



FAIRFAX COUNTY

APPLICATION FILED: July 12, 2000
PLANNING COMMISSION: November 29, 2000
BOARD OF SUPERVISORS: December 11, 2000 @ 3:30 p.m.

V I R G I N I A

November 16, 2000

STAFF REPORT

APPLICATIONS RZ 2000-SU-032 & SEA 84-C-076-6

SULLY DISTRICT

APPLICANT: Inova Health Care Services

PRESENT ZONING: C-3

REQUESTED ZONING: C-3

PARCELS: 45-2 ((1)) 25L, 41A; 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1

ACREAGE: 63.87 acres

FLOOR AREA RATIO (FAR): 0.20

OPEN SPACE: 9.58 acres (15 percent)

PLAN MAP: Public Facilities, Governmental and Institutional

SE CATEGORY/USE: Category 3, Medical Care Facilities

PROPOSAL: Consolidate Two Zoning Applications (PCA 85-C-091-4 & RZ 1999-SU-067) and Amend the Special Exception Previously Approved for Medical Care Facilities (Hospital and Assisted Living Facility) and Offices to Permit Additions and Site Modifications

STAFF RECOMMENDATIONS:

Staff recommends that RZ 2000-SU-032 be approved subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that SEA 84-C-076-6 be approved subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified/waived along the eastern boundary and that the barrier requirement be modified/waived along the eastern boundary in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the previously granted modifications to transitional screening and waivers of the barrier on the other boundaries of the application property be reaffirmed.

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 APPLICATION

SEA 84-C-076-06

SEA 84-C-076 -06

FILED 07/12/00

INOVA HEALTH CARE SERVICES
AMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES
TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS
ZONING DIST SECTION: 04-0304
ART 9 CATEGORY/USE: 03-06

63.87 ACRES OF LAND; DISTRICT - SULLY
LOCATED: SOUTH OF OX TRAIL, EAST OF RUGBY ROAD,
NORTH AND SOUTH OF ALDER WOODS DRIVE

ZONED C-3 PLAN AREA 3
OVERLAY DISTRICT(S):

Tax Map 45-2 ((1)) 25L, 41A
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 - 50, 51B1

REZONING APPLICATION

RZ 2000-SU-032

FILED 07/12/00

INOVA HEALTH CARE SERVICES
TO REZONE: 63.87 ACRES OF LAND; DISTRICT - SULLY
PROPOSED: REZONE FROM THE C-3 TO THE C-3 DISTRICT
LOCATED: SOUTH OF OX TRAIL, EAST OF RUGBY ROAD,
NORTH AND SOUTH OF ALDER WOODS DRIVE

ZONING: C-3
TO: C-3
OVERLAY DISTRICT(S):

Tax Map 45-2 ((1)) 25L, 41A
45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 - 50, 51B1



SPECIAL EXCEPTION APPLICATION

SEA 84-C-076-06

NOVA HEALTH CARE SERVICES
 RECOMMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES
 TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS
 ZONING DIST SECTION: 04-0304
 DISTRICT 9 CATEGORY/USE: 03-06
 63.87 ACRES OF LAND; DISTRICT - SULLY
 LOCATED: SOUTH OF OX TRAIL, EAST OF RUGBY ROAD,
 NORTH AND SOUTH OF ALDER WOODS DRIVE

PLAN AREA 3

PROPOSED C-3
 OVERLAY DISTRICT(S):
 Tax Map

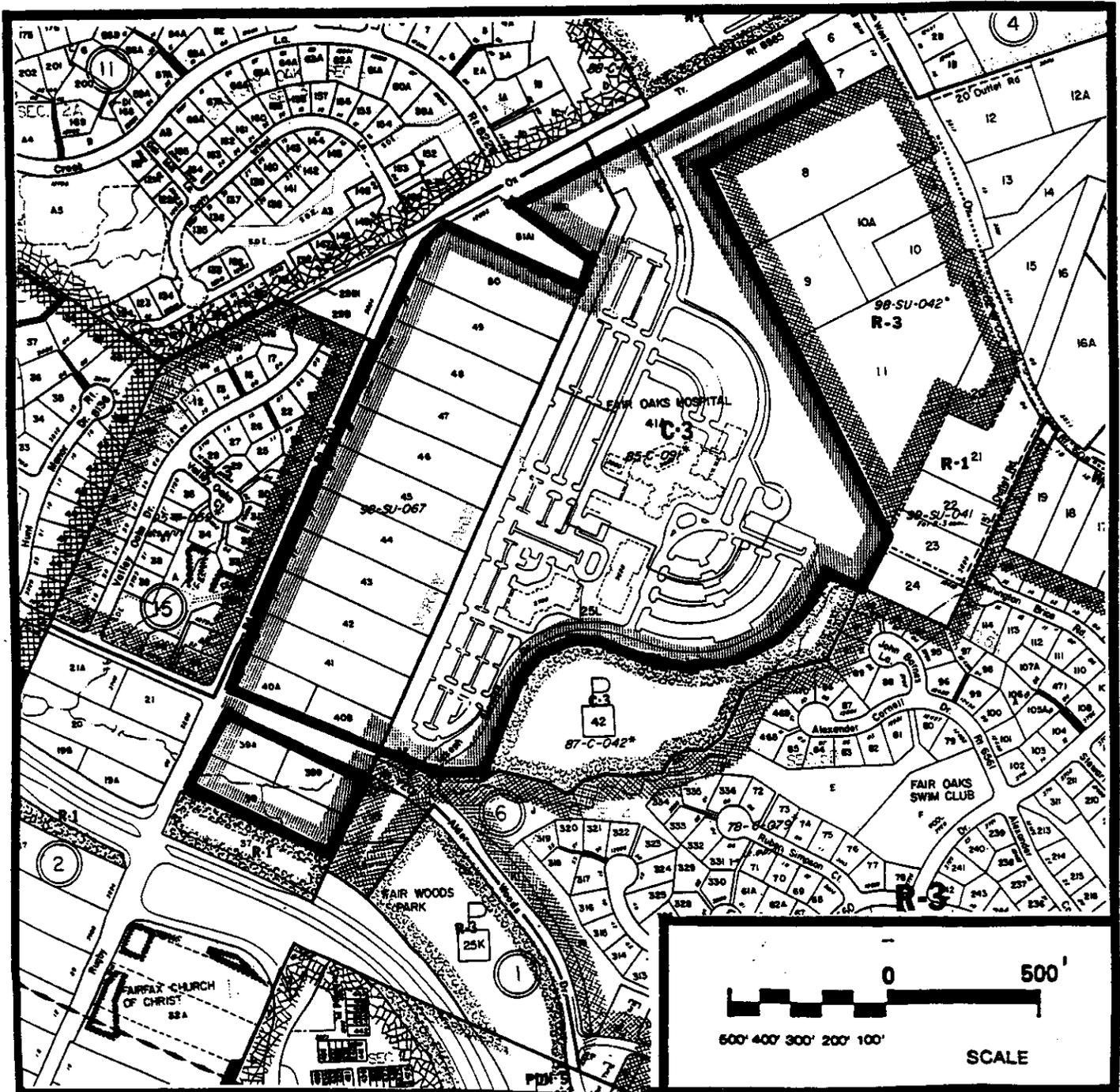
45-2 ((1)) 25L, 41A
 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 - 50, 51B1

REZONING APPLICATION

RZ 2000-SU-032

FILED 07/12/00
 INOVA HEALTH CARE SERVICES
 TO REZONE: 63.87 ACRES OF LAND; DISTRICT - SULLY
 PROPOSED: REZONE FROM THE C-3 TO THE C-3 DISTRICT
 LOCATED: SOUTH OF OX TRAIL, EAST OF RUGBY ROAD,
 NORTH AND SOUTH OF ALDER WOODS DRIVE
 ZONING: C-3
 TO: C-3
 OVERLAY DISTRICT(S):

Tax Map 45-2 ((1)) 25L, 41A
 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41 - 50, 51B1





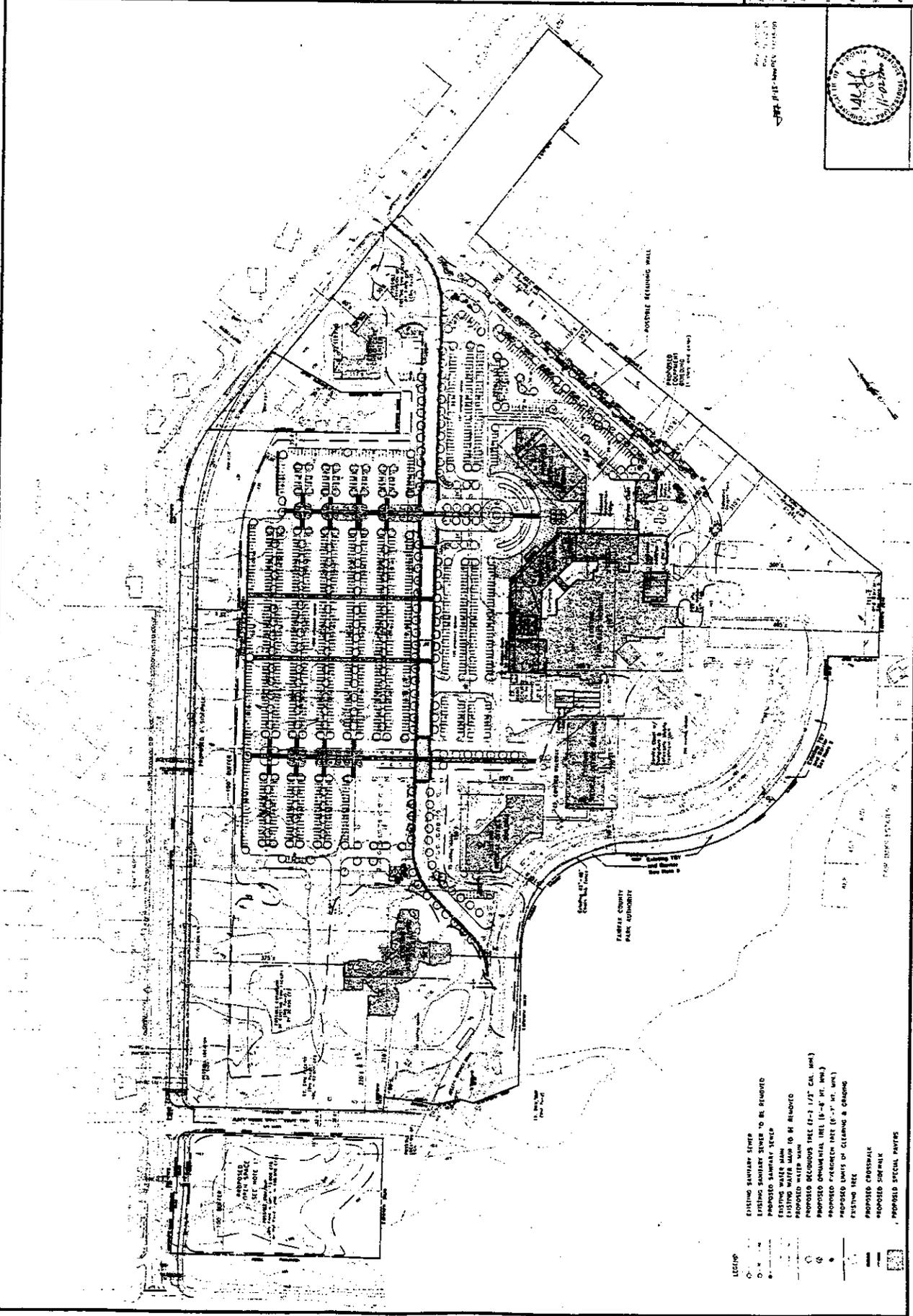
REGISTERED PROFESSIONAL ENGINEER
STATE OF ALABAMA
NO. 11-0278
DATE 11-20-20

DATE: 11-20-20
SCALE: AS SHOWN
PROJECT: FAIR OAKS HOSPITAL CAMPUS
SHEET: 1 OF 1

FAIR OAKS HOSPITAL CAMPUS
GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAN

FAIRBAX COUNTY, ALABAMA

Dewberry & Davis LLC
1 Dewberry Company
1000 North Loop West
Houston, Texas 77007
Tel: 281.416.0100 Fax: 281.416.0101



- LEGEND
- - EXISTING SANITARY SEWER
 - - EXISTING SANITARY SEWER TO BE REMOVED
 - - PROPOSED SANITARY SEWER
 - - EXISTING WATER MAIN
 - - EXISTING WATER MAIN TO BE REMOVED
 - - PROPOSED WATER MAIN
 - - PROPOSED OCCASIONAL TREE (2-3 1/2" CAL. DIA.)
 - - PROPOSED PERMANENT TREE (6-8" DI. DIA.)
 - - PROPOSED PERMANENT TREE (8-12" DI. DIA.)
 - - PROPOSED UNITS OF CLEANING & GRADING
 - - EXISTING TREE
 - - PROPOSED CROSSWALK
 - - PROPOSED SIDEWALK
 - - PROPOSED SPECIAL MATING

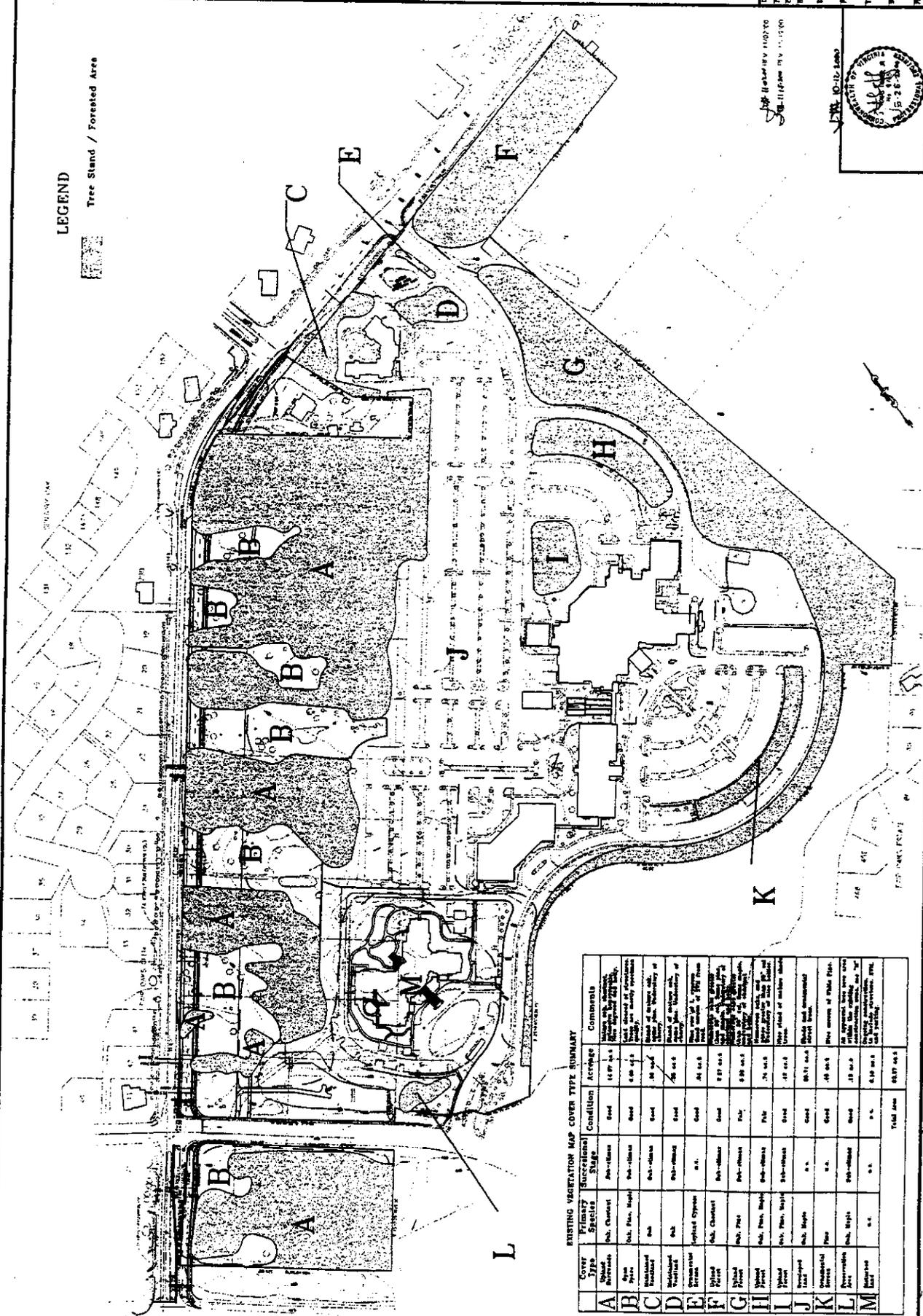
Dewberry & Davis
 6401 Arlington Blvd., Fairfax, VA 22031
 (703) 648-0100 FAX (703) 648-0110
 www.dewberry.com

FAIRFAX COUNTY, VIRGINIA
 R2 2006-SU-022
 SFA-BA-C-078-B

FAIR OAKS HOSPITAL CAMPUS
 SULLY DISTRICT
 EXISTING VEGETATION MAP

DATE: 11/11/09
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'
 SHEET NO. 1 OF 6
 PROJECT NO. [Number]

LEGEND
 Tree Stand / Forested Area



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
A	Oak, Chestnut	Pre-Settlement	Good	11.07	11.07 ac. Mature oak forest, mostly oak, some chestnut. High canopy density.
B	Oak, Pine, Maple	Pre-Settlement	Good	6.06	6.06 ac. Mature oak forest, mostly oak, some pine and maple. High canopy density.
C	Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple. High canopy density.
D	Maple, Chestnut	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some chestnut. High canopy density.
E	Maple, Chestnut	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some chestnut. High canopy density.
F	Maple, Pine	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some pine. High canopy density.
G	Maple, Pine, Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some pine and maple. High canopy density.
H	Maple, Pine, Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some pine and maple. High canopy density.
I	Maple, Pine, Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple, some pine and maple. High canopy density.
J	Maple, Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple. High canopy density.
K	Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple. High canopy density.
L	Maple, Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple. High canopy density.
M	Maple	Settlement	Good	1.00	1.00 ac. Mature maple forest, mostly maple. High canopy density.
				Total Area	62.13 ac.



REGISTERED SURVEYOR & ENGINEER

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

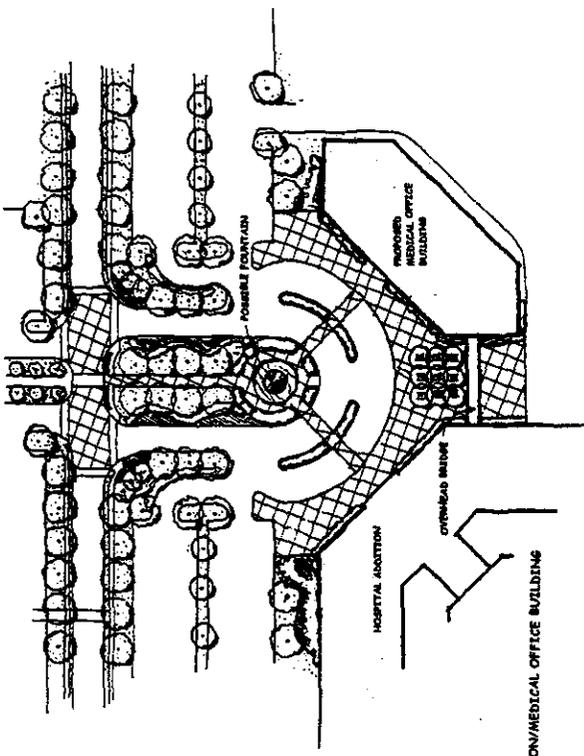
FAIRFAX COUNTY
 N/A
 K2 2000-SU-032
 521-94-04-C-078-0

FAIR OAKS HOSPITAL CAMPUS
 LANDSCAPE GRADING, SCULPTURE ELEVATION
 1/2 DISTRICT

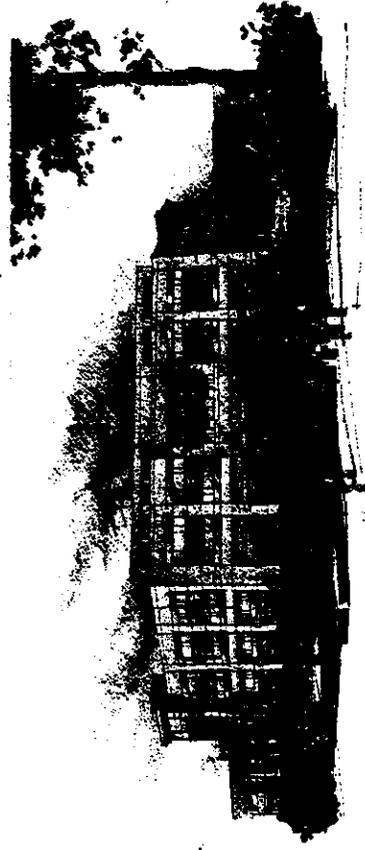
DATE	1/20/00
BY	WJW
FOR	FAIRFAX COUNTY
PROJECT	FAIR OAKS HOSPITAL
SCALE	AS SHOWN
DATE	1/20/00
BY	WJW
FOR	FAIRFAX COUNTY
PROJECT	FAIR OAKS HOSPITAL
SCALE	AS SHOWN



THE SCULPTURE ELEVATION AND THE LANDSCAPE GRADING AND SCULPTURE ELEVATION ARE PRESENTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA FOR THEIR REVIEW AND APPROVAL. THE BOARD OF SUPERVISORS IS REQUESTING THAT THE BOARD OF SUPERVISORS APPROVE THE LANDSCAPE GRADING AND SCULPTURE ELEVATION AND THE SCULPTURE ELEVATION FOR THE FAIR OAKS HOSPITAL CAMPUS WITH THE LANDSCAPE GRADING AND SCULPTURE ELEVATION.



