



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



October 4, 1984

STAFF REPORT

APPLICATION NUMBER RZ 84-P-090

SEA 80-P-078-2

PROVIDENCE DISTRICT

Applicant: Fairfax Hospital Association

Present Zoning: R-1

Requested Zoning: R-8

Proposed Use: Medical Care Facility

Acreage: 40.437 Acres

Subject Parcels: 59-2 ((1)) 1A, Pt. of 1B, Part of 1C

Application Filed: August 31, 1984

Planning Commission Public Hearing: October 11, 1984

Board of Supervisors Public Hearing: October 29, 1984

Staff Recommendation: The staff recommends that the Zoning Ordinance, as it applies to the application property, be amended from the R-1 to the R-8 District.

Further, the staff recommends that SEA 80-P-078-2 be approved subject to the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

Further, the staff recommends that the Board of Supervisors direct the Director, Department of Environmental Management to approve modification of the Transitional Screening to the existing yard and require Barrier D, E or F along the Woodburn Village frontage of the application site.

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

KS



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



October 4, 1984

STAFF REPORT

APPLICATION NUMBER SEA 80-P-078-2

PROVIDENCE DISTRICT

Applicant: Fairfax Hospital Association

Subject Parcel: 59-2 ((1)) 1A, 1C, 1D, 1E, and Pt. of 1B

Present Zoning: R-20 & R-1

Acreage: 45.74

Proposed Use: Expansion of Medical Care Facility

Applicable Zoning Ordinance Provision: Sect. 3-104 & 3-2004

Application Filed: June 15, 1983

Planning Commission Hearing Date: October 11, 1984

Board of Supervisors Hearing Date: October 29, 1984

Staff Recommendation: The staff recommends approval of SEA 80-P-078-2 subject to the conditions listed in Appendix 1 of the staff report, Proposed Development Conditions.

Further, the staff recommends that the Board of Supervisors direct the Director, Department of Environmental Management approve modification of the Transitional Screening to the existing yard and require Barrier D, E or F along the Woodburn Village frontage of the application site.

KS

RZONING APPLICATION

RZ 84-P-090
FILED 08/31/84
SEA 80-P-078-2

FAIRFAX HOSPITAL ASSOCIATION
TO REZONE: 40.44 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: EXPANSION OF MEDICAL CARE FACILITY
LOCATED: 3300 GALLOWS ROAD (NW CORNER GALLOWS ROAD
AND WOODBURN ROAD)
ZONING: R-1
TO: R-2

MAP REF 059-2- /01/ /0001-A ,0001-B P,0001-C P

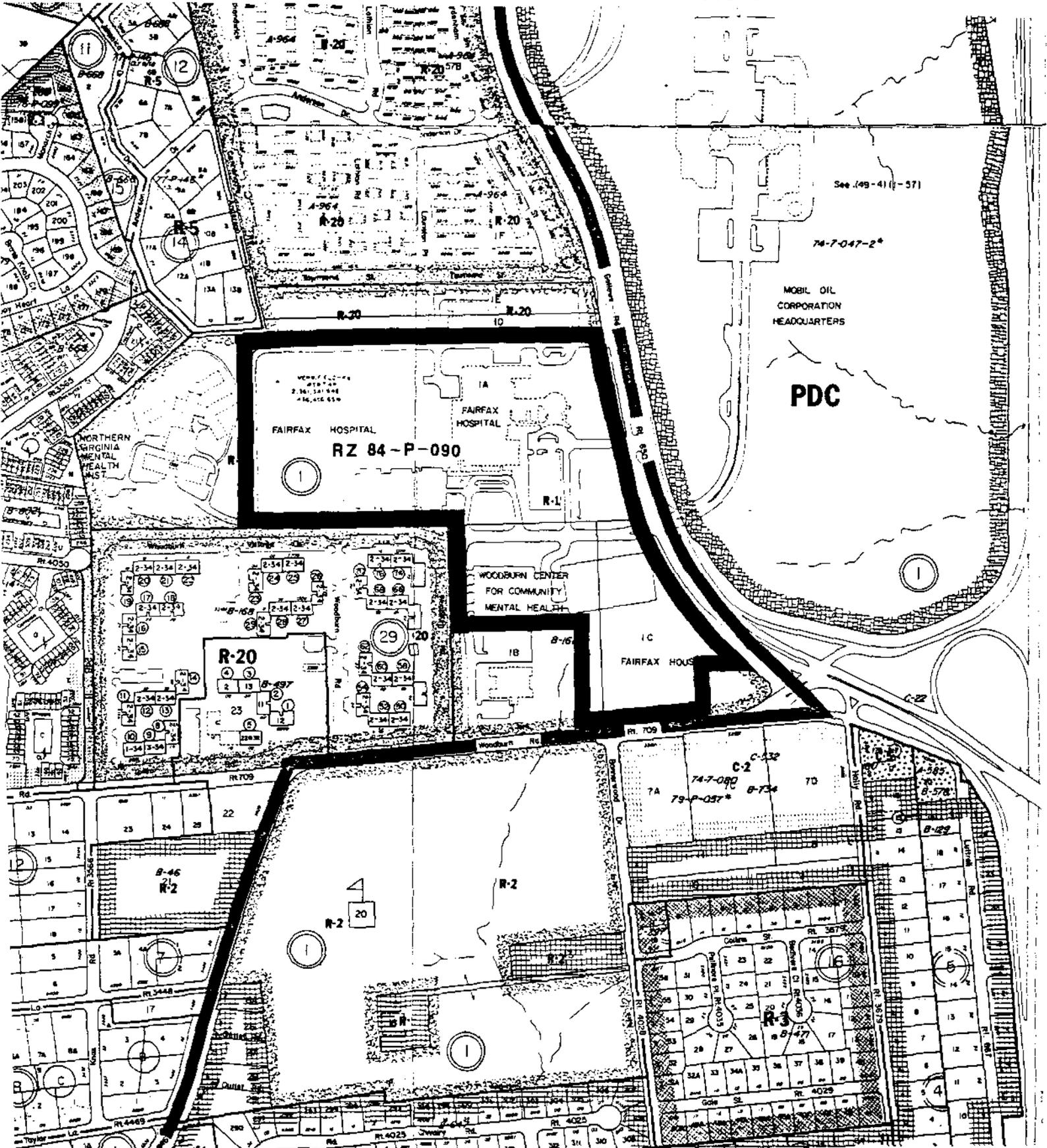


ZONING APPLICATION

RZ 84-P-090
FILED 08/31/84

FAIRFAX HOSPITAL ASSOCIATION
TO REZONE: 40.44 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: EXPANSION OF MEDICAL CARE FACILITY
LOCATED: 3300 GALLONS ROAD (NW CORNER GALLONS ROAD
AND WOODBURN ROAD)
ZONING: R-1
TO: R-8

