



FAIRFAX COUNTY

APPLICATION FILED: June 29, 2000
PLANNING COMMISSION: November 2, 2000
BOARD OF SUPERVISORS: November 20, 2000
@3:30 p.m.

V I R G I N I A

October 19, 2000

STAFF REPORT

APPLICATION SEA 80-P-078-10

PROVIDENCE DISTRICT

APPLICANT: Inova Health Care Services

LOCATION/ADDRESS: 3300 Gallows Road, Falls Church, VA

PARCEL(S): 49-3 ((1) 136, 136 C1;
59-2 ((1) 1A pt., 1Bpt. 1C pt, 1D, 1E

ACREAGE:: 59.10 Acres

ZONING: R-12

FAR: 0.59

OPEN SPACE: 39%

PLAN MAP: Public Facilities, Governmental and Institutional Uses

PROPOSAL: Amend SEA 80-P-078-9 previously approved for a Medical Care Facility to Permit Building Additions and Site Modifications

WAIVERS/MODIFICATIONS: Re-affirm Previously Approved Waivers/Modifications of Transitional Screening and Barrier Requirements

STAFF RECOMMENDATION:

Staff recommends that SEA 80-P-078-10 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends approval of the requested modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat and subject to development conditions contained in Appendix 1.

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

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

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



SPECIAL EXCEPTION AMENDMENT APPLICATION

SEA 80-P-078-10

SEA 80-P-078 -10
FILED 06/29/00

INOVA HEALTH CARE SERVICES
AMEND SE 80-P-078 FOR MEDICAL CARE FACILITY
TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS
ZONING DIST SECTION: 03-1204
ART 9 CATEGORY/USE: 03-06
59.10 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOWS ROAD, FALLS CHURCH, VA 22046

ZONED R-12

PLAN AREA 2

OVERLAY DISTRICT(S):

TAX MAP

049-3- /01/ /0136-C ,0136-C1

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



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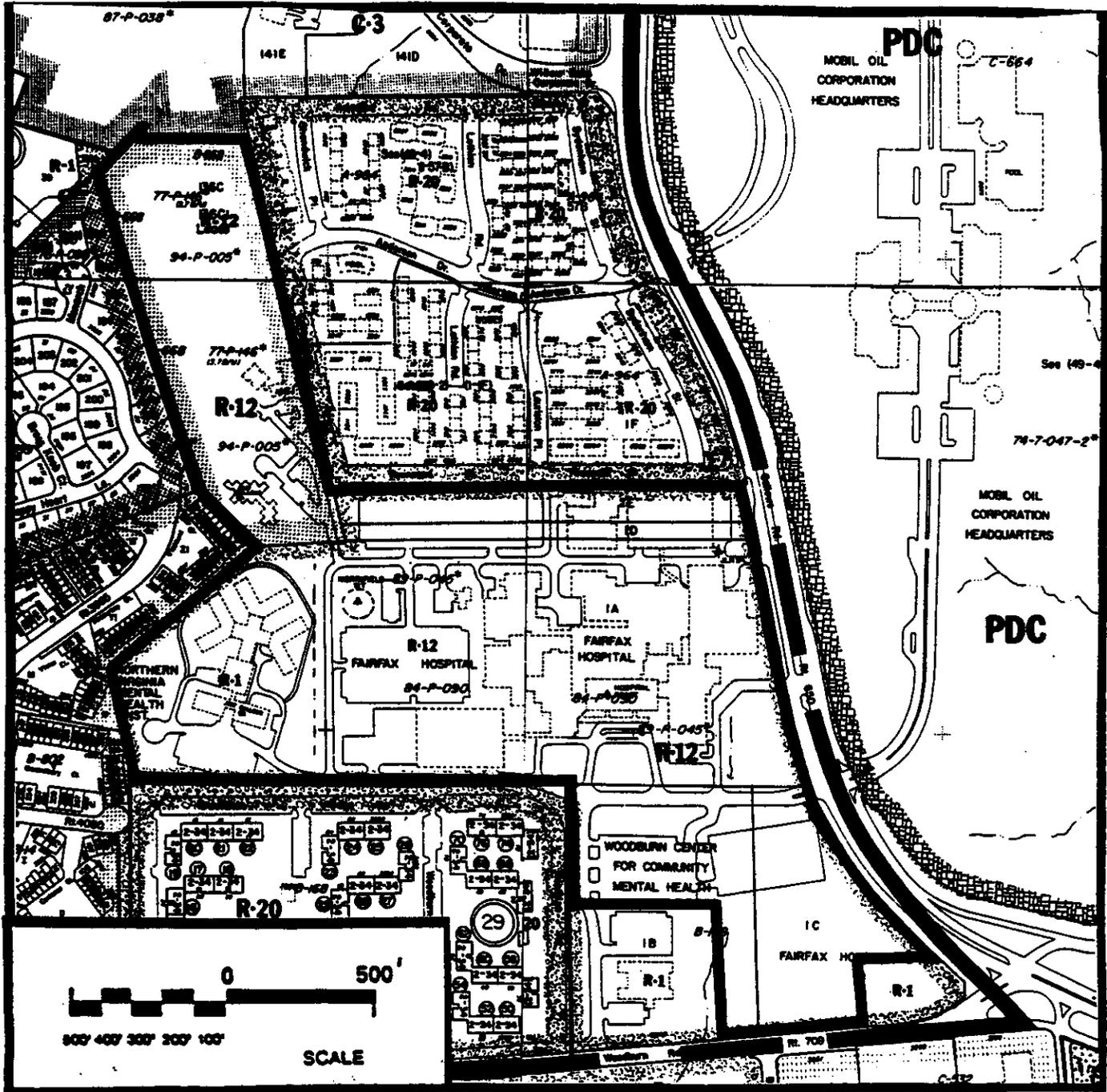
ZONED R-12
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TAX MAP

