



# FAIRFAX COUNTY

APPLICATIONS FILED: April 19, 1999  
PLANNING COMMISSION: October 20, 1999  
BOARD OF SUPERVISORS: October 25, 1999  
@3:30 PM

V I R G I N I A

October 6, 1999

## STAFF REPORT

### APPLICATIONS PCA 87-P-038-3 and SE 99-P-023

#### PROVIDENCE DISTRICT

**APPLICANT:** Inova Health Care Services

**PRESENT ZONING:** C-3

**PARCEL(S):** 49-3 ((1)) 141 pt.

**ACREAGE:** 5.20 acres

**FAR:** 0.53

**OPEN SPACE:** 38%

**PLAN MAP:** Office use

**CATEGORY/USE:** Category 3 - Medical Care Facility

**PROPOSAL:** To amend the proffers to permit special exception approval of a medical care facility (assisted living facility for the elderly) in lieu of office development.

#### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 87-P-038-3 subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of SE 99-P-023 subject to a recommendation of approval by the Health Care Advisory Board and subject to the development conditions set forth in Appendix 2.

**Staff recommends approval of a reaffirmation of the waiver of the service drive requirement along Route 50.**

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

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

**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.**



**Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.**

**PROFFERED CONDITION AMENDMENT/  
PCA 87-P-038-03**

PCA 87-P-038 -03

FILED 04/19/99

INOVA HEALTH CARE SERVICES

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 5.20 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: SOUTHEAST QUADRANT OF THE INTERSECTION OF  
ARLINGTON BLVD. AND WILLIAMS DR.

ZONING: C-3

OVERLAY DISTRICT(S):

MAP REF 049-3- /01/ /0141- P

**SPECIAL EXCEPTION APPLICATION  
SE 99-P-023**

SE 99-P-023

FILED 04/19/99

INOVA HEALTH CARE SERVICES

MEDICAL CARE FACILITY

ZONING DIST SECTION: 04-0304

ART 9 CATEGORY/USE: 03-05

5.20 ACRES OF LAND; DISTRICT - PROVIDENCE  
LOCATED: SOUTHEAST QUADRANT OF THE INTERSECTION OF  
ARLINGTON BLVD. AND WILLIAMS DR.

ZONED C-3

PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP 049-3- /01/ /0141- P



**PROFFERED CONDITION AMENDMENT /  
PCA 87-P-038-03**

PCA 87-P-038 -03

FILED 04/19/99

INOVA HEALTH CARE SERVICES

PROFFERED CONDITION AMENDMENT

PROPOSED: COMMERCIAL DEVELOPMENT

APPROX. 5.20 ACRES OF LAND; DISTRICT - PROVIDENCE

LOCATED: SOUTHEAST QUADRANT OF THE INTERSECTION OF  
ARLINGTON BLVD. AND WILLIAMS DR.

ZONING: C-3

OVERLAY DISTRICT(S):

MAP REF 049-3- /01/ /0141- P

**SPECIAL EXCEPTION APPLICATION  
SE 99-P-023**

SE 99-P-023

FILED 04/19/99

INOVA HEALTH CARE SERVICES

MEDICAL CARE FACILITY

ZONING DIST SECTION: 04-0304

ART 9 CATEGORY/USE: 03-05

5.20 ACRES OF LAND; DISTRICT - PROVIDENCE

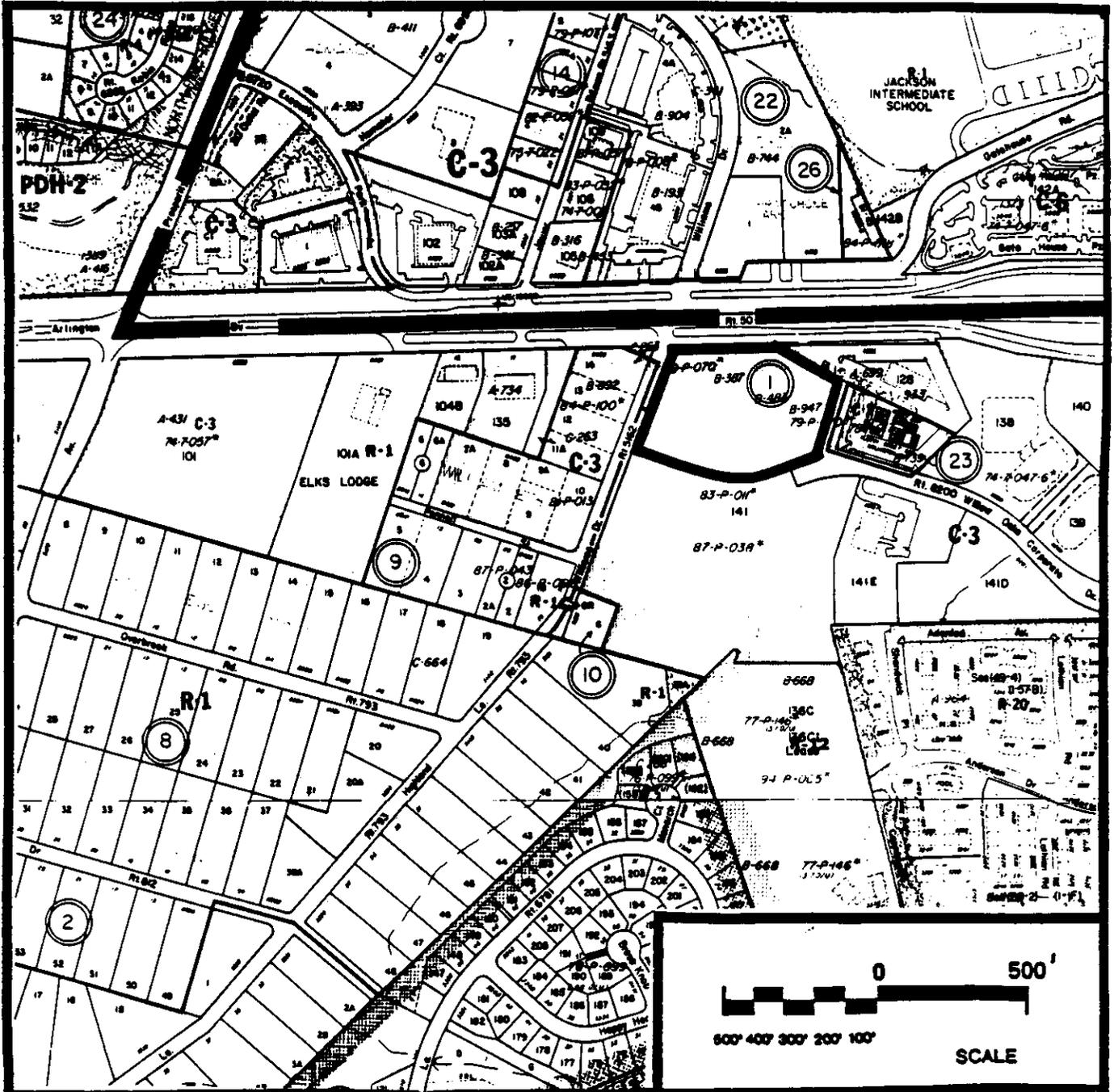
LOCATED: SOUTHEAST QUADRANT OF THE INTERSECTION OF  
ARLINGTON BLVD. AND WILLIAMS DR.

ZONED C-3

PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP 049-3- /01/ /0141- P



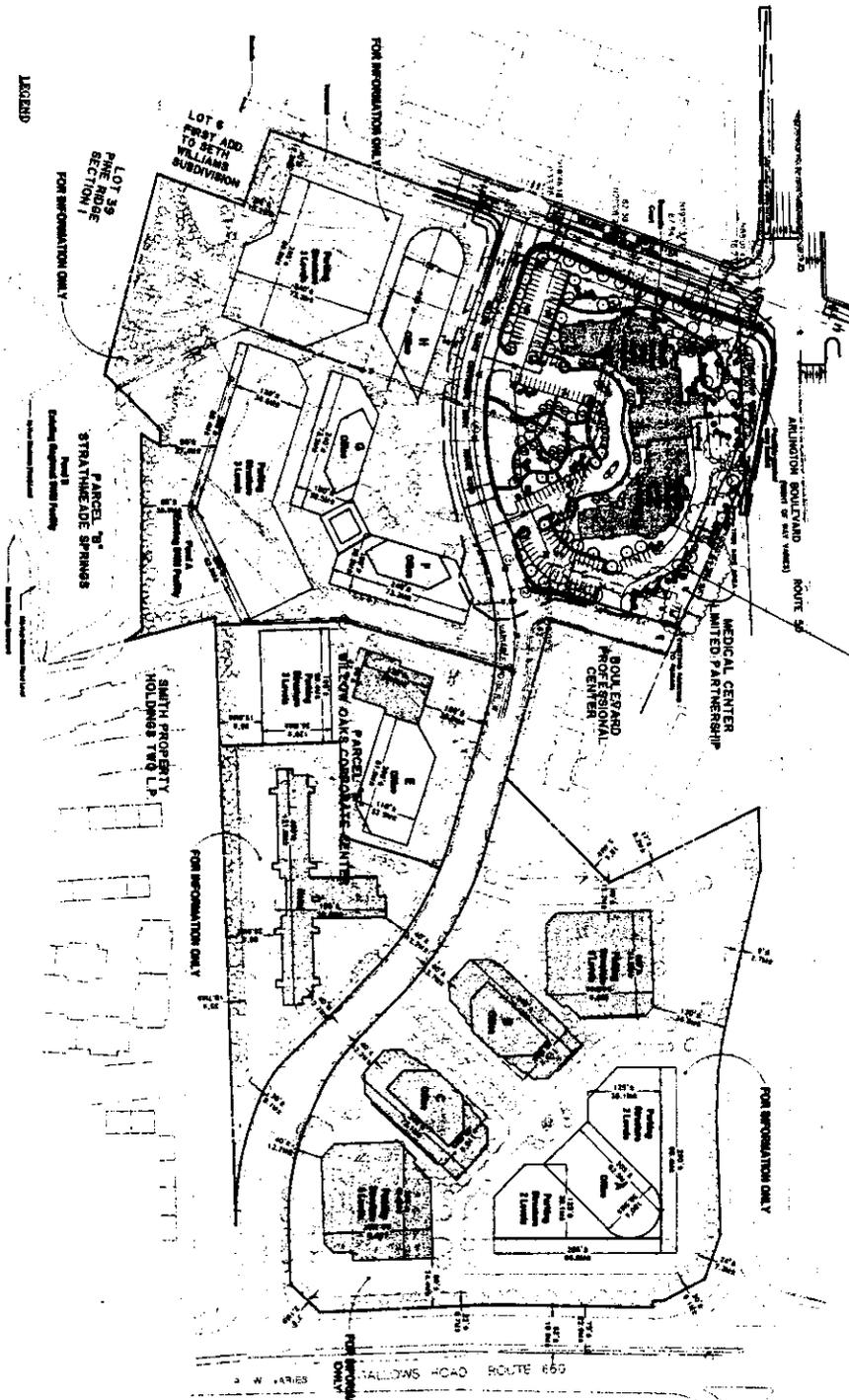




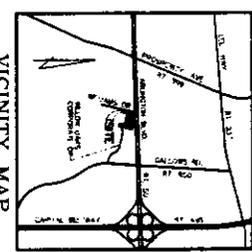
**CURVE TABLE**

NO.	RADIUS	ANGLE	LENGTH	CHORD	CHORD BEARING
1	100.00	90.00	157.08	141.42	S 45.00 W 141.42
2	100.00	90.00	157.08	141.42	S 45.00 E 141.42
3	100.00	90.00	157.08	141.42	N 45.00 E 141.42
4	100.00	90.00	157.08	141.42	N 45.00 W 141.42

**AREA OF PROPOSED GDPA/SE**  
(SEE SHEET 2)



- LEGEND**
- EXISTING WATERMAIN
  - PROPOSED WATERMAIN, TO BE REMOVED
  - EXISTING WATERMAIN
  - PROPOSED WATERMAIN
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER, TO BE REMOVED
  - EXISTING SANITARY SEWER
  - PROPOSED SANITARY SEWER
  - LIMITS OF CLEARING AND GRADING
  - EXISTING VEGETATION
  - PROPOSED VEGETATION
  - EXISTING BUILDINGS/STRUCTURES
  - PROPOSED BUILDINGS/STRUCTURES
  - FUTURE BUILDINGS/STRUCTURES
  - PROPOSED ASSISTED LIVING FACILITY



**TABLE A: AREA FOR TOTAL AREA OF WILLOW OAKS CORPUSCULE CENTER**

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	EXISTING BUILDINGS	100,000	10.00
2	PROPOSED BUILDINGS	900,000	90.00
3	PARKING	100,000	10.00
4	LANDSCAPING	100,000	10.00
5	UTILITIES	100,000	10.00
6	ROADS	100,000	10.00
7	OPEN SPACE	100,000	10.00
8	WATERWAYS	100,000	10.00
9	OTHER	100,000	10.00
10	TOTAL	1,000,000	100.00

**TABLE B: AREA FOR TOTAL AREA OF WILLOW OAKS CORPUSCULE CENTER**

1. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

2. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

3. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

4. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

5. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

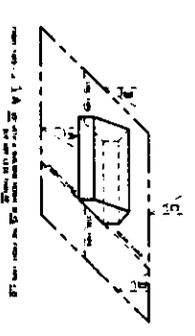
6. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

7. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

8. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

9. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)

10. THE TOTAL AREA OF THE PROJECT IS 1,000,000 SQ. FT. (23.0 AC.)



**ANGLE OF BULL PLANE**

1. THE ANGLE OF BULL PLANE IS 30 DEGREES.

2. THE ANGLE OF BULL PLANE IS 30 DEGREES.

3. THE ANGLE OF BULL PLANE IS 30 DEGREES.

4. THE ANGLE OF BULL PLANE IS 30 DEGREES.

5. THE ANGLE OF BULL PLANE IS 30 DEGREES.

6. THE ANGLE OF BULL PLANE IS 30 DEGREES.

7. THE ANGLE OF BULL PLANE IS 30 DEGREES.

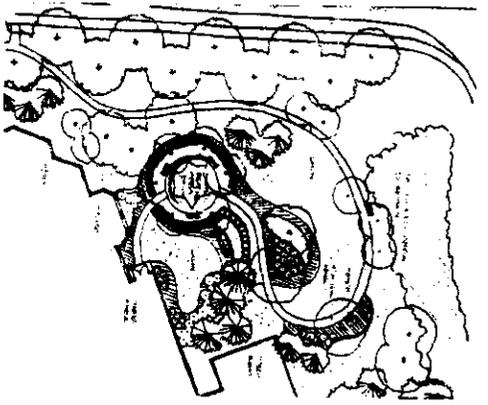
8. THE ANGLE OF BULL PLANE IS 30 DEGREES.

9. THE ANGLE OF BULL PLANE IS 30 DEGREES.

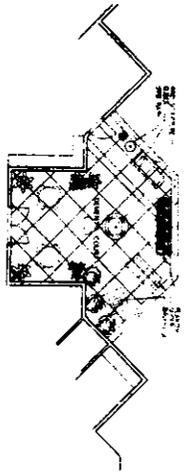
10. THE ANGLE OF BULL PLANE IS 30 DEGREES.



