



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX



January 10, 1990

STAFF REPORT

APPLICATION NUMBER SEA 80-P-078-6
(Concurrent with RZ 89-P-045)

PROVIDENCE DISTRICT

Applicant: Fairfax Hospital System

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

Present Zoning: R-12

Acreage: 45.74 acres

Proposed Use: To Amend SE 80-P-078 for a Medical Care Facility and
to Permit an Increase in Building Height and
Pedestrian Bridge

Applicable Zoning Ordinance Provision: 3-1200 & 9-607

Application Filed: April 14, 1989

Planning Commission Hearing Date: January 25, 1990

Board of Supervisors Hearing Date: February 12, 1990

Staff Recommendation: Staff recommends approval of
SEA 80-P-078-6 subject to the Proposed Development Conditions
contained in Appendix 2.

It should be 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.

For Information call Zoning Evaluation
Division, OCP at 246-1290.

ZONING APPLICAT)

RZ 89-P-045

RZ 89-P-045

FILED 04/14/89

FAIRFAX HOSPITAL SYSTEM

TO REZONE: 45.74 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: MEDICAL CARE FACILITIES

LOCATED: W. SIDE GALLOW'S RD. AND N. SIDE WOODBURN
RD. JUST W. OF INTERCHANGE WITH
I-495

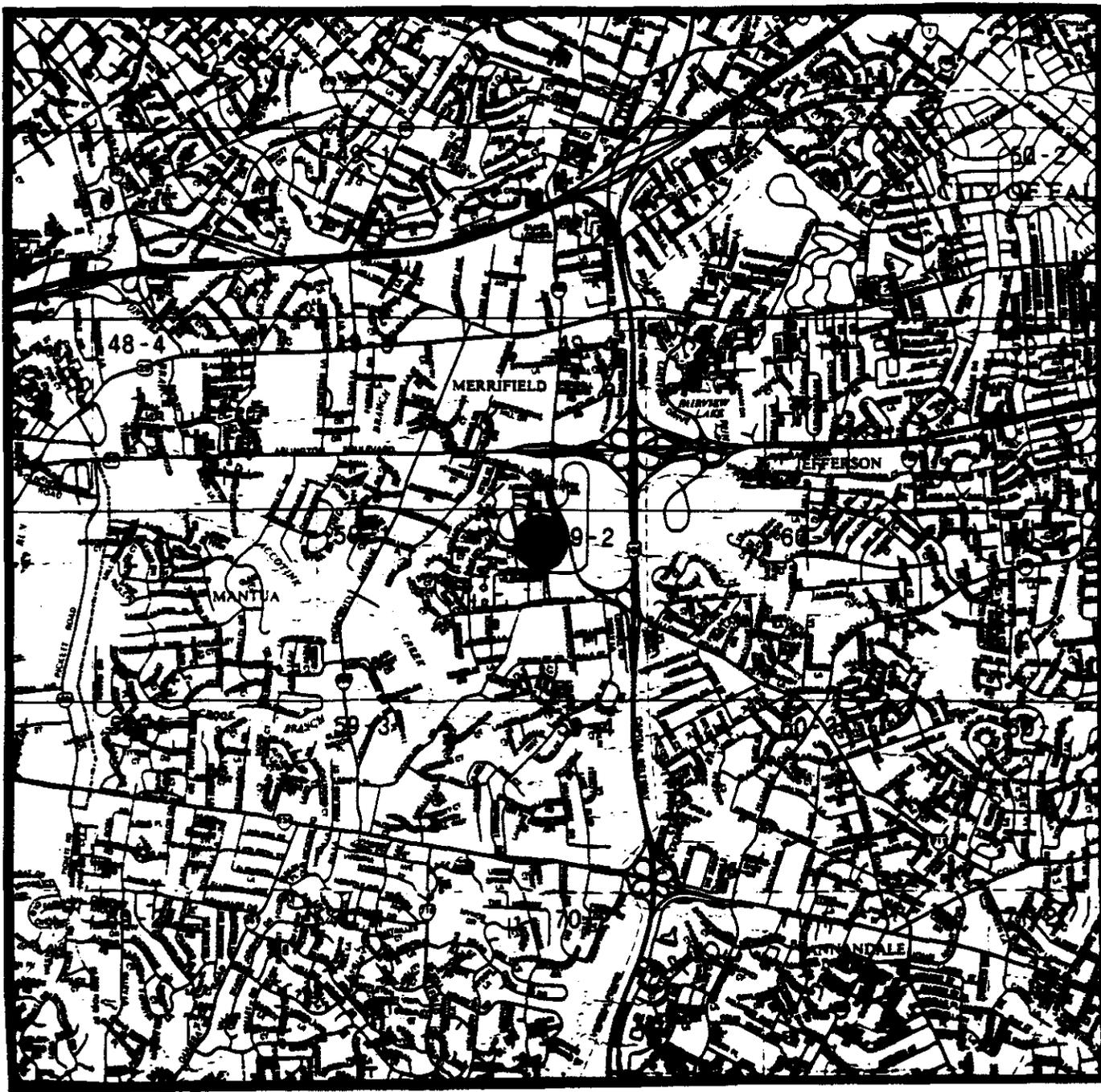
ZONING: R-8 R-20

TO: R-12

OVERLAY DISTRICT(S):

MAP REF

059-1- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001 E



ZONING APPLICAT.

RZ 89-P-045

RZ 89-P-045

FILED 04/14/89

FAIRFAX HOSPITAL SYSTEM

TO REZONE: 45.74 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: MEDICAL CARE FACILITIES

LOCATED: W. SIDE GALLONS RD. AND N. SIDE WOODBURN
RD. JUST W. OF INTERCHANGE WITH
I-495

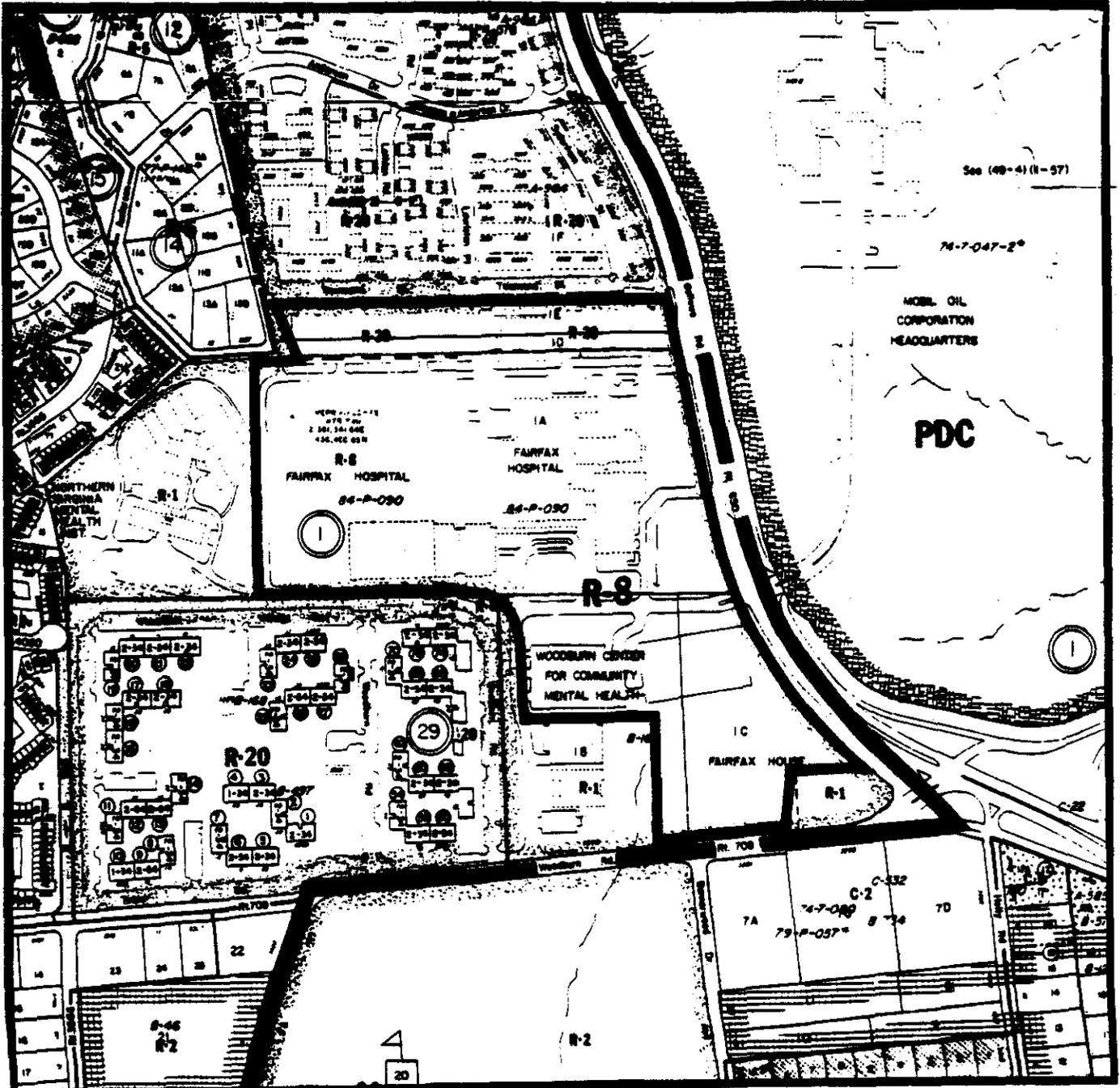
ZONING: R-8 R-20

TO: R-12

OVERLAY DISTRICT(S):

MAP REF

059-1- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001E



SPECIAL EXCEPTION AMENDMENT APPLICATION

SEA 80-P-078-06

EA 80-P-078 -06 -FAIRFAX HOSPITAL SYSTEM
FILED 04/14/89 AMEND SE 80-P-078 FOR MEDICAL CARE FACILITIES
TO PERMIT ADDITION OF WOMEN'S AND CHILDREN'S
CENTER, WITH INCREASE IN BUILDING HEIGHT,
AND A PEDESTRIAN BRIDGE
ZONING DIST SECTION: 03-1207 03-1204
ART 9 CATEGORY/USE: 06-03 03-06
45.74 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOW'S ROAD

ZONED R-12 PLAN AREA 2
OVERLAY DISTRICT(S):

