

It should be noted that the Department of Public Works has indicated that the existing sanitary sewer lines may be inadequate and may need to be replaced to accommodate this proposed development. Should the Board of Supervisors approve SEA 80-P-078-7, that approval in no way guarantees that the sewer capacity is or will be available to serve this site when the applicant or successors wish to develop.

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 further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Office of Comprehensive Planning, 12055 Government Center Parkway, Suite 801, Fairfax, VA 22035-5505, (703) 324-1290.

SPECIAL EXCEPTION APPLICATION

REZONING APPLICATION

SEA 80-P-078-7

RZ 94-P-005

SEA 80-P-078 -07
FILED 02/07/94

INOVA HEALTH SYSTEMS HOSPITALS
AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY
TO PERMIT INCREASE IN LAND AREA, EXPANSION
AND/OR RENOVATION OF EXISTING FACILITIES AND
ADDITION OF VARIOUS ACCESSORY USES
ZONING DIST SECTION: 03-1204
ART 9 CATEGORY/USE: 03-06
59.73 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOW'S ROAD

RZ 94-P-005
FILED 02/07/94

INOVA HEALTH SYSTEMS HOSPITALS
TO REZONE: 13.99 ACRES OF LAND; DISTRICT - PROVIDE
PROPOSED: ACCESSORY USES TO A HOSPITAL
LOCATED: ADJACENT TO FAIRFAX HOSPITAL APPROX. 1,000
FT. W. OF GALLOW'S RD. AND 1100 FT. S. OF
ARLINGTON BLVD.

ZONING: R-5
TO: R-12
OVERLAY DISTRICT(S):
049-3- /01/ /0136-C

ZONED R-12
OVERLAY DISTRICT(S):
049-3- /01/ /0136-C
059-2- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001 E

PLAN AREA 2

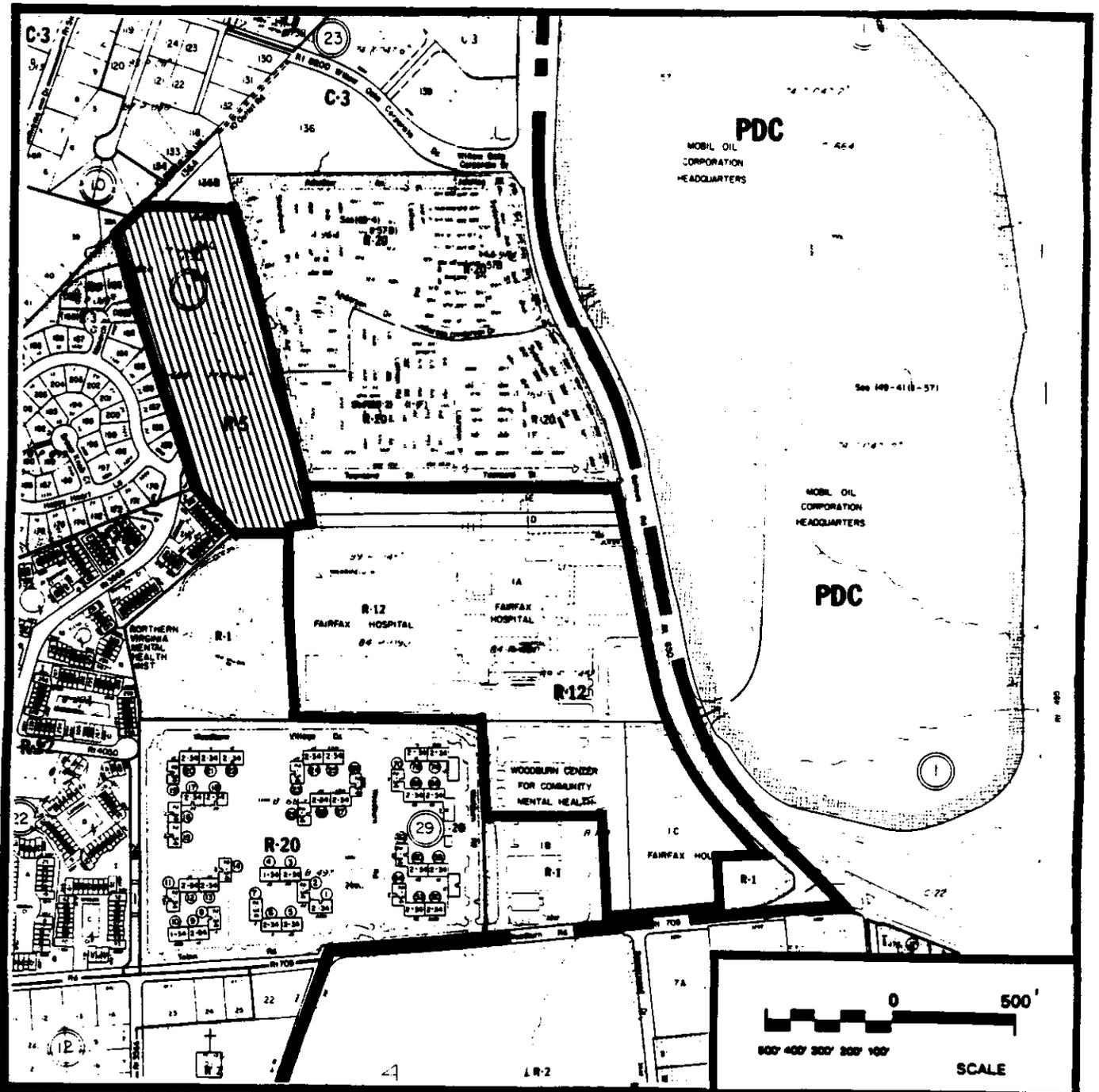
MAP REF

TAX MAP

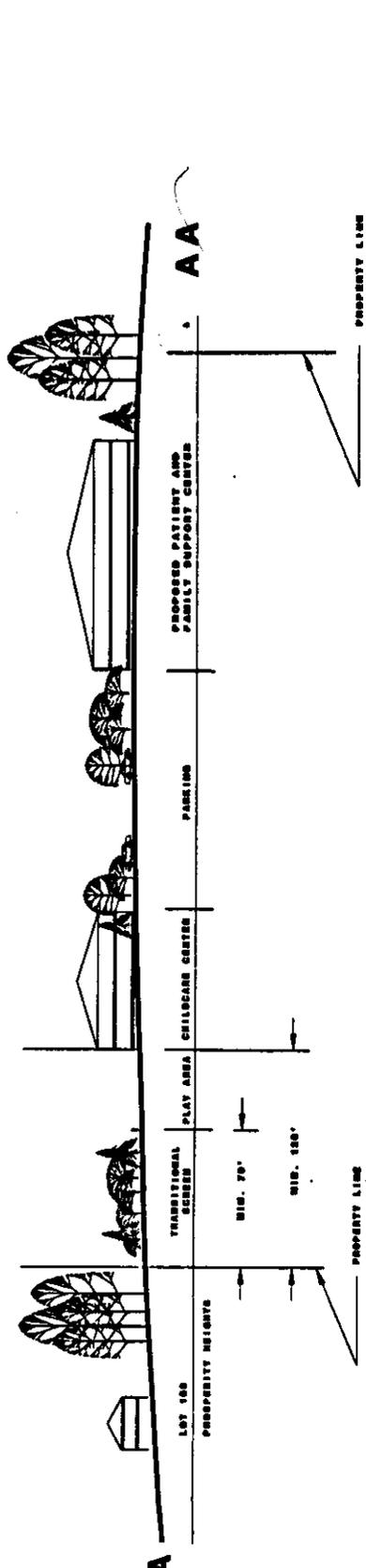
SEA COVERS ENTIRE SITE.



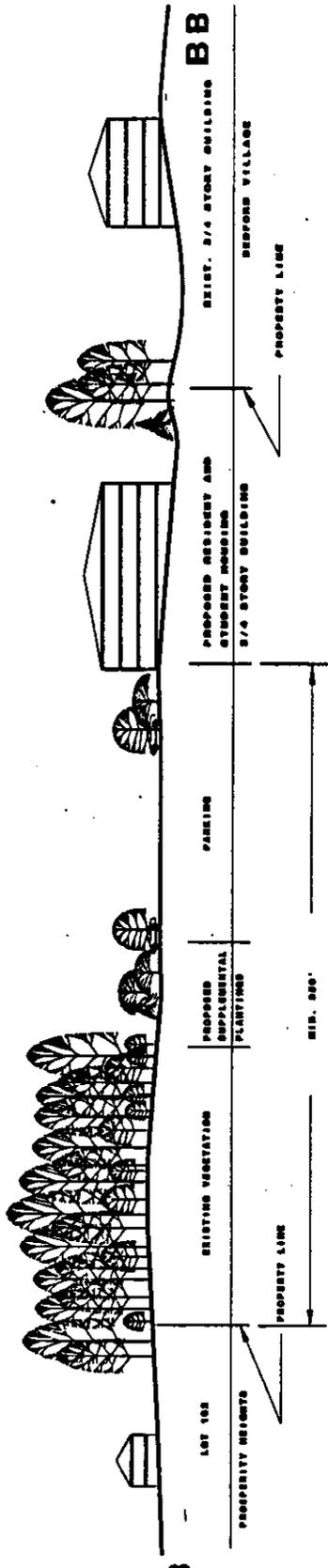
AREA OF REZONING.



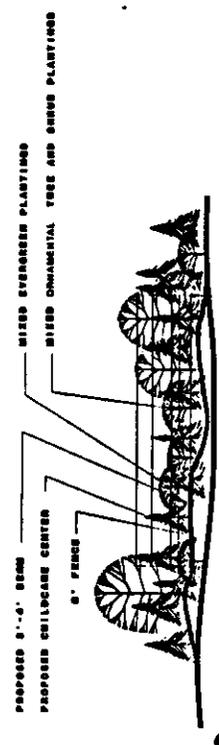
REVISION DATE:
 5-27-94
 4-21-94
 6-29-94



SECTION A-AA



SECTION B-BB



CC

ELEVATION C-CC

NOTE: THESE SECTIONS & ELEVATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN.

5. **Helicopter Support Facility.** Construct a hangar for the Hospital helicopter (north of the emergency room) to permit maintenance on site, for an increase of 9,855 square feet and a maximum building height of 35 feet (2 stories).
6. **The Fairfax Hospital Auditorium.** Demolish an existing one-story structure and replace it with a 240 seat auditorium with multi-purpose rooms (west of the Women and Children's Center) for an increase of 20,650± square feet and a maximum building height of 50 feet (2 stories).
7. **Child Care Center Expansion.** Construct a 2,000± square foot addition onto the existing child care facility located on the southern portion of Parcel 136C, for a total of 12,000 square feet and a maximum building height of 20 feet (1 story), to permit an increase in enrollment from 168 to 200 children. The center will continue to serve only the children of Fairfax Hospital employees and physicians.
8. **Child Care Center Phase II.** Construct a second child care center (immediately to the north of the existing child care center) of 10,000± square feet and a maximum building height of 20 feet (1 story), with a maximum daily enrollment of 150 children. This center will also serve only the children of Fairfax Hospital employees and physicians.
9. **Patient and Family Support Center.** Construct a 21,000± square foot building (adjacent to the eastern property boundary of Parcel 136C), a maximum building height of 20 feet (2 stories), for use by patients who live outside the area and/or their families to reside together temporarily, while the patient is undergoing medical treatment. This proposed use is comparable to a "Ronald McDonald" house or a "Make-a-Wish" facility.
10. **Resident Student Housing.** Construct two (2) buildings (on the northeastern portion of Parcel 136C) for a total of 99,500± square feet, a maximum building height of 45 feet (4 stories), for resident student housing. This facility would allow resident doctors who typically are only associated with the hospital for one (1) month to one (1) year to have living facilities near the Hospital.