MAP REF 059-2- /01/ /0001-A ,0001-B P,0001-C P





SPECIAL EXCEPTION APPLICATION

Number: SEA 80-P-078-2

District: Providence

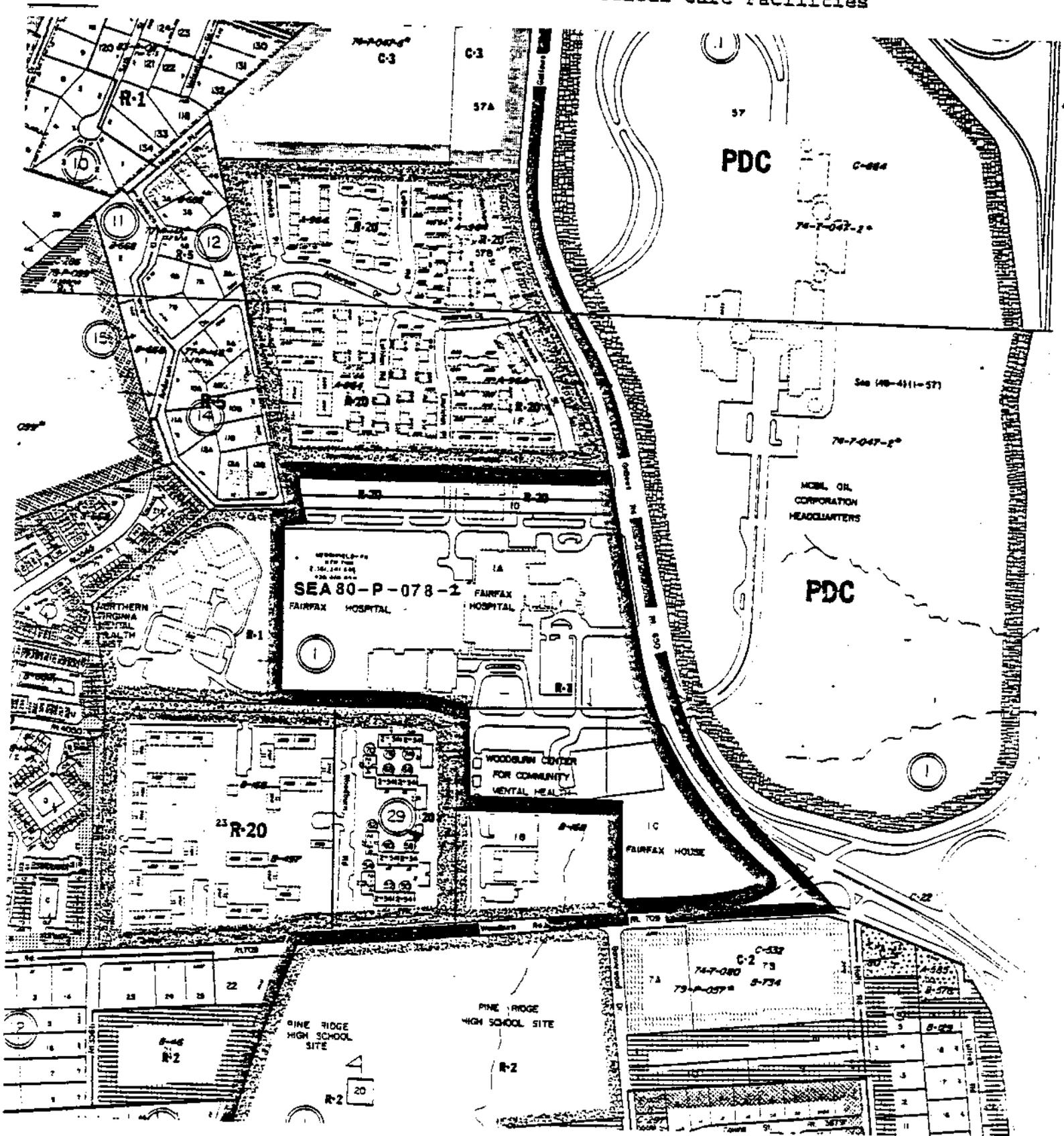
Acres: 45.74

Subject Parcel: 59-2 (C1) 1A, 1C, 1D, 1E, & pt. 1B

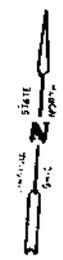
Existing Zoning: R-20 & R-1

Applicant: Fairfax Hospital Associates

Proposed Use: Expansion of Medical Care Facilities

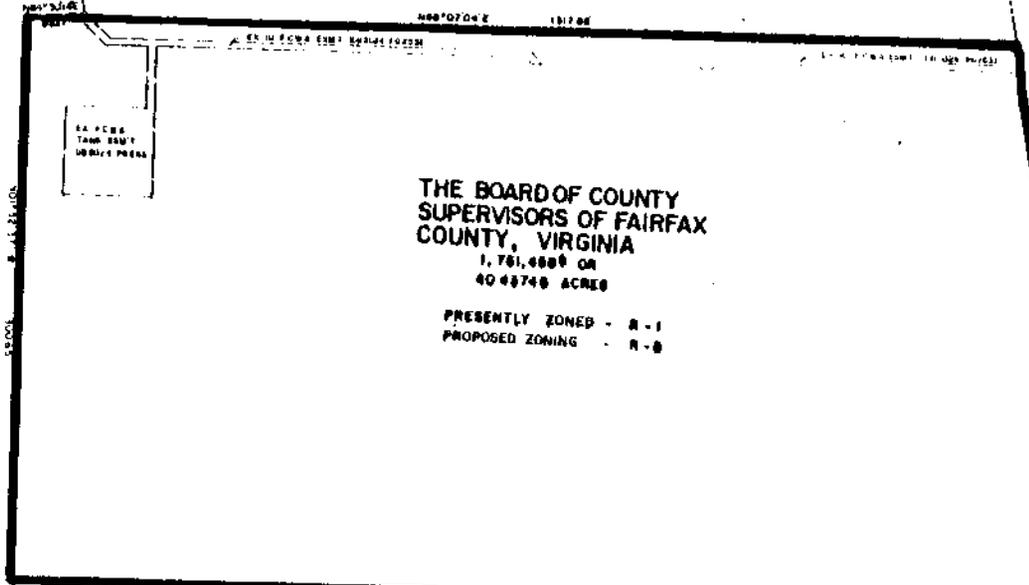


THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
ZONE - R-20
USE - HOSPITAL AND HEALTH



THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

ZONE - R-1
USE - HOSPITAL AND HEALTH



THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

1,781,480⁰⁰ OR
40.48748 ACRES

PRESENTLY ZONED - R-1
PROPOSED ZONING - R-8

GALLOW'S ROAD
RTE 4650

WOODBURN VILLAGE ONE SALES ASSOCIATES

ZONE - R-20
USE - APARTMENTS

ZONE - R-20
USE - APARTMENTS

THE BOARD OF COUNTY SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

ZONE - R-1
USE - HOSPITAL AND HEALTH

ZONE - R-1
USE - CORRECTION INSTITUTION

WOODBURN ROAD
(WIDTH VARIES)

RTE 4650

N435,087.00
E2,382,849.29

N435,100.87
E2,345,033.40

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

DESCRIPTION OF THE APPLICATION

The applicant requests rezoning of this 40.437 acre parcel of land from the R-1 District to the R-8 District. The rezoning of the property to the R-8 District is sought in order to accommodate the FAR requirement for the proposed Special Exception amendment and any future addition to the Fairfax Hospital.

Additional descriptive material is attached at Appendix 3.

The expansion of Medical Care Facilities is a Category 3 Special Exception Use within the R-20 and R-1 Residential Districts. Approval of this application must satisfy pertinent standards contained in the Zoning Ordinance, an extract of which is Appendix 4. The application also requires approval of the Health Care Advisory Board.

LOCATION AND CHARACTER OF THE AREA

The subject property is located west of Gallows Road, approximately 1700 feet north of the intersection of Gallows Road and Route I-495. It is bounded by multi-family residential, zoned R-20 to the north and southwest, the Mobil Oil Corporation complex to the east, the Northern Virginia Mental Health Institute to the southwest and single family residential, R-5, to the northwest corner.

BACKGROUND INFORMATION

On September 22, 1980, the Board of Supervisors approved Special Exception SE 80-P-078 to permit expansion of the Laundry Room facilities, subject to the conditions in Appendix 8 of this report. This was the initial Special Exception approved on the hospital site. On August 1, 1983 the Board of Supervisors approved Special Exception Amendment SEA 80-P-078-1 for the construction of a conference room, classrooms, physician sleepquarters and the employees credit union office, subject to the conditions in Appendix 9 of this report. This amendment also included the use of three temporary trailers during the construction period for the stated functions.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