HOSPITAL ADDITION/MEDICAL OFFICE BUILDING
 COURTYARD
 SCALE: 1" = 30'

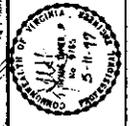


NOVA FAIR OAKS HOSPITAL - FAIRFAX COUNTY, VIRGINIA

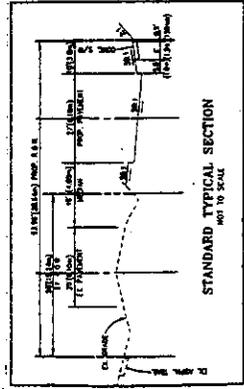
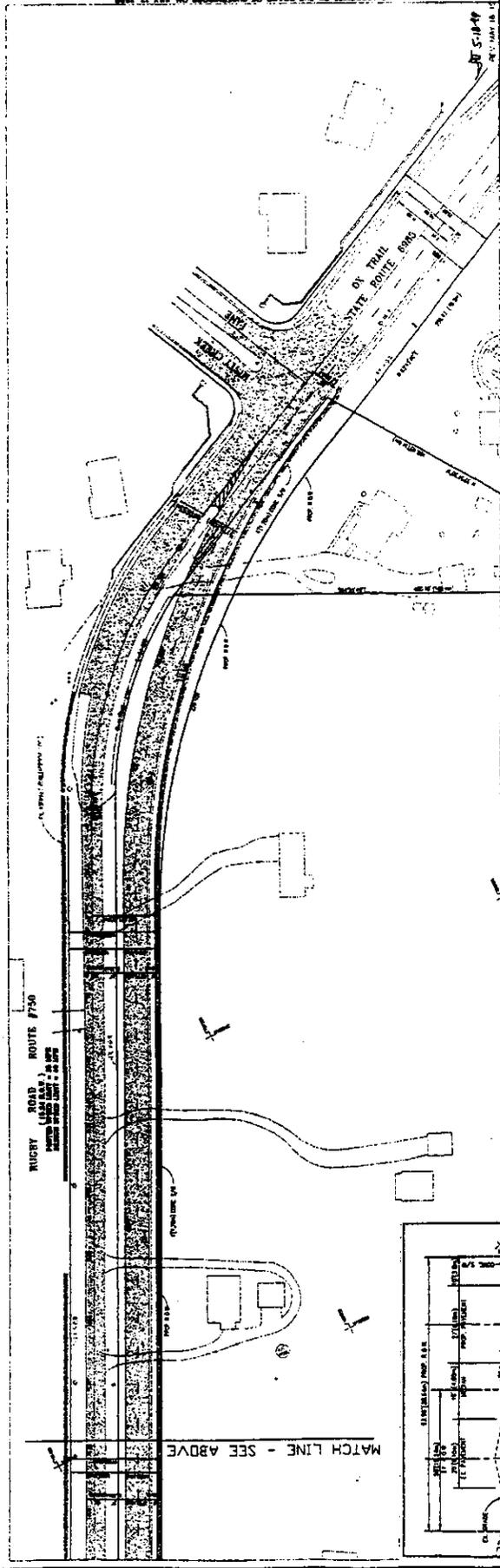
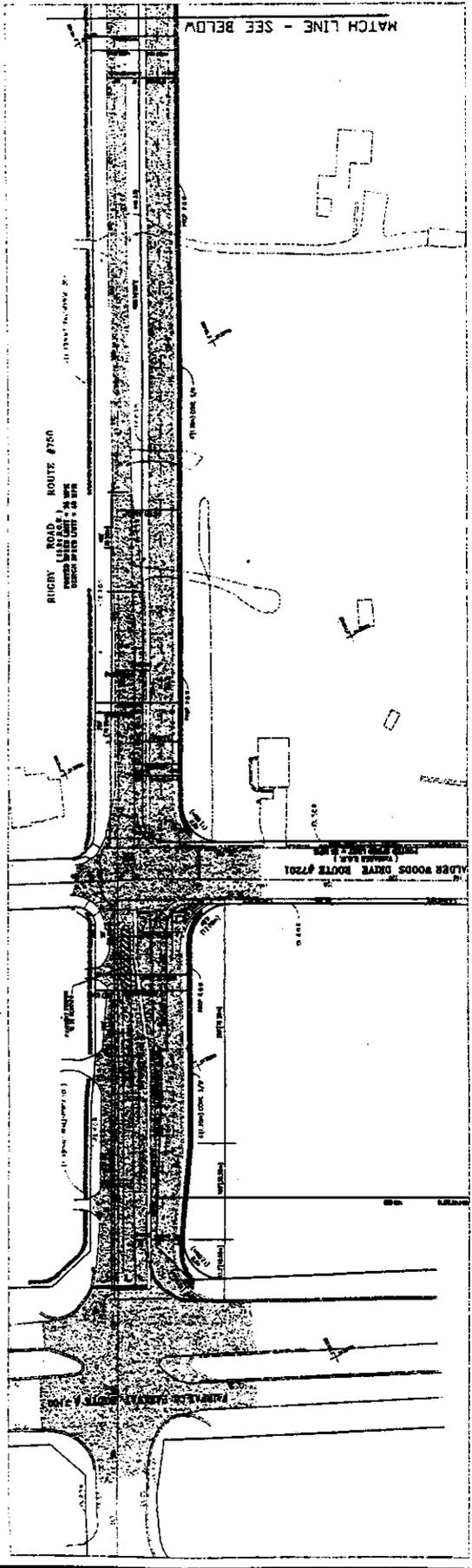
Dewberry & Davis
 8401 Arlington Blvd., Fairfax, VA 22031
 (703) 849-0100 FAX (703) 849-0118
 Engineers, Planners, Architects, Surveyors, Environmental Scientists

OAKS HOSPITAL CAMPUS
 DISTRICT
 FAIRFAX COUNTY, VA
 HIGHWAY IMPROVEMENT PLAN

DATE: 5-11-77
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]
 SCALE: [Scale]
 SHEET NO. [Number]



FOR INFORMATION ONLY



AS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 12, 1976

**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 requesting to rezone the application property from the C-3 District to the C-3 District to consolidate two previously approved zoning cases, PCA 85-C-091-4 and RZ 1999-SU-067, into a single case with one set of proffers. In addition, the applicant is seeking to modify the accepted proffers and approved special exception (SE 84-C-076-5) that govern the development at the Fair Oaks Hospital site to replace two un-built medical office buildings (MOB3 and MOB4) with a proposed addition to the existing hospital building and construction of a single medical office building (new MOB3). Site modifications to the parking areas, realignment of Joseph Siewick Drive and the relocation of an equipment building, are also proposed. The Sunrise assisted living facility, authorized by the previous approval, is under construction. The existing child care center for hospital employees, located on Parcel 51B1, is affected somewhat by the proposed relocation of Joseph Siewick Drive, but the building and play area remain the same. The following chart compares the pending proposal with the approved level of development.

Building	Approved (RZ 1999-SU-067, PCA 85-C-091-4, SEA 84-C-076-5)	Proposed (RZ 2000-SU-032, SEA 84-SU-076-6)	Resulting Fair Oaks Hospital Campus
Existing Hospital	185,494 ^a	Not Changed	184,494
Hospital Addition		142,500	142,500
MRI Hospital Addition		4,000	4,000
Child Care Center	9,380	Not Changed	9,380
Maintenance Building	2,715	Demolished	
Physical Therapy	2,985	Demolished	
Temporary Trailers	3,080	Removed	
New Equipment Building		4,000	4,000
Existing MOB I	74,656 ^a	Not Changed	74,656 ^a
Existing MOB II	76,660 ^a	Not Changed	76,660 ^a
Un-built MOB III	88,000	Deleted	
New MOB III		55,000	55,000
Un-built MOB IV	88,000	Deleted	
Assisted Living	68,454	Not Changed	68,454
Mobil Cath Lab	640	Not Changed	640
Existing Covered Walkways	2,420 ^b	Not Changed	2,420
New Covered Walkway		814 ^b	814 ^b
Total	604,535	N/A	623,018

- a. The amount of floor area listed above for the hospital, MOB1 and MOB2 is less than that reflected on the proffered GDP/SEA Plat based on the measurement of the buildings as built and reflecting measurements of the floor space in each building. See Appendix 4b for a letter certifying that the revised GFA reflects what was actually built.
- b. A pending Zoning Ordinance Amendment would exclude covered walkways from the definition of gross floor area, thereby further reducing the proposed gross floor area.

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-076-6 are in Appendix 2. The applicant's affidavit is Appendix 3 and the applicant's statements regarding the application are included as Appendix 4. Appendix 4c includes the information the applicant provided to the Health Care Advisory Board regarding the proposed expansion of the hospital. The accepted proffers for PCA 85-C-091-4 and RZ 1999-SU-067 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-076-5.

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 25.61 acres subject to RZ 1998-SU-067 are located on the east side of Rugby Road and are a consolidation of 14 wooded lots, six of which were developed with older single family dwellings and associated accessory structures. These homes have been demolished in conjunction with the construction of the Sunrise facility. In addition, Lot 51B1 is developed with an existing child care center for hospital employees constructed in 1994; this facility is proposed to remain. The 38.26 acres subject to PCA 85-C-091-4 are developed with the Fair Oaks Hospital, two medical office buildings and associated parking. 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 Place of Worship	R-1	Institutional Use
		R-1	
Southeast	Fair Woods Park Single Family Detached (Fair Oaks Estates)	R-3, C-3	Public Park
		R-3	2-3 du/ac
East	Single Family Detached ¹	R-3, R-1	2-3 du/ac
West	Residential-Single Family Detached (Fair Oaks Glen)	R-3	Residential 2-3 du/ac

¹ The property located at Tax Map 45-4 ((1)) 8, 9, 10, 10A, 11, 20 were recently rezoned to the R-3 District pursuant to the approval of RZ 1998-SU-042. This subdivision is currently under construction. Tax Map 45-4 ((1)) 6, 7 were not consolidated with RZ 1998-SU-042 and remain zoned R-1. Lot 6 contains the Old Navy School building, which has been converted to a dwelling.

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 (MOB 1).

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 (MOB 2) 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.

COMPREHENSIVE PLAN PROVISIONS (Appendix 8)

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

On page 502 in the 1991 Area III Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Lee-Jackson Community Planning Sector (UP8) in the Upper Potomac Planning District, the Comprehensive Plan states:

"10. Tax map parcels 45-2((1)) 25L, and 41A are planned for hospital and related low intensity ancillary medical office, service uses and clinics, and the portion of Murray Farms east of Rugby Road and north of the Fairfax County Parkway [45-2 ((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1] is planned for hospital and related low intensity ancillary medical service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided as undisturbed open space between such uses and the nearby residential neighborhoods and is maintained on a perpetual basis;
- The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20;

- 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 100 feet in width with the exception of the existing child care center where a lesser buffer is provided. The wooded, undisturbed buffer will consist of existing vegetation supplemented where necessary. 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 storm water 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 is limited to a maximum of 60 feet to minimize visual impacts on the residential community;
- All rooftop mechanical equipment is screened;
- Visual impacts are further minimized through building setback and site design; and
- 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.

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."

The Comprehensive Plan Map shows this property to be planned for Public Use, Governmental and Institutional

ANALYSIS

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

Title of GDP/SEA Plat: Fair Oaks Hospital Campus
 Prepared By: Dewberry & Davis
 Original and Revision Dates: May 24, 2000 as revised through
 November 15, 2000

Combined GDP/SEA Plat (Fair Oaks Hospital Campus)	
Sheet #	Description of Sheet
1 of 6	Plan View of the Proposed Development
2 of 6	Notes, Tabulations and Angle of Bulk Plane
3 of 6	Existing Vegetation Map
4 of 6	Landscape Details and Lighting Detail
5 of 6	Schematic Elevation of Hospital Addition, Plaza Detail
6 of 6	Rugby Road Improvement Plan

- **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 that is under construction. 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.

Two building construction projects are proposed with this application. In lieu of the previously approved 176,000 square feet of medical office space, the applicant proposes to expand the hospital building and construct a smaller third medical office building with 55,000 square feet of gross floor area (new MOB3). An elevated bridge is proposed between MOB3 and the hospital expansion.

The proposed addition to the hospital would be constructed on the northwestern and northeastern sides of the existing hospital. The front of the hospital, with the main entrance, is currently oriented to the south. With the addition to the hospital, that building would have two major entrances. The addition is to be approximately seventy (70) feet wide. A courtyard is shown between the proposed addition and the northern façade of the existing building. A covered walkway would traverse the courtyard to connect the two entrances. The addition would also connect to the existing building at each end. The addition is to be of similar height

to the existing building, sixty (60) feet. Page 5 of the GDP/SEA Plat contains a schematic elevation of the hospital expansion. Appendix 3c includes schematic floor plans for the combined existing building and the proposed addition. The draft proffers state that the proposed hospital addition and the office building will have an architectural design/character/materials that is similar to and comparable to the existing buildings on the hospital campus. A service/loading area would be established on the end of the hospital building closed to the two existing office buildings, MOB1 and MOB2. This is the location of the current equipment building, which is to be demolished. The emergency room is to be expanded, but it would remain in its current location. The existing vehicular access and entrance to the emergency room would remain. An addition to the existing hospital building is proposed on the southern side to accommodate a MRI facility. An equipment building and service area are proposed east of the hospital and south of proposed MOB3.

The new medical office building is to be located to the north of the proposed hospital addition. It is shown to be sixty (60) feet in height and to contain 55,000 square feet of gross floor area. A new parking area is to be constructed behind and to the east of the new medical office building. The plan view of the project shows a surface parking lot in this area; however, an option to build a two level parking garage is included as an inset. Site revisions in this portion of the site include the realignment of the access drive to the emergency room, currently Joseph Siewick Drive.

A plaza is shown between the new hospital entrance and new MOB3. The plaza would include a drop off area; a large landscape island is shown between Joseph Siewick Drive and the plaza. The pedestrian pathway from the large parking area across the road is routed through another set of large landscape islands in the parking area. The islands are aligned with the plaza and landscape island across Joseph Siewick Drive. A similar landscape treatment is proposed within the parking area leading to the two (2) existing medical office buildings (MOB1 and MOB2). However, in this area, the area leading to the office buildings contains an elongated landscape island rather than the plaza treatment possible in the area between the hospital expansion and proposed MOB3.

The existing child care center building and play area are to remain as constructed. However, the area in front of the child care center is to be reconfigured as part of the relocation of Joseph Siewick Drive. The proposed layout would include a landscape island with a drive around it to provide access to the child care center. Parking spaces would be provided on the outside of the proposed drive. The proposal also includes an expansion of the parking park lot between the hospital and Rugby Road.

- *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 W. Ox Road, a major arterial and Alder Woods Drive can be accessed from the Fairfax County Parkway. In addition, the applicant had proffered to widen Rugby Road across the site's frontage to a four (4) lane roadway.

Joseph Siewick Drive, a private street, forms a connection between the two entrances. Currently, from Ox Trail, it travels south and around the hospital building to reach the current front entrance of the hospital, then continues to Alder Woods Drive. With this proposal, Joseph Siewick Drive is to be relocated on the site to form a spine road through the center of the site providing access to each of the facilities on the campus.

Internal pedestrian access is provided between each of 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. 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 will be constructed along Rugby Road when that road is widened by the applicant to four lanes.

- *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 100 foot deep tree save area along Rugby Road, as measured from the new edge of the right-of-way; 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 foot deep buffer consisting of mainly tree preservation along the southeastern boundary; and, the current conditions along the southern boundary where the campus abuts the parkland and Fair Oaks Estates. In addition, Lots 38, 38A and 39A, located south of Alder Woods Drive and east of Rugby Road, are not be disturbed at this time; however, these lots are identified as the site of a possible future stormwater management facility. This is an area that the Park Authority has requested be dedicated to the County for park purposes.

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.

Transportation Analysis (Appendix 9)

Issue: Timing of the Construction of the Proffered Improvements to Rugby Road

With the previous approval, the applicant committed to construct an additional two (2) lanes along Rugby Road. These lanes are to be constructed to the east of the existing roadbed and entirely within the application property. At that time, the proffers committed to construction of the roadway in two phases, one segment with the construction of each of the two medical office buildings approved at that time. Staff had recommended that the improvement be constructed in one phase; with the construction of the first office building. Staff continues to recommend that Rugby Road be widened at the time that any expansion of the facilities on the hospital campus takes place.

Resolution:

The draft proffers commit to the construction of the widening of Rugby Road with the construction of the proposed addition to the hospital building, or the Medical Office Building whichever occurs first. Therefore this issue has been resolved.

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. (See the comments under Park Authority).

Resolution:

This issue has not been adequately addressed.

Issue: Letter of Credit for the Traffic Signal

A letter of credit has been posted with the county for a signal at the intersection of Alder Woods Drive and Rugby Road. The proffered traffic warrant analysis has been submitted to the Virginia Department of Transportation (VDOT) for review; however, VDOT has not completed its review of the warrant analysis and has not yet approved the traffic signal. The applicant has reported that the warrant analysis concluded that the traffic signal was warranted. As noted in the memorandum in Appendix 9, staff is concerned that, if VDOT does not approve

the signal based on this study, that the letter of credit remain in effect until the traffic generated by the new development on the campus is on the roads. If the current signal warrant study is not approved, the draft proffers state that the letter of credit would be maintained until one year after the issuance of the first Non-RUP for the hospital expansion.

Resolution:

This issue has been adequately addressed.

Issue: Pedestrian Access

Pedestrian circulation both within and to surrounding development should be provided by an institutional use, such as a hospital. The internal pedestrian layout for the hospital campus in the description of the GDP/SEA Plat is appropriate for such a use. Connections are provided between the various uses and building within the campus. A sidewalk is shown to be constructed as part of the proffered widening of Rugby Road. In addition, pedestrian connections are provided to the periphery of the property through sidewalk connections to the sidewalks on Ox Trail and on Alder Woods Drive. However, the pedestrian connection to Alder Woods Drive is on just one side of Joseph Siewick Drive, the side that is located away from the assisted living facility. The current layout would require that pedestrian cross this roadway, which is also the route followed by emergency vehicles accessing the hospital from the Fairfax County Parkway. It is recommended that a sidewalk be constructed along the northern side of Joseph Siewick Drive between Alder Woods Drive and the assisted living facility under construction. This sidewalk is shown on the approved site plan for the assisted living facility.

Resolution:

This issue has 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 development proposal indicates that stormwater best management practices exist on the subject property and may be expanded, if the proposed addition to the hospital facilities necessitates such expansion. The proposal depicts excess parking spaces provided over that required by the Zoning Ordinance by approximately fifty (50) percent. This additional surface parking will cause the removal of a significant amount of existing tree cover. The development proposal includes an existing vegetation map (EVM), which depicts a significant amount of upland forest interspersed with

open space areas vegetated by oak, pine and maple in the area where the proposed additional surface parking area will be located. Excessive loss of vegetation will exacerbate runoff and drainage from the development.

It would be desirable to reduce the amount of additional parking that is proposed to lessen the amount of unwarranted tree loss. The applicant is encouraged to pursue a parking garage in lieu of some of the surface parking to minimize the total amount of impervious surface, which is being proposed and allow for more tree preservation.

Resolution:

This issue has not been adequately addressed. While the notes on the plan include the option of providing less parking spaces than those shown and utilizing the provisions of Article 11 with regard to a reduction in required parking, the amount of parking may not be reduced.

Public Facilities Analysis (Appendices 11 - 14)

Park Authority Analysis (Appendix 11)

The accepted proffers for RZ 1999-SU-067 state that Tax Map Parcels 45-2 ((2)) 38, 39A and 39B would be dedicated to the Park Authority upon request subject to the ability of the applicant to build a stormwater management facility on the property. This land is part of the application property and consists of primarily floodplain. This land is also the location of an identified archeological site. These proffers include a commitment to perform a Phase II archeological study and a Phase III 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 RZ 2000-SU-032. (See additional discussion in Heritage Resources Analysis and Appendix 15).

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. It is also the applicant's proposed location for an emergency vehicle access from the Fairfax County Parkway. (The Transportation Analysis 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 FDPA 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 the area proffered for dedication, 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 would also severely degrade the existing floodplain and would 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 applicant will be required to evaluate the existing sanitary sewer lines within the property to determine if there is adequate capacity to support the proposed development. The proposed development is subject to Upper Big Rocky Run and 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.

Heritage Resources Analysis (Appendix 15)

Two archeological sites have been identified with the application property. One is located near the existing child care center and was disturbed as part of that construction. The second is located on Tax Map Parcels 38, 39A and 39B, which, while proffered to be dedicated to the County for parkland upon the request of the Park Authority, could also be used as a future stormwater management facility at the option of the applicant, per the current proffers, as well as the draft proffers submitted with this application. The existing and draft proffers include commitments to have a Phase II and a Phase III study

performed if a SWM facility were to be constructed. As noted in the Park Analysis, staff would prefer that this area be dedicated to the Park Authority without the possibility of a stormwater management facility, thereby preserving the site.

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 between structures and parking is convenient.