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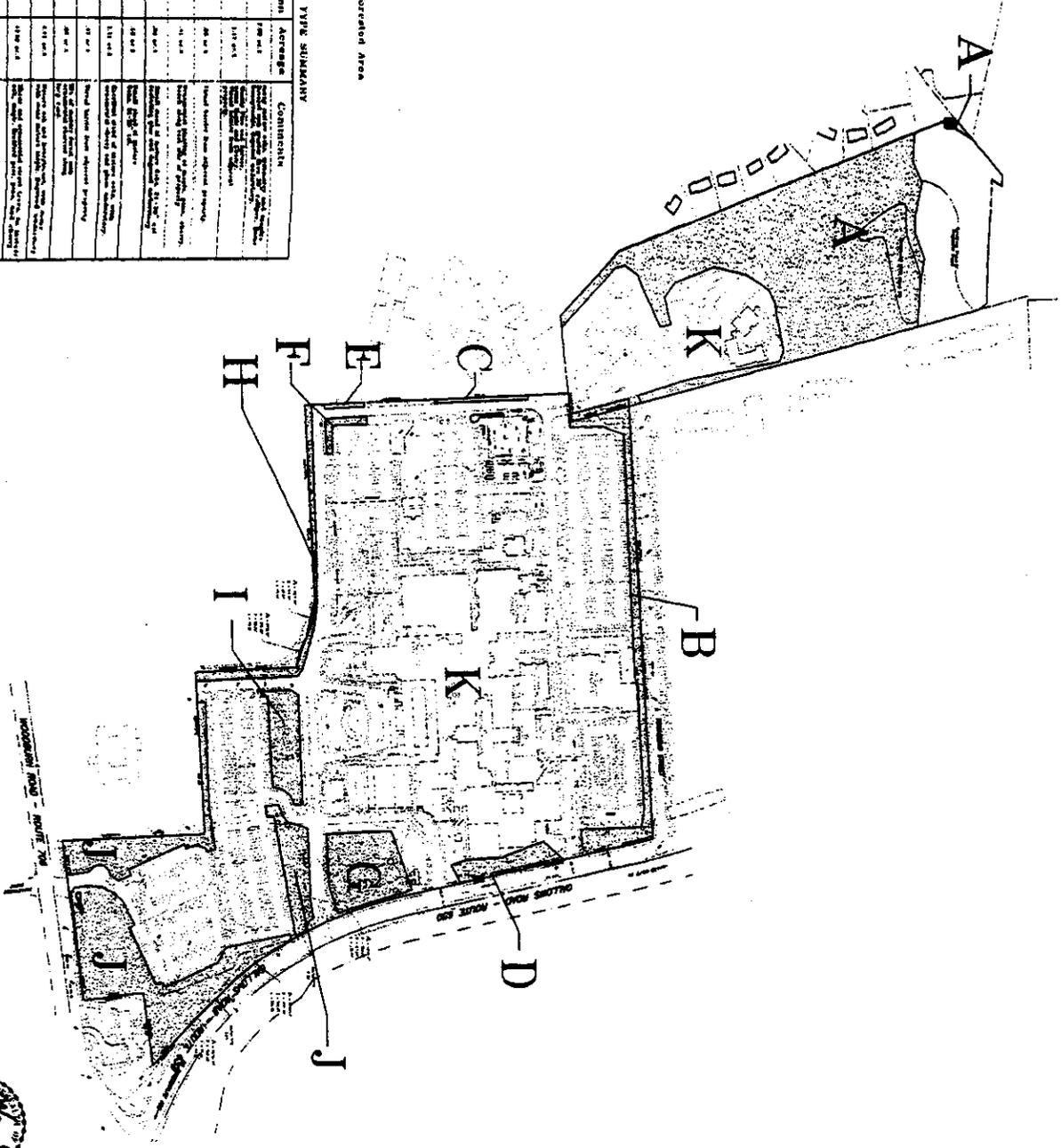
059-2- /01/ /0001-A P,0001-B P,0001-C P,0001-D ,0001 E



EXISTING VEGETATION MAP CUYER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acres	Comments
A Upland Forest
B Overgrown Forest
C Overgrown Forest
D Overgrown Forest
E Upland Forest
F Upland Forest
G Upland Forest
H Upland Forest
I Upland Forest
J Upland Forest
K Developed Land

LEGEND
 Tree Stand / Forested area





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

DESCRIPTION OF THE APPLICATION

Proposal:

Amend SE 80-P-078 to permit site modifications and building additions to the Fairfax Hospital complex which modifications include:

- Construction of a 240,000 square foot Heart Institute; Phase I proposed to be seventy (70) feet in height (four stories) located in the southwestern corner of the site adjacent to the previously approved Phase I garage; 190 below grade parking spaces to be constructed under the proposed building. According to the applicant, the Heart Institute is being designed to accommodate the potential future addition of four (4) additional stories.
- Construction of a 15,000 square foot expansion to the emergency room facilities in two areas; Building 22 proposed to have new walk-in entrance and increased lobby space; Building 23 to have new ambulance dock and 28 additional surface parking spaces
- Existing parking structure (Gray Garage) and construction trailer to be removed and replaced by Heart Institute which will result in the loss of 495 parking spaces. Applicant states that the adjacent Phase I parking garage (975 parking spaces) will be completed prior to removal of the Gray Garage.
- Addition of 177 beds to the hospital complex in the Heart Institute and the main hospital

Other:

No change to the approved gross floor area (GFA) or to the operation of the hospital facilities (including hours of operation, number of employees, number of children enrolled in the child care center). Reduction in open space from 40% to 39%.

LOCATION AND CHARACTER

Site Description: The 59.10 acre hospital complex is located on the west side of Gallows Road and north of Woodburn Road. The site is developed with the following components:

- Main Campus (Hospital)
- North Campus (resident student housing)
- Ronald McDonald House; two (2) child care center buildings

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Willow Oaks Corporate Center, Bedford Village (townhouse and multi-family)	C-3 R-20	Mixed Use Residential, 16-20 du/ac
South	Woodburn Village Condominiums Pine Ridge Park Vacant Land	R-20 R-1 C-2	Res. 1 -2 du/ac Open Space Retail, Commercial, and Other
East	Bedford Village (townhouse and multi-family) Mobil Oil Headquarters	R-20 PDC	Res. 16-20 du/ac Office
West	Prosperity Heights (single family detached) Strathmeade Square (townhouses) N. Virginia Mental Health Institute	R-3 R-12 R-1	Res. 2-3 du/ac Res. 8-12 du/ac Institutional Uses

BACKGROUND**Site History:**

The original portion of the Fairfax Hospital, containing 131,614 square feet, was constructed by right in 1960 on 32.65 acres which were zoned R-1 and R-20. The following is a summary of subsequent zoning actions on the hospital property.