Currently, the approved FAR on the 45.74-acre Hospital site is 0.49 and the gross floor area is 995,859 square feet. These concurrent applications propose an increase in the land area of the Hospital to 59.73 acres, an increase in the gross floor of 279,338 square feet for a total of 1,275,197 square feet and an FAR of 0.49.

The applicant also requests that the Board of Supervisors reaffirm the modification of the Transitional Screening requirement and waiver of the Barrier requirement previously approved with SE 80-P-078 through SEA 80-P-078-6. In addition, the applicant requests approval of a modification of

Woodburn Village Condos along Woodburn Road. The Northern Virginia Mental Health Institute is located on the western boundary of the main hospital site.

The northern portion of parcel 136C contains a regional stormwater management dry pond (Pond B) and the southern portion is developed with a child care center (approved pursuant to SE 89-P-066). The remaining center portion of the parcel is undeveloped and wooded. The child care center is 10,000 square foot in size and 1-story in height. The maximum enrollment is 168 children and the center is restricted to children of Fairfax Hospital employees and physicians. The center is accessed from the main Hospital property and is surrounded by a six (6) foot high board-on-board fence. Transitional Screening and a second fence (7 feet in height) is provided between the child care center and the Strathmeade Square and Prosperity Heights neighborhoods.

The main Hospital campus is currently approved for 656 beds and approved for a total gross floor area of 985,859 square feet and an FAR of 0.49. Primary access to the Hospital is from two (2) entrances on Gallows Road and a secondary entrance is provided from Woodburn Road. Heights of the existing buildings on the campus range from a low of 24 feet for the Education/Conference Center to a high of 105 feet for the Women and Children's Center and 119 feet for the "Tower Building". Parking is provided in six (6) surface lots, three (3) multi-level parking garages and curbside parking. Four (4) existing stormwater management dry ponds are located on the site.

BACKGROUND

The following land-use actions have been approved on the application property:

SE 80-P-078 - To expand the Hospital laundry room facilities (1980);

SEA 80-P-078-1 - To construct an educational conference center (1983);

SEA 80-P-078-2 (concurrent with **RZ 84-P-090**) - To expand an existing hospital building; **RZ 84-P-090** - To rezone a portion of the site to the R-8 District to increase allowable FAR on the site (1984);

SEA 80-P-078-3 - To construct a 450 car parking garage, a 250 car surface parking lot, and a MRI facility (1985);

SEA 80-P-078-4 - To expand the emergency room and construct a trauma center including two helipads and 85 additional parking spaces (1986);

SEA 80-P-078-5 - To construct a 630 car parking garage, a 167,800 square foot Women and Children's Center and a 350 car temporary surface parking lot (1988);

SEA 80-P-078-6 (Concurrent with **RZ 89-P-045**) - To increase the building height of the Woman and Children's Center to 105 feet, to permit a 2500 square foot pedestrian bridge and a Medical Care Facility in the R-12

Expansion of hospital facilities or ancillary hospital facilities should occur only if the impacts on the surrounding community are appropriately mitigated. If the land owned by the Fairfax Hospital Association in Strathmeade Springs is developed with residential use it should be at a density of 3-4 dwelling units per acre. Any development of the Strathmeade Springs property should include on-site stormwater detention facilities sufficient to address flooding problems in the Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site, whether it is developed with residential use or hospital facilities or ancillary hospital uses. Access should not be via Bedford Village under any development option."

The Comprehensive Plan map shows that the main hospital campus is planned for Public Facilities and that Parcel 136C is planned for residential development at a range of 3-4 dwelling units per acre.

ANALYSIS

Description of the GDP/SE Plat

The combined Generalized Development Plan (GDP) and Special Exception (SE) Plat is titled "Fairfax Hospital", prepared by Dewberry & Davis, and dated January 11, 1994 and revised through June 29, 1994. A reduction of the GDP/SE Plat can be found at the front of this report.

Sheet 1 is an illustrative composite plan for SEA 80-P-078-7 which shows the proposed development on the main Hospital campus and Parcel 136C.

Sheet 2 is the proposed site layout for the main Hospital campus and the Tabulations and Notes for SEA 80-P-078-7. Existing development on the main campus, consisting of 995,859 square feet of gross floor, and proposed new development on the campus of approximately 146,000 square feet is shown on Sheet 2. New development consists of six (6) projects that are primarily to replace, expand or renovate existing facilities, as previously described.

As shown on Sheet 2 these proposed building projects are interior to the main campus and will be buffered by existing Hospital buildings. No changes to the current access to the Hospital from Gallows Road and Woodburn Road or to the internal circulation system are proposed. Existing perimeter landscaping and fencing will remain without change. Two (2) possible stormwater management dry ponds are shown on the northern and western portions of the main campus, in addition to the four (4) existing on-site dry ponds.

Sheet 4 shows a site section taken from Prosperity Heights looking east to the proposed child care center and patient and family support center; a site section taken from Prosperity Heights looking east to the proposed resident student housing buildings; and, an elevation of the landscaped berm between the proposed child care center and the western property boundary.

Comprehensive Plan Analysis (Appendix 7)

The Comprehensive Plan Map shows that Parcel 136C, that is the subject of RZ 94-P-005, is planned for residential use at a density of 3-4 dwelling units per acre. The Plan text, which identifies Parcel 136C as Strathmeade Springs, states that expansion of Hospital facilities or ancillary Hospital facilities should occur on Parcel 136C only if the impacts on the surrounding community are "appropriately mitigated". The text further states that any development on Parcel 136C, whether residential or Hospital related, should provide, if determined necessary, stormwater detention facilities in excess of ordinance and PFM requirements and landscaped buffers and screening; and, access should not be via Bedford Village.

With implementation of the Proposed Development Conditions, the development proposed on Parcel 136C is, in staff's opinion, in conformance with the above referenced Plan text. The parcel is proposed to be developed with Hospital related facilities, limited to two (2) child care centers, a patient and family support center and two (2) resident student housing buildings. The proposed FAR, as calculated on the parcel, is 0.23 and the open space is 64%. As discussed in the Environmental Analysis section of this report, development conditions address the provision of stormwater management, BMPs and erosion and sediment control. An extensive tree preservation area and building setback is provided along the majority of the common boundary with the Prosperity Heights single family detached subdivision. Landscaping, including a landscaped berm, and a 120 foot building setback is provided between the proposed child care center and Prosperity Heights. Along the common boundary with Bedford Village, a transitional screening yard that ranges in width from 25'-35', that includes existing vegetation and supplemental plantings, is provided between the proposed buildings and the eastern property boundary. No access from the site is provided to any of the surrounding residential streets.

The Planning Division (refer to Appendix 7) had expressed concern with the height (4-stories) and location of the two (2) proposed resident student housing in terms of compatibility with adjacent development. The revised GDP/SE Plat shows the buildings relocated a minimum of 350 feet from the common property boundary with Prosperity Heights and a minimum of 30 feet from the common property boundary with Bedford Village. The site sections provided on Sheet 4 show that with existing vegetation, supplemental landscaping and topography, views of the resident student housing from Prosperity Heights will be obscured. Regarding the common property boundary with Bedford Village, the closest multi-family building in Bedford Village is located 120 feet from the first proposed resident student housing building and the closest townhouse building in Bedford

3. As shown on the GDP/SE Plat, the center is to be well landscaped, including a landscaped berm at the rear of the center. A fence, as required by the Zoning Ordinance, is to be shown around the outdoor play area. Tree preservation areas and supplemental landscaping around the perimeter of Parcel 136C should provide the center with a buffer from highway noise and auto pollution.
4. All vehicular access to the child care center is through the main Hospital site; adequate parking, as defined in the Zoning Ordinance, has been provided; and a sidewalk is planned from the Hospital to the child care center.
5. The child care center is designed with all vehicular access through the existing Hospital site with no circulation through the surrounding neighborhood. A minimum 120 foot building setback is provided between the rear of the play area and the western property boundary. Within this setback area, the GDP/SE Plat shows landscaping, including a landscaped berm 3'-4' in height.
6. The child care center is for the exclusive use of the children of Fairfax Hospital employees and physicians. This center will provide a valuable benefit to Hospital employees and meets the community goal of locating child care centers next to employment centers.

Environmental Analysis (Appendix 8)

Issue: Stormwater Management/Water Quality

The majority of the application property is upstream of a tributary to Accotink Creek. Because of stormwater runoff from impervious areas within the drainage basin of this tributary, the stream has been subject to streambank erosion and flooding. In order to reduce these adverse impacts, a regional stormwater management facility (known as "Accotink Pond B") has previously been constructed along the northwestern boundary and within the northern portion of Parcel 136C. The County is coordinating with property owners located upstream of "Accotink Pond B" on the possible development of a second regional stormwater management facility ("Accotink Pond A") (located off of the Hospital property) and a possible expansion of "Accotink Pond B".

The additional gross floor area that is proposed to be constructed on the main Hospital site will result in a relatively small increase in impervious surface. Most of the additional impervious area will be added on Parcel 136C, a majority of which is currently wooded. The Comprehensive Plan text (refer to Appendix 7) states that any development of the Strathmede Springs property (Parcel 136C) should include on-site stormwater management facilities to address flooding problems in the Pine Ridge neighborhood (located to the west of parcel 136C). The text further states that to achieve this objective, it may be necessary to design such facilities to "meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities manual."

Issue: Helicopter Flights

Resolution: The applicant has indicated to staff that the proposed helicopter support facility is to allow for on-site maintenance of only the hospital's helicopter(s) and will not be available for use by other helicopters. A Proposed Development Condition restricts the use of the facility to the Hospital helicopter only.

Issue: Site Lighting

Resolution: A Proposed Development Condition requires that all site lighting (buildings, parking lots, walkways and internal roads) be directly internally on the property and be shielded to protect adjacent residential properties.

Transportation Analysis (Appendix 10)**Issue: Right-of-Way Dedication on Gallows Road**

The Comprehensive Plan recommends that Gallows Road, between Route 50 (Arlington Boulevard) and I-495 (Capital Beltway) be widened to six (6) lanes. In order to accommodate the future widening of Gallows Road to a six (6) lane divided roadway, the Office of Transportation recommends that the applicant dedicate a minimum right-of-way of 68 feet from centerline along the entire site frontage.

Resolution: Right-of-way to 68 feet from centerline has been dedicated along a portion of the site frontage in conjunction with the construction of the Women and Children's Center. A Proposed Development Condition addresses the issue of right-of-way dedication along the remainder of the site.