However, staff has concluded that the parking proposed for the northern part of the site and near proposed MOB3 should be located at least one hundred feet from the property boundary to maintain an adequate buffer to the homes under construction. It would help minimize the off-site visual impact if this parking structure were only one level above ground. Screening around this parking structure would help soften the visual impact on site. The GDP/SEA Plat referenced by the draft proffers depicts a 100 foot wide buffer that consists of mostly preserved vegetation. Further, if constructed, the parking garage's top level would be at ground level as seen from the southeastern property boundary.

Parcels 6 and 7, located at the intersection of Ox Trail with W. Ox Road, are two parcels that have not been included in the hospital property nor the adjacent rezoning, RZ 1999-SU-042, a residential subdivision currently under development. This is the site of the building for the old Navy School, which has been converted to a residence. While a interparcel stub was provided with RZ 1999-SU-042, these parcels will be impacted by future improvements to the intersection. It is recommended that these two parcels be incorporated into the hospital campus.

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	60 feet
Front Yard	40 feet	80 feet (Rugby Road) 225 feet (Alder Woods Rd)
Side Yard	None	N/A
Rear Yard	20 feet	

Floor Area Ratio (FAR)	1.0	0.20 ^a
Open Space	15 percent	50 percent (31.94) acres
Parking Spaces	1195 spaces	1847 spaces ^b
Loading Spaces	15 spaces	Not Shown

- ^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.
- ^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.

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 – Not Required SFD – Yard 2 (35 ft.) Fair Woods Park - None	Open Space 120 feet ex. veg.*
East (R-3)	SFD – Yard 2 (35 ft.)	100 ft ex. veg.**
West (R-3)	SFD – Yard 2 (35 ft.)	100 ex. veg. –Rugby Rd.*

- * Modification previously approved and reaffirmation is requested with these applications.
- ** New modification requested

Barrier		
Direction	Standard	Provided
North (PDH-3)	SFD – Barrier D, E or F* Child Care Center – none	None – Ox Trail** None – Fair Oaks Child Care Center**
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**

- * Barrier D – 42 – 48 inch chain link fence; Barrier E – Six foot wall of brick or architectural block; Barrier F – Six foot tall wooden fence.
- ** Waiver previously granted and reaffirmation is requested with these applications.
- *** New waiver requested at this time

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 RZ 1998-SU-067. 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 transitional screening yard along the southern boundary had been granted with the early 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 for a depth of approximately 100 feet along that boundary with supplemental plantings on the interior edge of the buffer. 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.

The proposed changes to the entrance roadway (Joseph Siewick Drive) and parking areas will affect the current layout of the child care center. As a result of the proposed modifications, there are to be ten (10) parking spaces on either side of the landscape island. The drive around the island will provide access to the child care center. The revised access will not affect the existing child care building or the play area located behind the building, between it and Ox Trail.

Staff has concluded that the proposed modifications to the child care center do not affect its compliance with those 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.

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

On October 12, 2000, the Health Care Advisory Board (HCAB) held a public meeting to review the subject applications for expansion of the hospital campus. The HCAB limited its review to the proposed expansion of the hospital to accommodate:

- restoration of the hospital license to 160 beds (restoring thirteen (13) beds converted to labor, delivery and recovery rooms),
- expansion of the number of operating rooms from 8 to 10, expansion of the emergency department,
- additional ancillary facilities,
- internal building modifications to improve patient flow and access,
- and, construction of additional physician office space.

By Memorandum dated October 18, 2000, 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 and approval of the Certificate of Need by the Commissioner of Health. 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 225 feet and the buildings will be set back a minimum of 100 feet from the R-2 zoned property to the west. 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 63.87 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. This request does not include a request for additional signage.

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 100 foot wide buffer of existing vegetation supplemented with evergreens and other appropriate vegetation will be provided along Rugby Road, 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 proffered to be 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 55% 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. 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 with 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 Generalized Development Plan and Special Exception 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 amount of surface parking could be reduced to limit the amount of impervious surface at the site.
3. 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.

Recommendation

Staff recommends that RZ 2000-SU-032 be approved subject to the execution of the draft proffers contained in Appendix 1.

Staff further recommends that SEA 84-C-076-6 be approved subject to the development conditions contained in Appendix 2.

Staff further recommends that the transitional screening yard requirement be modified/waived along the eastern boundary and that the barrier requirement be modified/waived along the eastern boundary in favor of that shown on the Generalized Development Plan/Special Exception Plat and referenced in the proffers and development conditions.

Staff further recommends that the previously granted modifications to transitional screening and waivers of the barrier on the other boundaries of the application property be reaffirmed.

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.
 - a. Statement of Justification
 - b. Letter from James C. Wilmont, AIA, Wilmont/Sanz regarding the Gross Floor Area in the Existing Buildings
 - c. Submission made to the Health Care Advisory Board
5. Accepted Proffers for RZ 1999-SU-067 and PCA 85-C-091-4
6. Reduction of Previously Proffered GDP/SEA Plat
7. Clerk to the Board's Letter regarding SEA 84-C-076-5
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. Heritage Resources Analysis
16. Selected Excerpts from the Zoning Ordinance
17. Health Care Advisory Board Recommendations
18. Glossary of Terms

PROFFERS

INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL CAMPUS

RZ 2000-SU-032

November 13, 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 15, 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 proposed 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 one year 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 Fairfax County Director of Property Management that said right-of-way is not available. Within thirty (30) days thereafter the Director of Property

Management shall advise the Applicant whether said right-of-way is necessary. In the event the right-of-way is not deemed necessary, the Applicant shall have no further responsibility for acquiring it. In the event the right-of-way is deemed necessary by Fairfax County, the Applicant shall provide the following information to the Director of Property Management 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, 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 existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive.
6. 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.
7. 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.
8. 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.

9. 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.

10. 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 Forester. 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 Forester 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.

11. 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 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.
12. Building Height. The heights of the buildings will not exceed the heights as represented on the GDP/SEA. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the office building and will be screened by a parapet wall three (3) to four (4) feet in height.
13. 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 proposed 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 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.
14. 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 proposed office building for the entire campus that will be designed for the safety, convenience and direction of the visiting public.

15. Mechanical Equipment. All rooftop mechanical equipment shall be screened.
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 proposed 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. The Applicant reserves the right to provide a SWM/BMP facility within this area if deemed necessary and 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.
18. 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.
19. 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.
20. 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.

21. Severability. Any of the office buildings and/or assisted living facility and/or child care center may be subject to a future SEA without joinder and/or consent of the other sections, if such SEA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) shall otherwise remain in full force and effect.

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 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: _____

Its: _____

[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: _____

Its: _____

[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: _____

Its: _____

[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: _____

Its: _____

[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: _____

Its: _____

[END SIGNATURES]



PROPOSED DEVELOPMENT CONDITIONS

SEA 84-C-076-6

November 16, 2000

If it is the intent of the Board of Supervisors to amend SEA 84-C-076-5 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 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 15, 2000. 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. 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 Sect. 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*.

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception 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. 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 6, 2000
 (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 2000-134a

in Application No(s): RZ 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 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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services Agent: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Mary LaFalce (nmi) (former agent) - Harley L. Tabak (former agent)	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, 44-50, 51B1; and Tax Map 45-2 ((1)) 41A
Inova Health System Foundation Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Richard C. Magenheimer	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

(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).

NOTE: This form is also for Final Development Plans not submitted in conjunction with Conceptual Development Plans.

Rezoning Attachment to Par. 1(a)

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134a

for Application No(s): RZ 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Rows include Fair Oaks Medical Plaza, L.P.; Fair Oaks Professional Building, L.P.; Inova Holdings, Inc.; Dewberry & Davis LLC; Walsh, Colucci, Stackhouse, Enrich & Lubeley, P.C.; Wilmot Sanz, Inc.

(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 6, 2000
(enter date affidavit is notarized)

2000-134a

for Application No(s): RZ 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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 THE SHAREHOLDERS: (enter first name, middle initial & 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.
J. Knox Singleton, President Fred L. Bollerer Jay W. Khim, DBA William J. Purkert, M.D.
C.L. Arnie Quirion, Vice Chairman Patricia Broussard (nmi) J. William Kilpatrick C.L. Arnie Quirion
Marsha Horshok (nmi), Secretary Wilfrido J. Buhain, M.D. Alan E. Leis Lou Ann Scanlon
Directors: Michael R. Frey Michael D. Lieberman, M.D. J. Knox Singleton
Mary B. Agee Robert S. Castle, M.D. Shawn P. McLaughlin Leroy F. Smith, M.D.
Rose E. Berler Kenneth Geoly, M.D. (nmi) Dario O. Marquez, Jr. Jennie L. Trapasso
David Bernanke, M.D. (nmi) Penelope A. Gross Richard E. Merritt Winston Ueno, M.D. (nmi)
Carl L. Biggs Samuel M. Jones, M.D. Foster Montalbano, M.D. (nmi)

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

** All listings which include partnerships or corporations 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 the stock. 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134a

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Knox Singleton, President Wilfrido J. Buhain, M.D. Alan G. Merten Nadine VanOrsdel
Richard C. Magenheimer, Vice President Nicholas Carosi, III (nmi) Gregory L. Murphy
Stephen M. Cumbie, Treasurer Stephen M. Cumbie Frederick W. Sachs, Jr.
Steven E. Brown, Secretary James W. Keller J. Knox Singleton
Directors: Richard M. Knapp, Ph.D. John M. Toups
Edward H. Bersoff Elaine McConnell Jennie L. Trapasso

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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 & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)
J. Knox Singleton, President, Director
Shannon Sinclair, Secretary
Richard C. Magenheimer, Treasurer, Director
Stephen M. Cumbie, Director
Jerry Little (nmi), Director

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

DATE: _____
(enter date affidavit is notarized)

2000-134a

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

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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 & 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 & last name)

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134a

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & last name)
Mediplex Medical Building Corporation _____
Wayne E. Carroll _____
David M. Anderson _____

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & 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 & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. _____
2200 Clarendon Boulevard, Thirteenth 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 & last name)
Martin D. Walsh — Michael D. Lubeley _____
Thomas J. Colucci — Nan E. Terpak _____
Peter K. Stackhouse _____
Jerry K. Emrich _____

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 further on a "Rezoning Attachment to Par. 1(b)" form.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134a

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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 & title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

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

Sidney O. Dewberry, Member _____ Karen S. Grand Pre, Member _____
 Barry K. Dewberry, Member _____ Michael S. Dewberry, Member _____
 KMT Limited Partnership, Member _____ Thomas L. Dewberry, Member _____

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 further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134a

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & last name)
Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

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

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

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 & last name)

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 further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134e

for Application No(s): RZ 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 & 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 TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- General Partner: *Fairfax Medical Corp.
Limited Partners: Brent R. Ain, M.D.
BAGO, a Virginia General Partnership
Betty S. Bardige
Melanie J. Blank Trust for the benefit of Charles Vern Dinges IV
CBBBC Partnership
Marc A. Eisenbaum, M.D.
*Inova Health Care Services (formerly Fair Oaks Hospital)
*Fourth Generation Partners
Michael A. And Jeanne Garone, Jt. Tnts
Andrew Goldberg & Karen Adams, Joint Tenants
F. Carlos Gonzales, M.D.
Tibor J. Ham, Jr., M.D.
David G. Lamontagne
Raymond A. Lamontagne
R. L. Lawande, M.D.
Mediplex Property Management, Inc.
Thomas J. Neviasser, M.D.
Stephen & Christine Pournaras, Tenants in Common
RC-GP, a Virginia general partnership
Cheryl C. Rosenblatt, M.D. & Daniel P. Schell, Joint Tenants
Peter L. & Kathryn M. Scudera, Joint Tenants
Marilyn M. Segal Trust for the benefit of Marilyn M. Segal
Richard D. Segal
Hercharan Sethi, M.D. & Kulwant Sethi, Joint Tenants
David Sibley, D.D.S. (nmi)
James P. Simsarian, M.D.

Hunter S. Tashman, M.D.
Traford Associates Partnership
Lawrence E. and Kathleen M. Zarchin

(check if applicable) [X] These are the only limited partners that own a 10% interest in Fair Oaks Medical Plaza, L.P.

(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 or corporations 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 the stock. 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.

November 6, 2000

DATE: (enter date affidavit is notarized)

2000-134a

RZ 2000-SU-032

for Application No(s): (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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- General Partner: Fair Oaks Medical Building, Inc.
Limited Partners: Brent R. Ain, M.D.
Bands Venture Group
Robert F. Bottone, M.D. and Kathleen Bottone
CAR Associates
Jack M. Costa, M.D., P.C.
William C. Dempsey, M.D.
Mary E. Bottone, M.D.
William R. Curtis, II
Fair Oaks Family Counseling & Consultation Center, Inc.
Fair Oaks Partnership
Jack M. Fanale, M.D. and Terry K. Fanale, Tenants in Entirety
Fourth Generation Partners
Sue Frey (nmi)
GAM, L.C.
Inova Holdings, Inc.
Mediplex Property Management, Inc.
MBO General Partnership
MFB/PSR Medical Realty, L.P.
Gholam R. Mehryar, M.D.
Thomas J. Neviasser, M.D.
Stephen W. Pournareas, Jr., M.D.
Professional Physicians Services, Inc.
Pulmonary & Critical Care Specialists of Northern Virginia, P.C.
William L. Rich, III, M.D.
Harriet C. Roll
Daniel D. Rooney, D.O.
SUDW Associates
Hassan A. Salih, M.D.
Myron Shoham, M.D. and Andrea Shoham
Martha D. Whipple

These are the only limited partners that own a 10% interest in Fair Oaks Professional Building, L.P.

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

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-134e

for Application No(s): RZ 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 & 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 "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: November 6, 2000
(enter date affidavit is notarized)

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

2000-134a

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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, enter "NONE" on line below.)

Michael Frey is a trustee on the Inova Health Care Services Board.
Penny Gross is a trustee on the Inova Health Care Services Board.
Elaine McConnell is a member of the Inova Health System Foundation Board.
Dario O. Marquez Jr. of the Inova Health Care Services Board donated in excess of \$200 to Supervisor Gerald Connolly

(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 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:

[Handwritten signature]

(check one) [] Applicant [x] Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent

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

Subscribed and sworn to before me this 6th day of November, 2000, in the State/Comm. of Virginia, County/City of Arlington

[Handwritten signature]
Notary Public

My commission expires: 11/30/2003

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 6, 2000
(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
[x] applicant's authorized agent listed in Par. 1(a) below 2000-133a

in Application No(s): SEA 84-C-076-6
(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 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.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Inova Health Care Services and Inova Health System Foundation.

(check if applicable) [X] 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 AFFIDAVIT

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(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 herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 THE SHAREHOLDERS: (enter first name, middle initial, last name & title)

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.

(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 or corporations 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 the stock. 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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 & 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 & 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

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

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

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

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

DATE: November 6, 2000
(enter date affidavit is notarized)

JDV-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, Thirteenth 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 & last name)

Martin D. Walsh	—	Michael D. Lubeley	_____	_____
Thomas J. Colucci	—	Nan E. Terpak	_____	_____
Peter K. Stackhouse	_____		_____	_____
Jerry K. Emrich	_____		_____	_____

(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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & 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 & 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 & last name)
Sidney O. Dewberry, Member _____ Karen S. Grand Pre, Member _____
Barry K. Dewberry, Member _____ Michael S. Dewberry, Member _____
KMT Limited Partnership, Member _____ Thomas L. Dewberry, 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & 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 & last name)
Rolando J. Sanz _____
James C. Wilmot _____
Craig M. Moskowitz _____

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

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 & last name)

(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 6, 2000
(enter date affidavit is notarized)

Handwritten number: 288-133a

for Application No(s): SEA 84-C-076-6
(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 & 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 TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- General Partner: *Fairfax Medical Corp.
Limited Partners: Brent R. Ain, M.D.; BAGO, a Virginia General Partnership; Betty S. Bardige; Melanie J. Blank Trust for the benefit of Charles Vern Dinges IV; CBBBC Partnership; Marc A. Eisenbaum, M.D.; *Inova Health Care Services (formerly Fair Oaks Hospital); *Fourth Generation Partners; Michael A. And Jeanne Garone, Jt. Tnts; Andrew Goldberg & Karen Adams, Joint Tenants; F. Carlos Gonzales, M.D.; Tibor J. Ham, Jr., M.D.; David G. Lamontagne; Raymond A. Lamontagne; R. L. Lawande, M.D.; Mediplex Property Management, Inc.; Thomas J. Neviasser, M.D.; Stephen & Christine Pournaras, Tenants in Common; RC-GP, a Virginia general partnership; Cheryl C. Rosenblatt, M.D. & Daniel P. Schell, Joint Tenants; Peter L. & Kathryn M. Scudera, Joint Tenants; Marilyn M. Segal Trust for the benefit of Marilyn M. Segal; Richard D. Segal; Hercharan Sethi, M.D. & Kulwant Sethi, Joint Tenants; David Sibley, D.D.S. (nmi); James P. Simsarian, M.D.

*These are the only limited partners that own a 10% interest in Fair Oaks Medical Plaza, L.P.

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

** All listings which include partnerships or corporations 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 the stock. 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter 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 & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- General Partner: Fair Oaks Medical Building, Inc. _____
- Limited Partners: Brent R. Ain, M.D. _____
- Bands Venture Group _____
- Robert F. Bottone, M.D. and Kathleen Bottone _____
- CAR Associates _____
- Jack M. Costa, M.D., P.C. _____
- William C. Dempsey, M.D. _____
- Mary E. Bottone, M.D. _____
- William R. Curtis, II _____
- Fair Oaks Family Counseling & Consultation Center, Inc. _____
- Fair Oaks Partnership _____
- Jack M. Fanale, M.D. and Terry K. Fanale, Tenants in Entirety _____
- Fourth Generation Partners _____
- Sue Frey (nmi) _____
- GAM, L.C. _____
- Inova Holdings, Inc. _____
- Mediplex Property Management, Inc. _____
- MBO General Partnership _____
- MFB/PSR Medical Realty, L.P. _____
- Gholam R. Mehryar, M.D. _____
- Thomas J. Neviasser, M.D. _____
- Stephen W. Pournareas, Jr., M.D. _____
- Professional Physicians Services, Inc. _____
- Pulmonary & Critical Care Specialists of Northern Virginia, P.C. _____
- William L. Rich, III, M.D. _____
- Harriet C. Roll _____
- Daniel D. Rooney, D.O. _____
- SUDW Associates _____
- Hassan A. Salih, M.D. _____
- Myron Shoham, M.D. and Andrea Shoham _____
- Martha D. Whipple _____

*These are the only limited partners that own a 10% interest in Fair Oaks Professional Building, L.P.

(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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter county-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter 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 & 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.

DATE: November 6, 2000
(enter date affidavit is notarized)

2000-133a

for Application No(s): SEA 84-C-076-6
(enter County-assigned application number(s))

2. That no member of the Fairfax County Board of Supervisors or 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 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.

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or 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.

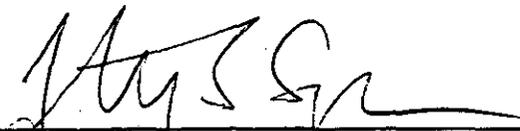
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Michael Frey is a trustee on the Inova Health Care Services Board. _____
Penny Gross is a trustee on the Inova Health Care Services Board. _____
Elaine McConnell is a member of the Inova Health System Foundation Board. _____
Dario O. Marquez Jr. of the Inova Health Care Services Board donated in excess of \$200 to Supervisor Gerald Connolly. _____

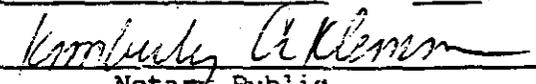
(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete 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 & title of signee)

Subscribed and sworn to before me this 6 day of November, ~~19~~ 2000, in the state of Virginia.

My commission expires: 11/30/2003. 
Notary Public

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA, THIRTEENTH FLOOR
 2200 CLARENDON BOULEVARD
 ARLINGTON, VIRGINIA 22201-3359
 (703) 528-4700
 FACSIMILE (703) 525-3197
 WEBSITE <http://www.wcseel.com>

PRINCE WILLIAM OFFICE

VILLAGE SQUARE
 13663 OFFICE PLACE, SUITE 201
 WOODBRIDGE, VIRGINIA 22192-4216
 (703) 690-4664
 METRO (703) 690-4647
 FACSIMILE (703) 690-2412

MANASSAS OFFICE

9324 WEST STREET, SUITE 300
 MANASSAS, VIRGINIA 20110-5198
 (703) 330-7400
 METRO (703) 803-7474
 FACSIMILE (703) 330-7430

LOUDOUN OFFICE

1 E. MARKET STREET, THIRD FLOOR
 LEESBURG, VIRGINIA 20176-3014
 (703) 737-3633
 FACSIMILE (703) 737-3632

Timothy S. Sampson
 (703) 528-4700 x24

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUN 1 2000

June 1, 2000

ZONING EVALUATION DIVISION

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: Rezoning and Special Exception Amendment Applications on behalf of
 Inova Health Care Services (Fair Oaks Hospital)

Dear Ms. Byron:

On behalf of Inova Health Care Services (the "Applicant"), please accept this letter as a statement of justification for a rezoning and special exception amendment application for the Fair Oaks Hospital site. The property that is 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 the subject of two separate rezoning application approvals (PCA 85-C-091-4 and RZ 1998-SU-067) and two separate sets of approved proffers. The Applicant hereby requests rezoning of the Application Property from the C-3 to the C-3 District in order to combine the two existing zoning approvals into one.