TAX MAP 059-2- /01/ /0001-D ,0001-E ,0001-A P,0001-B P,0001 E



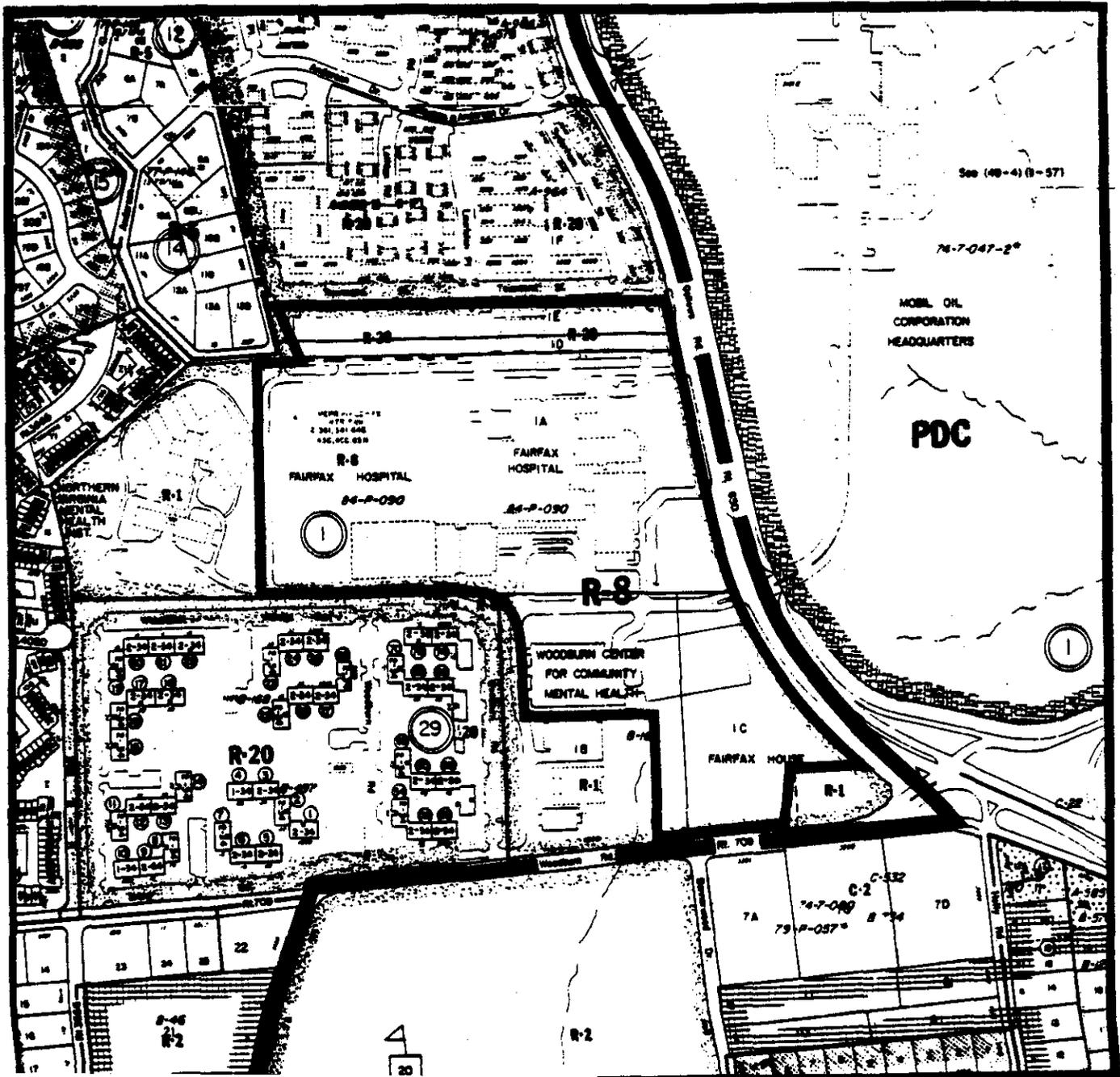
SPECIAL EXEMPTION AMENDMENT APPLICATION

SEA 80-P-078-06

EA 80-P-078 -06 FAIRFAX HOSPITAL SYSTEM
 FILED 04/14/89 AMEND SE 80-P-078 FOR MEDICAL CARE FACILITIES
 TO PERMIT ADDITION OF WOMEN'S AND CHILDREN'S
 CENTER, WITH INCREASE IN BUILDING HEIGHT,
 AND A PEDESTRIAN BRIDGE
 ZONING DIST SECTION: 03-1207 03-1204
 ART 9 CATEGORY/USE: 06-03 03-06
 45.74 ACRES OF LAND; DISTRICT - PROVIDENCE
 LOCATED: 3300 GALLOW'S ROAD

ZONED R-12 PLAN AREA 2
 OVERLAY DISTRICT(S):

TAX MAP 059-2- /01/ /0001-D ,0001-E ,0001-A P,0001-B P,0001 E



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

DESCRIPTION OF THE APPLICATION

The applicant, Fairfax Hospital System, is requesting approval of two (2) concurrent applications: RZ 89-P-045, a request to rezone the entire 45.74 acre Fairfax Hospital site from the R-8 (Residential-Eight Dwelling Units Per acre) District and the R-20 (Residential-Twenty Dwelling Units Per Acre) District to the R-12 (Residential-Twenty Dwelling Units Per Acre) District to permit additional floor area at the hospital site; and SEA 80-P-078-6, a request to permit the hospital in the R-12 District and to increase the building height two (2) stories from sixty-five (65) feet to one-hundred and five (105) feet for the previously approved Women and Children's Center Building. Currently the northern 5.3 acres of the Fairfax Hospital site is zoned R-20 and the southern 40.45 acres is zoned R-8.

Currently, the approved FAR on the Hospital site is 0.46; if the proposed changes with this application, which include an additional 57,500 square feet to the previously approved Women and Children's Center Building and a 2500 square foot pedestrian bridge, are approved, the overall FAR on the 45.74 acre Hospital site will be 0.49.

In the R-12 District Hospitals are a Category 3 Special Exception Use and An Increase in Building Height is a Category 6 Special Exception Use. This application must satisfy Section 9-006, General Standards for all Special Exception Uses; Section 9-304, Standards for all Category 3 Uses; Section 9-308, Additional Standards for Medical Care Facilities; and Section 9-607, Provisions for Approving An Increase in Building Height. Copies of the excerpted standards are contained in Appendix 5 of this report.

Draft Proffers, Proposed Development Conditions, the applicant's Affidavit and Statement of Justification are attached as Appendices 1, 2, 3 and 4, respectively.

LOCATION AND CHARACTER OF THE AREA

The application property is located west of Gallows Road, approximately 1700 feet north of its intersection with Route I-495, in the Providence District. It is bounded by multi-family residential development, zoned R-20, to the north and southwest; the Mobil Oil Corporation complex, zoned PDC, to the east; the Northern Virginia Mental Health Institute, zoned R-1, to the southwest; and undeveloped single lots, zoned R-5, to the northwest corner.

BACKGROUND

Six (6) Special Exceptions and one rezoning have been approved on the Fairfax Hospital site:

1. SE 80-P-078 - Expansion of the Hospital laundry room facilities (1980).
2. SEA 80-P-078-1 - Construction of an educational conference center (1983).
3. SEA 80-P-078-2 - Expansion of an existing hospital building (1984).
4. RZ 84-P-090 - Rezoning of a portion of the site zoned R-1 to R-8 to increase allowable FAR on the site (1984).
5. SEA 80-P-078-3 - Construction of a 450 car parking garage, a 250 car surface parking lot, and a MRI facility (1985).
6. SEA 80-P-078-4 - Expansion of emergency room and construction of a trauma center including two helipads and 85 additional parking spaces (1986).
7. SEA 80-P-078-5 - Construction of a 630 car parking garage; 167,800 square feet Women and Children's Center; and 350 car temporary surface parking lot (1988).

The Development Conditions adopted pursuant to the above Special Exceptions are attached as Appendix 6.

COMPREHENSIVE PLAN PROVISIONS

The 45.74 acre property is located in Community Planning Sector F2 of the Fairfax Planning District in Area II. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by citations from the Plan which are contained in Appendices 7 and 9 of this report.

The Comprehensive Plan Map shown that the property is planned for a public facility, County hospital.

ANALYSIS

Special Exception Amendment Plat Description

Currently, Fairfax Hospital includes 758,059 square feet of building area on 45.74 acres, an F.A.R. of 0.38. Heights of the existing buildings range from a low of 24 feet for the Education/Conference Center to a high of 119 feet for the "Tower Building". Parking is provided in surface lots and an existing three (3) level parking garage, totaling 1891 spaces.

With SEA 80-P-078-5 an additional 167,800 square foot Women and Children' Center Building and 630 permanent parking spaces were approved by the Board of Supervisors, bringing the total approved FAR on the Hospital site to 0.46 (925,859 square feet) and total number of parking spaces to 2337.

The combined Generalized Development Plan/Special Exception Plat proposes two changes to the existing Hospital site; 1) an increase in height of the Women and Children's Center Building from the previously approved sixty-five (65) feet to one hundred and five (105) feet for a total of six (6) stories and a penthouse housing mechanical equipment and 225,300 square feet and; 2) an enclosed pedestrian bridge of 2500 square feet which links the future parking garage to the original Hospital building and the Women and Children's Center Building. No changes are proposed to the existing access and circulation system on the Hospital site. According to the applicant's Statement of Justification, existing women and children's services are planned to be relocated into the new building with no net increase in services or beds.

Environmental Analysis

The Development Conditions approved with SEA 80-P-078-5 addressed three (3) environmental issues including; highway noise impact on the proposed Women and Children's Center, erosion and sediment control and landscaping. The Environmental Analysis prepared for SEA 80-P-078-6, Appendix 7, identifies no additional environmental issues. As recommended by staff the previously approved Development Conditions, addressing these environmental issues, are carried forward with this application.

Transportation Analysis

Similarly, the Development Conditions approved with SEA 80-P-078-5 addressed a number of transportation issues including; right-of-way dedication on Gallows Road and Woodburn Road, construction of an additional lane on Gallows Road, provision of turn lanes, installation of a traffic signal, widening of the

northern Hospital entrance and the preparation of a parking study. The Transportation Analysis prepared for SEA 80-P-078-6, Appendix 8, identifies no additional transportation issues. As recommended by staff the previously approved Development Conditions, addressing these transportation issues, are carried forward with this application.

Comprehensive Plan Analysis

The Planning Division, Appendix 9, raised two (2) issues with this application: 1) visual impact of the Women and Children's Building and; 2) location of the pedestrian bridge. According to elevations submitted by the applicant the Women and Children's Center Building is proposed as a six (6) story brick and glass building. The building materials and architectural elevations are similar to those of recently constructed Hospital buildings. The building measures ninety (90) feet to the top of roof with the penthouse which contains mechanical equipment at 105 feet.

To minimize the impact of height the building will be constructed with its narrowest facade visible to the residences to the north. The mass of the building fronts on Gallows Road. The distance between the building and the northern property boundary is 275 feet and within this distance a Transitional Screening Yard, a fence, a four (4) story parking garage and a private street are located.

Proposed Development Condition #5 states that the architectural elevations, including building materials, for the Women and Children's Center Building are to be compatible with the existing Hospital buildings. Further, Proposed Development Condition #4 requires the preparation of a landscape plan with an emphasis on screening both the Gallows Road and northern building facade.

The pedestrian bridge is proposed as an elevated and enclosed structure to connect the proposed parking garage with both the "Original Hospital" Building and the Women and Children's Center Building. The bridge is located to provide access to both facilities simultaneously. Proposed Development Condition #5 requires architectural compatibility, elevations and materials, with the existing Hospital buildings and specifies that the bridge is to be enclosed.

Zoning Ordinance Provisions

RZ 89-P-045 is a request to rezone the entire Fairfax 45.74 acre Hospital site from the R-8 and R-20 Districts to the R-12 District. As the following Table indicates this application meets all of the R-12 Zoning Ordinance requirements, with the exception of building height which the applicant is requesting Special Exception approval to increase.

TABLE 1

R-12 Zoning District

	<u>REQUIRED</u>	<u>PROVIDED</u>
Minimum District	4 acres	45.74 acres
Minimum Lot Area	10,000 sq. ft.	45.74 acres
Minimum Lot Width	75 feet	850 feet
Maximum Height	65 feet	105 feet
Minimum Front Yard	25° ABP = 49 ft.	52 feet
Minimum Side Yard	25° ABP = 49 ft.	80 feet
Minimum Rear Yard	25° ABP = 49 ft.	1150 feet
Open Space	25%	38%
Maximum F.A.R.	0.70	0.49

According to Par. 12 Section 11-106 of the Zoning Ordinance, parking in the amount of 2.9 spaces per hospital bed is required for a hospital use. Using this formula to calculate total parking needs at the Fairfax Hospital site, 1903 parking spaces are required. With this proposed Special Exception Amendment, 2337 parking spaces are being provided, an amount in excess of that required by the Zoning Ordinance. Proposed Development condition #13 states that the applicant shall prepare a parking study, for review by the Fairfax County Office of Transportation, for the entire Hospital site within 180 days following the opening of the 630 car parking garage. The Condition further states that the applicant will provide additional parking if a parking shortage is found to exist.

Public Facilities Analysis

Information from The Fire and Rescue, Water and Sewer services, the Department of Public Works and the Park Authority is contained in Appendices 10 through 14. No deficiencies with this application were noted from any of these agencies.

SEA 80-P-078-6

This Special Exception application must conform with the applicable standards contained in Article 9 of the Zoning Ordinance for medical Facilities. These standards are found in Sections 9-308, Additional Standards for Medical Care Facilities; 9-304, Standards for all Category 3 Uses; 9-607, Provisions for

Approving an Increase in Building Heights; 9-006, General Standards for Special Exception Uses. These standards are excerpted in Appendix 5 of this report.