Issue: Previous transportation commitments

Resolution: Development Conditions imposed by the Board in conjunction with SEA 80-P-078-5 & SEA 80-P-078-6 require the completion of a number of transportation improvements. These include the contribution of 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; the dedication of right-of-way along the site's Woodburn Road frontage; the extension of turn lanes on Gallows Road into the Hospital site; the widening of the northernmost entrance into the site from Gallows Road; and the installation of a traffic signal at the northernmost entrance into the site from Gallows Road. A number of these improvements have been completed. These concurrent applications propose no change to these previous conditions that will continue to govern the site.

Issue: On-site Parking

Resolution: Pursuant to Development Condition #13 imposed by the Board on SEA 80-P-078-6, Fairfax Hospital submitted a parking study to the Office of Transportation (OT) in April of 1993. The study evaluated on-site parking

Public Facilities Analysis

Public Facilities analyses, including fire and rescue and water and sewer services are contained in Appendices 11-13. There is no water service issue noted. Sanitary sewer lines serving the property do have a potential future capacity problem. An additional fire station is needed to serve the area and a station location study is currently underway.

ZONING ORDINANCE PROVISIONS

These concurrent applications seek to rezone 13.99 acres of land, located to the northwest of the main campus of Fairfax Hospital, to the R-12 District and to amend the special exception for the Hospital to increase land area, to construct additional Hospital facilities and to permit a Medical Care Facility in the R-12 District. An evaluation of these concurrent applications for compliance with the applicable Zoning Ordinance provisions is presented in this section of the report.

RZ 94-P-005

RZ 94-P-005 is a request to rezone Parcel 136C, 13.99 acres of land, from the R-5 to the R-12 District. (The existing Fairfax Hospital site is currently zoned R-12.) As the following Table indicates, the rezoning application complies with the lot size and bulk regulations of the R-12 District.

	<u>Required</u>	<u>Provided</u>
Minimum Lot Area	10,000 sq. ft.	13.99 acres
Minimum Lot Width	75 ft.	340 ft.
Maximum Bldg. Height	65 ft.	45 ft.
Front Yard	20 ft.	300 ft. (min.)
Side Yard	21 ft.	30 ft. (min.)
Rear Yard	21 ft.	300 ft. (min.)
F.A.R.	0.70	0.23*
Open Space	25%	64%
Parking	165 spaces	186 spaces

* The applicant's draft proffers limit development on the 13.99 acre site to a 0.25 FAR and the uses to hospital facilities and ancillary hospital facilities (with no medical/physician offices). While the development plan for the site is not proffered, development of the site is proposed to be governed by SEA 80-P-078-7 and any change to the layout of the site would require approval of a special exception amendment.

In conformance with Additional Standard 3, new buildings are designed to accommodate service vehicles with access to the building at a side or rear entrance. Additional Standards 4 through 7 are not applicable: the Hospital is not part of a "freestanding nursing facility"; no building is located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District; the Hospital is not located on a lot containing less than five (5) acres; and, the Hospital has not requested additional on-site signs.

Section 9-309

This special exception amendment application proposes an expansion of an existing child care center and the construction of a second center, with a total maximum enrollment of 350 children, for the exclusive use by children of Fairfax Hospital employees and physicians. Both child care centers comply with Section 9-309, Additional Standards for Child Care Centers, as follows:

Paragraph 1: A fenced outdoor recreation area to accommodate approximately fifty (50) per cent of the maximum daily enrollment is provided to the rear of the buildings.

Paragraph 2: The applicant will be required to address Fairfax County Code requirements for indoor recreation space, Chapter 30, at the time of site plan review.

Paragraph 3: Both child care centers will be accessed through the existing Fairfax Hospital site with no additional access points onto the surrounding street system.

Paragraph 4: Required parking is provided in the front of each building to facilitate the pick-up and drop-off of children. Sidewalks are also provided to the child care centers from the existing Hospital.

Paragraph 5: The Fairfax County Health Department has not yet conducted a review of either the proposed expansion of the existing child care center or the proposed second center. A Proposed Development Condition requires the Health Department review prior to the approval of a site plan for either child care center.

Section 9-006

To satisfy the General Standards for all Special Exception Uses (Sect. 9-006) the applicant must demonstrate that the request is in harmony with the Comprehensive Plan; in harmony with the general purpose and intent of the applicable zoning districts; will not adversely affect the use or development of the neighboring properties; and that the pedestrian and vehicular traffic associated with the proposed use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. In addition, the applicant must provide landscaping and transitional screening, open space, utilities, drainage, parking, loading spaces, and signs in conformance with the Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

This application is a concurrent rezoning and special exception amendment to permit additional facilities at Fairfax Hospital. No new beds are proposed; the request is to primarily renovate, modernize or expand existing facilities on the main campus. On Parcel 136C, located to the northwest of the main campus, the request is to expand an existing child care center and construct a second child care center, a patient and family support center and two (2) resident student housing buildings. In the opinion of staff, and as discussed in this report, this application, with implementation of the proposed development conditions, is in harmony with the Comprehensive Plan and meets the general standards for special exception uses. As of the writing of this report, the application meets all additional standards except for those that require review of the special exception application by the Health Care Advisory Board (HCAB) and review of the child care centers by the Health Department. The HCAB is scheduled to review the application on July 11, 1994 and a development condition requires review of the child care centers by the Health Department prior to site plan submission.

Recommendations

Staff recommends that RZ 94-P-005 be approved subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends that SEA 80-P-078-7 be approved subject to the Proposed Development Conditions contained in Appendix 2.

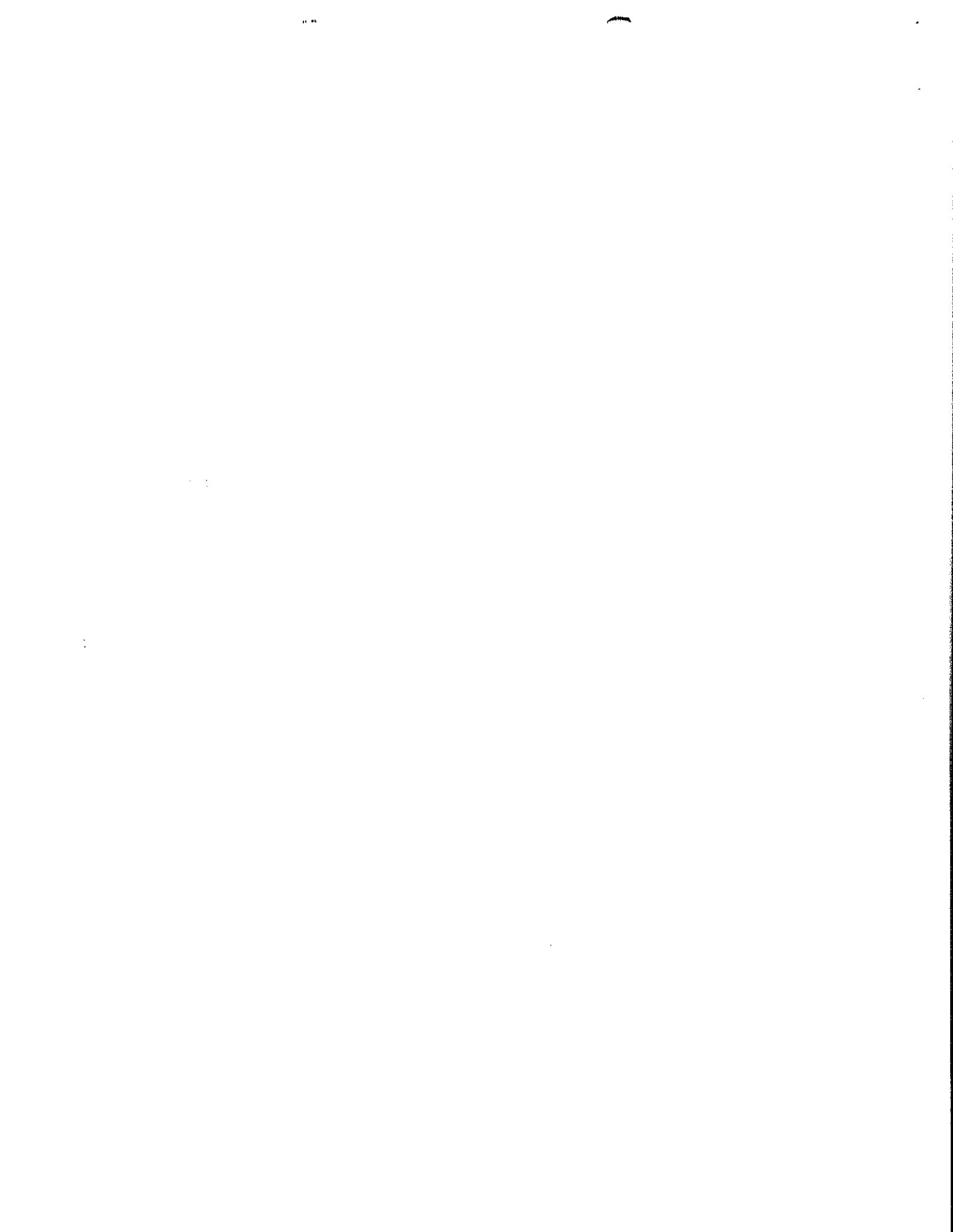
Staff recommends that the Board reaffirm the previously approved modifications of the Transitional Screening requirement and waivers of the Barrier requirement, approved with SE 80-P-078 through SEA 80-P-078-6 and SE 89-P-066, to that shown on the SEA Plat.

Staff recommends that the Board approve a waiver of the Barrier requirement pursuant to Par. 12 of Sect. 13-304 of the Ordinance.

It should be noted that the Department of Public Works has indicated that the existing sanitary sewer lines may be inadequate and may need to be replaced to accommodate this proposed development. Should the Board of Supervisors approve RZ 94-P-005 and SEA 80-P-078-7, that approval in no way guarantees that the sewer capacity is or will be available to serve this site when the applicant or successors wish to develop.

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

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





- *9. No access to or egress from the Property shall be allowed from the west through the Prosperity Heights or the Pine Ridge subdivisions, nor from the east through Bedford Village.
- *10. The applicant shall provide copies of the site plan(s) to the Prosperity Heights Homeowners Association and the Pine Ridge Civic Association for review and comment at such time as the plan(s) are submitted to Fairfax County.
11. With the exception of the Child Care Center Phase 1, buildings shall be located no closer than 120 feet from the western property line of Parcel 136C, as shown on the GDP/SEA Plat.
12. One (1) or more on-site stormwater detention facilities shall be provided unless it is determined by the Department of Environmental Management (DEM) in coordination with the Department of Public Works (DPW) that the provision of such facilities will exacerbate downstream drainage and erosion problems. All on-site stormwater management facilities within the Accotink Creek watershed shall be designed to optimize erosion and flood control performance when considered with other existing and proposed facilities within the watershed as determined by DEM in coordination with DPW. If on-site stormwater detention facilities are provided on Parcel 136C, these facilities shall be designed and constructed to reduce the postdevelopment 2-year peak flow to 50% of the predevelopment 2-year peak flow if such a design is determined to be desirable by DEM and DPW.