Application	Date	Use	BOS Action*
SE 80-P-078	1980	Expand Laundry Facility	Approve
SEA 80-P-078	1983	Add conference center	Approve
SEA 80-P-078-2 (w/RZ 84-P-090)	1984	Expand hospital; Rezone to R-8; increase FAR	Approve
SEA 80-P-078-3	1985	Parking structure/lot; MRI facility	Approve
SEA 80-P-078-4	1986	Expand emergency room; Trauma center; helipads; parking	Approve
SEA 80-P-078-5	1988	Parking garage; Women and Children's Center; temporary parking lot	Approve
SEA 80-P-078-6 (w/RZ 89-P-045)	1990	Increase in height; Pedestrian bridge; medical care facility; rezone entire property to R-12 (FAR 0.55)	Approve
SE 89-P-066 (w/PCA 77-P-146-2)	1990	Child care center for hospital employees only	Approve
SEA 80-P-078-7 w/RZ 94-P-005	1994	Operating room replacement; critical care wing expansion; radiology/medical library wing; research institute relocation; helicopter support facility; hospital auditorium; care center expansion; patient and family support center; resident student housing; rezone northern portion of site from R-8 to R-12 w/max. FAR of	Approve with proffers

Application	Date	Use	BOS Action*
SEA 80-P-078-8	1996	Reconfigure footprint of Ronald McDonald House; delete SWM #1 and replace with underground facility; add SWM U1 and W1; delete 26 parking spaces; reconfigure footprint of operating room replacement building; increase FAR from 0.49 to 0.495 to reflect prior right-of-way dedications	Approve
SEA 80-P-078-9	January, 2000	Construct 2 additional parking garages with a total of 1998 parking spaces (Phase I and II Garages); relocate oxygen tanks	Approve (See Appendix 4)

* Proffers provide for amendments to the special exception without a proffered condition amendment (PCA)

Comments:

A copy of the Clerk's letter, the SEA Plat, and the development conditions for SEA 80-P-078-9 are contained in Appendix 4. Complete documents for this site, including previously approved proffers and development conditions, are on file with the Zoning Evaluation Division, Department of Planning and Zoning.

Construction is currently taking place on the operating room replacement approved in conjunction with RZ 94-P-005 and concurrent SEA 80-P-078-7, and relocation of the oxygen tanks approved in SEA 80-P-078-9.

The maximum FAR permitted on the site is 0.70. This equates to 1,821,286 square feet of gross floor area (GFA). A total of 1,275,197 square feet of GFA, which is the maximum permitted in the R-12 District, has been approved to date with the approval of SEA 80-P-078-9.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area:

Area II

On page 51 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

On page 51 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

- “7. The Fairfax Hospital complex, located on Gallows Road just south of Route 50 and opposite the Mobil Corporate complex, includes the Fairfax Hospital and related ancillary uses. The Northern Virginia Mental Health Institute is adjacent to the Fairfax Hospital Complex but owned and operated by the State of Virginia. The Fairfax Hospital complex (excluding Parcel 49-3((1))136C) is planned for hospital uses, medical/physicians offices, clinics, and ancillary hospital uses. Parcel 136C is planned for low-intensity ancillary hospital uses such as child care facilities, a patient/family support center, and medical resident student housing. Medical/physicians offices are not appropriate on Parcel 136C. Allowable uses as indicated herein are permitted up to 0.7 FAR on the Fairfax Hospital complex except that the FAR on Parcel 136C is limited to 0.25 with any remaining FAR permitted in the applicable zoning district to be transferable to the main campus.

Expansion of hospital facilities or ancillary hospital facilities should occur only if the impacts, including transportation, on the surrounding community are appropriately mitigated. Specifically, the siting, height and design of proposed buildings on Parcel 136C should ensure compatibility with the adjacent stable single family residential communities.

Additional Plan citations are contained in Appendix 5.

ANALYSIS

Special Exception Amendment Plat (Copy at front of staff report)

Title of SEA Plat:	Fairfax Hospital
Prepared By:	Dewberry & Davis
Date:	June 27, 2000
Revision:	October 9, 2000

Sheet 1:

SEA Plat showing site layout. The proposed Heart Institute (Building 21) is located in the southwestern corner of the site between the surgery center (Building 14) and the previously approved Phase I garage. The surgery center is currently under construction and a new access and drop off area which serves both the proposed Heart Institute and the surgery center is depicted on the SE Plat. A traffic circle in front of the Heart Institute is depicted with a "possible retaining landscape wall with signage". Access into the proposed below grade parking is located at the southeastern corner and the northern side of the Heart Institute. A new traffic circle in the hospital loop road is proposed at the northwest corner of pond S1.

The proposed emergency room expansions are located in Buildings 22 and 23 on the east side of the main hospital. Building 22 is adjacent to the helicopter support facility which is not proposed to change with this application. The proposed addition is twenty (20) feet in height and extends the front of the building approximately fifty (50) feet closer to Gallows Road. A new walk-in entrance, canopy and drop off area is depicted. Building 23, located south of Building 22, also extends fifty (50) feet from the edge of the existing building toward Gallows Road to the east. A new ambulance dock and 28 new surface parking spaces are located east and southeast of this addition in an area which is currently wooded, north of existing Pond RI. A new driveway, which extends from the proposed walk-in entrance to Building 22 to the existing hospital loop road south of Pond RI, also cuts through this wooded area and may impact some of the landscaping approved with SEA 80-P-078-9. The previous driveway connection to the loop road is proposed to be closed as it is being displaced by the additions and new parking lot. No phasing schedule is provided. Additional landscaping consisting of deciduous, evergreen, and ornamental trees is proposed around the proposed 28 space parking lot and new ambulance dock. No changes in access or to other areas of the site are proposed.

Sheet 2:

Notes and Tabulations; Approved layout shown for Parcel 136 C, including student housing, interim parking,

space from 40% to 39% is proposed. FAR is proposed to increase from 0.49 to 0.59 for a proposed total of 1,530,197 square feet with the proposed additions. The maximum permitted FAR is 0.70. Note #8 states that a request is made for renewal of the Board's previous approval of a modification of transitional screening and waiver of barrier requirements. The total number of hospital beds is proposed to increase from 656 to 833. The number of existing parking spaces is shown at 2,750. The total number of required parking spaces is 2,574 which includes the increase in beds from 656 to 833. The proposed grand total of parking spaces to be provided is 4,042, whereas previously, 4,271 spaces were proposed. Footnote #5 states that there are 280 interim parking spaces proposed on Parcel 136C that will be provided in accordance with Development Condition 7 that was imposed in conjunction with the approval of SE 80-P-078-9. These spaces were not included in either the existing or the proposed grand total parking spaces. No information is provided on the plat regarding when these spaces will be available. However, the applicant has stated that they should be available before the end of 2000.

A schematic rendering of the proposed Heart Institute is provided. The note states that "it is presented to represent the general character and theme of the proposed Heart Institute. It will be refined and subject to minor modification with final engineering and architectural design."

Sheet 3:

Existing vegetation map (EVM). The EVM shows the area proposed to be developed with the emergency room expansions with new parking and driveway classified as a maintained woodland with an excellent stand of mature oaks, with ornamental cherry and plum understory. The area proposed to be developed with the Heart Institute is already developed with a parking structure and impacts on vegetation are minimal. There are no tree cover calculations provided which demonstrate if tree cover requirements will be met and at what rate. This issue will be addressed during the site plan approval process.