The application property is located in the F2, Mantua Community Planning Sector the Fairfax Planning District in Area II. There is no Plan text relevant to this application.

The adopted Area II Plan map indicates the application property is planned for institutional uses.

PUBLIC FACILITIES ANALYSIS

Information regarding Sanitary Sewer, Water, Fire and Rescue Services are located at Appendices 5, 6 & 7 respectively. Analysis of these comments indicate that no deficiencies in availability of public facilities to the site are evident.

TRANSPORTATION ANALYSIS

The proposed Zoning and minor expansion would have no transportation impact.

ENVIRONMENTAL SITE ANALYSIS

There are no significant environmental impacts anticipated by the proposals.

PRELIMINARY SITE PLAN ANALYSIS

There is no development plan involved in this application. The rezoning from the R-1 District to the R-8 District is requested to accommodate the FAR requirements for the Special Exception amendment and any future hospital expansion.

Under the existing R-1 zoning a FAR of 0.15 is permitted which in turn permit 264,430 square feet of building space. With approval of the requested SEA, the hospital will comprise 713,722 square feet. Rezoning the R-8 District will permit a FAR of 0.55 or 1,130,520 square feet of building.

The application as presented meets open space requirements and appears to meet parking requirements. The proposed use would not add any new personnel or added functions to the hospital facility, therefore, would not require additional parking. A parking tabulation study condition was imposed under the previous special exception amendment SEA 80-P-078-1 and parking will have to satisfy DEM concerns.

Storm water detention will be required if the existing storm sewer system is inadequate to handle any increase of storm water run off.

Modification of the Transitional Screening yard is requested to the south side. However, Barrier D, E or F would be required along the entire Woodburn Village frontage of the application site.

An existing sidewalk along the west side of Gallows road would satisfy the Countywide Trails Plan requirement for this area.

It is noted that the Health Care Advisory Board does not object to the application proposal.

STAFF CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Approval of the rezoning application would bring the application site to conform to the FAR requirements of the Zoning Ordinance to accommodate the proposed SE amendment and any future expansion of the Hospital facility.

Recommendations

The staff recommends that the Zoning Ordinance, as it applies to the application property, be amended from the R-1 to the R-8 District.

Further, the staff recommends that SEA 80-P-078-2 be approved subject to the conditions set forth in Appendix 1 of this report, Proposed Development Conditions.

Further, the staff recommends that the Board of Supervisors direct the Director, Department of Environmental Management to approve modification of the Transitional Screening to the existing yard and require Barrier D, E or F along the Woodburn Village frontage of the application site.