The Application Property is also subject to two special exception approvals (SEA 84-C-076-5 and SE 92-Y-024). The purpose of this special exception amendment application is to reallocate the gross floor area approved for Medical Office Buildings 3 and 4, which were approved with SEA 84-C-076-5. Specifically, the special exception amendment application proposes an expansion of approximately 142,500 gross square feet to the existing hospital facility and the addition of a single Medical Office Building consisting of



June 1, 2000

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approximately 60,000 gross square feet. The application also proposes the construction of a three-level parking structure located to the east of the proposed Medical Office Building. As reflected on the Generalized Development Plan/Special Exception Amendment Plat (the "GDP/SEA Plat") submitted herewith, the Application also proposes a small equipment building consisting of approximately 4,000 feet, a covered walkway consisting of approximately 814 square feet, as well as other site improvements. There is no change proposed to the existing child care center approved with SE 92-Y-024 or to the assisted living facility approved with SEA 84-C-076-5.

The Application Property is located within the Lee Jackson Community Planning Sector (UP8) of the Upper Potomac Planning District of the Area III Comprehensive Plan. The Application is in conformance with the Comprehensive Plan recommendation for the Application Property. The land use recommendation for the Application Property is for hospital and related low-intensity ancillary medical office, service uses and clinics provided that the following conditions are satisfied:

- **A substantial vegetative wooded buffer is provided as undisturbed open space between such uses in the nearby residential neighborhoods and is maintained on a perpetual basis.**

The property identified on the Fairfax County Tax Map as 45-2 ((1)) 42 which consists of 7.5 acres has been deeded to the Fairfax County Park Authority and serves as a substantial vegetative wooded buffer.

- **The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20.**

The proposed uses will maintain the high quality and architectural landscape design which currently exists on the hospital campus. The overall FAR on the site will not exceed .20.

- **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 Application represents right-of-way dedication for Rugby Road. The Applicant has previously dedicated right-of-way for Ox Trail.

June 1, 2000

Page 3

- **The buffer to be provided and maintained along Rugby Road and Ox Trail will be 100 feet in width with exception of the existing child care center where a lesser buffer is provided.**

A 100-foot buffer is provided along Rugby Road.

- **No additional point of vehicle access is provided from Rugby Road or West Ox Road.**

There are no additional points of access provided to the Subject Property. Access will continue to be from Ox Trail and Alder Woods Drive.

- **Building height is limited to a maximum of 60 feet to minimize visual impacts on the residential community.**

The proposed structures will not exceed four stories, exclusive of penthouses.

- **All rooftop mechanical equipment is screened.**

The Applicant will agree to screen any rooftop mechanical equipment associated with the proposed additions to the hospital campus.

- **Visual impacts are further minimized through building setback and site design.**

As shown on the accompanying GDP/SEA Plat, there should be no visual impacts associated with the proposed building additions given the significant buffering which is provided around the periphery of the campus.

- **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.**

There is no additional parking proposed in this area.

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 child care 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. The expanded hospital facility and the new medical office building will result in an addition of approximately 160-180 patients and visitors per day and 100-120 doctors and other employees.
- 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 2,274 total additional vehicle trips, with approximately 156 additional trips in the a.m. peak hour and 231 additional trips in the p.m. peak hour.
- E. Vicinity or General Area to be Served by the Hospital. The hospital campus serves the residents in the western portion of Fairfax County.
- G. Description of Building Facade and Architecture. It is anticipated that the proposed additions will be compatible with the existing building facade and architecture of the existing buildings on the hospital campus.
- H. 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.
- I. 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

June 1, 2000
Page 5

GDP/SEA Plat. Specifically, a waiver of screening and barrier requirements is requested in favor of that shown on the GDP/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.

A handwritten signature in black ink, appearing to read 'T. S. Sampson', with a long horizontal flourish extending to the right.

Timothy S. Sampson

TSS:kak

J:\NOVA\333.6\JUSTIF.LTR

Wilmot/Sanz, Inc.
 18310 Montgomery Village
 Suite 700
 Gaithersburg, MD 20879
 Tel: 301 590 2900
 Fax: 301 590 8150

Wilmot/Sanz
 ARCHITECTURE/PLANNING

October 19, 2000

Mr. Peter Braham
 Zoning Evaluation Division
 Department of Planning and Zoning
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035-5509

RECEIVED
 DEPARTMENT OF PLANNING AND ZONING

OCT 20 2000

ZONING EVALUATION DIVISION

**RE: Inova Fair Oaks Hospital FAR Analysis
 RZ 2000-SU-032 (Fair Oaks Hospital)**

Dear Peter:

This is in response to your questions concerning the changes in the tabulation on the current SEA application for the gross floor areas for the several existing buildings on the Inova Fair Oaks Hospital campus. As part of our FAR analysis for this application, we went back and calculated the actual gross floor area for the existing buildings currently located on the Inova Fair Oaks Hospital campus. This calculation was done based on electronic survey information provided to us by Dewberry & Davis. On previous applications, we believe the gross floor area tabulations were simply carried forward from previous approved Generalized Development Plans and never adjusted based on the actual building footprints.

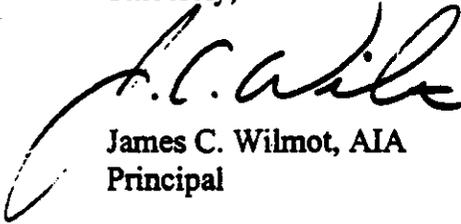
We calculated the Gross Floor Area electronically, based on the total floor area measured to the interior face of the exterior wall, as defined in the Fairfax County Zoning Ordinance. On previous applications, we believe the Gross Floor Area was calculated to the exterior face of the exterior wall, which accounts for some of differences between the previous applications and the current application.

Our calculations, which are based on the actual building footprints, indicate that the gross floor area assigned to the Hospital increased and the area currently assigned to the medical office buildings decreased. In conclusion, based on this analysis we recommended the adjustments be made to the existing floor area representations, which were submitted with the current SEA application, and I hereby certify the representations.

John C. Wilmot, AIA
Rolando J. Sanz, AIA
James C. Wilmot, AIA
Craig M. Moskowitz, AIA

We hope this information answers the questions you had with respect to the existing gross floor area calculations. If you have any questions or need additional information, please feel free to call me. Thank you for your help.

Sincerely,



James C. Wilmot, AIA
Principal

cc: Randy Hart
Tom Bolton
Phil Yates
Tim Sampson
Jim Scott
William Brown

G:\9504\950405\word\Braham FAR Letter.doc

Fairfax County Health Care Advisory Board

**Inova Fair Oaks Hospital
Special Exception – RZ 2000-SU-032 & SEA84-C-076-6**

Review Criteria

1. Program description. Please provide a brief (1 page) description of the program.

Inova Health System is planning a \$72 million project (including bond financing) to renovate and expand the inpatient, ambulatory, and emergency department services of Inova Fair Oaks Hospital (IFOH). The project consists of approximately 142,000 square feet of new hospital construction, 126,000 square feet of major and minor renovation to existing hospital, and a 60,000 square foot Medical Office Building with structured parking. A site plan showing both general site layout and interior floor plan is attached. In response to a severe bed shortage at the hospital, IHS proposes the restoration of IFOH to its original licensed capacity of 160 beds, adding two operating rooms and expanding the emergency department. Significant growth in IFOH's primary service area population coupled with the increasing inpatient utilization is compromising patient access to health care. This problem will only worsen as the population in western Northern Virginia is projected to increase dramatically as new high tech businesses move into the area. To address this crisis, Inova Health System conducted a comprehensive, system-wide bed capacity planning process to determine the long-range impact of projected patient volume growth over the next ten years. Based on the findings from this study, there is a critical need to add capacity at IFOH to address the current bed shortage and to meet current and future capacity needs.

To accommodate both the short-term and long-term patient demand, IHS proposes the following construction/renovation plan:

- A) Restore to the original license complement from current 151 beds to 160 beds.
- B) Expand the number of operating rooms from 8 to 10
- C) Expand the emergency department to accommodate future growth
- D) Expand ancillary services to accommodate increased inpatient and outpatient volumes
- E) Modify the campus to improve patient flow and access efficiencies
- F) Additional physician office space

The project will be located within the existing hospital campus and will include the construction of a three-story patient tower. The hospital addition will be incorporated into the northwest section of the existing facility, better utilizing the campus layout for easier traffic flow and patient/visitor access. The location of the new addition will enable the hospital to reorient the main entrance giving patients and visitors two access points, from major roads, to enter the facility. In addition a Medical Office Building is planned to accommodate the expected increased physician presence on the Hospital campus.

The proposed project has been designed to minimize wasted space and mesh with the existing facility and services. The new addition has been structured to allow it to become the new front entrance of the hospital. Features of the new structure include: easy patient/visitor access to allow for more convenient entrance and exits from the hospital, a service and facility layout that locates ambulatory and outpatient services conveniently to patient/visitor access points, and design features that soften the look of the facility helping to reduce patient anxiety.

2. **Demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed, including consideration of issues such as duplication, utilization and availability of services.**

IFOH is in critical need of expanded patient service capacity today. IFOH has seen a tremendous increase in patient volumes to the point where current bed and facility capacity cannot accommodate the demand and access to care is becoming increasingly constrained. As a primary provider of health care in the fast growing Western portion of Northern Virginia, community access to these services is vital. As a result of this rapid growth in demand for health care services, IFOH is:

- A. Operating beyond our optimal operating levels
- B. Rerouting emergency traffic (38%), which is straining Inova, other hospitals and EMS
- C. Straining staff and physicians
- D. Decreasing ease of access to health care services

IFOH's health services have achieved dramatic growth in patient volumes over the past three years. Total annual inpatient discharges at IFOH have grown by 20.4% and Average Daily Census (which represents the number of patients in the hospital at midnight) has grown by 21.2% since 1996. As a result, IFOH is experiencing the highest patient volumes in over ten years, causing bed, space and equipment shortages.

IFOH has also seen a tremendous growth in its surgical procedures over the past three years. From 1996 to 1999 inpatient and outpatient surgeries have grown by almost 20%. The number of procedures per room has also increased dramatically to 1,621; the highest rate of all Northern Virginia Hospitals.

In addition, IFOH's Emergency Department has experienced a tremendous growth in visits over the last four years. The Emergency Department visits at IFOH grew from 27,112 in 1996 to 32,400 in 1999, representing a 19.5% growth over four years, or 5% per year, which is greater than Northern Virginia's population growth. Additionally, the percentage of ED patients admitted to IFOH has increased 54.1% since 1996.

IFOH is on critical care reroute 38.3%, the highest of all Northern Virginia hospitals. On average, IFOH is on reroute more than 2 consecutive days at a time. The increased frequency of reroute is indicative of one major factor for IFOH -- ICU beds are not available because patients who are currently occupying critical care beds are not able to be moved to a lower acuity bed (i.e. intermediate care, telemetry or medical/surgical beds) when appropriate because these beds are full.

This rapid growth in volume is not only leading to bed and equipment shortages at IFOH, it is putting tremendous pressure on our staff and physicians who must deal with the continually high census and constant demand for services. Increased volume has resulted in patients regularly being placed on stretchers in hallways, due to the unavailability of patient beds. This hinders our ability to provide quality patient care in the appropriate environment. Having sufficient patient capacity will allow nurses and staff the flexibility to find appropriate beds for our patients and eliminate the need for physicians and emergency departments to board patients until beds become available. With the needed resources/beds to allow patients to be placed at appropriate levels of care, beds are freed to allow for placement of ED and PACU patients. Staff retention and recruitment is enhanced as these additional resources allow staff and physicians to focus on patient care not patient placement.

3. **Accessibility.**

a) **Geographic**

Expansion of IFOH will enable the further enhancement of health care services for the hospital's community. Currently, there is no space available to enhance and/or expand current services or

bring on new technology and programs as the community's health care needs change. Consistent with IFOH's strategic goal of providing new services and capabilities to respond to the communities changing demographics, the expansion will enable the hospital to create services to meet the changing community needs, as well as, enhanced services that will help decompress Inova Fairfax Hospital. This "System" enhancement will make higher-end cardiology, neurosurgery, oncology, pediatric and vascular services more accessible for communities in the western sections of Northern Virginia.

Capacity constraints, bed unavailability, critical care reroute and increasing wait times are all impacting IFOH's ability to meet its mission to serve the health care needs of all citizens of its community regardless of their ability to pay. Accessibility and availability of health care services for the community are compromised as IFOH reaches capacity levels in its inpatient and surgical areas. Patients, their families, physicians and local EMS personnel are all impacted if access to quality care is not readily available within the community and reroute conditions continue to worsen. Continuity of care is comprised if effective coordination of services is impeded due to bed unavailability or surgical delays due to capacity constraints. And finally, with increasing capacity constraints, IFOH has no room to put in place new specialty services to meet the ever-changing health care demands of the community. This limitation to needed services forces the community to seek treatment outside the area.

b) Financial

IFOH and Inova Health System treat patients without regard to payor source or the ability to pay. While a copy of the latest report on the Virginia Indigent Care Trust Fund is not readily available for inclusion in this response, with the exception of two large academic health centers (Medical College of Virginia Hospital and University of Virginia Hospital) the report will show that Inova Health System provides the most charity care in the state of Virginia. Furthermore, the Indigent Care Trust Fund figures only include charity care provided to the population at 100% of the poverty level while Inova Health System delivers a considerable amount of charity care to the population up to 250% of the poverty level.

c) Architectural

The new construction expanding Inova Fair Oaks Hospital will incorporate many design features that stress the importance of the physical environment in promoting healing. This will be accomplished largely through the new addition, which will serve as the new front entrance to the hospital, and will utilize window fronts as opposed to the all brick facade utilized by most hospitals. By significantly increasing the use of natural light and providing a clear concourse to the heart of the hospital, this expansion and renovation will provide clarity of access and help reduce the institutional feel that is common in most hospitals. In addition, the new expansion design incorporates courtyard space to touch on the "human dignity" by providing natural light and orientation and access to nature and the outside. Additional space will allow the hospital to incorporate changes to the existing facility that promote convenient patient flow, maintain patient/family privacy and encourage family participation in the delivery of care. These features and others such as indirect lighting and family waiting areas close to patient rooms go a long way to creating a calming influence and "softening" the feel of a hospital.

Reorientation of the campus will enhance the community's access to IFOH and improve the efficiency of patient flow throughout the hospital. These improvements will include additional parking, safer pedestrian access, reorientation of campus traffic patterns, new Main Entrance, and improvements to Rugby Road.

4. Agreement or relationship with an acute care hospital.

Not applicable; this project is within an existing acute care hospital.

5. Medical/health justification, including a description of proposed medical supervision and treatment.

As previously mentioned in Section 2, significant population growth in the communities surrounding IFOH coupled with the increasing inpatient utilization is compromising patient access to health care. This problem will only worsen as the population in western Northern Virginia is projected to increase dramatically as new high tech businesses move into the area.

The dramatic population and utilization changes occurring around IFOH creates a unique opportunity to position the hospital for the future and address the current and projected capacity constraints of the facility. IFOH has developed an expansion project which adds much needed capacity to help address current facility limitations and puts in place the structure to allow for future growth with minimal capital expenditure. The planned expansion project sets the foundation to allow IFOH to react to the rapidly changing demographics and put in place the advanced level of services that meet the changing health care needs of our community.

6. Institutional Need – Demonstrated need for the proposed facility within the institution itself.

As previously mentioned in Section 2, IFOH's ability to serve the community becomes a bigger issue as we look to the future. Given the growth in the population and the increasing use rates, the demand for patient services is expected to continue to grow. Without expansion, the hospital does not have sufficient capacity to meet the projected demand for health care services in the long term or to meet the future health care needs of the communities they serve. If this issue is unaddressed, the County can expect insufficient inpatient beds, operating and emergency room capacity, particularly in the western region of Northern Virginia. In addition, the level of operating efficiencies that can be attained will have already peaked.

In response to capacity constraints, IFOH proposes that additional licensed beds will enable the hospital to not only ensure that the growing population will have access to health care services, but that the increase in beds will allow IFOH to improve operational effectiveness. The bed tower will allow IFOH to expand their critical care beds and help resolve bed shortages by transferring patients to a more appropriate level of care and freeing up intensive care beds, thereby reducing and perhaps even eliminating the need for critical care reroute.

Minor modifications will be made in the existing patient floors to improve operating efficiency such as adding "team centers" to the existing "pod" concept. This will keep nursing care near the patient and at the same time, bring resources and needed clean and soil supply storage closer to the nurses and support staff. These types of operating efficiencies will allow IFOH to more effectively respond to the increasing healthcare needs of the aging population it serves. As IFOH operates more optimally, it will be in a position to better handle the volumes, allowing for progressive program expansion that meets specific healthcare demands closer to home.

7. Financial viability of the proposed facility including development costs, operating costs, anticipated income and financing.

The project will be financed through a combination of fixed-rate tax-exempt bonds and accumulated reserves. Fixed-rate tax-exempt bonds issued through the Fairfax County Industrial Development Authority will be issued to finance \$40 million of the project. Accumulated reserves will be used for the balance of the project. While Inova has resource in its existing funded depreciation reserves, Inova's systemwide capital requirement for the period 2000-2004 will exceed its operating cash flow by over \$300 million. As a result, Inova plans to borrow approximately 50% of this shortfall through the financing of the Inova Fairfax and Inova Fair Oaks modernization and expansion projects. Inova's overall debt to capitalization ratio at the end of 1999 was 27%, below the industry medians as published by Standard and Poor's.

As referenced the staff report by the local Health Systems Agency of Northern Virginia, "the costs proposed for the two projects [Inova Fairfax Hospital and Inova Fair Oaks Hospital] are consistent with similar projects in Northern Virginia and elsewhere. Neither project is unusually costly in terms of cost per square foot of space to be developed, or for the type of renovation and expansion contemplated." The project includes some unusual but necessary costs. These costs include comprehensive upgrades to the IFOH mechanical plant totaling \$3.71 million and the improvement of a road leading to IFOH (Rugby Road) at a cost of more than \$2.28 million. For the IFOH project, accumulated reserves will be used to finance \$26.7 million or 40% of the proposed project. The issuance of bonds will be utilized for \$40 million or 60% of the proposed project.

8. Rate structure to clients.

Room rates and charges will not be impacted by this project. Any increase in rates is part of routine annual rate adjusting and will occur regardless of this project.

9. Proposed staffing levels and qualifications.

In addition to filling current vacancies, IFOH anticipates that they will need approximately 20 full-time equivalents (FTEs) to meet the projected needs of the facility expansion. The Inova Health System and each individual hospital have as part of their strategic plan to be the employer of choice for their geographic area. This goal is supported by a strong recruitment and retention program focusing on:

1. Market-driven salaries;
2. Competitive and contemporary benefits;
3. Open and honest communication;
4. Variable staffing resources; and
5. Resources to function efficiently

In addition to these strategic initiatives, Inova has established relationships with the following schools and associations to assist in meeting future workforce needs:

- Marymount University
- George Mason University
- Northern Virginia Community College
- George Washington University
- T.C. Williams High School

In addition, as an employer IFOH recognizes the need to support individuals in their choice of health care as a career. Consequently, we have instituted a scholarship program enabling current employees and currently enrolled advanced standing students to receive up to \$7,500 a year in scholarship support. Current employees also have the option of applying for up to \$2,000 in tuition assistance.

Inova has been very proactive concerning the necessity for qualified and fully trained RNs and the shortage of such personnel. Consequently, Inova has implemented the following internships and fellowships to insure that our patients receive the highest quality of care:

- Basic Critical Care Course
- Intermediate Critical Care Course
- Pediatric Nurse Fellowship
- OR Nurse Fellowship
- Labor and Delivery Fellowship
- Post Partum Fellowship
- Graduate Nurse Fellowship
- Emergency Department Fellowship

Inova has also recognized the need to properly educate these employees as they move through the clinical portion of their fellowship. In order to achieve the best results, Inova provides our preceptors with a basic preceptor workshop and an intermediate workshop.

10. Anticipated utilization, including occupancy levels and target client group.

Two years after the completion of the expansion project, IFOH anticipates that it will provide service to approximately 13,200 inpatients and provide about 43,500 inpatient days of care. Hospital occupancy is projected to be at 75% with a length of stay of roughly 3.4 days.

IFOH anticipates emergency department visits to increase to about 30% to 43,400 visits for year 2005. Operating rooms volumes are projected to increase 55% to about 21,700 surgeries for year 2005.

IFOH does not foresee a significant change in the populations it serves. The hospital will continue to provide health care services to western Fairfax County and the communities of Ashburn, Burke, Centreville, Chantilly, Clifton, Fairfax, Gainsville, Herndon, Manassas, Oakton, Sterling and Vienna.