Land Use Analysis (Appendix 5)**Issue:**

The subject property is planned for public facilities, institutional and governmental uses, according to the Comprehensive Plan Map; therefore, the proposed use is in conformance with the Plan. The proposed FAR of 0.59 is also within the maximum permitted FAR of 0.70 for this site. Plan text specifically speaks to the need for the hospital complex to: provide adequate parking so that there will be no net deterioration to the parking capacity of the hospital causing spillover into adjacent neighborhoods; provide buffering and screening in excess of Zoning Ordinance requirements adjacent to single-family neighborhoods; and, protect adjacent neighborhoods from noise and lighting to the extent practicable.

Resolution:

The submitted SEA Plat described above generally addresses the Plan issues. Parking tabulations indicate that parking will meet Ordinance requirements. Previously approved development conditions need to be carried forward to ensure that at all times, both during and after construction, adequate parking will be provided. The proposed Heart Institute is adjacent to the Woodburn Village Condominiums, zoned R-20. The proposed Heart Institute is shown at a height of 70 feet in Phase I. The existing parking garage which is proposed to be replaced by the Heart Institute is a four (4) level structure with a height which does not exceed fifty (50) feet. As stated earlier, the applicant proposes a structural design for the Heart Institute which can be expanded upward by four (4) additional stories if available FAR exists. The Heart Institute will be a minimum 80 feet from the southern property boundary, while the existing parking garage which will be replaced with the Heart Institute is 65 feet from this boundary. The hospital loop road runs between the proposed building and a narrow strip of existing trees located along the site boundary which has provided screening of the hospital complex from the adjacent residential units. The limits of clearing and grading depicted on the applicant's prior submission showed that clearing would extend into this vegetated area, nearly to the property line in places, which would have resulted in no screening between the hospital and adjacent residential uses. The applicant had requested a modification of transitional screening in favor of screening previously approved; however, the proposed clearing was not consistent with that. The applicant has revised the SE Plat to eliminate the clearing and grading between the proposed Heart Institute and the property boundary to demonstrate that adequate screening will be provided. Staff has proposed a development condition which calls out the fact that no clearing or grading is permitted to occur in this area. However, the plat still shows clearing

shifted to avoid damage to the existing trees. Given the above, staff believes the issue of adequate screening has been addressed and there are no Plan issues.

Transportation Analysis (Appendix 6)

There are no transportation issues as long as all previous transportation commitments are brought forward and adequate parking is provided. No changes to existing transportation commitments are proposed. Development conditions *regarding provision of adequate parking are proposed to be brought forward with this request.*

Environmental Analysis (Appendix 7)

There are no environmental issues associated with this application.

Zoning Ordinance Provisions (Appendix 8)

The following standards were evaluated and satisfied with approval of SEA 80-P-078-9. The current application continues to satisfy these provisions:

R-12 Bulk Standards for Non-Residential Uses

Section 9-006: General Standards for All Special Exceptions

Section 9-303: Additional Submission Requirements

Section 9-304: Standards for All Category 3 Uses

Section 9-308: Additional Standards for Medical Care Facilities

Section 9-309: Additional Standards for Child Care Facilities

Parking and Loading

The SEA Plat indicates that 4,042 parking spaces are proposed with approval of the application, which is a slight decrease from the 4,271 spaces proposed with SEA 80-P-078-9. Note #9 on the applicant's SEA Plat states that no fewer than 2,574 spaces shall be provided without approval of a special exception amendment. Note #9 on the SEA Plat approved pursuant to SEA 80-P-078-9 stated that no fewer than 2,402 would be provided; therefore, the minimum number of parking spaces has been increased by 172 spaces. However, with the

The applicant has stated verbally that the 280 parking spaces will be available prior to the end of 2000. Attached in Appendix 3, with the applicant's Statement of Justification, is a discussion of the parking issue submitted in response to staff concerns regarding parking on the site. Given the concerns regarding adequate parking on this site, it would be desirable for the 280 parking spaces to be completed prior to demolition of the existing Gray Garage with its 495 parking spaces which is to be replaced with the Heart Institute. The applicant has already committed to completing the Phase I parking garage prior to demolition of the Gray Garage. Staff has proposed an additional development condition to that effect. Staff has also proposed a development condition which requires the 280 parking spaces proposed on Parcel 136C to be completed prior to demolition of the Gray Garage. Previously imposed development conditions regarding adequate parking are proposed to be carried forward with approval of this application. With those conditions, parking issues have been addressed.

Transitional Screening and Barrier Requirements

The applicant requests re-affirmation of previously approved modifications of transitional screening and waiver of barriers around areas not affected by this proposal. The applicant has revised the SEA Plat to delete the limits of clearing and grading which previously showed removal of some of the existing vegetation which provided adequate screening of the area now proposed to be developed with the Heart Institute. With the revised SEA Plat and a staff proposed development condition prohibiting clearing or grading in this area, staff believes re-affirmation of a modification of transitional screening is appropriate.

Summary of Zoning Ordinance Provisions

All applicable standards have been satisfied with the proposed development conditions.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application is in harmony with the Comprehensive Plan and meets Zoning Ordinance requirements, with the staff proposed development conditions.

Staff Recommendations

Staff recommends approval of the requested modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat and subject to development conditions contained in Appendix 1.

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

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

APPENDICES

1. Staff Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Development Conditions and Plat for SEA 80-P-078-9
5. Comprehensive Plan and Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Zoning Ordinance Provisions
9. Glossary of Terms



DEVELOPMENT CONDITIONS

SEA 80-P-078-10

OCTOBER 19, 2000

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-10 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E for a Medical Care Facility and related uses and two (2) Child Care Centers, pursuant to Sect. 3-1204 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-9.

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this special exception amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised October 9, 2000, and these development conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The existing trees located along the southwestern property boundary which extend from south of the proposed Heart Institute to the western side of Parking Lot #9 shall not be disturbed by clearing and grading and shall be retained as a buffer between the hospital and the adjacent Woodburn Village Condominiums. It is understood that the location of the proposed traffic circle in the main hospital loop road will be modified from that shown on the SE Plat in order to avoid damage to any of the existing trees in the buffer area. Additional trees shall be planted in this area where needed to provide adequate year-round screening, as recommended by the Urban Forester. Any existing trees located in this area which are damaged or destroyed by construction activities shall be replaced, as determined by the Urban Forester.

6. The proposed Heart Institute shall be constructed in substantial conformance with the schematic rendering on Sheet 2 of the SEA Plat. Building materials and final design shall be compatible with those of the main hospital building.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception 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, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, 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.

