

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: 

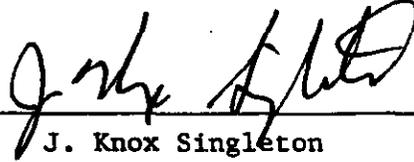
J. Knox Singleton
Its: President

[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: _____

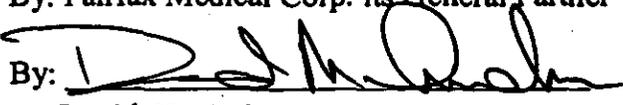
President

[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
RZ 2000-SU-032

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.

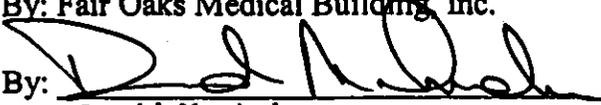
[SIGNATURES CONTINUE ON NEXT PAGE]

PROFFERS
RZ 2000-SU-032

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:

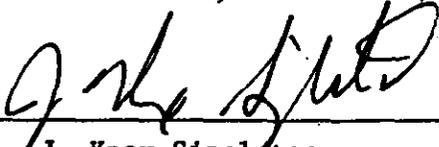
KP

[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
President

Its: _____

[END SIGNATURES]