11. Health impact of the facility on the client group.

If implemented as planned, the expansion of IFOH will greatly benefit the community it serves including patients, their families, and physicians who practice at the hospital. As previously mentioned, improvements through expanding/renovating the facility will help IFOH meet future demand and address the current and future capacity constraints which are compromising access to much needed healthcare. The project's yield will include:

- The ability to meet the increasing and ever-changing health care needs of an expanding and aging population in the western region of Northern Virginia.
- To decrease the reroute of IFOH's critical care and emergency patients to less accessible hospitals.
- Easier local access that is already highly constrained and if less unaddressed, will intensify in the future.
- To decrease patient wait times specifically in the emergency room and in scheduling operating rooms.
- As traffic congestion increases, expanded operations at IFOH will enable patients to get timely

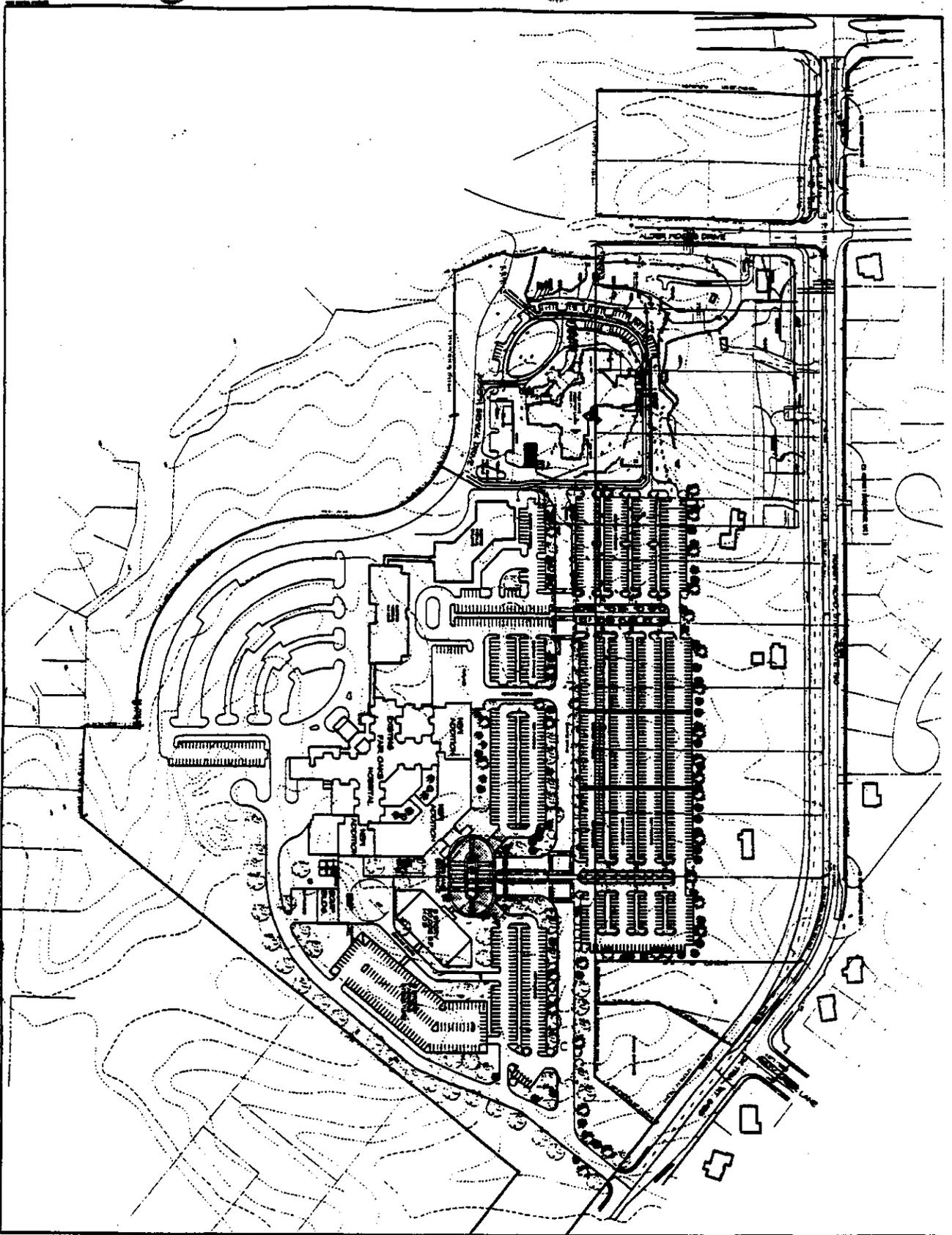
care.

- Ability to expand and develop new programs in specialty areas which will address the needs of the aging population IFOH serves and improve access by providing services closer to home
- Re-orientation of campus for easier access and efficient flow

12. Compliance with approved health plan(s) for the service area.

The IFOH project complies with the standards and criteria promulgated by Virginia Department of Health, Center for Quality Health Care Services and Consumer Protection State Medical Facilities Plan (SMFP). The SMFP, part of the Virginia Administrative Code, are the set of criteria utilized by the Division of COPN in the review and approval process of COPN applications. The COPN application for this project was approved September 15, 2000. The project received unanimous endorsement from the Health Systems Agency of Northern Virginia (HSANV). During the public hearing process conducted by the HSANV, no opposition to the project was voiced either in person or in writing. The IFOH project will also comply with the Rules and Regulations for the Licensure of Hospitals in Virginia as promulgated by the State Board of Health (12 VAC 5-410).

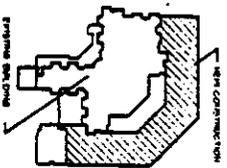
The IFOH campus and its services are accredited by the Joint Commission on the Accreditation of Healthcare Organizations. IFOH continues to receive State licensure and annual County Health Department review and approval.



PROPOSED
ADDITIONS &
RENOVATIONS
FAIR OAKS HOSPITAL
LAWRENCE, MISSOURI

SCHEMATIC
PHASE

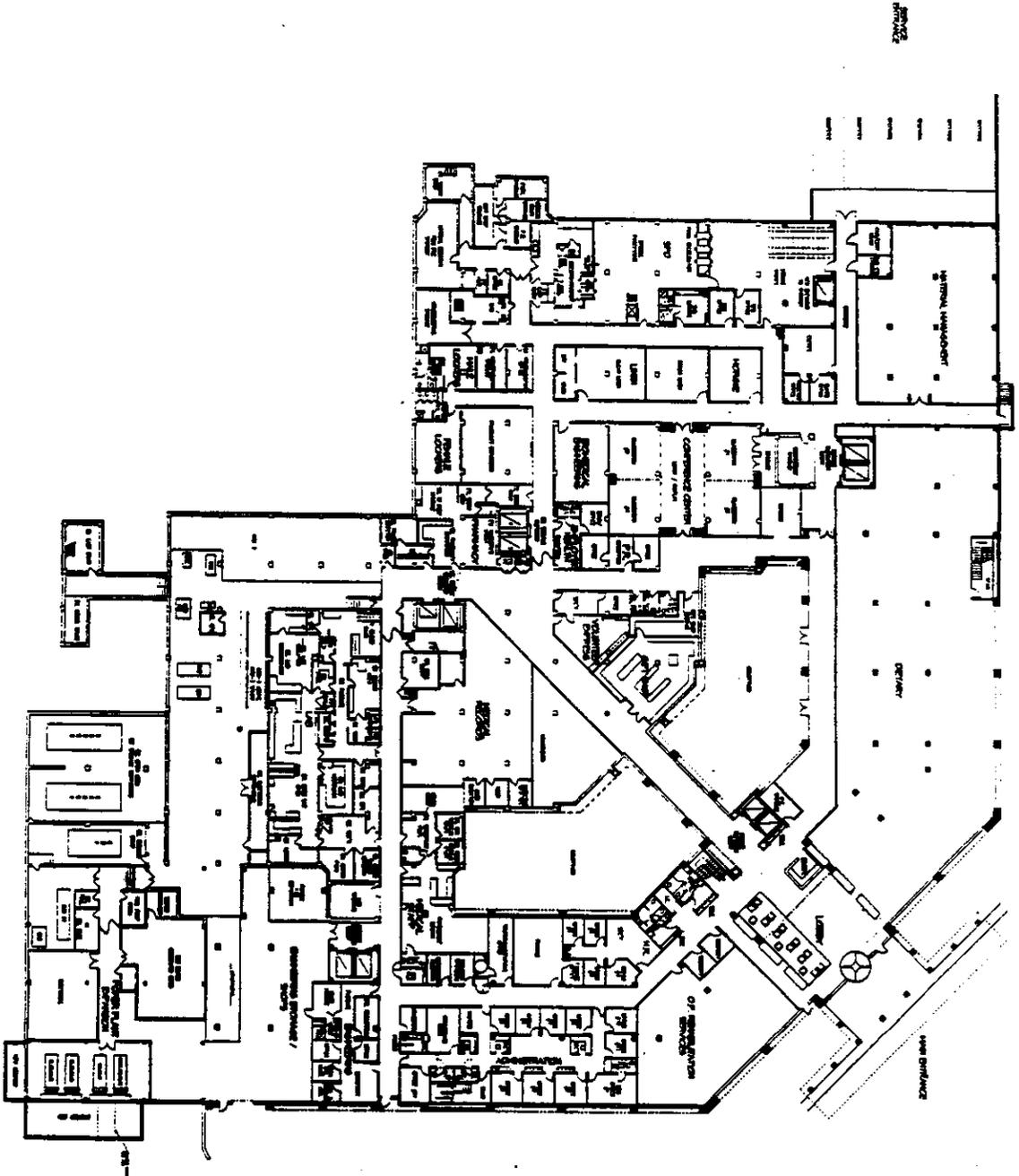
ARCHITECTURAL
SITE PLAN



Wilbur/Smith
ARCHITECTURAL PLANNING
1000 BROADWAY, SUITE 1000
NEW YORK, N.Y. 10018
TELEPHONE: (212) 512-2000
FAX: (212) 512-2001
PROJECT NO. 100-100
DATE: 10/15/88
DRAWING NO. C-1

Fair Oaks Hospital Exterior Rendering



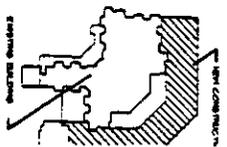


**PROPOSED
ADDITIONS &
RENOVATIONS**

FAIR OAKS HOSPITAL

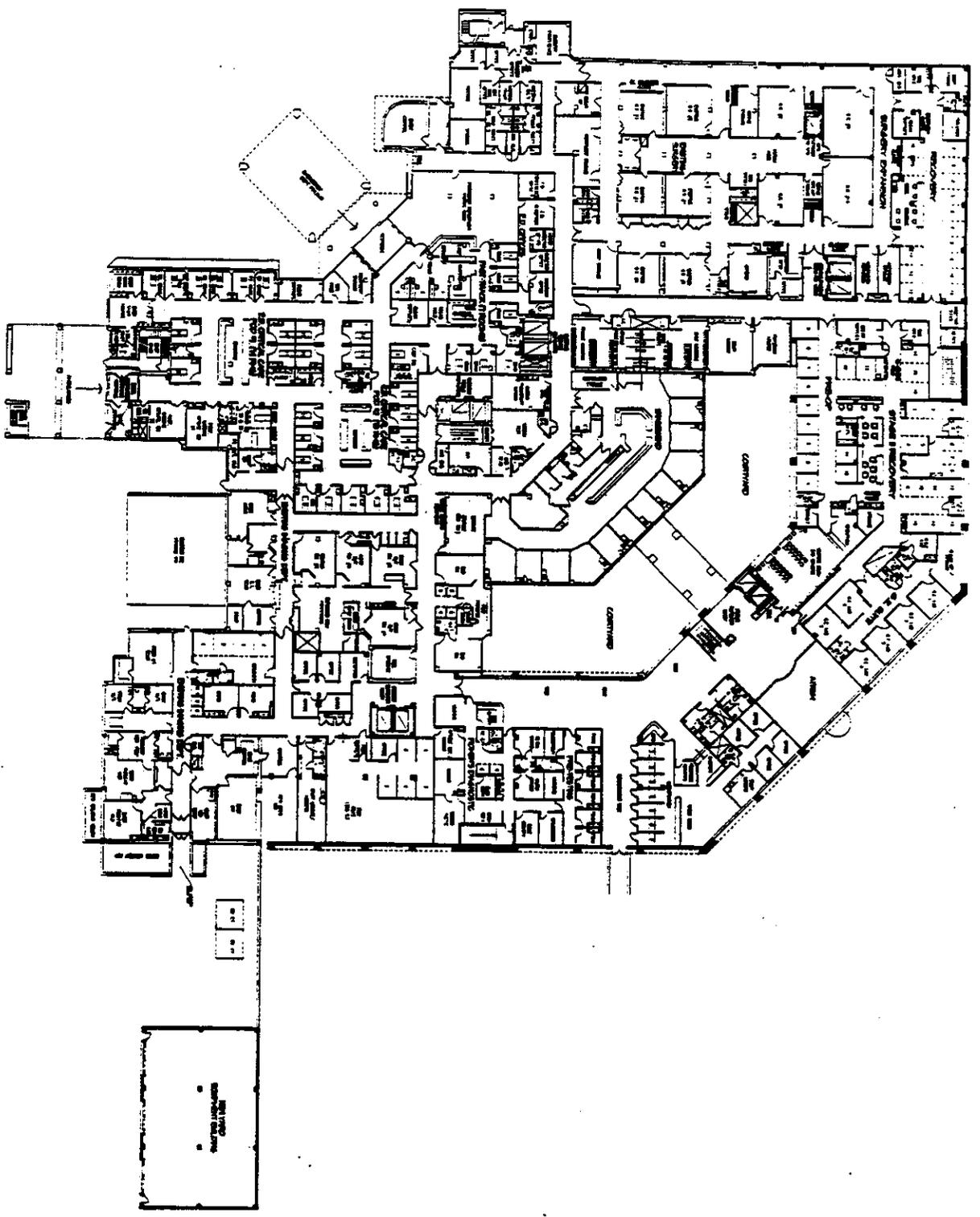
**SCHEMATIC
PHASE**

**LOWER LEVEL
PLAN**



Wilmon/Sam
ARCHITECTS/PLANNERS
1000 N. W. 10th St.
Fort Lauderdale, FL 33304
Phone: (305) 463-1111
Fax: (305) 463-1112
E-mail: info@wilmon.com
Date: 11/15/01

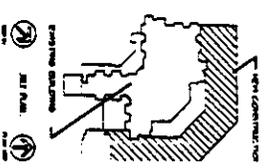
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PROPOSED
ADDITIONS &
RENOVATIONS
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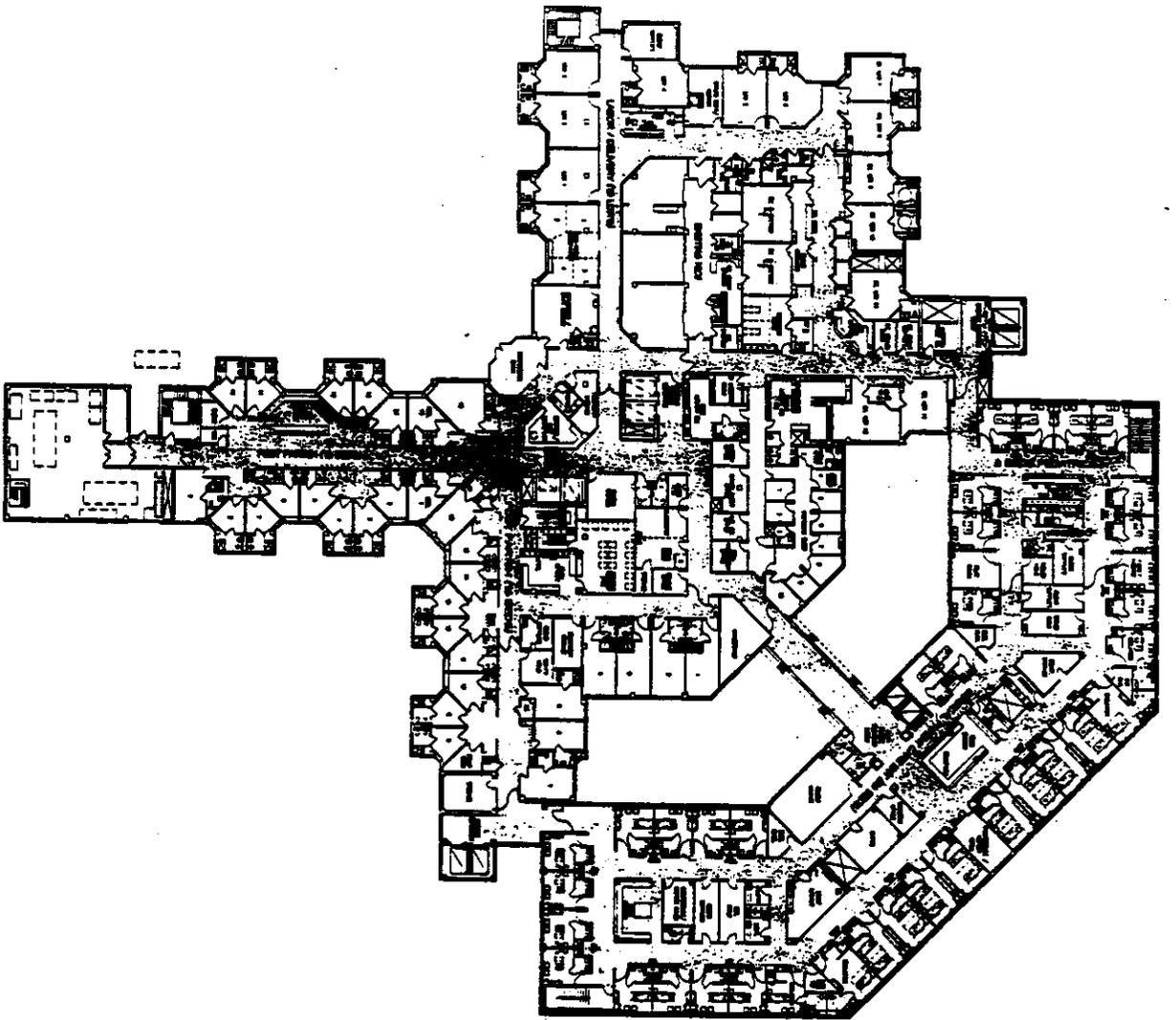
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FIRST FLOOR
PLAN



Wilmo/Samu
ARCHITECTS/PLANNERS
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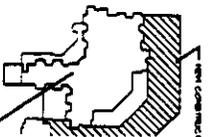


**PROPOSED
ADDITIONS &
RENOVATION**

PAIN OAKS HOSPITAL

**SCHEMATIC
PHASE**

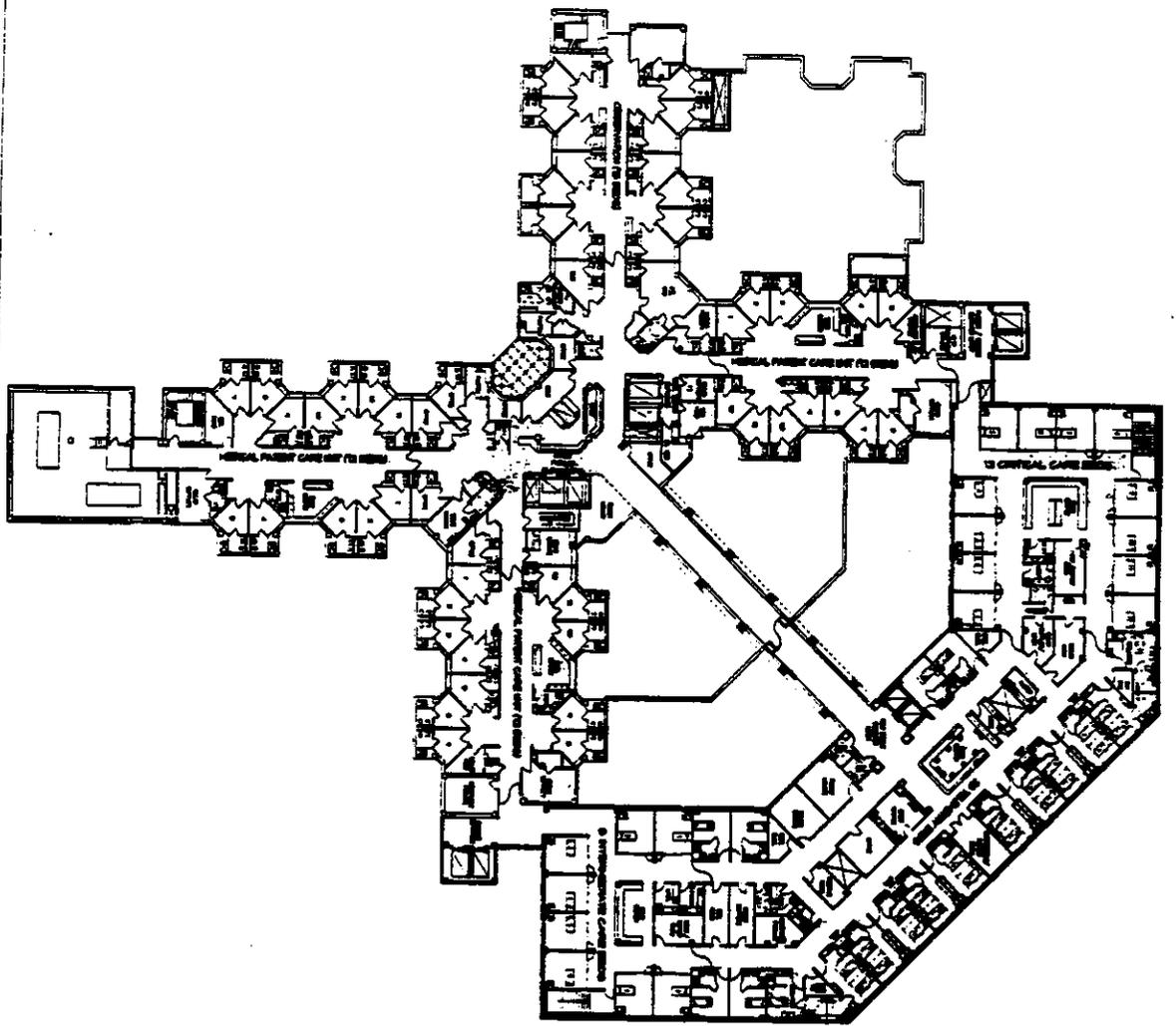
**SECOND FLOOR
PLAN**



DATE: 10/15/88
SCALE: AS SHOWN

Wilford/Saie
ARCHITECTS/PLANNERS
1000 W. 10th Street
Oklahoma City, Oklahoma 73101
Phone: (405) 241-1111
Fax: (405) 241-1112