SPECIAL EXCEPTION AFFIDAVIT

APPENDIX 2

DATE: May 17, 2000
(enter date affidavit is notarized)

I, Timothy S. Sampson, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[x] applicant's authorized agent listed in Par. 1(a) below

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

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

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

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

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes entries for Inova Health Care Services and Fairfax County Board of Supervisors.

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

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

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

NAME (enter first name, middle initial & last name)	ADDRESS (enter number, street, city, state & zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD in Par. 1(a))
Ronald McDonald House Charities of Greater Washington Inc. Agent: -Deborah Wargo	3312 Gallows Road Falls Church, Virginia 22042	Lessor ("Title Owner" by virtue of a ground lease in excess of 30 years of Tax Map 49-3 ((1)) 136C1
Dewberry & Davis Agents: -Philip G. Yates -Lawrence A. McDermott	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Wilmot Sanz, Inc. Agents: -James C. Wilmot -Thomas Carney (nmi)	18310 Montgomery Village Ave Suite 700 Gaithersburg, MD 20879	Architects/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: - Martin D. Walsh - Keith C. Martin - Lynne J. Strobel - Timothy S. Sampson - M. Catharine Puskar - Susan K. Yantis - Elizabeth D. Baker - Inda E. Stagg	2200 Clarendon Blvd. 13th Floor Arlington, VA 22201	Attorneys/Planners/Agent

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s):
(enter County-assigned application number(s))

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

(NOTE: Include sole proprietorships herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)
[] There are 10 or less shareholders, and all of the shareholders are listed below.
[] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

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

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

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

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Ronald McDonald House Charities of Greater Washington, Inc. _____
3312 Gallows Road _____
Falls Church, VA 22042 _____

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Ronald McDonald House is a not-for-profit organization with no shareholders or officers. _____

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Wilmot Sanz, Inc. _____
18310 Montgomery Village Avenue, Suite 700 _____
Gaithersburg, MD 20879 _____

DESCRIPTION OF CORPORATION: (check one statement)

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

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial & last name)
Rolando J. Sanz _____
James C. Wilmot _____
Craig M. Moskowitz _____

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

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, Virginia 22201

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAME & ADDRESS OF CORPORATION: (enter complete name & number, street, city, state & zip code)
Dewberry & Davis LLC
8401 Arlington Boulevard
Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC	_____		_____
Larry J. Keller	_____		_____
Dennis M. Couture	_____		_____
Steven A. Curtis	_____		_____

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

DATE:

May 17, 2000

(enter date affidavit is notarized)

for Application No(s):

(enter County-assigned application number(s))

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

The Dewberry Companies LC

8401 Arlington Boulevard

Fairfax, VA 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Sidney O. Dewberry

Barry K. Dewberry

KMT Limited Partnership

Karen S. Grand Pre

Michael S. Dewberry

Thomas L. Dewberry

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s):
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

KMT Limited Partnership
c/o K.S. Grand Pre, General Partner
10707 Miller Road
Oakton, VA 22124

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS (enter first name, middle initial, last name & title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Karen S. Grand Pre, General Partner
Michael S. Dewberry, Limited Partner
Thomas L. Dewberry, Limited Partner

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

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

DATE: May 17, 2000
(enter date affidavit is notarized)

for Application No(s): _____
(enter County-assigned application number(s))

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

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

None

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

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

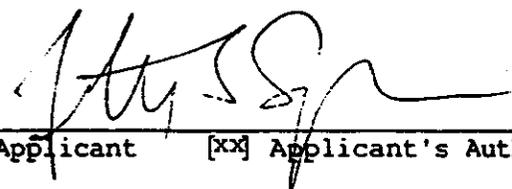
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Sharon Bulova is a trustee on the Inova Health Care Services Board. _____
Penny Gross is a trustee on the Inova Health Care Services Board. _____
Elaine McConnell is a member of the Inova Health System 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:



(check one) Applicant Applicant's Authorized Agent

Timothy S. Sampson, attorney/agent
(type or print first name, middle initial, last name & title of signer)

Subscribed and sworn to before me this 17 day of May, ~~200~~ 2000, in the state of Virginia.

My commission expires: 11/30/2003

Emily A. Kimm
Notary Public

Dewberry & Davis LLC

8401 Arlington Boulevard • Fairfax, VA 22031-4666
voice 703-849-0100 fax 703-849-0118 www.dewberry.com

ENGINEERS•PLANNERS•SURVEYORS•LANDSCAPE ARCHITECTS

October 9, 2000

Mary Ann Godfrey
Zoning Evaluation Division, DPZ
12055 Government Ctr Pkwy, Suite 800
Fairfax, Virginia 22035

RE: Fairfax Hospital; SEA 80-P-078-10

Mary Ann
Dear Ms. Godfrey:

May this letter serve as a response to the question you posed at our meeting on October 3, 2000 concerning the subject special exception amendment application. In short, you asked for a clarification on why there is a difference between the 4,042 (previously 4,052) total parking spaces that we are representing on the tabulation on the pending Special Exception Amendment (SEA) Plat and the 4,271 total spaces that are represented on the currently approved SEA Plat. The difference is attributed to several factors:

1. The parking counts on the currently approved SEA Plat were taken from previous approved plans of the hospital campus. The counts on the pending SEA Plat were taken from a recent field survey that we prepared for the hospital campus. Consequently, they are more current and accurate. This factor is the cause for many small differences in the number of parking spaces in the various existing parking lots.
2. The parking count in the proposed Phase I garage has been reduced to 971 spaces (rather than 999 spaces) based on a more detailed design of the garage. (I will be representing 971 spaces on both the tabulation and the graphic on the SEA Plat that I will be forwarding to you in the next several days for a grand total of 4,042 spaces.)
3. The major difference in the total counts is attributable to the spaces lost to new construction. On the currently approved SEA Plat we represented 629 spaces to be lost to new construction. On the pending SEA Plat we are representing 1,049 spaces lost to new construction. This significant difference is due in large part to the 305 net spaces that will be reduced by the proposed Heart Institute building.

As you are aware, the Heart Institute building will be located on the site of the existing Gray Garage which will be razed. Consequently, 495 existing spaces will be lost. There are 190 spaces, however, proposed in the Heart Institute Garage which results in the net reduction of 305 spaces referenced above (495-190).

This single factor above results in a greater difference than the total difference, but when coupled with the other adjustments referenced above, there is only a 229 space difference

Ms. Mary Ann Godfrey
October 9, 2000

Page 2

In summary, these are the major factors that create the difference in the number of parking spaces that are represented on the two SEA Plats. Whereas admittedly there are a lesser number of total parking spaces represented on our pending SEA Plat, we would note that the proposed number of spaces is still far in excess of the number of spaces that are required by the provisions of the Zoning Ordinance (2,574 spaces) and the number of needed spaces that were identified in the Wells and Associates Parking Study of May 1994 (2,237).