The applicant has satisfactorily addressed all of the applicable Additional Standards contained in Section 9-308 of the Zoning Ordinance; a "State Medical Facilities Certificate of Public Need" has been filed with and approved by the Health Care Advisory Board; the proposed Women and Children's Center Building will be designed to accommodate service vehicles with access at side or rear entrance. Additional Standards #4 through #6 are not applicable to this Special Exception Amendment: the proposed Women and Children's Center Building is not part of a "free standing nursing facility"; the Women and Children's Center Building is located fifty-two (52) feet from the Gallows Road right-of-way and the Hospital site is bordered to the north and south by residential land zoned and developed under the R-20 District; the requested zoning for the Hospital site is the R-12 District.

The Standards for all Category 3 Uses (Section 9-304) have been met by this application package. Standard Number 1 applies to public uses and is not applicable in this instance. As noted above, the lot size and bulk regulations, with the exception of building height which is the subject of this Special Exception, are met in this instance meeting Standard Numbers 2 and 3.

Standard Number 4 requires conformance with the Performance Standards contained in Article 14 of the Zoning Ordinance which are applicable to the operation on-site. The following performance standards are addressed by Article 14:

- Air Pollution which must be in conformance with the rules and regulations of the State and the Fairfax County Air Pollution Control Ordinance.
- Under the provisions of Part 3 of Article 14, all operations, activities, and uses shall be conducted in accordance with the Fire Prevention Code (Chapter 62 of the code).
- To address a potential radiation hazard the regulations of the Atomic Energy Commission set out in Chapter 1 of Title 10 of the Code of Federal Regulations, the Radiation Health and Safety Act of 1968 or the implementing regulations of the Virginia Department of Health.
- Part 5 prohibits electromagnetic radiation interference that adversely affects persons or the operation of any equipment across lot lines and is not in conformance with the regulations of the Federal Communications Commission.

- Part 6 requires that the discharge of liquid and solid wastes shall be in conformance with the applicable Federal, State and County Codes including sewage, storm drainage, solid waste disposal and erosion and sediment control
- Part 7 requires that all uses, activities and operations conform with the provisions of Chapter 108 of the County Code with regard to noise.
- Part 8 requires that no activity, use or operation exceed the peak particle velocities prescribed in Section 14-802 of the Zoning Ordinance.
- Part 9 requires that all uses, operations and activities meet the glare standards prescribed therein. Illumination of land in an R-District is limited to 0.5 foot candles by the provisions of Section 14-903.

Standard 5 notes that approval of a Site Plan pursuant to Article 17 is required before the requested use can be established.

The first standard specified in Section 9-607 for an increase in building height requires that the proposal be in harmony with the policies embodied in the Comprehensive Plan. As previously discussed in this report, the application is in harmony with the transportation and environmental policies of the Comprehensive Plan. With implementation of the Proposed Development Conditions transportation issues, including right-of-way dedication, lengthening of turn lanes, widening of entrances, and installation of a traffic signal and environmental issues, including erosion and sediment control and highway noise will be satisfied. The impact of proposed building height will be mitigated through building placement and the orientation and the use of compatible building materials.

The second standard for an increase in building height requires that the proposed increase not be detrimental to the character and development of adjacent lands. It is staff's opinion that this standard will be met through building placement, orientation and the use of compatible building materials. The 275 feet provided between the proposed Women and Children's Center Building and the northern property boundary, where the closest residential units are located, should provide adequate separation between these two (2) uses.

The third standard for approval of an increase in building height is that the remaining regulations for the zoning district can be satisfied. As discussed previously the site complies with provisions of the R-12 Zoning District with the exception of building height.

An increase in building height is also subject to the General Standards for Special Exception Uses cited in Section 9-006 of the Zoning Ordinance. A review of this application indicates that the General Standards have been met to staff's satisfaction. In accordance with General Standard #1, the proposed Special Exception Amendment is in harmony with the Comprehensive Plan which recommends the property for a public facility use, in general, and a County health facility, in particular. All applicable Zoning Ordinance regulations for the R-12 Zoning District has been met, with the exception of building height, thus satisfying General Standard #2.

As discussed in the Transportation Analysis section of this report, the Proposed Development Conditions address all transportation issues identified by staff. The applicant is in agreement with these Conditions, thus satisfying General Standard #4.

The proposed application does address the remaining General Standards #5 through 8: landscaping and screening is provided in accordance with the provisions of Article 13 of the Zoning Ordinance, opens space is provided in excess of Zoning Ordinance requirements, adequate utility, drainage, parking, and loading facilities have been provided and all signs will comply with the provisions of Article 12 of the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This is a concurrent request to rezone the Fairfax Hospital site to the R-12 District and a Special Exception Amendment to increase the building height for the previously approved Women and Children's Center. Staff has determined that the request is in harmony with the Comprehensive Plan, and is in compliance with the provisions of the R-12 Zoning District, Section 9-006 and Section 9-607 of the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 89-C-045 subject to the execution of proffers consistent with those contained in Appendix 1 of this report.

Staff recommends approval of SEA 80-P-078-6 subject to the Proposed Development Conditions contained in Appendix 2.

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

It should be 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.

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. Applicant's Affidavit
4. Applicant's Statement of Justification
5. Zoning Ordinance Provisions
6. Development Conditions adopted pursuant to SE 80-P-078 through SEA 80-P-078-5.
7. Environmental Analysis
8. Transportation Analysis
9. Comprehensive Plan Analysis
10. Fire and Rescue Analysis
11. Sewer Service Analysis
12. Water Service Analysis
13. Department of Public Works Analysis
14. Park Authority Analysis
15. Glossary

DRAFT PROFFERS

RZ 89-P-045

January 10, 1990

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the undersigned hereby proffers the following:

- 1) Development on the property, 59-1 ((1)) pt. 1A, pt. 1B, pt. 1C, 1D, 1E, shall not exceed a floor area ratio (FAR) of 0.70.
- 2) Development on the property shall be limited to Medical Care Facilities as defined in the Zoning Ordinance and related uses.

Fairfax County Board of Supervisors

By:

J. Hamilton Lambert
County Executive

Donald L. Harris
Fairfax Hospital Association
Foundation
Senior Vice President

RECEIVED
JAN 11 1990

PROPOSED DEVELOPMENT CONDITIONS

January 10, 1990

SEA 80-P-078-6

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-6 located at Tax Map 59-2 ((1)) 1D, 1E and part of 1A, 1B, 1C for a Medical Care Facility and to increase building height pursuant to Sects. 3-1200 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat and these conditions.
4. A detailed landscape plan for the Women and Children's Center Building with an emphasis on screening the building from Gallows Road and along the northern facade of the building shall be prepared in conjunction with the final site plan. The landscape plan shall be coordinated with and approved by the County Arborist.
5. The architectural elevations, including building materials, for the Women and Children's Center building and the pedestrian bridge connection the parking garage and the "original hospital building" shall be compatible with the existing buildings on the Fairfax Hospital site, as determined by the Department of Environmental Management at the time of site plan review. The pedestrian bridge shall be completely enclosed.
6. Upon the award of a contract to improve Gallows Road to six (6) lanes between Route 50 and Woodburn Road, the applicant shall contribute funds to cover the cost of providing a third southbound lane along the site's frontage between the northern hospital entrance and the emergency room entrance.

7. Forty-five (45) feet of right-of-way from road centerline on Woodburn Road adjacent to the site's frontage shall be dedicated and conveyed to the Board of Supervisors in fee simple on demand. In addition all ancillary easement necessary for the future widening of Woodburn Road shall be dedicated by the applicant.
8. The existing northbound left turn lane into the hospital main entrance, or southernmost entrance, shall be lengthened to 400 feet with a 100 foot taper, or to a standard acceptable to VDOT at the time of site plan review.
9. The existing northbound left turn lane into the hospital secondary entrance, or northernmost entrance, shall be lengthened to 300 feet with a 50 foot taper, or to a standard acceptable to VDOT at the time of site plan review.
10. The existing southbound right turn lane into the hospital secondary entrance, or northernmost entrance, shall be lengthened to Townsend Street.
11. A traffic signal shall be designed and installed at the hospital secondary entrance, or northernmost entrance, and Gallows Road, to VDOT standards.
12. The northernmost entrance into the hospital site, off of Gallows Road, shall be widened to permit one (1) inbound lane and two (2) outbound lanes, to a standard acceptable to VDOT at the time of site plan review.
13. A parking study shall be conducted by the applicant for the entire Fairfax Hospital site for review and acceptance by the Fairfax County Office of Transportation. This parking study will evaluate parking demand on site and parking supply and make recommendations for the provision of additional parking spaces on site, if warranted. This parking study shall be submitted to the County Office of Transportation for review and approval within 180 days following the opening of the parking garage. Additional parking shall be provided, if a parking shortage exists, as determined by the parking study and Office of Transportation.

14. The Women and Children's Center building shall be designed to accommodate service vehicles with access at a side or rear entrance.
15. Innovative erosion and siltation/sedimentary control devices that achieve sediment trapping efficiencies of 80 percent of the two-year storm shall be designed and maintained by the applicant, during all land disruptive activities on the site subject to Department of Environmental Management approval.
16. Since a portion of the proposed Women & Children's Building is located within the 70-75 dBA Ldn noise contours, in order to achieve a maximum interior noise level of 45 dBA Ldn, all units will have the following acoustical attributes:
 1. Exterior walls will have a laboratory sound transmission class (STC) of at least 45; and
 2. Doors and windows will have a laboratory sound transmission class (STC) of at least 37. If "windows" function as the walls, then they will have the STC specified for exterior walls.
 3. Adequate measures to seal and caulk between surfaces will be provided.

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

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

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

REZONING AFFIDAVIT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-1056

I, Donald L. Harris, 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

in Application No(s): RZ 89-P-045
(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)
Industrial Development Authority of Fairfax County, Virginia *	4100 Chain Bridge Road Fairfax, Va 22030 Attn: County Attorney	Title Owner of Property

* Title to a portion of this land was transferred to the Industrial Development Authority of Fairfax County, Virginia in connection with the issuance of certain industrial revenue bonds on behalf of Fairfax Hospital System, Inc.

Fairfax County Board of Supervisors	4100 Chain Bridge Road Fairfax, VA 22030	Property Owner
Fairfax Hospital System, Inc., by Donald L. Harris Senior Vice President	8001 Braddock Road Springfield, VA 22151	Applicant/Lessee
Barent L. Fake, Esq. Miles & Stockbridge	11350 Random Hills Rd., Ste. 500 Fairfax, VA 22030	Attorneys

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

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

REZONING AFFIDAVIT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-1056

for Application No(s): RZ 89-P-045
(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)
Fairfax Hospital System, Inc., 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)

Fairfax Hospital System, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the Board of Trustees of which is appointed by Inova Health Systems Foundation, formerly Fairfax Hospital Association Foundation, also a Virginia non-stock, non-profit corporation.

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

President, Vice-President, Secretary, Treasurer, etc.)

- C. Michael French - President
Lloyd E. Sample, III - Secretary
Stanley E. Harrison - Treasurer

(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

Handwritten initials/signature

REZONING AFFIDAVIT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-1056

for Application No(s): RZ 89-P-045
(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.)
Audrey G. Moore, Katherine K. Hanley, Gerald W. Hyland, Members of Fairfax County Board of Supervisors, serve on Board of Trustees of Fairfax Hospital System, Inc. and Audrey G. Moore serves as Board of Trustees of Inova Health Systems Foundation.