If DEM, in coordination with DPW, determines that on-site stormwater detention is not desirable, the applicant shall convey at least the BMP volume from new impervious areas to infiltration facilities or other BMP facilities designed in accordance with the Public Facilities Manual (PFM). Such facilities shall not be designed as stormwater detention facilities.

As an alternative, the applicant may, if deemed appropriate by DEM and DPW, improve the existing regional stormwater management pond (located on and downstream of the property) such that this facility, in combination with an upstream facility, will provide stormwater detention and BMP functions for the entirety of the watershed upstream of the pond, as determined in coordination with DPW.

- *13. At a minimum, erosion and sedimentation control shall be provided in accordance with the Public Facilities Manual (PFM). If determined by the Department of Environmental Management (DEM), at the time of site plan review, that additional erosion and sedimentation control measures beyond PFM standards are needed for Parcel 136C, such additional measures shall be provided to the satisfaction of DEM.

19. Use of the Helicopter Support Facility shall be limited to Fairfax Hospital vehicles.
20. In conformance with Par. 5 of Sect. 9-309 of the Zoning Ordinance, the County Department of Health shall make a determination regarding the location of Child Care Center Phase 1 and II prior to site plan submission.

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 personally 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, thirty (30) months after the date of approval unless the subdivision has been recorded in the land records of Fairfax County, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

3: January 24, 1994
(enter date affidavit is notarized)

94-32

for Application No(s): R2 94-P-005
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
INOVA Health Systems Hospitals, 8001 Braddock Road, Springfield, VA 22151 ✓

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)

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

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

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

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

DATE: January 24, 1994
(enter date affidavit is notarized)

94-32

for Application No(s): R2 94-P-005
(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.)

Elaine McConnell is a member of the INOVA Health Systems Hospitals Board
Gerald W. Hyland is a member of the INOVA Health Systems Hospitals
Foundation Board.

(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:

(check one) [] Applicant [X] Applicant's Authorized Agent
M.D. Walsh

Martin D. Walsh
(type or print first name, middle initial, last name & title of signee)

Subscribed and sworn to before me this 24th day of January, 1994, in the state of Virginia.

My commission expires: 7/31/97.

Denise Bloomquist
Notary Public

DATE: January 24, 1994
(enter date affidavit is notarized)

94-32

for Application No(s): RZ 94-P-005
(enter County-assigned application number(s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
KMT Limited Partnership c/o Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031

(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)

- K. S. Grand Pre, General Partner
- Michael S. Dewberry, Trust, Limited Partner
- Reva A. Dewberry, Trustee
- Michael A. Dewberry, Sole Beneficiary
- Thomas L. Dewberry, Trust, Limited Partner
- Reva A. Dewberry, Trustee
- Thomas L. Dewberry, Sole Beneficiary

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

DATE: January 24, 1994
 (enter date affidavit is notarized)

94-31

for Application No(s): SEA 80-P-078-7
 (enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
INOVA Health Systems Hospitals, 8001 Braddock Road, Springfield, VA 22151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, last name & title)
INOVA Health Systems Hospitals, formerly Fairfax Hospital System, Inc., is a non-stock, non-profit corporation, the Board of Trustees of which is appointed by INOVA Health Systems Foundation.

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: January 24, 1994
(enter date affidavit is notarized)

94-31

for Application No(s): SEA 80-P-078-7
(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.)
Elaine McConnell is a member of the INOVA Health Systems Hospitals Board.
Gerald W. Hyland is a member of the INOVA Health Systems Hospitals Foundation Board.

(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:

M. D. Walsh
(check one) [] Applicant [X] Applicant's Authorized Agent

Martin D. Walsh
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 24th day of January, 1994, in the state of Virginia.

My commission expires: 7/31/97. Denise Baumquist Notary Public

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

COURTHOUSE PLAZA
THIRTEENTH FLOOR2200 CLARENDON BOULEVARD
ARLINGTON, VIRGINIA 22201-3359

(703) 526-4700

FACSIMILE (703) 525-3187

PRINCE WILLIAM OFFICE

VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBIDGE, VIRGINIA 22192-4216

(703) 690-4664

METRO (703) 690-4647
FACSIMILE (703) 690-2412

LOUDOUN OFFICE

COUNTRYSIDE PROFESSIONAL CENTER
2 PIDGEON HILL DRIVE, SUITE 340
STERLING, VIRGINIA 20165

(703) 444-8919

FACSIMILE (703) 444-0985

June 22, 1994

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUN 24 1994

Revised

ZONING EVALUATION DIVISION

Ms. Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

Re: INOVA Health Systems Hospitals
Rezoning Application for Tax Map 49-3 ((1)) 136C

Dear Ms. Byron:

This letter serves as a revised statement of justification for the above-referenced rezoning application. The applicant, INOVA Health Systems Hospitals, is the owner of a 13.99-acre property immediately adjacent to the Fairfax Hospital. INOVA Health Systems Hospitals seeks to rezone this property from the R-5 District (Residential 5 units per acre) to the R-12 District (Residential-12 units per acre) to permit the development of a variety of uses accessory to the Fairfax Hospital. A special exception amendment application has also been filed that expands property under special exception approval in conjunction with the Fairfax Hospital. A separate statement of justification is provided for the special exception amendment application.

The application property is currently developed with a 10,000 square foot child care center. This child care center serves the children of physicians and employees of Fairfax Hospital. It is situated on the southern end of the property near the hospital development. The joint Generalized Development Plan ("GDP") and Special Exception Plat indicate a variety of new accessory uses as detailed below:

1. **Child Care Center Expansion.** A 2,000± square foot expansion is proposed for the existing child care facility. This would allow the proposed daily enrollment to increase from 168 to 200 children. The center would continue to serve children of the employees of Fairfax Hospital. The details regarding operation of the child care center are provided with the special exception amendment application.

June 22, 1994

Page 3

The proposed ancillary hospital uses are in harmony with the existing and proposed uses in the area. Property to the east is zoned and used for multi-family housing. Property to the north is zoned for office use and property to the west is planned for single-family residential development. Property immediately to the south is used for the Fairfax Hospital and the Northern Virginia Mental Health Institute.

The existing hospital use located on adjacent property does utilize, store, treat and dispose of hazardous toxic substances as set forth in Title 40, Code of the Federal Regulations Parts 116.4, 302.4 and 355; hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management VR 672-10-1-Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280. It is not anticipated that the child care facilities nor the resident student housing would utilize, store, treat or dispose of any hazardous toxic substances. In the course of normal medical treatment at the Patient and Family Support Center, there may be hazardous and toxic substances utilized, stored, treated and disposed of. However, such substances will be utilized, stored and/or disposed of in accordance with the above-referenced regulations.

The proposed development is in conformance with the provision of all applicable ordinances, regulations and adopted standards.

The proposed development exceeds the Ordinance standards for parking and for open space and we believe results in a well-design and efficient layout which will be of benefit to the Hospital and the general community. The proposed facilities have been planned to be harmonious with the existing child care facility, the hospital facility and to be sensitive to surrounding uses. The proposed uses will serve to increase the convenience and the services provided to the community by the Hospital.

I appreciate your attention to this application. Should you have any questions regarding the above, please do not hesitate to call me.

Very truly yours,

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



Elizabeth D. Baker
Land Use Coordinator

2. **Critical Care Wing/Roof Renovation/Expansion.** This will provide for an additional two stories on the critical care wing, for a total of 9,900± square feet.
3. **Radiology/Medical Library and Connector.** This construction involves demolishing some smaller buildings located in an existing courtyard and building a new structure to allow for radiology, registration and a medical library. The total net increase in square footage would be 40,488± square feet. This construction will relocate the existing interim medical library that must be demolished with the expansion for the operating rooms.
4. **Research Institute Relocation.** This rooftop expansion will add two stories and allow relocation of the Medical Research Institute. Currently, located in the temporary structure with the library, this amendment seeks to make the Institute a permanent feature of the hospital and dedicate it to research purposes. A total of 12,900± square feet would be constructed for this use.
5. **Helicopter Support Facility.** A hanger for the helicopter is proposed which will permit needed maintenance on site. Currently, helicopter maintenance occurs in Manassas and results in considerable down time for helicopter service. A total of 9,855± square feet is proposed.
6. **The Fairfax Hospital Auditorium.** The project involves the demolition of an existing one-story structure and replacement with a two-story 240 seat auditorium with multi-purpose rooms. This 20,650± square feet addition will provide adequate space for continuing medical education and community programs.
7. **Child Care Center Expansion.** A 2,000± square foot expansion is proposed for the existing child care facility on Parcel 136C. This would allow the proposed daily enrollment to increase from 168 to 200 children. The center would serve children of the employees of Fairfax Hospital. The details regarding the operation of the child care center are provided in Attachment 1.
8. **Child Care Center Phase II.** A second child care center totalling 10,000± square feet and having a proposed daily enrollment of 150 children is proposed for Parcel 136C. A proposed play area of a minimum of 7,500 square feet will be provided. Again, those attending the center would be children of Fairfax Hospital employees and physicians. The details regarding the operation of the child care center are provided in Attachment 2.

January 24, 1994

Page 4

I appreciate your attention to this application. Should you have any questions regarding it, please do not hesitate to call me.

Very truly yours,

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

A handwritten signature in cursive script, appearing to read "Elizabeth D. Baker".

Elizabeth D. Baker
Land Use Coordinator

EDB:db

a:\ltr.edb\ffxhosp.1

H. Description of the Architecture

The existing child care center is a one story, frame building, with no basement. The facility has a series of gable roof elements so it is residential in character and of a scale appropriate to the children. Residential building materials such as siding and asphalt shingles have been used. The proposed expansion will be constructed with similar building materials.

I. Conformance to Applicable Ordinance

The property expansion will conform to all applicable ordinances, regulations, etc. in effect at the time of engineering design.

H. Description of the Architecture

One story, frame building, with no basement. The facility will have a series of gable roof elements so it is residential in character and of a scale appropriate to the children. Residential building materials such as siding and asphalt shingles will be used.

I. Conformance to Applicable Ordinance

The building will conform to all applicable ordinances, regulations, etc. in effect at the time of engineering design.

a:\ffxhoep.3

Cathy Chianese
June 23, 1994
Page Two

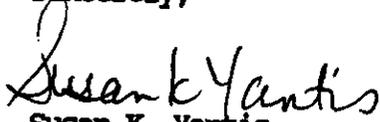
It is our judgment that Fairfax Hospital has previously performed substantial transportation improvements which were in excess of those required with previous approvals. Furthermore, the current proposal focuses on improving the existing services and amenities at the hospital and therefore the associated traffic impact is anticipated to be minimal.

The Fairfax County Office of Transportation (OT) has also requested that the Applicant commit to the implementation of a Transportation Management Plan. Several transportation demand management strategies are already implemented at Fairfax Hospital.

Alternative work schedules are available to the employees of Fairfax Hospital with part time and 8-12 hour shifts schedules which are staggered over a 24-hour period. Car pools are encouraged, however, it is difficult given the nature of the work. Many employees work beyond their scheduled shifts in order to accommodate patient needs/emergency situations. Bus service is also available on the hospital campus. Bicycle racks are also provided to promote bicycling to work.