In addition, we would note that the ratio of existing parking spaces to the existing number of approved beds on the hospital campus is 4.2 (2,750 spaces - 656 licensed beds). In contrast, the ratio of proposed parking spaces to the proposed number of beds on the campus will be increased to 4.85 (4,044 spaces - 833 licensed beds). Looking at it another way, we are adding 177 new beds with this special exception amendment which will be supported by 1,292 additional parking spaces. This represents a ratio of 7.3 spaces per new bed.

Lastly, at our meeting you asked us to establish when the parking study that was required by Development Condition #17 when the Board approved SEA 80-P-078-8 on August 6, 1996 had to be submitted. The Development Condition states in part that "the study shall be submitted to the Fairfax County Department of Transportation upon the completion of 75,000 square feet of new construction on the main campus of the hospital and shall be amended upon completion of construction of the entire 146,838 square feet on the main campus."

We have concluded that the threshold 75,000 square feet of net new construction was reached earlier this year with the completion of the Surgery Outpatient Addition (Phase II). As a consequence, the parking study is now due. Said study will be authorized and undertaken in the forthcoming weeks and will be submitted to the Department of Transportation when it is finalized.

I trust that this statement will satisfy your need, but should you have additional questions or the need for elaboration, please give me a call.

Sincerely,



Philip G. Yates
Senior Associate

cc: Linda Smyth
Jim Scott
Randy Hart

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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

PRINCE WILLIAM OFFICE

VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22182-4216
(703) 680-4664
METRO (703) 680-4647
FACSIMILE (703) 680-2412

MANASSAS OFFICE

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

LOUDOUN OFFICE

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

Timothy S. Sampson
(703) 528-4700 x24

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUN 1 2000

May 31, 2000

ZONING EVALUATION DIVISION

Barbara Byron, Director
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy, #801
Fairfax, VA 22035

Re: Special Exception Amendment Application 80-P-078-10 (the
"Application")
Applicant: Inova Health Care Services (Fairfax Hospital)

Dear Ms. Byron:

On behalf of Inova Health Care Services (the "Applicant"), please accept this letter as a statement of justification for the above-referenced Application, which is proposed to amend SEA 80-P-078-9 approved by the Board of Supervisors on January 10, 2000. The property that is subject to this Application is identified on the Fairfax County zoning map as 59-2 ((1)) pt. 1A, pt. 1B, pt. 1C, 1D and 1E and 49-3 ((1)) 136C and 136C1 and consists of 59.10 acres (the "Application Property"). The Applicant is the fee owner of parcels 49-3 ((1)) 136C and 136C1, and the Applicant is the "title owner" for purposes of the Zoning Ordinance (by virtue of a ground lease in excess of 30 years) of the remainder of the Application Property.

The Application proposes two primary modifications to the currently approved hospital facilities for the Application Property. Specifically, the Application proposes the addition of a Heart Institute (identified as Building 21 on the Special Exception Amendment Plat (the "SEA Plat") enclosed herewith). The Heart Institute would consist of a total of approximately 240,000 square feet of floor area contained in a four-story building. The construction of the Heart Institute will necessitate the demolition of the existing "Gray" garage (495 spaces) and the existing pedestrian bridge. One level of below-grade parking (190 spaces) will be constructed below the Heart Institute building.

May 31, 2000

Page 2

The second primary modification to the currently approved hospital facilities is the request for an expansion to the emergency room facility in two locations (identified as proposed Buildings 22 and 23 on the SEA Plat). The emergency room expansion would consist of a total of approximately 15,000 square feet of floor area. As shown on the SEA Plat, the additional square footage proposed by the Application remains within the maximum floor area ratio ("FAR") permitted for the Application Property, and sufficient parking for the entirety of the hospital facilities will be maintained with the additions proposed by this Application.

The following is additional information in order to address the submission requirements set forth in Paragraph 7 of Section 9-011 of the Zoning Ordinance:

The proposed facilities will be operated 24 hours per day and will result in an addition of approximately 250-300 patients and visitors and 450-500 doctors and other employees on a daily basis.

The following is a breakdown of the trip generation rates for a hospital as presented in the book Trip Generation, 6th Edition, Institute of Transportation Engineers, 1997. There are 656 beds currently approved at Fairfax Hospital and with the proposed Heart Institute addition, the bed count will increase to 833 beds.

- The proposed addition will result in approximately 2,084 total additional daily vehicle trips, with approximately 190 additional vehicle trips in the AM peak hour and 216 additional trips in the PM peak hour.
- Average vehicle trip ends per bed on a weekday with a directional distribution of 50 percent entering and 50 percent exiting = 11.77.
- Average vehicle trip ends per bed on a weekday peak hour of adjacent street traffic, one hour between 7 and 9 AM with a directional distribution of 72 percent entering and 28 percent exiting = 1.07.
- Average vehicle trip ends per bed on a weekday peak hour of adjacent street traffic, one hour between 4 and 6 PM with directional distribution of 34 percent entering and 66 percent exiting = 1.22.
- Average vehicle trip ends per bed on a weekday AM peak hour of generator with a directional distribution of 65%

May 31, 2000

Page 3

- Average vehicle trip ends per bed on a weekday PM peak hour of generator with a directional distribution of 36 percent entering and 64 percent exiting = 1.41.

The requested building additions will allow the Applicant to even better meet the needs of the residents of Fairfax County, and care has been taken to ensure the compatibility of the proposed additions with the existing facilities. The Application for a State Medical Facilities Certificate of Public Need has been submitted at this time.

The SEA Plat also reflects the location of the 280 interim parking spaces (located on parcel 136C), which are the subject of an administrative interpretation approved on May 1, 2000.

This application is in conformance with the Comprehensive Plan, and to the best of our knowledge meets all current applicable land development ordinances, regulations, and adopted standards. A request is hereby made for a renewed modification of the transitional screening and barrier requirements to that shown on the SEA Plat.

As always, if you have any questions, please do not hesitate to give me a call.

Very truly yours,

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



Timothy S. Sampson

TSS:kak

JAINOVA333.5JUSTIFLT.DOC



FAIRFAX COUNTY

APPENDIX 4

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

January 26, 2000

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Susan K. Yantis, Land-Use Coordinator
Walsh, Colucci, Stackhouse,
Emrich and Lubeley, P.C.
2200 Clarendon Boulevard - 13th Floor
Arlington, Virginia 22201-3359

RE: Special Exception Amendment
Number SEA 80-P-078-9

Dear Ms. Yantis:

At a regular meeting of the Board of Supervisors held on January 10, 2000, the Board approved Special Exception Amendment Number SEA 80-P-078-9 in the name of Inova Health Care Services, located at Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) Pt. 1A, Pt. 1B, Pt. 1C, 1D, and 1E for a medical care facility and related uses and two (2) child care centers, pursuant to Section 3-1204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which are in addition to development conditions approved with SE 80-P-078 through SEA 80-P-078-8.