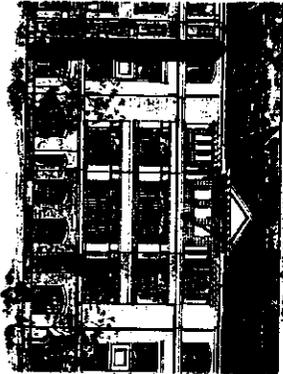
REV. 09/21/98  
REV. 08/08/98  
REV. 07/08/98  
REV. 04/15/98



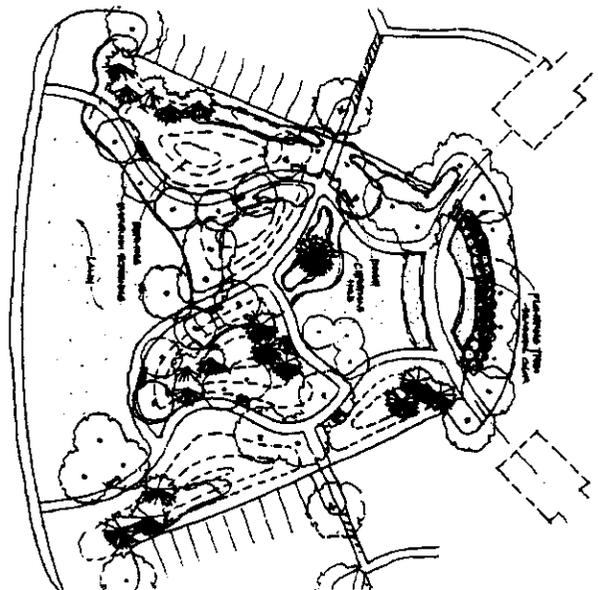
Detail of Garden  
Not to Scale



Detail of Dementia Court  
Not to Scale

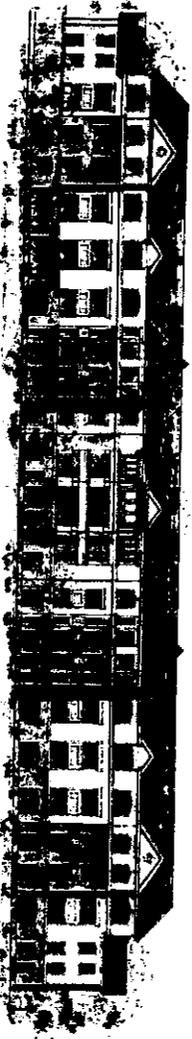


PARTIAL  
BACK ELEVATION

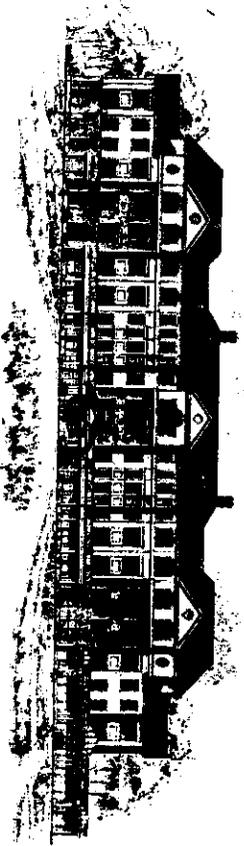


Detail of Central Courtyard  
Not to Scale

The schematic elevations and details presented on this sheet are preliminary and are not intended to represent the general character and design of the proposed building. The design and details shown here may be refined and subject to minor modification with final engineering, architectural, and landscape design.



FRONT ELEVATION



MAIN ELEVATION

Elevations of Proposed Facility

REV 10/1/99  
REV 9/21/98\*  
REV 9/8/99



DATE: 10/1/99  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
SCALE: 1" = 30'  
SHEET: 3 of 3  
PROJECT: M-10017

GENERALIZED DEVELOPMENT PLAN AMENDMENT/SPECIAL EXCEPTION PLAT

**INOVA/WILLOW OAKS**

PROVIDENCE DISTRICT

FAIRFAX COUNTY, VIRGINIA

**Dewberry & Davis**

8401 Arlington Blvd., Fairfax, Va. 22031  
(703) 849-0100 FAX (703) 849-0118

Engineers  
Planners  
Surveyors  
Landscape  
Architects

0

0

southern property lines includes disturbed areas dominated by invasive vines and pioneer tree species. Most of the larger hardwood trees are located along the northern and eastern property boundaries.

**Surrounding Area Description:**

Direction	Use	Zoning	Plan
North (across Rt. 50)	Office	C-3	Office
South	Vacant (Part of the Willow Oaks Corporate Center <sup>1</sup> )	C-3	Office
East/Southeast	Office (Willow Oaks Corporate Center)	C-3	Office
West	Office (Dewberry and Davis Building)	C-3	Office
Southwest	Residential-Single Family Detached and vacant <sup>2</sup>	R-1	Office

<sup>1</sup> The property located at Tax Map 49-3 ((1)) 141 is owned by the applicant and is part of the Willow Oaks Corporate Center. The portion of Lot 141 not subject to PCA 87-P-038-3 and SE 99-P-023 is currently vacant, but approved for development of three office buildings and two parking structure

<sup>2</sup> The properties located at Tax Map 49-3 ((9)) 1B, 2, 2A, 3, 4, 5, 6 and 6A and Tax Map Parcel 49-3 ((10)) 6 are zoned R-1 but planned for office development as part of Land Unit Q of the Merrifield Suburban Center.

**BACKGROUND**

On May 1, 1989, the Board of Supervisors approved rezoning application RZ 87-P-038 consisting of approximately 38.21 acres of land which was rezoned from the C-3, R-5, and R-1 Districts to the C-3 District, subject to proffered conditions. The application property for RZ 87-P-038 constitutes the area now known as the Willow Oaks Corporate Center. This action expanded the Willow Oaks Office Park westward to Williams Drive by expanding the area previously rezoned to office use pursuant to the approval of RZ 74-7-047 to include part of the area previously identified as the Seth Williams subdivision. A copy of the

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

**DESCRIPTION OF THE APPLICATION**

**Applicant:** Inova Health Care Services

**Location/Address:** South of Route 50, immediately east of Williams Drive and north of the proposed extension of Willow Oaks Corporate Drive within the Willow Oaks Corporate Center.

**Request:** The applicant is requesting approval of two concurrent applications:

**PCA 87-P-038-3** is a request to amend the proffers on a 5.20 acre portion of the property subject to RZ 87-P-038 which is zoned C-3 (Office District) to permit Special Exception approval, pursuant to **SE 99-P-023**, of a medical care facility (assisted living facility for the elderly) on property previously zoned for office use. The proposed assisted living facility will consist of 121,000 square feet of gross floor area, to be constructed in two phases, which will ultimately accommodate up to 186 residents. A medical care facility is a Category 3 Special Exception Use and is subject to the additional standards for Medical Care Facilities set forth in Sect. 9-304 of the Zoning Ordinance.

The draft proffers for PCA 87-P-038-3 are set forth in Appendix 1. Staff's proposed development conditions for SE 99-P-023 are set forth in Appendix 2, with the applicant's Affidavits and Statements of Justification set forth in Appendices 3 and 4.

**Waivers and Modifications:**

- The applicant requests a reaffirmation of the waiver of the service drive requirement along Route 50

**LOCATION AND CHARACTER**

**Site Description:** The 5.20 acre site is currently undeveloped and is characterized as an upland hardwood forest. However, the interior of the site and along the western and

accepted proffers and a reduced copy of the proffered GDP for RZ 87-P-038 are contained in Appendix 5. The maximum gross floor area permitted for the Willow Oaks Corporate Center is 1,169,176 square feet and an FAR of 0.70. Of the nine buildings shown on the proffered plan, Buildings B, C, D and the first phase of Building E, have been constructed and comprise 269,014 square feet. On August 5, 1996, the Board of Supervisors approved PCA 87-P-038 and SE 96-P-004 which permitted an amendment to the proffered zoning to replace an office building approved on Parcel 141D (Building D) with an extended stay hotel. The hotel has been constructed and is included in the gross floor area noted above. Copies of the amended proffers and a copy of the approved GDP are contained in Appendix 6.

On August 2, 1999, the Board of Supervisors approved PCA 87-P-038-2, which permitted an amendment to the proffered zoning to reflect a redesign of proposed Building A located on Parcel 140 at the northeast corner of the Corporate Center adjacent to Route 50 and Gallows Road. There was no change in the approved gross floor area of this building, just a relocation of Building A to the western side of Parcel 140 with the parking structure located adjacent to Gallows Road. Copies of the amended proffers and GDP are set forth in Appendix 7.

### **COMPREHENSIVE PLAN PROVISIONS (Appendix 8)**

**Plan Area:** Area I  
**Planning Sector:** Merrifield Suburban Center, Route 50/I-495 Area, Jefferson Planning District  
**Plan Map:** Office Use

The Comprehensive Plan recommendations for the application properties is as follows:

- "1. Land on both sides of the Route 50 corridor from Prosperity Avenue to Gallows Road is planned for development as an office park. This recommended development should:
  - Maintain a substantial buffer of existing vegetation along the Route 50 corridor; adjacent to the service drive right-of-way.....
  - Maintain an average building height of six stories, while permitting a range of structures between two and eight stories.
  - Provide pedestrian walkways connecting all portions of the proposed office development, and linking with convenient bus stop shelters along Route 50."

**ANALYSIS****Generalized Development Plan and Special Exception Plat (GDP/SE Plat)  
(Copy at front of Staff Report)**

**Title of GDP/SE Plat:** Inova/Willow Oaks"  
**Prepared by:** Dewberry & Davis  
**Date:** March 23, 1999, revised through October 4, 1999

One combined Generalized Development Plan/Special Exception Plat (GDP/SE Plat) has been submitted for both applications and consists of three sheets. Sheet 1 provides the site layout for the proposed assisted living facility in context with the approved overall development plan for the Willow Oaks Corporate Center. Tabs for the total area of Willow Oaks Corporate Center have been provided. Sheet 2 contains an enlarged view of the proposed site layout with site tabulations and general notes. Sheet 3 depicts illustrative building elevations as well as details of several proposed open space areas proposed for the site.

The proposed assisted living facility is located in the northwest corner of the Willow Oaks Corporate Center, with frontage on Route 50, Williams Drive and the planned extension of Willow Oaks Corporate Drive. This site is currently approved for a six story office building (Building I), 75 feet in height with a gross floor area of 216,750 square feet. The applicant is proposing to replace the approved office building with a 121,000 square foot assisted living facility for the elderly, to be developed in two phases, at an overall FAR of 0.53. It should be noted that the applicant is requesting approval to utilize the unused gross floor area of 95,975 square feet, approved for Building I, on the remaining portion of Parcel 141, within Buildings F, G or H subject to approval of a subsequent Proffered Condition Amendment application.

The Phase I building is proposed to be four stories, with a maximum building height of 60 feet to contain 73,000 square feet of gross floor area, and to accommodate 112 residents. The Phase II building is proposed to be three stories, with a maximum height of 50 feet to contain 48,000 square feet of gross floor area and to accommodate 74 residents. The total number of residents will not exceed 186. The Phase I building is located in the northwestern section of the site with visibility from Route 50 and Williams Drive. The Phase II building will connect to the eastern portion of the Phase I building. The main entrances to both buildings are oriented to Willow Oaks Corporate Drive, which will be extended to Williams Drive with this application.

Access to the site will be from two entrances off of Willow Oaks Corporate Drive that form a circular travelway, with a large landscaped courtyard containing

walkways and seating located between the two entrances. A parking bay is provided along each side of the circular travelway, with spaces located perpendicular to the courtyard and curbside access provided at the entrance to each building to permit the pick-up and drop-off of residents. An additional parking bay is provided to the east and west of the circular drive. A third entrance to the site is provided at the northeast corner of the property from the unnamed north-south roadway that provides access to the two existing medical office buildings on the north side of Willow Oaks Corporate Drive that were not part of the original rezoning of the Corporate Center. This entrance will serve primarily the loading facilities located along the north side of the buildings. There is an existing parking area consisting of eight (8) spaces located at the northeastern corner of the site to serve the adjacent Boulevard Professional Center. Access to these spaces is provided directly from the north/south roadway and not through the proposed assisted living facility. These spaces are proposed to remain as is with no additional improvements.

In addition to the landscaped courtyard provided in the front of the buildings, a buffer ranging in width from a minimum of 35 feet to a maximum of 110 feet has been provided along the northern (Rt. 50) property boundary. The eastern half of the buffer will consist primarily of existing trees to be preserved and supplemental landscaping. The western half of the buffer will provide for some tree preservation and supplemental landscaping, with the westernmost area designed more as a landscaped garden to permit visibility from Route 50. A total of 38% of the site or 2.00 acres will be provided as landscaped open space.

### **Environmental Analysis (Appendix 9)**

Tree Preservation: With the initial submission of the GDP/SE Plat, the only tree preservation shown was located off-site within the Route 50 right-of-way in the northwest corner of the site. Staff from the Urban Forestry Branch, DPWES, noted that a line of large white oaks, red oaks and tulip poplars occurs along the eastern half of the northern property boundary and recommended that the applicant provide a minimum 30 foot wide undisturbed buffer along the eastern half of the northern property boundary. Staff also noted that the small parking area at the northeast corner of the site utilized for parking by the adjacent office building was surrounded with mature oaks. Staff expressed concern that if any improvements to this parking area are required, it would be difficult to preserve the existing mature trees.

The GDP/SE Plat was subsequently revised to reorient the buildings to provide for a tree preservation area along the eastern half of the northern property boundary. This tree preservation area is approximately 35 feet wide and includes the trees surrounding the small parking area in the northeast corner. Some additional tree preservation is provided at the western end of the northern property line. The applicant has proffered to hire a certified arborist to prepare a tree preservation plan to include a tree survey and condition analysis of all trees

12" in diameter or greater located within 20 feet of either side of the limits of clearing and grading. The applicant has further proffered to provide tree protection measures during clearing, grading and construction activities.

With the revised GDP/SE Plat and proffer commitments, staff believes that the applicant has adequately addressed the tree preservation issues noted above.

#### Highway Noise:

The proposed assisted living facility will be impacted by highway generated noise from Route 50. With the revised GDP/SE Plat, additional setback from that shown on a previously submitted version of the GDP/SE Plat has been provided from Route 50; however, portions of the building are still located within the DNL 70 to 75 dBA noise contour which extends between 100 and 210 feet from centerline. Therefore, to ensure that the interior noise levels within the assisted living units do not exceed DNL 45 dBA, the applicant should commit to construct the units with acoustical measures designed to ensure that the interior noise standard is achieved.

The applicant has committed in the proffers to construct the portion of the facility which is located within the DNL 70-75 dBA noise impact area, which is estimated to be 210 feet from centerline, with acoustical measures designed to reduce interior noise levels to DNL 45 dBA. Similarly, the applicant has also committed to construct the portions of the building which are located within the DNL 65 to 70 dBA noise impact area, which is estimated to be 425 feet from centerline, with acoustical measures designed to reduce interior noise levels to DNL 45 dBA.

Therefore this issue has been adequately addressed.

Lighting: No details have been provided concerning the height and type of exterior lighting proposed for the site. However, given the residential nature of the use, staff has prepared a development condition which limits the exterior parking lot lighting to a maximum of 16 feet in height and requires that all light fixtures utilize full cut-off shielding to ensure that glare does not project beyond the site.

#### **Transportation Analysis (Appendix 10)**

A number of transportation issues were identified, all of which have been resolved as discussed below.

Willow Oaks Corporate Drive Improvements: The proffered GDP for the Willow Oaks Corporate Center shows Willow Oaks Corporate Drive being realigned and extended to Williams Drive to serve Buildings F, G, H and I. With the construction of the assisted living facility (in lieu of Building I) the applicant has committed to realign and extend Willow Oaks Corporate Drive to Williams Drive

prior to the issuance of the first Non-RUP for the assisted living facility. The entrance off of Willow Oaks Corporate Drive have been aligned with the entrances shown on the approved GDP for the office development approved for the south side of Willow Oaks Corporate Drive Therefore this issue has been satisfied.

**Williams Drive Improvements:** The initial submission of the GDP/SE Plat showed an entrance to the proposed assisted living facility from Williams Drive. Although, an entrance onto Williams Drive is shown on the approved GDP, staff believed that the proposed entrance was too close to the intersection of Route 50 and recommended that the entrance be closed. In addition, no improvements to Williams Drive were proposed. The proffers accepted in conjunction with the approval of RZ 87-P-038 require dedication of right-of-way and construction of improvements to accommodate two (2) lanes southbound, three (3) lanes northbound and a northbound tapered right turn lane. These improvements must be completed prior to issuance of Non-RUPs for office use in excess of 350,000 square feet of gross floor area. Since the 350,000 square foot threshold applies only to office use, staff was also concerned that converting 121,000 square feet of office use to a medical care facility would negatively impact the timing of the future improvements to Williams Drive.

Staff advised the applicant that if the entrance onto Williams Drive were to remain, the applicant should provide the required right-of way dedication and construct the required frontage improvements to Williams Drive with this application. The applicant subsequently submitted a revised GDP/SE Plat which closed the entrance onto Williams Drive, but provided for the required right-of-way dedication along Williams Drive for the proffered future improvements. In addition, the applicant has committed to extend the length of the existing right turn lane on Williams Drive to accommodate an interim turn lane without curb and gutter, consisting of a total length of 125 feet with a 100 foot taper. The applicant has also proffered to count the gross floor area of the assisted living facility (121,000) toward the threshold of 350,000 square feet of office development which mandates the construction of the remaining improvements to Williams Drive. Staff believes that the applicant's proffer commitments with regard to Williams Drive are appropriate given the reduction in trip generation resulting from the change from office use to an assisted living facility.