I hope this information satisfies your needs. Please contact me if you have any questions.

Sincerely,


Susan K. Yantis
Associate/Project Manager

d11.610

cc: Robin Antonucci
Martin D. Walsh
Jim Scott
Gary Norbo
Mark Ehret
Steve Montgomery
Phil Yates
Larry McDermott

5. Before establishment, all uses shall be subject to the approval of a site plan prepared in accordance with the provisions of Article 17.

9-305

Additional Standard for Conference Centers and Retreat Houses

1. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.

9-306

Additional Standards for Housing for the Elderly

1. Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.
2. Housing for the elderly may include general nursing facilities designed solely for the residents as an accessory use.

2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

✓9-309

Additional Standards for Child Care Centers and Nursery Schools

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.

- (a) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and
- (b) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved special exception, such modification shall require the approval of an amendment to the special exception in accordance with Sect. 014 below or a new special exception.

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.

APPENDIX 3**LOCATIONAL GUIDELINES FOR CHILD CARE FACILITIES**

In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.
2. Child care facilities should be located and designed to ensure the safety of children.
3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.
4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.
6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above.

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

August 8, 1983

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

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

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

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

Very truly yours,



Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/vlt

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

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

ENR/mag

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

- 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
Zoning Evaluation Division
Ted Austell, III
Executive Assistant to the County Executive

-2-

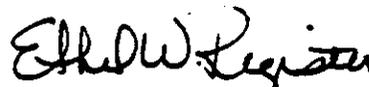
5. One-way circulation as shown on the revised Preliminary Site Plan dated September 19, 1986 shall be provided.
6. The proposed building architecture and building material shall be compatible with that of the existing hospital structure.
7. Previously approved landscaping and new landscaping shall be 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
Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division



COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030



July 29, 1988

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

Re: Special Exception Amendment
Number SEA 80-P-078-5

Dear Mr. Harris:

At a regular meeting of the Board of Supervisors held on July 11, 1988, the Board approved Special Exception Amendment Number SEA 80-P-078-5, in the name of Fairfax Hospital System, located at Tax Map 59-2 ((1)) 1D, 1E and part of 1A, 1B, 1C to expand a medical facility pursuant to Sections 3-801, 3-2001, and 9-304 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 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 detailed landscape plan shall be prepared in conjunction with the Final Site Plan. The detailed landscape plan will represent a selection of plant materials of both size and species that will best screen the northern facade of the parking garage in both the short and long term. In addition, a detailed landscape plan for the Women and Children's Center Building with an emphasis on screening the building from Gallows Road shall be prepared. Both landscape plans shall be coordinated with and approved by the County Arborist.

15. 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.
16. All service vehicles serving the Women and Children's Center will be directed to the central warehouse loading docks/service area which is located immediately to the rear of the proposed Women and Children's Center.
17. 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.
18. Since a portion of the proposed Women and 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; and
 3. Adequate measures to seal and caulk between surfaces will be provided.
19. In recognition of the need to provide temporary facilities required for hospital related functions that will be displaced during the construction of the Women and Children's Center, the Special Exception Amendment Plat shall be revised to represent these temporary facilities to a location immediately east of the temporary parking lot. It shall be noted that the temporary facilities will be removed from the site within four (4) months from the date of issuance of the non-Residential Use Permit for the Women and Children's Center.
20. In recognition that a cellar is proposed in the Women and Children's Center, the Special Exception Amendment Plat shall be revised to represent this additional level below grade.

-2-

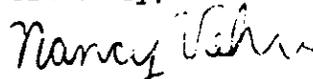
4. The applicant will present a landscape plan to accompany the site plan that will be in conformance with the landscape detail presented on Sheet 2 of the Special Exception Plat subject to the final design of the public utilities, and the applicant will implement the plan subject to the approval of the County Arborist and Veeco. A seven (7) foot high solid board fence will be provided approximately thirty (30) feet from the property line adjacent to the Strathmeade Square Subdivision, as shown on the landscape detail Sheet 2. The applicant will provide such landscape plan to the Strathmeade Square's homeowners association, for review, at time such plan is submitted to Fairfax County.
5. This child care center shall be used exclusively by the children of employees and physicians of Fairfax Hospital.
6. The maximum daily enrollment shall be limited to 168 children and 30 employees at any one time.
7. The hours of operation shall be limited to 6:00 a.m. to 8:00 p.m., Monday through Friday.
8. Within the limits of clearing and grading, as shown on the SE plat, vegetation shall remain undisturbed. No clearing and grading except for that required for the location of the seven (7) foot solid board fence and the removal of dead and dying trees and shrubs may take place in these areas, and no structures, as defined by the Zoning Ordinance, may be located within these areas. Any disturbed area shall be replanted according to the recommendation of the County Arborist.
9. A tree preservation plan identifying trees outside of the limits of clearing and grading to be preserved as practicable shall be prepared for the review and approval of the County Arborist at the time of site plan review.
10. The applicant will seek a waiver of onsite stormwater detention in order to provide detention in the regional facility located to the north of the site (Accotink Pond B). If detention is provided offsite, the existing vegetation shall not be removed from the area designated as the possible on-site detention pond on the Special Exception Plat. In the event it is determined at time of final engineering that this is not feasible, stormwater detention will be provided on site as shown on the Special Exception Plat.
11. At a minimum, erosion and sedimentation control shall be provided in accordance with the Public Facilities Manual (PFM). If determined by the Department of Environmental Management (DEM), at the time of site plan review, that additional erosion and sedimentation control measures beyond PFM standards are desirable, additional measures shall be provided to the satisfaction of DEM.

July 25, 1990

-4-

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

Sincerely,



Nancy Vehrs

Clerk to the Board of Supervisors

NV/ns

cc: Joseph T. Hix
Real Estate Division, Assessments
Melinda M. Artman, Deputy
Zoning Administrator
Donald D. Smith
Permit, Plan Review Branch
Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
John F. Donnelly, DEM
A. V. Bailey, Resident Engineer
Virginia Department of Transportation
Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

JUL 2 1990

PROFFERS

PCA 77-P-146-2

July 2, 1990

ZONING EVALUATION DIVISION

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950 edition as amended, upon approval by the Board of Supervisors of application PCA 77-P-146-2 the applicant proffers the conditions that follow.

1. Development of the lots subject to SE 89-P-066 (Tax Map 59-1 ((14)) 11A (pt), 11B (pt), 12A, 13A, 13B) will be in general conformance with the Special Exception Plat dated August 24, 1989 and revised to January 25, 1990. No development shall occur on the remaining approximately 11.13 acres of land area that is the subject of PCA 77-P-146-2 until a Proffered Condition Amendment and a revised Generalized Development Plan or Special Exception Plat, or Special Permit Plat as it relates to the remaining land area has been approved by the Board of Supervisors.
2. If the remaining land area is developed with any use other than residential dwelling units, no access will be provided from Beverly Drive.
3. In addition to the requirements set forth in Par. 4 of Sect. 18-110 of the Zoning Ordinance, the applicant will provide the Pine Ridge Subdivision and Strathmeade Square Homeowners Associations with written notification of the submission of a Proffered Condition Amendment and a revised Generalized Development Plan or Conceptual Development/Final Development Plan or Special Exception Plat or Special Permit Plat.

FAIRFAX HOSPITAL ASSOCIATION FOUNDATION *

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

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 land 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 Virginia Department of Transportation (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.

-4-

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.

Sincerely,

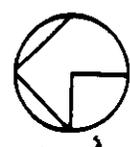
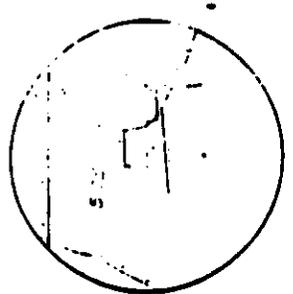


Theodore Austell, III
Clerk to the Board of Supervisors (Acting)

TAIIII/ns

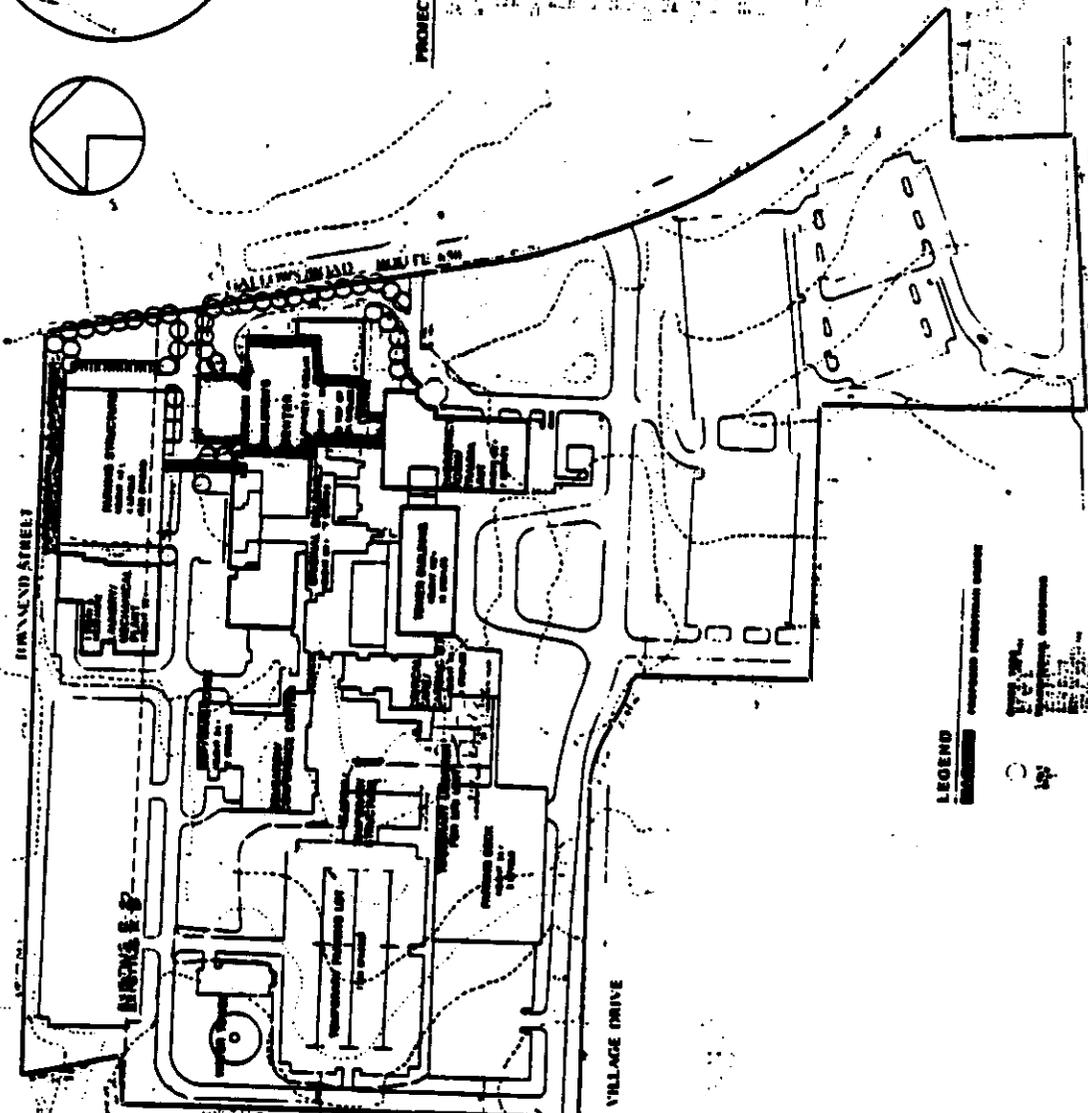
cc: Joseph T. Hix
Real Estate Division, Assessments
Jane W. Gwinn
Zoning Administrator
Donald D. Smith
Permit, Plan Review Branch
Seldon H. Garnet, Chief
Inspection Services Division
Building Plan Review Branch
Barbara A. Byron, Director
Zoning Evaluation Division
Robert Moore, Transportation Planning Division,
Office of Transportation
Kathy Ichter, Transportation Road Bond Division,
Office of Transportation
John F. Donnelly, DEM
A. V. Bailey, Resident Engineer
Virginia Department of Transportation
Richard Jones, Manager, Land Acquisition & Planning Division
Fairfax County Park Authority