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

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

WITNESS the following signature:

Donald L. Harris
(check one) [] Applicant [X] Applicant's Authorized Agent

Donald L. Harris, Sr. Vice President
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 2nd day of January, 1990, in the state of Virginia

89-105b

Rezoning Attachment to Par. 1(c)

DATE: January 2, 1990
(enter date affidavit is notarized)

for Application No(s): RZ 89-P-045
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Miles & Stockbridge, 11350 Random Hills Road, Fairfax, Virginia 22030

(check if applicable) [X] 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)

117 WEST PATRICK STREET, P.O.
BOX 688, FREDERICK, MD 21701

Richard R. Burgee
Thomas E. Lynch III
David A. Severn
Conrad W. Varner
Joseph S. Welty

1701 PENNSYLVANIA AVE., N.W.
STE. 500, WASHINGTON, D.C. 20006

Richard W. Bowe
W. Peyton George
F. Joseph Nealon

101 BAY STREET
EASTON, MARYLAND 21613

Bruce C. Armistead
William C. Bauknight
Charles T. Capute
Michael J. Jacobs
John H. Murray

22 W. JEFFERSON STREET
ROCKVILLE, MARYLAND 20850

G. Vann Canada, Jr.
James J. Demma
Patrick F. Greaney
Olav B. Kollevoll
Patrick C. McKeever

THE LEGG MASON BUILDING
SUITE 300, 600 WASHINGTON
AVENUE, TOWSON, MD 21204

David L. Bowers
Gary C. Duvall
Lawrence F. Haislip
Richard P. Kidwell
K. Donald Proctor
Frederick W. Runge, Jr.
Kenneth F. Spence III

Horizontal lines for additional information or signatures.

SPECIAL EXCEPTION AFF IT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-108b

I, Donald L. Harris, 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

in Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

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)
Industrial Development Authority of Fairfax County, Virginia *	4100 Chain Bridge Road Fairfax, VA 22030 Attn: County Attorney	Title Owner of Property

* Title to a portion of this land was transferred to the Industrial Development Authority of Fairfax County, Virginia in connection with the issuance of certain industrial revenue bonds on behalf of Fairfax Hospital System, Inc.

Fairfax County Board of Supervisors	4100 Chain Bridge Road Fairfax, VA 22030	Property Owner
-------------------------------------	---	----------------

Fairfax Hospital System, Inc., by Donald L. Harris Senior Vice President	8001 Braddock Road Springfield, VA 22151	Applicant/Lessee
--	---	------------------

Barent L. Fake, Esq. Miles & Stockbridge	11350 Random Hills Rd., Ste. 500 Fairfax, VA 22030	Attorneys
--	---	-----------

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-1086

for Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Fairfax Hospital System, Inc., 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)
Fairfax Hospital System, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the Board of Trustees of which is appointed by Inova Health Systems Foundation, formerly Fairfax Hospital Association Foundation, also a Virginia non-stock, non-profit corporation.

(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.



SPECIAL EXCEPTION AFFIDAVIT

DATE: ary 2, 1990
(enter date affidavit is notarized)

89-1086

for Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Miles & Stockbridge, 11350 Random Hills Road, Fairfax, Virginia 22030

(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)

FAIR OAKS PLAZA, 11350 RANDOM HILLS ROAD, SUITE 500,
FAIRFAX, VIRGINIA 22030

- Peter A. Arntson
- Marc E. Bettius
- Jacquelyn K. Boyden
- Margaret A. Brown
- William L. Carey
- Barent L. Fake
- Robert H. J. Loftus
- R. Peyton Mahaffey
- Robert J. McCandlish, Jr.
- Douglas J. Sanderson
- Randolph A. Sutliff
- Jesse B. Wilson III

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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

** All listings which include partnerships or corporations must be broken down successively until (a) only individual persons are listed, or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of the stock. Use footnote numbers to designate partnerships or corporations which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 2, 1990
(enter date affidavit is notarized)

89-108b

for Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s))

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

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

NONE

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

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

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

Audrey G. Moore, Katherine K. Hanley, Gerald W. Hyland, Members of Fairfax County Board of Supervisors, serve on Board of Trustees of Fairfax Hospital System, Inc. and Audrey G. Moore serves as Board of Trustees of Inova Health Systems Foundation.

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

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

WITNESS the following signature:

Donald L. Harris

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

Donald L. Harris, Sr. Vice President
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 2nd day of January, 1990, in the state of Virginia

[Handwritten mark]

[Handwritten signature]

DATE: January 2, 1990
(enter date affidavit is notarized)

89-108b

for Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)
Miles & Stockbridge, 11350 Random Hills Road, Fairfax, Virginia 22030

(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)

10 LIGHT STREET, BALTIMORE, MARYLAND 21202

Edward J. Adkins
Harold Altscher
Patrick K. Arey
Katherine L. Bishop
Lowell R. Bowen
Charles T. Bowyer
Shaun F. Carrick
Timothy R. Casgar
Cynthia J. Collins
William T. Define
Kathleen M. Donahue
Robert L. Doory, Jr.
James C. Doub
William J. Evans
James R. Eyler
John B. Frisch
Mark D. Gately
Lewis S. Goodman
John S. Hebb III
Theodore W. Hirsh
Timothy K. Hogan

Elizabeth E. Hogue
Nathaniel E. Jones, Jr.
Duncan W. Keir
Richard E. Levine
Gerard P. Martin
Charles C.D. McGill
Donald R. Mering
Timothy L. Mullin, Jr.
William B. Rafferty
Charles B. Schelberg
H. Donald Schwaab
David Seidl
Stephen J. Sfekas
Andrew G. Shank
Ronald U. Shaw
Alexander C. Short
Jeffrey H. Seibert
John B. Sinclair
John A. Stalfort
J.W. Thompson Webb
Susan Z. Whitman
Jefferson V. Wright

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

DATE: January 2, 1990
(enter date affidavit is notarized)

89-108b

for Application No(s): SEA 80-P-078-6
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (complete enter name & number, street, city, state & zip code)
Miles & Stockbridge, 11350 Random Hills Road, Fairfax, Virginia 22030

(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)

117 WEST PATRICK STREET, P.O.
BOX 688, FREDERICK, MD 21701

1701 PENNSYLVANIA AVE., N.W.
STE. 500, WASHINGTON, D.C. 20006

Richard R. Burgee
Thomas E. Lynch III
David A. Severn
Conrad W. Varner
Joseph S. Welty

Richard W. Bowe
W. Peyton George
F. Joseph Nealon

101 BAY STREET
EASTON, MARYLAND 21613

22 W. JEFFERSON STREET
ROCKVILLE, MARYLAND 20850

Bruce C. Armistead
William C. Bauknight
Charles T. Capute
Michael J. Jacobs
John H. Murray

G. Vann Canada, Jr.
James J. Demma
Patrick F. Greaney
Olav B. Kollevoll
Patrick C. McKeever

THE LEGG MASON BUILDING
SUITE 300, 600 WASHINGTON
AVENUE, TOWSON, MD 21204

David L. Bowers
Gary C. Duvall
Lawrence F. Haislip
Richard P. Kidwell
K. Donald Proctor
Frederick W. Runge, Jr.
Kenneth F. Spence III

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

Fairfax Hospital System**FAIRFAX HOSPITAL****WOMEN AND CHILDREN CENTER**

- A** Type of Operation - A 225,300+ square foot facility will be built directly east of the original hospital building to house obstetric, pediatric, neonatal, pediatric intensive care services, and physical medicine and rehabilitation. This facility will substantially relocate women and children services and provide modern and updated physical facilities. No new services or additional beds will result because of this project. It is a replacement of existing licensed beds and services located in both the original hospital building as well as the tower building. SE 80-P-078-5, approved July 11, 1988, previously granted approval for 167,800 square feet. This application requests two additional floors for a total of 57,500 additional square feet.
- B** Hours of Operation - 24 hours per day.
- C** Estimated Number of Patrons - No impact. Existing services will be replaced and existing volumes will be maintained.
- D** Proposed Number of Employees - No new employees will be hired. Existing staff will be used.
- E** Qualifications - Fairfax Hospital System operates four hospitals and numerous health-related services in Fairfax County and neighboring jurisdictions.
- F** Estimate on Traffic Impact - The Center will have a separate entrance from the hospital's main entrance. The parking garage proposed directly to the north will provide sufficient parking capacity for patients and visitors using the Women and Children Center.
- G** Vicinity - Fairfax County.
- H** Description of Architecture - The facility will be six levels with five supported slabs above ground. It will be integrated with the existing original hospital building and will be architecturally compatible. Landscaping will be provided around the Center.
- I** Conformance to Provisions of Applicable Ordinances - The facility will conform to all applicable ordinances, regulations, etc., in effect at the time of engineering design.

RESIDENTIAL DISTRICT REGULATIONS

3-1207

- B. Funeral chapels
- C. Marinas, docks and boating facilities, commercial

3-1205

Use Limitations

1. No sale of goods or products shall be permitted, except as accessory and incidental to a permitted, special permit or special exception use, or in connection with an accessory service use.
2. All uses shall comply with the performance standards set forth in Article 14.
3. All uses shall be subject to the approval of a site plan in accordance with the provisions of Article 17.

3-1206

Lot Size Requirements

1. Minimum district size: 4 acres
2. Minimum lot area
 - A. Non-residential uses: 10,000 sq. ft.
3. Minimum lot width
 - A. Single family attached dwellings: 18 feet
 - B. Non-residential uses:
 - (1) Interior lot - 75 feet
 - (2) Corner lot - 100 feet
4. The minimum district size requirement presented in Par. 1 above may be waived by the Board in accordance with the provisions of Sect. 9-610.
5. The minimum lot width requirement presented in Par. 3A above may be waived by the Board in accordance with the provisions of Sect. 9-613.

3-1207

Bulk Regulations

1. Maximum building height
 - A. Single family dwellings: 35 feet
 - B. All other structures: 65 feet
2. Minimum yard requirements
 - A. Single family dwellings
 - (1) Front yard: Controlled by a 15° angle of bulk plane, but not less than 5 feet

3-1207

FAIRFAX COUNTY ZONING ORDINANCE

- (3) Rear yard: Controlled by a 30° angle of bulk plane, but not less than 20 feet

B. All other structures

- (1) Front yard: Controlled by a 25° angle of bulk plane, but not less than 20 feet

- (2) Side yard: Controlled by a 25° angle of bulk plane, but not less than 10 feet

- (3) Rear yard: Controlled by a 25° angle of bulk plane, but not less than 25 feet

3. Maximum floor area ratio: 0.70 for uses other than residential
4. Refer to Sect. 13-108 for provisions that may qualify the minimum yard requirements set forth above.
5. Refer to Par. 4 of Sect. 2-307 for provisions that qualify the minimum yard requirements for individual units in single family attached dwellings.
6. The minimum yard requirements presented in Par. 2A above shall apply to buildings, comprised of single family attached dwelling units, as they relate to peripheral lot lines, streets and to other buildings, but shall not apply to individual single family attached units within a building.

3-1208

Maximum Density

Twelve (12) dwelling units per acre

3-1209

Open Space

25% of the gross area shall be open space

3-1210

Additional Regulations

1. Refer to Article 2, General Regulations, for provisions which may qualify or supplement the regulations presented above.
2. Refer to Article 11 for off-street parking, loading and private street requirements.
3. Refer to Article 12 for regulations on signs.
4. Refer to Article 13 for landscaping and screening requirements.

9-005

FAIRFAX COUNTY ZONING ORDINANCE

9-005

Establishment of Categories

For purposes of applying specific conditions upon certain types of special exception uses, and for allowing special exception uses to be established only in those zoning districts which are appropriate areas for such uses, all special exception uses are divided into categories of associated or related uses, as hereinafter set forth in this Article 9.

9-006

General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-007

Conditions and Restrictions

In addition to those standards set forth in this Article, the Board, in approving a special exception, may impose such conditions and restrictions upon the proposed use as it may deem necessary in the public interest to secure compliance with the provisions of this Ordinance and to protect the viability of the implementation of the adopted comprehensive plan. Such conditions or restrictions may include but need not be limited to a time limitation on the length of the exception in accordance with the

FAIRFAX COUNTY ZONING ORDINANCE

Comprehensive Plan Recommendation		Maximum Number of Units per Acre*	Required Open Space
0.2 unit per acre	not to exceed	1 unit per acre	75%
0.5 unit per acre	"	2 units per acre	70%
1 unit per acre	"	4 units per acre	65%
2 units per acre	"	8 units per acre	60%
3 units per acre	"	12 units per acre	55%
4 units per acre	"	16 units per acre	50%
5 units per acre	"	20 units per acre	35%
8 units per acre	"	32 units per acre	25%
12 units per acre	"	40 units per acre	35%
or more	"		
PRC District		In accordance with an approved Development Plan	

*Excluding nursing facilities

- 9. The maximum building height shall be 50 feet, except that greater heights may be approved by the Board.
- 10. The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:
 - A. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 dwelling units per acre - 50 feet.
 - B. Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 dwelling units per acre or any commercial, office or industrial use - 30 feet.
- 11. Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, housing for the elderly shall be deemed a multiple family dwelling.