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

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Justification material
4. Applicable Zoning Ordinance Standards
5. Sewer Analysis
6. Water Analysis
7. Fire & Rescue Services Analysis
8. Board of Supervisors resolution approving SE 80-P-078
9. Board of Supervisors resolution approving SEA 80-P-078-1
10. Health Care Advisory Board Memorandum
11. Glossary

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-2 located as Tax Map 59-2((1))1A, 1C, 1D 1E & pt. of 1B for use as an expansion of a medical care facility pursuant to Sects. 3-104 & 3-2004 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. This Special Exception amendment does not modify or negate the conditions of approval for SE 80-D-078 and SEA 80-P-078-1 which remain in effect.

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

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

I, Donald L. Harris, do hereby make oath or affirmation that I am an applicant in Rezoning Application Number 84-P-090 and that to the best of my knowledge and belief, the following information is true:

- 1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Table with 3 columns: Name, Address, Relationship. Rows include County of Fairfax (Owner), Fairfax Hospital Association (Lessee/Applicant), and Patton, Harris, Rust & Associates (Planners/Engineers).

- (b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Table with 3 columns: Name, Address, Relationship. Lists shareholders of Patton, Harris, Rust and Associates, P.C., including Wesley G. Harris, Jr. (President) and Thomas D. Rust, Charles R. Weber, Eugene F. Fournier (Senior Vice President).

- (c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Table with 3 columns: Name, Address, Relationship. Entry: Name N/A.

- 2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)
The subject property is owned by the County of Fairfax.

- 3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars (\$50), 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 fifty dollars (\$50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)
Members of the Board of Supervisors on Fairfax Hospital Association Board of Trustees:
Supervisor Sandra L. Duckworth (resigned)
Supervisor Nancy K. Falck
Supervisor Audrey Moore

WITNESS the following signature:

Handwritten signature of Donald L. Harris

The above affidavit was subscribed and confirmed by oath or affirmation before me this 13th day of September 1954 in the State of Virginia. My commission expires April 7, 1955. Dope Notariskamelson Notary Public



Fairfax Hospital Association

8001 Braddock Road, Springfield, Virginia 22151

(703) 321-4200

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John W. Gray, Jr.
First Vice Chairman

William S. Tennant
Second Vice Chairman

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Treasurer

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A. C. Whittaker

Vice President

Thomas N. Young

Vice President

August 24, 1984

Mr. Phil Yates
Zoning Administrator
County of Fairfax
Fairfax Building
10555 Main Street
Fairfax, Virginia 22030

Dear Mr. Yates:

In order to comply with the Fairfax County Zoning Ordinance, the Fairfax Hospital Association requests rezoning from the R-1 District to the R-8 District for the property upon which The Fairfax Hospital sits. The existing hospital structures and the proposed Neo-natal Care expansion (the North "T" wing addition) have a combined total floor area of 713,722 square feet. This floor area currently exceeds the allowable floor area ratio for the property which is currently zoned R-1.

The proposed rezoning is requested in order to rectify the hospital's current non-conformance with zoning regulations. Rezoning to the R-8 District will allow for an increase in floor area ratio which, in turn, will allow the hospital to satisfy the zoning criteria for the pending Special Exception Application (SEA-80-P-078-2), including the requirement for conformance with density ratios.

Sincerely,

Donald L. Harris
Senior Vice President

DLH:jcs

cc: Supervisor Thomas M. Davis III
Supervisor James M. Scott
Mr. Harvey Mitchell, Zoning Administration Division



Fairfax Hospital Association

8001 Braddock Road, Springfield, Virginia 22151

PROPOSED USE OF CONSTRUCTION

The proposed construction of an addition atop the second story roof of the Original Building will allow for the relocation and organization of existing OB/GYN functions. Technological and philosophical changes in the field of Obstetrics have translated into greater physical space requirements for each patient. This program seeks only to assuage some of these space needs so as to maintain quality patient care. This program will not increase current bed capacity.

Phase I of the program will be to relocate all Intensive Care Nurseries and their affiliated support functions into the new addition.

Phase II of the program will then redistribute the vacated space among physician sleep rooms, staff locker room, and meeting/consultation rooms.

We do not anticipate any changes in traffic loads as a result of this construction. All functions impacted by this program are currently housed in other areas of the Hospital. It will increase the square footage of operations only and will not require additional staffing nor increase patient/visitor activities. The hours of operation will be twenty-four hours a day, seven days a week as they presently are.

The addition will enclose the second story roof of the Original Building which flanks an existing three story structure. The brick will match the color of the existing structure. The architectural style of the addition will be in harmony with the rest of the Hospital's architectural design.



Fairfax Hospital Association

8001 Braddock Road, Springfield, Virginia 22151

RECEIVED
Office of Comprehensive Planning
Zoning Administration Division (703) 321-4200

SEP 7 1984

The Fairfax Building, Third Floor
10555 Main Street
Fairfax, Virginia 22030

September 4, 1984

OFFICERS

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First Vice Chairman

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Vice President

A. C. Whittaker
Vice President

Thomas N. Young
Vice President

Supervisor James M. Scott
Providence District
8739 Lee Highway
Fairfax, Virginia 22031

Re: Request to Expedite the Request for Rezoning of the Fairfax Hospital Site and the Special Exception Application (SEA-80-P-078-2) for the Neonatal Care Unit at Fairfax Hospital

Dear Jim:

Thank you for your advice and guidance on the processing of the above-mentioned requests. This letter is to further request your assistance in expediting these applications through the County's review process.

As you are aware, the request for rezoning came about when it was discovered through the standard review of the Special Exception Application 80-P-078-2 that Fairfax Hospital exceeded the FAR value (Floor Area Ratio) for an R-1 zoned site. Since the FAR is a non-waiverable condition, it was agreed that a rezoning of the site is necessary. Even though most of the adjoining land to the hospital site is zoned R-20, we are requesting that the hospital site be rezoned as R-8.

It is important that the rezoning and special exception application be expedited because the obstetrics/neonatal service at Fairfax Hospital is at capacity with over 7500 births anticipated this year and the proposed minimal additional space will help to alleviate some of the overcrowding which now exists. In 1984, upon the favorable recommendation of the local Health Systems Agency, the Commissioner of Health for the Commonwealth granted us a Certificate of Public Need to complete this project. Also, the Health Care Advisory Board, in its review of the project, has recommended approval.