APPROVAL RECEIVING ARCHITECTURE BOARD



PROJECT SUMMARY

PROJECT NO. 100-100-100
DATE 10/10/10
SHEET NO. 100-100-100
PROJECT SUMMARY
THE PROJECT IS A RECONSTRUCTION OF THE LANARK HOSPITAL BUILDING. THE PROJECT WILL INCLUDE THE RECONSTRUCTION OF THE MAIN BUILDING, THE ADDITION OF A NEW WING, AND THE REPAIR OF EXISTING STRUCTURES. THE PROJECT IS SCHEDULED TO BE COMPLETED BY 10/10/10.



LEGEND

- Existing Building
- Proposed Building
- Proposed Parking
- Proposed Driveway
- Proposed Walkway

NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE MICHIGAN BUILDING CODE (MBC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES THAT ARE NOT TO BE REMOVED OR ALTERED.
5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND TRAFFIC CONTROL DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES AND MATERIALS USED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL EXISTING LANDSCAPE AND PLANTING.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: ZONING 1561

SUBJECT: Land Use Analysis for: RZ 94-P-005
SEA 80-P-078-7
(INOVA Health Systems)

DATE: 18 March 1994

This memorandum, prepared by Steve Lopez, includes citations from the Comprehensive Plan that list and explain land use and design policies for this property, and an analysis of the development plan dated January 11, 1994. The application requests renovation of existing facilities, the addition of 279,338 square feet of new facilities space, including housing, and the addition of about 14 acres to the site. Approval of this application would result in a floor area ratio (FAR) of .49. Possible solutions to address identified use and design concerns are suggested. Other solutions may be acceptable, provided they are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The 59.73-acre property is located in the Mantua Community Planning Sector (F2) of the Fairfax Planning District in Area II. The assessment of the proposal for conformity with the land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 50 of the 1991 edition of the Area II Plan as amended through March 9, 1992, under the heading "Recommendations," the Plan states:

"Land Use....

7. The Fairfax Hospital complex located on Gallows Road just south of Route 50 and opposite the Mobil Corporate complex includes the Fairfax Hospital, the Northern Virginia Mental Health Institute and Strathmeade Springs, which is vacant, subdivided land zoned R-5 and owned by

the Fairfax Hospital Association. A portion of Strathmeade Springs has been approved for a child care facility to serve hospital employees.

Expansion of hospital facilities or ancillary hospital facilities should occur only if the impacts on the surrounding community are appropriately mitigated. If the land owned by the Fairfax Hospital Association in Strathmeade Springs is developed with residential use it should be at a density of 3-4 dwelling units per acre. Any development of the Strathmeade Springs property should include on-site stormwater detention facilities sufficient to address flooding problems in the Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site, whether it is developed with residential use or hospital facilities or ancillary hospital uses. Access should not be via Bedford Village under any development option."

On page 35 under the Land Use section under the heading "Land Use Compatibility," the 1990 Policy Plan states:

"Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses....

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening....

Policy f. Utilize urban design principles to increase compatibility among adjoining uses.

Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses....

Policy 1: Regulate the amount of noise and light produced by non-residential land uses to minimize impacts on nearby residential properties."

On page 104 under the Public Facilities section under the heading "Countywide Objectives and Policies," the 1990 Policy Plan states:

"Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest as long as the integrity of the Comprehensive Plan is not impinged....

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature."

On page 144 under the Human Services section under the heading "Human Services Facilities Element," the 1990 Policy Plan states:

"Objective 9: Continue to ensure that development of private health care facilities (i.e., hospitals and nursing homes) are appropriately monitored by the County in terms of need, access to care, cost and quality issues.

Policy a. County staff, the Health Care Advisory Board and the Board of Supervisors should continue to participate in the Certificate of Need (State consent for nursing home beds), special exception and provider planning processes to ensure construction of private facilities which best meet the needs of the community."

On page 41 under the Land Use section under the heading "Appendix 3, Locational Guidelines for Child Care Facilities," the 1990 Policy Plan states:

"In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:

1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility.

2. Child care facilities should be located and designed to ensure the safety of children.
3. Child care facilities should be located and designed to protect children from excessive exposure to noise, air pollutants, and other environmental factors potentially injurious to health or welfare.
4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians.
5. Child care facilities in Suburban Neighborhoods should be located and designed to avoid creating undesirable traffic, noise, and other impacts upon the surrounding community. Therefore, siting child care facilities in the periphery of residential developments or in the vicinity of planned community recreation facilities should be considered.
6. Child care facilities should be encouraged in employment centers to provide locations convenient to work places. However, these locations should make provisions for a safe and healthful environment in accord with the guidelines listed above."

The Comprehensive Plan map shows that the property is planned for public facilities, governmental and institutional; health and human services facility, and residential use at a density of 3-4 dwelling units per acre.

CHARACTER OF THE SURROUNDING AREA:

The site is located near the southwest quadrant of the I-495/Route 50 interchange. The site consists of Fairfax Hospital on Gallows Road across from the Mobil Corporate Headquarters and the proposed extension of the site to include 14 acres of land owned by the Fairfax Hospital Association, Tax Map 49-3 ((1)) parcel 136C. This portion of the site (referred to as the north segment) is adjacent to a variety of uses, including residential development and an office park. Pine Ridge is a single-family residential subdivision zoned R-1 and developed with lots that average one acre. Also adjacent to the north segment is the Willow Oaks Corporate Park site. The eastern portion of this site is developed with office use and the proffered FAR for the entire site is .71. The site is currently planned for office use and a Annual Plan Review nomination has been made to change the

Plan for the western portion of the site, which is adjacent to the north segment of the subject site, to allow residential use up to 30 dwelling units per acre. Bedford Village is located adjacent to the north segment and is developed at a density of nearly 20 dwelling units per acre. It is planned for 16-20 dwelling units per acre. A single-family detached residential subdivision, Prosperity Heights, is located along the western boundary of the north segment of the subject site. It is planned for 2-3 dwelling units per acre and developed at a density within that range. Strathmeade Square is adjacent to a small portion of the north segment south of Prosperity Heights. It is planned for residential use at a density of 8-12 dwelling units per acre and developed at a density within this range. The Woodburn Village Condominium Apartments are located on the southern boundary of the main hospital site. They are planned at a density of 16-20 dwelling units per acre and developed at the high end of this range. Part of the Woodburn Center for Community Mental Health is located on the southern boundary of the main portion of the hospital site next to the Woodburn Village Condos along Woodburn Road. The Northern Virginia Mental Health Institute is located on the western boundary of the main hospital site.

PLANNING ANALYSIS:

This section characterizes land use and design concerns raised by an evaluation of this site and the proposed use. Suggested Solutions are intended to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities to achieve compatibility with adjacent uses and to create a more attractive community.

If the applicant modifies the application, and/or accepts or proposes conditions comparable to the suggested solutions discussed below, the proposed development will be in harmony with the guidance of the Comprehensive Plan.

Land Use and Building Type

Concern: The Plan indicates that it is appropriate to use the north segment for expanded hospital facilities and ancillary hospital facilities. Such uses are proposed and appropriate as proposed. The Plan also indicates that residential use is appropriate at a density of 3-4 dwelling units per acre. Although the density of the proposed residential use falls within this range (presented in terms of FAR), the type of structure does not help fulfill the Plan objectives for this location. The Plan indicates that development should be compatible with existing adjacent residential uses, which are single-family detached

structures and townhouses. While the Plan does not contemplate single-family detached structures necessarily, four story garden apartment/dormitories are not appropriate. The proposed structure type and the proximity of these structures to Prosperity Heights, a single-family detached subdivision and Bedford Village, a townhouse subdivision,, does not fulfill the Plan objectives.

Suggested Solution: Provide two story type structures for housing facilities. Locate these structures as far from the Prosperity Heights subdivision as possible.

Site Design Detail

Concern: As provided, there is not enough detail to complete the evaluation of the proposed circulation, and landscaping features for the proposed development in the north segment of the subject site.

Suggested Solution: Provide a development plan with a larger scale and more detail to show the automobile circulation, pedestrian circulation, landscaping and parking lot landscaping features for the proposed development in the north segment.

BGD:SHL

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE NO.: 1605 (ZONING)

SUBJECT: ENVIRONMENTAL ASSESSMENT for: RZ 94-P-005;
INOVA Health Systems Hospitals SEA 80-P-078-7

DATE: 22 April 1994

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns including a description of potential impacts that may result from the proposed development as depicted on the development plan dated January 11, 1994. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

On page 50 of the 1991 edition of the Area II Plan as amended through March 9, 1992, under the heading "Recommendations," the Plan states:

"Land Use....

7. . . . Any development of the Strathmeade Springs property should include on-site stormwater detention facilities sufficient to address flooding problems in the Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. . . ."

On pages 86 and 87 of the 1990 Policy Plan under the heading "Water Quality", the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface waters.

Policy a. Implement a best management practices (BMP) program for Fairfax County. . . .

Policy c. Minimize the amount of impervious surface created as a result of development consistent with planned land uses. . . .

Policy g. Encourage, where practical and feasible, the retrofitting of storm water management ponds to become BMPs. . . .

Development proposals should implement best management practices to reduce runoff pollution. Preferred practices include; those which recharge groundwater when such recharge will not degrade groundwater quality, those which preserve as much natural open space as possible, and those which contribute to ecological diversity by the creation of wetlands. Regional solutions to stormwater management are preferable to small drainage area, on-site controls."

On page 93 of the 1990 Policy Plan under the heading "Environmental Resources", the Comprehensive Plan states:

"The retention of environmental amenities on developed and developing sites is also important. The most visible of these amenities is the County's tree cover. It is possible to design new development in a manner that preserves some of the existing vegetation in landscape plans. It is also possible to restore lost vegetation through replanting. An aggressive urban forestry program could retain and restore meaningful amounts of the County's tree cover.

Objective 11: Conserve and restore tree cover on developed and developing sites. Provide tree cover on sites where it is absent prior to development.