9-307

Additional Standard for Institutions Providing Housing and General Care for the Indigent, Orphans and the Like

- 1. Institutional uses located in a building, which but for its institutional use would be a single detached dwelling, shall comply with the applicable single family detached minimum yard requirements of the zoning district in which located. Institutions located in any other structure shall be located no closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-1 through R-4 District.

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

SPECIAL EXCEPTIONS

9-309

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.

9-309

Additional Standards for Child Care Centers and Nursery Schools as Set Forth in Par. 10 of Sect. 301 Above

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 required front yard.
 - C. Only that area which is developable for active outdoor recreation

9-604

FAIRFAX COUNTY ZONING ORDINANCE

9-606

Provisions for Uses in a Floodplain

The Board may approve a special exception for the establishment of a use in a floodplain in accordance with the provisions of Part 9 of Article 2.

9-607

Provisions for Approving an Increase in Building Heights

As set forth in the C-3, C-4, C-6, C-7, C-8, I-1, I-2, I-3, I-4, I-5 and I-6 Districts, and as applicable to all Group 3, Institutional Uses and Category 3, Quasi-Public Uses, the Board may approve a special exception for an increase in height above the maximum building height regulations specified for the zoning district or a given use, but only in accordance with the following provisions:

1. An increase in height may be approved only where such will be in harmony with the policies embodied in the adopted comprehensive plan.
2. An increase in height may be approved only in those locations where the resultant height will not be detrimental to the character and development of adjacent lands.
3. An increase in height may be approved in only those instances where the remaining regulations for the zoning district can be satisfied.

9-608

Provisions for Enlargement of Certain Nonconforming Uses

The Board may approve a special exception authorizing the enlargement of certain nonconforming uses, but only in accordance with the provisions of Sect. 15-102.

9-609

Provisions for Parking in R Districts

The Board may approve a special exception authorizing a parcel of land in an R district to be used for off-street parking of motor vehicles, but only in accordance with the following conditions:

1. No charge shall be made for the use of such parcel for parking purposes.
2. All such off-street parking facilities shall be used solely for the parking of vehicles in operating condition. No motor vehicle repair work except emergency service shall be permitted in association with any such off-street parking.
3. All such off-street parking space shall be provided with safe and convenient access to a street. If any such space is located contiguous to a street, the street side thereof shall be curbed, and ingress and egress shall be provided only through driveway openings through the curb of such dimension, location and construction as may be approved by the Director in accordance with the Public Facilities Manual.
4. All such off-street parking areas shall be in accordance with the provisions of Par. 12 of Sect. 11-102.
5. All such off-street parking spaces and areas shall comply with the geometric design standards presented in the Public Facilities Manual.

5. College or University:

Based on a review by the Director of each proposal including such factors as the occupancy load of all classroom facilities, auditoriums and stadiums, the availability of mass transportation, and the availability of areas on site that can be used for auxiliary parking in times of peak demand; but in no instance less than one (1) space per faculty and staff member and other full-time employee, plus a sufficient number of spaces to accommodate the anticipated number of students and visitors who will drive to the institution at any one time

6. Cultural Center, Museum or Similar Facility:

One (1) space per 300 square feet of gross floor area

7. Country Club:

One (1) space per four (4) members based on maximum anticipated membership

8. Family Day Care Home or School of Special Education:

Two (2) spaces per each three (3) employees, plus a sufficient number of spaces to accommodate all persons who may be at the establishment at any one time under normal operating conditions

9. Funeral Chapel, Funeral Home:

One (1) space per four (4) seats in the main chapel or parlor, plus one (1) space per two (2) employees, plus one (1) space for each vehicle used in connection with the business

10. Heliport:

One (1) space per employee, plus one (1) space for each vehicle used in connection with the facility, plus sufficient space to accommodate the largest number of visitors that may be expected at any one time

11. Helistop:

A minimum of five (5) spaces for commercial helistops and a minimum of two (2) spaces for non-commercial helistops

12. Hospital:

Two and nine-tenths (2.9) spaces per bed licensed by the Commonwealth of Virginia, plus additional or fewer spaces as deemed necessary based on specific analysis for each site

13. Institution providing Intensive Special Medical/Mental Care or Welfare Institution:

One (1) space per two (2) patients, based on the occupancy load, plus one (1) space per employee or staff member on a major shift



COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

September 24, 1980



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

Re: Special Exception No. 80-P-078

Dear Mr. Popovich:

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

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

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

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

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

Very truly yours,

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

EWR/mg

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



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



August 8, 1983

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

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

Dear Ms. Cowen:

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

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

August 8, 1983

Fairfax Hospital Association

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

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

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

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

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

ENR/vlt

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



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



November 5, 1984

Mr. William Worrall
Patton, Harris, Rust and Associates
10523 Main Street
Fairfax, Virginia 22030

Re: **Special Exception Amendment**
Number SEA 80-P-078-2
(Concurrent with RZ 84-P-090)

Dear Mr. Worrall:

At a regular meeting of the Board of Supervisors held on October 29, 1984, the Board approved Special Exception Amendment Number SEA 80-P-078-2, in the name of Fairfax Hospital Association, located as Tax Map 59-2 ((1)) 1A, 1C, 1D, 1E and Part of 1B for use as an expansion of a medical care facility pursuant to Sections 3-104 and 3-2004 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

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

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

SEA 80-P-078-2
November 5, 1984

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

In addition, the Board of Supervisors approved the modification of the transitional screening to the existing yard and required Barrier D, E or F along the Woodburn Village frontage.

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

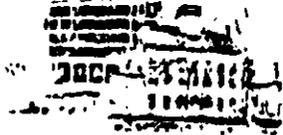
Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/mmg

cc: Samuel A. Patterson, Jr.
Supervisor of Assessments
✓ Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
Richard D. Faubion, Acting Division Director
Zoning Evaluation Division
Ted Austell, III
Executive Assistant to the County Executive



COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



February 27, 1985

Mr. Donald L. Harris
Senior Vice President
Fairfax Hospital Association
8001 Braddock Road
Springfield, Virginia 22151

Re: Special Exception Amendment
Number SEA 80-P-078-3

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on February 25, 1985, the Board approved Special Exception Amendment Number SEA 80-P-078-3, in the name of Fairfax Hospital Association, located as Tax Map 59-2 ((1)) 1A, 1C, 1D, 1E and pt. 1B for use as an expansion of a medical care facility pursuant to Sections 3-804, 3-2004 and 9-601 of the Fairfax County Zoning Ordinance, 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 for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. Right-of-way to 45 feet from centerline of Woodburn Road will be dedicated.
5. Parking lot entrance on Woodburn Road will be aligned with Bannerwood Drive. Only a temporary service entrance will be provided to the existing parking lot to the north.
6. Interparcel access to Fairfax House will be provided at such time as additional development occurs on parcel 1C to Woodburn Road or access is provided from the Fairfax House westward to parcel 1C.
7. Right turn and left turn deceleration lanes to the parking lot entrance on Woodburn Road will be provided.

February 27, 1988
SEA 80-P-078-3

- 8. Landscaping of the proposed surface parking lot and south side of the parking structure area will be provided to the satisfaction of the Director, Department of Environmental Management.
- 9. This Special Exception Amendment does not modify or negate the conditions of approval for SE 80-P-078, SEA 80-P-078-1 and SEA 80-P-078-2 which remain in effect.
- 10. Architecture and landscaping drawings will be returned to the Planning Commission before site plan approval.

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

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

The Board also waived the building height increase, as requested.

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

Very truly yours,

Ethel Wilcox Register
Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/lc

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
Richard D. Faubion, Director



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



October 15, 1986

Mr. Donald L. Harris
Senior Vice-President
Fairfax Hospital Association
8001 Braddock Road
Springfield, Virginia 22151

Re: Special Exception Amendment
Number SEA 80-P-078-4

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on October 6, 1986, the Board approved Special Exception Amendment Number SEA 80-P-078-4, in the name of Fairfax Hospital Association, located at Tax Map 59-2 ((1)) 1A, 1C, 1D, 1E and Pt. 1 for use as an expansion of a medical care facility pursuant to Sections 3-804, 3-2004 and 9-404 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions, which would be in addition to the conditions approved under SE 80-P-078, and SEAs 80-P-078-1,2 and 3:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Amendment Plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Amendment Plat and these conditions.
4. A left-turn deceleration lane to the site entrance on Gallows Road shall be provided, subject to the Virginia Department of Highways and Transportation approval.

SEA 80-P-078-4
October 15, 1986

-2-

5. One-way circulation as shown on the revised Preliminary Site Plan dated September 19, 1986 shall be provided.
6. The proposed building architecture and building material shall be compatible with that of the existing hospital structure.
7. Previously approved landscaping and new landscaping shall be reviewed and approved by the County Arborist at the time of Final Site Plan approval.

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

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

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

Very truly yours,



Ethel W. Register, CMC, Agency Director
Office of The Clerk to the Board

EWR/ns

cc: Lurty C. Houff, Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
✓ Donald D. Smith
Permit. Plan Review Branch

APPENDIX 7

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FAIRFAX COUNTY, VIRGINIA

JUN 6 1989

MEMORANDUM

ZONING EVALUATION DIVISION

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

DATE: JUN. 2 1989

THRU: Bruce G. Douglas, Chief *Bruce G. Douglas*
Environmental and Heritage Resources Branch, OCP

FROM: Paula J. Peak, Planning Technician *PJP*
Environmental and Heritage Resources Branch, OCP

FILE NO.: PEAK 176

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 89-P-045/SEA 80-P-078-6
Fairfax Hospital
59-1 ((01)) 1-AP, 1-BP,
1-CP, 1-D, 1

This memorandum is an environmental assessment of the application property listed above. The assessment consists of the following elements:

- citations from the Comprehensive Plan that constitute environmental policy for this property;
- a discussion of the environmental constraints and opportunities inherent to the property;
- a judgment concerning the acceptability of the proposal from the perspective of adopted environmental policy; and
- a description of potential solutions that could remedy identified environmental issues.

COMPREHENSIVE PLAN CITATIONS:

Comprehensive Plan guidance is the basis for the evaluation of this application. The following citations have been determined to have relevance to the application property and the development proposal.

On October 24, 1988, the Board of Supervisors approved the following amended language in the "Physical Hazards" section of the "Environmental Recommendations" found in the Introductory/Countywide volume of the Comprehensive Plan:

- "1. Ensure that land use planning is responsive to the constraints imposed by such factors as floodplains, wetlands, slippage soils, steep slopes, erodible soils,

On page I/C-75, under the section entitled "General" in the "Environmental Recommendations", the Comprehensive Plan states the following:

"2. Natural vegetation, particularly trees shall be preserved, maintained, and utilized as air, noise and water quality and quantity control devices to the maximum extent possible."

On page I/C-74, under the section entitled "Noise" in the "Environmental Recommendations", the Comprehensive Plan states the following:

- "2. Use the best available and most appropriate noise impact assessment methods, policies and guidelines and mitigation measures for planning noise compatible land use and to promote the public health, safety and welfare.
3. Encourage the incorporation of noise mitigation measures in development plans, which include site layout, acoustical treatment to structures and berms or barriers to provide for noise compatible land uses."

ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES:

The environmental concerns described here are conditions of, or constraints upon the site that exist notwithstanding this development proposal. These conditions are limitations which would impact, or opportunities available to, any significant development proposal.

Soils for the site are not mapped on the Fairfax County Soils Map, however, Glenelg soils and Fairfax soils are mapped in the vicinity.