We appreciate your assistance in this endeavor to help ensure that Fairfax Hospital Association can continue to provide the

Continued

Supervisor James M. Scott
September 4, 1984
Page Two

health care services needed by the citizens of Fairfax County.
If you or your staff have additional questions, please feel
free to call me at 321-4213.

Sincerely,



Donald L. Harris
Senior Vice President

DLH:jcs

cc: Mr. J. Hamilton Lambert, County Executive
Mr. Phillip Yates, Zoning Administrator
Ms. Katie F. Conrad, Office of County Executive
Supervisor Nancy K. Falck
Supervisor Audrey Moore
Supervisor Thomas M. Davis III
Mr. J. Knox Singleton, President, Fairfax Hospital Association
Mr. Thomas N. Young, Vice President/Administrator, Fairfax Hospital
Carlos E. Odiaga, M.D., President, Medical Staff, Fairfax Hospital

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 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 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.

Standards for All Category 3 Uses

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

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

Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 4 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 (s) 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 of care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.

3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

Date September 17, 1984

TO: Staff Coordinator (Tel: 691-3387)
 Zoning Evaluation Branch
 5th Floor, Massey Building

FROM: Chief, Planning & Engineering (Tel: 698-5600)
Engineering and Construction Division
Fairfax County Water Authority

SUBJECT: Water Service Analysis, Rezoning Application RZ 84-P-090

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.

2. Adequate water service is available at the site.

X Yes

No

3. Offsite water main extension is required to provide

Domestic Service Fire Protection Service X Not Applicable

4. The nearest adequate water main available to provide

X Domestic Service X Fire Protection Service

is a 16- and 10- inch main located at feet from the property. See enclosed property map.

5. Other pertinent information or comments:

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

Staff Coordinator
TO: Plan Implementation Branch, OCP

DATE: September 24, 1984

FROM: Jerry D. Jackson, Chief *JJ*
Systems Analysis Section

FILE NO:

SUBJECT: Sanitary Sewer Facilities Analysis

REFERENCE: Rezoning Application 84-P-090
Fairfax Hospital Association

This property is served by two (2) existing onsite sanitary sewer lines.

A 10 inch line which flows to Cameron Run (I1) with treatment at the Alexandria Authority Treatment Plant.

An 18 inch line which flows to Accotink Creek (M2) with treatment at the Lower Potomac Treatment Plant.

A line capacity analysis cannot be completed until additional information regarding actual connection point (10 or 18) and anticipated flow projections for the proposed expansion are furnished this office.