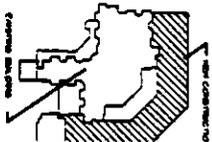
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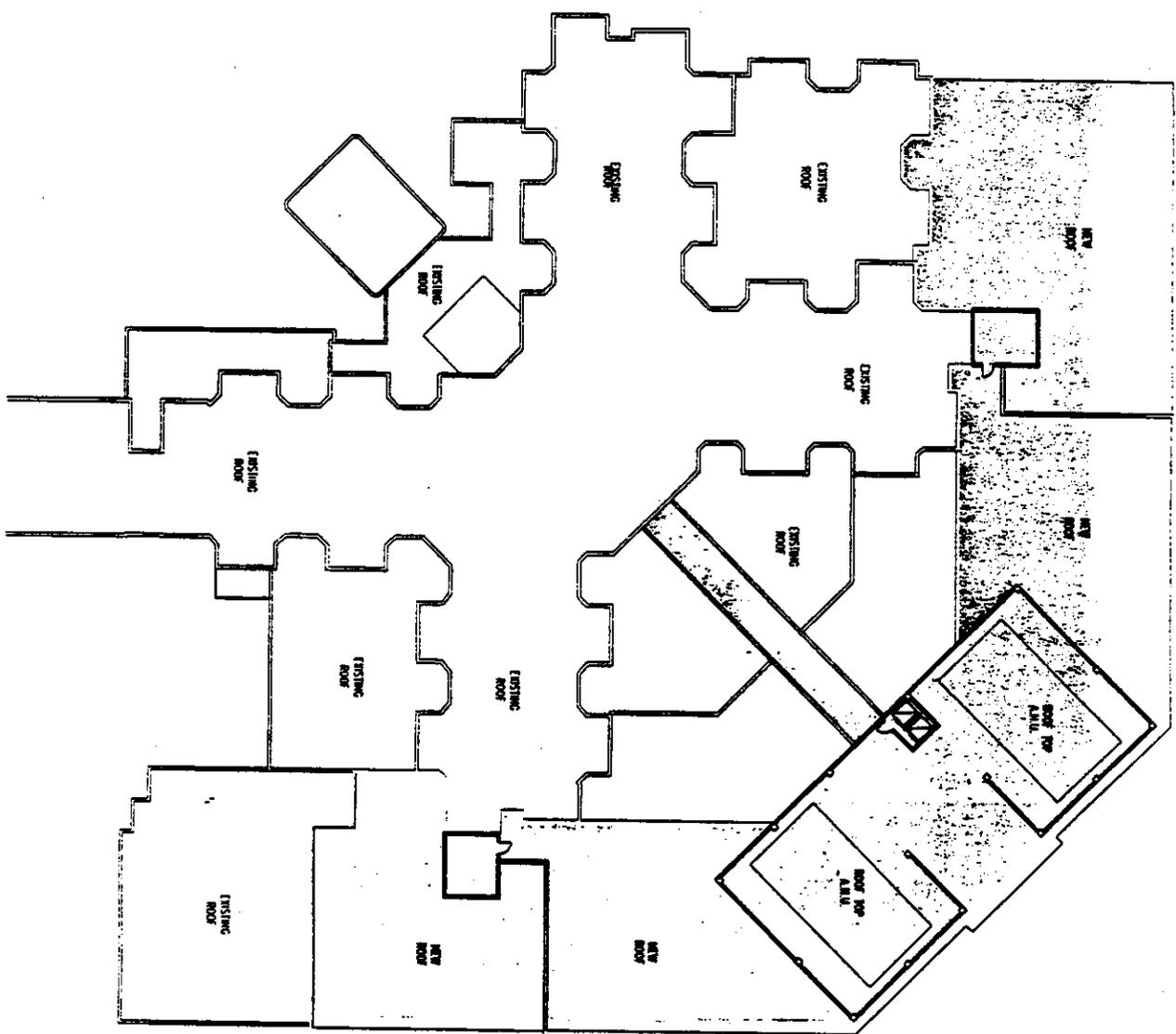
Wilford/Sire
 ARCHITECTS/PLANNERS
 1400 Montgomery Avenue, Suite 100
 Berkeley, CA 94709
 Phone: (415) 841-1100
 Fax: (415) 841-1101
 E-mail: wilford@sire.com



THIRD FLOOR
 PLAN

SCHEMATIC
 PHASE

PROPOSED
 ADDITIONS &
 RENOVATIONS
 FAIR OAKS HOSPITAL



**PROPOSED
ADDITIONS &
RENOVATIONS**

PARK OAKS HOSPITAL

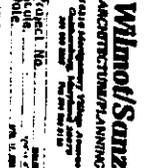
**SCHEMATIC
PHASE**

ROOF PLAN

Wilno/Sanz
ARCHITECTURAL/PLANNING

11415 Montgomery, Chicago, Illinois
312.467.1100
www.wilnosanz.com

Project No. _____
Date: _____
Scale: _____
Sheet: _____



PROFFERS

INOVA HEALTH CARE SERVICES/RUGBY ROAD PROPERTIES

RZ 1998-SU-067

June 24, 1999

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in RZ 1998-SU-067 filed for property identified as Tax Map 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 rezoning of the Application Property to the C-3 District and the companion PCA 85-C-091-4 and SEA 84-C-076-5, and agrees that development will be subject to the following terms and conditions:

1. **Development Plan.** Development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment Plat ("GDP/GDPA/SEA") prepared by Dewberry & Davis dated October 5, 1998 and revised through May 18, 1999 consisting of 5 sheets.
2. **Minor Modifications.** Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/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 assisted living facility on the GDP/GDPA/SEA without requiring approval of an amended GDP/GDPA/SEA provided such changes are in substantial conformance with the GDP/GDPA/SEA as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the following: the amount of open space; the amount of required parking; or the location of common open spaces areas as they relate to the assisted living facility; access and limits of clearing and grading.

The layout presented for the proposed office buildings within the proposed flexibility area as delineated on the GDP/GDPA/SEA Plat is intended to reflect the general design intent for the proposed office buildings. At time of site plan approval, changes to the location, dimensions, sizes, configuration, and layout of structures, buildings, travelways and parking areas may occur within the boundaries of the flexibility area shown on the GDP/GDPA/SEA without a Proffered Condition Amendment/Special Exception Amendment, provided that the overall FAR for the entire Application Property does not exceed 0.20; the 100-foot buffer is maintained adjacent to Rugby Road; a coordinated and unified campus development program is provided between the proposed office buildings and the existing hospital and office buildings in terms

of clustering building locations and orientation and the provision of pedestrian landscape plazas similar in character but not necessarily in location to the conceptual landscape detail shown on Sheet 4 of the GDP/GDPA/SEA; a comprehensive pedestrian circulation system is provided as a critical component of the development program; and an enhanced and visitor-friendly traffic circulation pattern and signage program is established for the campus.

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/GDPA/SEA and Sheet 5. Dedication and ancillary temporary construction easements shall be made in phases at time of final site plan approval for that portion of the Application Property which is adjacent to Rugby Road and/or Ox Trail or upon demand from Fairfax County or VDOT, whichever occurs first.
- B. Traffic Study. The Applicant has provided a letter of credit to DPWES for the cost of a traffic signal at the intersection of Rugby Road and Alder Woods Drive. Prior to, or concurrent with, the submission of the site plan for the first proposed office building associated with this rezoning application, the Applicant shall submit a warrant study for review and approval by the Fairfax County Department of Transportation and VDOT for the proposed traffic signal at the intersection of Rugby Road and Alder Woods Drive. In addition, the warrant study shall analyze the timing of the existing traffic signal at the intersection of Rugby Road and the Fairfax County Parkway to coordinate the timing of the proposed traffic signal at Alder Woods Drive. In the event that this traffic signal is not approved by VDOT prior to the issuance of the first non-RUP for the first proposed office building, the letter of credit shall be returned to the Applicant.
- C. Transportation Demand Management (TDM). 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 will promote ride-sharing by displaying information material in high-profile areas. The Applicant shall designate an employee transportation coordinator to coordinate the TDM program for the hospital and office buildings.

D. Construction.

- i. Prior to the issuance of the first non-residential use permit ("non-RUP") for the first proposed office building associated with this rezoning application and companion PCA 85-C-091-4 and SEA 84-C-076-5, the Applicant shall construct a half-section of a four (4) lane divided roadway along the Application Property frontage between the Fairfax County Parkway and Station 880 north of Alder Woods Drive as shown on Sheet 5 of the GDP/GDPA/SEA.
- ii. Prior to the issuance of the first non-RUP for the second proposed office building associated with this rezoning application and companion PCA 85-C-091-4 and SEA 84-C-076-5, the Applicant shall construct a half-section of a four (4) lane divided roadway along the remainder of the Application Property frontage of Rugby Road between Station 880 north of Alder Woods Drive and Misty Creek Lane as shown on Sheet 5 of the GDP/GDPA/SEA.

E. As requested by Fairfax County, the Applicant shall 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 5 of the GDP/GDPA/SEA. If said best efforts are not successful prior to site plan approval for the second office building, the Applicant shall advise the Fairfax County Director of Property Management that said right-of-way is not available. In the event the Director of Property Management advises the Applicant that said right-of-way is necessary, the Applicant shall provide the following information to the Director of Property Management 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.

4. **Density Credit.** Density credit shall be reserved for the total Campus Property as permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of site plan approval.
5. **Storm Water Management.** The Applicant shall provide storm water management (SWM) and Best Management Practices (BMPs) in the location as generally shown on the GDP/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 area in and adjacent to the existing SWM/BMP facility as shown on the GDP/GDPA/SEA 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/GDPA/SEA.
6. **Limits of Clearing and Grading.** The Applicant shall generally conform to the limits of clearing and grading shown on the GDP/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 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.
7. **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/GDPA/SEA. The light standards in the vicinity of the two proposed office buildings 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.

8. Trash Receptacles. All proposed dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the Urban Forester.
9. Accessible Parking Spaces. Accessible parking spaces for the assisted living facility and office buildings 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.
10. Buffer. In order to provide effective year round screening between the single family residences on the west side of Rugby Road and the proposed office buildings 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/GDPA/SEA. Any trail or utilities which must be located within this buffer area as approved by DPWES shall be located and designed to minimize impact to existing vegetation. 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 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 all 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.

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.

11. **Building Height.** The heights of the buildings will not exceed the heights as represented on the GDP/GDPA/SEA. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the office buildings and will be screened by a parapet wall three (3) to four (4) feet in height.
12. **Building Design.** 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/GDPA/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 two proposed office buildings will have an architectural design/ character/materials which shall include brick that is similar to and comparable with the existing hospital and office buildings.
13. **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 proposed office buildings for the entire campus that will be designed for the safety, convenience and direction of the visiting public.
14. **Mechanical Equipment.** All rooftop mechanical equipment shall be screened from the ground level.
15. **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 existing driveways associated with the existing single family dwellings located on the Application Property 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.
16. **Park Dedication.** If requested by the Fairfax County Park Authority ("FCPA"), 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 by final site plan approval for the last office building. In the event that this area is not dedicated to the FCPA, the Applicant shall maintain this area as open space. The Applicant reserves the right to provide a possible SWM/BMP facility within this area if deemed necessary as approved by DPWES.

17. **Existing Single Family Dwellings.** There are six (6) existing single family dwellings located on the Application Property which will be vacated prior to the issuance of the first building permit. The existing dwellings will be demolished when deemed necessary for construction of the proposed uses. The detailed landscape plan(s) submitted in conjunction with the site plan(s) for each proposed use shall identify the proposed limits of clearing and grading associated with the demolition of any existing dwellings located within the 100-foot buffer. The demolition of the existing dwellings within the 100 foot buffer shall be conducted in such a manner as to minimize impact on individual trees or groups of trees to be preserved within the 100-foot buffer. The landscape plan shall include prescribed treatments for existing trees in close proximity to the demolition and shall be performed prior to any demolition to ensure long-term tree preservation. Treatments shall include but not be limited to pre-construction root pruning, and crown pruning, crown clearing, vertical and horizontal mulching and protective fencing. A replanting plan shall be developed and implemented as approved by the Urban Forester for any areas of existing trees that must be disturbed as result of the demolition of the existing dwellings. The areas of the 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.
18. **Design Detail.** The design details shown on Sheet 4 submitted with the GDP/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 Branch of DPWES.
19. **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.
20. **Special Exception Amendment.** Notwithstanding the GDP/GDPA/SEA is presented on one sheet, 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.

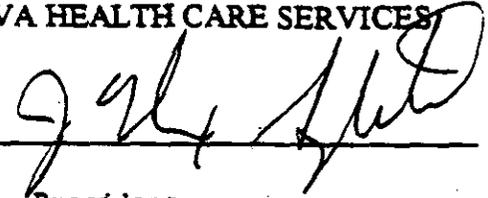
21. **Severability.** Any of the office buildings and/or assisted living facility and/or child care center may be subject to a future (SEA) without joinder and/or consent of the other sections, if such SEA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) shall otherwise remain in full force and effect.
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 daily enrollment of children at any one time within the facility shall be 150 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 PAGE TO FOLLOW]

PROFFERS
RZ 1998-SU-067

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

By:



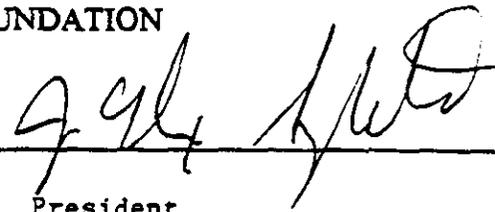
Its:

President

[SIGNATURES CONTINUE NEXT PAGE]

PROFFERS
RZ 1998-SU-067

TITLE OWNER OF TAX MAP
45-2 ((2)) 43
INOVA HEALTH SYSTEM
FOUNDATION

By: 
Its: President

[END SIGNATURES]

PROFFERS

INOVA HEALTH CARE SERVICES/FAIR OAKS HOSPITAL

PCA 85-C-091-4

June 24, 1999

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, Inova Health Care Services, Inc. (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in PCA 85-C-091-4, filed for property identified as Tax Map 45-2 ((1)) Parcel 25L and 41A (hereinafter referred to as the "Application Property") agrees to the following proffers and reaffirms the proffers dated January 25, 1991 in conjunction with PCA 85-C-091-2 and the proffers dated September 29, 1992 in conjunction with PCA 85-C-091-3, provided that the Board of Supervisors approves PCA 84-C-091-4 and the companion RZ 1998-SU-067 and SEA 84-C-076-5, and agrees that development will be subject to the proffers associated with RZ 1998-SU-067 and with the following terms and conditions:

1. Amend Proffer 1 to read as follows:

Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, development of the Application Property shall be in substantial conformance with the Generalized Development Plan/Generalized Development Plan Amendment/Special Exception Amendment Plat prepared by Dewberry & Davis which consists of 5 sheets and dated October 5, 1998 and revised through May 18, 1999.

2. Amend Proffer 17e of proffers dated January 25, 1991 of PCA 85-C-091-2 to read as follows:

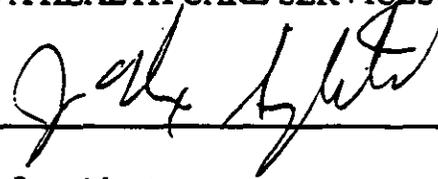
The Applicant has provided a letter of credit to DPWES for the cost of a traffic signal at the intersection of Rugby Road and Alder Woods Drive. Prior to, or concurrent with, the submission of the site plan for the first proposed office building associated with this PCA application and companion RZ 1998-SU-067 and SEA 84-C-076-5, the Applicant shall submit a warrant study for review and approval by the Fairfax County Department of Transportation and VDOT for this proposed traffic signal. In addition, the warrant study shall analyze the timing of the existing traffic signal at the intersection of Rugby Road and the Fairfax County Parkway to coordinate the timing of the proposed traffic signal. In the event this traffic signal is not approved by VDOT prior to the issuance of the first non-residential use permit (non-RUP) for the first office building associated with this PCA application and companion RZ 1998-SU-067 and SEA 84-C-076-5, the letter of credit shall be returned to the Applicant.

[SIGNATURES BEGIN ON NEXT PAGE]

Proffers
PCA 85-C-091-4

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

INOVA HEALTH CARE SERVICES

By: 

Its: President

[SIGNATURES CONTINUE NEXT PAGE]

Proffers
PCA 85-C-091-4

TITLE OWNER/LESSOR OF TAX MAP
45-2 ((1)) 41A

INDUSTRIAL DEVELOPMENT AUTHORITY

By: *Stephen P. Hyatt*
Its: *Chairman*

[SIGNATURES CONTINUE NEXT PAGE]

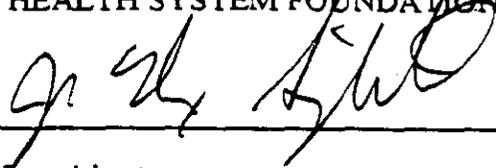
Proffers
PCA 85-C-091-4

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

INOVA HEALTH SYSTEM FOUNDATION

By: _____

Its: _____


President

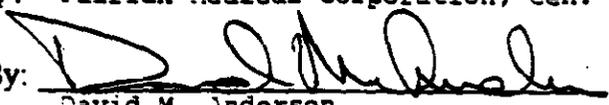
[SIGNATURES CONTINUE NEXT PAGE]

Proffers
PCA 85-C-091-4

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

FAIR OAKS MEDICAL PLAZA, L.P.

By: Fairfax Medical Corporation, Gen. Ptr.

By: 
David M. Anderson

Its: Wice President

[SIGNATURES CONTINUE NEXT PAGE]

Proffers
PCA 85-C-091-4

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., Gen. Ptr

By: 
David M. Anderson

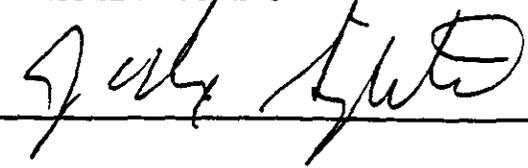
Its: Vice President

[SIGNATURES CONTINUE NEXT PAGE]

Proffers
PCA 85-C-091-4

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

INOVA HOLDINGS, INC.

By: 

Its: President

[END SIGNATURES]



PROFFERS

FAIRFAX HOSPITAL SYSTEM

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

January 25, 1991

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

1. Pursuant to Par. 4 and 5 of Sect. 18-204 of the Zoning Ordinance, development of the subject property will be in conformance with the Generalized Development Plan/Special Exception Amendment Plat (The Plan) prepared by Dewberry & Davis, which consists of four (4) sheets and dated January 15, 1990 and last revised to January 25, 1991 and the conditions of approval of Special Exception Amendment 84-C-076-3.
2. Ingress/egress easements and necessary temporary grading and construction easements will be provided for parcels 45-2 ((1)) 8, 9 and 11 in the event that said parcels develop in medically-related uses.

3. In conjunction with the approval of the site plan for the second medical office building, transitional screening yards and barriers will be provided in accordance with the representations presented on The Plan. Transitional screening will consist of existing vegetation which will be supplemented as required by the County Arborist to meet the standards specified in Article 13. Barrier D will be extended as shown on the Plan, along the western and southern boundaries of the site. The Barrier D extension will be a vinyl coated 42-48 inch chain link fence. No barriers will be provided along the other boundaries. All landscaping and barriers will be maintained by the applicant in accordance with the provisions of Section 13-106 of the Zoning Ordinance.

4. The limits of clearing and grading depicted on The Plan will be maintained. Utilities and the several access easements/interparcel connections may be located within the limits of clearing and grading provided that they are installed in the least disruptive manner possible as approved by the Director of the Department of Environmental Management (DEM). A re-vegetation plan will be submitted to mitigate the impacts of the clearing and grading as approved by the County Arborist. The proposed underground stormwater management facility(s) will not encroach into the limits of clearing and grading depicted on The Plan.

5. The applicant will provide a detailed landscape plan with the submission of the site plan for the second medical office building for approval by the County Arborist. This landscape plan will include the proposed landscaping in the existing parking lot and will be in substantial conformance with the preliminary landscape features presented on The Plan. In addition, the site plan(s) for each of the proposed building(s) will include a planting plan for the foundation of the respective building subject to the approval of the County Arborist. A planting plan for the foundation of the existing hospital building will be included with the submission of the first site plan submitted subsequent to the approval of this application, i.e. the site plan for either of the hospital expansions or the second medical office building. Such plans will be similar in character to the Landscape Plan for the Medical Office Building #1 as determined by the County Arborist, a copy of which is presented on Sheet 4 of 4 of the Plan.

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

7. 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.

8. The applicant will maintain the existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive which has been improved to increase its capacity and converted to a wet pond in accordance with Site Plan 3624-PI-03, as approved by Fairfax County. Best Management Practices (BMP's) for the existing development have been provided in the existing stormwater management facility as approved by DEM.

9. The applicant will develop a plan for approval by the Director of DEM to provide: (1) An adequate watercourse channel between the storm drain outlet in the vicinity of Lot 470 Fair Oaks Estates and the main water channel; (2) Supplemental trees in the vicinity of Lot 470 Fair Oaks Estates to soften the sight line between the residence on that lot and the hospital site; (3) An onsite maintenance program to control erosion and minimize the amount of sediment draining to the existing stormwater management pond. This plan will be submitted within ninety (90) days of the date of approval by the Board of Supervisors of this application.