Mature hardwoods exist on the eastern portion of the site. A picnic area with a group of select trees exists just south of the area designated for the proposed addition to the hospital.

The property is impacted by highway noise generated by Gallows Road, Route 650. A highway noise contour analysis was conducted for the site and yielded the following results:

Route 650

65 dBA Ldn - 440 feet from centerline

70 dBA Ldn - 140 feet from centerline

RZ 89-P-045
SEA 80-P-078-6.
Page Three

CONCLUSION:

The environmental impacts and/or constraints noted earlier should be addressed by the applicant. Possible mitigation measures are described in the recommendations section. The Environmental and Heritage Resources Branch of OCP can find this application to be in conformance with the environmental policies of the Comprehensive Plan if suitable mitigation measures are identified, adopted, and implemented.

RECOMMENDATIONS:

This section contains descriptions of potential remedies for the environmental impacts and/or constraints identified above. Each recommendation constitutes an acceptable remedy to the problems that have been identified; however, there may be other solutions that have not been proposed by staff.

Soils

- o The applicant should conduct a soil survey for the site. In the event problem soils exist on the property, the applicant should conduct a geotechnical engineering study for the site as deemed necessary by the Department of Environmental Management (DEM).

Tree Preservation

- o The applicant should submit a tree preservation plan to the County Arborist for review and approval prior to any clearing or grading of the site.

Noise from Gallows Road

- o The applicant should achieve an interior noise level of 45 dBA Ldn. Guidelines for the acoustical treatment of residential structures and other noise sensitive uses affected by noise levels between 65 and 70 dBA Ldn are attached.

**GUIDELINES FOR THE ACOUSTICAL TREATMENT OF RESIDENTIAL PROPERTIES
AND OTHER NOISE SENSITIVE USES WITHIN HIGHWAY NOISE IMPACT ZONES OF
65-70 dBA L_{dn}**

In order to achieve a maximum interior noise level of 45 dBA L_{dn} all units located between the 65-70 dBA L_{dn} highway noise impact contours should have the following acoustical attributes:

1. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.
2. Doors and windows should have a laboratory STC rating of at least 28. If windows constitute more than 20% of any facade they should have the same laboratory STC rating as walls.
3. Measures to seal and caulk between surfaces should follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

In order to achieve a maximum exterior noise level of 65 dBA L_{dn} noise attenuation structures such as acoustical fencing, walls, earthen berms or combinations thereof, should be provided for those outdoor recreation areas including rear yards, that are unshielded by topography or built structures. If acoustical fencing or walls are used, they should be architecturally solid from ground up with no gaps or openings. The structure employed

FAIRFAX COUNTY, VIRGINIA

APPENDIX 8

MEMORANDUM

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

DATE: June 6, 1989

FROM: John C. Herrington, Chief
Site Analysis Section, OT

JCH

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

FILE: 3-4 (RZ 89-P-045)
3-5 (SE 80-P-078)/SITE 1 9

JUN 9 1989

SUBJECT: Transportation Impact

ZONING EVALUATION DIVISION

REFERENCE: RZ 89-P-045 & SEA 80-P-078-6; Fairfax Hospital System
Traffic Zone: 1070
Land Identification Map: 59-2 ((1)) 1A, 1C, 1D, 1E, part 1B

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans made available to this Office dated April 7, 1989.

This report consists of two sections. Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office recommends that this application be approved only if the issues in each area have been satisfactorily addressed.

	<u>Satisfactory</u>	<u>Unsatisfactory</u>
IIa Traffic Generation		Not Applicable ¹
IIb Provision for Future Road Improvements		X
IIc Improvements Needed to Adequately Relieve Major Congestion Resulting from Approval of Application		Not Applicable
IId Site Access		X
IIe Internal Circulation		X

Section II of this report addresses only those issues which have been identified as unsatisfactory. Those areas which are omitted from Section II are satisfactory as shown on plans available to date.

SUMMARY OF ISSUES

The following transportation issues have not been adequately addressed:

- o Provision of adequate right-of-way dedication on Gallows Road.
- o In order to meet the Comprehensive Plan recommendation and mitigate the impact of additional trips generated at this site, construction of a third southbound lane should be provided on Gallows Road.
- o Provision of a right turn lane for each entrance.
- o Additional dedication and ancillary easements along Woodburn Road.
- o Provision of signalization of the Gallows Road/N. Hospital Entrance intersection.
- o The need to address a parking shortage on the site. This should involve provision of a parking study following completion of the proposed parking garage. Additional parking should be provided if determined to be necessary by the study.

Ia. Existing Roadway System - Description

The roads most likely to be affected by traffic from the proposed site, their functional classification, and their traffic count, are shown below:

<u>Street</u>	<u>Route</u>	<u>Funct. Class¹</u>	<u>From</u>	<u>To</u>	<u>24-Hour Volume²</u>	
Gallows Road	650	MA	Woodburn Rd.	So. hosp. entr. (F'fx Hosp. Dr.)	2,412	
				So. hosp. entr. (F'fx Hosp. Dr.)	Emergency entrance rd.	31,793
				Emergency entrance rd.	No. hosp. entr. (F'fx Hosp. Dr.)	32,179
Woodburn Road	709	C	Gallows Rd.	Tobin Rd.	16,530	
Fairfax Hospital Drive	3454	L	Gallows Rd.	Fairfax Hospital	11,559	

¹ Functional Classification

- PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
- MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.

Ia. Existing Roadway System - Description

- ² The volumes for secondary roads (route numbers 600 and above) are from the Fairfax County 1985 Secondary Traffic Tabulation; VDH&T, 1986 unless otherwise noted. The volumes for interstate and primary highways (route numbers 599 and below) are from Average Daily Traffic Volumes on Interstate, Arterial and Primary Routes for 1987; VDOT, 1988.

Ib. Existing Roadway System — Operation

The operation of the street system in the nearby area and/or likely to be affected by traffic from the proposed site is shown below. The operation of the street system may be measured by the level of service of nearby signalized intersections and/or by an examination of the geometric conditions of the roadway segment(s).

<u>Street</u>	<u>Route</u>	<u>From</u>	<u>To</u>	<u>LOS¹</u> <u>Int.</u>	<u>Geo.²</u> <u>Ade.</u>
Gallows Rd.	650	Woodburn Rd.	North hospital entrance		S
Woodburn Rd.	709	Gallows Rd.	Tobin Rd.		U-4,6
Fairfax Hospital Drive	3454	Gallows Rd. (south entrance)	Fairfax Hospital		U-1,6
Gallows Road/Woodburn Road/I-495 ramp intersection				E(1984)	

¹ Level of Service of Nearby Signalized Intersection

Level of Service data, when shown, from Level of Service Summary for Signalized Intersections in Fairfax County, Fairfax County Office of Transportation, 1988.

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions
- N/A Current data is not available for this intersection

² Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:
 - 1 narrow width
 - 2 inadequate shoulders
 - 3 poor horizontal alignment
 - 4 poor vertical alignment
 - 5 all of the above
 - 6 existing traffic volumes exceed design capacity
 - 7 other

Ic. Traffic Generation

The table below shows a comparison of the traffic generation of the site if developed in accordance with:

	<u>Trips Per Day/Peak Hour</u>
Existing Zoning: R-8 (40.44 acres)	2,780 vpd ¹
R-20 (5.30 acres)	<u>600 vpd²</u>
TOTAL	3,380 vpd
Existing Use: Hospital (925,859 GSF)	15,255 vpd ²
Comprehensive Plan: Public Facilities	____ ³
Application: R-12 (45.74 acres)	
Addition to Women and Children Center (57,500 GSF)	TOTAL 16,200 vpd ²

¹ These trip generation estimates are based on data from Trip Generation at Special Sites; Virginia Highway and Transportation Research Council, 1984.

² These trip generation estimates are based on data from Trip Generation, Fourth Edition; Institute of Transportation Engineers, 1987, and on other parameters as noted.

³ Although the type of use for this property is specified in the Plan, the intensity of use is not. Therefore, no trip generation estimate can be made.

IIB Provision for Future Transportation Improvements

Development of the site will be affected by the need to provide for future transportation improvements. Table II-1 presents a listing of those future road improvements which affect the site that have not been satisfactorily addressed. Table II-2 lists the improvements that have been adequately provided.

TABLE II-1

Future Road Improvements Affecting Development of the Site (see key on next page)

- X Failure to dedicate sufficient right-of-way^{1,2}
- X Failure to provide sufficient construction³
- X Failure to provide the ancillary easements needed to facilitate future construction
- _____ Other

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Min. Const.</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
Gallows Road	W(6)	60'(CL) ¹	0 ³	A	F	N/A
Woodburn Road	W(4)	45'(CL) ²	35'(CL)	F	F	N/A

¹ The Comprehensive Plan calls for Gallows Road to be widened to six lanes between Arlington Boulevard and I-495. In order to accommodate widening of this facility to six lane divided standards, the applicant should dedicate to 60 feet from the road centerline.

² Woodburn Road is currently carrying a traffic volume in excess of the VDOT recommended design capacity of 8,000 vpd for a four lane undivided facility. In order to accommodate future widening of this facility to four lane divided standards, the applicant should dedicate to 45 feet from the road centerline.

³ The Comprehensive Plan calls for Gallows Road to be widened to six lanes between Arlington Boulevard and I-495. The applicant should provide additional construction to three lanes north of the first (northern) entrance and between the first entrance and the emergency entrance.

TABLE II-2

Future Road Improvement Needs Which Have Been Adequately Addressed (see key on next page)

<u>Street</u>	<u>Improvement Code</u>	<u>Min. R-O-W</u>	<u>Min. Constr.</u>	<u>Plan Status</u>	<u>Implementation Status</u>	<u>Agency</u>
---------------	-------------------------	-------------------	---------------------	--------------------	------------------------------	---------------

KEY TO TABLE II-1

Improvement Codes -

I()	Improve () lane
W()	Widen to () lanes
NL	New Location () lanes
DEM	Match similar improvements on nearby parcels as determined by DEM at time of subsequent plan review
F	Preserve right-of-way for future need
SD	Service Drive
O	Other

Minimum Right-of-way

90	Minimum right-of-way to accommodate needed improvement
45(CL)	Minimum right-of-way, measured from centerline of adjacent road, necessary to accommodate needed improvement
DEM	Final right-of-way determination to be made by DEM at time of subsequent plan review
O	Other

Minimum Construction

52	Minimum width measured between curbs or edges of pavement, needed to accommodate existing or anticipated traffic
26(CL)	Minimum width, measured from the road centerline to the face of curb or edge of pavement, needed to accommodate the existing or anticipated traffic
DEM	Final determination to be made by DEM at time of subsequent plan review
O	Other

Plan Status

A	Element of adopted Countywide Plan
F	Not included in adopted Countywide Plan but likely future need
N	Not included in adopted Countywide Plan
O	Other

Implementation Status

CI	Construction initiated or imminent
ROW	Final design completed; right-of-way acquisition imminent or underway
D	Final design underway
PE	Preliminary engineering underway
F	Project planning not yet initiated
N/A	Project not included in any current program
O	Other

June 6, 1989

IIId Site Access

The direct site access proposed for the subject application is unsatisfactory for the following reasons:

___ Entrance(s) improperly located and/or would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:

___ speed changes and conflicting travel paths resulting from turning movements directly to and from the arterial.

___ U-turns and weaving maneuvers resulting from absence of direct left turn access at an existing or potential median break.

___ Entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts.

___ Entrance(s) violate principles of functional classification. The primary function of an arterial highway is the provision of travel mobility. This function should not be comprised by the indiscriminate proliferation of entrances. Single-use entrances on minor arterials are not appropriate and on principal arterials are even more strongly discouraged. An entrance should be permitted on an arterial only when it represents a public benefit, such as consolidation of access for a significant area, and is adequately designed. Adequate design includes location of the entrance at an existing or potential median break location where all access movements could be accommodated.

X Improvements needed on adjacent street to minimize impact of development:

X right-turn/deceleration lane: on Gallows Road,
at each entrance.