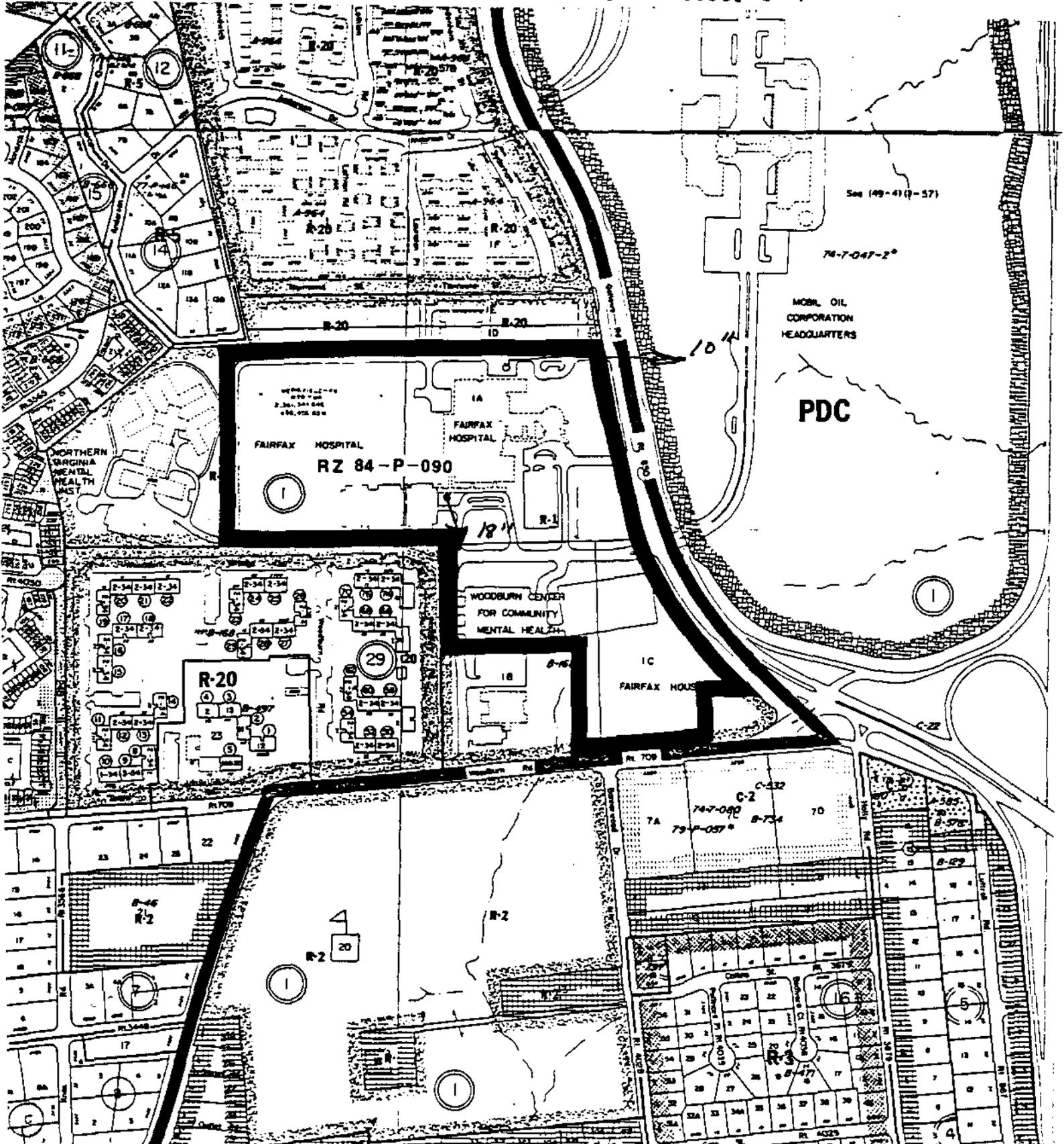
REZONING APPLICATION

RZ 84-P-090
FILED 08/31/84

FAIRFAX HOSPITAL ASSOCIATION
TO REZONE: 40.44 ACRES OF LAND; DISTRICT - PROVIDENCE
PROPOSED: EXPANSION OF MEDICAL CARE FACILITY
LOCATED: 3300 GALLOW'S ROAD (NW CORNER GALLOW'S ROAD
AND
WOODBURN ROAD)

ZONING: R-1
TO: R-8

MAP REF 059-2- /01/ /0001-A 0001-B P.0001-C P



September 17, 1984

TO: Staff Coordinator (691-3387)
Zoning Evaluation Branch, OCP
5th Floor, Massey Building

FROM: Jeanne Dargusch (691-3155) *JD*
Research and Planning Division
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis,
Rezoning Application RZ-84-P-090 R-8

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

1. The Fire and Rescue Department's protection guidelines for this type of development is that the development should be no farther than 2 miles from a properly manned fire station. The Insurance Services Office mileage guideline for maximum insurance benefits for this property is 1.5 miles.
2. The application property is 2.2 miles from the Jefferson Fire Department, Company number 18.
3. This fire department is equipped with the following apparatus:
 - 2 pc. Eng. Co.
 - Squad
 - Ambulance
4. This fire department is staffed at authorized strength as of 9/84.
5. After construction programmed for FY , this property will be serviced by the Fire Department, which will be miles away. This distance is/is not adequate under the minimum mileage response criteria.
6. In summary, the Fire and Rescue Department considers that fire protection:
 - a. is adequate now
 - b. will be adequate when the proposed fire department becomes fully operational.
 - XXX c. is not adequate and will not become adequate without an additional facility which is not currently planned or funded.



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

September 24, 1980



APPENDIX 8

Mr. Donald Popovich
Patton, Harris, Rust & Guy
10523 Main Street
Fairfax, Virginia 22030

Re: Special Exception No. 80-P-078

Dear Mr. Popovich:

At a regular meeting of the Board of Supervisors held on September 22, 1980, the Board approved SE-80-P-078 in the name of the Fairfax Hospital Association, located as Tax Map 59-2 ((1)) 1D, 1E & part 1A for use as a Laundry Room Expansion pursuant to Section 3-104 & 3-2004 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A site plan will be submitted for approval in accordance with the provisions of Article 17. The revised site plan will satisfy ordinance requirements for parking, landscaping and screening.
4. The existing transitional screening to the north of the proposed building extension will be supplemented so that the vegetative density equates to that of transitional screen 2, and reduces noise and visual impact to adjacent residential uses.
5. This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been complied with.

6. Under provisions of Section 9-014 of the Zoning Ordinance, this Special Exception shall automatically expire without notice eighteen (18) months after the effective date of the exception unless construction has commenced or an extension has been granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the granting of this Special Exception. Any request for extension should cite justification for the extension and be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

In addition, the Board of Supervisors requested that the transitional screening yard be permitted to be reduced to 25 feet along the northern boundary of the site.

If you have any questions concerning this Special Exception, please call me.

Very truly yours,

Nancy L. Dushkin
Deputy Clerk
for Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
✓ Mr. Sandhu



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
 FAIRFAX, VIRGINIA 22030



August 8, 1983

Ms. Alisa Cowen
 Patton, Harris, Rust & Associates
 10523 Main Street
 P. O. Box #901
 Fairfax, Virginia 22030

Re: Special Exception
 Number SEA 80-P-078-1

Dear Ms. Cowen:

At a regular meeting of the Board of Supervisors held on August 1, 1983, the Board approved Special Exception Number SEA 80-P-078-1, in the name of Fairfax Hospital Association, located as Tax Map 59-2((1))1A, 1C, 1D, 1E, & part of 1B for use as an expansion of a medical care facility pursuant to Sections 3-104 and 3-2004 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for the location indicated in the application and is not transferable to other land.
2. This Special Exception is granted for the building and uses indicated on the plats submitted with the application only.
3. A copy of this Special Exception SHALL BE POSTED in a conspicuous place along with the Non-Residential Use Permit on the property of the use and be made available to all Departments of the County of Fairfax during hours of operation of the permitted use.
4. Unless waived by the Director of the Department of Environmental Management, a site plan generally in conformance with the preliminary site plan herein, will be submitted in accordance with the provisions of Article 17.
5. No more than two (2) trees as specified in Appendix 3 will be removed in the placement of the temporary trailers.
6. The proposed trailers will be removed at the completion of the proposed building or within 60 days of acquiring a Non-Residential Use Permit.

August 8, 1983

7. A parking tabulation will be submitted to the Director of the Department of Environmental Management to demonstrate that adequate parking exists for the proposed use. Approval of a site plan or site plan waiver is contingent upon the availability of adequate parking without sacrificing compliance with other applicable Zoning Ordinance requirements.

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 responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the effective date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, or unless an extension is granted by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of granting the Special Exception. A request for extension should be justified in writing, and should be filed with the Zoning Administrator not less than thirty (30) days prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/vlt

cc: Mr. Patteson
Mr. Knowlton
Mr. Covington
✓ Mr. Sandhu
Mr. Ted Austell, III
Executive Assistant to the County Executive

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: BOARD OF SUPERVISORS DATE: September 17, 1984

FROM: Harold Herman ^{H H} Chairman
Health Care Advisory Board

SUBJECT: Recommendation on the Proposed Expansion and Renovation
of the Fairfax Hospital Obstetrics and Neonatology Units

REF: County Lease Agreement with the Fairfax Hospital
Association (FHA) and the Special Exception Amendment
(SEA-80-P-078-2)

As the Board is aware, the Health Care Advisory Board (HCAB) is mandated to review all Special Exception applications for medical care facilities. In addition, the current FHA proposal requires Board approval under the County's Lease Agreement with the FHA. As specified in the Lease, the Board must approve structural changes to the building and alterations, replacements or repairs costing \$100,000 or more (Section 4 of the lease).