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 as may be determined by the Director, Department of Public Works and Environmental Services (DPW&ES). Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the Special Exception Amendment Plat entitled Fairfax Hospital prepared by Dewberry & Davis, which was last revised September 16, 1999, and these development conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.

SEA 80-P-078-9
January 26, 2000

- 2 -

4. The gas tank area located adjacent to the mechanical building shall be completely enclosed by 8 foot high fencing which shall be either chain link with solid inserts or board-on-board to provide screening of the tanks and accessory equipment, subject to DPWES approval.
5. Prior to site plan approval for the proposed parking garages labeled Phase I and Phase II, limits of clearing and grading shall be established which, to the extent feasible, **protect adjacent existing trees, as approved by the Urban Forester.**
6. The proposed landscaping along the northern side of the proposed Phase II parking garage shall be reviewed by the Urban Forester to ensure that the proposed plantings will provide maximum year-round screening of the garage from the adjacent Bedford Village development.
7. Prior to the issuance of a building permit(s) for each proposed parking garage(s), labeled Phase I and Phase II on the Special Exception Amendment Plat, documentation shall be provided which demonstrates to the satisfaction of DPWES that adequate interim parking will be provided, either on-or off-site, during each construction phase.

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, thirty (30) months after the date of approval unless Phase I or Phase 2 has been established, 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.

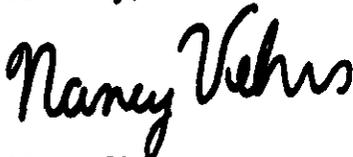
The Board also waived and modified the transitional screening and barrier requirements to that shown on the Special Exception Amendment Plat and subject to these development conditions.

SEA 80-P-078-9
January 26, 2000

- 3 -

If you have questions regarding the expiration of this Special Exception Amendment or filing a request for additional time they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

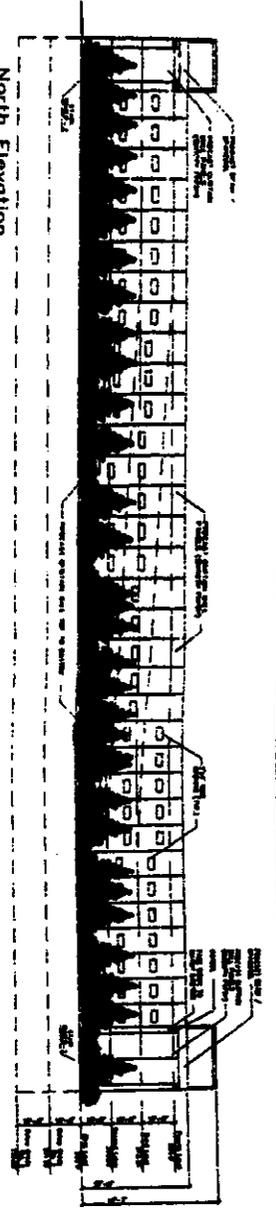
Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

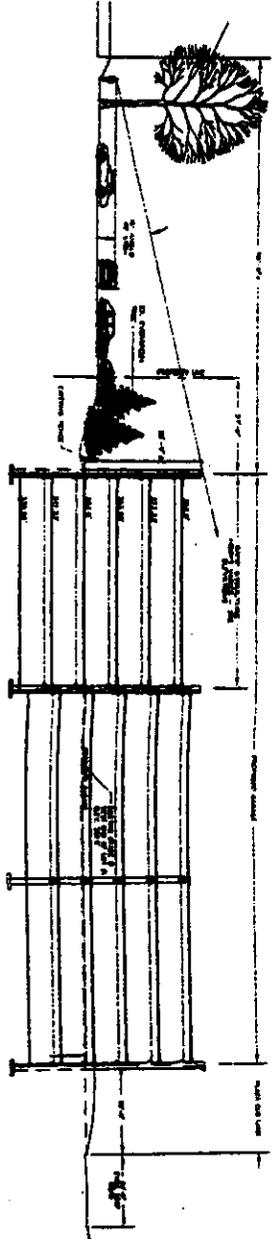
NV/ns

cc: **Chairman Katherine K. Hanley**
Supervisor Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, DPZ
Audrey Clark, Chief, Inspection Svcs., BPRB, DPW&ES
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Robert Moore, Transprt'n. Planning Div., Department of Transportation
Ellen Gallagher, Project Planning Section, Department of Transportation
Michelle A Brickner Acting Director, Site Development Services, DPW&ES
DPW&ES - Bonds & Agreements
Department of Highways, VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner



North Elevation
SCALE: 1" = 20'

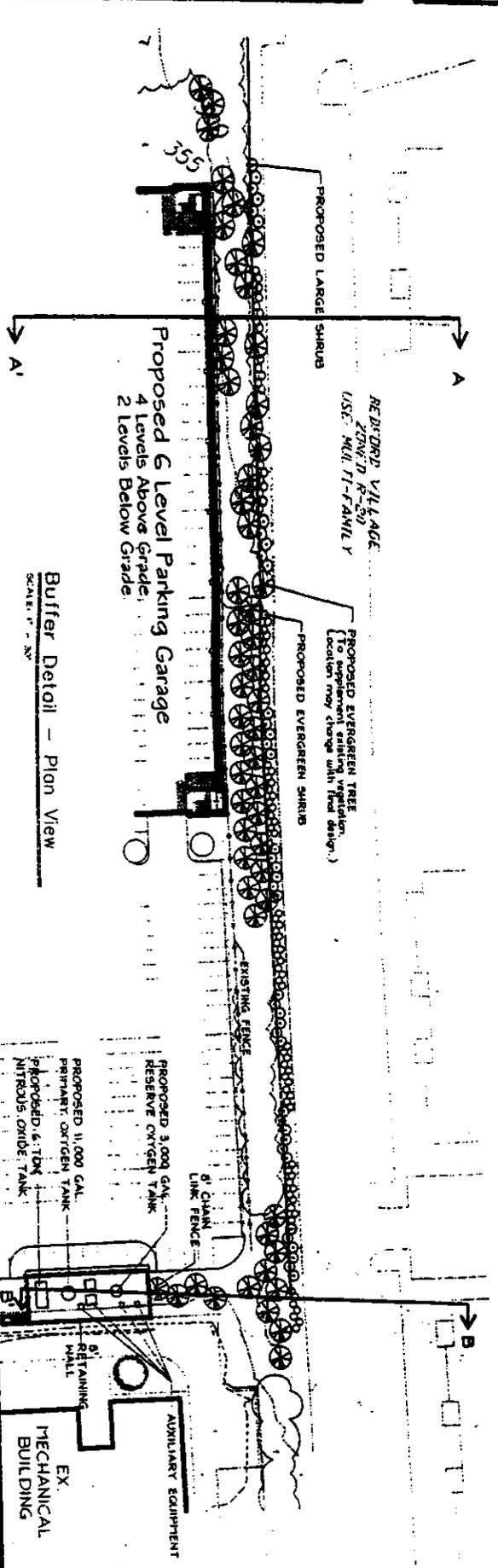
FOR INFORMATION ONLY
 THE ELEVATION, CROSS SECTION AND BUFFER DETAIL - PLAN VIEW PRESENTED ON THIS SHEET ARE PRELIMINARY ARCHITECTURAL. THESE TO ILLUSTRATE THE GENERAL CHARACTER OF THE PROPOSED STRUCTURE AND PROPOSED BUFFERING OF THE PROJECT TO PRIOR INDICATIONS. THE PLAN SHALL BE REFINED AND SUBJECT TO PRIOR INDICATIONS WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