___ left-turn/deceleration lane: on _____,
at _____.

X full funding for design, purchase and installation of
signalization: on Gallows Road at N. Hospital Entrance.

___ Funding for signalization: on _____,
at _____.

___ other off-site improvements: on _____,
at _____.

___ Potential sight distance problems.

___ Access is not provided as prescribed by the Highway Corridor District; i.e. via a functional service drive, a street not intended to carry through traffic, or internally within a shopping center.

___ Absence of public streets, travel lanes, or service drive connections to adjacent properties would add unnecessary traffic and turning movements to the arterial street network. Service

IIId Site Access (Continued)

Note: The following are design features of the plan that accommodate existing and anticipated traffic and should be retained:

- The existing northbound left turn lane into the Hospital main entrance lengthened to 400 feet with a 100 foot taper, or to a standard acceptable to VDOT.
- The existing northbound left turn lane into the Hospital northernmost entrance lengthened to 300 feet with a 50 foot taper, or to a standard acceptable to VDOT.
- The existing southbound right turn lane into the Hospital northernmost entrance lengthened to Townsend Street.
- The Hospital northernmost entrance widened to provide one inbound lane and two outbound lanes, to a standard acceptable to VDOT.

IIe Internal Circulation

The internal circulation proposed for the subject application is unsatisfactory for the following reasons:

- Additional channelization needed to reduce on-site vehicular conflicts
- Parking appears to be insufficient
 - parking geometrics must meet PFM requirements
 - the Zoning Ordinance requires ___ spaces for the proposed use
 - other¹
- Parking for the handicapped should be located as close as possible to a building entrance and not require handicapped persons to cross a vehicle travel aisle.
- Stacking lane inadequate
- Excessive length of single-ended access
- Excessive number of units served with single access
- Street layout may encourage through traffic on a local street
- Other

¹ The existing hospital appears to have a severe parking shortage resulting in parking along travel lanes, thereby creating a capacity problem along the internal road system. Although the applicant proposes to construct a 560 space garage for a net increase of 356 parking spaces, a large number of these spaces would be utilized by the anticipated increase in vehicle trips associated with the proposed development. In addition, the parking garage is located at the extreme northern portion of the site, and thus would not be anticipated to significantly reduce parking shortages south of the main buildings. Therefore, the applicant should commit to provide a parking study within 180 days of the completion/opening of the proposed garage and commit to construction of the parking demonstrated to be needed. In the event that a parking shortage is determined to still exist, the applicant should then provide additional on-site parking.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: JUN 20 1989

FROM: Lynda L. Stanley, Chief *LS*
Plan Development Branch, OCP

FILE NO: 226 (ZONING)

SUBJECT: Planning Analysis for: RZ 89-P-045 and
SEA 80-P-078-6

This memorandum provides guidance from the Comprehensive Plan and a planning analysis of applications RZ 89-P-045 and SEA 80-P-078-6, which request an addition for a Women's and Children's Center, an increase in building height to allow 105 feet and a pedestrian bridge from the new Center to the existing hospital. The issues identified in this analysis should be satisfactorily addressed before this application is considered favorably.

COMPREHENSIVE PLAN CITATIONS:

The 45.7-acre property is located in Community Planning Sector F2 of the Fairfax Planning District in Area II. An assessment of the proposal for conformance with the Comprehensive Plan should be guided by the following citations from the Plan:

On page I/C 107 of the Introduction/Countywide Plan, under the section entitled "Area Plan Implementation Mechanisms, Buffering", the Plan states:

"Screening and Buffering

Screening and buffering between different types of land uses are used to increase stability and to mitigate negative effects of new development on an established neighborhood. Buffering refers to an area of open land which serves to mitigate potential conflicts between different types of land uses. Buffer zones are most commonly employed between different types of uses but, in certain circumstances, it may be appropriate to provide a buffer between high and low density residential uses. Screening refers to the amount of landscaping and/or physical barriers that are erected to further mitigate potential incompatibilities between different types of land

Barbara A. Byron
RZ 89-P-045 and
SEA 80-P-078-6
Page Two

The Comprehensive Plan map shows that the property is planned for a public facility, County hospital.

PLANNING ANALYSIS:

The following analysis identifies and discusses pertinent planning issues that relate to the proposed use on the application property.

Character of the Surrounding Area:

The subject property is located in a relatively high density area. The Mobil Oil Corporation complex on the east side Gallows Road has multiple office structures that are 112 feet high. The FAR of the Mobil offices development is .32. Bedford Village is a multifamily project developed at 21 dwelling units per acre located on the northern perimeter of the hospital and Woodburn Village is a multifamily condominium project developed at 20 dwelling units per acre located on the southern perimeter of the hospital site. Structures in both residential projects are about four stories in height.

Planning Issues:

Building height is an issue raised by this application, since the proposed structure is adjacent to Bedford Village apartments. The Mobil office complex has buildings 112 feet high, which are set back a considerable distance from Gallows Road and well screened. Consequently, they have a minimal impact on Bedford Village and the Gallows Road Corridor. This proposal would create a building almost as high as the Mobil structures within 275 feet of Bedford Village and within 50 feet of Gallows Road. Although the existing hospital tower is 119 feet high, this addition, located on the site as it is proposed, could have a significant impact on the Gallows Road Corridor and the adjacent Bedford Village. Elevations and site sections should be provided so that the overall visual impact can be assessed.

This proposal raises the issue of use intensity on the hospital site. The intensity has risen over the years and may be too great to be compatible with the character of the surrounding area. There is, for example, little or no open space on site for the benefit of employees and users of the facility.

Barbara A. Byron
RZ 89-P-045 and
SEA 80-P-078-6
Page Three

Suggested Measures to Address Planning Issues:

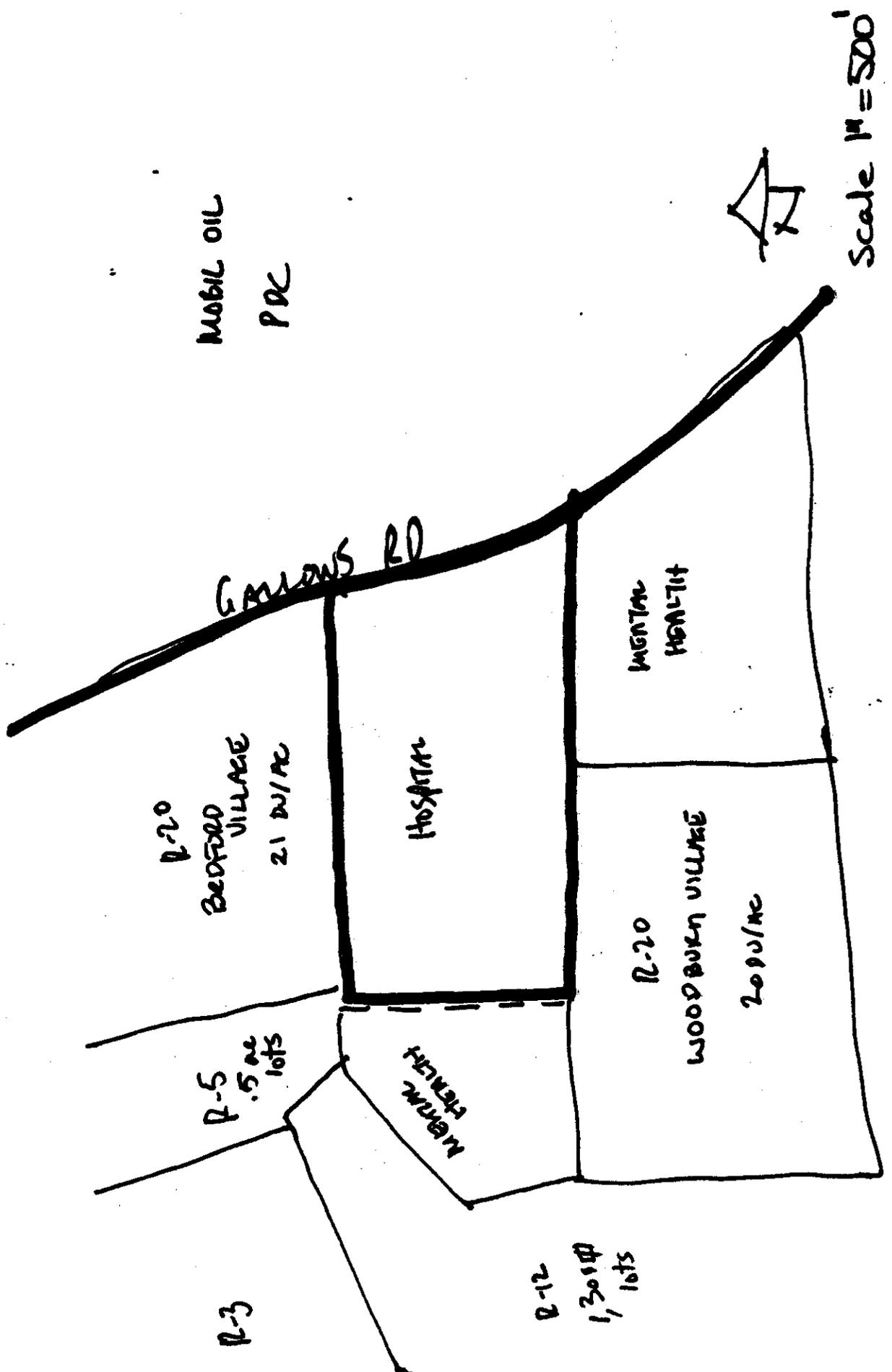
Provide the following:

- Specific future expansion plans to include total FAR and location of future additions on the site.

Also, the following design modifications should be considered:

- Design the proposed pedestrian bridge to connect the parking structure with the Women and Children's Center, instead of the original hospital building, so that the length of the bridge can be shortened by more than one half. This bridge should be designed and constructed with compatible architectural style, details, and materials as the adjacent buildings. In addition, it should be enclosed (roof and walls) for safety reasons.
- Foundation plantings around the Women and Children's Center.
- Two shade trees along the east side of the surface parking lot located adjacent to the parking structure.

LLS:SHL:stn



MOBIL OIL
PDC

GARLANDS RD

R-20
BEDFORD VILLAGE
21 DU/AC

HOSPITAL

MENTAL
HEALTH

R-20
WOODBURN VILLAGE
20 DU/AC

HINDEL
TRENCH

R-5
.5 ac
lots

R-3

R-12
130 SF
lots



Scale 1" = 500'

J, 1989

TO: STAFF COORDINATOR (246-3387)
ZONING EVALUATION BRANCH, OCP
CENTERPOINTE
4050 LEGATO ROAD, 7TH FLOOR

FROM: PATRICIA HANNINGTON, (246-4336) PH-~~PH~~
RESEARCH AND PLANNING SECTION
FIRE AND RESCUE DEPARTMENT

SUBJECT: FIRE AND RESCUE DEPARTMENT PRELIMINARY ANALYSIS,
REZONING APPLICATION RZ 89-P-045 (R-12)

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

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station # 18 - Jefferson.
2. After construction programmed for FY _____, 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:
 - X 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.

59-1-001-A P, 1B P, 1C) , 1
 45.74 Acres
 R-12

RECEIVED
 OFFICE OF ENVIRONMENTAL PLANNING
 20620
MAY 9 1989
 ZONING EVALUATION DIVISION

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
 Zoning Evaluation Division, OCP

DATE: May 4, 1989

FROM: Gilbert Osei-Kwadwo (Tel: 246-5000)
 System Engineering & Monitoring Division
 Department of Public Works

SUBJECT: Sanitary Sewer Analysis, Rezoning Application 89-P-045

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

1. The application property is located in the Accotink Creek (M2) Watershed. It would be sewered into the Lower Potomac Treatment Plant.

2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Treatment Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been previously paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and for timing for the development of this site.