10. Stormwater management and Best Management Practices (BMP's) will be provided for the proposed second medical office building and hospital expansion in accordance with the policies and ordinances of Fairfax County. An additional stormwater management facility(s) will be provided to accommodate additional runoff from the proposed second medical office building and hospital expansion. As noted on the GDP, this facility may be located underground. With each phase of development which increases the impervious area on the site, stormwater management will be provided in either a temporary or a permanent facility(s). The exact location and size of the facility(s) will be determined at time of each site plan submission.
11. Prior to issuance of the Non-Residential Use Permit (Non-RUP) for the second medical office building, the proposed stop signs will be installed at the locations indicated on The Plan.
12. Prior to issuance of the Non-RUP for the second medical office building, the applicant will provide a bicycle rack in a safe and accessible location next to the proposed office building as approved by DEM.
13. Prior to issuance of the Non-RUP for the second medical office building, a picnic table will be provided at an appropriate location near the proposed office building.

14. Parking lot lighting for the second medical office building will be designed and located in accordance with the glare standards set forth in Section 9 of Article 14 of the Zoning Ordinance in effect at the time of site plan approval for the second medical office building.

15. The proposed second medical office building and the proposed permanent MRI will be constructed with a brick similar in color and size to those used for the existing medical office building and hospital. The second medical office building will have an appearance that is comparable to the representation presented on Sheet 3 of The Plan as determined by DEM. In addition, the applicant will, to the extent possible, employ innovative types of windows and/or shades to minimize the glare from the second medical office building towards the residential areas. Architectural elevations for the proposed hospital administrative office building will be submitted to the Planning Commission for review and approval.

16. The applicant will provide the Fair Oaks Estates Homeowners Association and the Navy Vale Community League with written notification of the submission of the site plan(s) to DEM for the second medical office building and proposed hospital expansions. The site plan for the second medical office building will include a Landscape Plan addressing transitional screening and supplemental plantings along the western and eastern property lines. In addition to the requirements set forth in Par. 1 of Sect. 17-106 of the Zoning

Ordinance, copies of the written notification of the submission of the site plan(s) will be submitted to DEM.

17. The applicant will construct the following transportation improvements subject to the approval of DEM and the Virginia Department of Transportation (VDOT). These improvements will be provided in accordance with the timing established in this proffer and Proffer 18.
 - a. The improvement of "Unnamed Street". (Alder Woods Drive Extended) to a four lane undivided standard within a 63 foot right of way with a 52 foot pavement section from Alder Woods Drive to Rugby Road to include a 4 foot concrete sidewalk in accordance with Site Plan 3624-PI. If requested by and subject to the approval of DEM, the applicant may escrow the appropriate funds for construction of the sidewalk by others at such time when the sidewalk can be connected to the planned sidewalk along Rugby Road.
 - b. The improvement of Rugby Road to provide a right turn lane onto "Unnamed Street" (Alder Woods Drive Extended) in accordance with Site Plan 3624-PI.
 - c. The improvement of Ox Trail to provide a left turn lane onto Joseph Siewick Drive from Ox Trail.

- d. If and when deemed necessary by the applicant, the construction of an emergency access road between the Fairfax County Parkway in conformance with the approved plans for the Fairfax County Parkway which will align with the site entrance on Alder Woods Drive as may be approved by DEM and VDOT. If required by VDOT, a traffic signal at the intersection of Alder Woods Drive will be provided.

- e. A letter of credit or other financial documents as may be approved by the Director of DEM for the cost of a traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) will be provided at time of site plan approval for the second medical office building or the signal itself will be provided subject to the approval of VDOT.

- f. At time of site plan approval for the second medical office building, if VDOT warrants for signalization are met, a traffic signal at the intersection of Ox Trail and Joseph Siewick Drive will be provided.

- g. At time of site plan approval for the second medical office building, the applicant will contribute \$10,000.00 as adjusted

Proffers
January 25, 1991

for inflation as specified in the Consumer Price Index for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

The applicant will use best efforts to acquire right-of-way which may be needed for the above-referenced improvements. Where necessary, the applicant proffers to pay for the cost of any additional right-of-way needed for such improvements. In the event the applicant is unable to acquire needed right-of-way, the applicant shall request that the County acquire the right-of-way by means of its condemnation powers at applicant's expense. It is understood that the County shall be under no obligation to do so. It is further understood that the applicant's request will not be considered until it is forwarded, in writing, to the Director of Property Management accompanied by: (1) plans and profiles showing the necessary right-of-way property; (2) an independent appraisal, by an appraiser not an employee of the County, of the value of land taken; (3) a twenty (20) year title search certificate of the right-of-way property to be acquired; and (4) a Letter of Credit in an amount equal to the appraised value of the property to be acquired not including any damages to the residue, which can be drawn upon by the 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 alone and not including any damages to the residue, in a condemnation suit, the amount of the award in

excess of the Letter of Credit amount shall be paid to the County by the developer within five (5) days of said award. If the County elects not to use its powers of eminent domain to acquire right of way that is required for a given road improvement, applicant's proffered obligation for construction of that road improvement shall be deemed satisfied when the applicant post funds in escrow for acquisition of said right-of-way as provided herein above (the amount to be determined at the time of posting by an appraiser approved by the County Executive or his designee) and funds for the cost of construction of said road improvement (the amount to be determined at the time of posting by a construction cost estimator approved by the County Executive or his designee.) The above appraisal and estimate shall be at applicant's expense.

18. No issuance of the Non-RUP for the proposed second medical office building will occur until the road improvements identified in 17 a, b and c are "completed." "Completed" will be construed to mean physical improvements are in place and sufficient to allow the roads use by vehicular traffic and open for vehicular traffic regardless of the roads acceptance into the State's road system.

19. At time of site plan approval for the second medical office building, or upon demand by Fairfax County or VDOT, whichever occurs first, the applicant will dedicate to the Board of Supervisors and convey in fee simple right-of-way along the subject property's Ox Trail frontage to

a distance of 35 feet from the existing centerline. Temporary grading and construction easements across the Ox Trail frontage of the site will be provided as requested by VDOT and/or DEM.

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

21. The land area subject to RZ 87-C-042 which consists of 7.5 acres will be dedicated to the Fairfax County Park Authority in fee simple upon demand for public park use or public natural open space. A public access easement for maintenance and public access purposes will be provided along Joseph Siewick Drive from Alder Woods Drive to Ox Trail. An additional 35-foot public access easement will be provided to this parcel in one of the two approximate locations shown on The Plan. The location of the 35-foot public access easement will be subject to the approval of the Fairfax County Park Authority. This land area and the 5.4 acres referenced in PCA 78-C-079-1 will be dedicated to the Fairfax County Park Authority prior to issuance of the Non-RUP for the second medical office building.

22. All land area dedicated for public use(s) in conjunction with these proffers for PCA 85-C-091-2 and RZ 87-C-042 and all density/floor area ratio related to the land area of these dedications is hereby reserved for the subject property in accordance with the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance.

23. Handicapped parking spaces for the second medical office building will be located in a convenient and accessible location adjacent to the entrance(s) to the office building.
24. All proposed dumpsters will be screened by a combination of brick walls, a gate and evergreen plantings as may be approved by the County Arborist.
25. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

FAIRFAX HOSPITAL SYSTEM, INC.

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

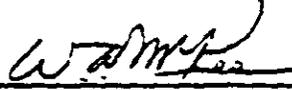
INOVA HEALTH SYSTEMS FOUNDATION

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

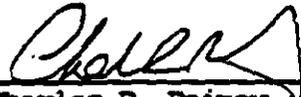
HEALTH ENTERPRISES, INC.

By: Martin L. Cohen
Martin L. Cohen, Senior Vice President

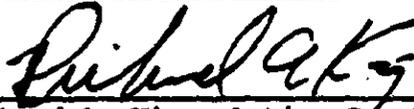
FAIR OAKS PROFESSIONAL BUILDING, L.P.

By: 
William A. McKee, Vice President,
Fair Oaks Medical Building, Inc.,
General Partner

INDUSTRIAL DEVELOPMENT AUTHORITY

By:  VICE CHAIRMAN
Charles R. Rainey, Jr., Vice-Chairman

FAIRFAX COUNTY PARK AUTHORITY

By: 
Richard A. King, Acting County Executive

dln890

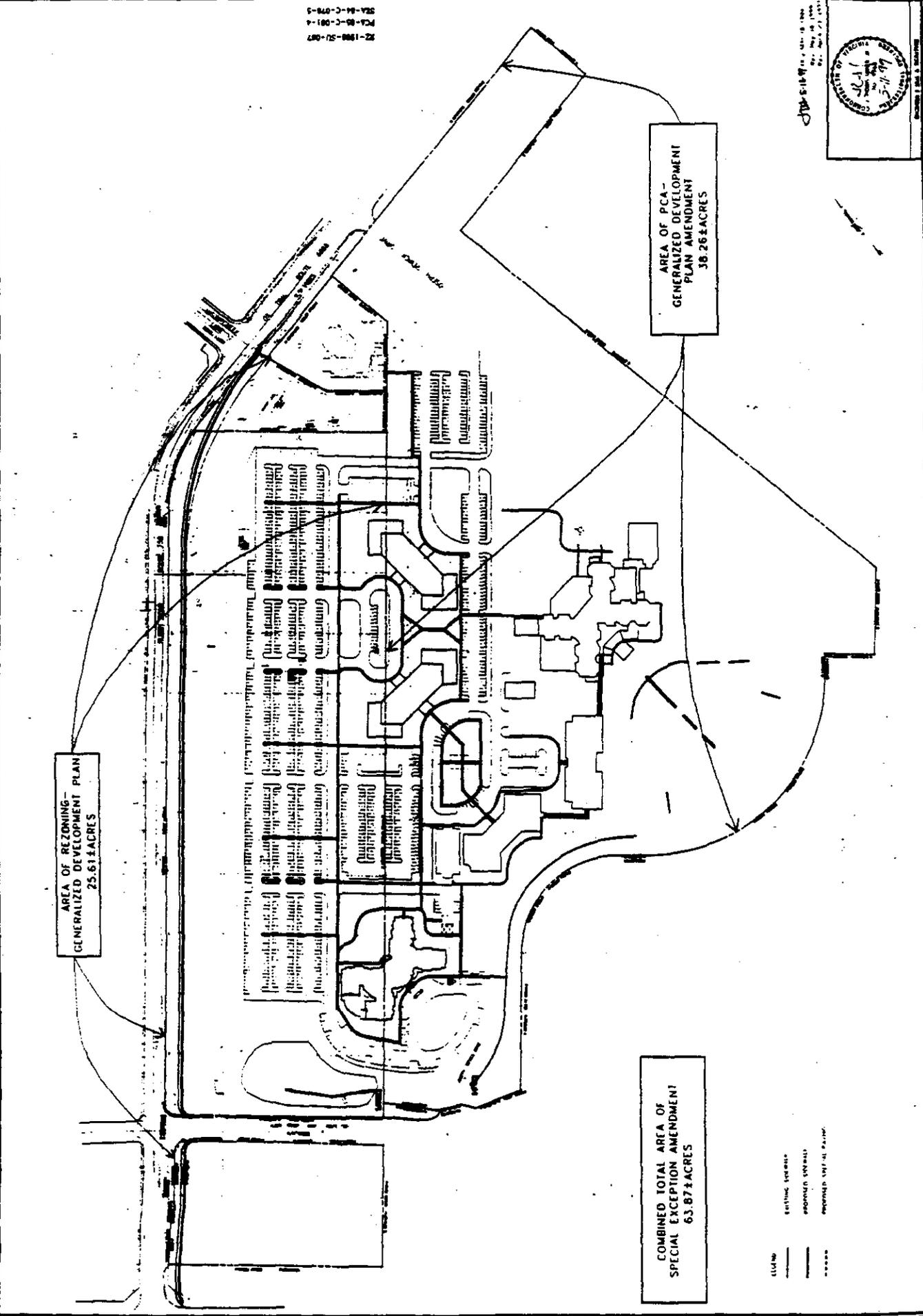


22-1898-SU-087
 PCA-80-C-081-4
 SEA-84-C-078-5

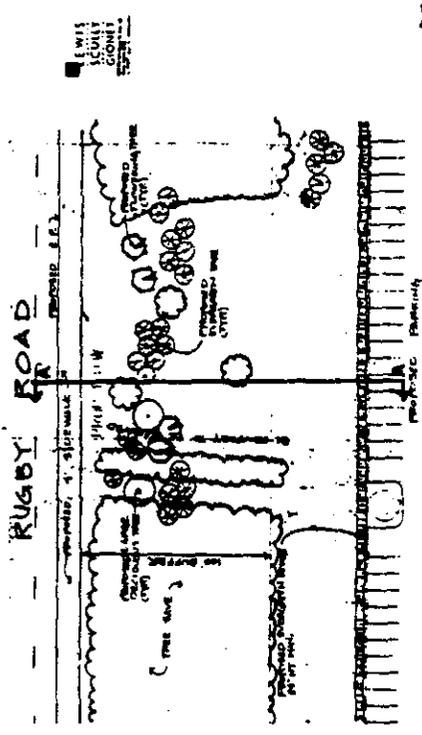
AREA OF REZONING -
 GENERALIZED DEVELOPMENT PLAN
 25.61±ACRES

COMBINED TOTAL AREA OF
 SPECIAL EXCEPTION AMENDMENT
 63.87±ACRES

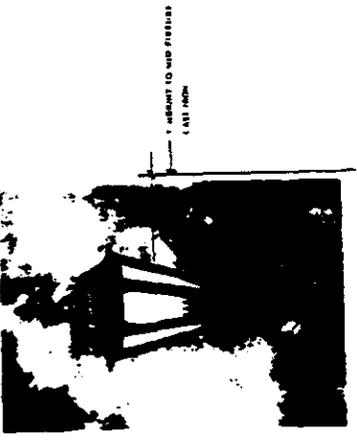
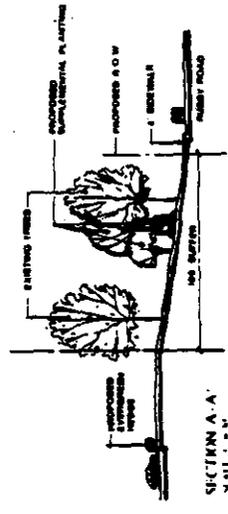
AREA OF PCA -
 GENERALIZED DEVELOPMENT
 PLAN AMENDMENT
 38.26±ACRES



EXISTING FEATURES
 PROPOSED FEATURES
 PROPOSED USE OF PARKING



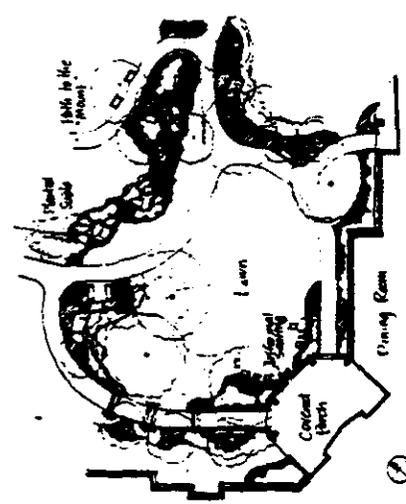
TYPICAL 100' BUFFER/SUPPLEMENTAL PLANTING



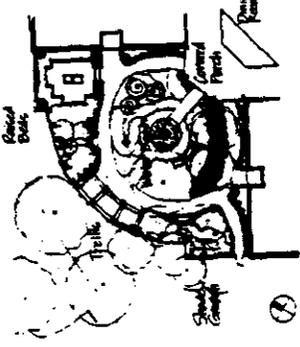
PROPOSED LIGHT FIXTURE - Amused Living Facility

NOT TO SCALE

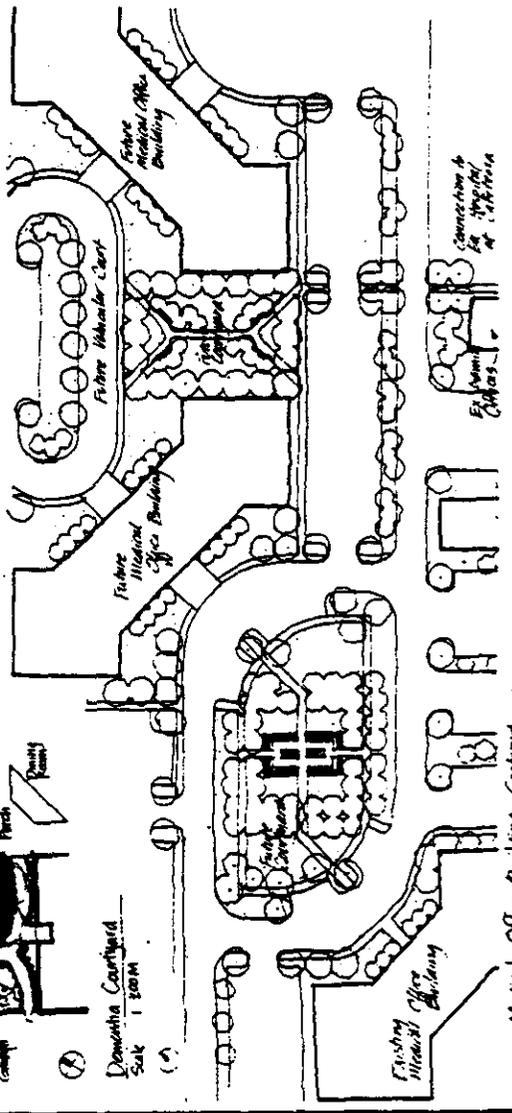
PLANT	QUANTITY	LOCATION
1. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
2. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
3. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
4. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
5. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
6. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
7. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
8. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
9. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard
10. 10' x 12' x 12' x 12' x 12'	1	Center of Courtyard



Amused Living Courtyard
 Scale 1:500



Downside Courtyard
 Scale 1:500



Medical Office Building Courtyard

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FAIRFAX COUNTY

APPENDIX 7

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite
Fairfax, Virginia 22035-0

V I R G I N I A

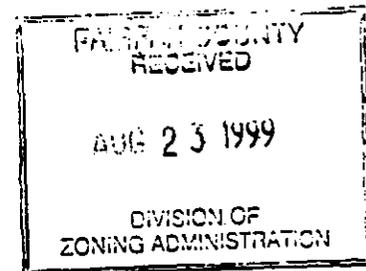
Telephone: 703-324-3

FAX: 703-324-3

TTY: 703-324-3

July 23, 1999

Susan K. Yantis, Land-Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359



RE: Special Exception Amendment
Number SEA 84-C-076-5
(Concurrent with RZ 1998-SU-067
and PCA 85-C-091-4)

Dear Ms. Yantis:

At a regular meeting of the Board of Supervisors held on July 12, 1999, the Board approved Special Exception Amendment Number SEA 84-C-076-5 in the name of Inova Health Care Services, located at Tax Map 45-2 ((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B1; 45-2 ((1)) 25L and 41A for medical care facilities, including an assisted living facility for the elderly, pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which supersede all previous conditions for SE 84-C-076.

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 the Director, Department of Public Works and Environmental Services (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/Generalized Development Plan Amendment/Special Exception Amendment, Fair Oaks Hospital Campus", prepared by Dewberry and

Davis which is dated October 5, 1998 and revised to May 18, 1999. 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 on July 27, 1992. 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. Prior to approval by DPWES, the site plans for the proposed Medical Office Buildings 3 and 4 shall be submitted to the Planning Commission for administrative review and approval in the event changes occur to the layout depicted on the Special Exception Amendment Plat.

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 Alderwoods 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 reaffirmed all previously approved transitional screening and barriers, waivers, and modifications.

If you have questions regarding the expiration of this Special Exception Amendment 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 Vehrs
Clerk to the Board of Supervisors

NV/ns

SEA 84-C-076-5

July 23, 1999

- 4 -

cc: Chairman Katherine K. Hanley
Supervisor-Sully District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Svcs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Trnsprt'n. Planning Div., Office of Transportation
Ellen Gallagher, Project Planning Section, Office of Transportation
Michelle A Brickner Acting 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

NOV 1 2000

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

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

FROM: *Bruce G. Douglas*
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: LAND USE ANALYSIS: RZ 2000-SU-032
INOVA Fair Oaks Hospital

DATE: 31 October, 2000

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of this application. The proposed use, intensity and site design are evaluated in terms of the relevant Plan recommendations and policies.

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	August 31, 2000
<i>Request</i>	Additional facilities, including medical offices
<i>FAR</i>	.19
<i>Land Area</i>	63.87 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The Fair Oaks Hospital site is surrounded by residentially planned and developed land. The land on the northern boundary is under construction for single-family residential development in the 2-3 dwelling unit per acre density range. The other existing residential development in the immediate vicinity is developed under R-3 and PDH-3 zoning.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**Plan Text:**

On page 502 in the 1991 Area III Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Lee-Jackson Community Planning Sector (UP8) in the Upper Potomac Planning District, the Comprehensive Plan states:

"10. Tax map parcels 45-2((1))25L, and 41A are planned for hospital and related low intensity ancillary medical office, service uses and clinics, and the portion of Murray Farms east of Rugby Road and north of the Fairfax County Parkway [45-2((2))40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1] is planned for hospital and related low intensity ancillary medical service uses and clinics provided that:

- A substantial vegetated wooded buffer is provided as undisturbed open space between such uses and the nearby residential neighborhoods and is maintained on a perpetual basis;
- The campus achieves high-quality architectural and landscape design, and the overall FAR on the site does not exceed .20;
- 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 100 feet in width with the exception of the existing child care center where a lesser buffer is provided. The wooded, undisturbed buffer will consist of existing vegetation supplemented where necessary. 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 storm water 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 is limited to a maximum of 60 feet to minimize visual impacts on the residential community;
- All rooftop mechanical equipment is screened;
- Visual impacts are further minimized through building setback and site design; and
- 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.