**Ride Sharing Coordinator:** The approved proffers require that, upon occupancy of 100,000 square feet for Buildings D through I, the applicant shall designate a ride sharing coordinator on a permanent basis to work with the County staff. The construction of the assisted living facility will trigger this requirement. The applicant has also submitted an additional proffer which commits to offer the owners of Building's A through C located within the Willow Oaks Corporate Center the ability to participate in the TSM program proffered with the initial rezoning.

**Bus Service:** The current proffers require the applicant to diligently pursue with WMATA, initiation of bus service along Willow Oaks Corporate Drive connecting to the Dunn Loring Metro Station. At present, bus service is being provided on Gallows Road between Fairfax Hospital and the Dunn Loring Metro Station. With development of the subject site, the applicant should seek to initiate direct bus service to this portion of the site via Willow Oaks Corporate Drive, Williams Drive and Route 50 as required in the proffers. This proffer has been reaffirmed by the applicant.

**Waiver of Service Drive along Route 50:** The applicant is requesting a reaffirmation of a waiver of the service drive requirement along Route 50. This waiver was previously approved with the initial rezoning approval and staff supports the reaffirmation request.

#### **Public Facilities Analyses (Appendices 11-14)**

**Sanitary Sewer Analysis:** The existing 8-12 inch sanitary sewer lines within the Corporate Center have adequate capacity for the proposed development at the present time. (See Appendix 11)

**Water Service Analysis:** Adequate domestic water service is available at the site from existing 6, 8, 16 and 24-inch mains located at the property. Additional system improvements may be necessary to satisfy fire flow requirements and accommodate water quality concerns. (See Appendix 12)

**Fire and Rescue Analysis:** The application property is serviced by Fire and Rescue Department Station #30 Merrifield. The application currently meets fire protection guidelines. (See Appendix 13)

**Utilities Planning and Design Division, DPWES, Analysis:** Staff has requested that the applicant verify that the size and capacity of the existing off-site stormwater management facility is sufficient to accommodate this site and that it is completed and bonded prior to site plan approval. The applicant has indicated that stormwater detention and BMPs will be provided in accordance with plans previously approved for the Willow Oaks Corporate Center. This issue will be addressed at the time of site plan approval. (See Appendix 14)

#### **Land Use Analysis (Appendix 8)**

The subject property is located within a larger area that is planned for office use. Staff believes that the proposed change in use on this 5.20 acre parcel from office to medical care facility does not conflict with the intent of the Plan and complements the medical office and hospital uses that are established in the area. The proposed intensity of 0.53 FAR is less than the overall FAR of 0.71 approved for the Willow Oaks Corporate Center.

The Plan text for this area specifically recommends that a substantial buffer of existing vegetation be maintained along the Route 50 corridor, that the an average building height of six stories be maintained, while permitting a range of structures between two and eight stories; and that pedestrian walkways connecting all portions of the office development be provided. These recommendations are discussed more fully below.

**Buffer:** The Plan text recommending a substantial buffer along Route 50 was intended to soften the impact of medium or high rise office buildings. The proposed assisted living facility at a maximum height of four stories will not have as great an impact visually as an eight story office building. However, staff believed that the buffering shown on the initially submitted GDP/SE Plat was not sufficient and did not provide for any preservation of existing vegetation. A revised GDP/SE Plat has been submitted which increases the buffer along Route 50 and provides for preservation of existing vegetation along the northern property boundary. Staff has noted that the access drives that loops around the building and serves only as loading access, uses a lot of land that could be utilized to expand the buffer area further. While it would be desirable to relocate this access road, staff believes that the proposed design adequately addresses the Plan text.

**Building Height:** The proposed building height is within the range recommended in the Plan.

**Pedestrian Access:** The applicant has provided sidewalks along all road frontages, as well as interior walkways within the courtyard and garden areas. The applicant has also shown a sidewalk to be provided along the service road which provides access from Route 50 to the medical office building on Lot 128.

In summary, staff believes all land use issues have been satisfactorily addressed.

### **Conformance with Proffers**

The applicant has committed to reaffirm the proffers dated February 17, 1989 approved in conjunction with RZ 87-P-038, and the proffers dated June 17, 1996 which were approved in conjunction with PCA 87-C-038, except as amended by this application request. It should be noted that the applicant is requesting approval to transfer the unused gross floor associated with Building I (assisted living facility) of approximately 95,750 square feet to Buildings F, G, and H subject to the approval by the Board of Supervisors of a future Proffered Condition Amendment application which will show how this transferred floor area will be allocated among the buildings. The applicant has further conditioned this transfer of density by committing that Building H will not exceed five (5) stories in height; a 100 foot setback will be provided between Tax Map 49-3 ((10)) 6 and the parking structure behind Building H; and a 14° view angle provided between

Buildings F, G and H (to include their parking structures) and Lot 6 and the Pine Ridge subdivision. With this proffer, any transfer of the unused density will be subject to the conditions noted above and the review and approval of a PCA application. The overall maximum gross floor area approved for the site will not be affected by this request.

Commercial Revitalization Area: The application property is located within the Merrifield Commercial Revitalization Area which is currently undergoing review by the Board appointed Merrifield Task Force. The Revitalization Division of HCD has forwarded comments which are set forth in Appendix 15. No issues have been identified.

**ZONING ORDINANCE PROVISIONS**

<b>Bulk Regulations C-3 District</b>		
<b>Standard</b>	<b>Required</b>	<b>Provided</b>
Lot Area	40,000 sq. ft.	226,512 sq., ft.
Lot Width	200 sq. ft.	375 feet
Building Height	90 ft. max.	60 feet
Front Yard	40 ft.	55 ft. – Route 50 75 ft. – Willow Oaks Corporate Drive 40 ft. – Williams Drive
Rear Yard	20 ft.	65 feet
FAR	1.00 Max	0.53
Open Space	15%	38%

**Special Exception Requirements (Appendix 16)**

General Special Exception 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 office use. Staff believes that the proposed change in use on this 5.20 acre parcel from office to medical care facility is in harmony with the intent of the Plan and complements the medical office and hospital uses that are established in the area. 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. 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. The assisted living facility is located within an office park with access and visibility from a major arterial. More landscaping and open space has been provided with this proposal than with the previously approved office use. The facility has been designed as a four story building with a façade of brick and siding. Staff believes the facility will complement the existing architecture within the Office Park. 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. The applicant will be constructing the planned extension and realignment of Willow Oaks Corporate Drive to Williams Drive with this application. Interim improvements to extend the right turn lane along Williams Drive will be constructed with this application. Pedestrian access has been provided to and in and around the site. Therefore, this standard has been satisfied.

General Standard 5 states that the Board shall require landscaping and screening in accordance with Article 13. No transitional screening or barriers are required with this application. However, the applicant has committed to retain a buffer along Route 50 to consist of preservation of existing trees, with supplemental landscaping. 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 38% 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 development conditions commit to providing signage in accordance with Article 12. Therefore, this standard has been satisfied.

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

These standards have been satisfied.

**Additional Standards for Medical Care Facilities**

Paragraphs 1 and 2 require that the Health Care Advisory Board review the application and make a recommendation to the Board of Supervisors taking into consideration whether there is a demonstrated need for the proposed facility, in the location, at the time and in the configuration proposed, can provide for a working relationship with a general hospital sufficiently close to provide a range of diagnostic and treatment services if required; and whether the proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served.

The Health Care Advisory Board (HCAB) is scheduled to hold a public meeting on October 11, 1999 to review the application for the proposed Assisted Living Facility. Staff recommends that any action taken on this application be subject to approval by the HCAB.

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.

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. No nursing facility is 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. This property does not abut any land zoned R-A through R-4. Therefore, this standard is not applicable.

Par. 6 requires that the use be located on a lot having a minimum of five acres. The proposed facility is located on 5.20 acres. Therefore, this standard has been satisfied.

Par. 7 is not applicable.

**CONCLUSIONS AND RECOMMENDATIONS****Conclusions**

The applicant is requesting approval to amend the proffers approved in conjunction with the rezoning for the Willow Oaks Corporate Center to permit

Building I, originally approved for a 216,000 square foot office building with parking structure, to be replaced with a 121,000 square foot assisted living facility for a maximum of 186 residents. Staff believes the general use and intensity of the proposed expansion is in harmony with the Comprehensive Plan and complements the medical office and hospital uses that are established in the area. The applicant has designed the site to provide for a significant buffer along Route 50 which includes preservation of some of the existing vegetation as well as supplemental landscaping. The applicant has also requested, through the revised proffers, to reserve the unused gross floor area of Building I, to be utilized within Buildings F, G and H subject to Board approval of a future proffered condition amendment. Staff supports the applicant's request for this reservation of density with the commitment to submit a proffered condition amendment application to permit staff, citizen and Board review and approval of the proposal.

### **Recommendations**

Staff recommends approval of PCA 87-S-038-3 subject to the execution of proffers consistent with those set forth in Appendix 1.

Staff recommends approval of SE 99-P-023 subject to approval of the medical care facility by the Health Care Advisory Board and subject to the development conditions set forth in Appendix 2.

Staff recommends approval of a reaffirmation of the waiver of the service drive requirement on Route 50.

It should be noted that it is not the intent of staff to recommend that the Board of Supervisors, 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 Proffers for PCA 87-P-038-3
2. Proposed Development Conditions for SE 99-P-023
3. Affidavits
4. Statement of Justification
4. Approved Proffers and GDP for RZ 87-P-038
5. Approved Proffers and GDP for PCA 87-P-038
6. Approved Proffers and GDP for PCA 87-P-038-2
8. Comprehensive Plan Citations and Land Use Analysis

**APPENDICES (Cont.)**

9. Environmental Analysis
10. Transportation Analysis
11. Sanitary Sewer Analysis
12. Water Service Analysis
13. Fire and Rescue Analysis
13. Utilities Planning and Design Analysis, DPW
14. Commercial Revitalization Analysis, HCD
15. Special Exception Provisions
16. Glossary of Terms

DRAFT  
PROFFERS

INOVA HEALTH CARE SERVICES/WILLOW OAKS CORPORATE CENTER

PCA 87-P-038-3

October 5, 1999

Pursuant to Section 15.2-2303 (A), Code of Virginia, 1950 as amended, subject to the Board of Supervisors adoption of an Ordinance amending the proffered conditions associated with the existing C-3 Zoning on property identified on the Fairfax County Tax Map as 49-3 ((1)) Part of Parcel 141 (the "Application Property") and approving the related Special Exception application 99-P-023 for a medical care facility on the Application Property, the Applicant agrees that the Application Property will be developed in accordance with the following conditions:

1. Previous Proffers. The Applicant hereby reaffirms and incorporates herein the proffers previously agreed to and dated June 17, 1996, February 17, 1989 and November 18, 1982, copies of which are made a part thereof except as modified herein. If and when it is determined that a conflict exists between the previously approved proffers and these proffers, these proffers shall take precedence.
2. Development Plan. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan Amendment/Special Exception Plat ("GDPA/SE") prepared by Dewberry & Davis consisting of 3 sheets dated March 23, 1999 revised through October 4, 1999.
3. Minor Deviations. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDPA/SE may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDPA/SE without requiring approval of an amended GDPA/SE provided such changes are in substantial conformance with the GDPA/SE as determined by the Zoning Administrator, agents or assigns and neither increase the total amount of gross floor area nor decrease the amount of open space or limits of clearing and grading.
4. Density Credit. Advanced density credit shall be reserved as may be 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 required by Fairfax County or Virginia Department of Transportation ("VDOT") at time of site plan approval.
5. Design Detail. The design details shown on Sheet 3 submitted with the GDPA/SE are provided to illustrate the design intent of the proposed assisted living facility. 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 Department of Public Works and Environmental Services ("DPWES").

6. **Building Design.** The assisted living facility will have an architectural design/character similar to that represented on Sheet 3 of the GDPA/SE. The building materials for the assisted living facility shall include, but not be limited to, brick and vinyl siding.
7. **Noise Attenuation.**
  - I. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of 45 dBA Ldn within that area impacted by highway noise from Route 50 having levels between 70 and 75 dBA Ldn noise which is estimated to be within 210 feet of the existing centerline of Route 50. The Applicant shall construct the portion of the proposed assisted living facility which is located within the noise impact area with the following acoustical measures to mitigate highway noise:
    - a. Construction materials and techniques known to have physical properties or characteristics suitable to achieve a Sound Transmission Class (STC) of at least 45 for exterior walls.
    - b. Doors and windows shall have a laboratory STC of at least 37. If windows constitute more than twenty (20%) of any facade they shall have the same laboratory STC as walls.
    - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
  - II. The Applicant shall use building materials with characteristics pursuant to commonly accepted industry standards to achieve a maximum interior noise level of 45 dBA Ldn within that area impacted by highway noise from Route 50 having levels between 65 and 70 dBA Ldn noise contours which is estimated to be within 450 feet of the existing centerline of Route 50. The Applicant shall construct the portion of the proposed assisted living facility which is located within the noise impact area with the following acoustical measures to mitigate highway noise.

- a. Construction materials and techniques known to have physical properties or characteristics suitable to achieve an STC of at least 39 for exterior walls.
- b. Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20 percent of any facade, they should have the same laboratory STC rating for walls.
- c. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

III. As an alternative, the Applicant may, at its sole discretion, have a refined acoustical analysis performed in coordination with the County staff to determine if any buildings or portion thereof may have sufficient shielding to permit a reduction in the mitigation measures prescribed above, subject to approval by the DPWES.

Nothing herein shall be construed to restrict or otherwise limit the use of decks, balconies, patios or other similar appurtenances on the building.

8. Williams Drive. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of 70 feet from the existing centerline of Williams Drive along the Application Property frontage as shown on the GDPA/SE Plat. In lieu of ultimate improvements to Williams Drive, the Applicant shall extend the length of the existing right turn lane on Williams Drive to accommodate an interim right turn lane without curb and gutter, consisting of a total length of 125 feet with a 100 foot taper. The ultimate future improvements to Williams Drive will be provided in accordance with Proffer III.2 and III.5 of RZ 87-P-038. For the purpose of the portion of Proffer III.2 of RZ 87-P-038 which relates to the timing of Williams Drive and the right turn lane from Route 50, the gross floor area of the assisted living facility shall be counted towards the 350,000 square feet gross floor area referenced in said proffer.

9. Willow Oaks Corporate Drive.

Willow Oaks Corporate Drive shall be realigned and extended to Williams Drive as shown on the GDPA/SE prior to the issuance of the first non-residential use permit for the assisted living facility.

10. Tree Preservation. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first site plan

submission. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter shown to be saved outside of the limits of clearing and grading as shown on the GDPA/SE and all trees 12 inches or greater in diameter within 20 feet of either side of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of The Guide for Plant Appraisal. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching, and fertilization.

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing consisting of four (4) foot high, 14 gauge welded wire attached to six (6) foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart shall be erected at the limits of clearing and grading.

The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed prior to any clearing and grading activities on the site, including the demolition of any existing structures. The installation of tree protection fence shall be performed under the supervision of a certified arborist. Prior to the commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence has been properly installed.

11. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
12. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.
13. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.
14. Amend Proffer 2 of PCA 87-P-038 to read as follows:

The total gross floor area for Buildings D, E, F, G, H, and I shall not exceed 605,304 square feet. The Applicant reserves the right to transfer the unused gross floor area of 95,750 square feet from Building I (Assisted Living Facility) to Buildings F, G, and H, subject to the

approval by the Board of Supervisors of a future Proffered Condition Amendment application permitting such a transfer and provided that:

- a. Building H will not exceed five (5) stories.
- b. A 100 foot setback will be provided between Lot 49-3 ((10)) 6 and the parking structure behind Building H.
- c. A 14° view angle will be provided between Buildings F, G and H (to include their related parking structure) and Lot 49-3 ((10)) 6 and the boundary of the Pine Ridge subdivision.

15. **Transportation Strategy Management.**

The Applicant shall offer the owners of office Building's A through C located within Willow Oaks Corporate Center the ability to participate in the Transportation Strategy Management (TSM) program described in Proffer III.7 of RZ 87-P-038.