Cross Section A-A'
SCALE: 1" = 20'



CROSS SECTION B-B'
SCALE: 1" = 20'



Buffer Detail - Plan View
SCALE: 1" = 20'

Proposed 6 Level Parking Garage
 4 Levels Above Grade,
 2 Levels Below Grade

REDWOOD VILLAGE
 ZONE (P. 6-20)
 USE: MULTIFAMILY

PROPOSED EVERGREEN TREE
 To supplement existing vegetation.
 (Location may change with final design.)

PROPOSED 11,000 GAL.
 PRIMARY OXYGEN TANK
 PROPOSED 3,000 GAL.
 RESERVE OXYGEN TANK
 PROPOSED 6.5 TON
 NITROUS OXIDE TANK

ADJUNCTORY EQUIPMENT
 EX. MECHANICAL BUILDING



FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: LAND USE ANALYSIS: SEA 80-P-078-10
(INOVA Fairfax Hospital)

DATE: 29 September 2000

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

DESCRIPTION OF THE APPLICATION:

<i>Date of Development Plan</i>	June 29, 2000
<i>Request</i>	Additions to the hospital, including a heart institute and emergency room expansion
<i>FAR</i>	.59
<i>Land Area</i>	59 acres

CHARACTER and PLANNED USE OF THE ADJACENT AREA:

The property is located on Gallows Road south of Route 50. It is opposite the Mobil corporate office facility. The Bedford Village apartments (zoned R-20) are located on the northern boundary of the site. That land is planned for residential use at a density of 16-20 dwelling units per acre. The County's Woodburn mental health facility is located on the southern boundary of the site. The Woodburn Village condominium apartments (zoned R-20) are located on the southern boundary of the site, also. The Strathmeade Square townhouses (zoned R-12) are located on the western boundary of the site.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

Plan Text:

On page 51 in the 1991 Area II Plan, as amended through June 26, 1995, in the LAND USE RECOMMENDATIONS section of the Mantua Community Planning Sector (F2) in the Fairfax Planning District, the Comprehensive Plan states:

"7. The Fairfax Hospital complex, located on Gallows Road just south of Route 50 and opposite the Mobil Corporate complex, includes the Fairfax Hospital and related ancillary uses. The Northern Virginia Mental Health Institute is adjacent to the Fairfax Hospital Complex but owned and operated by the State of Virginia. The Fairfax Hospital complex (excluding Parcel 49-3((1)) 136C) is planned for hospital uses, medical/physicians offices, clinics, and ancillary hospital uses. Parcel 136C is planned for low-intensity ancillary hospital uses such as child care facilities, a patient/family support center, and medical resident student housing. Medical/physicians offices are not appropriate on Parcel 136C. Allowable uses as indicated herein are permitted up to 0.7 FAR on the Fairfax Hospital complex except that the FAR on Parcel 136C is limited to 0.25 with any remaining FAR permitted in the applicable zoning district to be transferable to the main campus.

Expansion of hospital facilities or ancillary hospital facilities should occur only if the impacts, including transportation, on the surrounding community are appropriately mitigated. Specifically, the siting, height and design of proposed buildings on Parcel 136C should ensure compatibility with the adjacent stable single family residential communities.

Development within the Fairfax Hospital complex should:

- Provide parking to meet the parking demand of any new development: supply the parking on the Hospital campus, so that there would be no net deterioration to the parking capacity of the Hospital and spillover into adjacent neighborhoods will be minimized;
- Provide buffering and screening in excess of Zoning Ordinance requirements adjacent to single family residential neighborhoods and;
- Protect adjacent neighborhoods from noise and lighting to the extent practicable."

Plan Map:

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

Analysis:

This proposal does not expand the hospital above the .70 FAR maximum stated in the Plan. The application is consistent with the guidance of the Plan.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 80-P-078)

SUBJECT: Transportation Impact

REFERENCE: SEA 80-P-078-10; INOVA Health Care Services
Traffic Zone: 1526
Land Identification Map: 49-3 ((1)) 136-C, 136-C1
59-1 ((1)) 1-A, 1-B, 1-C, 1-D, 1-E

DATE: September 18, 2000

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on information made available to this Department dated June 27, 2000.

The proposed application is to amend SE 80-P-078 to add a building addition and site modifications. It is anticipated the additional beds associated with this application will generate 1,306 VPD/290 VPH based on Trip Generation, Sixth Edition Update: Institute of Transportation Engineers, February 1997 (ITE land use code 610). This Department has reviewed the subject application and offers the following comments:

- All previously approved transportation commitments should be carried forward.
- This application proposes the demolition of the existing parking garage. While parking adequacy is the responsibility of DPW&ES at time of site plan review, the applicant should insure that adequate parking is available both in the interim construction phase and at ultimate buildout.

AKR/MGC:mgc

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 80-P-078-10
Inova Health Care Services

DATE: 29 September 2000

Staff of the Environment and Development Review Branch has reviewed this application for an expansion internal to the Fairfax Hospital property. There are no significant environmental issues.

BGD

9-006 General Standards

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

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

9-304 Standards for all Category 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Category 3 special exception uses shall satisfy the following standards:

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.
2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.
3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.
4. All uses shall comply with the performance standards specified for the zoning district in which located.
5. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

9-308 Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All signs shall be designed to be

GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many are of the silty clay type.

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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