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:

The subject property is planned for public facilities, governmental and institutional use, according to the Comprehensive Plan map.

Analysis:

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 between structures and parking is convenient.

The parking structure proposed for the northern part of the site should be located at least one hundred feet from the property boundary to maintain an adequate buffer to the homes under construction. It would help minimize the off-site visual impact if this parking structure were only one level above ground. Screening around this parking structure would help soften the visual impact on site.

BGD: SEM

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)
3-5 (SE 84-C-076)

SUBJECT: Transportation Impact

REFERENCE: RZ 2000-SU-032, SEA 84-C-076-06;
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: November 9, 2000

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

NOV 14 2000

ZONING EVALUATION DIVISION

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plans dated October 11, 2000 and draft proffers dated October 12, 2000.

The applicant requests the rezoning of the subject property from the C-3 to the C-3 District in order to combine the two existing zoning approvals into one.

The special exception amendment application is to reallocate the gross floor area approved for medical office buildings three and four. This special exception amendment application proposes a hospital expansion of approximately 142,500 gross square feet and the addition of a medical office building consisting of approximately 60,000 gross square feet.

The department has reviewed the subject application and offers the following comments:

The Phasing of the Rugby Road Improvements

- With the previous approval, the applicant proffered to construct an additional two lanes along Rugby Road. These proffers committed construction of the Rugby Road improvements in two phases, with each segment of construction corresponding to each new medical office building. With the current application, the applicant is proposing to provide the improvements at the time of the addition of the hospital building. This department recommends that the existing proffer be carried forward as it was approved or that the improvements to Rugby Road be constructed in one phase with the construction of the first new office building or the hospital expansion whichever comes first.

Traffic Signal @ Rugby Road/ Alder Woods Drive

- The applicant has submitted a traffic signal warrant study to VDOT which concludes that a traffic signal is warranted at this time for Rugby Road/ Alder Woods Drive. The draft proffers include a provision whereby the letter of credit for the traffic signal is to be returned if the traffic signal has not been approved by the time of the approval of the site plan for the hospital expansion. However, the warrant analysis is not based on future traffic, it addresses current traffic. Therefore, when the additional traffic resulting from this approval is on the road after construction of these proposed facilities, this letter of credit would be returned and the funding for that signal would no longer be available, if VDOT does not approve the signal by the time of approval of the site plan for the hospital expansion. Therefore, the return of the letter of credit should be modified that, if the current signal warrant study is not approved, a second analysis would be required one year after the issuance of the Non-RUP for the last of the GFA approved with this application.

Pedestrian Access

- A comprehensive "pedestrian plan" circulation plan is a critical component of a visitor friendly campus. It is requested that the applicant provide an additional sidewalk from Alder Woods Drive (northside) to the Assisted Living Facility parking lot.

Emergency Access Road

The applicant has proposed to construct an emergency access road between the Fairfax County Parkway (Rte. 7100) and to the intersection and site access at Alder Woods Road/ Joseph Siewick Drive. **Note:** This access road would have to be approved by VDOT. The applicant would also provide a traffic signal at this intersection if approved by VDOT.

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>
Approved Use:		
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

Assisted Living Facility (134 Residents).....	350 vpd	28 vph
Medical Office Building # 3 (88,000 GSF).....	3175 vpd	380 vph
Medical Office Building #4 (88,000 GSF).....	3175 vpd	380 vph
Total Approved Use.....	15585 vpd	1898 vph

	TRIPS PER 1	
	<u>DAY</u>	<u>PEAK HOUR</u>
Proposed Use:		
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

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
Total Proposed Use.....	16535 vpd	2008 vph

1 These trip generation estimates are based on data from Trip Generation, Sixth Edition; Institute of Transportation Engineers, 1997.

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

NOV 1 2000

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

ZONING EVALUATION DIVISION

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

FROM: ^{Bruce G. Douglas}
Bruce G. Douglas, Chief
Environment and Development Review Branch, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 2000-SU-032
Inova Health Care Services SEA 84-C-076-06

DATE: 31 October 2000

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 development plan dated October 12, 2000. 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 86 through 87 of the 1990 Policy Plan as amended on February 10, 1997, 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 c. In order to reduce stormwater runoff volumes and increase groundwater recharge, minimize the amount of impervious surface created as a result of development consistent with planned land uses.

Development proposals should implement best management practices to reduce runoff pollution.”

On page 93 of the Policy Plan as amended on February 10, 1997, 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 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 10: 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 ... sites consistent with ... good silvicultural practices.”

Policy b: Require new plantings on developing sites which were not forested prior to development and on public rights-of-way.”

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 Protection, Tree Preservation and Restoration

Issue:

The subject property is located specifically within the County’s Cub Run Watershed, the County’s Water Supply Protection Overlay District and the Chesapeake Bay Watershed. The development proposal indicates that stormwater best management practices exist on the subject property and may be expanded if the addition to the hospital necessitates expansion. However, the proposal does depict a fifty- percent excess of surface parking spaces provided over that which is required by the Zoning Ordinance. This additional surface parking which is proposed will cause the removal of a significant amount of existing tree cover. The development proposal includes an existing vegetation map (EVM). The EVM depicts a significant amount of upland forest interspersed with open space areas vegetated by oak, pine and maple in the area where the

proposed additional surface parking area will be located. Excessive loss of vegetation will exacerbate runoff and drainage from the development.

Resolution:

It would be desirable to reduce the amount of additional parking that is proposed to lessen the amount of unwarranted tree loss. A parking facility is referenced in the development proposal as a possible option. The applicant is encouraged to pursue a parking garage in lieu of some of the surface parking to minimize the total amount of impervious surface, which is being proposed and allow for more tree preservation.

TRAILS

The Trails Plan Map depicts a pedestrian trail adjacent to Rugby Road. The Director, DPWES will determine what, if any, trail requirements may apply to the subject property at the time of site plan review.

BGD:MAW



1950

2000

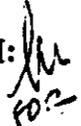
12055 Government Center Parkway ❖ Suite 927

Fairfax, Virginia 22035-1118 ❖ 703/324-8701

MEMORANDUM

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

October 13, 2000

FROM:  Lynn Tadlock, Director
Planning and Development Division

SUBJECT: RZ 2000-SU-032/SEA 84-C-076-6
Fair Oaks Hospital Campus
Loc: 45-2((1))25-L; 41-A, 45-2((2)) 38, 39A, 39B, 40A, 40B, 41-50, 51B

The Fairfax County Park Authority (FCPA) staff has reviewed the above referenced application and provides the following comments:

- Request dedication of Parcels 45-2((1)) 38, 39A, and 39B (1.18 acres total) located south of Alder Woods Drive, to the Fairfax County Park Authority for public park purposes as an addition to Fair Woods Park.

Last year, a previous rezoning of this property (RZ 1998-SU-067, Fair Oaks Hospital Campus) was approved. It included Proffer 16, which states: "Park Dedication. If requested by the Fairfax County Park Authority (FCPA), 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 by final site plan approval for the last office building. In the event that this area is not dedicated to the FCPA, the Applicant shall maintain this area as open space.

The Applicant reserves the right to provide a possible stormwater management/ best management practices (SWM/BMP) facility within this area if deemed necessary as approved by DPWES."

The Comprehensive Plan for Fairfax County, Virginia, states that Tax Map parcels 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.

- Requests dedication of Parcels 45-2((6)) K2 and L1 (1.44 acres total) which are also owned by Inova Health Systems Foundation. While these parcels are not specifically a



the Park Authority requests that the applicant dedicate part of this particular rezoning application, these parcels to the FCPA to provide a connection between the land requested in comment #1 (Tax Map 45-2((2)) parcels 38, 39A and 39B) and Fair Woods Park.

- Conveyance of land to the Park Authority shall comply with the requirements in the Public Facilities Manual Section 2-1102 entitled, "Requirements for Land that is Proposed to be Conveyed to FCPA".
- Protection and/or investigation of the prehistoric archeological site (recorded with the State of Virginia as 44Fx2378) on the eastern portion of Parcels 45-2((1)) 38, 39B. 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, then the prehistoric archaeological site location shall be avoided in the design of the facility.

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

- Implementation of appropriate measures to protect the Cub Run Stream Valley and the Occoquan watershed. This site is located in the headwaters of Cub Run, which drains to the Occoquan Reservoir. The recommendations for the Upper Potomac Planning District in *The Comprehensive Plan for Fairfax County, Virginia*, state that the achievement of high water quality should continue to be implemented through the land use plan, as well as structural control techniques. The Comprehensive Plan recommendation further states that planned low densities are encouraged in these stream valley headwaters.

The Park Authority requests that the applicant be required to analyze the physical condition of the stream channel flowing through the dedicated parcels and be required to provide streambank stabilization in locations where erosion is occurring.

Dedication

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

Cultural Resources

The prehistoric archeological site is situated to the east of the stream confluence. The site has not been tested but prehistoric lithic material has been recovered from the ground surface. If the applicant does not dedicate these parcels, and/or is unable to avoid the area of the archaeological site during construction of a SWM/BMP facility, the archaeological site would require, at minimum, a Phase I survey. This may need to be followed by Phase II and Phase III investigations, if warranted by the significance of the site.



Justifications based on the *The Comprehensive Plan for Fairfax County, Virginia, Area III, Upper Potomac Planning District*:

Parks and Recreation (Page 414)- Current deficiencies in active recreation facilities will be exacerbated by the large population growth for the western part of the district. Additionally, community parks should be provided in the UP4, UP7 and UP8 sectors. Cooperative public/private sector strategies should be pursued to locate outdoor recreation facilities to serve the adult workforce in proximity to employment centers.

Sector UP8 Recommendations (Page 503)- 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.

Planning Objectives in the Upper Potomac Planning District (Page 401)- Encourage the creation of additional parks, open space, and recreation areas and acquire additional acreage in environmentally sensitive areas as part of the Environmental Quality Corridor program.... Preserve significant heritage resources.

Environmental Recommendations (Page 407 & 408)- The achievement of high water quality should continue to be implemented through the land use plan, as well as structural control techniques in the portion of the planning district that drains to the Difficult Run and the Occoquan Reservoir...Encourage and maintain planned low densities in the stream valley headwaters.

cc: Kirk Holley, Manager, Planning and Land Manager Branch
Karen Lanham, Supervisor, Planning and Land Manager Branch
Dorothea L. Stefen, Plan Review Case Manager, Planning and Land Manager Branch
Gail Croke, Plan Review Team, Planning and Land Manager Branch
File Copy



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

SEP 29 2000

FROM: Gilbert Osei-Kwadwo, Chief 
Engineering Analysis and Planning Branch
Wastewater Planning and Monitoring Division

ZONING EVALUATION DIVISION

SUBJECT: Sanitary Sewer Analysis Report

REF: Application No. RZ 2000-SU-032CONC.W/ SEA 84-C-076-6

DATE: September 26, 2000

The applicant needs to evaluate the existing sanitary sewer on the site of the property for the referenced application to determine if it has adequate capacity to support the proposed development.

The proposed development is subject to Upper Big Rocky and Manor Care sanitary sewer reimbursement charges.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

July 28, 2000

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUL 28 2000

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

ZONING EVALUATION DIVISION

FROM: Ralph Dulaney (246-3868)
Planning Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ 2000-SU-032 and Special Exception Application SEA 84-C-076-06.

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 19__, this property will be serviced by the fire station planned for the _____ area.
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 _/10 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
(703) 289-6000

July 25, 2000

MEMORANDUM

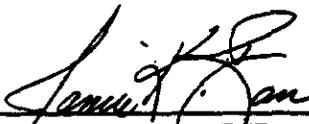
TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, Virginia 22035

FROM: Planning Branch (Tel. 289-6363)
Planning and Engineering Division

SUBJECT: Water Service Analysis, Rezoning Application SEA 84-C-076-06
RZ 00-SU-032

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

1. The application property is located within the franchise area of the Fairfax County Water Authority.
2. Adequate domestic water service is available at the site from existing 6, 8, 12 & 14 inch mains located at the property. See enclosed property map.
3. Depending upon the configuration of the onsite water mains, additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns.



Jamie K. Barn, P.E.
Manager, Planning Department

Attachment



MEMORANDUM

DATE: August 2, 2000

RECEIVED
HERITAGE RESOURCES DIVISION
AUG 7 2000
ZONING EVALUATION DIVISION

TO: Barbara Byron, Director
ZED/OCP

FROM: Donald M. Sweig, Ph.D.
Heritage Resources Specialist -III
Resource Management Division
Fairfax County Park Authority



REFERENCE: RZ 2000-SU-032 conc w/ SEA 84-C-076-6 (45-2 ((1)) 25L, 41A 63.87 Acres;
45-2 ((2)) 38,39A,39B,40A,40B,41-50,51B1)

APPLICANT/PROPERTY NAME: Inova Health Care Services

RECOMMENDATION: Prior to any land disturbing activities on the Application Property, applicants should conduct a tight interval (20 ft.) Phase-I , and if necessary a Phase-II, and Phase-III archaeological surveys on 45-2, P3 (see attached map). Site 45-2, P4 (Va State Registration # 44FX2378 should not be disturbed in any way unless absolutely necessary. If absolutely necessary, area should be subjected to tight interval (20 ft.) Phase -I and Phase-II surveys and if necessary Phase-II. Coordinate any such survey with Mike Johnson, CAS (703-237-4881) PRIOR to disturbing the land in any way. Both sites should be monitored by CAS during construction for artifact recovery.

RATIONALE: Known prehistoric archaeological resources on property.

cc: M. Johnson
B. Naef

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 Fair Oaks Hospital (RZ 2000-SU-032/SEA 84-C-076-6)

DATE: October 18, 2000

On October 9, 2000, a public meeting was held to review the above-referenced special exception application amendment of Inova Health System (RZ 2000-SU-032/SEA 84-C-076-6). 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 \$72 million project to expand and renovate Fair Oaks Hospital. The project includes:

- Restoration of the hospital licence to the original 160 beds from the current 151;
- Expansion of the number of operating rooms from 8 to 10;
- Expansion of the emergency department;
- Expansion of ancillary services;
- Modifications to improve patient flow and access;
- Construction of additional physician office space.

Although licenced for 151 beds, IFOH currently operates at a capacity of 138 beds because 13 of these beds were converted to labor, delivery and recovery (LDR) rooms. Their proposal calls for the reactivation of the 13 licenced but unused inpatient beds, plus the addition of 9 inpatient beds which were removed from their licence in 1995 when some beds were converted to rehabilitation use. The staff report on Inova's CON application by the Health Systems Agency of Northern Virginia (HSANV) concluded that this increase is justified, given that demand for inpatient beds is expected to increase by 24 to 26 percent between 2000 and 2010. The report notes that if no new beds were added, the hospital could be operating at the unreasonably high level of 95% capacity by 2010. Even with the addition all the requested beds, the hospital is projected to be operating at 82% capacity by 2010, which is well above the current regional average of 66%. This CON application has already received approval from the Commissioner of Health (Attachment 1).

Memorandum to the Planning Commission
October 18, 2000
Page 2

With respect to the proposed increase in operating rooms, HSANV notes that IFOH has the busiest operating rooms in Northern Virginia, with 1,600 procedures per OR per year. This is almost double the regional average of 863. Given this data and the forecast for population growth in the region, HSANV found the proposed expansion to 10 operating rooms justified. Similarly, justification was also found for IFOH's proposed emergency room expansion based on population trends and ER re-routes.

Recommendation: Given the favorable recommendations from HSANV and the approval of its CON by the state, this project meets many of the HCAB's Special Exception Review Criteria. There is a demonstrated public and institutional need for the additional licenced beds, expanded emergency rooms, and additional operating rooms. The project is also in compliance with approved health plans. Favorable 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. 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 renovate and expand 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
Linda A. Fisher, MD, MPH, Director of Health
Tim Sampson, Walsh, Colucci, Stackhouse, Emerich & Lubeley
Bill Brown, Inova Fair Oaks Hospital
Jim Scott, Inova Health System

COMMONWEALTH OF VIRGINIA
DEPARTMENT OF HEALTH

MEDICAL CARE FACILITIES CERTIFICATE OF PUBLIC NEED

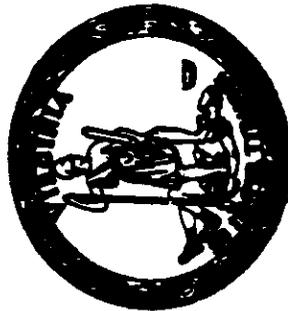
THIS CERTIFIES THAT INOVA HEALTH CARE SERVICES, INC. is authorized to initiate the proposal as described below.

NAME OF FACILITY: INOVA FAIR OAKS HOSPITAL

LOCATION: 3600 JOSEPH SIEWICK DRIVE, FAIRFAX, VIRGINIA.

OWNERSHIP AND CONTROL: INOVA HEALTH CARE SERVICES, INC.

SCOPE OF PROJECT: Renovation and expansion of the emergency department, renovation of various areas of the hospital, expansion of ancillary services areas, addition of two operating rooms and add 2 acute care beds at Inova Fair Oaks Hospital in Planning District 8. The total authorized capital cost of the project is \$70,349,029. The project will be financed through a combination of \$22,959,029 from accumulated reserves and \$ 47,390,000 from bond issue proceeds. The project is scheduled to be completed by January 2004.



Pursuant to Chapter 4, Article 1:1 of Title 32.1, Sections 32.1-102.1 through 32.1-102.11, Code of Virginia (1950), as amended and the policies and procedures promulgated thereunder, the Medical Care Facilities Certificate of Public Need is issued contingent upon substantial and continuing progress towards implementation of the proposal within twelve (12) months from the date of issuance. A progress report shall be submitted to the State Health Commissioner within twelve (12) months from the date of issuance along with adequate assurance of completion within a reasonable time period. The Commissioner reserves the right not to renew this Certificate in the event the applicant fails to fulfill these conditions. This Certificate is non-transferable and is limited to the location, ownership, control and scope of the project shown herein.

Certificate Number: VA - 03539

Date of Issuance: SEPTEMBER 15, 2000

Expiration Date: SEPTEMBER 15, 2001


State Health Commissioner

SELECTED EXCERPTS FROM THE ZONING ORDINANCE

PART 3 4-300 C-3 OFFICE DISTRICT**4-301 Purpose and Intent**

The C-3 District is established to provide areas where predominantly non-retail commercial uses may be located such as offices and financial institutions; and otherwise to implement the stated purpose and intent of this Ordinance.

4-305 Use Limitations

1. All business, service, storage, and display of goods shall be conducted within a completely enclosed building, except outdoor seating provided in association with an eating establishment, those permitted uses, accessory uses set forth in Part 1 of Article 10, and special permit and special exception uses which by their nature must be conducted outside a building.
2. Nursery schools and child care centers shall be subject to the standards set forth in Sect. 8-305 and Sect. 9-309, as applicable.

4-306 Lot Size Requirements

1. Minimum lot area: 20,000 sq. ft.
2. Minimum lot width: 100 feet
3. The minimum lot size requirements presented in Par. 1 and 2 above may be waived by the Board in accordance with the provisions of Sect. 9-610.

4-307 Bulk Regulations

1. Maximum building height: 90 feet, subject to increase as may be permitted by the Board in accordance with the provisions of Sect. 9-607
2. Minimum yard requirements
 - A. Front yard: Controlled by a 25° angle of bulk plane, but not less than 40 feet
 - B. Side yard: No Requirement
 - C. Rear yard: Controlled by a 20° angle of bulk plane, but not less than 25 feet
3. Maximum floor area ratio: 1.00
4. Refer to Sect. 13-301 for provisions that may qualify the minimum yard requirements set forth above.

4-308 Open Space

15% of the gross area shall be landscaped open space

ARTICLE 9
SPECIAL EXCEPTIONS

PART 0 9-000 GENERAL PROVISIONS

9-001 Purpose and Intent

There are certain uses, like those regulated by special permit, which by their nature or design can have an undue impact upon or be incompatible with other uses of land. In addition, there are times when standards and regulations specified for certain uses allowed within a given district should be allowed to be modified, within limitations, in the interest of sound development. These uses or modifications as described may be allowed to locate within given designated zoning districts under the controls, limitations, and regulations of a special exception.

The Board of Supervisors may approve a special exception under the provisions of this Article when it is concluded that the proposed use complies with all specified standards and that such use will be compatible with existing or planned development in the general area. In addition, in approving a special exception, the Board may stipulate such conditions and restrictions, including but not limited to those specifically contained herein, to ensure that the use will be compatible with the neighborhood in which it is proposed to be located. Where such cannot be accomplished or it is determined that the use is not in accordance with all applicable standards of this Ordinance, the Board shall deny the special exception.

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.

PART 3 9-300 CATEGORY 3 QUASI-PUBLIC USES

9-303 Additional Submission Requirements

In addition to the submission requirements set forth in Sect. 011 above, all applications for Category 3 uses shall be accompanied by the following items:

1. For public uses, a certified copy of the law, ordinance, resolution or other official act adopted by the governmental entity proposing the use, authorizing the establishment of the proposed use at the proposed location, shall be provided.
2. For public uses, a statement by an official or officer of the governmental body shall be presented giving the exact reasons for selecting the particular site as the location for the proposed facility.
3. All applications for medical care facilities shall be filed at the same time as the application for a State Medical Facilities Certificate of Public Need. The application for the special exception shall be referred to the Health Care Advisory Board for a recommendation and report, which shall be developed in accordance with the provisions of Par. 1 and Par. 2 of Sect. 308 below and furnished to the Planning Commission and Board of Supervisors.

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:

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.
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.
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
4-75	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.

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; 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		