On July 9, 1984 the Health Care Advisory Board (HCAB) held a public meeting to review the proposed renovation, reconfiguration and modest expansion of the Obstetrics and Neonatology units of Fairfax Hospital. Prior to this, in March 1984, the HCAB toured the facility in order to assist in the review. The HCAB's review has focused particularly on the issues of community need, medical justification, safety and efficiency of operation and cost.

HCAB Recommendation:

The HCAB unanimously recommends that the Board of Supervisors grant the Special Exception to the Fairfax Hospital Association to expand the third floor and renovate the second and third floors of the original Fairfax Hospital Building which houses the Obstetrics and Neonatology Units. The HCAB further recommends that the Board of Supervisors take action to approve the project based on the County's Lease Agreement with the FHA. Approval of the project is justified in terms of meeting community need, replacing outmoded facilities and the reasonableness of the costs.

As the Board is aware, Fairfax Hospital has served as the regional obstetrics high risk delivery and neonatal center in Northern Virginia. Although considered a regional center, most obstetrics and nursery patients are Fairfax County residents. Given the growth in volume of normal and high risk births at the hospital,

Board of Supervisors

Page 2

as well as mechanical and physical problems stemming from the age of the original physical plant, the expansion and renovation have been proposed to better accommodate the existing functional level rather than to accommodate growth.

The FHA proposes to physically expand the T-wing of the third floor of the original building. This floor was constructed slightly smaller than the two floors below it, so the expansion will make the third floor contiguous with the others adding about 1,500 net square feet. In addition to the expansion, the existing obstetrics and nursery units housed on the second and third floors, will be renovated and reconfigured for more efficient use and operation and improved quality. The total cost of the project is \$1,500,000, almost \$900,000 of which is attributable to the expansion.

Should the Board require further information please contact me. I have attached a brief County staff report on the project which reviews it in greater detail.

HH/jb

cc: Planning Commission
J. Hamilton Lambert, County Executive
Verdia L. Haywood, Deputy County Executive
for Human services
J. Knox Singleton, President, Fairfax Hospital Association

COUNTY STAFF REPORT

PROPOSAL TO EXPAND SPACE AND RENOVATE
THE OBSTETRICS AND NEONATOLOGY UNITS OF FAIRFAX HOSPITAL

Project Description

The proposed project includes a modest expansion of space and renovation of the obstetrics and neonatal units of Fairfax Hospital. The Ob-Gyn, nurseries and neonatal intensive care units are housed on the second and third floors of the original Fairfax Hospital building. Given the growth in volume of normal and high risk births at Fairfax Hospital as well as mechanical problems stemming from the age of the original physical plant, the expansion and renovation have been proposed to better accommodate the existing functional level rather than to accommodate growth (although some growth is projected).

The FHA proposes to physically expand the T-wing of the third floor, originally constructed smaller than the floors below it, to be contiguous with these floors. By expansion to the full potential size, about 1,500 net square feet will be added. This portion of the project will cost about \$870,000. The expanded T-wing will house the 40 bassinet intensive care nursery (ICN) which was expanded from 35 to 40 bassinets in 1983, and some support and office space.

In addition to expanding the third floor, renovation of existing space in both the second and third floors is proposed in order to upgrade the plant mechanically and to reconfigure how the space is used. The north wing of the third floor, which currently houses the ICN and some OB services, will be used to expand space for OB services.

The south and west wings of the third floor will be renovated to house two family centered units of 16 and 14 beds/bassinets respectively (where mothers and babies are housed in a unit together). Similarly, the west wing of the second floor will be renovated also to house a 16 bed and bassinet family centered unit. The cost of renovation to produce the three family centered units is about \$185,000. Currently Fairfax Hospital has capacity for only 16 family centered beds/bassinets. Thus the proposal would increase family centered capacity by 30 (from 16 to 46).

Additional renovation is proposed in the areas of the second floor which house labor, delivery, recovery and the full term and transitional nurseries. The cost of this renovation is \$445,000.

The overall impact of the above described expansion and renovation will be as follows:

- o Increase in labor capacity from 11 to 15 beds;
- o Increase in recovery capacity from 4 to 8 beds;
- o Increase on OB capacity from 66 to 74 beds (46 of which will be in family centered units and 28 will be OB-GYN swing beds);
- o Increase in "regular" bassinets from 66 to 74 (again 46 will be in family centered care units);
- o Expand space for the ICN to house 40 bassinets;
- o Expanded space for storage, support and office functions.

Project Justification

The growth in volume of births and transfers to the ICN provides the basic justification for the expansion and renovation projects, though licensed capacity will not be increased. In addition to sheer volume, the physical plant is substandard and fire and safety codes have been violated.

Since the gynecology, obstetrics and neonatal functions are housed in part of the original Fairfax Hospital building, they are constrained by the physical space. There has been steady growth in the volume of deliveries and other OB admissions at Fairfax Hospital from 7,240 in 1980 to 8,295 in 1983. Growth in neonatal capability and technology also has contributed to overcrowded conditions. Fairfax Hospital is, in fact, the regional neonatal center of Northern Virginia and will likely be officially so designated by the state. Current conditions are such that to accommodate present levels of activity, mothers may labor and recover in hallways, infant bassinets briefly may be placed in hallways, OB patients often crowd out gynecological patients, and so on. Further, equipment often is stored in hallways and there is little comfort and private space for either parents or staff. From both crowding and safety standpoints, the modest expansion and reconfiguration are clearly justified. In addition, efficiency of functioning and quality of care would be enhanced by the space and rational layout proposed.

Further, in order to achieve and maintain the neonatal intensive care goals desired by the hospital to be the regional center, it is important that greater flexibility exist (i.e., FHA reports overcrowded conditions in the intensive care nursery and resulting overuse of equipment).