Policy a: Protect or restore the maximum amount of tree cover on developed sites consistent with planned land use and good silvicultural practices. . . ."

On page 89 of the 1990 Policy Plan under the heading "Noise", the Comprehensive Plan states:

"Objective 5: Minimize human exposure to unhealthful levels of transportation generated noise.

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

On page 89 of the 1990 Policy Plan under the heading "Light Pollution", the Comprehensive Plan states:

"Increasing urbanization requires that care be taken to reduce unfocused emissions of light and that efforts be made to avoid creating sources of glare which may interfere with residents' and/or travelers' visual acuity.

Objective 6: Minimize light emissions to those necessary and consistent with general safety.

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

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Stormwater Management/Water Quality

Concern:

The majority of the property is upstream of a tributary to Accotink Creek. Because of stormwater runoff from impervious areas within the drainage basin of this tributary, the stream has been subject to streambank erosion and flooding. In order to reduce these adverse impacts, a regional stormwater management facility (known as "Accotink Pond B") has been constructed along the northwestern boundary and within the northern portion of the area subject to the proposed rezoning. The County is coordinating with the developers of an office park that is located upstream of this facility on the development of a second regional stormwater management facility ("Accotink Pond A") and on the possibility of expanding Accotink Pond B.

The applicant is proposing to renovate, relocate and/or add several facilities to the existing hospital campus area. In addition, the applicant is proposing to expand an existing child care facility, to add a second such facility, to develop a patient and family support center, and to develop two residential student housing structures within a wooded area to the northwest of the existing complex (the area subject to the proposed rezoning). The facilities proposed within the existing complex will likely result in the addition of a relatively small amount of impervious cover (compared with what is already there) to the developed portion of the property. Most of the additional impervious area will be added within the wooded area.

The applicant will be subject to the stormwater management requirements of the Public Facilities Manual and to the stormwater management best management practice (BMP) requirements of the Chesapeake Bay Preservation Ordinance. In light of the aforementioned drainage and erosion problems downstream of the property, stormwater management and BMP strategies should be pursued that will optimize flood and erosion control and water quality benefits. The existing and future functions of off-site facilities (Accotink Ponds A and B) should be considered in the development of such strategies for the hospital property. Coordination with the Department of Environmental Management (DEM) and Department of Public Works (DPW) is essential in order to determine whether any on-site stormwater management facilities will be desirable or potentially detrimental. Such coordination is also needed in order to determine the appropriate type(s) and design(s) of on-site BMP facilities.

Suggested Solution:

While specific recommendations regarding what might constitute an optimal stormwater management/BMP system cannot be provided at this time, the options that should be explored in the development of such a system (e.g. provision of on-site BMP facilities; improvement of Accotink Pond B; design of on-site stormwater management facilities to reduce peak 2-year flows by 50%) would not be precluded by the proposed development plan. It is therefore recommended that the applicant provide a commitment that will allow for the review of this issue during the Site Plan review process and that will ensure that the stormwater management strategy that is developed for the property will optimize flood and erosion control and water quality benefits as determined by DEM in coordination with DPW.

Tree Preservation

Concern:

The existing hospital campus area has been cleared of its natural vegetative cover. The area subject to the proposed rezoning contains an existing child care facility but is otherwise characterized by an upland hardwood forest cover type (with the exception of a cleared area adjacent to the stream that flows along the northern property boundary). While much of the woodland will be cleared under the proposed development plan, substantial tree preservation areas will be provided between the proposed student housing units and the other proposed structures.

In light of the high quality of the wooded area on the property, and the desirability of minimizing additional impervious area on the property, tree preservation should be maximized.

Suggested Solution:

Coordination with the Urban Forestry Branch of DEM is recommended in order to identify individual trees or groups of trees that are particularly worthy of preservation, to incorporate the preservation of these areas into the development plan to the extent that is practical, and to minimize clearing and grading on the property.

Helicopter Flights

Concern:

The applicant is proposing to improve a helicopter support facility on the property in order to allow for on-site maintenance of the hospital's helicopter. This specific proposal does not raise significant environmental concerns. If, however, the improved on-site maintenance capabilities will result in increased helicopter flights into and out of the site (e.g. for maintenance of helicopters from other hospitals), residents near the hospital may be subject to increased noise impacts.

Suggested Solution:

The applicant should indicate whether the proposed improvement to the helicopter support facility will result in increased helicopter flights to and from the property.

Barbara A. Byron
RZ 94-P-005; SEA 80-P-078-7
Page Six

Lighting Impacts

Concern:

If improperly focused, lighting from the proposed new facilities may adversely affect adjacent residential areas. Of particular concern is the proposed development within the area subject to the rezoning application.

Suggested Solution:

The applicant should ensure that any proposed lights near residential areas will be focused directly on parking areas, walkways, and/or roads and will not project beyond the property. If necessary, lights should be shielded to protect adjacent residential properties.

TRAILS PLAN:

The Trails Plan indicates that a trail is required parallel to Gallows Road. The Director, Department of Environmental Management will determine the specific type and right of way requirements for any required trails at the time of plan review.

BGD:NHK

BOARD OF DIRECTORSDiane Hoffman
District AdministratorTELEPHONE
(703)324-1460
FAX
(703)324-1421

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COMMONWEALTH of VIRGINIA**NORTHERN VIRGINIA SOIL AND WATER CONSERVATION DISTRICT**

12055 GOVERNMENT CENTER PARKWAY • SUITE 905 • FAIRFAX, VIRGINIA 22035-5512

March 28, 1994

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

FROM: Wilfred D. Woode
Conservation Specialist.

RE: Conservation Report on RZ 94-P-005 Conc. with
SEA 80-P-078-7.

RECEIVED

OFFICE OF COMPREHENSIVE PLANNING

MAR 30 1994

ZONING EVALUATION DIVISION

Total acreage for these applications is 59.73. This is the Fairfax Hospital property, located at 3300 Gallows Road. Map reference being 049-3- /01/ /0136-C, 059-2- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001.

An area of 13.99 acres is proposed to be rezoned from R-5 to R-12, for the purpose of building four new units and two adjoining wings to the existing Day Care Building, as part of the Hospital and Day Care Expansion Project.

This portion of land pending rezoning is currently undeveloped, with an existing regional SWM facility.

Soil types are mostly Glenelg (55), which is good for building on, although it has the potential to severely erode, when left exposed. For this reason an efficient E&S measure must be installed and maintained, to prevent off site pollution.

The GDP shows that limited vegetation clearing will be done, together with tree replacement at the end of the project.

The other area pending a special exception amendment is the hospital complex, that is already in existence. A total of ten amendments are presented for permission, including Operating Room Replacement, Roof Renovation etc., for which I have no comment.

cc: Bruce Douglas, Chief, Environmental and Heritage Resources Branch, OCP.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela K. Rodeheaver, Chief
Site Analysis Section, OT

FILE: 3-4(RZ 94-P-005) and
3-5(SE 80-P-078)

SUBJECT: Transportation Impact

REFERENCE: RZ 94-P-005 and SEA 80-P-078-07; Fairfax Hospital System
Traffic Zone: 1070
Land Identification Map: 49-3 ((1)) 136C and 59-2 ((1)) pt. 1A,
pt. 1B, pt. 1C, 1D, 1E

DATE: March 28, 1994

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

MAR 30 1994

ZONING EVALUATION DIVISION

Transmitted herewith are the comments of the Office of Transportation with regard to the referenced application. These comments are based on plans made available to this Office dated January 11, 1994.

The referenced application proposes a number of new construction projects and accessory uses. The application seeks approval of an additional 279,338 gross square feet of building area.

This Office has reviewed the subject application and has identified those areas requiring further consideration on the following pages.

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 Hour¹</u>
Existing Zoning:	R-5(13.99 acres-69 units)	405 vpd/ 40 vph
	R-12(45.74 acres-548 units)	<u>3,610 vpd/ 315 vph</u>
	TOTAL	4,015 vpd/ 355 vph
Existing Use:	Hospital (985,859 gsf)	10,710 vpd/ 970 vph
Application:	Hospital (1,253,189 gsf)	12,345 vpd/1,225 vph

Provision of Right-of-Way Dedication for Gallows Road

The Comprehensive Plan recommends that Gallows Road between Arlington Boulevard (Route 50) and the Capital Beltway (I-495) be widened to six lanes. In order to accommodate widening of this facility to a six lane divided facility, a minimum right-of-way of 68 feet from centerline should be dedicated along the site's frontage. It appears from the Special Exception Amendment Plat, that sufficient right-of-way may have already been provided along that frontage located approximately 300 feet south of the main hospital entrance. However, for most of its length, there is insufficient dedication to accommodate a new six lane divided section.

Improvements to Gallows Road

Pursuant to development condition 6 imposed by the Board of Supervisors in conjunction with the approval of SEA 80-P-078-06, the applicant was to "... 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." Said contribution was to be provided at such time as a contract to widen Gallows Road to six lanes between Route 50 and Woodburn Road was awarded. It is the recommendation of this Office that condition #6 be retained.

¹These trip generation estimates are based on data from Trip Generation, Fifth Edition, Institute of Transportation Engineers, 1991 and on other parameters as noted. (Land Use Codes - 221, 230, and 610)

Provision of Right-of-Way Dedication for Woodburn Road

Pursuant to development condition 7 imposed by the Board of Supervisors in conjunction with the approval of SEA 80-P-078-06, the applicant was to dedicate right-of-way 45 feet from centerline along the site's Woodburn Road frontage. This dedication was to be made upon demand. In addition to the dedication of right-of-way, the applicant was also to provide all ancillary easements necessary for any future improvement of Woodburn Road. This Office recommends that condition #7 be retained and that language be added to the condition in order to insure that ancillary easements can also be obtained 'upon demand'.

Provision of On-Site Parking

The major issue associated with this site continues to be the provision of sufficient on-site parking. Pursuant to condition 13 imposed in conjunction with the approval of the previous special exception amendment (SEA 80-P-078-06), the applicant was to conduct a parking study for the entire Fairfax Hospital site. The study was to be submitted to this Office for review and approval and was to evaluate on-site parking demand and supply. The report concluded that due to the isolated nature of the site, parking options were limited and that all available parking resources were being utilized at or near capacity. As a result of that study, it was recommended that Lot 7 (as referenced in "Parking Analysis for Fairfax Hospital") be retained as a permanent parking facility in order to mitigate a potential parking shortage on-site. This was accomplished in September, 1993.

A review of this special exception amendment plat depicts the number of spaces available in parking lot 3 as 174. However in the above-referenced study, this lot is shown as providing 334 spaces. It appears that approximately 160 spaces are lost due to the construction of a proposed storm water management pond in the northwestern portion of this lot. As a result, it would seem that the 186 new spaces proposed by the applicant are in fact replacements for those spaces anticipated to be displaced by storm water management facilities.

In light of the above, and given the magnitude of the proposed expansion associated with this application, staff is concerned that there will be a potentially critical shortage of on-site parking. Therefore, it is recommended that the applicant commit to provide an addendum to the study submitted previously, in order to assess the impact of the proposed site expansion on existing parking supply/demand. The study should be submitted to the Office of Transportation within 180 days of the issuance of the last building permit for the proposed expansion. In the event that a parking shortage is determined to still exist, the applicant should then provide the additional on-site parking.

Transportation Demand Management

In order to aid in the mitigation of the potential on-site parking problems associated with this application, the applicant should commit to the implementation of a Transportation Management Plan. The primary objective of the program would be to reduce the daily and peak hour trips generated by Fairfax Hospital in order to reduce the overall impact both on and off-site.

The recommendation for such a program is consistent with the goals and objectives of the Comprehensive Plan and could include flexible and alternative work schedules, transit pass programs, dedicated bus/van transportation to designated transit centers, alternative parking arrangements, provision of adequate sidewalks and trails, and related measures to promote transit ridership, ridesharing, bicycling and walking.

AKR/RLA:rla

cc: John Winfield, Deputy Director, Design Review, Department of Environmental
Management

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

March 2, 1994

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

FROM: Deborah J. Keys (246-3953) 
Resource Management Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis
Special Exception Application SEA 80-P-078-7
Rezoning Application RZ 94-P-005

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject Special Exception Application/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 1995, this property will be serviced by the fire station planned for the _____ area.
3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:
 - _____ a. currently meets fire protection guidelines.
 - _____ b. will meet fire protection guidelines when a proposed fire station becomes fully operational.
 - _____ c. does not meet current fire protection guidelines without an additional facility, however, a future station is projected for this area.
 - X d. does not meet current fire protection guidelines without an additional facility; however, a station location study is currently underway, which may impact this rezoning positively.

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

March 21, 1994

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

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

SUBJECT: Water Service Analysis, Rezoning Application RZ 94-P-005

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 from an existing 16-inch main located at the property. See enclosed property map.
3. An offsite water main extension is not required for domestic service or fire protection.

Attachment

FAIRFAX COUNTY WATER AUTHORITY

8560 Arlington Boulevard - P. O. Box 1500
Merrifield, Virginia 22116-0815
(703) 698-5600

March 21, 1994

MEMORANDUM

TO: Staff Coordinator (Tel. 324-1250)
Zoning Evaluation Division-Suite 800
12055 Government Center Parkway
Fairfax, VA 22035-5505

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

SUBJECT: Water Service Analysis, Rezoning Application SEA 80-P-078-7

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 from an existing 10-inch main located at the property. See enclosed property map.
3. An offsite water main extension is not required for domestic service or fire protection.

Attachment

SPECIAL EXCEPTION APPLICATION

SEA 80-P-078-7

REZONING APPLICATION

RZ 94-P-005

SEA 80-P-078 -07
FILED 02/07/94

INOVA HEALTH SYSTEMS HOSPITALS
AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY
TO PERMIT INCREASE IN LAND AREA AND ADD
ACCESSORY USES
ZONING DIST SECTION: 03-1204
ART 9 CATEGORY/USE: 03-06
59.73 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOWES ROAD

ZONED R-12 PLAN AREA 2
OVERLAY DISTRICT(S):
049-3- /01/ /0136-C
059-2- /01/ /0001-A P.0001-B P.0001-C P.0001-D .0001

RZ 94-P-005
FILED 02/07/94

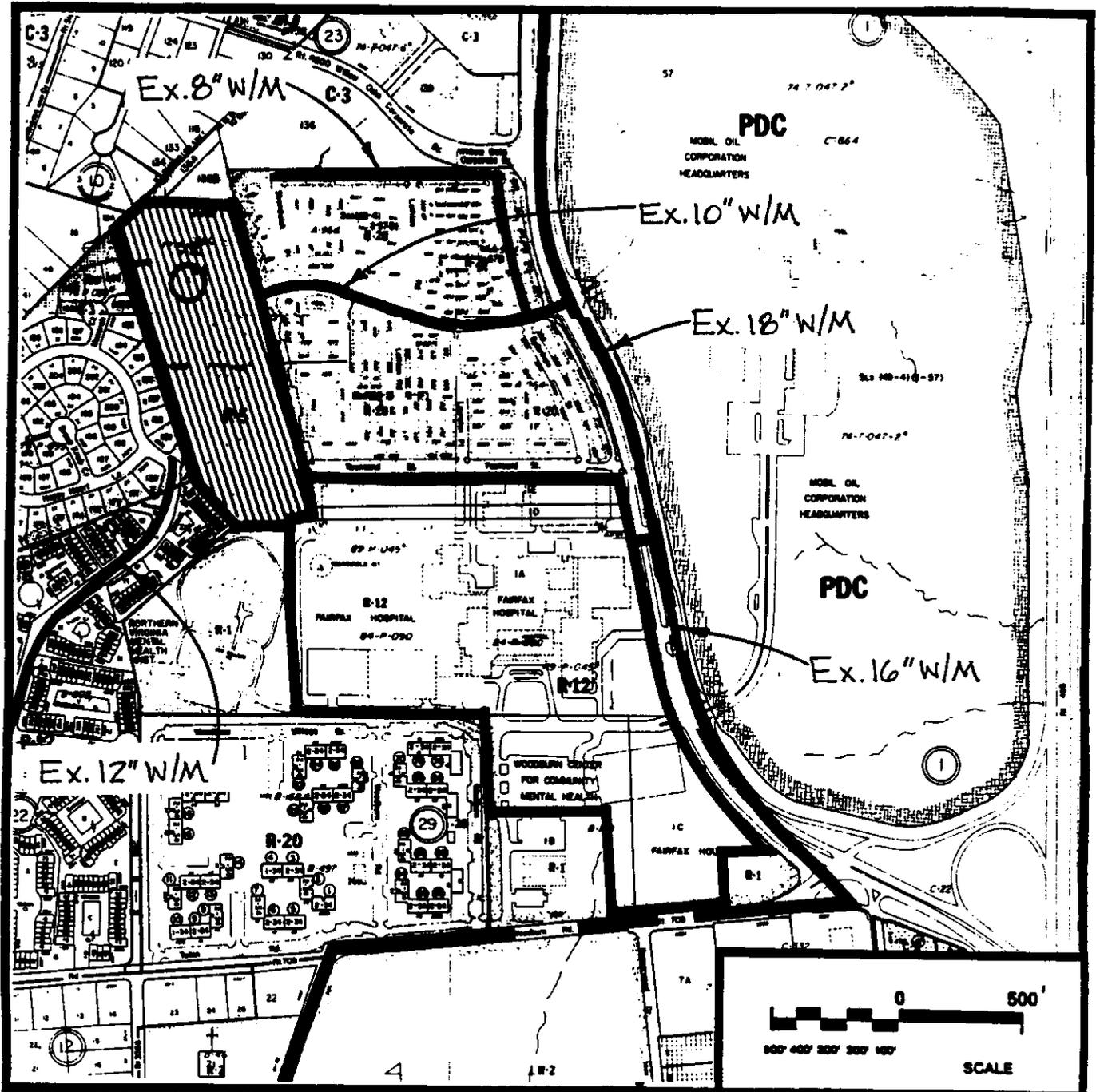
INOVA HEALTH SYSTEMS HOSPITALS
TO REZONE: 13.99 ACRES OF LAND, DISTRICT - 99
PROPOSED: ACCESSORY USES TO A HOSPITAL
LOCATED: APPROX. 450 FT. W. OF GALLOWES RD AND 1:
FT. S. OF ARLINGTON BLVD :
50)
ZONING: R-5
TO: R-12
OVERLAY DISTRICT(S):
049-3- /01/ /0136-C

MAP REF

TAX MAP

SEA COVERS ENTIRE SITE.

||||| AREA OF REZONING.



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

DATE: 6-24-94

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

SUBJECT: Rezoning Application Review

Name of Applicant/Application: INOVA HEALTH SYSTEMS HOSPITALS

Application Number: 80-P-078-7 ; 94-P-005

Type of Application: SEA ; RZ

Information Provided

Application: YES

Development Plan: YES

Other: STATEMENT OF JUSTIFICATION

Date Received in UP&DD: 3-3-94

Date Due Back to OCP: 3-25-94

Site Information

o Location: 49-3-001-0136-C ; 59-2-001-1-A, 1-B, 1-C, 1-D, 1

o Area of Site: 59.73 ACRES

o Rezoned from: R-5 to R-12

o Watershed/Segment: ACOTINK CREEK / WOODBURN

1. Drainage

o Master Drainage Plans: Completed Project AC166 (DPW Project M000166),
Acotink Pond B, is located on-site.

o UP&DD Ongoing County Drainage Projects: _____

o UP&DD Drainage Complaint Files:
 Yes No

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

If yes, Describe: SEVERAL complaints concerning channelbank
erosion and yard flooding on file (w/ PSB) downstream
of the outfall of the proposed site N.W. toward Long Branch.

o Other Drainage Information: _____

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: _____

Other Program Information: _____

Application Name/Number: INOVA HEALTH SYSTEMS HOSPITALS

RZ 94-P-005

***** 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: Applicant to consider modifications to Accotink Pond B to ensure conformance to current design standards. See DPW for details.

TRAILS RECOMMENDATIONS: NONE

SCHOOL SIDEWALK RECOMMENDATIONS: NONE

SANITARY SEWER E&I RECOMMENDATIONS:

 YES NOT REQUIRED

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

Other E&I recommendations: NONE

OTHER UP&DD PROJECT/PROGRAM RECOMMENDATIONS: NONE

UP&DD Internal Sign Off by:

- Planning Support Branch (Ron Kirkpatrick)
- Public Improvements Branch (Walt Wozniak)
- Stormwater Management Branch (Bill Henry)

JMK/crt(1631E)

- cc: Gordon Lawrence, Coordinator, Office of Safety, Ex. Co. Public Schools (cc only if SW Recommendation r
- cc: Jerry Jackson, Chief, System Analysis Section, Office of Waste Management, DPW
- cc: Bruce Douglas, Chief, Environmental and Heritage Resources Branch, Office of Comprehensive Planning
- cc: David Marshall, Chief, Public Facilities and Services Branch, Office of Comprehensive Planning

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DEM for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDC	Planned Development Commercial
ADU	Affordable Dwelling Unit	PDH	Planned Development Housing
ARB	Architectural Review Board	PFM	Public Facilities Manual
BMP	Best Management Practices	PPRB	Permit, Plan Review Branch
BOS	Board of Supervisors	PRC	Planned Residential Community
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Central Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
DEM	Department of Environmental Management	SE	Special Exception
DDR	Division of Design Review, DEM	SP	Special Permit
DP	Development Plan	TDM	Transportation Demand Management
DPW	Department of Public Works	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPW
FDP	Final Development Plan	UMTA	Urban Mass Transit Association
GDP	Generalized Development Plan	VC	Variance
GFA	Gross Floor Area	VDOT	Virginia Dept. of Transportation
HCD	Housing and Community Development	VPD	Vehicles Per Day
LOS	Level of Service	VPH	Vehicles per Hour
Non-RUP	Non-Residential Use Permit	WMATA	Washington Metropolitan Area Transit Authority
OCP	Office of Comprehensive Planning	ZAD	Zoning Administration Division, OCP
OT	Office of Transportation	ZED	Zoning Evaluation Division, OCP
PD	Planning Division		

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

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

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

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

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

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

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

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DEM for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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