3. An Ex. 18 inch line located in easement and on the property is ~~is~~ ~~not~~ adequate for the proposed use at the present time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

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

Date: 05/22/89

TO: Staff Coordinator (Tel.: 246-1250)
Zoning Evaluation Branch
4050 Legato Road, Centre Point
Fairfax, VA 22033

FROM: Planning Branch (Tel.: 698-5600 ext. 384)
Engineering and Construction Division
Fairfax County Water Authority

Subject: Water Service Analysis, Rezoning Application RZ 89-P-045

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 water service is available at the site.
3. Offsite water main extension is not required.
4. The nearest adequate water main available to provide service is a 10 inch main located at the property. See enclosed property map.
5. Other pertinent information or comments:

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

SEP 27 1989

ZONING EVALUATION DIVISION

ZONING APPLICATION

RZ 89-P-045

RZ 89-P-045

FILED 04/14/89

FAIRFAX HOSPITAL SYSTEM

TO REZONE: 45.74 ACRES OF LAND; DISTRICT - PROVIDENCE

PROPOSED: MEDICAL CARE FACILITIES

LOCATED: W. SIDE GALLONS RD. AND N. SIDE WOODBURN
RD. JUST W. OF INTERCHANGE WITH
I-495

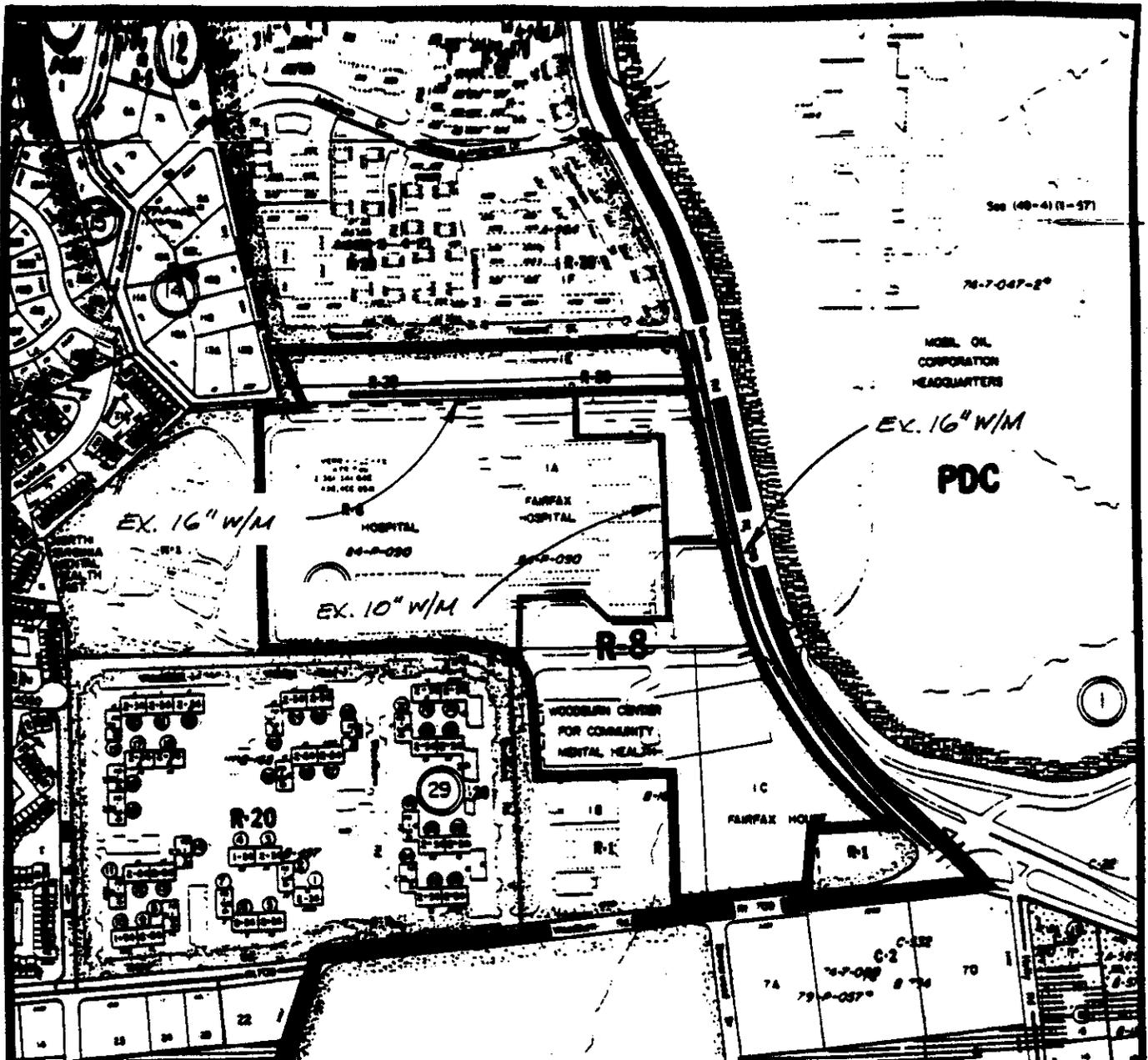
ZONING: R-8 R-20

TO: R-12

OVERLAY DISTRICT(S):

MAP REF

059-1- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 5-26-89

FROM: John W. Koënic, Director *JWK*
Utilities Planning and Design Division
Department of Public Works

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
JUN 22 1989
ZONING EVALUATION DIVISION

SUBJECT: Rezoning Application Review

Name of Applicant/Application: Fairfax Hospital System

Application Number: 89-P-045

Type of Application: Rezoning

Information Provided

Application: yes

Development Plan: yes

Other: yes - Attachments + Statement of Justification

Date Received in UP&DD: 5-4-89

Date Due Back to OCP: 5-22-89

Site Information

o Location: Tex Map: 59-1((1))1-A, 1-Bp, 1-Cp, 1-D + 1

o Area of Site: 45.74 Acres

o Rezoned from: R-8, R-20 to R-12

o Watershed/Segment: Accotink Creek / Woodburn & Camelot

1. Drainage

- o Master Drainage Plans: WB-2 Install 200 feet of gabion bank protection in vicinity of Eakin Park, 1 mi. downstream. WB-3 Install riprap bank protection in vicinity of Prosperity Ave. 4500' downstream. WB-4 Install concrete channel at Highland Lane, 3000' downstream. CAM-1 Install gabion + riprap bank protection vic. of Lake Blvd, 4000' downstream. FAB-3 Enlarge bridge at Prosperity Ave., 1 mile downstream.
- o UP&DD Ongoing County Drainage Projects: Moosoo Highland Lane project to replace culvert was completed in FY82. X00090 Accotink Creek is in design for channel and bank protection, 2000 feet downstream.

o UP&DD Drainage Complaint Files:
 Yes No

Any downstream drainage complaints on file pertaining to the outfall for this property?

If yes, Describe: _____

II. Trails:

 Yes ✓ No Any Trail projects pending funding approval on this property?

If yes, Describe: _____

 Yes ✓ No Any funded trail projects affected by this rezoning?

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 rezoning?

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 rezoning?

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 rezoning?

If yes, Describe: _____

Application Name/Number: Fairfax Hospital System / RZ 89-P-045

***** 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.

DRAINAGE RECOMMENDATIONS: None.

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

R

Fairfax
County
Park
Authority



Memorandum

May 16, 1989

TO: Barbara A. Byron, Director
Zoning Evaluation Division - OCP
for Staff Coordinators

FROM: Dorothea L. Stefen, Plans Review *DS*
Planning & Land Acquisition - FCPA

SUBJECT: RZ 89-P-045
Loc: 59-1-((1)) 1A pt, 1B pt, 1C pt, 1D, 1

The Fairfax County Park Authority staff has reviewed the above referenced application and has determined it would have no adverse effects on the Fairfax County Park Authority.

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
MAY 18 1989
ZONING EVALUATION DIVISION

GLOSSARY

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

BUFFER - A strip established as a transition between distinct land uses. May contain natural or planted shrubs, walls or fencing, singly or in combination.

CLUSTER - The "alternate density" provisions of the Zoning Ordinance, which permit small lots and pipestem lots, if specified open space is provided. Primary purpose is to preserve environmental features such as stream valleys, steep slopes, prime woodlands, etc.

CONVENANT - A private legal restriction on the use of land, recorded in the land records of the County.

DEVELOPMENT PLAN - Conceptual, Final, Generalized. A Development Plan consists of graphic, textual or pictorial information, usually in combination, which shows the nature of development proposed for a parcel of land. The Zoning Ordinance contains specific instructions on the content of development plans, based upon the purpose which they are to serve. In general, development plans contain such information as: topography, location of streets and trails, means by which utilities and storm drainage are to be provided, general location and types of structures, open space, recreation facilities, etc. A Conceptual Development Plan is required to be submitted with an application for the PDH or PDC District; a Final Development Plan is a more detailed plan which is required to be submitted to the Planning Commission after approval of a PDH or PDC District and the related Conceptual Development Plan; a Generalized Development Plan is required to be submitted with all residential, commercial and industrial applications other than PDH or PDC.

DEDICATE - Transfer of property from private to public ownership.

DENSITY - Number of dwelling units divided by the gross acreage being developed (DU/AC). Density Bonus is an increase in the density otherwise allowed, and granted under specific provisions of the Zoning Ordinance when developer provides excess open space, recreation facilities, moderately priced housing, etc.

DESIGN REVIEW - The Division of the Department of Environmental Management which reviews all subdivision plats and site plans for conformance with County policies and requirements contained in the Subdivision Control Ordinance, the Public Facilities Manual, the Building Code, etc, and for conformance with any proffered plans and/or conditions.

EASEMENT - A right given by the owner of land to another party for specific limited use of that land. For example, an owner may give or sell easements to allow passage of public utilities, access to another property etc.

OPEN SPACE - The total area of land and/or water not improved with a building, structure, street, road or parking area, or containing only such improvements as are complementary, necessary or appropriate to use and enjoyment of the open area.

COMMON - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).

DEDICATED - Open space which is conveyed to a public body for public use.

DEVELOPED RECREATION - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Planning Commission, becomes a binding part of the regulations of the zoning district pertaining to

PUBLIC FACILITIES MANUAL - The manual, adopted by the Board of Supervisors, which defines guidelines which govern the design of those facilities which must be constructed to serve new development. The guidelines include streets, drainage, sanitary sewers, erosion and sediment control and tree preservation and planting.

SERVICE LEVEL - An estimate of the effectiveness with which a roadway carries traffic, usually determined under peak anticipated load conditions.

SETBACK, REQUIRED - The distance from a lot line or other reference point, within which no structure may be located.

SITE PLAN - A detailed plan, to scale, depicting development of a parcel of land and containing all information required by the Zoning Ordinance. Site plans are required, in general, for all townhouse and multi-family residential development and for all commercial and industrial development.

SUBDIVISION ORDINANCE - An ordinance regulating the division of land into smaller parcels and which, together with the Zoning Ordinance, defines required conditions laid down by the Board of Supervisors for the design, dedication and improvement of land.

SUBDIVISION PLAT - A detailed drawing, to scale, depicting division of a parcel of land into two or more lots and containing engineering considerations and other information required by the Subdivision Ordinance.

USE - The specific purpose for which a parcel of land or a building, is designed, arranged, intended, occupied or maintained.

Permitted - Uses specifically permitted by the Zoning Ordinance Regulations of the Zoning District within which the parcel is located. Also described as a Conforming Use.

Non-Conforming - A use which is not permitted in the Zoning District in which the use is located but is allowed to continue due to its existence prior to the effective date of the Zoning Regulations(s) now governing.

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

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

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

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

ENVIRONMENTAL TERMS

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

CHANNEL ENLARGEMENT - A development-related phenomenon whereby the stream bank's full capacity is exceeded with a greater frequency than under natural undeveloped conditions, resulting in bank and stream bottom erosion. Hydrology literature suggests that flows produced by a storm event which occurs once in 1.5 years are the channel defining flows for that stream.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STREAM VALLEY - Any stream and the land extending from either side of it to a line established by the high point of the concave/convex topography, as delineated on a map adopted by the Stream Valley Board. For purposes of stream valley acquisition, the five-criteria definition of stream valleys contained in 'A Restudy of the Pohick Watershed' (1963) will apply. The two primary criteria include all the land within the 100-year floodplain and the area along the floodplain in slopes of 15 percent or more.

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts