PROPOSED SWM POND AND CHANNEL, TREE (1/2" - 3/4" CAL.)
 - PROPOSED LIMITS OF CLEARING & GRADING
 - EXISTING TREES
 - PROPOSED CROSSWALK
 - PROPOSED SIDEWALK
 - PROPOSED SPECIAL PLANTING

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

DESCRIPTION OF THE APPLICATION

The applicant, Inova Health Systems, is seeking to modify the accepted Generalized Development Plan (GDP) and proffers and the approved special exception (RZ 2000-SU-032 and SE 84-C-076-6, respectively) that govern the development at the Fair Oaks Hospital site. The applicant proposes the following:

- To construct an additional two stories on top of the main hospital expansion (approved with RZ 2000-SU-032), which will consist of an addition of 29,000 square feet of floor area for hospital use on the first of the new floors, and mechanical equipment on the top floor;
- To expand the footprint and Gross Floor Area (GFA) of Medical Office Building 3 (MOB3), approved with RZ 2000-SU-032 and not yet constructed. The expansion will allow a GFA of 90,000 square feet instead of the 60,000 square feet previously approved. MOB3 will remain 60 feet in height, as previously approved;
- To construct a five-level parking garage containing 950 spaces in proximity to MOB1 and MOB2 (over existing surface parking);
- To construct a one-story radiation oncology addition to the main hospital building consisting of approximately 6,250 square feet of GFA;
- To add approximately 100 surface parking spaces to the site;
- To eliminate an approved barrier fence along the eastern property boundary; and
- To add an additional freestanding sign (for a total of three freestanding signs) at the intersection of Alder Woods Drive and Rugby Road.

No changes are proposed to the points of access or to realigned Joseph Siewick Drive (approved with RZ 2000-SU-032) or to the Sunrise assisted living facility or the existing child care center for hospital employees.

A reduced copy of the proposed combined Generalized Development Plan/Special Exception Amendment Plat (GDP/SEA Plat) is included in the front of this report. The applicant's draft proffers are included as Appendix 1. Proposed Development Conditions for SEA 84-C-076-7 are in Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statements regarding the application are included as Appendix 4. The accepted proffers for RZ 2000-SU-032 are in Appendix 5. Appendix 6 contains a reduction of the governing proffered GDP/SEA Plat. Appendix 7 contains the Clerk to the Board's letter regarding the approval of SEA 85-C-076-6.

Medical care facilities are a Category 3 special exception use and are subject to the standards applicable thereto. The most relevant standards are contained in the Excerpts from the Zoning Ordinance found in Appendix 16.

LOCATION AND CHARACTER

The 61.82 acre site is located on the east side of Rugby Road. The site is developed with the INOVA Fair Oaks Hospital Campus, which includes the main hospital building, two medical office buildings, a Sunrise assisted living facility, and a child care center for hospital employees. Surface parking is provided throughout the site. A wooded buffer is provided along the eastern perimeter of the hospital campus and will not be affected by the proposed additional facilities.

Direction	Use	Zoning	Plan
North	Single Family Detached (Century Oaks)	PDH-3	2-3 du/ac
	Child Care Center (west side of Rugby Road)	PDH-3	2-3 du/ac
	Navy Elementary School	R-1	Public Use
South	Fairfax County Parkway	R-1	Institutional Use
	Place of Worship	R-1	
Southeast	Fair Woods Park	R-3, C-3	Public Park
	Single Family Detached (Fair Oaks Estates)	R-3	2-3 du/ac
East	Single Family Detached	R-3, R-1	2-3 du/ac
West	Residential-Single Family Detached (Fair Oaks Glen)	R-3	Residential 2-3 du/ac

BACKGROUND

- On July 23, 1979, the Board of Supervisors approved rezoning application **RZ 78-C-079**, consisting of approximately 187 acres of land which were rezoned to the R-3 District. The current hospital site and Tax Map Parcel 45-2 ((1)) 25K were included in the application property for RZ 78-C-079.
- On December 4, 1984, the Board of Supervisors approved **SE 84-C-076** to permit the development of a hospital on land zoned R-3. Subsequently, on November 18, 1985, the Board approved **RZ 85-C-091**, which rezoned 38.83 acres of the 46.33 acre hospital site to the C-3 District to permit the addition of a medical office building subject to proffers and a proffered GDP. The remaining 7.5 acres were not included in the rezoning, since they were previously committed to be offered to the Park Authority for public park purposes pursuant to SE 84-C-076. Density credit has been retained for this dedication for application within the Fair Oaks Hospital campus. The allocation of density from this and other dedications is also recognized in the adopted Plan text that is applicable to this property. Concurrently with RZ 85-C-091, the Board approved an amendment to the approved special exception, SEA 84-C-076-1, to reflect the addition of a medical office building (MOB1).

- On September 29, 1986, the Board approved **PCA 85-C-091** and **SEA 84-C-076-2** to amend the Special Exception conditions and the proffers to change the phasing of required improvements to the West Ox Road/Ox Trail intersection so that the hospital could open prior to completion of these improvements.
- On January 28, 1991, the Board of Supervisors approved four concurrent applications: **SEA 84-C-076-3**, **RZ 87-C-042**, **PCA 85-C-091-2** and **PCA 78-C-079**. Special Exception Amendment SEA 84-C-076-3 was approved to permit the addition of a second medical office building (MOB2) and an expansion of the hospital building and associated parking. PCA 85-C-091-2 was approved to amend the previous proffers accepted pursuant to PCA 85-C-091-1 to reflect an increase of land area associated with concurrent application RZ 87-C-042, which rezoned 7.5 acres of land in the southern portion of the site to the C-3 District. This additional 7.5 acres, although to be dedicated to the Park Authority, was utilized for density purposes to permit the addition of a second MOB and an expansion of the hospital. The proffers for PCA 85-C-091-2 and RZ 87-C-042 reserve density credit for all land area dedicated for public use, including the public park, in accordance with Sect. 2-308 of the Zoning Ordinance. PCA 78-C-079 was approved with the above applications to permit the proffered dedication of Parcel 25 to the Park Authority for public park purposes.
- On October 26, 1992, the Board approved **SE 92-Y-024** to permit a child care center for up to 150 children of hospital employees on 1.43 acres (Tax Map 45-2 ((2)) 51B1) zoned R-1. This property was not part of the hospital campus or zoning approvals at that time. Concurrent with this special exception, the Board also approved **PCA 85-C-091-3** and **SEA 84-C-076-4** to permit the addition of a canopy over the front entrance of the hospital, the addition of covered walkways linking several buildings in the hospital campus, the addition of parking for the child care center on the adjacent hospital property and the deletion of land area from the previous proffered condition and special exception amendment applications to reflect the severing of 7.5 acres of land associated with the previous dedication to the Fairfax County Park Authority.
- On August 5, 1994, the Board approved an amendment to **SE 92-Y-024** for the hospital employee child care center to revise Condition #7 so that enrollment could be open to children of employees and physicians of all facilities owned by Inova Health Care Services, not just the employees and physicians of Fair Oaks Hospital. There were no other changes to the previously approved SE Plat or development conditions.
- On July 12, 1999, the Board approved **RZ 1999-SU-067**, **PCA 85-C-091-4** and **SEA 84-C-076-5** to rezone 25.61 acres to the C-3 District and to add that land to the Fair Oak Hospital Campus. This approval included the construction of an assisted living facility with a maximum of 112 residents and two additional medical office buildings for the campus. The assisted living facility is under construction; the office buildings have not been constructed. The approval also permitted site modifications with regard to parking and stormwater management necessitated by the proposed assisted living facility, medical office buildings and the expanded land area. With the rezoning of the child care center site to the C-3 District, SE 92-Y-024 was superceded because the child care

center is a permitted use in the C-3 District. The proffers for PCA 85-C-091-4 include the proffers from PCA 85-C-091-2 by reference.

- On December 11, 2000, the Board approved **RZ 2000-SU-032** and **SEA 84-C-076-6**, which superseded all previous cases. The rezoning consolidated the two previously approved rezoning cases; the SEA allowed the replacement of two previously approved (but not constructed) medical office buildings (MOB 3 and 4) with an addition to the main hospital building and a single MOB (new MOB 3). In addition, modifications to the parking areas, equipment buildings, and a re-alignment of Joseph Siewick Drive were approved. (See Appendices 5-7). The addition to the main hospital building is currently under construction; MOB 3 has not been constructed.

COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

Plan Area:	III
Planning District:	Upper Potomac Planning District
Planning Sector:	Lee-Jackson Community Planning Sector (UP8)
Plan Map:	Public Use, Governmental and Institutional
Plan Text:	

Pursuant to APR Item #01-II-8UP the Comprehensive Plan was amended as follows: Fairfax County Comprehensive Plan, 2000 Edition, Area III, Upper Potomac Planning District, UP8 Lee-Jackson Community Planning Sector, Land Use, recommendation #10, pages 121-122:

- "10. The Fair Oaks Hospital site is approximately 72 acres, generally located north of the Fairfax County Parkway and east of Rugby Road. Tax Map parcels 45-2((1)) 25L, 41A, and 45-2((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1 are planned for hospital and related low intensity ancillary medical office, service uses and clinics provided that:
- A substantial vegetated wooded buffer is provided and maintained as undisturbed open space between such uses and the residential neighborhoods to the north and east;
 - The campus achieves high-quality architectural and landscape design, and the overall intensity on the site does not exceed .30 FAR;
 - Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four-lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
 - The buffer to be provided and maintained along Rugby Road and Ox Trail will be 115-120 feet in width with the exception of the existing child care center where a lesser buffer is provided. The buffer will consist of

existing vegetation supplemented where necessary with evergreens and other landscaping. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry) shall be located in this buffer. Any utilities, to include stormwater pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;

- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height for the main hospital buildings and additions thereto shall be limited to a maximum of 100 feet. All other buildings shall be limited to a maximum of 60 feet in height to minimize visual impacts on the residential community;
- Parking structures will be designed to minimize visual impacts on adjacent residential neighborhoods and the design and materials of the structures will be integrated with that of the buildings they serve. Landscaping will be provided on the parking structures and/or adjacent to them to make them more attractive and to soften their appearance;
- All rooftop mechanical equipment is screened. In addition, no antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes;
- Monopoles are excluded from the hospital campus;
- Visual impacts are further minimized through building setback and site design features such as berms, fences and landscaping treatments;
- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates; and
- A detailed traffic impact analysis should be done to determine any additional improvements required to mitigate the impacts of additional development on the street network in the vicinity of the development.

The southern 7.5-acre portion (Tax Map 45-2((1)) 42) of this site is owned by the Fairfax County Park Authority and is planned for a public park. Tax Map 45-2((2)) 38, 39A and 39B and 45-2((6)) A1, K2 and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.

Density credit is appropriate for any land dedicated for right-of-way or public park use, as provided for in the Fairfax County Zoning Ordinance."

ANALYSIS

Combined Generalized Development Plan and Special Exception Plat (Reduction at front of staff report)

Title of GDP/SEA Plat: INOVA Fair Oaks Hospital Campus
Prepared By: Dewberry & Davis LLC
Original and Revision Dates: July 19, 2002 as revised through November 4, 2002

Combined GDP/SEA Plat (Fair Oaks Hospital Campus)	
Sheet #	Description of Sheet
1 of 6	Title Sheet with vicinity map and index
2 of 6	Plan View of the Proposed Development
3 of 6	Notes, Tabulations and Angle of Bulk Plane
4 of 6	Landscape, Architectural, and Sign details

- ***Development Description.*** The site already contains the Fair Oaks Hospital building, out-buildings associated with the hospital, a heli-stop, two medical office buildings, a child care center and an assisted living center. All of the buildings are currently linked or are to be linked with covered walkways. The existing physical therapy building is to be demolished, as is the maintenance facility to the west of the hospital. The temporary trailers to the west of the hospital are to be removed.

Three major building construction projects are proposed with this application. The applicant proposes to expand the addition to the hospital building which is currently under construction by adding 29,000 square feet on top of the current addition (to a height of 90 feet). The footprint of MOB 3 is proposed to be expanded, adding 30,000 square feet to that building (for a total of 90,000 square feet). A five story parking garage is proposed over existing surface parking spaces. In addition, a 6,250 square foot oncology facility is proposed on the south side of the hospital building.

The previously approved building orientation of the main hospital (with a major entrance and a courtyard on the north side) would not be affected by this proposal. Page 4 of the GDP/SEA Plat includes a schematic elevation of the hospital expansion. The draft proffers state that the proposed hospital addition and the office building will have an architectural design/character/materials that are similar to and comparable to the existing buildings on the hospital campus location. An addition to the existing hospital building is proposed on the south

west side to accommodate a MRI facility (the previous approval showed this facility on the south side of the hospital; approval for relocation was received with a letter of interpretation).

The revised medical office building (MOB 3) is to be located in the same location as previously approved (to the north of the main hospital building). The applicant proposes to expand the approved footprint to allow an expansion of 30,000 square feet (to a total of 90,000 sq ft) without increasing the 60 foot height.

The new parking structure, consisting of 5 stories and including 950 spaces, is to be located in the area to the north of existing MOB 2. In addition to the garage, an additional 100 surface parking spaces are proposed to the west of the new garage. Sheet 4 of the GDP/SE Plat shows a proposed elevation of the garage.

The existing child care center building and assisted living facility will not be affected by the application.

- **Vehicular Access, Pedestrian Access and Parking.** Access to the property from the nearby road network remains the same, with one entrance from Alder Woods Road to the south and a second from Ox Trail in the north. Ox Trail is accessed from West Ox Road, a major arterial, and Alder Woods Drive can be accessed from the Fairfax County Parkway. In addition, with previous approvals, the applicant had proffered to widen Rugby Road across the site's frontage to a four (4) lane roadway. These improvements are currently underway.

Joseph Siewick Drive, a private street, forms a connection between the two entrances. With the previous approval, Joseph Siewick Drive was to be relocated to form a spine road through the center of the site, providing access to each of the facilities on the campus. This improvement is currently underway and will not be affected by this proposal.

Internal pedestrian access is provided among the existing and proposed facilities at Fair Oaks Hospital. Pedestrian access is provided from the largest parking area on site, located between the main buildings and Rugby Road, via walkways that will connect to the sidewalks along Joseph Siewick Drive. This parking area will also contain the proposed new parking garage. Landscape islands are shown along the walkways that lead to and from the main parking area to the plaza. Similar islands are shown along the pathway leading to the existing medical office buildings. Sidewalk connections are provided to the sidewalks along Ox Trail and Alder Woods Drive. In addition, a sidewalk is being constructed along Rugby Road with those road improvements.

- **Open Space and Tree Save.** The areas of tree save on this site are located primarily along the periphery of the property. These areas consist of a 125 foot deep tree save area along Rugby Road, as measured from the new edge of the

right-of-way (previously 100 feet); an eighty (80) foot setback from Ox Trail for the child care center; the area east of Joseph Siewick Drive along Ox Trail; a 100 to 115 foot deep buffer consisting of mainly tree preservation along the eastern boundary; and, the current conditions along the southern boundary where the campus abuts the parkland and Fair Oaks Estates.

Internal open space consists primarily of landscaping islands within the parking lots and near the buildings. This landscaping exceeds the typical parking lot landscaping, in that there are islands running the length of each paired row of parking spaces. In addition, as noted above, there are landscaped islands along two of the primary pathways from the largest parking lot to the buildings. Realigned Joseph Siewick Drive is to be lined with a row of street trees.

The applicant is also proposing to delete the barrier shown along the eastern boundary with previous approvals and has indicated that this is at the request of the adjoining neighborhood. Staff believes that the existing mature vegetation (a buffer area 100 feet in width) does provide an adequate buffer to the adjacent residential properties.

Transportation Analysis (Appendix 9)

All previous transportation commitments have been adequately addressed and are currently under construction. The applicant has provided information detailing current traffic management programs, and has proffered to a continuing Transportation Demand Management (TDM) program. Staff continues to recommend that previous proffers be carried forward; the draft proffers do so. There are no outstanding transportation issues, aside from the following:

Issue: Emergency Access from the Fairfax County Parkway

The accepted proffers that currently govern the hospital campus include the possible construction of an emergency-only access point from the Fairfax County Parkway across Parcels 45-2 ((1)) L1 and K2, subject to the approval of the Commonwealth Transportation Board (CTB). Staff continues to recommend that the limited access line on the Parkway not be broken by this access and that it should not be allowed.

Resolution:

This issue has not been adequately addressed.

Environmental Analysis (Appendix 10)

Issue: Water Quality Protection, Tree Preservation and Restoration

The subject property is located within the County's Cub Run Watershed and the Chesapeake Bay Watershed. The stormwater best management practices for the site are located in the southwest corner of the site, along Alder Woods Drive. Because the

dam of the pond is adjacent to Alder Woods Drive, no screening is provided along the pond adjacent to the road. In addition, the stream channel on the property on the south side of Alder Woods Drive has had significant work done by the applicant in an effort to address downstream flooding problems. Both of these facilities should be reviewed for opportunities to provide additional plantings in accordance with County Policy.

Resolution:

The applicant has met on-site with County staff and developed a plan for replanting for the stormwater management pond and for channel planting on the streambed to the south. Subsequently, the applicant revised the GDP/SE Plat to show some additional plantings in the two facilities. Staff does not believe that these commitments fully address the issue; therefore, staff has proposed a development condition requiring additional plantings in those areas. While it would be desirable for the applicant to show (and proffer to) adequate plantings, staff believes the proposed condition addresses the concern.

Public Facilities Analysis (Appendices 11 - 15)

Park Authority Analysis (Appendix 11)

The accepted proffers for RZ 2000-SU-032 state that Tax Map Parcels 45-2 ((2)) 38, 39A and 39B would be dedicated to the Park Authority upon request, but that the applicant would retain the right to build a stormwater management facility on the property. This land is part of the application property and consists of primarily floodplain and is also the location of an identified archeological site. The accepted proffers include a commitment to perform a Phase II archeological study and a Phase III study should that be warranted, if the stormwater management facility is constructed on the property. The same commitments have been carried forward in the draft proffers for PCA 2000-SU-032.

The Park Authority has also requested that two other parcels, 45-2 ((1)) K2 and L1 be dedicated. Parcels K2 and L1 are east of Parcels 38, 39A and 39B. Tax Map Parcel 45-2 ((1)) 25K, Fair Woods Park, is located to the east of the five (5) parcels requested by the Park Authority. Parcels K2 and L1 are not part of the current application. They are also the applicant's proposed location for an emergency vehicle access from the Fairfax County Parkway. (Staff recommends that the proffer regarding the emergency access be deleted). The aforementioned land has been requested for dedication by the Park Authority as an expansion of Fair Woods Park. However, the FCPA staff has noted that the land would have a reduced value as parkland if all five (5) parcels are not dedicated, because Parcels K2 and L1 would separate Parcels 38, 39A and 39B from Fair Woods Park. Further, the usefulness of the proffered dedication of Parcels 38, 39A and 39B would be diminished with the construction of a stormwater management facility. The SWM facility might also severely degrade the existing floodplain and/or destroy the archeological site.

Staff recognizes that the previously accepted proffer regarding the dedication of Parcels 38, 39A and 39B is being carried forward with this application, that Parcels K2 and L1 are not part of the application property, and that the emergency access road has been contemplated by the applicant since the initial approval of the hospital. However, staff recommends that the applicant reconsider the current proffers and dedicate all five parcels to the County for use as parkland without encumbrances regarding either stormwater management facilities or emergency access roadways.

Sanitary Sewer Analysis (Appendix 12)

The application property is located in the Cub Run (T4) Watershed and is sewered into the UOSA Treatment Plant. The proposed development is subject to Manor Care sanitary sewer reimbursement charges.

Fire and Rescue Department Analysis (Appendix 13)

This property is serviced by Station #21, Fair Oaks and this service currently meets fire protection guidelines.

Water Service Analysis (Appendix 14)

The property is located in the service area of the Fairfax County Water Authority. Adequate domestic water service is available from the existing 6-, 8-, 12- and 14-inch mains located on the property. Depending on the configuration of the onsite water mains, additional water main extensions may be necessary.

Stormwater Planning Division Analysis (Appendix 15)

The site is in a "Watershed Restoration Level II" area, and as such should explore measures to employ innovative BMPS, to reduce impervious surfaces, and to restore or stabilize stream banks where appropriate. This issue is addressed by the proposed development condition requiring additional plantings in the SWM Pond and drainage area to the south.

Land Use Analysis (Appendix 8)

The proposed additions are consistent with the use and intensity guidance of the Plan. The additions are located in a manner that helps create a compact and unified campus where pedestrian movement among structures and parking is convenient.

In response to staff concerns, the applicant has provided architectural elevations for the proposed addition and the proposed parking garage, and has proffered to compatibility for new structures on the site with the existing buildings. New parking is provided in the southwest portion of the site, not to the south of the main building (which would be prohibited by the Comprehensive Plan language).

The proposal addresses the Comprehensive Plan conditions as follows:

- **Substantial buffer to residential:** A minimum of 100 feet of buffer is provided against residential neighborhoods to the north and east
- **High-quality design, Max. FAR of 3.0:** The proposal has an FAR of 0.22; architectural renderings of the proposed addition and garage have been provided
- **Right-of-way for Ox Trail and Rugby Road:** The applicant is constructing these improvements as part of the current construction (previously approved)
- **Buffer along Rugby Road:** The buffer is 120 feet in width, except along the frontage of the child care center, where an 80 foot buffer is provided
- **Vehicular access to Rugby Road/West Ox Road:** No additional access is proposed
- **Building Heights:** The main hospital has a maximum height of 90 feet; all other buildings are no higher than 60 feet
- **Parking Structures:** The proposed parking structure is located interior to the site, where it will be screened by the existing buildings to the south, and the 120 foot buffer along Rugby Road to the north. In addition, the parking structure is set back 333 feet from Rugby Road. Landscaping is proposed around the structure, and the architecture will be compatible with that of the buildings on the site

ZONING ORDINANCE PROVISIONS (Appendix 16)

Bulk Standards (C-3)		
Standard	Required	Provided
Lot Size	40,000 sq. ft.	2,782,177 sq. ft
Lot Width	200 feet	800 feet
Building Height	90 feet	90 feet
Front Yard	40 feet	80 feet (Rugby Road) 225 feet (Alder Woods Rd)
Rear Yard	20 feet	110 feet
Floor Area Ratio (FAR)	1.0	0.22 ^a
Open Space	15 percent	50 percent (31.91) acres
Parking Spaces	1,401 spaces	2,886 spaces ^b

- ^a Pursuant to the existing proffers and the adopted Plan text, the floor area ratio is calculated by including the 7.5 acres dedicated for park use and other dedications made for roads and parks, for which density credit has been reserved.
- ^b Note 10 on the proffered GDP/SEA Plat reserves the ability to provide a lesser number of parking spaces and the ability to seek a parking reduction in accordance with the provisions of Article 11, Parking and Loading. Staff is concerned about the open-ended nature of this caveat, and has therefore proposed a development condition limiting the allowable reduction to no more than 5% of the proposed total.

Transitional Screening		
Direction	Standard	Provided
North (PDH-3)	SFD – Yard 2 (35 ft.) Child Care Center – None	100 ft. ex. veg – Ox Trail 80 ft. – Fair Oaks Child Care Center
South (R-1)	Church – None SFD – Yard 2 (35 ft.)	Open Space 120 feet ex. veg.

Transitional Screening		
Direction	Standard	Provided
	Fair Woods Park - None	
East (R-3)	SFD - Yard 2 (35 ft.)	100 ft ex. veg.
West (R-3)	SFD - Yard 2 (35 ft.)	120 ft ex. veg. - Rugby Rd.
North (PDH-3)	SFD - Barrier D, E or F Child Care Center - none	None - Ox Trail None - Fair Oaks Child Care Center

Barrier		
Direction	Standard	Provided
South (R-1)	Church - Not Required SFD - Barrier D, E or F Fair Woods Park - None	Open Space 42 -48" Chain Link Fence
East (R-3)	SFD - Barrier D, E or F	None
West (R-3)	SFD - Barrier D, E or F	None

Waiver/Modification: Transitional Screening and Barrier

As noted in the above chart, Transitional Screening 2 (35 foot planting strip) and a six foot tall wood fence or wall are required to be provided between offices and single family detached residential developments and Transitional Screening 1 (25 foot wide planting strip) and a six foot fence or wall are required between a child care center and single family detached residential developments. A modification of the transitional screening and a waiver of the barrier requirements along the western property boundary was approved in conjunction with previous rezonings and special exceptions; a modification of the transitional screening and a waiver of the barrier requirement were previously approved in conjunction with the approval of the child care center. Similarly, a modification of the transitional screening yard along the southern boundary had been granted with the earlier approvals of the hospital and medical office buildings.

With this application, the applicant is requesting that the previously granted modifications of the transitional screening yard requirements and waivers of the barrier requirements be reaffirmed with the approval of this new proposal. In addition, the applicant is requesting a modification of the screening and a waiver of the barrier along the eastern boundary in favor of the proposed 110-foot buffer along that boundary. The buffer proposal includes tree preservation of mature vegetation for a depth of approximately 100 feet along that boundary, with supplemental plantings on the interior edge of the buffer. The applicant has indicated that the adjoining neighborhood has requested the proposed barrier fence not be installed; therefore, the applicant is requesting a waiver to allow the deletion of the fence. Staff believes that the existing mature vegetation in the buffer area, which is approximately three times the required width, provides adequate screening and buffering. Therefore, staff is supporting the requested modification of the transitional screening yard and waiver of the barrier requirement along the eastern boundary. Further, staff is not aware of a change in circumstances that would affect the proposed reaffirmation of the previously approved modifications of transitional screening and barrier waivers.

Other Zoning Ordinance Requirements:**Use Limitations for the C-3 District (Sect. 4-305)**

Child Care Center: Par. 2 of the Use Limitations for the C-3 District states 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. No changes are proposed to the child care center; staff believes it continues to meet these standards.

Special Exception Requirements (Appendix 16)

General Special Exception Standards (Sect. 9-006)

Category Standards (Sect. 9-304)

Additional Standards for Medical Care Facilities (Sect. 9-308)

Additional Standards for Medical Care Facilities (Sect. 9-308)

Par. 1 and 2 require that the Health Care Advisory Board (HCAB) review applications for medical care facilities and make a recommendation to the Board of Supervisors. The recommendation should take into consideration: 1) whether there is a demonstrated need for the proposed facility, in the location, at the time and in the configuration proposed, 2) whether the proposed facility can provide for a working relationship with a general hospital sufficiently close to provide a range of diagnostic and treatment services if required; and 3) whether 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. The applicant is proposing to add 40 additional beds to the hospital's currently approved 160 beds, and has applied for a Certificate of Public Need (COPN) for the additional beds.

Comments of the Health Care Advisory Board (see Appendix 17):

On November 6, 2002, the Health Care Advisory Board (HCAB) held a public meeting to review the subject applications for expansion of the hospital campus. The HCAB reviewed the proposed expansion of the hospital, including the proposed 40 new beds.

By Memorandum dated November 20, 2002, the HCAB recommended that the Board of Supervisors approve the requested expansion to the hospital. The report notes the favorable recommendation by the Health Systems Agency of Northern Virginia. At this time, the COPN has not been approved by the Commissioner of Health; therefore, a development condition has been proposed which would not allow the addition of any new beds prior to approval of the COPN. Additional comments regarding the rationale for the HCAB's recommendation can be found in Appendix 17.

Par. 3 requires that all uses be designed to accommodate service vehicles with access to the building at a side or rear entrance. This standard has been satisfied by the two service areas shown adjacent to the hospital. However, the number of loading

spaces has not been specified on the GDP/SEA Plat. This requirement will have to be met at the time of site plan approval.

Par. 4 requires that no freestanding nursing facility shall be established except on a parcel of land fronting on and with direct access to an existing or planned arterial road. A nursing facility is not proposed with this application.

Par. 5 requires that no building 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. The minimum distance provided to any street line is 220 feet and the buildings will be set back a minimum of 110 feet from property line. Therefore, this standard has been satisfied.

Par. 6 requires that the use be located on a lot a minimum of five acres in size. The proposed facility is located on 61.82 acres. Therefore, this standard has been satisfied.

Par. 7 addresses on-site signage. It allows the Board to approve additional on-site signage where such signage is warranted to provide needed information to the public. The applicant is requesting one additional free-standing sign under this provision. Currently, signs are provided at the entrance on Ox Trail Road and the entrance on Alder Woods Drive. The applicant requests approval of an additional sign at the intersection of Rugby Road and Alder Woods Drive. The proposed sign would be similar to the existing signs in size, material, and color. The applicant's justification for the sign cites the size of the campus and the fact that the requested location is highly visible. The corner in question is the first part of the campus encountered by patrons arriving from the Fairfax County Parkway or up Rugby Road from Route 50. Staff believes that the request has merit and recommends approval of the requested modification.

Standards for all Category 3 Uses (Sect. 9-304)

Par 1 addresses public uses and is not applicable in this instance. As discussed elsewhere in this report, the proposed modifications and building additions conform to the lot size and bulk regulations for the C-3 District as required by Par. 2. The use will be required to meet the performance standards specified in Article 14 during its operation as specified in Par. 3. The use is subject to the requirements of Article 17, Site Plans as stated in Par. 4.

General Standards (Sect. 9-006)

General Standard 1 states that the proposed use shall be in harmony with the adopted Comprehensive Plan. The land area subject to the Special Exception is planned for hospital and related low intensity ancillary medical office, service uses and clinics. The proposed additions to the hospital campus are in harmony with the Comprehensive Plan recommendations as discussed in the Land Use Analysis. Therefore, this standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the purpose and intent of the applicable Zoning District regulations. The Zoning Ordinance permits medical care facilities in the C-3 District with Special Exception approval, as evidenced in the bulk standards chart and elsewhere in this section, the proposal conforms with the requirements of the C-3 District. Staff believes that this standard has been satisfied with this application.

General Standard 3 states that the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties. A wide buffer of existing vegetation supplemented with evergreens and other appropriate vegetation will be provided along Rugby Road and on the eastern boundary, and appropriate buffers have been provided along the other boundaries, which are not affected by this application. Therefore, staff believes this standard has been satisfied.

General Standard 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. No changes to the existing entrances are proposed, and no additional entrance is proposed for the proposed expansion. Pedestrian access has been provided to and in and around the site. A commitment to a traffic signal at the intersection of Rugby Road and Alder Woods Drive is to be carried forward. Rugby Road has been improved to four (4) lanes as set forth in the Comprehensive Plan to accommodate existing and anticipated traffic. Therefore, this standard has been satisfied.

General Standard 5 states that the Board shall require landscaping and screening in accordance with Article 13. The applicant is requesting approval of a modification of the transitional screening requirement and a waiver of the barrier along the western property boundary of Rugby Road. The justification for this waiver is the provision of a 100 foot wide buffer in this area. With the additional commitments to provide supplemental landscaping including transplanting existing vegetation that will be impacted by the proposed expansion into the 100 foot buffer, staff believes the 100 foot buffer will provide an effective visual screen. Therefore, this standard has been satisfied.

General Standard 6 states that open space shall be provided in accordance with that specified for the Zoning District. In the C-3 District, 15% open space is required. A total of 50% of the site is provided as open space. Therefore, this standard has been satisfied.

General Standard 7 stipulates that adequate drainage, utilities and parking and loading be provided to serve the site. Adequate parking and loading has been provided and issues related to adequate drainage and utilities will be reviewed at the time of site plan approval.

General Standard 8 states that signs shall be governed by Article 12, but that the Board may impose stricter requirements than those provided in the Ordinance. The proffers commit to providing signage in accordance with Article 12, with the additional

entrance sign requested as allowed under 9-308. Therefore, this standard has been satisfied.

Summary of Zoning Ordinance Provisions

The pending applications conform with the requirements of the C-3 District and meet the special exception standards applicable to a medical care facility. Further, staff has concluded that the requested transitional screening yard modifications and barrier waivers are appropriate.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As noted in the Land Use Analysis, this proposal is consistent with the recommendations of the Comprehensive Plan with regard to the Fair Oaks Hospital campus. The proposal also conforms with the applicable regulations of the Zoning Ordinance. While this application, as filed, warrants approval, staff has identified the following areas that could be improved with relatively minor changes to the proffers and combined GDP/SE Plat.

1. The proposal to construct a direct emergency access road from the Fairfax County Parkway to the southern end of Joseph Siewick Drive should be deleted. The land, Parcels K2 and L1, should be dedicated to the County for park purposes.
2. The terms regarding the dedication of Parcels 38, 39A and 39B should be modified so that the land is dedicated to the County for park purposes without the caveat that a stormwater management facility could be constructed there in the future. Parcels 38, 39A, 39B, K2 and L1 should all be dedicated to the County at the time of the approval of the first site plan.
3. The applicant should fully commit to the replanting and restoration plans for the existing stormwater management pond on the north side of Alder Woods Drive and the stream banks on the south side of Alder Woods Drive.

Recommendation

Staff recommends approval of PCA 2000-SU-032 subject to the execution of proffers consistent with those found in Appendix 1.

Staff recommends approval of SEA 84-C-076-7 subject to the development conditions found in Appendix 2.

Staff recommends approval of a modification of the transitional screening and waiver of the barrier requirement as requested.

Staff recommends approval of a modification of Additional Standard #7 of 9-308 to allow a third free-standing entrance sign, as shown on the SE Plat.

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

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

APPENDICES

1. Draft Proffer Statement
2. Proposed Special Exception Development Conditions
3. Affidavit
4. Statements of Justification
5. Accepted Proffers for RZ 2000-SU-032
6. Reduction of Previously Proffered GDP/SEA Plat
7. Clerk to the Board's Letter regarding SEA 84-C-076-6
8. Plan Citations and Land Use Analysis
9. Transportation Analysis
10. Environmental Analysis
11. Park Authority Comments
12. Sanitary Sewer Analysis
13. Fire and Rescue Analysis
14. Water Service Analysis
15. Stormwater Planning Division, DPWES
16. Zoning Ordinance Checklist
17. Health Care Advisory Board Recommendations
18. Glossary of Terms



PROFFERS

INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL CAMPUS

PCA 2000-SU-032

November 19, 2002

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in PCA 2000-SU-032 (the "Application") filed for property identified as Tax Map 45-2 ((1)) 25L and 41A and 45-2 ((2)) Parcels 38, 39A, 39B, 40A, 40B, 41-50, 51B1 (the "Application Property") agrees to the following proffers provided that the Board of Supervisors approves the Application and the companion SEA 84-C-076-7.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment/Special Exception Plat Amendment Plat ("GDPA/SEA") prepared by Dewberry & Davis dated July 19, 2002 and revised through November 4, 2002 consisting of 4 sheets, as the same may be amended by Special Exception Amendment approval pursuant to Proffer #21 herein.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDPA/SEA may be permitted as determined by the Zoning Administrator. At time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the proposed hospital expansion (the "Hospital Expansion") and the medical office building (the "Medical Office Building") on the GDPA/SEA without requiring approval of an amended GDPA/SEA, provided such changes are in substantial conformance with the GDPA/SEA as determined by the Zoning Administrator, and neither increase the total amount of gross floor area, decrease the amount of open space or the amount of required parking, nor materially adjust the points of access, setbacks and limits of clearing and grading shown on the GDPA/SEA.
3. Rugby Road.
 - A. Dedication. As approved by the Virginia Department of Transportation ("VDOT") and Department of Public Works and Environmental Services ("DPWES"), the Applicant has dedicated and conveyed in fee simple to the Board of Supervisors right-of-way up to 94 feet from the existing western right-of-way line of Rugby Road and Ox Trail along the Application Property's frontage as shown on the Generalized Development Plan/Special Exception Amendment Plat approved pursuant to RZ 2000-SU-032.

- B. Traffic Signal. As approved by the Fairfax County Department of Transportation (“DOT”) and VDOT at the time of final site plan approval for the Hospital Expansion, the Applicant agrees to construct a traffic signal at the intersection of Rugby Road and Alder Woods Drive concurrent with the construction of the Hospital Expansion, and the letter of credit that has been provided to DPWES by the Applicant for such signal construction shall be returned to the Applicant, at such time as the signal has been installed.
- C. Transportation Demand Management (TDM). In consultation with Fairfax County Department of Transportation staff, the Applicant shall explore the use of mass transit and/or ridesharing techniques for the employees of the Fair Oaks Hospital campus. The Applicant shall conduct a survey to identify which travel demand strategies may be most effective. The Applicant shall promote ride-sharing and transit use by displaying information material in areas where such information is likely to be seen by the various users of the campus, including hospital staff, medical office building employees and the general public. The Applicant shall designate an employee transportation coordinator to coordinate the TDM program for the hospital and office buildings.
- D. Construction. Prior to the issuance of the first non-residential use permit (“non-RUP”) for the Hospital Expansion or the Medical Office Building, whichever is first, the Applicant shall construct a half-section of a four (4) lane divided roadway along the Application Property’s Rugby Road frontage between the Fairfax County Parkway and Misty Creek Lane as shown on Site Plan # 3624-SP-06.
- E. Alder Woods Road. Prior to the issuance of the first non-RUP for the Hospital Expansion or the Medical Office Building, whichever is first, the Applicant shall restripe westbound Alder Woods Drive at the Rugby Road intersection to provide a dedicated left turn lane and a shared left/through/right turn lane as approved by VDOT and DOT.
- G. Emergency Access Road. If and when deemed necessary by the Applicant, the Applicant reserves the right, subject to approval by DPWES and VDOT, to construct an emergency access road between the Fairfax County Parkway and Alder Woods Drive, in conformance with the approved plans for the Fairfax County Parkway, which will align with the site entrance on Alder Woods Drive. If required by VDOT, the Applicant will provide a traffic

signal at the intersection of such emergency access road and Alder Woods Drive.

4. Density Credit. Density credit shall be reserved for the Application Property as permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein and/or on the GDPA/SEA or as may be reasonably required by Fairfax County or VDOT at time of site plan approval. Specifically, but without limitation, density credit has been and shall continue to be reserved for a total of 10.3053 acres of land previously dedicated to the Board of Supervisors and the Fairfax County Park Authority.

5. Storm Water Management. The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in the locations as generally shown on the GDPA/SEA and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. The areas in and adjacent to both the existing SWM/BMP facility shown on the GDPA/SEA adjacent to the Alder Woods Drive/Rugby Road intersection and the existing linear drainageway and possible SWM/BMP facility as shown on the GDPA/SEA on the southeast side of Alder Woods Drive will be landscaped in accordance with the GDPA/SEA.. The Applicant will maintain the SWM/BMP dry pond located adjacent to the Alder Woods Drive/Rugby Road intersection and the existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive.

6. Siltation and Erosion Control. In order to minimize siltation and erosion impacts downstream of the Application Property, the Applicant agrees to the following measures:
 - A. Prior to and for the duration of any land disturbing activity, the Applicant will install super-silt fencing in specific location(s) as approved by DPWES.

 - B. Prior to and for the duration of any land disturbing activity, the Applicant will install super-silt fencing in location(s) as approved by DPWES to prohibit silt from accumulating in the SWM/BMP dry ponds during construction.

 - C. To monitor and maintain the erosion controls and the SWM/BMP dry ponds

during the course of construction to ensure their proper function.

- D. To stabilize the existing outfall channel from the Application Property located on Tax Map 45-2 ((2)) 38, 39A and 39B, as approved by DPWES
 - E. Following completion of construction of the proposed improvements represented on the GDPA/SEA, the Applicant agrees to inspect the on-site SWM/BMP ponds as well as the off-site pond located on property identified as Tax Map 45-2 ((2)) 20 and remove any excess silt accumulated in such ponds as a result of such construction activity as determined by DPWES. The Applicant further agrees to restore any portion of such off-site property that is damaged or disturbed as a result of such clean-up efforts to a condition equal to or better than that existing prior thereto as determined by the Urban Forestry Division.
7. Limits of Clearing and Grading. The Applicant shall generally conform to the limits of clearing and grading shown on the GDPA/SEA subject to the installation of trails and utility lines, if necessary, as approved by DPWES. The trails and utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible, as determined by the Urban Forestry Division of DPWES. A replanting plan shall be developed and implemented, as approved by the Urban Forestry Division of DPWES, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.
8. Parking Lot Lighting. Parking lot lighting for the proposed uses will be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for each proposed building. The light standards for the assisted living facility will be generally in character to the one that is represented on Sheet 4 of the GDPA/SEA. The light standards constructed with the Hospital Expansion and Medical Office Building will be like those in the existing parking lots as demonstrated to DPWES at the time of site plan approval. All proposed exterior pole-mounted lighting fixtures shall be a maximum height of fifteen (15) feet and shall be fully shielded and utilize full cut-off fixtures to minimize glare from projecting beyond the Application Property to adjacent properties.
9. Trash Dumpsters. All proposed trash dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the Urban Forester.

10. Accessible Parking Spaces. Accessible parking spaces will be located in a convenient and accessible location adjacent to the entrances to the buildings and in accordance with the provisions set forth in the Public Facilities Manual.
11. Rugby Road Buffer. In order to provide effective year round screening between the single family residences on the west side of Rugby Road and the proposed hospital facilities, a buffer of existing vegetation and supplemental plantings consisting of 115-120 feet in width (the "Rugby Road Buffer") shall be provided along the Application Property frontage of Rugby Road, except in the location of the existing child care center, as shown on the GDPA/SEA. Signs, trails and utilities that will be installed within this buffer area will be located and designed to minimize impact to existing vegetation as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any area that must be disturbed for a trail or utilities.

The Applicant shall submit a detailed landscape plan in conjunction with each site plan(s) which shall include that portion of the Rugby Road Buffer which is adjacent to each proposed use. The existing vegetation within the buffer area will be supplemented where necessary as determined by the Urban Forestry Division to provide an effective screen comparable to a transitional screening yard 2 and as shown on the typical Rugby Road Buffer detail presented on Sheet 4. The Applicant shall use reasonable efforts to transplant existing American holly and other evergreen trees that are located in areas which are to be cleared to the Rugby Road Buffer. A transplanting plan shall be prepared by an arborist certified by the International Society of Arboriculture, and submitted with each site plan which includes that portion of the Rugby Road Buffer which is adjacent to each proposed use. The plan(s) shall identify the existing and final locations of suitable transplant trees, and outline the transplanting methods to be used. The transplanting plan(s) shall include: (a) an assessment of the condition and survival potential of the plants, (b) the proposed transplant locations, including their location on a landscape plan, (c) the proposed time of year of the transplanting and the timing of transplanting in the development process, (d) the transplant methods to be used, including tree spade size if one is used, (e) relocation site preparation, including methods to minimize disturbance to existing trees during transplanting, (f) initial care after transplanting, including mulching and watering specifications, and (g) long-term care during the development process, including tree protection, fencing and watering schedule. In addition, a replanting plan shall be developed and implemented as approved by the Urban Forester for those areas of existing trees that were disturbed as result of the demolition of the single family dwellings formerly located on the Application

Property along Rugby Road. The areas of the former driveways shall be restored to encourage regeneration of plant material. Pavement and compacted gravel should be broken up by augering holes two (2) feet on center and covering with mulch.

During construction, the Rugby Road Buffer shall be protected by temporary fencing, a minimum of four (4) feet in height, placed around the area of any proposed construction. The fencing shall be installed prior to any work being conducted on the Application Property.

12. Transitional Screening Yards. In addition to the Rugby Road Buffer, the Applicant shall maintain the transitional screening yards and barriers shown on the GDPA/SEA, including, without limitation, the existing buffer and fence adjacent to the Fairfax County Park Authority property to the south of the Application Property (Tax Map 45-2 ((1)) 42 and the proposed buffer to the eastern property line as shown on the GDPA/SEA. Such screening yards/buffer areas shall consist of existing vegetation which will be supplemented as generally shown on the GDPA/SEA, and approved by the Urban Forestry Division.
13. Building Height. The heights of the buildings will not exceed the heights as represented on the GDPA/SEA. Rooftop mechanical structures to include penthouses will not extend more than twelve (12) feet above the roof line. All rooftop mechanical equipment shall be screened from view at the periphery of the Application Property. No antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes.
14. Building Design/Use. In order to maintain a coordinated architectural theme, the building materials for the assisted living facility shall include, but not be limited to, brick and vinyl siding. In order to maintain a coordinated architectural theme, the Hospital Expansion and Medical Office Building will have an architectural design/character/materials/colors which shall include a combination of precast concrete, veneer and brick that is similar to and comparable with the existing hospital and the existing medical office buildings as demonstrated to DPWES at the time of site plan approval. The use of the medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
15. Garage Design. The western façade of the proposed parking structure will have an architectural design similar to the concept shown on Sheet 3 of the GDPA/SEA. Landscaping will be provided at the base of the western façade of the parking

structure as shown on the GDPA/SEA.

16. Signs. Signs accessory to the proposed uses will be in accordance with the provisions set forth in Article 12 of the Zoning Ordinance and as approved by SEA 84-C-076-7. In order to provide coordinated signage, a comprehensive signage program will be developed in conjunction with the development of the Medical Office Building for the entire campus that will be designed for the safety, convenience and direction of the visiting public.
17. Access. There shall be no direct access to the Application Property from Rugby Road. However, the Applicant reserves the right to utilize one of the driveways associated with the former single-family dwellings located on the Application Property along Rugby Road for construction access for heavy-equipment vehicles only. However, there shall be no additional clearing within the Rugby Road Buffer for the construction access. Furthermore, the driveway shall be restored to encourage regeneration of plant material after construction is completed.
18. Park Dedication. If requested by the Fairfax County Park Authority ("FCPA") by the time of final site plan approval for the Medical Office Building, the Applicant shall dedicate and convey in fee simple to the FCPA for public park purposes Tax Map 45-2 ((2)) Parcels 38, 39A and 39B, subject to a reservation for the right of the Applicant to provide a SWM/BMP facility within this area as approved by DPWES. In the event that this area is not dedicated to the FCPA, the Applicant shall maintain this area as open space, subject to the right of the Applicant to provide a SWM/BMP facility within this area.
19. Design Detail. The design details shown on Sheet 4 submitted with the GDPA/SEA are provided to illustrate the design intent of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by the Urban Forestry Division of DPWES.
20. Heritage Resources. In the event a SWM/BMP facility is necessary to be located on Tax Map 45-2 ((2)) 38, 39A, 39B, the Applicant shall contract for a Phase II archaeological survey for the area to be disturbed for said SWM/BMP facility. If a Phase III archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey

does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of \$20,000.00.

21. Special Exception Amendment. Notwithstanding the GDPA/SEA is presented on one set of plans, the Applicant reserves the right to file for only special exception amendment(s) from the Board of Supervisors in the future in accordance with Sect. 9-014 of the Zoning Ordinance, without filing for an amendment to the Generalized Development Plan so long as the floor area ratio is not increased and all proffered conditions are satisfied.

22. Child Care Center.
 - A. The child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.

 - B. The maximum number of children at any one time within the facility shall be 150 (with a maximum daily enrollment of 200) and there shall be a maximum of 40 total employees on-site at any one time.

 - C. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor area before 9:00 a.m.

 - D. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail

23. Successor and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

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

[SIGNATURE PAGES TO FOLLOW]

PROFFERS
PCA 2000-SU-032

APPLICANT/TITLE OWNER OF TAX MAP
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44-50,
51B1 AND 45-2 ((1)) 41A

INOVA HEALTH CARE SERVICES

By: _____

Its: _____

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS
PCA 2000-SU-032

TITLE OWNER/LESSOR OF TAX MAP
45-2 ((1)) 25L AND TITLE OWNER OF TAX
MAP 45-2 ((2)) 43

INOVA HEALTH SYSTEM FOUNDATION

By: _____

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032

LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 25L PT.

FAIR OAKS MEDICAL PLAZA, L.P.
By: Fairfax Medical Corp. its General Partner

By: _____

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032

SUB-LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 25L PT.

FAIR OAKS PROFESSIONAL BUILDING, L.P.
By: Fair Oaks Medical Building, Inc.

By: _____

Its: _____

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
PCA 2000-SU-032

LESSEE/SUB-LESSOR OF A PORTION OF TAX
MAP 45-2 ((1)) 25L

INOVA HOLDINGS, INC.

By: _____

Its: _____

[END SIGNATURES]



PROPOSED DEVELOPMENT CONDITIONS**SEA 84-C-076-7**

November 20, 2002

If it is the intent of the Board of Supervisors to amend SE 84-C-076 located at Tax Map 45-2 ((1)) 25L, 41A and Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1 previously approved for use as medical care facilities, including an assisted living facility for the elderly, pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, to permit an expansion of the existing hospital, construction of an office building and other site modifications, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercedes all previous conditions for SE 84-C-076. (An asterisk indicates development conditions that have been carried forward unchanged from the previous approval).

General:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land. *
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions. *
3. This Special Exception Amendment is subject to provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Amendment, INOVA Fair Oaks Hospital Campus, prepared by Dewberry and Davis which is dated July 19, 2002, and revised through November 4, 2002. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Best Management Practices (BMP) facilities, such as, but not limited to, the existing dry pond, bioretention or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DPWES. These measures may also include contribution to regional pond C-44 as determined by DPWES in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of Supervisors. In order to preserve as much as possible of the site in its natural state, the applicant shall explore with DPWES the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DPWES. *

5. The bed of the existing stormwater best management practice facility situated on the northeast corner Rugby Road and Alder Woods Drive shall be landscaped to the maximum extent possible with native groundcover, shrub and tree species, to enhance water quality and as well as the appearance of the existing facility. Such re-vegetation shall occur specifically in the bed of the pond and not along the dam, and shall be as approved by the Urban Forestry Division and the Stormwater Management Divisions of DPWES. The banks of the existing linear drainageway, located south of Alder Woods Drive and east of Rugby Road, shall be planted with native groundcover, shrubs and trees, as approved by the Urban Forestry Division and the Stormwater Management Divisions of DPWES.
6. Mobile and land based telecommunications facilities may be permitted on site in accordance with Sect. 2-514 of the Zoning Ordinance and the proffers accepted with PCA 2000-SU-032. *
7. At the time the parking lot adjacent to Rugby Road is expanded, a staggered row of six (6) foot tall evergreen trees, consisting of mixed native species, shall be planted east of the main parking areas to provide screening to the area along Rugby Road. The number, height and species to the evergreen trees shall be subject to the approval of the Urban Forestry Division. *
8. Parking spaces shall be provided as shown on the SE Plat and as noted; however, the number of parking spaces provided at the ultimate build-out shall not be reduced by more than 5% from that number proposed on the SE Plat. This condition shall not limit the ability of the applicant to phase the provision of parking, so long as the phasing complies with Article 11.
9. No new beds (above the 160 currently approved) shall be installed prior to approval of a Certificate of Public Need.

Assisted Living:

10. The assisted living facility shall be limited to a maximum of 112 residents. *
11. A sidewalk shall be provided along the west side of Joseph Siewick Drive from Alder Woods Drive to a sidewalk connection at the Assisted Living Facility. *
12. 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 four residents who participate in the Auxiliary Grant Program. *

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 Amendment shall not be valid until this has been accomplished.

Pursuant to 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 one of the proposed uses has been established or construction has commenced and been diligently prosecuted. 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 amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



REZONING AFFIDAVIT

DATE: November 12, 2002
 (enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, 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 2002-1126

in Application No.(s): PCA 2000-SU-032
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services	8110 Gatehouse Rd, Ste 200	Applicant/Title Owner of Tax Map 45-2
Agents:	East Tower	((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51B1; and Tax Map 45-2 ((1)) 41A
- Shannon E. Sinclair	Falls Church, VA 22042	
- Adrian R. Stanton		
- James M. Scott		
- Randall K. Hart		
- Joan M. Dannemann		
- J. Knox Singleton		
- Jolene K. Tornabeni		
- Richard C. Magenheimer		
- John Fitzgerald (nmi)		
Former Agent:		
- William A. Brown		

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

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

Rezoning Attachment to Par. 1(a)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(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	ADDRESS	RELATIONSHIP(S)
Inova Health System Foundation Agents: - Shannon E. Sinclair - Adrian R. Stanton - James M. Scott - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Richard C. Magenheimer - John Fitzgerald (nmi) Former Agent: - William A. Brown	8110 Gatehouse Road, Ste 200 East Tower Falls Church, Virginia 22042-1210	Title Owner/Lessor of Tax Map 45-2 ((1)) 25L and Title Owner of Tax Map 45-2 ((2)) 43
Fair Oaks Medical Plaza, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Medplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Fair Oaks Professional Building, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Medplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Sub-Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Inova Holdings, Inc. Agents: - Shannon E. Sinclair - Adrian R. Stanton - James M. Scott - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - John Fitzgerald (nmi) Former Agent: - William A. Brown	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	Lessee/Sub-Lessor of a portion of Tax Map 45-2 ((1)) 25L

(check if applicable)

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

Rezoning Attachment to Par. 1(a)

DATE: November 12, 2002
 (enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
 (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)
Dewberry & Davis LLC Agents: -Philip G. Yates -Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents
Wells & Associates, LLC Agents: - Martin J. Wells - Robin L. Antonucci	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Wilmot Sanz, Inc. Agent: - James C. Wilmot	18310 Montgomery Village Ave Suite 700 Gaithersburg, MD 20879	Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Keith C. Martin M. Catharine Puskar William J. Keefe Timothy S. Sampson Elizabeth D. Baker Susan K. Yantis Inda E. Stagg		

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

REZONING AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services
8110 Gatehouse Road, Ste 200, East Tower
Falls Church, VA 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, 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 Board of Trustees of which is appointed by Inova Health System Foundation.

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

<u>J. Knox Singleton, President</u>	<u>Directors:</u>	Michael R. Frey	Sudhakavar V. Shenoy
<u>Frederick W. Sachs, Jr., Chairman</u>	Mary B. Agee	Penelope A. Gross	J. Knox Singleton
<u>Leroy F. Smith, Secretary</u>	Glenna R. Anderson, M.D.	William A. Hazel, Jr., M.D.	Leroy F. Smith, M.D.
<u>Jolene Tornabeni, VP</u>	Carl L. Biggs	J. William Kilpatrick	Joel M. Temme, M.D.
<u>Shannon E. Sinclair, Asst Sec</u>	Fred L. Bollerer	Alan E. Leis	Winston Ueno, M.D. (nmi).
<u>Greg Shields, Asst Sec</u>	Patricia Broussard (nmi)	John Maddox, M.D.	Thomas P. Wright, M.D.
<u>Richard C. Magenheimer, Treas.</u>	Caren DeWitt (nmi)	Richard E. Merritt	
	Cleveland Francis, Jr., M.D.	Frederick W. Sachs, Jr.	

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

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

Rezoning Attachment to Par. 1(b)

DATE November 12, 2002
(enter date affidavit is notarized)

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

2002-1126

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, VA 22042-1210

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation with a self-perpetuating Board of Trustees.

Officers & Directors:

J. Knox Singleton, President
Jennie L. Trapasso, Secretary
Stephen M. Cumbie, Treasurer
Shannon E. Sinclair, Asst Sec
Greg Shields, Asst Sec
Richard C. Magenheimer, Asst Treas
Richard M. Knapp, Chairman
John M. Toups, Vice Chairman

Directors:
Edward H. Bersoff, Ph.D.
Nicholas Carosi, III
Joanne G. Crantz, M.D.
Stephen M. Cumbie
William D. Euille
Michael Hardy, M.D.
James W. Keller

J. Michael Kelly
Richard M. Knapp, Ph.D.
John Maddox, M.D.
Elaine McConnell
Shawn P. McLaughlin
Alan G. Merten, Ph.D.
Gregory L. Murphy
Frederick W. Sachs, Jr.