[SIGNATURES BEGIN ON NEXT PAGE]

**PROFFERS**  
**PCA 87-P-038-3**  
**Page 6**

**INOVA HEALTH CARE SERVICES**  
**TITLE OWNER OF TAX MAP**  
**49-3 ((1)) 141**

**By:** \_\_\_\_\_  
**Title:** \_\_\_\_\_

**[ END SIGNATURES ]**

**PROPOSED DEVELOPMENT CONDITIONS****SE 99-P-023****October 6, 1999**

If it is the intent of the Board of Supervisors to approve SE 99-P-023 located at Tax Map 49-3 ((1)) 141 pt. for a medical care facility pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and or use(s) indicated on the special Exception Plat approved with this application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by DPW&ES. Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved GDPA/SE Plat entitled "Inova/Willow Oaks," prepared by Dewberry & Davis and dated March 23, 1999, revised to October 4, 1999 and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The medical care facility shall be limited to a maximum of 186 beds.
5. Outdoor lighting fixtures used to illuminate the parking area and walkways shall not exceed 16 feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the subject property.
6. A landscape plan shall be submitted for review and approval by the Urban Forester concurrent with site plan submission. The landscape plan shall be consistent with the landscaping depicted on Sheet 2 and the conceptual landscaping of the courtyard areas depicted on Sheet 3 of the GDP/SE Plat.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the 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 Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use 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: September 22, 1999  
(enter date affidavit is notarized)

I, Susan K. Yantis, 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 99-1126

in Application No(s): PCA 87-P-038-3  
(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 ROW above)
Inova Health Care Services Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Mary LaFalce (nmi) - Harley L. Tabak	8110 Gatchouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	Applicant/Title Owner of Tax Map 49-3 ((1)) 141
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Agents/Planners  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent

(check if applicable) [X] 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 AFFIDAVIT

DATE: September 22, 1999  
(enter date affidavit is notarized)

99-1126

for Application No(s): PCA 87-P-038-3  
(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  
8001 Braddock Road  
Springfield, VA 22151

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, <u>President</u>	Fred L. Bollerer	Jay W. Khim, DBA	William J. Purkert, M.D.
C.L. Arnie Quirion, <u>Vice Chairman</u>	Patricia Broussard (nmi)	J. William Kilpatrick	C.L. Arnie Quirion
Marsha Horshok (nmi), <u>Secretary</u>	Wilfrido J. Buhain, M.D.	Alan E. Leis	Lou Ann Scanlon
<u>Directors:</u>	Sharon Bulova, (nmi)	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)  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: September 22, 1999  
(enter date affidavit is notarized)

99-1126

for Application No(s): PCA 87-P-038-3  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Wilmot Sanz, Inc.  
15310 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.)  
Rolando J. Sanz, President  
James C. Wilmot, Vice-President & Secretary  
Craig M. Moskowitz, Vice-President & Treasurer

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, VA 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  
Thomas J. Colucci  
Peter K. Stackhouse  
Jerry K. Emrich  
Michael D. Lubeley  
Nan E. Terpak

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.



September 22, 1999

DATE:

(enter date affidavit is notarized)

99-1126

for Application No(s):

PCA 87-P-038-3

(enter County-assigned application number(s))

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

KMT Limited Partnership, c/o Karen S. Grand, General Partner

10707 Miller Road

Oakton, VA 22124

(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)

Karen S. Grand Pre General Partner

Michael S. Dewberry Trust Limited Partner

Reva A. Dewberry Trustee

Michael S. Dewberry Sole Beneficiary

Thomas L. Dewberry Trust Limited Partner

Reva A. Dewberry Trustee

Thomas L. Dewberry Sole Beneficiary

(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.

REZONING AFFIDAVIT

DATE: September 22, 1999  
(enter date affidavit is notarized)

99-1126

for Application No(s): PCA 87-P-038-3  
(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 "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.)  
Sharon Bulova is a trustee on the Inova Health Care Services Board.  
Penny Gross is a trustee on the Inova Health Care Services Board.

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

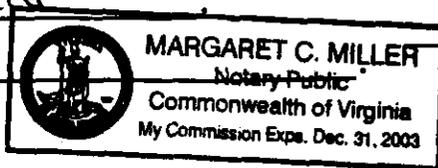
4. That the information contained in this affidavit is complete and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)  Applicant  Applicant's Authorized Agent  
Susan K. Yantis  
Susan K. Yantis, agent  
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 22nd day of September, 1999, in the state of Virginia

My commission expires:



Margaret C. Miller  
Notary Public



SPECIAL EXCEPTION AFFIDAVIT

September 22, 1999

DATE:

(enter date affidavit is notarized)

I, M. Catharine Puskar, 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

99-1136

in Application No(s): SE 99-P-023  
(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 Agents: - James M. Scott - Steven E. Brown - Randall K. Hart - Joan M. Dannemann - J. Knox Singleton - Mary LaFalce (nmi) - Harley L. Tabak	8110 Gatehouse Road, Suite 200 East Tower Falls Church, VA 22042-1210	<b>Applicant/Title Owner of Tax Map 49-3 ((1)) 141</b>

(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).

DATE: September 22, 1999  
(enter date affidavit is notarized)

99-1136

for Application No(s): SE 99-P-023  
(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.)

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Dewberry & Davis Agents: -Philip G. Yates -Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Agents
Wilmot Sanz, Inc. Agent: -James C. Wilmot	18310 Montgomery Village Ave, Ste 700 Gaithersburg, MD 20879	Architect/Agents
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: Martin D. Walsh Keith C. Martin Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Susan K. Yantis Elizabeth D. Baker	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Agents/Planners  Attorney/Agent Attorney/Agent Attorney/Agent Attorney/Agent Planner/Agent Planner/Agent
Sunrise Development, Inc. Agent: Sean P. Ambrose Alexander C. Mabin	9401 Lee Highway, Suite 300 Fairfax, Virginia 22031	Developer/Agent

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

DATE: September 22, 1999  
(enter date affidavit is notarized)

99-1136

for Application No(s): SE 99-P-023  
(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  
8001 Braddock Road  
Springfield, VA 22151

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: September 22, 1999  
(enter date affidavit is notarized)

99-1136

for Application No(s): SE 99-P-023  
(enter County-assigned application number(s))

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 Nan E. Terpak  
Thomas J. Colucci \_\_\_\_\_  
Peter K. Stackhouse \_\_\_\_\_  
Jerry K. Emrich \_\_\_\_\_  
Michael D. Lubeley \_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Wilmot Sanz, Inc.  
15310 Montgomery Village Avenue  
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 \_\_\_\_\_

(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: September 22, 1999  
(enter date affidavit is notarized)

99-1136

for Application No(s): SE 99-P-023  
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Development Inc.  
9401 Lee Highway, Suite 300  
Fairfax, Virginia 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)  
Sunrise Assisted Living, Inc.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)  
Sunrise Assisted Living, Inc.  
9401 Lee Highway, Suite 300  
Fairfax, Virginia 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)  
Paul J. Klaassen  
Teresa M. Klaassen  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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:

September 22, 1999

(enter date affidavit is notarized)

99-1136

for Application No(s):

SE 99-P-023

(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.)

Sharon Bulova is a trustee on the Inova Health Care Services Board

Penny Gross is a trustee on the Inova Health Care Services Board.

Paul J. Klaassen of Sunrise Assisted Living, Inc. donated in excess of \$200.00 to Supervisor Kauffman in 12/97.

(check if applicable) [X] 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:

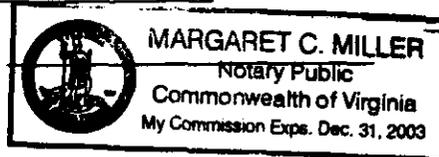
(check one) [ ] Applicant [X] Applicant's Authorized Agent

M. Catharine Puskar, attorney/agent

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

Subscribed and sworn to before me this 22nd day of September, 1999, in the state of Virginia

My commission expires:



Margaret C. Miller  
Notary Public



**WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY**

**A PROFESSIONAL CORPORATION**

**ATTORNEYS AT LAW**  
MARTIN D. WALSH  
THOMAS J. COLUCCI  
PETER K. STACKHOUSE  
JERRY K. EMRICH  
MICHAEL D. LUBELEY  
NAN E. TERPAK  
KEITH C. MARTIN  
JAY DU VON  
J. RANDALL MINCHEW  
WILLIAM A. FOGARTY  
DAVID J. BOMGARDNER  
LYNNE J. STROBEL  
H. MARK GOETZMAN  
JOHN E. RINALDI  
MICHAEL L. MURRAY  
TIMOTHY S. SAMPSON  
M. CATHARINE PUSKAR  
NANCY S. FARRELL

**ATTORNEYS AT LAW**  
COURTHOUSE PLAZA  
THIRTEENTH FLOOR  
2200 CLARENDON BOULEVARD  
ARLINGTON, VIRGINIA 22201-3369  
(703) 528-4700  
FACSIMILE (703) 525-3197  
WEBSITE <http://www.wcol.com>

**PRINCE WILLIAM OFFICE**  
VILLAGE SQUARE  
13863 OFFICE PLACE, SUITE 201  
WOODBIDGE, VIRGINIA 22192-4216  
(703) 880-4864  
METRO (703) 890-4847  
FACSIMILE (703) 890-2412

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

**LEGAL ASSISTANTS/PLANNERS**  
CHRISTINE A. HOLADAY  
SUSAN S. FLANIGAN  
ELIZABETH D. BAKER  
SUSAN K. YANTIS  
J. GREGORY RUFF  
JANICE L. BARRETT

July 13, 1999

Ms. Leslie Johnson  
Zoning Evaluation Division  
Fairfax County Department of Planning and Zoning  
12055 Government Center Pkwy, Suite 801  
Fairfax, Virginia 22035-5505

Re: Proffered Condition Amendment 87-P-038-3;  
Special Exception Application 99-P-023  
Applicant: Inova Health Care Services

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING  
JUL 13 1999

ZONING EVALUATION DIVISION

Dear Ms. Johnson:

Please accept the following as an amended written description and statement of justification for a Proffered Condition Amendment ("PCA") and Special Exception ("SE") Application on approximately 5.20 acres located within Willow Oaks Corporate Center. Willow Oaks Corporate Center is located in the southwest quadrant of Arlington Boulevard (Route 50) and Gallows Road. Willow Oaks Corporate Center is zoned to the C-3 District and is developed with several office buildings and a hotel. The undeveloped portions of Willow Oaks Corporate Center are approved for office development.

The Applicant, Inova Health Care Services ("Inova"), is the title owner of the undeveloped parcel identified as 49-3 ((1)) 141. This application seeks to amend the approved development plan for a portion of Parcel 141 (the "Subject Property") which is located north of Willow Oaks Corporate Center Drive. No other changes to Willow Oaks Corporate Center are proposed.

The Subject Property is situated immediately adjacent to the Route 50 and Williams Drive intersection. The site is currently approved for a six story office building ("Building I"), 75 feet in height, with 216,750 gross square feet as evidenced on the approved Generalized Development Plan Amendment (GDPA). Inova seeks to delete the office building to develop a medical care facility providing assisted living for the elderly.

The location of the assisted living facility within the Willow Oaks Corporate Center development will provide residents convenient access to Fairfax Hospital and the surrounding medical

offices for doctor's appointments, medical services, routine tests and emergency services. There is a significant demand for assisted living facilities in this portion of Fairfax County. Residents typically want to stay in the general area in which they currently reside. Furthermore, it is desirable for residents to be close to the home or work of their family members. This location is anticipated to foster increased visits to residents by family members and friends.

Access to the proposed assisted living facility on the Subject Property is via Williams Drive and proposed Willow Oaks Corporate Center Drive. The proposed Medical Care/Assisted Living Facility will be a three-story structure to be constructed in two phases. The first phase is to consist of approximately 73,000 square feet. This facility is designed to serve as residences for elderly persons needing assistance. A total of 92 living units designed for a maximum of 112 residents are proposed including studio, one-bedroom, and two-bedroom units. Each unit would include a kitchenette with a sink, small refrigerator and microwave. Similarly, each unit would also have a full bathroom. However, dining facilities would be available for those who chose to utilize them as would assisted bathing facilities. In addition, there would be common areas for the enjoyment of the residents such as recreation rooms, arts and craft rooms and the like. The second phase is to consist of a gross floor area of 48,000 square feet with an additional 60 living units designed for 74 residents.

The average age of residents is 84 years old. The resident's activity is mostly indoors with up to five activities planned daily. These activities may include morning exercise, current affairs discussions, intergenerational activities and frequent outings to afternoon socials, musical performances, inspirational readings and religious services. There are pathways, porches and garden/courtyard areas which will provide outdoor activity for the residents.

The total proposed gross floor area for both phases of the assisted living facility is 121,000 square feet which equates to a .53 FAR on the Application Property. Approximately 1.92 acres or thirty-seven percent (37%) of the Subject Property will be open space. It should be noted that Inova intends to utilize the unused FAR from the Subject Property on the remaining portion of Parcel 141 with a subsequent PCA.

More specifically, I provide the following information to describe the proposed use as set forth in Paragraph 7 of Section 9-011 of the Zoning Ordinance:

Medical Care/Assisted Living Facility

1. Type of operation - A medical care facility with 92 units in the first phase and 60 units in the second phase for a total of 152 units providing assisted living services for the elderly.
2. Hours of operation - 24 hours a day, the same as any residential use.
3. Estimated number of patrons - The facility includes a total of 152 living units and it is anticipated that there would be approximately 186 residents on site after both phases are complete.

4. Proposed number of employees - A maximum of 50 employees at the peak shift after both phases are complete.
5. Estimate of traffic impact on the proposed use - Traffic impact from the proposed use is estimated to be minor because this is an assisted living project. Residents do not drive. The only minor traffic generated will be from the employees and visitors.
6. General area to be served - The Merrifield Area and surrounding vicinity.
7. Description of buildings - The building will be traditional in architecture. An elevation of the proposed building will be provided at a later date.
8. To the best of our knowledge, there are no hazardous or toxic substances currently on the property, nor any hazardous or toxic substance is proposed to be generated, utilized, stored, treated and/or disposed of on the site.

The proposed use conforms with the provisions of all applicable ordinances, regulations and adopted standards with the following exceptions:

- a. The Applicant requests a reaffirmation of the waiver of the service drive requirement along Route 50.

The Subject Property is identified in Area I of the Fairfax County Comprehensive Plan (the "Plan") within Land Unit Q of the Route 50/I-495 Area. The Plan recommends that Willow Oaks Corporate Center be developed with commercial office uses. The proposed use is in keeping with the Plan and is compatible with existing and planned uses.

I appreciate your attention to this matter. If you have any questions regarding this information, please do not hesitate to contact me.

Very truly yours,

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



Susan K. Yantis  
Land Use Coordinator  
SKY:rch

cc: Jim Scott  
Randy Hart  
Joan Dannemann  
Sean Ambrose  
Jim Wilmot  
Martin D. Walsh

## PROFFERS

RZ 87-P-038

February 17, 1989

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950 edition as amended, subject to the Board of Supervisors' adoption of an Ordinance rezoning the subject property to the C-3 District and approving the related Generalized Development Plan dated January 12, 1989 ("Development Plan"), the applicant proffers to the following conditions:

A. The following proffer shall apply only to the property identified as Tax Map 49-3-((1))-137:

Applicant hereby reaffirms the proffers previously agreed to and dated November 18, 1982 (a copy of which is incorporated herein and made a part hereof) and they shall apply only to the three (3) existing and/or proposed office buildings located on Tax Map parcel 49-3-((1))-137. References to the "Prudential Mobil Generalized Development Plan" shall be amended to the Generalized Development Plan prepared by Dewberry and Davis dated January 12, 1989. O'Connell Street references shall be amended to Willow Oaks Corporate Drive.

B. The following proffers shall apply to the application property excluding Tax Map parcel 49-3-((1))-137:

I. General/Development Plan

1. Each reference to "applicant" in this proffer will include within its meaning, and will be binding upon the

applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

2. Development of the subject property (Buildings "D" through "I") will be in conformance with the Development Plan. As represented in note 15 on Page 2 of the Development Plan, there may be minor deviations as approved by Fairfax County to the dimensions, configurations, footprints and locations of the buildings and plaza areas as may be necessitated by architectural refinements or engineering requirements as approved by Fairfax County. Other deviations will be the subject of Development Plan Amendments.

3. The total gross floor area for Buildings D, E, F, G, H and I will not exceed 626,504 square feet.

4. A comprehensive pedestrian circulation plan based upon final grading shall be submitted in conjunction with the detailed landscape plan(s) that will accompany the site plan(s) for the subject property. The pedestrian circulation plan will include pedestrian linkages between all parking areas, parking structures, office buildings, plazas and open space areas. The plan will be implemented subject to the approval of the Director of the Department of Environmental Management.

## II. Screening, Buffering, Lighting, Signage, Noise Attenuation

1. The applicant will present a detailed landscape plan(s) to accompany the required site plan(s) that will be in conformance with the preliminary landscape plans and typical details presented as part of the Development Plan, and the applicant will implement the plan subject to the approval of the County Arborist.

2. At time of site plan submission, applicant shall submit and coordinate with the County Arborist a tree preservation plan to preserve existing quality vegetation within areas designated on the Development Plan as "limits of clearing and grading". Reasonable and necessary techniques, including the use of retaining walls not to exceed four (4) feet in height and tree wells, will be utilized in an effort to preserve the existing high quality trees particularly those that will visually screen the views of the parking structures and roof top mechanical equipment on the office buildings. If the arborist determines that the applicant is not able to retain said trees, the applicant will replace them with landscaping of quantity, type and size subject to the approval of the County Arborist.

3. Louvered screens or other architectural measures will be installed on the southernmost elevations of the parking garages on the south side of Willow Oaks Corporate Drive to eliminate glare from automobile headlights on adjacent residential properties, as determined by DEM.

4. The peripheral, transitional screening and buffer areas adjacent to residential neighborhoods as shown on the Development Plan will be regularly maintained by the applicant. Maintenance will include the removal of trash and debris and dead plantings.

5. Lighting and signs will be designed and located in such a manner on site that they will be rendered unobtrusive to existing residences along the southern property line, as determined by DEM.

6. The applicant will minimize the visual impact on existing residences along the southern property line of roof top mechanical equipment through architectural features that

are an extension of or harmonious with the architectural materials of the main building as determined by DEM. Penthouses will not exceed 20 feet in height.

7. A coordinated signage program in conformance with the provisions of Article 12 of the Zoning Ordinance will be provided to direct visitors to appropriate parking facilities, as determined by DEM.

8. Applicant shall relocate utilities as necessary to construct the road improvements proffered herein. Said relocation shall be limited to utilities located on-site and along the subject property's frontage.

9. In order to achieve a maximum interior noise level of 50 dBA/ldn for all office structures located within 156 feet from the centerline of Arlington Boulevard and 115 feet from the centerline of Gallows Road such buildings will have the following acoustical attributes:

a. Exterior walls will have a laboratory Sound Transmission Class (STC) of at least 39.

b. Doors and windows will have a laboratory (STC) of at least 28. If windows function as walls, then they will have the STC specified for exteriors.

c. Adequate measures to seal and caulk between surfaces will be provided.

### III. Transportation

1. All rights-of-way dedicated in conjunction with these proffers will be subject to the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance, and the floor area ratio related to the land area of these

dedications is hereby reserved for the development of the subject property.

2. Development of the site in accordance with the Development Plan will require a partial relocation and widening of O'Connell Drive (Willow Oaks Corporate Drive). O'Connell Drive, from the point that it is to be relocated to Williams Drive, shall remain open until such time as Willow Oaks Corporate Drive is extended to Williams Drive. For the purpose of this proffer, pavement shall be fully finished and available for traffic on Willow Oaks Corporate Drive, but VDOT acceptance shall not be required, prior to the closing of O'Connell Drive. Willow Oaks Corporate Drive shall be realigned and extended to Williams Drive prior to issuance of any non-residential use permits for Buildings F, G, H and I. Non-rups for office use in excess of 350,000 square feet gross floor area will not be issued until Williams Drive and right turn lane from Route 50 referenced below are completed.

3. Applicant shall construct a right turn lane from eastbound Arlington Boulevard at its intersection with Williams Drive. Said right turn lane shall be approved by the Virginia Department of Transportation and shall be constructed within the existing right-of-way.

4. The applicant has erected a barrier on Williams Drive to effect the purpose of terminating Williams Drive as a through public street. In addition, the applicant will provide a "T" turnaround and related public access easement on site near the terminus of Williams Drive as shown on the Development Plan. If permitted by Virginia Department of Transportation, applicant will construct a cul-de-sac south of the barrier at the termination of Williams Drive as permitted by the existing right-of-way for Williams Drive.

5. The applicant will dedicate and convey in fee simple to the Board of Supervisors right-of-way along Williams Drive as shown on the Development Plan. Applicant will construct improvements to Williams Drive along the frontage of the subject property to accommodate two (2) lanes southbound, three (3) lanes northbound and a northbound, tapered right turn lane.

6. As represented on the Development Plan, one of two alternative means of access to the Boulevard Professional Center shall be provided at the time of improvement and realignment of Willow Oaks Corporate Drive, said access shall be coordinated by the applicant with the Boulevard Professional Center and approved by DEM. In the event that the alternative access to Willow Oaks Corporate Drive is provided along the north side, the applicant will relocate the proposed entrance to the Boulevard Professional Center to the west to align with the westernmost access point between buildings E and F as shown on the Development Plan. Also, as represented on the Development Plan and in accordance with an existing agreement with representatives of Bedford Village, a road connection between Lothian Road and Willow Oaks Corporate Drive will be provided for egress from Lothian Road to Willow Oaks Corporate Drive.

7. The applicant will upon occupancy of one hundred thousand (100,000) square feet for Buildings D through I, designate a ride sharing coordinator on a permanent basis to work with the County Staff. This coordinator will establish a comprehensive program to implement Transportation Strategy Measures (TSM's) such as the following:

- o Ride sharing including car and van pooling by tenants.

- o Provide a central directory for said car pooling, ride sharing and private van pooling for this project.
- o Designate reserved parking spaces for the office buildings to accommodate parking for the vans used in the private van pooling.
- o Coordinate the said program with the Fairfax County Ride Sharing Coordinator.

8. Applicant shall diligently pursue with the Washington Metropolitan Area Transit Authority (WMATA) the provision of bus service to and from the subject property along Willow Oaks Corporate Drive connecting to the Dunn Loring Metro Station. In the event that said bus service is provided prior to the issuance of the non-residential use permits that would result in the occupancy over 600,000 square feet for Buildings D through I, the applicant shall construct a bus shelter of a type and in a on-site location satisfactory to the applicant. Said location shall be approved by WMATA and the Office of Transportation.

9. Applicant will fund the modification of the traffic signal at the intersection of Williams Drive and Route 50 as needed to provide an additional cycle that may be required to accommodate the left turn movements from Williams Drive on to Route 50 at that intersection. The funds for the said modification shall be determined by and provided to Virginia Department of Transportation upon demand.

10. When Non-Residential Use Permits (Non-RUPs) have been issued for approximately 50% and then 75% of the office gross floor area of the proposed development for Buildings D through I, a trip generation analysis subject to the Office of Transportation's approval will be conducted by the applicant to determine if

trips generated by the subject development exceed the trip rates set forth in the study titled Comparison of Alternative Development Plans for Willow Oaks dated January 25, 1988 prepared by KellerCo, Inc. If the analysis concludes that the projected AM and PM peak hour trips generated by the subject development will be exceeded, the applicant will undertake additional transportation strategies as may be mutually agreed to by the applicant and the Office of Transportation to reduce the peak hour trips to the level set forth in the above-referenced study.

#### IV. Storm Drainage

1. In accordance with the provisions of Part 3 of Article 6 of the Public Facilities Manual and the Regional Stormwater Management Program that has been adopted for the area, a second companion stormwater management facility (Pond A) or an alternative as may be approved by DEM as coordinated with the Department of Public Works shall be provided by the applicant. Pond A has been sized in accordance with the Department of Public Works and their design of Pond B. The volume provided in Pond A exceeds the standards required by the Public Facilities Manual.

2. Prior to final site plan approval, an access easement to the regional stormwater management facility (Pond B) will be provided in the location shown on the Development Plan. The access easement will be 12 feet in width and will be gravelled. It will run between Pond B and Williams Drive. The easement agreement shall be approved by the County Attorney and the Department of Public Works.

3. Prior to final site plan approval, a drainage easement will be granted for areas below the 316 foot elevation which may be subject to flooding by the regional stormwater management facility; or at the option of the

applicant, these areas may be filled by the construction of berms.

4. Prior to the elimination of the existing temporary pond the applicant shall provide an equivalent alternative stormwater management facility through storage vaults, temporary ponds or some alternative measure, as approved by DEM to provide the detention needs of Pond A.

5. The applicant will pay the pro rata share assessment for the drainage improvements in the subject branch of the Accotink Creek Watershed.

OWNER:

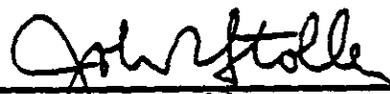
PruBeta-1, a Washington, D.C.  
Joint Venture

By: The Prudential Insurance  
Company of America, Joint  
Venturer

By:   
John W. Dark  
Vice President

By: Equity Washington Venture,  
Joint Venturer

By: Betawest Properties, Inc.  
General Partner

By:   
John R. Stoller  
Vice President

Prudential Insurance Company  
of America

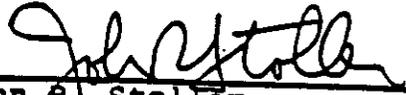
By:   
John W. Dark  
Vice President

MPB Limited Partnership  
By: PruBeta-2, a Washington,  
D.C. Joint Venture  
By: The Prudential Insurance  
Company of America, a  
partner

By:   
John W. Dark  
Vice President

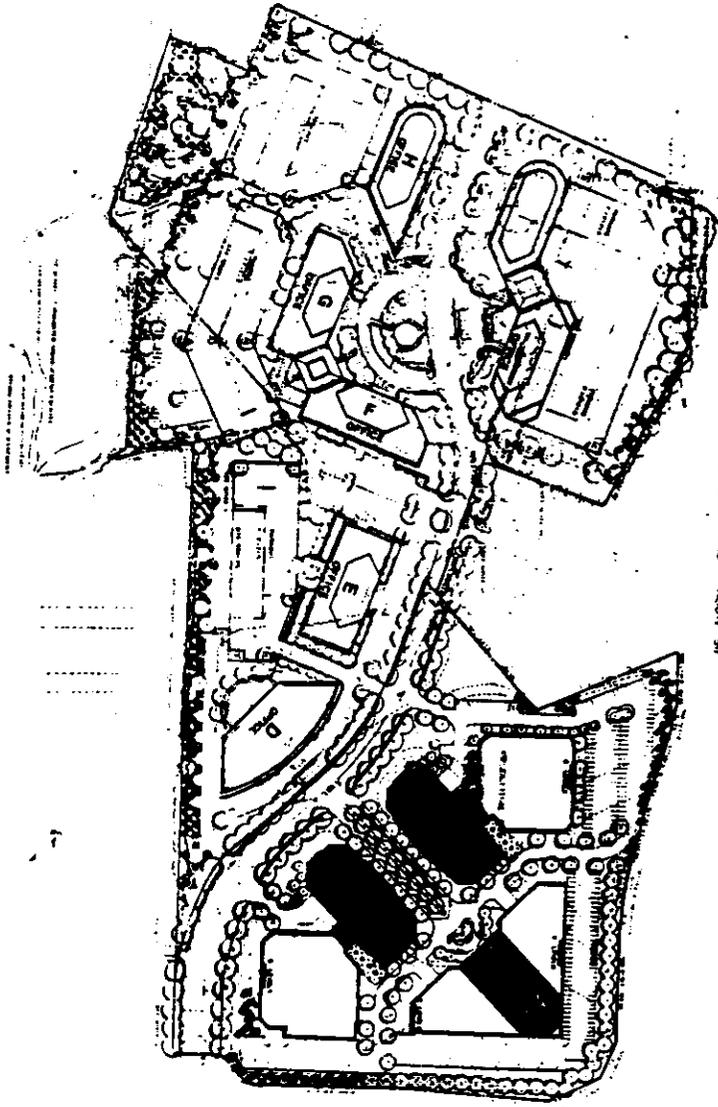
By: Equity Washington Venture,  
a partner

By: BetaWest Properties, Inc.,  
a partner

By:   
John R. Stoller  
Vice President

PRU./1:DFTW01

SHEET NO. 1  
 PROJECT NO. 100-100-100-100  
 DATE: 10/10/00  
 SCALE: 1" = 40'

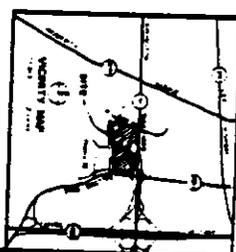


AMHERSTON BOULEVARD ROUTE 56

TALLOWS ROAD ROUTE 550

**LEGEND**

(Symbol)	EXISTING BUILDING
(Symbol)	PROPOSED BUILDING
(Symbol)	EXISTING PARKING
(Symbol)	PROPOSED PARKING
(Symbol)	EXISTING LANDSCAPE
(Symbol)	PROPOSED LANDSCAPE
(Symbol)	EXISTING DRIVEWAY
(Symbol)	PROPOSED DRIVEWAY
(Symbol)	EXISTING UTILITY
(Symbol)	PROPOSED UTILITY



SHEET NO. 1  
 PROJECT NO. 100-100-100-100  
 DATE: 10/10/00  
 SCALE: 1" = 40'

GENERALIZED DEVELOPMENT PLAN - #12-00-00-00  
**WILLOW OAKS CORPORATE CENTER**  
 PROVIDENCE DISTRICT  
 WESSA COUNTY, VIRGINIA

**Dewberry & Davis**  
 Architects Engineers Planners Surveyors  
 1401 Arlington Ave. Fairfax VA 22031  
 703 448-6000





## PROFFERS

PCA 87-P-038

June 17, 1996

Pursuant to Section 15.1-491(a), Code of Virginia, 1950 as amended, subject to the Board of Supervisors adoption of an Ordinance amending the proffered conditions associated with the existing C-3 Zoning on property identified on Fairfax County Tax Map as 49-3 ((1)) 138, 139, 140, 141, 141D, and 141E (the "Application Property") and approving the related Special Exception application for hotel use on tax Map 49-3 ((1)) 141D, the Applicant agrees that the Application Property will be developed in accordance with the following conditions:

1. Applicant hereby reaffirms and incorporates herein the proffers previously agreed to and dated February 17, 1989, a copy of which is made a part hereof; however, references to the "Generalized Development Plan prepared by Dewberry & Davis dated January 12, 1989" shall be amended to "Generalized Development Plan Amendment/Special Exception Plat prepared by Dewberry & Davis dated June 10, 1996 ("GDP/SE Plat")." Office Building D references shall be amended to Hotel Building D, and "office gross floor area" shall be amended to "office and hotel gross floor area." If and when it is determined that a conflict exists between the previously approved proffers dated February 17, 1989 and these proffers, these proffers shall take precedence.
2. The total gross floor area for Buildings D, E, F, G, H, and I shall not exceed 605,304 square feet.
3. In addition to the reaffirmed proffers relating to signage identified as II(5) and II(7), the building mounted and freestanding building identification signs for Tax Map 49-3 ((1)) 141D shall be located as shown on Sheet 1 of the GDP/SE Plat prepared by Dewberry & Davis dated April 19, 1996 and shall be in general conformance with the sign details shown on Sheet 4 of the GDP/SE Plat; however, the Applicant reserves the right to modify the sign's shape, sign wording, and logo for future users so long as the sign's size, height, location and general character are retained. Building mounted signs on Parcel 141D shall not be located on the south face of the building facing Bedford Village.
4. Prior to site plan approval for Parcel 141D, the Applicant shall evaluate the quality of existing trees along the parcel's southern boundary. A landscape plan illustrating tree preservation shall be submitted as part of the final site plan and shall be coordinated and approved by the Urban Forester. The plan shall provide for the preservation of quality trees where feasible and practical, so long as such preservation does not require the installation of retaining walls greater than three feet in height. The Applicant shall work with the Department of Environmental Management to modify the proposed screening along the southern property line to accommodate any trees to be preserved.

5. Any of the individual building sites identified on the GDP/SE Plat or other GDPs referenced by the proffers may be subject to a Proffered Condition Amendment ("PCA") or Special Exception Amendment ("SEA") without joinder and/or consent of the other sites if it is determined by the Office of Comprehensive Planning that such PCA/SEA does not substantially affect any of the other sites. However, the Applicant shall notify all owners of the Application Property of the dates of all public hearings regarding the pending GDP/SEA. Previously approved proffers applicable to the site(s) which are not subject of the PCA/SEA shall otherwise remain in full force and effect.

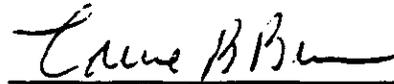
6. Notwithstanding previously approved Proffer B.III .6 dated February 17, 1989, no road connection shall be provided between Willow Oaks Corporate Drive and Lothian Road.

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
PCA 87-P-038  
Page 3

CONTRACT PURCHASER OF  
TAX MAP 49-3 ((1)) 141D

ATLANTIC HOMESTEAD VILLAGE  
INCORPORATED



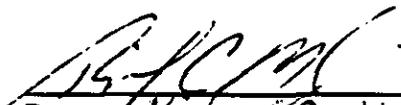
By: Laurie B. Bui

Title: Vice President

PROFFERS  
PCA 87-P-038  
Page 4

TITLE OWNER OF TAX MAP  
49-3 ((1)) 141, 141D

INOVA HEALTH CARE SERVICES

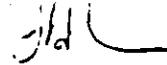
  
By: Richard C. Magentheim  
Title: Sr Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER OF TAX MAP  
49-3 ((1)) 138

PRUBETA-1 JOINT VENTURE

BY: PRUDENTIAL INSURANCE COMPANY OF  
AMERICA, A General Partner



---

By: Leigh Rae  
Its Vice President

BY: EQUITY WASHINGTON VENTURE, A  
General Partner

BY: U.S. WEST REAL ESTATE, INC., Its  
Managing Partner



---

By: STEWART A. LODENSTEIN  
Its: VICE PRESIDENT

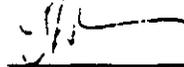
[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER OF TAX MAP  
49-3 ((1)) 139

MPB LIMITED PARTNERSHIP

BY: PRUBETA-2, Its General Partner

BY: PRUDENTIAL INSURANCE COMPANY OF  
AMERICA, A General Partner



By: Leigh Rae  
Its Vice President

BY: EQUITY WASHINGTON VENTURE, A  
General Partner

BY: U.S. WEST REAL ESTATE, INC., Its  
Managing Partner



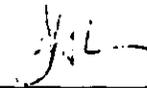
By: STEWART A. LOEWENSTEIN  
Its: VICE PRESIDENT

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
PCA 87-P-038  
Page 7

TITLE OWNER OF TAX MAP  
49-3 ((1)) 140

THE PRUDENTIAL INSURANCE  
COMPANY OF AMERICA



---

By: Leigh Rae  
Its Vice President

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
PCA 87-P-038  
Page 8

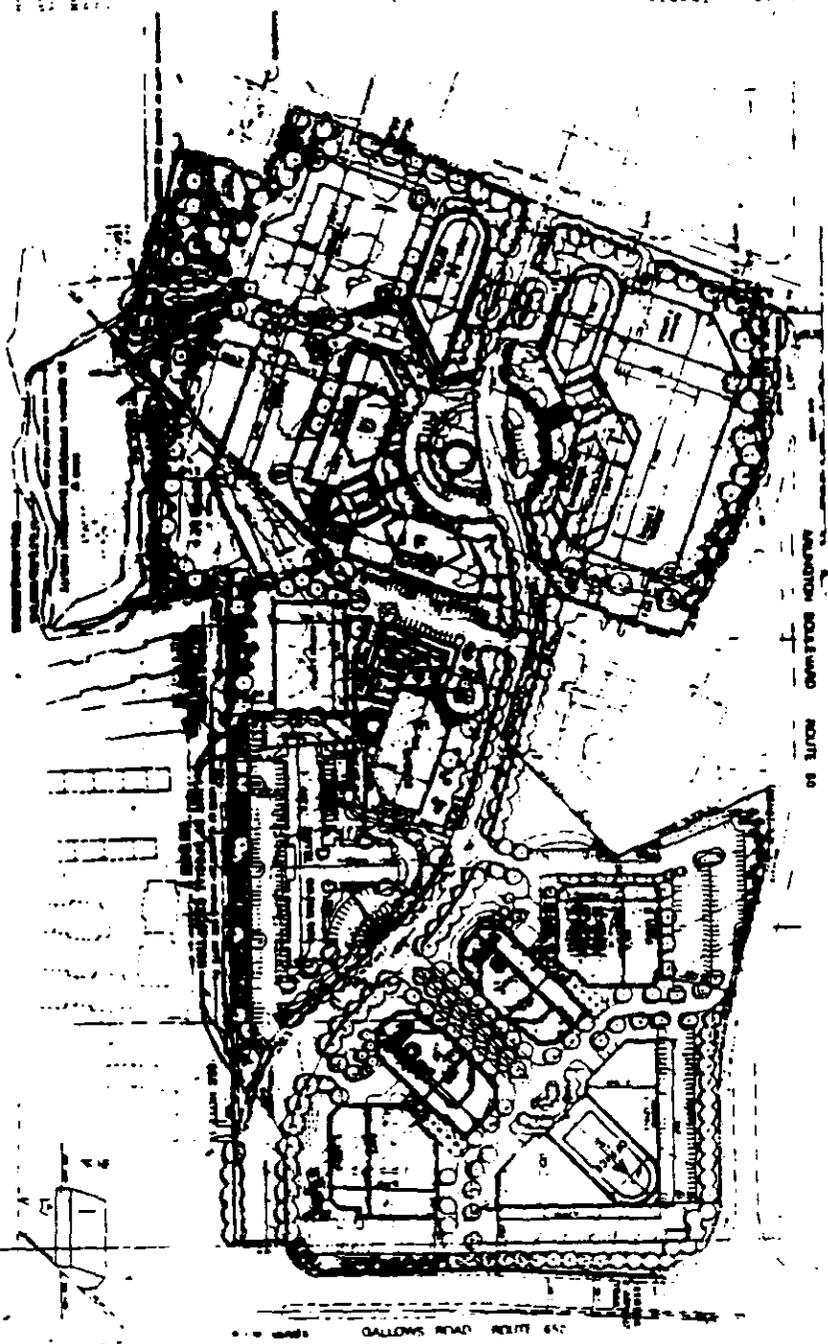
TITLE OWNER OF TAX MAP  
49-3 ((1)) 141E

KAISER FOUNDATION HEALTH PLAN  
OF THE MID-ATLANTIC STATES, INC.

  
By: Cleve Killingsworth  
Title: President Kaiser Permanente/  
Kaiser Foundation Health Plan  
of the Mid-Atlantic States, Inc

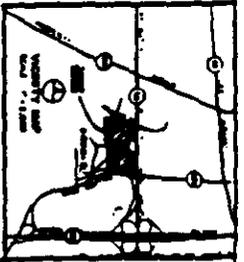
SECURITY\6886\PROFFERS.1

PREPARED BY: DEWBERRY & DAVIS  
 DATE: 11/15/01  
 PROJECT NO: 01-001  
 SHEET NO: 1 OF 1  
 SCALE: AS SHOWN  
 DRAWING NO: 11-001



**WILLOW OAKS CORPORATE CENTER**  
**DEWBERRY & DAVIS**

Symbol	Description
(Circle with dot)	Proposed Building
(Circle with cross)	Proposed Parking
(Circle with slash)	Proposed Landscaping
(Circle with star)	Proposed Utility
(Circle with triangle)	Proposed Access
(Circle with square)	Proposed Signage
(Circle with diamond)	Proposed Fencing
(Circle with circle)	Proposed Security
(Circle with plus)	Proposed Lighting
(Circle with asterisk)	Proposed Other



Item	Description	Quantity
1	Proposed Building	1
2	Proposed Parking	1
3	Proposed Landscaping	1
4	Proposed Utility	1
5	Proposed Access	1
6	Proposed Signage	1
7	Proposed Fencing	1
8	Proposed Security	1
9	Proposed Lighting	1
10	Proposed Other	1

GENERALIZED DEVELOPMENT PLAN AMENDMENT - SPECIAL EXCEPTION PLAT  
**WILLOW OAKS CORPORATE CENTER**  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**LOGGINS & SMITH ARCHITECTS**  
 10000 Woodloch Lane  
 Suite 200  
 Fairfax, VA 22031  
 703-261-0001

**Dewberry & Davis**  
 5801 Arlington Blvd. Fairfax, VA 22031  
 703-890-0001

**PROFFERS****PCA 87-P-038-2****July 29, 1999**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, subject to the Board of Supervisors adoption of an Ordinance amending the proffered conditions associated with the existing C-3 Zoning on property identified on Fairfax County Tax Map 49-3 ((1)) 140 (the "Application Property"), the Applicant agrees that the Application Property will be developed in accordance with the following conditions:

1. **Previous Proffers.** Applicant hereby reaffirms and incorporates herein the proffers previously agreed to and dated June 17, 1996, February 17, 1989 and November 18, 1982, copies of which are made a part thereof except as modified herein. If and when it is determined that a conflict exists between the previously approved proffers and these proffers, these proffers shall take precedence.
2. **Development Plan.** Development of the Application Property shall be in substantial conformance with the Generalized Development Plan ("GDP") prepared by VIKA, Incorporated consisting of 13 sheets dated February 1, 1999 revised through July 29, 1999.
3. **Minor Deviations.** Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP without requiring approval of an amended GDP provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator, agents or assigns and neither increase the total number of gross square feet nor decrease the amount of open space or distances to peripheral lot lines.
4. **Density Credit.** Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT at time of site plan approval.
5. **Landscape Plan.** A landscape plan shall be submitted as part of the site plan and shall be coordinated with and approved by the Urban Forester. This plan shall be in substantial conformance with the landscape concepts, plant selections and plant sizes, shown on Sheets 5, 6, 7 and 11, however substitute plant materials may be provided as approved by the Urban Forester. An appropriate irrigation system for ground level landscaping and parking deck landscaping shall be installed as approved by the Urban Forester.

The existing evergreen tree buffer along the Route 50 frontage shall remain and shall be

supplemented with ornamental trees and shrubs, with the exception that pursuant to Proffer 11, some evergreen trees may be removed if necessary to accommodate construction of a new sidewalk. Prior to any clearing and grading on the Application Property, the limits of clearing and grading around these evergreen trees shall be protected by fencing, a minimum of four (4) feet in height, placed as close as practical to the dripline of the trees.

6. Gallows Road Buffer Area. A substantial landscape buffer shall be provided between the parking deck and the Gallows Road frontage in substantial conformance with the detailed plan on Sheet 11. A landscaped berm a minimum of three (3) feet above the grade of Gallows Road shall be constructed along Gallows Road between the proposed parking structure and the proposed walk. The berm shall be landscaped with a variety of deciduous and evergreen trees in order to create an effective year-round screen. Major shade trees in this area shall be a minimum of a 4-inch caliper at the time of planting. Evergreen trees in this area shall be a minimum of 14 to 16 feet at the time of planting. Additional ornamental trees and shrubbery shall be provided as shown on Sheet 11 and as approved by the Urban Forester. The Applicant shall consistently maintain this landscape buffer and shall promptly replace any dead or diseased plant materials.

7. Gallows Road Streetscape. The Applicant shall provide streetscaping along Gallows Road in front of the Application Property and adjacent property identified as Tax Map 49-3 ((1)) 139. Streetscape elements shall include:

- reconstruction of the 8-foot wide Type I asphalt trail in a slightly curvilinear fashion as shown on Sheet 11 so as to allow for the installation of several planting areas between the trail and the curb. A public access easement shall be provided on portions of the trail located outside of the right-of-way of Gallows Road.

- no less than three benches and trash receptacles for pedestrian convenience with each bench set in a seasonally landscaped area; and

- installation of pedestrian scaled lighting adjacent to the trail.

Recognizing that the Merrifield Revitalization Task Force is in the process of formulating new streetscape standards for the Board of Supervisors' consideration as a future Comprehensive Plan amendment, the above-described streetscaping elements may be modified or adjusted to reflect these new standards. The detailed streetscape plan for the Application Property shall be submitted to the Providence District Supervisor for review and approval prior to site approval.

8. Design Detail. The design details shown on Sheets 6-13 submitted with the G

connecting this rear entrance to the pedestrian system in the center of the site.

11. Route 50 Sidewalk. A minimum four foot wide sidewalk that meets ADA requirements shall be constructed within the right-of-way along the Application Property's Route 50 frontage, as generally shown on Sheet 3. However, should it be determined that the construction of said sidewalk requires the relocation of existing underground utilities in the right-of-way, the Applicant reserves the right to relocate the sidewalk so as to avoid relocation of underground utilities. Such relocation may result in the removal of evergreen trees along Route 50 designated for preservation in Proffer 5. The Applicant shall work with the Urban Forester to determine a new location which has the least impact on these trees. Should existing evergreen trees have to be removed to accommodate the sidewalk, the Applicant shall plant replacement trees at a size and location to be determined by the Urban Forester.
12. Stormwater Management. The Applicant shall provide stormwater management off-site in an existing pond located on Tax Map 49-3 ((1)) 141, per Fairfax County Plan 5544-PI-01. The Applicant shall provide Best Management Practices (BMPs) on site in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance.
13. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
14. Counterparts. These proffers may be executed in one or more counterparts, each of one when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in same instrument.
15. Severability. Any of the sections may be subject to a Proffered Condition Amendment without joinder and/or consent of the other sections, if such PCA does not affect any other sections. Previously approved proffered conditions applicable to the section(s) which is not the subject of such a PCA shall otherwise remain in full force and effect.

(SIGNATURES BEGIN ON NEXT PAGE)

provided to illustrate the design intent and overall organization of the proposed development. Landscaping and on-site amenities shall be generally consistent in terms of character and quantity with the illustrations and details presented on these sheets. Specific features such as exact locations of plantings, pedestrian lighting, sidewalks are subject to modification with final engineering and architectural design. Site amenities shall include:

- a. Paved and landscaped plaza at the front of the building with an ornamental tree, sculpture or other artwork installed at the entry circle.
- b. A lawn/landscaped area at the corner of Route 50 and Gallows Road with either a fountain, sculpture or other artwork.
- c. Benches and pedestrian lighting in plazas, garden and lawn areas.
- d. A covered or enclosed walkway between the office building and parking structure.

9. Architecture.

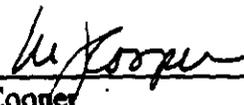
- a. The architectural design of the building shall be harmonious and complementary to the two (2) existing adjacent buildings. The primary building materials shall include one or more of the following: architectural metal panels, stone, pre-cast concrete and glass. All mechanical equipment on the roof shall be screened from street view. All antennae and dishes on the roof shall be located so as to minimize views from the street. Loading areas shall be screened from view from Route 50 and Gallows Road. Prior to site plan approval, the architectural elevations of the building shall be submitted to the Providence District Supervisor for review and approval.
- b. The facade of the parking structure shall be primarily constructed of either stone or pre-cast concrete at the discretion of the Applicant. The upper level of the parking structure shall be stepped back along the Route 50 and Gallows Road frontages. Planters shall be included along the exterior edge of the two upper levels adjacent to Route 50 and Gallows Road as shown on Sheets 3 and 5. Cascading evergreen plant material as shown on Sheet 11, or substitute plant selections as approved by the Urban Forester, shall be installed to soften the edge and screen the facade. Details of the parking deck tree planters and parking deck exterior edge planters shall be submitted for review by the Urban Forester at the time of first site plan submission.

10. Pedestrian Connections. A pedestrian system shall be constructed from the front plaza through the open space areas to connect with the reconstructed trail along Gallows Road, as generally shown on Sheet 5 of the GDP. Should the office building be constructed with a secondary entrance at the rear of the building, a pedestrian walk shall be provided

Proffers  
PCA 87-P-038-2

APPLICANT/TITLE OWNER  
PRENTISS PROPERTIES ACQUISITION  
PARTNERS, L.P., a Delaware Limited  
Partnership

by: Prentiss Properties I, Inc., a Delaware  
Corporation, General Partner

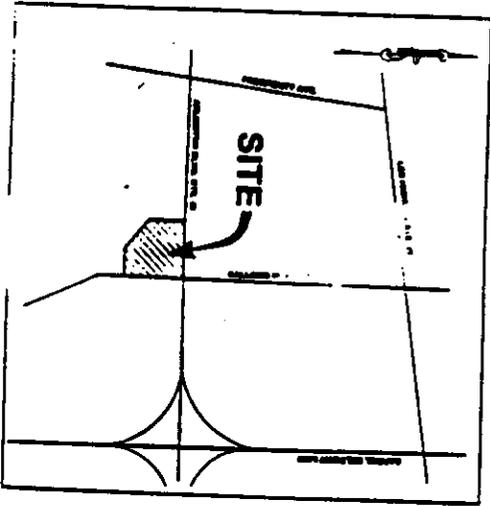
  
\_\_\_\_\_  
Michael J. Cooper  
Vice President

(SIGNATURES END)

# WILLOW OAKS CORPORATE CENTER

## GENERALIZED DEVELOPMENT PLAN AMENDMENT PLAT/ PROFFERED CONDITION AMENDMENT PLAT

PROVIDENCE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
G.D.P.A. / P.C.A. # 87-P-038-2



VI  
VIRGINIA MAP  
SCALE 1"=100'

**SHEET INDEX**

- 1 COVER SHEET
- 2 PROFFERED CONDITION AMENDMENT PLAT
- 3 GENERAL NOTES
- 4 NOTES/NOTES TO SHEETS
- 5 LANDSCAPE PLAN
- 6 SITE PLAN
- 7 WELLS AND WATER SUPPLY SYSTEMS
- 8 NEW PROPOSED BUILDING FOOTPRINTS
- 9 NEW PROPOSED DRIVEWAYS
- 10 EXISTING ROAD STREETCLOSING STUDY LAYOUTS
- 11 NEW PROPOSED ROAD LAYOUTS
- 12 NEW PROPOSED BUILDING FOOTPRINTS
- 13 SITE DIMENSIONS

**OWNER / APPLICANT**

PROVIDENCE DISTRICT  
3915 WILLOW OAKS DRIVE  
SUITE 200  
FALLS CHURCH, VIRGINIA 22040  
(703) 944-2700

**ARCHITECTS**

ADVERTISING ASSOCIATES  
AND PUBLIC STRATEGISTS  
ALEXANDRIA, VIRGINIA 22304  
(703) 798-0000

**ENGINEER**

STATE ENGINEERING  
SUITE 200  
1000 WILLOW OAKS DRIVE  
FALLS CHURCH, VIRGINIA 22040  
(703) 944-2700

FEBRUARY 1, 1993  
REVISED APRIL 28, 1993  
REVISED MAY 28, 1993  
REVISED MAY 29, 1993  
REVISION: 1  
REVISION: 2  
REVISION: 3  
REVISION: 4  
REVISION: 5  
REVISION: 6  
REVISION: 7  
REVISION: 8  
REVISION: 9  
REVISION: 10  
REVISION: 11  
REVISION: 12  
REVISION: 13  
REVISION: 14  
REVISION: 15  
REVISION: 16  
REVISION: 17  
REVISION: 18  
REVISION: 19  
REVISION: 20  
REVISION: 21  
REVISION: 22  
REVISION: 23  
REVISION: 24  
REVISION: 25  
REVISION: 26  
REVISION: 27  
REVISION: 28  
REVISION: 29  
REVISION: 30  
REVISION: 31  
REVISION: 32  
REVISION: 33  
REVISION: 34  
REVISION: 35  
REVISION: 36  
REVISION: 37  
REVISION: 38  
REVISION: 39  
REVISION: 40  
REVISION: 41  
REVISION: 42  
REVISION: 43  
REVISION: 44  
REVISION: 45  
REVISION: 46  
REVISION: 47  
REVISION: 48  
REVISION: 49  
REVISION: 50  
REVISION: 51  
REVISION: 52  
REVISION: 53  
REVISION: 54  
REVISION: 55  
REVISION: 56  
REVISION: 57  
REVISION: 58  
REVISION: 59  
REVISION: 60  
REVISION: 61  
REVISION: 62  
REVISION: 63  
REVISION: 64  
REVISION: 65  
REVISION: 66  
REVISION: 67  
REVISION: 68  
REVISION: 69  
REVISION: 70  
REVISION: 71  
REVISION: 72  
REVISION: 73  
REVISION: 74  
REVISION: 75  
REVISION: 76  
REVISION: 77  
REVISION: 78  
REVISION: 79  
REVISION: 80  
REVISION: 81  
REVISION: 82  
REVISION: 83  
REVISION: 84  
REVISION: 85  
REVISION: 86  
REVISION: 87  
REVISION: 88  
REVISION: 89  
REVISION: 90  
REVISION: 91  
REVISION: 92  
REVISION: 93  
REVISION: 94  
REVISION: 95  
REVISION: 96  
REVISION: 97  
REVISION: 98  
REVISION: 99  
REVISION: 100









## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT: Revised LAND USE ANALYSIS: SE 99-P-023**  
**INOVA-Route 50                          PCA 87-P-038-3**

**DATE:** 29 July 1999

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:**

*Date of Development Plan:* July 9, 1999  
*Request:* An assisted living facility for the elderly  
*FAR:* .53 (see discussion about FAR for entire office park)  
*Land Area:* 5.2 acres

**CHARACTER OF THE SURROUNDING AREA:**

The site is located on Route 50 in the Route 50/I-495 area within the greater Merrifield Suburban Center. The site is a few hundred feet west of Gallows Road at the intersection of Williams Drive. The site is located within the Willow Oaks Corporate Center, which is planned for office use. There is no intensity maximum stated in the Plan but the approved intensity of the entire office park is .71 FAR. The Dewberry and Davis office building is located opposite the site on the west side of Williams Drive and is built at an FAR of about .80. There is a series of office park developments opposite the site on the north side of Route 50 that extends from the restaurant park at Gallows Road to Prosperity Avenue. The intensity of office development lies within a broad range between .24 and .74 FAR. Most of the development is about .50 FAR in these office park developments. There is a medium-rise office building on Route 50 that is surrounded by the subject property. The intensity of this medical office building is .60 FAR.

There is a small townhouse-style professional office development between the medium-rise office building and the Willow Oaks Corporate Center property.

## **COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:**

### **Plan Text:**

On page 243 in the 1991 Area I Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Merrifield Suburban Center, the Route 50/I-495 Area in the Jefferson Planning District, the Comprehensive Plan states:

“1. Land on both sides of the Route 50 corridor from Prosperity Avenue to Gallows Road is planned for development as an office park. This recommended development should:  
.....

- Maintain a substantial buffer of existing vegetation along the Route 50 corridor; adjacent to the service drive right-of-way....
- Maintain an average building height of six stories, while permitting a range of structures between two and eight stories.
- Provide pedestrian walkways connecting all portions of the proposed office development, and linking with convenient bus stop shelters along Route 50.”

### **Plan Map:**

The Comprehensive Plan map shows that the property is planned for office use.

### **Analysis:**

#### *Land Use and Intensity*

Although this site is in a larger area planned for office use, it is this division's view that the proposed medical care facility use does not conflict with the intent of the Plan. Medical office and hospital uses which are well established in the area complement this use. Office use is also already well established in this land unit. Its viability would in no way be impaired by the proposed facility. The low traffic generating characteristics are a plus for this part of the Route

50 corridor. The proposed intensity of .53 FAR is less than the approved overall Willow Oaks Corporate Center FAR of .71.

#### *Substantial Buffer and Streetscaping Along Route 50*

The Plan text recommending a substantial buffer along Route 50 was intended to soften the impact of medium or high rise office buildings. This proposal is for a maximum building height of 45 feet, or three stories, which does not have as great an impact visually as a multistory office building. However, the buffering along Route 50 should be more substantial than shown on the proposed development plan. The access drive that loops around the building near Route 50 apparently serves only as a loading access. This uses a lot of land that could more appropriately serve as a buffer area; and it appears that there are other loading area access points to the building. Changing this is suggested to increase the landscaping and buffer area between the building and Route 50.

There is a need for a sidewalk along the Route 50 frontage. The sidewalk will have to be placed along the service drive until the right-of-way is fully utilized at which time it will be moved and reconstructed by VDOT. Shade trees should be planted every thirty feet apart along this sidewalk.

#### *Building Height*

The proposed building height is within the range recommended in the Plan.

#### *Off-site Pedestrian Connections*

The addition of the sidewalk along the Route 50 frontage will complete the pedestrian system on this site. The system would then provide all the appropriate off-site connections needed to adjacent development.

#### *Screening From Surrounding Office Development*

In order to improve the quality of this proposed development, the parking lots along Williams Drive and Willow Oaks Corporate Drive should be screened with hedges.

#### *Tree Save*

There is a stand of specimen trees in the northeast corner of the site where a small parking area is shown on the development plan. If possible, this parking area should be deleted in favor of

Barbara A. Byron  
SE 99-P-023 & PCA 87-P-038-3  
Page 4

tree preservation with the parking spaces absorbed elsewhere on the site. These trees should be maintained as an amenity between the proposed assisted living facility and the existing offices adjacent to Route 50.

BGD:SEM

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

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

**SUBJECT:** ADDENDUM  
ENVIRONMENTAL ASSESSMENT for: PCA 87-P-038-3  
SE 99-P-23  
INOVA - WILLOW OAKS

**DATE:** 25 August 1999

**BACKGROUND:**

This is an addendum to the Planning Division's original environmental assessment report for this project dated July 23, 1999. Please see the July 23 report for a complete analysis of this application.

The original assessment identified issues related to transportation generated noise, light pollution, trails, and tree preservation. At the time of the original report, staff did not have the future ADT projections needed to predict whether transportation generated noise would be an issue for this site. Staff has recently received the ADT projections and has now been able to complete the roadway noise analysis.

**TRANSPORTATION NOISE ANALYSIS:**

- Issue:** This site is located adjacent to Route 50. The development plan shows proposed assisted living units approximately 150 feet from the centerline of Route 50. The application does not include a highway noise analysis.

Staff performed a preliminary highway noise analysis for this site based on projected traffic levels for Route 50. This analysis produced the following noise contour projections (note: DNL dBA is equivalent to dBA  $L_{dn}$ ):

ZONING EVALUATION DIVISION

AUG 26 1999

DEPARTMENT OF PLANNING AND ZONING

RECEIVED

Soft-site (vegetated) conditions

DNL 65 dBA	450 feet from centerline
DNL 70 dBA	210 feet from centerline
DNL 75 dBA	100 feet from centerline

Hard-site (non-vegetated) conditions

DNL 65 dBA	1340 feet from centerline
DNL 70 dBA	425 feet from centerline
DNL 75 dBA	135 feet from centerline

**Suggested Solution:** Any assisted living units with projected interior noise levels of DNL 45 dBA or higher should have facades constructed of materials that will be sufficient to achieve interior noise level reductions to below DNL 45 dBA.

BGD:JPG

FAIRFAX COUNTY, VIRGINIA

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

MEMORANDUM

**JUL 27 1999**

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ  
ZONING EVALUATION DIVISION

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

**SUBJECT:** ENVIRONMENTAL ASSESSMENT for: SE 99-P-023  
PCA 87-P-038-3  
INOVA

**DATE:** 23 July 1999

**BACKGROUND:**

This report, prepared by Irish Grandfield, 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 Development Plan dated March 23, 1999. The report also identifies possible solutions to remedy environmental impacts. Alternative solutions may be acceptable provided that they achieve the desired degree of mitigation and are 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:

1. **Transportation Generated Noise (Objective 4, p. 89, The Policy Plan)**

**“Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a. Regulate new development to ensure that people are protected from unhealthful levels of transportation noise. . .

New development should not expose people in their homes, or other noise sensitive environments to noise in excess of DNL 45 dBA, or to noise in excess of DNL 65 dBA in the outdoor recreation areas of homes. To achieve

these standards new residential development in areas impacted by highway noise between DNL 65 and 75 dBA will require mitigation. New residential development should not occur in areas with projected highway noise exposures exceeding DNL 75 dBA. . . .”

2. **Light Pollution (Objective 5 p. 89, The Policy Plan)**

**“Minimize light emissions to those necessary and consistent with general safety.**

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

3. **Tree Preservation**

A. **(Objective 10, p. 93, The Policy Plan)**

**“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 or restore the maximum amount of tree cover on developed and developing sites consistent with planned land use and good silvicultural practices. . . .”

B. **(Policy 1, p. 243, Area I Plan)**

**“Policy 1: Land on both sides of the Route 50 corridor from Prosperity Avenue to Gallows Road is planned for development as an office park. This recommended development should:**

. . . Maintain a substantial buffer of existing vegetation along the Route 50 corridor; adjacent to the service drive right-of-way... .”

4. **Trails (Objective 4, p. 59, The Policy Plan)**

**“Fairfax County should provide a comprehensive network of trails and sidewalks as an integral element of the overall transportation network.**

Policy a: Plan for Pedestrian, bicycle, and bridle path/hiking trail system components in accordance with the Countywide Trails Plan. . . .”

## **ENVIRONMENTAL ANALYSIS:**

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

### **1. Transportation Generated Noise**

**Issue:** This site is located adjacent to Route 50. The development plan shows proposed assisted living units approximately 150 feet from the centerline of Route 50. The application does not include a highway noise analysis. At this time, staff is awaiting ADT projections to estimate noise levels on-site.

**Suggested Solution:** Any assisted living units with projected interior noise levels of DNL 45 dBA or higher should have facades constructed of materials that will be sufficient to achieve interior noise level reductions to below DNL 45 dBA.

### **2. Light Pollution**

**Issue:** The location and types of outdoor lighting that are proposed for this site are not shown on the development plan. Staff does not object to any particular type of street lighting as long as the design is appropriate and the lighting does not cause light pollution.

**Suggested Solution:** All exterior lighting provided on the property should be focused directly on parking/driving areas and sidewalks. No lighting should project beyond the property line. Full cut-off lighting should be provided for any proposed outdoor lighting. Outdoor lighting for property name signage should be designed to minimize glare. One way to minimize glare is to use front-lit rather than back-lit signs and direct any light downward on the sign rather than upward or horizontally.

### **3. Tree Preservation**

**Issue:** Both the Policy Plan and the Area Plan call for tree preservation. One promising area for tree preservation is in the northeast corner of the site where there are mature white and red oaks.

The only area on the Development Plan that is designated for preserving

“Existing Vegetation” is not actually on this site. It appears to be located within the Route 50 right of way. The label is misleading and should be removed from the development plan.

***Suggested Solution:*** The development plan shows a small parking area next to the northeast entrance to this site. This is the portion of the site with mature oaks. Staff recommends that the parking area be relocated or removed from the development plan and that the triangular shaped area between the proposed site entrance, the northern property line and the eastern property line be designated as a tree save area.

The Urban Forester should be consulted to evaluate this proposed tree save area and to identify other potential tree preservation areas, particularly along the perimeter of this site. Tree preservation areas should be identified on the development plan. Any tree save areas (including the dripline of the trees) should be shown on the development plan.

#### 4. **Trails**

***Issue:*** The Trails Plan Map shows a Bicycle/Equestrian Trail along Route 50. It is unclear if the trail is designated for the south side (onsite) or north side of the road (offsite). The Development Plan does not show any proposed trail or sidewalk. within the area of dedication for Gallows Road.

***Suggested Solution:*** The Director of DPWES will determine the requirement for a trail at site plan.

BGD:JPG

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

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

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT

**FILE:** 3-5 (RZ 87-P-038)  
3-4 (SE 99-P-023)

**SUBJECT:** PCA 87-P-038-3/SE 99-P-023; Inova Health Care Services  
Traffic Zone: 1522  
Land Identification Map: 49-3 ((1)) 141P

**DATE:** June 2, 1999

Comments by the Department of Transportation regarding the subject application are noted below. These comments are based upon plats/plans made available to this office, dated March 23, 1999, and revised through April 15, 1999.

- In conjunction with the subject development, the applicant should dedicate right-of-way and construct improvements to Williams Drive between Arlington Boulevard (Route 50) and Willow Oaks Corporate Drive in conformance with the scope of improvements proffered in RZ 87-P-038.
- In conjunction with the subject development, the applicant should construct the extension of Willow Oaks Corporate Drive to Williams Drive as planned and previously proffered.
- In conjunction with the subject development, a right-turn lane from eastbound Route 50 to Williams Drive should be completed.
- Proffers approved with RZ 87-P-038 note that a ridesharing coordinator is to be designated upon occupancy of 100,000 square feet of Buildings D-I. Completion of Phases I and II of the subject development will trigger that commitment.
- A bus shelter has been proffered upon establishment of bus service to the Willow Oaks Corporate Center site. At present, bus service is being provided on Gallows Road between Fairfax Hospital and the Dunn Loring

Ms. Barbara Byron  
June 2, 1999  
Page 2

Metro station. With development of the subject site, the applicant should seek to initiate direct bus service to this portion of the site via Willow Oaks Corporate Drive, Williams Drive, Route 50. A bus shelter should be provided upon development of Buildings F, G, and H.

- The proposed entrance to the subject site from Williams Drive should be closed.
- Entrances to the site from Willow Oaks Corporate Drive should be aligned with those proposed for Buildings F, G and H opposite the site.
- All other appropriate transportation proffer commitments made under RZ 87-P-038 should be reaffirmed.

AKR/MAD

cc: Michelle Brickner, Deputy Director, Office of Site Development Services,  
Department of Public Works and Environmental Services



# COMMONWEALTH of VIRGINIA

## DEPARTMENT OF TRANSPORTATION

3975 FAIR RIDGE DRIVE  
FAIRFAX, VA 22033  
(703) 383-VDOT (8368)

DAVID R. GEHR  
COMMISSIONER

THOMAS F. FARLEY  
DISTRICT ADMINISTRATOR

May 13, 1999

Ms. Barbara A. Byron  
Director of Zoning Evaluation  
Department of Planning and Zoning  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035-5511

Re: SE 99-P-023 & PCA 87-P-038-03, INOVA Willow Oaks  
Tax Map No.: 049-3 /01/ /0141- P

Dear Ms. Byron:

This office has reviewed the special exception plat/generalized development plan relative to the above-mentioned applications and offers the following comments.

The applicant should dedicate 35 feet of right-of-way from the centerline of Williams Drive to the property line and should construct a 26 foot cross section from the centerline to the face of curb. With these improvements, the geometrics along Williams Drive at the intersection with Route 50 should include an exclusive right turn lane.

The entrance along Williams Drive should be closed due to conflicts with intersection queues. The entrances along Willow Oaks Corporate Drive should be relocated to where they align with future opposing ones. The improvements to Willow Oaks Corporate Drive should be coordinated with opposing office development and should match the existing improved section.

For additional information please contact this office.

Sincerely,

A handwritten signature in cursive script, reading "Noreen H. Maloney".

Noreen H. Maloney  
Transportation Engineer

cc: Mr. R. L. Moore

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUN 22 1999

**TO:** Staff Coordinator  
Zoning Evaluation Division  
Department Of Planning and Zoning

**FROM:** Gilbert Osei-Kwadwo, Chief *gok*  
Engineering Analysis and Planning Branch  
System Engineering and Monitoring Division

ZONING EVALUATION DIVISION

**SUBJECT:** Sanitary Sewer Analysis Report

**REF:** Application No. PCA 87-P-038-03 conc.w/ SE 99-P-023  
Tax Map No. 049-3-((01))- -0141 P

**DATE:** June 21, 1999

The existing 8-12 inch sanitary sewer lines within the area for the referenced Proffered Condition Amendment (PCA) do have adequate capacity for the proposed development at the present time.

**FAIRFAX COUNTY WATER AUTHORITY**  
8570 Executive Park Avenue- P. O. Box 1500  
Merrifield, Virginia 22116-0815  
(703) 289-6000

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

May 7, 1999

MAY 6 1999

**MEMORANDUM**

ZONING EVALUATION DIVISION

**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 PCA 87-P-038-03  
SE 99-P-023

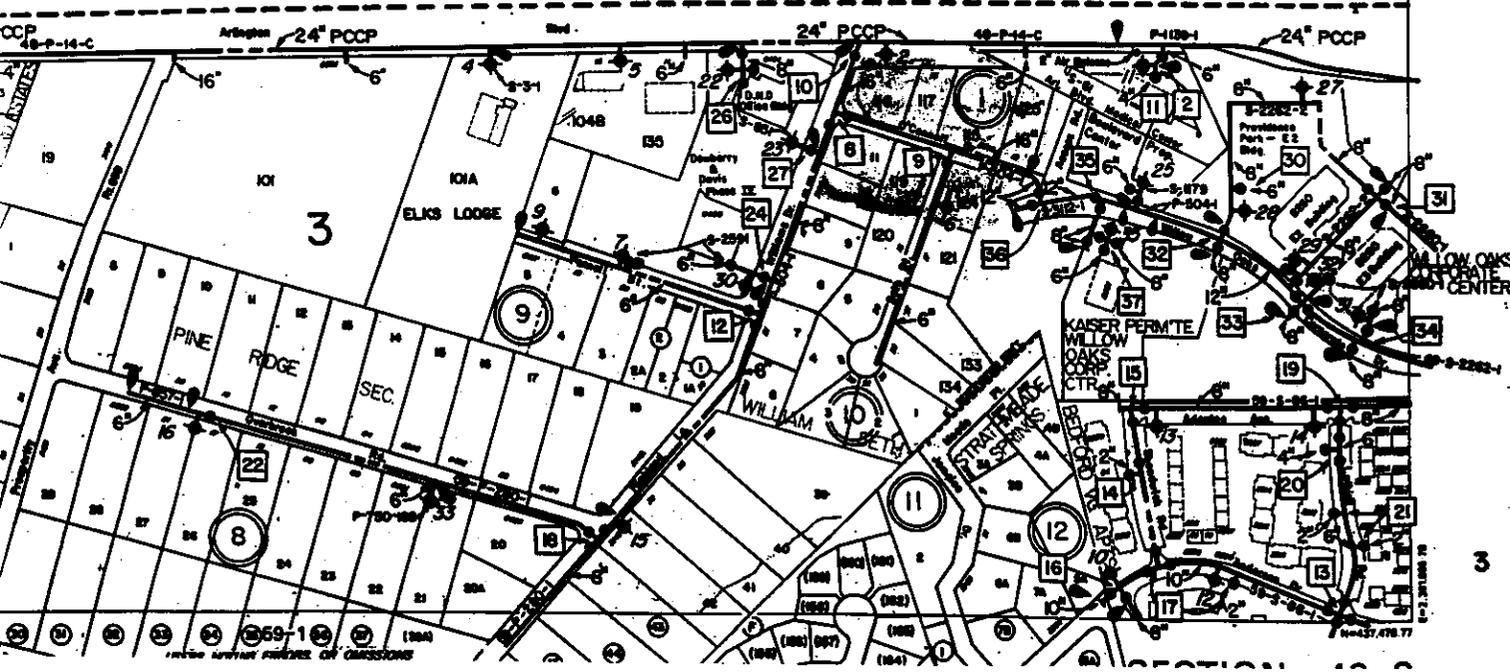
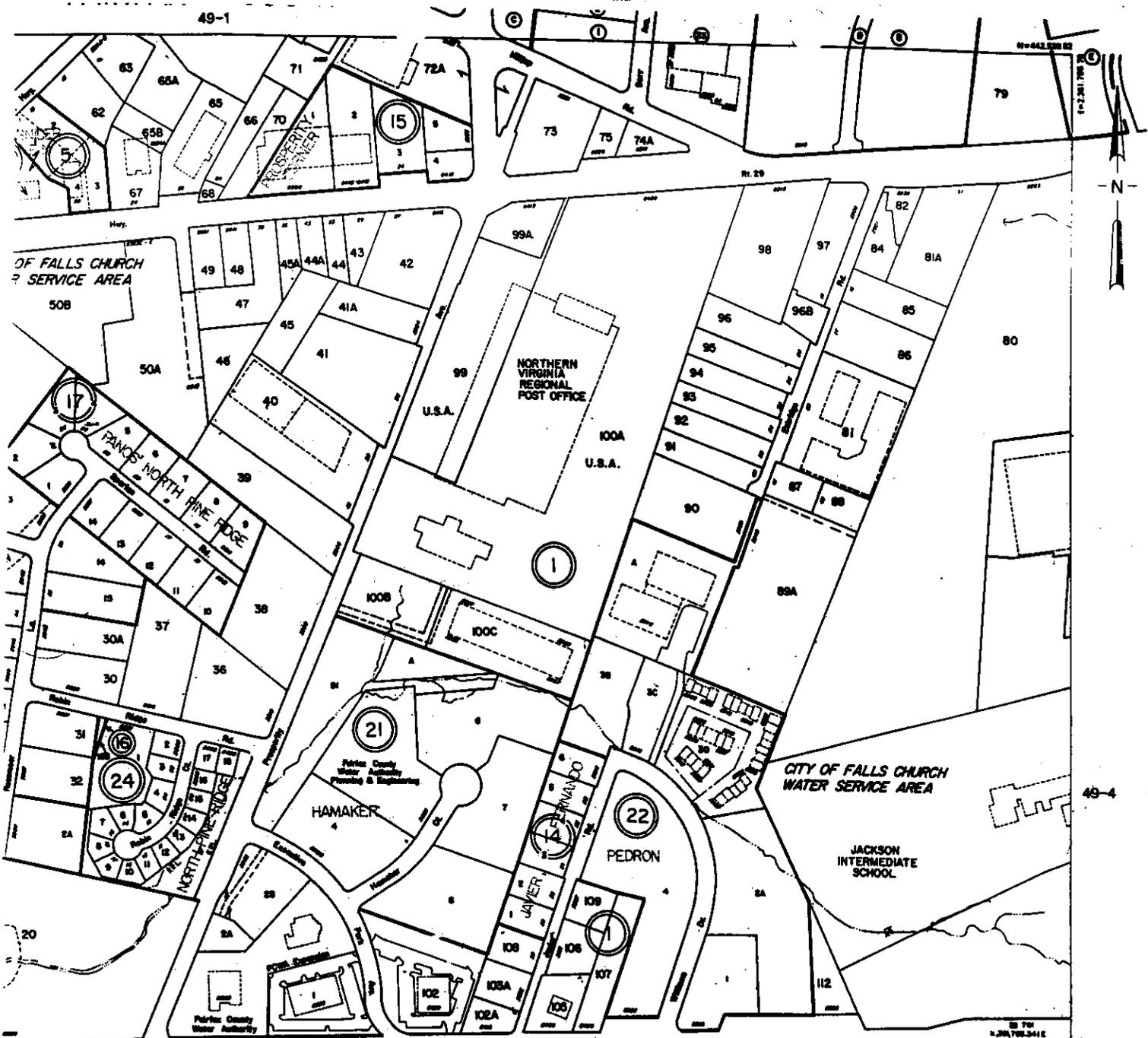
---

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 24, 16, 8 & 6-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. Bain, P.E.  
Acting Manager, Planning

Attachment



**FAIRFAX COUNTY, VIRGINIA**

**MEMORANDUM**

May 3, 1999

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

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

**SUBJECT:** Fire and Rescue Department Preliminary Analysis of Proffered Condition amendment PCA 87-P-038-03 and Special Exception Application SE 99-P-023

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 #30, Merrifield.
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; however, a station location study is currently underway, which may impact this rezoning positively.

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

JUN 8 1999

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

DATE: JUN 03 1999

ZONING EVALUATION DIVISION

FROM: Ronald N. Kirkpatrick, Director   
Utilities Planning and Design Division  
Department of Public Works & Environmental Services

SUBJECT: Rezoning Application Review

Name of Applicant/Application: INOVA Health Care Services

Application Number: 87-P-038-03 99-P-023

Type of Application: PCA SE

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

Date Received in UP&DD: April 30, 1999

Date Due Back to DPZ: May 25, 1999

Site Information: Location - 49-3((1))141pt  
Area of Site - 5.2 acres  
Zoned - C-3  
Watershed/Segment - Accotink Creek / Woodburn

UP&DD Information:

I. Drainage:

- UP&DD Drainage Complaint files:

Yes  No Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, describe: **There are complaints, on file with PSB, concerning house flooding, stream erosion and yard flooding, approximately 2,000 feet to 3,000 feet downstream of this proposed development.**

- Master Drainage Plan (proposed projects): **AC291 - Channel stabilization is proposed approximately 1 mile downstream of site.**
- UP&DD Ongoing County Drainage Projects: **None.**
- Other Drainage Information: **This site outfalls into Accotink Pond B, a detention facility.**

RE: Rezoning Application Review

II. Trails:

Yes  No Any funded Trail projects affected by this application?

If yes, describe:

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

If yes, describe:

III. School Sidewalk Program:

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

If yes, describe:

Yes  No Any funded sidewalk projects affected by this application?

If yes, describe:

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

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

If yes, describe:

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

If yes, describe:

V. Other UP&DD Projects or Programs:

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

If yes, describe:

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

If yes, describe:

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

If yes, describe:

Other Program Information: **None.**

RE: Rezoning Application Review

Application Name/Number: **INOVA Health Care Services / PCA 87-P-038-03 and SE 99-P-023**

**\*\*\*\*\* UTILITIES PLANNING AND DESIGN DIVISION, DPW, RECOMMENDATIONS\*\*\*\*\***

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

**DRAINAGE RECOMMENDATIONS: Applicant shall verify size and capacity of proposed off-site stormwater management facility to ensure it is designed to accommodate this site and that it is completed or bonded prior to subdivision plan approval.**

**TRAILS RECOMMENDATIONS: None.**

**SCHOOL SIDEWALK RECOMMENDATIONS: None.**

**SANITARY SEWER E&I RECOMMENDATIONS:**

Yes  NOT REQUIRED

Extend sanitary sewer lines to the development boundaries on the \_\_\_\_\_ sides for future sewer service to the existing residential units adjacent to or upstream from this rezoning. Final alignment of the sanitary extension to be approved by Department of Public Works during the normal Department of Environmental Management plan review and approval process.

Other E&I Recommendations: **None.**

**OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: None.**

UP&DD Internal sign-off by:

Planning Support Branch (Ahmed Rayyan)

Utilities Design Branch (Walt Wozniak)

Transportation Design Branch (Larry Ichter)

Stormwater Management Branch (Fred Rose)

RNK/

cc: Gordon Lawrence, Coordinator, Office of Safety, Fx. Co. Public Schools (only if sidewalk recommendation made)

Gilbert Osei-Kwadwo, Chief, Engineering Analysis Planning Branch

Bruce Douglas, Chief, Environment and Development Review Branch

## FAIRFAX COUNTY, VIRGINIA

**RECEIVED**  
DEPARTMENT OF PLANNING AND ZONING

## MEMORANDUM

JUL 21 1999

ZONING EVALUATION DIVISION

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division**DATE:** July 19, 1999**FROM:** Bill Ference, Sr. Program Manager, *UMF*  
Revitalization Division**FILE NO:** 1350, 1360.05.5**SUBJECT:** PCA 87-038-3, SE 99-P-023

Staff from the Department of Housing and Community Development , Revitalization Division, has reviewed the above referenced case. In general, we have found the application to be in accord with the intent of the revitalization program for Merrifield and would support its approval

The proposed assisted living facility is on the fringe of the revitalization area, but it will contribute to the mixed-use character that is desirable in intensely developed commercial centers, and the extensive landscape proffers will add to the visual improvement of the area around a major highway intersection.

As always, Revitalization Division comments are based solely on a projects' ability to contribute to the overall physical, social, and economic revitalization of an area and should not be considered to provide a detailed review of applicable codes or ordinances.

cc. Barbara H. Carpenter, Director, Revitalization Division, Department of Housing and  
Community Development  
Leslie Johnson, DPZ

## SPECIAL EXCEPTIONS

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.

**9-305 Additional Standards for Conference Centers and Retreat Houses**

1. 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.

**9-306 Additional Standards for Housing for the Elderly**

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.
2. Housing for the elderly may include general nursing facilities designed solely for the residents as an accessory use.
3. The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.

## FAIRFAX COUNTY ZONING ORDINANCE

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

## SPECIAL EXCEPTIONS

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

### **9-310 Additional Standards for Private Schools of General Education and Private Schools of Special Education**

1. In addition to complying with the minimum lot size requirements of the zoning district in

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted in the zoning district if the site were developed as a conventional subdivision. See Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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 DEM 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 DEM 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&FAgricultural & Forestal District	PDPlanning Division
ADUAffordable Dwelling Unit	PDCPlanned Development Commercial
ARBArchitectural Review Board	PDHPlanned Development Housing
BMPBest Management Practices	PFMPublic Facilities Manual
BOSBoard of Supervisors	PRCPlanned Residential Community
BZABoard of Zoning Appeals	RMAResource Management Area
COGCouncil of Governments	RPAResource Protection Area
CBCCommunity Business Center	RUPResidential Use Permit
CDPConceptual Development Plan	RZ Rezoning
CRDCommercial Revitalization District	SESpecial Exception
DOTDepartment of Transportation	SPSpecial Permit
DPDevelopment Plan	TDMTransportation Demand Management
DPWESDepartment of Public Works and Environmental Services	TMATransportation Management Association
DPZDepartment of Planning and Zoning	TSATransit Station Area
DU/ACDwelling Units Per Acre	TSMTransportation System Management
EQCEnvironmental Quality Corridor	UP & DDUilities Planning and Design Division, DPWES
FARFloor Area Ratio	UMTAUrban Mass Transit Association
FDPFinal Development Plan	VC Variance
GDPGeneralized Development Plan	VDOTVirginia Dept. of Transportation
GFAGross Floor Area	VPDVehicles Per Day
HCDHousing and Community Development	VPHVehicles per Hour
LOSLevel of Service	WMATAWashington Metropolitan Area Transit Authority
Non-RUPNon-Residential Use Permit	ZADZoning Administration Division, DPZ
OSDSOffice of Site Development Services, DOT	ZEDZoning Evaluation Division, DPZ
PCAProffered Condition Amendment	ZPRBZoning Permit Review Branch