It should be noted that the proposal is justified by current conditions rather than future growth of either normal and high risk deliveries. FHA does project some growth in volume of these services, though there is debate concerning how much growth in future demand should be expected. The HSA points out in its staff report reviewing the Certificate of Need proposal to expand the space for the ICN that while the proposal is justified on the basis of current need, that there is available obstetrics capacity at other area hospitals (Arlington, Loudoun and Potomac Hospitals) and that the Fairfax Hospital has a higher than average rate of admission to the ICN (about 53 percent of all babies born at Fairfax Hospital are admitted to the ICN though some for less than a day). The HSA points to the need, particularly if Fairfax Hospital is designated as a regional center, for a more rational system of admissions and transfers which could divert some routine deliveries to other hospitals (particularly if the mother lives near those facilities) freeing capacity for high risk deliveries at Fairfax Hospital.

Project Costs

The construction costs of the expansion and renovation have been mentioned: \$870,000 to expand the T-wing, \$185,000 to renovate and configure three family centered units, and \$445,000 to renovate areas on the second floor for labor, delivery, recovery and nurseries. The total cost of the three phases is \$1,500,000. This does not include new equipment costs. Given the clear need for the proposal, the cost does not appear unjustified. FHA has sufficient reserves to undertake the project.

GLOSSARY

This Glossary is presented to assist citizens in a better understanding of Staff Reports; it should not be construed as representing legal definitions.

- BUFFER** - A strip of land established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.
- CLUSTER** - The "alternate density" provisions of the Zoning Ordinance, which permits smaller lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.
- COVENANT** - A private legal restriction on the use of land, recorded in the land records of the County.
- DEVELOPMENT PLAN** - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.
- DEDICATE** - Transfer of property from private to public ownership.
- DENSITY** - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.
- DESIGN REVIEW** - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Zoning Ordinance, the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.
- EASEMENT** - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property, etc.
- OPEN SPACE** - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.
- Common** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).
- Dedicated** - Open space which is conveyed to a public body for public use.
- Developed Recreation** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.
- PROFFER** - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.
- PUBLIC FACILITIES MANUAL** - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.
- SERVICE LEVEL** - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.
- SETBACK, REQUIRED** - The distance from a lot line or other reference point, within which no structure may be located.
- SITE PLAN** - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.
- SUBDIVISION ORDINANCE** - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.
- SUBDIVISION PLAT** - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.
- USE** - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.
- Permitted** - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.
- Non-Conforming** - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulation(s) now governing.

Special Permit - A use specified in the Zoning Ordinance which may be authorized by the Board of Zoning Appeals or the Board of Supervisors in specified zoning districts, upon a finding that the use will not be detrimental to the character and development of the adjacent land and will be in harmony with the policies contained in the latest adopted comprehensive plan for the area in which the proposed use is to be located. A Special Permit is called a Special Exception when granted by the Board of Supervisors.

Transitional - A use which provides a moderation of intensity of use between uses of higher and lower intensity.

VARIANCE - A permit which grants a property owner relief from certain provisions of the Zoning Ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship or practical difficulty which would deprive the owner of the reasonable use of the land or building involved. Variances may be granted by the Board of Zoning Appeals after notification, advertising, posting and conduct of a public hearing on the matter in question.

VPD - Vehicle trips per day (for example, the round trip to and from work equals two VPD). Also ADT - Average Daily Traffic.

ENVIRONMENTAL TERMS

ACOUSTICAL BARRI - Usually a triangular-shaped earthen structure paralleling a highway noise source and extending up from the elevation of the roadway a distance sufficient to break the line of sight with vehicles on the roadway.

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream's bank full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.3 years are the channel defining flows for that stream.

COASTAL PLAIN GEOGRAPHIC PROVINCE - In Fairfax County, it is the relatively flat southeastern 1/4 of the County, distinguished by low relief and a preponderance of sedimentary rocks and materials (sands, gravels, silts) and a tendency towards poorly drained soils.

dB(A) - Abbreviation for a decibel or measure of the noise level perceived by the ear in the A scale or range of best human response to a noise source.

DRAINAGE DIVIDE - The highest ground between two different watersheds or subheds.

ENVIRONMENTAL LAND SUITABILITY - A reference to a land use intensity or density which should occur on a site or area because of its environmental characteristics.

ERODIBLE SOILS - Soils susceptible to diminishing by exposure to elements such as wind or water.

FLOODPLAIN - Land area, adjacent to a stream or other surface waters, which may be submerged by flooding; usually the comparatively flat plain within which a stream or riverbed meanders.

IMPERVIOUS SURFACE - A natural or man-made surface (road, parking lot, roof top, patio) which forces rainfall to runoff rather than infiltrate.

MONTMORILLONITIC CLAY - A fine grained earth material whose properties cause the clay to swell when wet and shrink when dry. In addition, in Fairfax County these clays tend to slip or slump when they are excavated from slope situations.

NEF - Noise Exposure Forecast - A noise description for airport noise sources.

PERCENT SLOPE - The inclination of a landform surface from absolute horizontal; formula is vertical rise (feet) over horizontal distance (feet) or V/H .

PIEDMONT GEOGRAPHIC PROVINCE - The central portion of the County, characterized by gently rolling topography, substantial stream dissection, V-shaped stream valleys, an underlying metamorphic rock matrix (schist, gneiss, greenstone) and generally good bearing soils.

PIES/ENVIRONMENT - Project Impact Evaluation - A systematic, comprehensive environmental review process used to identify and evaluate likely environmental impacts associated with individual project or area plan proposals.

SHRINK-SWELL RATE - The susceptibility for a soil's volume to change due to loss or gain in moisture content. High shrink-swell soils can buckle roads and crack foundations.

SOIL BEARING CAPACITY - The ability of the soil to support a vertical load (mass) from foundations, roads, etc.

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in "A Re-study of the Pohick Watershed" (1969) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts typically associated with development by the specific design of onsite systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

TRIASSIC GEOGRAPHIC PROVINCE - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.