H. Michael Sendi, M.D.
J. Knox Singleton
John M. Toups
Jennie L. Trapasso
Nadine VanOrsde

Inova Holdings, Inc.
8110 Gatehouse Road, Ste 200, East Tower
Falls Church, VA 22042-1210

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 Holdings, Inc. is a wholly owned by Inova Health System Foundation

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

J. Knox Singleton, President
Shannon E. Sinclair, Secretary
Richard C. Magenheimer, Treasurer

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

Rezoning Attachment to Par. 1(b)DATE: November 12, 2002
(enter date affidavit is notarized)0002-1120for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Fairfax Medical Corp. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Suite 301
Fairfax, VA 22033-1710**DESCRIPTION OF CORPORATION:** (check one statement)

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)Mediplex Medical Building Corp.
Wayne E. Carroll
David M. Anderson**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.President, Vice-President, Secretary, Treasurer, etc.)
Wayne E. Carroll, President
David M. Anderson, Vice President
Albert W. Seeley, Secretary**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)Mediplex Medical Building Corporation
5308 W. Plano Parkway
Plano, TX 75093-4821**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)Albert W. Seeley Glenn Dean (nmi) Debra J. Segal Trust for the benefit of Debra J. Segal
Mary E. Witt Betty S. Bardige Richard D. Segal
Phillip Taylor (nmi) Patricia S. Lieberman Raymond A. Lamontagne
John Montgomery (nmi), Wendy S. Masi**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.President, Vice-President, Secretary, Treasurer, etc.)
Albert W. Seeley, President
Mary E. Witt, Vice President, Secretary/Treasurer
John Montgomery (nmi), Vice President
Phillip Taylor (nmi), Vice President(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Fair Oaks Medical Building, Inc. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Suite 301
Fairfax, VA 22033-1710

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

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
Mediplex Medical Building Corporation
Wayne E. Carroll
David M. Anderson

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
Wayne E. Carroll, President
David M. Anderson, Vice President
Albert W. Seeley, Secretary

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
David J. Bomgardner Thomas J. Colucci James P. Downey Jay du Von
Jerry K. Emrich William A. Fogarty John H. Foote H. Mark Goetzman
Michael D. Lubeley Keith C. Martin J. Randall Minchew John E. Rinaldi
Timothy S. Sampson Lynne J. Strobel Nan E. Terpak Garth M. Wainman
Martin D. Walsh

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

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

Rezoning Attachment to Par. 1(b)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1124

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 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 SHAREHOLDER: (enter first name, middle initial, and last name)

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 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, Member Michael S. Dewberry, Member
Barry K. Dewberry, Member Thomas L. Dewberry, Member
Karen S. Grand Pre, Member

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

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

Rezoning Attachment to Par. 1(b)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

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

Wells & Associates, LLC
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

M.J. Wells & Associates, Inc.
Terence J. Miller & Associates, Inc.

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

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

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)

Martin J. Wells
Carol Sargeant (nmi)

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

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

Rezoning Attachment to Par. 1(b)

DATE: November 12, 2002
(enter date affidavit is notarized)
PCA 2000-SU-032

2002-1126

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

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

Terence J. Miller & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Terence J. Miller

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

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

Wilmot Sanz, Inc.
18310 Montgomery Village Avenue, Suite 700
Gaithersburg, MD 20879

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)

Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

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

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

REZONING AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1120

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

Fair Oaks Medical Plaza, L.P. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Ste 301
Fairfax, VA 22033-1710

(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)

General Partner: Fairfax Medical Corp.
Limited Partners: Inova Health Care Services (formerly Fair Oaks Hospital)
Fourth Generation Partners
(#)

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

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

Rezoning Attachment to Par. 1(c)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

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

Fair Oaks Professional Building, L.P. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Ste 301
Fairfax, VA 22033-1710

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

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

General Partner: Fair Oaks Medical Building, Inc.
Limited Partners: Fourth Generation Partners
Inova Holdings, Inc.
(#)

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

Rezoning Attachment to Par. 1(c)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number (s))

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

Fourth Generation Partners c/o Seavest Partners
707 Westchester, 4th Floor
White Plains, NY 10604

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

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

- The 1981 Myla Kori Bardige Trust for the benefit of Myla Kori Bardige
- The 1981 Brennan Lyle Bardige Trust for the benefit of Brennan Lyle Bardige
- The 1987 Arran Brett Bardige Trust for the benefit of Arran Brett Bardige
- The 1981 Kenneth Michael Masi Trust for the benefit of Kenneth Michael Masi
- The 1982 Rachel Anne Masi Trust for the benefit of Rachel Anne Masi
- The 1981 Jennifer Christine Masi Trust for the benefit of Jennifer Christine Masi
- The 1991 Kathryn Alice Masi Trust for the benefit of Kathryn Alice Masi
- The 1982 Nicholas Adrian Segal Trust for the benefit of Nicholas Adrian Segal
- The 1984 Gregory Lyons Segal Trust for the benefit of Gregory Lyons Segal
- The 1986 Thomas Benjamin Segal Trust for the benefit of Thomas Benjamin Segal
- The 1989 Carolyn Mayer Segal Trust for the benefit of Carolyn Mayer Segal
- The 1985 Peter Andrew Lieberman Trust for the benefit of Peter Andrew Lieberman
- The 1987 Daniel Ryan Lieberman Trust for the benefit of Daniel Ryan Lieberman
- Betty S. Bardige
- Patricia S. Lieberman
- Wendy S. Masi
- Debra J. Segal Trust for the benefit of Debra J. Segal
- Raymona A. Lamontagne

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

REZONING AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number(s))

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

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

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

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

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

None

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

REZONING AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1126

for Application No. (s): PCA 2000-SU-032
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

Supervisor Michael Frey & Supervisor Penelope Gross are both directors on the Inova Health Care Services Board.
Supervisor Elaine McConnell is a director on the Inova Health System Foundation Board.
Edward H. Bersoff, Director on the Inova Health System Foundation Board, donated in excess of \$200 to Supervisor Gerry Connolly.

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

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

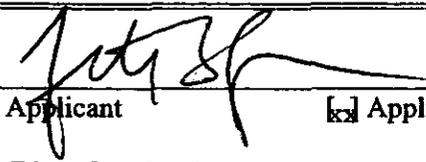
4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter,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

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent



Timothy S. Sampson, attorney/agent

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

Subscribed and sworn to before me this 12 day of November, 2002, in the State/Comm. of Virginia, County/City of Arlington.



Notary Public

My commission expires: 11/30/2003

Commissioned as Kimberly A. Klemm

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, 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

8002-113a

in Application No.(s): SEA 84-C-076-07
(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:

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 Agents: - Shannon E. Sinclair - Adrian R. Stanton - James M. Scott - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Jolene K. Tornabeni - Richard C. Magenheimer - John Fitzgerald (nmi) Former Agent: - William A. Brown	8110 Gatehouse Rd, Ste 200 East Tower Falls Church, VA 22042	Applicant/Title Owner of Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44, 45, 46, 47, 48, 49, 50, 51B1; and Tax Map 45-2 ((1)) 41A

(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.

* 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)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(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	ADDRESS	RELATIONSHIP(S)
Inova Health System Foundation Agents: - Shannon E. Sinclair - Adrian R. Stanton - James M. Scott - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Richard C. Magenheimer - John Fitzgerald (nmi) Former Agent: - William A. Brown	8110 Gatehouse Road, Ste 200 East Tower Falls Church, Virginia 22042-1210	Title Owner/Lessor of Tax Map 45-2 ((1)) 25L and Title Owner of Tax Map 45-2 ((2)) 43
Fair Oaks Medical Plaza, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Fair Oaks Professional Building, L.P. Agents: - Wayne E. Carroll - David M. Anderson	c/o Mediplex Property Management, Inc. 3650 Joseph Siewick Drive, Suite 301 Fairfax, Virginia 22033-1710	Sub-Lessee of a portion of Tax Map 45-2 ((1)) 25L pt.
Inova Holdings, Inc. Agents: - Shannon E. Sinclair - Adrian R. Stanton - James M. Scott - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - John Fitzgerald (nmi) Former Agent: - William A. Brown	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	Lessee/Sub-Lessor of a portion of Tax Map 45-2 ((1)) 25L
Dewberry & Davis LLC Agents: - Philip G. Yates - Lawrence A. McDermott (check if applicable)	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents

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 Attachment to Par. 1(a)

DATE: November 12, 2002

2002-113 a

(enter date affidavit is notarized)

for Application No. (s): SEA 84-C-076-07
 (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)
Wells & Associates, LLC	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Agents: - Martin J. Wells - Robin L. Antonucci		
Wilmot Sanz, Inc.	18310 Montgomery Village Ave Suite 700 Gaithersburg, MD 20879	Architects/Agent
Agent: - James C. Wilmot		
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel Elizabeth D. Baker Keith C. Martin Susan K. Yantis M. Catharine Puskar Inda E. Stagg William J. Keefe		

(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: November 12, 2002
(enter date affidavit is notarized)

2002-1132

for Application No. (s): SEA 84-C-076-07
(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
Inova Health Care Services
8110 Gatehouse Road, Ste 200, East Tower
Falls Church, VA 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, 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 Board of Trustees of which is appointed by Inova Health System Foundation.

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

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "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: November 12, 2002
(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(enter County-assigned application number (s))

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

Inova Health System Foundation
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, VA 22042-1210

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 with a self-perpetuating Board of Trustees.

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

Inova Holdings, Inc.
8110 Gatehouse Road, Ste 200, East Tower
Falls Church, VA 22042-1210

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 Holdings, Inc. is a wholly owned by Inova Health System Foundation

(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: November 12, 2002

(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(enter County-assigned application number (s))

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

Fairfax Medical Corp. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Suite 301
Fairfax, VA 22033-1710

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)

Mediplex Medical Building Corp.
Wayne E. Carroll
David M. Anderson

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

Mediplex Medical Building Corporation
5308 W. Plano Parkway
Plano, TX 75093-4821

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)

Albert W. Seeley	Glenn Dean (nmi)	Debra J. Segal Trust for the benefit of Debra J. Segal
Mary E. Witt	Betty S. Bardige	Richard D. Segal
Phillip Taylor (nmi)	Patricia S. Lieberman	Raymond A. Lamontagne
John Montgomery (nmi)	Wendy S. Masi	

(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: November 12, 2002

(enter date affidavit is notarized)

2002-113a

for Application No. (s):

SEA 84-C-076-07

(enter County-assigned application number (s))

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

Fair Oaks Medical Building, Inc. c/o Mediplex Property Management, Inc.
 3650 Joseph Siewick Drive, Suite 301
 Fairfax, VA 22033-1710

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)

Mediplex Medical Building Corporation
 Wayne E. Carroll
 David M. Anderson

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

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
 2200 Clarendon Boulevard, 13th Floor
 Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

(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: November 12, 2002

(enter date affidavit is notarized)

2002-1139

for Application No. (s):

SEA 84-C-076-07

(enter County-assigned application number (s))

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

Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, Member
Steven A. Curtis, Member

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, VA 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, Member	Michael S. Dewberry, Member
Barry K. Dewberry, Member	Thomas L. Dewberry, Member
Karen S. Grand Pre, Member	

(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: November 12, 2002
(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(enter County-assigned application number (s))

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

Wells & Associates, LLC
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.
Terence J. Miller & Associates, Inc.

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)

Martin J. Wells
Carol Sargeant (nmi)

(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: November 12, 2002

(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(enter County-assigned application number (s))

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

Terence J. Miller & 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)

Terence J. Miller

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

Wilmot Sanz, Inc.
18310 Montgomery Village Avenue, Suite 700
Gaithersburg, MD 20879

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)

Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

(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: November 12, 2002
(enter date affidavit is notarized)

2002-113 a

for Application No. (s): SEA 84-C-076-07
(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)

Fair Oaks Medical Plaza, L.P. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Ste 301
Fairfax, VA 22033-1710

(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)

General Partner: Fairfax Medical Corp.
Limited Partners: Inova Health Care Services (formerly Fair Oaks Hospital)
Fourth Generation Partners
(#)

(check if applicable) [X] 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 Attachment to Par. 1(c)

DATE: November 12, 2002

2002-1139

for Application No. (s): SEA 84-C-076-07
(enter date affidavit is notarized)
(enter County-assigned application number (s))

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

Fair Oaks Professional Building, L.P. c/o Mediplex Property Management, Inc.
3650 Joseph Siewick Drive, Ste 301
Fairfax, VA 22033-1710

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

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

General Partner: Fair Oaks Medical Building, Inc.
Limited Partners: Fourth Generation Partners
Inova Holdings, Inc.
(#)

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

Special Exception Attachment to Par. 1(c)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-113a

for Application No. (s): SEA 84-C-076-07
(enter County-assigned application number (s))

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

Fourth Generation Partners c/o Seavest Partners
707 Westchester, 4th Floor
White Plains, NY 10604

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

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

- The 1981 Myla Kori Bardige Trust for the benefit of Myla Kori Bardige
- The 1981 Brenan Lyle Bardige Trust for the benefit of Brenan Lyle Bardige
- The 1987 Arran Brett Bardige Trust for the benefit of Arran Brett Bardige
- The 1981 Kenneth Michael Masi Trust for the benefit of Kenneth Michael Masi
- The 1982 Rachel Anne Masi Trust for the benefit of Rachel Anne Masi
- The 1981 Jennifer Christine Masi Trust for the benefit of Jennifer Christine Masi
- The 1991 Kathryn Alice Masi Trust for the benefit of Kathryn Alice Masi
- The 1982 Nicholas Adrian Segal Trust for the benefit of Nicholas Adrian Segal
- The 1984 Gregory Lyons Segal Trust for the benefit of Gregory Lyons Segal
- The 1986 Thomas Benjamin Segal Trust for the benefit of Thomas Benjamin Segal
- The 1989 Carolyn Mayer Segal Trust for the benefit of Carolyn Mayer Segal
- The 1985 Peter Andrew Lieberman Trust for the benefit of Peter Andrew Lieberman
- The 1987 Daniel Ryan Lieberman Trust for the benefit of Daniel Ryan Lieberman
- Betty S. Bardige
- Patricia S. Lieberman
- Wendy S. Masi
- Debra J. Segal Trust for the benefit of Debra J. Segal
- Raymona A. Lamontagne

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-113 a

for Application No. (s): SEA 84-C-076-07
(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 84-C-076-07
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the filing 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 \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS: (NOTE: If answer is none, either "NONE" on line below.)**

Supervisor Michael Frey and Supervisor Penelope Gross are both Directors on the Inova Health Care Services Board.
Supervisor Elaine McConnell is a Director on the Inova Health System Foundation Board
Edward H. Bersoff, Director on the Inova Health System Foundation Board donated in excess of \$200 to Supervisor Gerry Connolly.

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:

(check one)

[] Applicant

[x] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent

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

Subscribed and sworn to before me this 12 day of November 2002, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Joller
Notary Public
Commissioned as Kimberly A. Klemm

My commission expires: 11/30/2003



**WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC**

Timothy S. Sampson
(703) 528-4700 x24
tssam@arl.wcscel.com

July 22, 2002

Barbara A. Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: Proffered Condition Amendment/Special Exception Amendment Application for
Inova Fair Oaks Hospital
Applicant: Inova Health Care Services**

Dear Ms. Byron:

On behalf of the Applicant, please accept this letter as a statement of justification for a proffered condition amendment/special exception amendment application ("PCA/SEA") for the Fair Oaks Hospital Campus.

The property subject to these applications is identified on the Fairfax County Zoning Map as 45-2 ((1)) 25L and 41A and 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, and 51B1 (the "Application Property"). The Applicant and its affiliates are the title owners of the Application Property. The Application Property is zoned to the C-3 District and is subject to RZ 2000-SU-032 and proffers associated therewith dated December 6, 2000. The Application Property is also subject to SEA 84-C-076-6 and development conditions associated therewith.

The Application Property is located within the Lee Jackson Community Planning Sector (UP 8) of the Upper Potomac Planning District, within Area III of the Comprehensive Plan. As you may be aware, the Comprehensive Plan recommendations for the Fair Oaks Hospital Campus were recently amended by the Board of Supervisors following the North County Area Plan Review Cycle. The purpose of this PCA/SEA is to provide for additional development on the Fair Oaks Hospital Campus consistent with the newly adopted Comprehensive Plan recommendations. Specifically, this PCA/SEA proposes to provide the following:

- A two-story addition on top of the Main Hospital expansion that was approved with RZ 2000-SU-032. The additional space will consist of approximately 29,000 square feet of gross floor area on the first of the additional floors. The second additional floor will be for mechanical equipment.
- An expansion of the building footprint for Medical Office Building III approved with RZ 2000-SU-032. This will provide for a medical office building consisting of a maximum

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LOUDOUN OFFICE 703 737 3633 • MANASSAS OFFICE 703 330 7400 • PRINCE WILLIAM OFFICE 703 680 4664

90,000 square feet of gross floor area (as opposed to the 60,000 square feet currently approved). The building will remain at 60 feet in height as approved.

- A new parking garage consisting of approximately 950 parking spaces located in proximity to existing Medical Office Buildings I and II.
- Construction of a one-story radiation oncology addition to the main hospital building consisting of approximately 6,250 square feet of gross floor area.
- The addition of approximately 100 surface parking spaces within the boundaries of the developed portion of the site.
- Elimination of the barrier fence along the eastern property line as requested by the residents of the Westvale Subdivision during the processing of the Area Plan Review Nomination.
- Site modifications to provide for the improvements identified herein.

The application is in conformance with the adopted Comprehensive Plan recommendations for the Application Property.

The following is additional information in order to address the submission requirements set forth in Paragraph 7 of Section 9-011 of the Zoning Ordinance to describe the proposed use:

- A. Type of Operation. Hospital and related ancillary uses.
- B. Hours of Operation. The hours of operation for the hospital and related medical care facilities are 24 hours a day, 7 days a week. The hours of operation for the existing childcare center are 6:00 a.m. to 8:00 p.m., 5 days a week with occasional weekend care offered for special events.
- C. Estimated number of patients. It is difficult to estimate at this time the number of patients and medical staff associated with the expanded hospital facility and the expanded medical office building. The hospital facility will include forty (40) new beds. Given on average occupancy of 75 percent, it is estimated that the facility will regularly accommodate thirty (30) patients. Patients typically have no more than one visitor at a time. The expanded medical office building primarily enlarges the size of the offices and therefore a minimal increase is anticipated for the number of doctors served. Probably no more than fifteen (15) additional doctors will be accommodated in the new facility.
- D. Estimate of Traffic Impact on the Proposed Use. Based on the Institute of Transportation Engineers Trip Generation, 6th Edition, the proposed additions will result in approximately 2,594 additional daily vehicle trips,

161 additional a.m. peak hour vehicle-trips and 193 p.m. peak hour vehicle trips. These trip estimates are based on trip generation rates that include all types of hospital uses: administrative offices, patient care areas, overnight patient rooms, laboratory space, etc.

- E. Vicinity or General Area to be Served by the Hospital. The hospital campus serves the residents in the western portion of Fairfax County.
- F. Description of Building Facade and Architecture. The proposed additions will be compatible with the building facade and architecture of the existing buildings on the hospital campus.
- G. A Listing of all Hazardous or Toxic Substances. The existing hospital and related uses on-site do utilize, store, treat and dispose of hazardous and toxic substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4, 302.4 and 355; hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-10-Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations, Part 280. To the best of our knowledge and understanding, all such substances that are utilized, stored and/or disposed of in conjunction with the hospital and related uses will be in accordance with said regulations.
- H. Waivers. To the best of our knowledge, the proposed development of the subject property conforms to all current applicable land development ordinances, regulations and adopted standards, except as noted on the GDPA/SEA Plat.

Please do not hesitate to contact me if you have any questions or if I can provide you with any additional information.

Very truly yours,

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



Timothy S. Sampson

TSS/cs

cc: Jim Scott
Randy Hart
Phil Yates
Martin D. Walsh



**WALSH COLUCCI
STACKHOUSE EMBRICH
& LUBBLEY PC**

Timothy S. Sampson
(703) 528-4700 x24
tsam@arl.wesel.com

November 4, 2002

VIA FACSIMILE & U.S. MAIL

Barbara Byron, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

**Re: PCA 2000-SU-032/SEA 84-C-076-7
Inova (Fair Oaks Hospital)**

Dear Ms. Byron:

Please accept this as a supplemental statement of justification for the above referenced applications. In particular, the purpose of this letter is to request approval of an additional freestanding sign for the Inova Fair Oaks Hospital Campus. As reflected on the updated GDPA/SEA, the sign would be located at the intersection of Alder Woods Drive and Rugby Road, either in the southeast or northeast quadrant of the intersection. The new sign would be in addition to two existing freestanding signs, one of which is located at the Alder Woods Drive/Joseph Siewick entrance, and the other of which is located at the Ox Trail/Joseph Siewick entrance to the Hospital Campus. The Board of Supervisors may approve additional signs in accordance with Section 9-308 of the Zoning Ordinance, under which the pending Special Exception Amendment application has been filed.

The Applicant believes that based on the size and location of the Inova Fair Oaks Hospital Campus, the additional entrance sign is necessary in order to provide needed information to the public. The Alder Woods Drive/Rugby Road corner is a highly visible entrance to the Hospital Campus. The corner is the portion of the Campus first encountered by vehicles arriving via the Fairfax County Parkway. As such, it is an important location for signage to identify the Campus and to direct traffic to the vehicular entrances. In addition, an entrance sign at such location will not have an adverse impact on any of the adjacent properties. The proposed new sign will be limited to the maximum height and area limitations for hospital signs as set forth in Article 12 of the zoning ordinance. Specifically, the sign will be a maximum of 80 square feet in area and a maximum of 12 feet in height. In addition, as noted on the

November 4, 2002

Page 2 of 2

updated GDPA/SEA, the Applicant would like to reserve flexibility to increase the maximum size of the existing entrance signs within Zoning Ordinance limitations.

As always, thank you for your attention to this matter. If you have any questions or would like additional information please do not hesitate to give me a call.

Very truly yours,

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



Timothy S. Sampson

TSS/cs

cc: Tracy Swagler
Jim Scott
Adrian Stanton
Phil Yates
Martin D. Walsh

PROFFERS

INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL CAMPUS

RZ 2000-SU-032

December 6, 2000

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in RZ 2000-SU-032 (the "Application") filed for property identified as Tax Map 45-2 ((1)) 25L and 41A and 45-2 ((2)) Parcels 38, 39A, 39B, 40A, 40B, 41-50, 51B1 (hereinafter referred to as the "Application Property") agrees to the following proffers provided that the Board of Supervisors approves the Application and the companion SEA 84-C-076-6.

1. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA") prepared by Dewberry & Davis dated May 24, 2000 and revised through November 30, 2000 consisting of 6 sheets, as the same may be amended by Special Exception Amendment approval pursuant to Proffer #20 herein.
2. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP/SEA may be permitted as determined by the Zoning Administrator. At time of site plan approval, the Applicant shall have the flexibility to modify the layout shown for the proposed hospital expansion (the "Hospital Expansion") and the medical office building (the "Medical Office Building") on the GDP/SEA without requiring approval of an amended GDP/SEA, provided such changes are in substantial conformance with the GDP/SEA as determined by the Zoning Administrator, and neither increase the total amount of gross floor area, decrease the amount of open space or the amount of required parking, nor materially adjust the points of access, setbacks and limits of clearing and grading shown on the GDP/SEA.
3. Rugby Road.
 - A. Dedication. Subject to Virginia Department of Transportation ("VDOT") and Department of Public Works and Environmental Services ("DPWES") approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to 94 feet from the existing western right-of-way line of Rugby Road and Ox Trail along the Application Property's frontage as shown on the GDP/SEA and Sheet 6. Dedication shall be made at the time of final site plan approval for the Hospital Expansion or the Medical Office Building, whichever is first.

- B. Traffic Signal. Subject to approval by the Fairfax County Department of Transportation and VDOT at the time of final site plan approval for the Hospital Expansion, the Applicant agrees to construct a traffic signal at the intersection of Rugby Road and Alder Woods Drive concurrent with the construction of the Hospital Expansion, and a letter of credit that has been provided to DPWES by the Applicant for such signal construction shall be returned to the Applicant. In the event that the traffic signal is not approved prior to the time which is two years after the issuance of the first Non-Residential Use Permit ("Non-RUP") for the Hospital Expansion, such letter of credit shall be returned to the Applicant and this proffer shall be of no further force and effect.
- C. Transportation Demand Management (TDM). In consultation with Fairfax County Department of Transportation staff, the Applicant shall explore the use of mass transit and/or ridesharing techniques for the employees of the Fair Oaks Hospital campus. The Applicant shall conduct a survey to identify which travel demand strategies may be most effective. The Applicant shall promote ride-sharing and transit use by displaying information material in areas where such information is likely to be seen by the various users of the campus, including hospital staff, medical office building employees and the general public. The Applicant shall designate an employee transportation coordinator to coordinate the TDM program for the hospital and office buildings.
- D. Construction. Prior to the issuance of the first non-residential use permit ("non-RUP") for the Hospital Expansion or the Medical Office Building, whichever is first, the Applicant shall construct a half-section of a four (4) lane divided roadway along the Application Property's Rugby Road frontage between the Fairfax County Parkway and Misty Creek Lane as shown on Sheet 6 of the GDP/SEA and subject to the provisions of Proffer 3.E. below.
- E. Off-Site Right-of-Way. As requested by Fairfax County, the Applicant shall, prior to site plan approval for the proposed Hospital Expansion, use its best efforts to negotiate the acquisition of the necessary right-of-way from Tax Map 45-2 ((2)) Parcel 51A1 in order to accommodate the construction of Rugby Road in accordance with the Plan shown on Sheet 6 of the GDP/SEA. If said best efforts are not successful, the Applicant shall advise the Director of DPWES and request Fairfax County to acquire said right-of-way through its powers of eminent domain. In addition, the Applicant shall provide the

following information to the Director of Land Acquisition and Fairfax County shall acquire the necessary right-of-way at the Applicant's expense:

- i. Plans and profiles showing the necessary right-of-way property;
- ii. An independent appraisal, by an appraiser who is not employed by the County, of the value of the land taken and damages, if any to the residue of the affected property;
- iii. A sixty (60) year title search certificate of the right-of-way property to be acquired; and
- iv. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by Fairfax County. It is also understood that in the event the property owner of the right-of-way property to be acquired is awarded more than the appraised value of the property and of the damages to the residue in a condemnation suit, the amount of the award shall be paid to Fairfax County by the Applicant within five (5) days of said award. It is further understood that all other costs incurred by Fairfax County in acquiring the right-of-way shall be paid to Fairfax County by the Applicant upon demand.

F. Emergency Access Road. If and when deemed necessary by the Applicant, the Applicant reserves the right, subject to approval by DPWES and VDOT, to construct an emergency access road between the Fairfax County Parkway and Alder Woods Drive, in conformance with the approved plans for the Fairfax County Parkway, which will align with the site entrance on Alder Woods Drive. If required by VDOT, the Applicant will provide a traffic signal at the intersection of such emergency access road and Alder Woods Drive.

4. Density Credit. Density credit shall be reserved for the Application Property as permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all dedications described herein and/or on the GDP/SEA or as may be reasonably required by Fairfax County or VDOT at time of site plan approval. Specifically, but without limitation, density credit has been and shall continue to be reserved for a total of 8.2553 acres of land previously dedicated to the Board of Supervisors and the Fairfax County Park Authority.

5. **Storm Water Management.** The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in the locations as generally shown on the GDP/SEA and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. The areas in and adjacent to both the existing SWM/BMP facility shown on the GDP/SEA adjacent to the Alder Woods Drive/Rugby Road intersection and the possible SWM/BMP facility as shown on the GDP/SEA on the southwest side of Alder Woods Drive will be landscaped in accordance with a detailed landscape plan designed in accordance with standards to be approved by DPWES. The Applicant shall work with DPWES at time of site plan(s) submission to determine if less land consumptive stormwater management alternatives other than the proposed SWM and BMPs such as bioretention measures can be employed in a cost-effective manner as determined by the Applicant. If so determined, such facilities shall be implemented in lieu of the pond(s) shown on the GDP/SEA. The Applicant will maintain the SWM/BMP dry pond located adjacent to the Alder Woods Drive/Rugby Road intersection and the existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive.

6. **Siltation and Erosion Control.** In order to minimize siltation and erosion impacts downstream of the Application Property, the Applicant agrees to the following measures:
 - A. Prior to site plan approval for the Hospital Expansion and/or the Medical Office Building, the Applicant shall hold a meeting with the owners of the property identified as Tax Map 45-2 ((2)) 20 and staff from DPWES to review the design of the proposed stormwater management and erosion and sediment control facilities on the Application Property.

 - B. Prior to and for the duration of any land disturbing activity, the Applicant will install super-silt fencing in specific location(s) as approved by DPWES.

 - C. Prior to and for the duration of any land disturbing activity, the Applicant will install silt fencing in location(s) as approved by DPWES to prohibit silt from accumulating in the SWM/BMP dry ponds during construction.

 - D. To design and construct the expansion to the SWM/BMP dry pond located near the intersection of Rugby Road and Alder Woods Drive with a sediment forebay in accordance with Figure 5-2 of the Northern Virginia BMP Handbook dated November 6, 1992.

- E. To commence construction and diligently pursue completion of the expansion to the SWM/BMP dry pond located near the intersection of Rugby Road and Alder Woods Drive, and the associated sediment forebay, concurrent with the commencement of construction of other land disturbing activities undertaken in connection with construction of the proposed improvements represented on the GDP/SEA.
 - F. To monitor and maintain the erosion controls and the SWM/BMP dry ponds during the course of construction to ensure their proper function.
 - G. To stabilize the existing outfall channel from the Application Property located on Tax Map 45-2 ((2)) 38, 39A and 39B, as approved by DPWES
 - H. Following completion of construction of the proposed improvements represented on the GDP/SEA, the Applicant agrees to inspect the on-site SWM/BMP ponds as well as the off-site pond located on property identified as Tax Map 45-2 ((2)) 20 and remove any excess silt accumulated in such ponds as a result of such construction activity. The Applicant further agrees to restore any portion of such off-site property that is damaged or disturbed as a result of such clean-up efforts to a condition equal to or better than that existing prior thereto.
7. Limits of Clearing and Grading. The Applicant shall generally conform to the limits of clearing and grading shown on the GDP/SEA subject to the installation of trails and utility lines, if necessary, as approved by DPWES. The trails and utility lines located within areas protected by the limits of clearing and grading shall be located and installed in the least disruptive manner possible, as determined by DPWES. A replanting plan shall be developed and implemented, as approved by the Urban Forestry Branch of DPWES, for any areas within the areas protected by the limits of clearing and grading that must be disturbed.
8. Parking Lot Lighting. Parking lot lighting for the proposed uses will be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for each proposed building. The light standards for the assisted living facility will be generally in character to the one that is represented on Sheet 4 of the GDP/SEA. The light standards constructed with the Hospital Expansion and Medical Office Building will be like those in the existing parking lots. All proposed exterior pole-mounted lighting fixtures shall be a maximum height of fifteen (15) feet and shall be fully shielded and utilize full cut-off fixtures to minimize glare from projecting beyond the

Application Property to adjacent properties.

9. **Trash Dumpsters.** All proposed trash dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the Urban Forester.
10. **Accessible Parking Spaces.** Accessible parking spaces will be located in a convenient and accessible location adjacent to the entrances to the buildings and in accordance with the provisions set forth in the Public Facilities Manual.
11. **Rugby Road Buffer.** In order to provide effective year round screening between the single family residences on the west side of Rugby Road and the proposed hospital facilities an undisturbed buffer of existing vegetation and supplemental plantings consisting of 100 feet in width (the "100-foot buffer") shall be provided along the Application Property frontage of Rugby Road, except in the location of the existing child care center, as shown on the GDP/SEA. Trails and utilities that will be installed within this buffer area will be located and designed to minimize impact to existing vegetation as determined by the Urban Forestry Division. A replanting plan shall be developed and implemented, as approved by the Urban Forester, for any area that must be disturbed for a trail or utilities.

The Applicant shall submit a detailed landscape plan in conjunction with each site plan(s) which shall include that portion of the 100-foot buffer which is adjacent to each proposed use. The existing vegetation within the buffer area will be supplemented where necessary as determined by the Urban Forestry Division to provide an effective screen comparable to a transitional screening yard 2 and as shown on the typical 100-foot buffer detail presented on Sheet 4. The Applicant shall use reasonable efforts to transplant existing American holly and other evergreen trees that are located in areas which are to be cleared to the 100-foot buffer. A transplanting plan shall be prepared by an arborist certified by the International Society of Arboriculture, and submitted with each site plan which includes that portion of the 100-foot buffer which is adjacent to each proposed use. The plan(s) shall identify the existing and final locations of suitable transplant trees, and outline the transplanting methods to be used. The transplanting plan(s) should include: (a) an assessment of the condition and survival potential of the plants, (b) the proposed transplant locations, including their location on a landscape plan, (c) the proposed time of year of the transplanting and the timing of transplanting in the development process, (d) the transplant methods to be used, including tree spade size if one is used, (e) relocation site preparation, including methods to minimize disturbance to existing trees during transplanting, (f) initial care after transplanting, including

mulching and watering specifications, and (g) long-term care during the development process, including tree protection, fencing and watering schedule. In addition, a replanting plan shall be developed and implemented as approved by the Urban Forester for those areas of existing trees that were disturbed as result of the demolition of the single family dwellings formerly located on the Application Property along Rugby Road. The areas of the former driveways shall be restored to encourage regeneration of plant material. Pavement and compacted gravel should be broken up by augering holes two (2) feet on center and covering with mulch.

During construction, the 100-foot buffer shall be protected by temporary fencing, a minimum of four (4) feet in height, placed around the area of any proposed construction. The fencing shall be installed prior to any work being conducted on the Application Property.

12. Transitional Screening Yards. In addition to the 100-foot buffer, the Applicant shall maintain the transitional screening yards and barriers shown on the GDP/SEA, including, without limitation, the existing buffer and fence adjacent to the Fairfax County Park Authority property to the south of the Application Property (Tax Map 45-2 ((1)) 42 and the proposed buffer to the eastern property line as shown on the GDP/SEA. Such screening yards/buffer areas shall consist of existing vegetation which will be supplemented as generally shown on the GDP/SEA, and approved by the Urban Forestry Division.
13. Building Height. The heights of the buildings will not exceed the heights as represented on the GDP/SEA. Rooftop mechanical structures to include penthouses will not extend more than twelve (12) feet above the roof line. All rooftop mechanical equipment shall be screened from view at the periphery of the Application Property.
14. Building Design/Use. In order to maintain a coordinated architectural theme, the assisted living facility will have an architectural design/character similar to that represented on Sheet 4 of the GDP/SEA. The building materials for the assisted living facility shall include, but not be limited to, brick and vinyl siding. In order to maintain a coordinated architectural theme, the Hospital Expansion and office building will have an architectural design/character/materials which shall include a combination of precast concrete veneer and brick that is similar to and comparable with the existing hospital and the Medical Office Buildings. The use of the medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.

15. Signs. Signs accessory to the proposed uses will be in accordance with the provisions set forth in Article 12 of the Zoning Ordinance. In order to provide coordinated signage, a comprehensive signage program will be developed in conjunction with the development of the Medical Office Building for the entire campus that will be designed for the safety, convenience and direction of the visiting public.
16. Access. There shall be no direct access to the Application Property from Rugby Road. However, the Applicant reserves the right to utilize one of the driveways associated with the former single-family dwellings located on the Application Property along Rugby Road for construction access for heavy-equipment vehicles only. However, there shall be no additional clearing within the 100-foot buffer for the construction access. Furthermore, the driveway shall be restored to encourage regeneration of plant material after construction is completed.
17. Park Dedication. If requested by the Fairfax County Park Authority ("FCPA") by the time of final site plan approval for the Medical Office Building, the Applicant shall dedicate and convey in fee simple to the FCPA for public park purposes Tax Map 45-2 ((2)) Parcels 38, 39A and 39B, subject to a reservation for the right of the Applicant to provide a SWM/BMP facility within this area as approved by DPWES. In the event that this area is not dedicated to the FCPA, the Applicant shall maintain this area as open space, subject to the right of the Applicant to provide a SWM/BMP facility within this area.
19. Design Detail. The design details shown on Sheets 4 and 5 submitted with the GDP/SEA are provided to illustrate the design intent of the proposed development. Landscaping and onsite amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on that sheet. Specific features such as locations of plantings, sidewalks etc. are subject to modification with final engineering and architectural design. The Applicant shall submit a detailed landscape plan in conjunction with the site plan(s) for review and approval by the Urban Forestry Branch of DPWES.
20. Heritage Resources. In the event a SWM/BMP facility is necessary to be located on Tax Map 45-2 ((2)) 38, 39A, 39B, the Applicant shall contract for a Phase II archaeological survey for the area to be disturbed for said SWM/BMP facility. If a Phase III archaeological study is found necessary by the County archaeologist, that study shall be performed by the Applicant, provided the performance of said survey does not interfere with or delay the Applicant's construction schedule. The cost of both of the Phase II and Phase III archaeological studies shall not exceed the sum of

\$20,000.00.

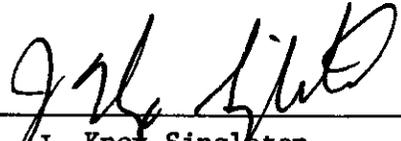
21. Special Exception Amendment. Notwithstanding the GDP/SEA is presented on one set of plans, the Applicant reserves the right to file for only special exception amendment(s) from the Board of Supervisors in the future in accordance with Sect. 9-014 of the Zoning Ordinance, without filing for an amendment to the Generalized Development Plan so long as the floor area ratio is not increased and all proffered conditions are satisfied.
22. Child Care Center.
 - A. The child care center shall be used exclusively by the children of employees and physicians of Inova Health Care Services.
 - B. The maximum number of children at any one time within the facility shall be 150 (with a maximum daily enrollment of 200) and there shall be a maximum of 40 total employees on-site at any one time.
 - C. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday. The operator of the child care center shall not allow children to play in the outdoor area before 9:00 a.m.
 - D. Access to the site shall only be provided through the adjacent hospital site with no direct access onto Ox Trail
23. Successor and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
24. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE PAGES TO FOLLOW]

PROFFERS
RZ 2000-SU-032

APPLICANT/TITLE OWNER OF TAX MAP
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41, 42, 44-50,
51B1 AND 45-2 ((1)) 41A

INOVA HEALTH CARE SERVICES

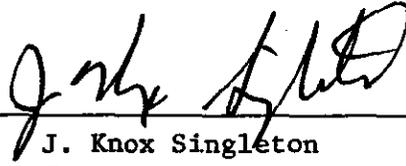
By: 
J. Knox Singleton
Its: President

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS
RZ 2000-SU-032

TITLE OWNER/LESSOR OF TAX MAP
45-2 ((1)) 25L AND TITLE OWNER OF TAX
MAP 45-2 ((2)) 43

INOVA HEALTH SYSTEM FOUNDATION

By: 

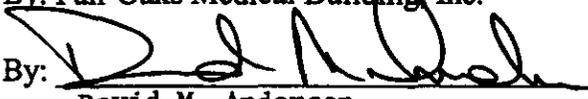
J. Knox Singleton
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
RZ 2000-SU-032

SUB-LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 25L PT.

FAIR OAKS PROFESSIONAL BUILDING, L.P.
By: Fair Oaks Medical Building, Inc.

By: 
David M. Anderson

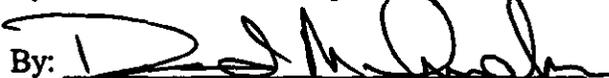
Its: K.P.

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
RZ 2000-SU-032

LESSEE OF A PORTION OF TAX MAP
45-2 ((1)) 25L PT.

FAIR OAKS MEDICAL PLAZA, L.P.
By: Fairfax Medical Corp. its General Partner

By: 

David M. Anderson

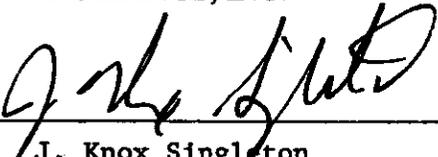
Its: V.P.

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
RZ 2000-SU-032

LESSEE/SUB-LESSOR OF A PORTION OF TAX
MAP 45-2 ((1)) 25L

INOVA HOLDINGS, INC.

By: 

J. Knox Singleton
Its: President

[END SIGNATURES]

FAIR OAKS HOSPITAL CAMPUS

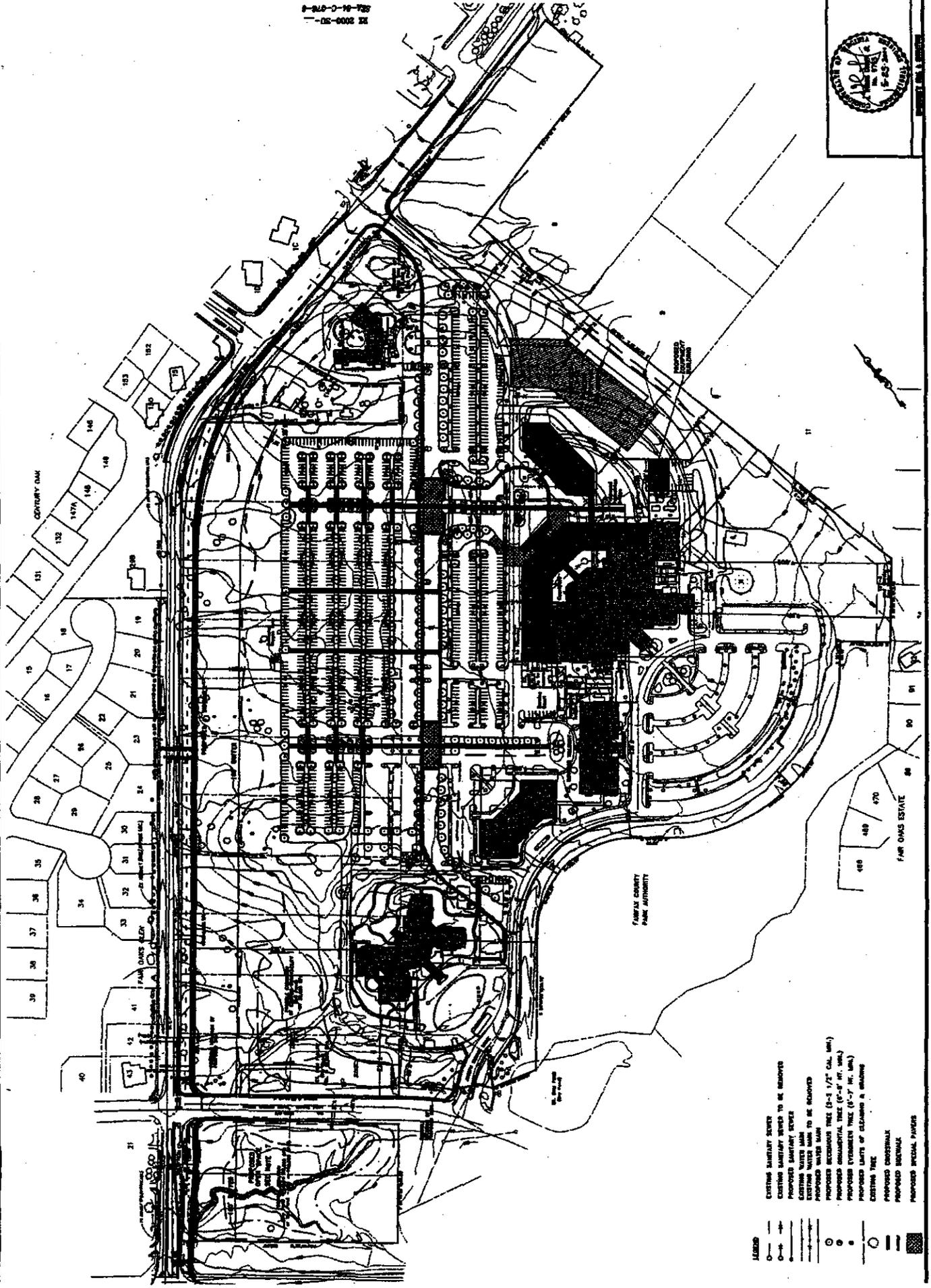
FAIRFAX COUNTY, VIRGINIA

SUITY DISTRICT

GENERAL DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAN

Dewberry & Davis
8401 Arlington Road, Fairfax, VA 22031
(703) 448-0100 FAX (703) 448-0118

22-2009-20-1
22A-04-C-078-4



- LEGEND
- EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER TO BE REMOVED
 - PROPOSED SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN TO BE REMOVED
 - PROPOSED WATER MAIN
 - PROPOSED DECIDUOUS TREE (2-3 1/2" CAL. DIA.)
 - PROPOSED SEMI-DECIDUOUS TREE (6"-8" HT. DIA.)
 - PROPOSED EVERGREEN TREE (2-7' HT. DIA.)
 - PROPOSED LIMITS OF CLEARANCE & SETBACK
 - EXISTING TREE
 - PROPOSED CROSSWALK
 - PROPOSED BIOWALK
 - PROPOSED SPECIAL PLANTING

CENTURY OAK

FAIRFAX COUNTY
PARK AUTHORITY

FAIR OAKS ESTATE



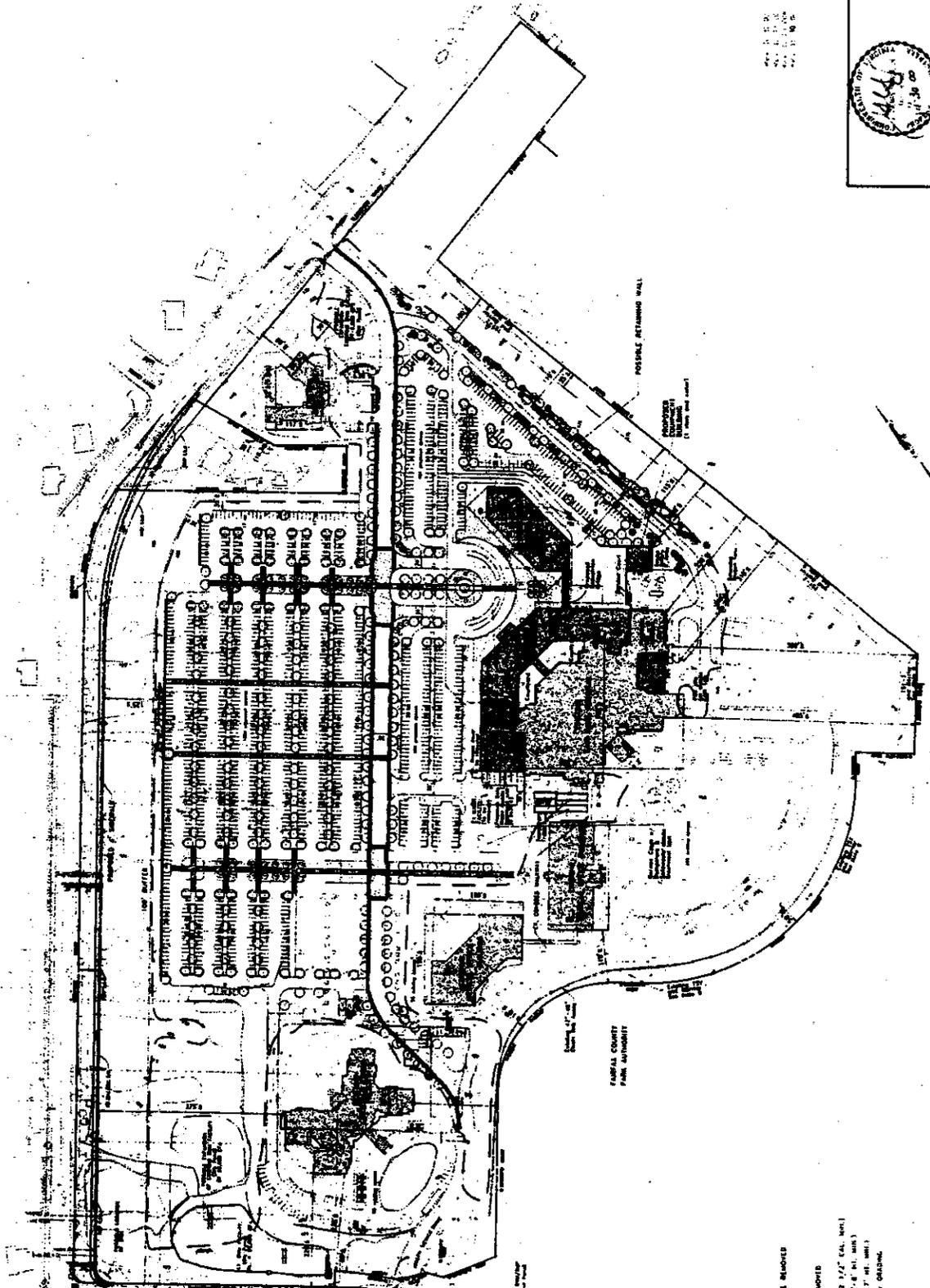
REVISIONS

SHEET NO. 1
 PROJECT NO. 1
 DATE 10/1/01
 DRAWN BY
 CHECKED BY
 PLAN NUMBER
 SHEET
 PROJECT
 FILE NUMBER

GENERALIZED DEVELOPMENT PLAN - SPECIAL EXCEPTION AMENDMENT PLAN
 FAIR OAKS HOSPITAL CAMPUS
 SULLY DR

FAIRFAX COUNTY, VIRGINIA

RZ 2000-SU-032
 SZ-04-C-078-6
 Dewberry & Davis LLC
 A Dewberry Company
 1001 Arlington Road
 Fairfax, VA 22031
 (703) 940-0100 FAX (703) 940-0110



- LEGEND
- EXISTING SANITARY SEWER
 - EXISTING SANITARY SEWER TO BE REMOVED
 - PROPOSED SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING WATER MAIN TO BE REMOVED
 - PROPOSED WATER MAIN (24" 12" DIA. W/1)
 - PROPOSED ORNAMENTAL IRL (6" x 6" x 1/2" DIA.)
 - PROPOSED OVERSEEN IRL (6" x 7" x 1/2" DIA.)
 - PROPOSED IRLS OF CLEANING & PAINTING
 - EXISTING IRL
 - PROPOSED CURBSIDE
 - PROPOSED SIDEWALK
 - PROPOSED SPECIAL PAVES

Dowberry & Davis
 Ecologists
 Foresters
 Landscape Architects
 8401 Arlington Blvd., Fairfax, VA, 22031
 (703) 848-0100 FAX (703) 848-0118

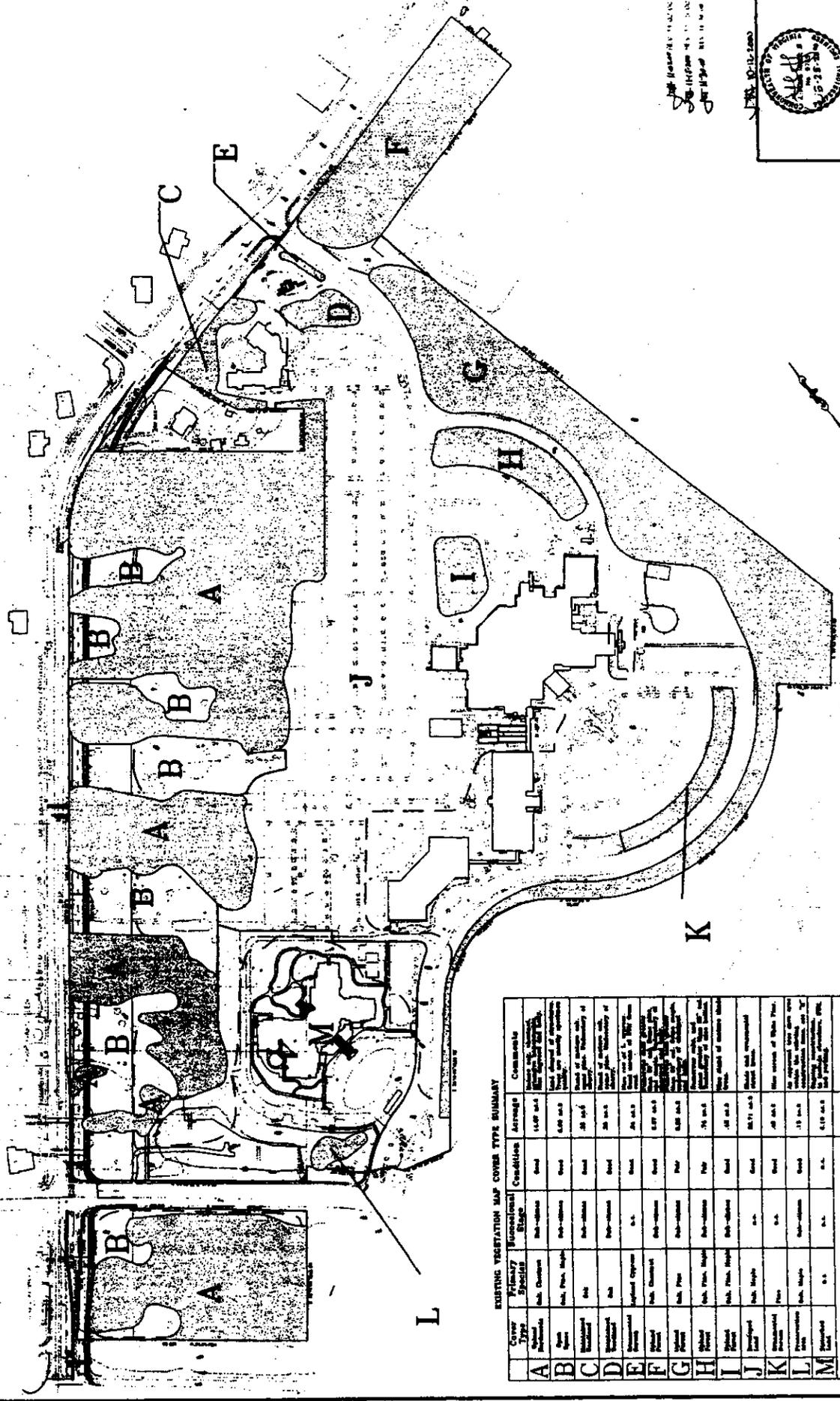
EA 2000-50-013
 SIA-EM-C-078-0
 FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP
PAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT

DATE	12/11/00
SCALE	1" = 100'
PROJECT NO.	EA 2000-50-013
PROJECT NAME	PAIR OAKS HOSPITAL CAMPUS
DATE OF SURVEY	12/11/00
DATE OF MAP	12/11/00
DATE OF REVISION	12/11/00
DATE OF PRINT	12/11/00
DATE OF PLOT	12/11/00
DATE OF CHECK	12/11/00
DATE OF APPROVAL	12/11/00
DATE OF REVISION	12/11/00
DATE OF PLOT	12/11/00
DATE OF CHECK	12/11/00
DATE OF APPROVAL	12/11/00



LEGEND
 Tree Stand / Forested Area



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Conditions	Average	Comments
A	Oak	Sub-climax	Good	11.0% 0.4	100% Oak
B	Oak	Sub-climax	Good	6.0% 0.4	100% Oak
C	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
D	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
E	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
F	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
G	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
H	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
I	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
J	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
K	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
L	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
M	Oak	Sub-climax	Good	0.0% 0.0	100% Oak
Total Area					0.0% 0.0

Dowberry & Davis
 Architects
 101 Arlington Blvd., Fairfax, VA 22031
 (703) 649-0100 FAX (703) 649-0110

FAIRFAX COUNTY, VIRGINIA
 REG-94-C-978-4
 02 2000-05-032

FAIR OAKS HOSPITAL CAMPUS

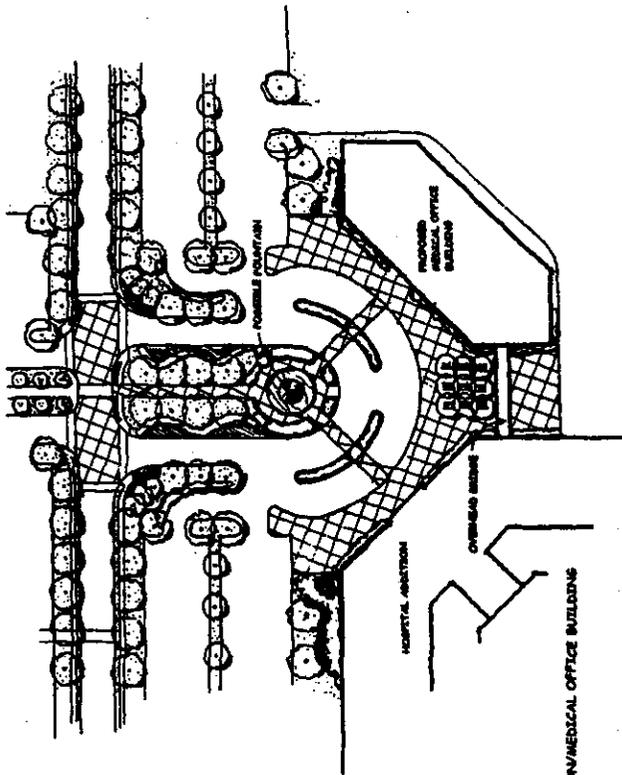
LANDSCAPE DESIGNER, SCHEMATIC DESIGN

SUITY DISTRICT

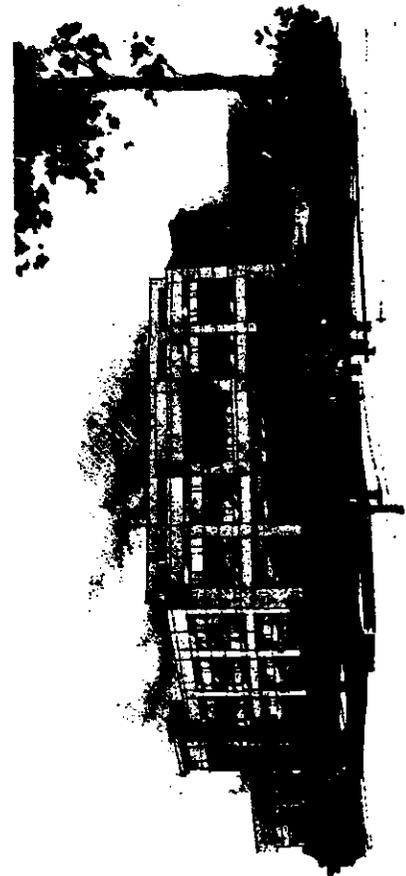
DATE	10/15/00
BY	JLD
CHECKED BY	JLD
SCALE	AS SHOWN
PROJECT NO.	00-032
SHEET NO.	1



THE INFORMATION CONTAINED HEREIN IS FOR INFORMATION PURPOSES ONLY AND IS NOT A CONTRACT. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF DOWBERRY & DAVIS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



HOSPITAL ADDITION/MEDICAL OFFICE BUILDINGS COURTYARD
 Scale: 1" = 30'



INDVA FAIR OAKS HOSPITAL - FAIRFAX COUNTY, VIRGINIA



FAIRFAX COUNTY

APPENDIX 7
OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151
FAX: 703-324-3926
TTY: 703-324-3903

May 30, 2001

Timothy S. Sampson, Esquire
Walsh, Colucci, Stackhouse, Emrich and Lubeley, P.C.
2200 Clarendon Boulevard – 13th Floor
Arlington, Virginia 22201-3359

RE: Special Exception Application
Number SEA 84-C-076-6
(Concurrent with RZ 2000-SU-032)
(AMENDED SEA LETTER –Condition #3 Typo)

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on December 11, 2000, the Board approved Special Exception Amendment Application Number SEA 84-C-076-6 in the name of Inova Health Care Services, located at Tax Map 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1 previously approved for use as medical care facilities, including an assisted living facility for the elderly, pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, to permit an expansion of the existing hospital, construction of an office building and other site modifications by requiring conformance with the following development conditions which supersedes all previous conditions for SE 84-C-076. (An asterisk indicates development conditions that have been carried forward from the previous approval.)

General:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land*.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions*.

3. This Special Exception Amendment is subject to provisions of Article 17, Site Plans, as may be determined by DPWES. Any plan submitted pursuant to this Special Exception Amendment shall be in conformance with the approved Special Exception Amendment Plat, entitled, "Generalized Development Plan/Special Exception Amendment, Fair Oaks Hospital Campus, prepared by Dewberry and Davis which is dated May 24, 2000 and revised through November 30, 2000. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. Best Management Practices (BMP) facilities, such as, but not limited to, the existing dry pond, bioretention or other facilities indicated on the Special Exception Amendment Plat, designed to meet the Best Management Practices (BMP) requirements of the Water Supply Protection Overlay District (WSPOD) for runoff from the subject site, shall be provided as determined by the Director, DPWES. These measures may also include contribution to regional pond C-44 as determined by DPWES in accordance with the County's pro rata share program for off-site drainage improvements adopted by the Board of Supervisors. In order to preserve as much as possible of the site in its natural state, the applicant shall explore with DPWES the use of an embankment-only facility or other water quality measure(s) which will cause the least amount of disturbance to the existing vegetation as determined by DPWES*.
5. Erosion and sediment control measures shall be implemented during and after construction in accordance with methods recommended by the Virginia Soil and Water Conservation Commission and shall be approved by DPWES. These methods shall include but not be limited to redundant siltation fencing that can be designed and maintained to achieve sediment trapping efficiencies of 85%. The intent of these measures is to achieve greater erosion and sediment control than achieved by the minimum design standards set forth in the Public Facilities Manual and the Virginia Erosion and Sediment Control Handbook as determined by DPWES*.
6. Mobile and land based telecommunications facilities may be permitted on site in accordance with Section 2-514 of the Zoning Ordinance.*
7. At the time the parking lot adjacent to Rugby Road is expanded, a staggered row of six (6) foot tall evergreen trees, consisting of mixed native species, shall be planted east of the main parking areas to provide screening to the area along Rugby Road. The number, height and species to the evergreen trees shall be subject to the approval of the Urban Forestry Division.

Assisted Living:

8. The assisted living facility shall be limited to a maximum of 112 residents*.
9. A sidewalk shall be provided along the west side of Joseph Siewieck Drive from Alder Woods Drive to a sidewalk connection at the Assisted Living Facility*.
10. 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 four residents who participate in the Auxiliary Grant Program*.

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 Amendment shall not be valid until this has been accomplished.

Pursuant to 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 one of the proposed uses has been established or construction has commenced and been diligently prosecuted. 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 Amendment. 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 yard requirement along the eastern boundary and modified the barrier requirement along the eastern boundary in favor of that shown on the Generalized Development Plan and the Special Exception Plat.**
- **Reaffirmed the previously granted modification of the transitional screening requirement and the previously granted waivers of the barrier requirements on the other boundaries of the application property.**

SEA 84-C-076-6
May 30, 2001

- 4 -

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 Velrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor - Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
John Crouch, Assistant Chief, PPRB, DPZ
Audrey Clark, Director, BPRD, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Department of Transportation
Charles Strunk, Project Planning Section, Department of Transportation
Michelle A. Brickner, Director, Site Development Services, DPW&ES
DPW&ES - Bonds & Agreements
Department of Highways, VDOT
Land Acqu. & Planning Div., Park Authority
District Planning Commissioner

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 1 2001

ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Fred R. Selden, Director *Fue*
Department of Planning and Zoning

SUBJECT: Comprehensive Plan Land Use Analysis: PCA 2000-SU-032 & SEA 84-C-076-7
Fair Oaks Hospital

DATE: 2 October 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject proffered condition and special exception amendment applications and development plans dated July 19, 2002. The extent to which the proposed use, intensity, and development plans are consistent with Comprehensive Plan land use guidance is noted.

DESCRIPTION OF THE APPLICATION

Innova Health Care Services proposes a phased expansion of the existing facilities at Fair Oaks Hospital to allow additional development within the hospital campus. The proposal includes:

- 3-story addition, Main Hospital Building - 90,000 gross square feet – 90 feet max. height
- Building addition for Office Building III – 90,000 gross square feet – 60 feet max. height
- 1-story radiation/oncology addition - 6,250 gross square feet
- 5-level parking garage for 950 spaces – 55 feet in height
- 100 additional surface parking spaces
- Modification of barrier fence along the eastern boundary.

The applicant proposes an overall floor area ration (FAR) of .22 with approximately 50% of the site retained as open space.

LOCATION AND CHARACTER OF THE AREA

The 61.82 acre property is situated on the east side of Rugby Road, south side of Ox Road, immediately north of the Fairfax County Parkway. Parcels 45-2 ((1)) 25L and 41A are planned for hospital and related low intensity ancillary medical office use, services uses and clinics. The portion of the former Murray Farms subdivision east of Rugby Road and north of the Fairfax County Parkway is planned for hospital and related low intensity ancillary medial service uses and clinics. Tax Map 45-2 ((2)) 38, 39A and 39B are planned for public park use. Existing zoning is C-3.

Stable single family residential communities surround the hospital campus. The area north of the Fairfax County Parkway is planned for 1-2 du/ac and 2-3 du/ac and the zoning includes R-1, R-2, R-3 and PDH-3. Fair Oaks Estates, a residential community immediately adjacent on the east, is buffered by parkland dedicated by the hospital. The area south of the Fairfax County Parkway is planned for residential use at slightly higher densities, including 4-5 du/ac, resulting in single-family detached and attached development with zoning including R-1 and PDH-5.

COMPREHENSIVE PLAN CITATIONS

Plan Area: III **Planning Sector:** Upper Potomac Planning District (UP8)
Lee-Jackson Community Planning Sector

Pursuant to APR Item #01-II-8UP the Comprehensive Plan was amended as follows:
Fairfax County Comprehensive Plan, 2000 Edition, Area III, Upper Potomac Planning District,
UP8 Lee-Jackson Community Planning Sector, Land Use, recommendation #10, pages 121-122:

"10. The Fair Oaks Hospital site is approximately 72 acres, generally located north of the Fairfax County Parkway and east of Rugby Road. Tax Map parcels 45-2((1)) 25L, 41A, and 45-2((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1 are planned for hospital and related low intensity ancillary medical office, service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided and maintained as undisturbed open space between such uses and the residential neighborhoods to the north and east;
- The campus achieves high-quality architectural and landscape design, and the overall intensity on the site does not exceed .30 FAR;
- Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four-lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
- The buffer to be provided and maintained along Rugby Road and Ox Trail will be 115-120 feet in width with the exception of the existing child care center where a lesser buffer is provided. The buffer will consist of existing vegetation supplemented where necessary with evergreens and other landscaping. Unless deemed essential based on final engineering, no additional storm water

management ponds (wet or dry) shall be located in this buffer. Any utilities, to include stormwater pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;

- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height for the main hospital buildings and additions thereto shall be limited to a maximum of 100 feet. All other buildings shall be limited to a maximum of 60 feet in height to minimize visual impacts on the residential community;
- Parking structures will be designed to minimize visual impacts on adjacent residential neighborhoods and the design and materials of the structures will be integrated with that of the buildings they serve. Landscaping will be provided on the parking structures and/or adjacent to them to make them more attractive and to soften their appearance;
- All rooftop mechanical equipment is screened. In addition, no antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes;
- Monopoles are excluded from the hospital campus;
- Visual impacts are further minimized through building setback and site design features such as berms, fences and landscaping treatments;
- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates; and
- A detailed traffic impact analysis should be done to determine any additional improvements required to mitigate the impacts of

additional development on the street network in the vicinity of the development.

The southern 7.5-acre portion (Tax Map 45-2((1)) 42) of this site is owned by the Fairfax County Park Authority and is planned for a public park. Tax Map 45-2((2)) 38, 39A and 39B and 45-2((6)) A1, K2 and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.

Density credit is appropriate for any land dedicated for right-of-way or public park use, as provided for in the Fairfax County Zoning Ordinance."

PLAN MAP: Public Facilities, Governmental and Institutional Uses and Public Park

ANALYSIS

The proposal for additional development on the Fair Oaks Hospital campus is generally in conformance with the Comprehensive Plan land use and intensity recommendations for this site. The proposed .22 FAR is within the maximum .30 FAR recommended in the Plan; the proposed building heights also conform to the maximum height recommendations. However, the following concerns are raised in connection with the implementation of the additional development:

Design Quality and Compatibility: The Plan recommends that any additional development for the hospital achieve "high-quality architectural and landscaping design." To address this recommendation, detailed building elevations should be provided for both the hospital and office building additions, including information on building materials, colors and lighting. It would be desirable to show building elevations for the proposed parking garage to ensure that it will also be architecturally compatible with the existing buildings which are primarily brick. Appropriate commitments should be provided to shield and screen all rooftop mechanical equipment and to prohibit new rooftop antennae, except as may be required for public safety.

Landscaping: An overall landscape plan for the development should also be provided, including building foundation plantings, parking lot landscaping and supplemental landscaping along the periphery. Landscaping on and around the parking garage should also be provided to enhance and soften the visual impact of the parking deck.

Additional Parking: The Plan stipulates that no additional parking is to be located between the medical campus and Fair Oaks Estates. To address this concern, the development plan should identify where the additional 100 surface parking spaces are proposed to be located.

Park Dedication: The Plan further stipulates that Parcels 38, 39A and 39B are planned for Public Park and should be dedicated to the Park Authority. These parcels are part of the application property but are situated across Alder Woods Drive and are shown as open space and a stormwater management facility on the development plan. An appropriate commitment to dedicate the site to the Park Authority should be provided.

FS: DMJ

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Comprehensive Planning

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

FILE: 3-4 (RZ 2000-SU-032) concurrent with;
3-5 (SE 84-C-076)

SUBJECT: Transportation Impact

REFERENCE: PCA 2000-SU-032, SEA 84-C-076-07;
Inova Health Care Services
Traffic Zone: 1681
Land Identification Map: 45-2 ((2)) 38,39A,39B,40A,40B,41-50,51B1;
45-2 ((1)) 25L,41A

DATE: October 15, 2002

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plans dated July 19, 2002.

The applicant requests the concurrent processing of the subject proffered condition amendment (PCA) and the special exception amendment (SPA) to provided the following: develop a three story 190,000 square foot expansion atop the main hospital; expand the medical office building III to 90,000 square feet from 60,000 square feet; construct a new parking garage of approximately 950 parking spaces; construction of a 6,250 square-foot radiation oncology addition; the addition of approximately 100 surface parking spaces; and a few site modifications.

The department has reviewed the subject application and mentions the following:

- The applicant should carry forward existing proffers.

AKR/AK:ak

w:\word\rz-cases\sea84-C-076-07-PCA00SU-032;InovaRugby

cc: Michele Brickner, Director, Office of Site Review, DPW & ES

Traffic Generation

The tables below are provided to show a comparison of the traffic volumes generated if the site is developed :

	TRIPS PER ¹	
	<u>DAY</u>	<u>PEAK HOUR</u>
<u>Approved Use:</u>		
Hospital (160 beds).....	1880 vpd	225 vph
Medical Office Building # 1 (82,000 GSF).....	2960 vpd	355 vph
Medical Office Building #2 (93,000 GSF).....	3370 vpd	405 vph
Child Care Center (150 children).....	675 vpd	125 vph
<hr/>		
Assisted Living Facility (134 Residents).....	350 vpd	28 vph
Medical Office Building #3 (60,000 GSF).....	2160 vpd	260 vph
Hospital Extension/Med. Office Building (142,000 GSF).....	5140 vpd	610 vph
<hr/>		
Total Proposed Use.....	16535 vpd	2008 vph

	TRIPS PER ¹	
	<u>DAY</u>	<u>PEAK HOUR</u>
<u>Proposed Use:</u>		
Hospital (160 beds).....	1880 vpd	225 vph
Medical Office Building # 1 (82,000 GSF).....	2960 vpd	355 vph
Medical Office Building #2 (93,000 GSF).....	3370 vpd	405 vph
Child Care Center (150 children).....	675 vpd	125 vph
<hr/>		
Assisted Living Facility (134 Residents).....	350 vpd	28 vph
—Additional GSF Total—		
Medical Office Building (Radiation Oncology, 6,250 GSF).....	225 vpd	25 vph
Medical Office Building #3 (90,000 GSF).....	3250 vpd	395 vph
Hospital Extension/Med. Office Building (230,000 GSF).....	8300 vpd	1000 vph
<hr/>		
Total Proposed Use.....	21,010 vpd	2,558 vph

Total site generation increase in trips from approved to proposed.... 4,475 vpd 550 vph

1 These trip generation estimates are based on data from Trip Generation, Sixth Edition; Institute of Transportation Engineers, 1997. (vpd= vehicles per day, vph= vehicle per hour)

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division, DPZ

FROM: Fred R. Selden, Director *frs*
Planning Division, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 84-C-0076;
Inova Fairfax Hospital PCA 2000-SU-032

DATE: 7 October 2002

This memorandum, prepared by Mary Ann Welton, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the revised plan dated September 30, 2002. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On pages 91 through 93 of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources.

Policy a. Implement 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 low-impact site design 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.
- Where feasible, convey drainage from impervious areas into pervious areas.
- 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.

...

- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements.

Development proposals should implement best management practices to reduce runoff pollution and other impacts..."

On page 94 of the 2000 edition of the Policy Plan under the heading "Water Quality", the Comprehensive Plan 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."

On page 96 of the 2000 Edition of the Policy Plan under the heading "Light Pollution", the Comprehensive Plan states:

"Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

Policy a. Recognize the nuisance aspects of unfocused light emissions."

On page 101 of the 2000 Edition of the Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 11: 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 and restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices ..."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. 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.

Water Quality Best Management Practices

Issue:

This application proposes to amend the previously approved rezoning to allow for a new parking garage, the addition of one hundred (100) new parking spaces and several other vertical modifications to existing structures. However, no impervious cover calculations have been provided to demonstrate whether or not the proposed changes will significantly increase the overall amount of impervious surfaces.

Note #17 of the development plan indicates that water quality and quantity requirements will be addressed at the time of site plan review.

Resolution:

The applicant is encouraged to provide current and accurate impervious cover calculations for the proposed changes which are part of this application. If it is determined that impervious coverage will increase, the applicant is requested to provide a narrative which specifically addresses the current application and explains how water quality and quantity requirements will be addressed. In the event that the applicant intends for the existing stormwater best management practice facilities to accommodate additional impervious surface, then the applicant should provide verification from DPWES that the existing facilities are adequately designed to accommodate new impervious surfaces. Finally, the applicant should demonstrate that no offsite impacts will be created by these changes.

Light Pollution

Issue:

Except for the general reference to lighting in Note #21 of the development plan, no other detailed specifications regarding proposed lighting have been made available in this application.

Resolution:

It is suggested that the applicant offer detailed lighting specifications, which incorporate the concept of fully shielded (cutoff) lights to avoid excessive illumination, as well as light trespass on adjacent properties. A "shoe box" design luminaire exemplifies a fully cutoff fixture.

In addition, all signage, which is proposed as part of this current application, should be internally illuminated. It is recommended that the applicant consult the **Illuminating Engineers Society of North America** for lighting guidelines.

Tree Restoration

Issue:

The stormwater management facilities do not currently possess any aesthetic quality.

Resolution:

The applicant is encouraged to work with the DPWES to determine what reasonable landscaping measures can be implemented to enhance the existing stormwater management facilities. Within certain guidelines, the applicant is encouraged to use landscaping measures to enhance both the aesthetic appearance as well as the efficiency of the stormwater facilities.

TRAILS PLAN

The Trails Plan Map depicts a sidewalk on the west side of Rugby Road and on the north side of Ox Trail. The Director, Department of Public Works and Environmental Services will determine what trail requirements may apply to the subject property at the time of site plan review.

FRS: MAW



FAIRFAX COUNTY PARK AUTHORITY

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: November 20, 2002

SUBJECT: REVISED REPORT: PCA 200-SU-032 & SEA 84-C-076-7
Inova Health Care Services
Loc: 45-2((1))25L,41A, 45-2((2))38&others

BACKGROUND:

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated November 4, 2002 for the above referenced application.

COMPREHENSIVE PLAN CITATIONS:

1. Upper Potomac Planning District Overview (Area III, Parks and Recreation Objective, p.17 of 128)

“A variety of resource protection mechanisms, including acquisition of conservation/open space, scenic, and historic preservation easements, land dedication and purchase by the County should be utilized to protect identified resources not currently in public ownership”

2. UP8 Lee-Jackson Community Planning Sector Land Unit Recommendations (Area III, p. 121 of 128)

Land Use Recommendations:

10. “Tax Map 45-2((2)) 38, 39A and 39B and 45-2((6)) A1, K2 and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.”

ANALYSIS AND RECOMMENDATIONS

Park Dedication:

In accordance with the Planning Sector Land Unit Recommendations, FPCA requests dedication of Parcels 45-2((2)) 38, 39A and 39B to the Park Authority for public park purposes. These parcels will be used to expand Fair Woods Park.

FPCA also requests dedication of Parcels 45-2((6)) A1, K2 and L1 which are also owned by Innova Health Systems Foundation. While these parcels are not included in this application, FPCA requests that the applicant dedicate these parcels as a condition of approval. These additional parcels provide a connection between Parcels 45-2((2)) 38, 39A and 39B and Fair Woods Park.

The parcels requested for dedication are flat and contain floodplain areas. If the applicant conveys the requested parcels Fair Woods Park would be expanded from 6.88 acres to 9.50 acres.

The development plan shows a "possible" SWM facility on Parcels 45-2((2)) 38, 39A and 39B. If the stormwater management facility is built within this area, or Parcels 45-2((6)) A1, K2 and L1 are not dedicated to FPCA, the Park Authority reserves the right to determine if the parcels should be kept as private open space by the applicant, as opposed to dedicated to the Park Authority.

Cultural Resource Protection

The eastern portion of Parcels 45-2((2)) 38 and 39A contain a prehistoric archeological site, recorded as Virginia State Site #: 44Fx2378. If the applicant does not dedicate the land to the Park Authority, or it is determined that a SWM/BMP facility is to be constructed on these parcels, the pre historic archaeological site location should be avoided in the SWM/BMP facility's design.

If the prehistoric archaeological site must be disturbed, then a Phase I archaeological survey should be required. If warranted by the Office of the County Archeologist following review of the Phase I study, Phase II and Phase III investigations may be required.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Chron Binder
File Copy

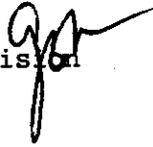
FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division, OCP

DATE: September 9, 2002

FROM: Gilbert Osei-Kwadwo (Tel: 324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW



SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA 2000-SU-032 conc./w SEA 84-C-076-07
Tax Map No. 0SEVERAL PARCELS ON 045-2

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 CUB RUN (T4) Watershed. It would be sewerred into the UOSA Treatment Plant.
2. Based upon current and committed flow, excess capacity is available in the Upper Occoquan Sewer Authority Treatment Plant at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously 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 10 inch line located in IN AN EASEMENT and ON the property is adequate for the proposed use at this time.
4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

5. Other pertinent information or comments: MANOR CARE REIMBURSEMENT
CHARGES ARE APPLICABLE

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

Aug 5, 2002

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Michael Torres (246-3968)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis for Special Exception
Amendment SEA 84-C-076-07 and Proffered Condition Amendment PCA
2000-SU-032

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 #21, Fair Oaks.
2. After construction programmed for FY 20___, this property will be serviced by the fire station planned for the _____.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - a. currently meets fire protection guidelines.
 - b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.
 - d. does not meet current fire protection guidelines without an additional facility. The application property is ___ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY WATER AUTHORITY

8570 EXECUTIVE PARK AVENUE - P.O. BOX 1500

MERRIFIELD, VIRGINIA 22116-0815

PLANNING AND ENGINEERING DIVISION
C. DAVID BINNING, P.E., DIRECTOR

August 20, 2002

TELEPHONE
(703) 289-6325FACSIMILE
(703) 289-6382

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

Re: SEA 84-C-076-07
PCA 00-SU-032
Water Service Analysis

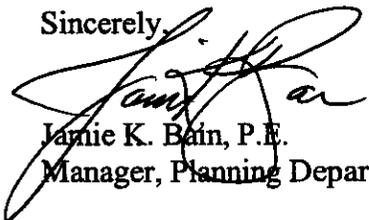
Dear Ms. Byron:

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

1. The property is located within the Fairfax County Water Authority service area.
2. Adequate domestic water service is available at the site from existing 14, 12, 8 & 6-inch water mains located at the property. See the enclosed property map. The Generalized Development Plan has been forwarded to Plan Control for distribution to Engineering Firm.
3. Depending upon the configuration of the onsite water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact me at (703) 289-6302.

Sincerely,



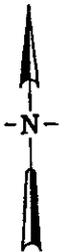
Jamie K. Bain, P.E.

Manager, Planning Department

PIPE MATERIAL

- A.C.F.
- C.I.P.
- D.I.P.
- P.C.C.P.
- STEEL
- COPPER
- PLASTIC
- GALVANI
- - - APPROX.

- XX AS-BUILT
- XX AS-BUILT
- XX AS-BUILT



VCS-83 COORDINATE SYSTEM
VIRGINIA STATE PLANE,
NAD-83 DATUM

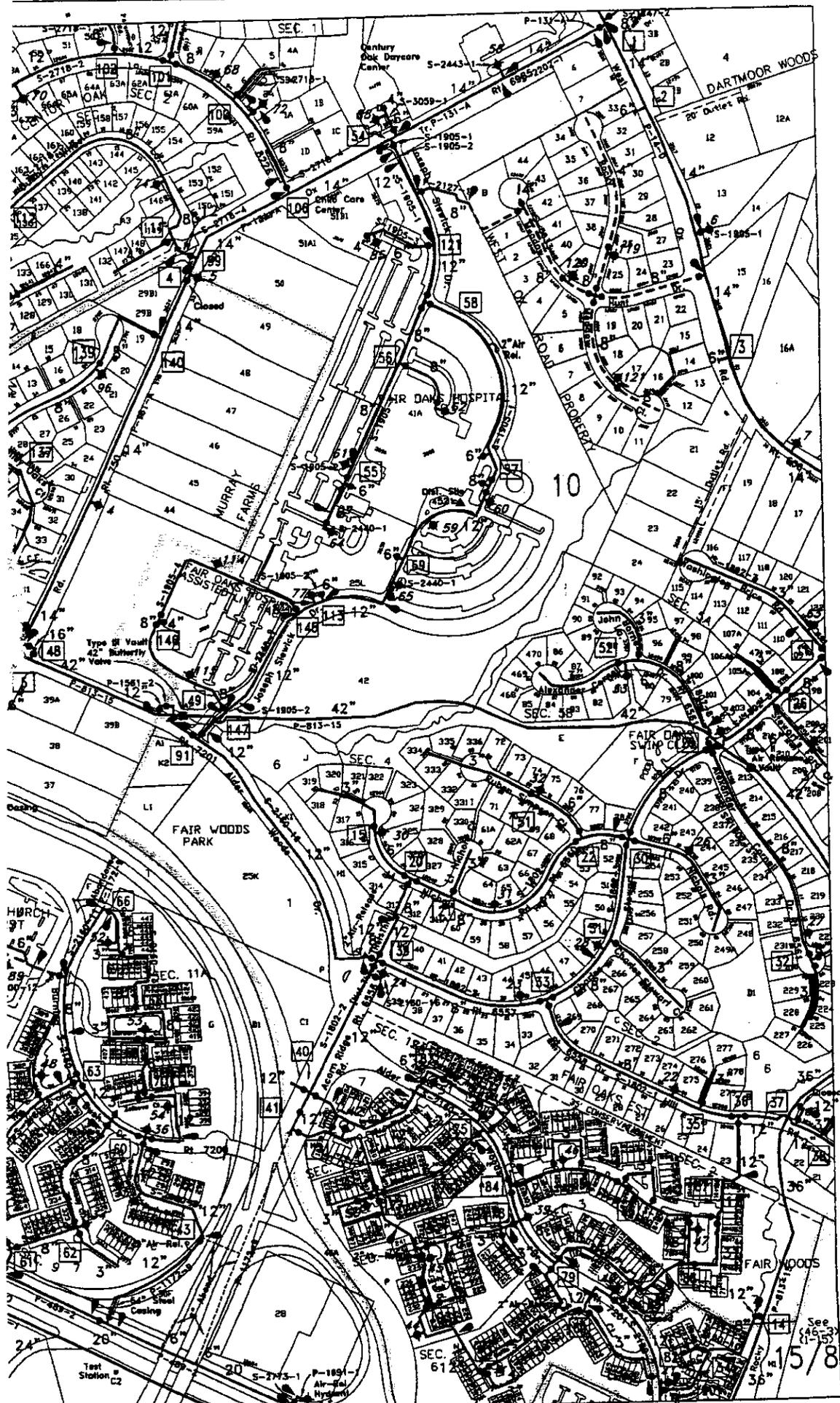
CONTOUR INTERVAL

35-3	35-4
45-1	45-2
45-3	45-4

**FAIRFAX C
SECTION
45-2**



USERS NOTING ERRORS OR
MAP, PLEASE CONTACT SYSTEM



3FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DRAFT

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

DATE: 11/20/02

FROM: Carl Bouchard, Director
Stormwater Planning Division
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Inova Health Care Services

Application Number: PCA2000-SU-032 and SEA84-C-076-07

Information Provided: Application - Yes
 Development Plan - Yes
 Other - Statement of Justification

Date Received in SWPD: 8/2/02

Date Due Back to DPZ: 8/21/02

Site Information: Location - 045-2-01-00-0025-L (see application for additional TM#s)
 Area of Site - 61.82 acres
 Rezone from - C-3 to
 Watershed - Cub Run

Stormwater Planning Division (SWPD), Maintenance and Stormwater Management Division (MSMD), and Planning and Design Division (PDD) Information:

I. Drainage:

- MSMD/PDD Drainage Complaints: **There are no downstream complaints on file with PDD, relevant to this proposed development.**
- Master Drainage Plan, proposed projects, (SWPD): **No downstream deficiencies are identified in the Fairfax County Master Drainage Plan.**
- Ongoing County Drainage Projects (SWPD): **None.**
- Other Drainage Information (SWPD): **None.**

II. Trails (PDD):

Yes No Any funded Trail projects affected by this application?

If yes, describe:

Yes No Any Trail projects on the Countywide Trails priority list or other significant trail project issues associated with this property?

If yes, describe:

III. School Sidewalk Program (PDD):

Yes No Any sidewalk projects pending funding approval or on the School Sidewalk Program priority list for this property?

If yes, describe:

Yes No Any funded sidewalk projects affected by this application?

If yes, describe:

IV. Sanitary Sewer Extension and Improvement (E&I) Program (PDD):

Yes No Any existing residential properties adjacent to or draining through this property that are without sanitary sewer facilities?

If yes, describe:

Yes No Any ongoing E&I projects affected by this application?

If yes, describe:

V. Other Projects or Programs (PDD):

Yes No Any Board of Road Viewers (BORV) or Fairfax County Road Maintenance Improvement Projects (FCRMIP) affected by this application?

If yes, describe:

Yes No Any Commercial Revitalization Program (CRP) projects affected by this application?

If yes, describe:

Yes No Any Neighborhood Improvement Program (NIP) projects affected by this application?

If yes, describe:

Other Program Information (PDD): **None.**

Application Name/Number: Inova Health Care Services / PCA2000-SU-032

******* SWPD AND PDD, DPWES, RECOMMENDATIONS*******

Note: The SWPD and PDD recommendations are based on the SWPD and PDD involvement in the below listed programs and are not intended to constitute total County input for these general topics. It is understood that the current requirements pertaining to Federal, State and County regulations, including the County Code, Zoning Ordinance and the Public Facilities Manual will be fully complied with throughout the development process. The SWPD and PDD recommendations are to be considered additional measures over and above the minimum current regulations.

DRAINAGE RECOMMENDATIONS (SWPD): None.

STREAM PROTECTION STRATEGY (SPS) RECOMMENDATIONS, (SWPD): This site is in the "Watershed Restoration Level II" management category as determined by the Stream Protection Strategy baseline Report 2001. The primary goal of this category is to maintain areas to prevent further degradation and implement measures to improve water quality to comply with regulations and water quality standards. In this regard, this site should be developed with the use of innovative BMPs and a reduction in imperviousness and if appropriate, sections of on site streams that need stabilizing should be restored or stabilized.

TRAILS RECOMMENDATIONS (PDD): None.

SCHOOL SIDEWALK RECOMMENDATIONS (PDD): None.

SANITARY SEWER E&I RECOMMENDATIONS (PDD): None.

Yes NOT REQUIRED Extend sanitary sewer lines to the development boundaries on the _____ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works and Environmental Services during the normal plan review and approval process.

Other E&I Recommendations (PDD): None.

OTHER SWPD and PDD PROJECT/PROGRAM RECOMMENDATIONS: None.

SWPD and PDD Internal sign-off by:
Planning Support Branch (Ahmed Rayyan) ab
Utilities Design Branch (Walt Wozniak) mg
Transportation Design Branch (Larry Ichter) nc
Stormwater Management Branch (Fred Rose) _____

CEB/PCA2000-SU-032

cc: Gordon Lawrence, Coordinator, Office of Safety, Fairfax County Public Schools (only if sidewalk recommendation made)

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:

- NA** 1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses, 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.
- NA 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.
- NA 6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
- modification requested* 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309

Additional Standards for Child Care Centers and Nursery Schools



1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed. For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.



2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial



3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.



4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.1, Chapter 10 of the Code of Virginia.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: BOARD OF SUPERVISORS

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

SUBJECT: Health Care Advisory Board Review of the Zoning Application of
Inova Fairfax Hospital (RZ 2000-SU-032 conc. with SEA 84-C-076-07)

DATE: November 20, 2002

On November 6, 2002, a public meeting was held to review the above-referenced special exception application amendment of Inova Health System (RZ 2000-SU-032 conc. with SEA 84-C-076-07). As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, and financial feasibility.

Inova Health System proposes a \$30 million expansion to Inova Fair Oaks Hospital (IFOH), which is currently undergoing renovation. Two new floors will be added to the current structure, creating a fifth floor of clinical space as well as a floor for mechanical equipment. Forty new beds are proposed to be added to the hospital's licensed capacity of 160. A one-story radiation oncology addition is also proposed for the main hospital, along with an expansion of one of the two medical office buildings on the campus, and a 950-space, five-story parking garage. Inova has applied for a Certificate of Public Need (COPN) for the additional beds.

The Health Systems Agency of Northern Virginia (HSANV) concluded in its report on the IFOH's COPN application that the hospital does not have adequate inpatient capacity to meet current demand, and will be unable to meet the growing needs of its services area unless it receives additional beds. Adding two additional floors to IFOH will be considerably less expensive if done during its current renovation than it would be after the project has been completed. Inova representatives also explained that the entire renovation project will be financed by a combination of Inova's accumulated reserves and tax free revenue bonds and that Inova's rates would not increase as a result of this project. HSANV recommended approval of the additional beds, but the Commissioner of Health has yet to make a recommendation on the application.

Recommendation: This project meets the appropriate HCAB Special Exception Review Criteria. There is a demonstrated need for the additional beds, as well as an institutional need for the additional space. The project is also in compliance with approved health plans. Favorable

Memorandum to the Board of Supervisors

November 20, 2002

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arguments can also be made based on financial accessibility, given Inova's charity care policy, and financial viability of the project, based on the use of the tax-free revenue bond financing available to Inova and the cost effectiveness of adding IFOH during its current renovation. The project will not affect Inova's rate structure to clients and has high anticipated utilization levels. For the reasons cited above, the HCAB recommends approval of Inova's zoning application to expand the Inova Fair Oaks Hospital.

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

cc: Planning Commission
Office of Comprehensive Planning, Zoning Evaluation Branch
Verdia L. Haywood, Deputy County Executive
Carol S. Sharrett, MD, Director of Health
Tim Sampson, Walsh, Colucci, Stackhouse, Emerich & Lubeley
Jim Scott, Inova Health System

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 in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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