



FAIRFAX COUNTY

APPLICATION FILED: April 17, 2001
PLANNING COMMISSION: July 26, 2001
BOARD OF SUPERVISORS: August 6, 2001 @ 4 p.m.

V I R G I N I A

July 11, 2001

STAFF REPORT

APPLICATION SEA 80-P-078-11

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: 0.61

OPEN SPACE: 39%

PLAN MAP: Public Facilities, Governmental and Institutional Uses

PROPOSAL: Amend SEA 80-P-078-10 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

Waiver of the trail requirement along Gallows Road in favor of a 8 foot wide sidewalk.

STAFF RECOMMENDATION:

Staff recommends that SEA 80-P-078-11 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.

Staff recommends approval of a waiver of the trail requirement along Gallows Road in favor of a proposed 8 foot wide sidewalk shown on the SEA Plat.

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-078-11

SEA 80-P-078 -11
FILED 04/17/01

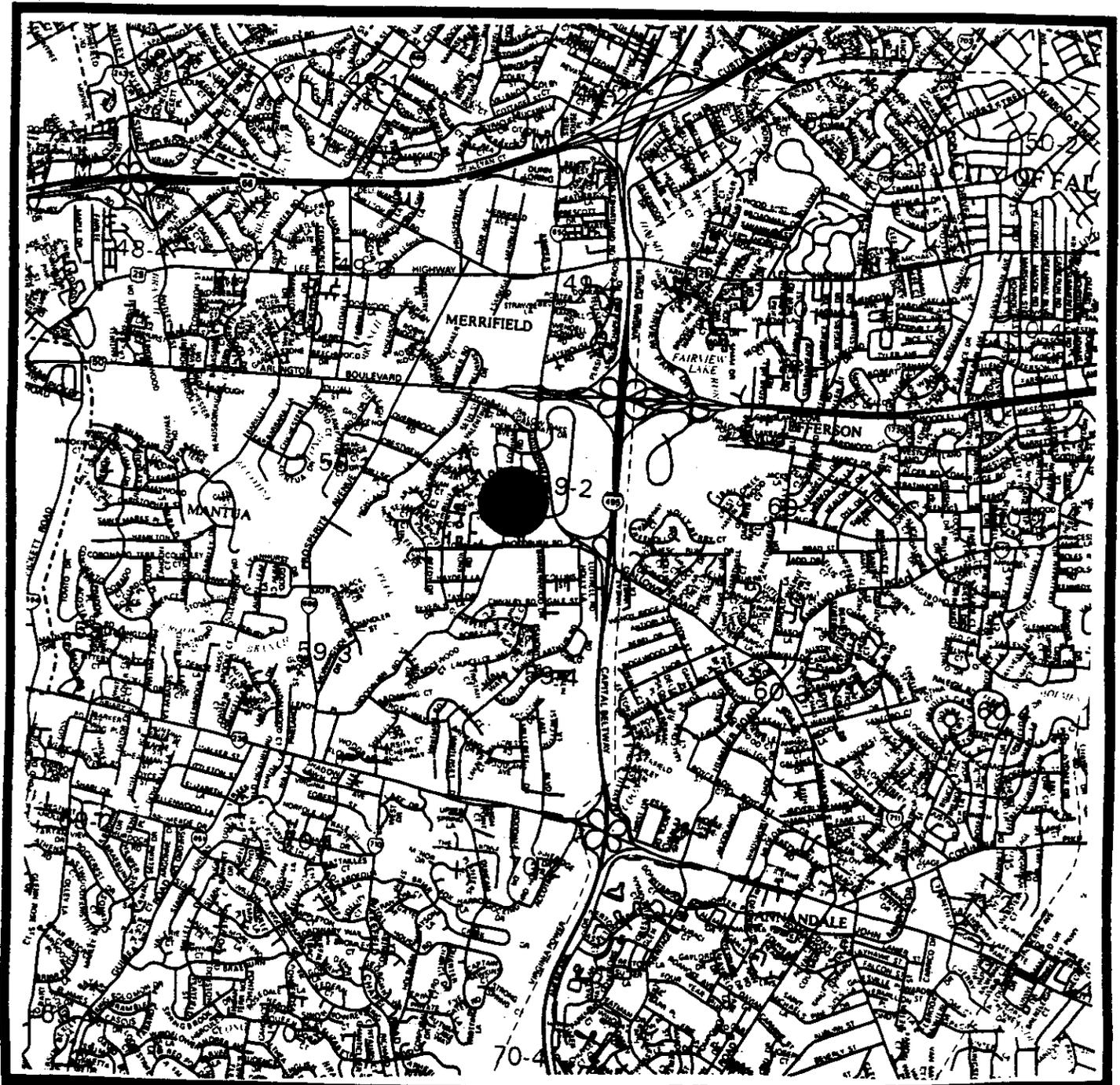
INOVA HEALTH CARE SERVICES
AMEND SE 80-P-078 PREVIOUSLY APPROVED FOR
MEDICAL CARE FACILITY TO PERMIT BUILDING
ADDITIONS AND SITE MODIFICATIONS
ZONING DIST SECTION: 03-1204
ART 9 CATEGORY/USE: 03-06
59.10 ACRES OF LAND; DISTRICT - PROVIDENCE
LOCATED: 3300 GALLOW'S ROAD, FALLS CHURCH, VA 22046

ZONED R-12
OVERLAY DISTRICT(S):

PLAN AREA 2

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



SPECIAL EXCEPTION AMENDMENT APPLICATION

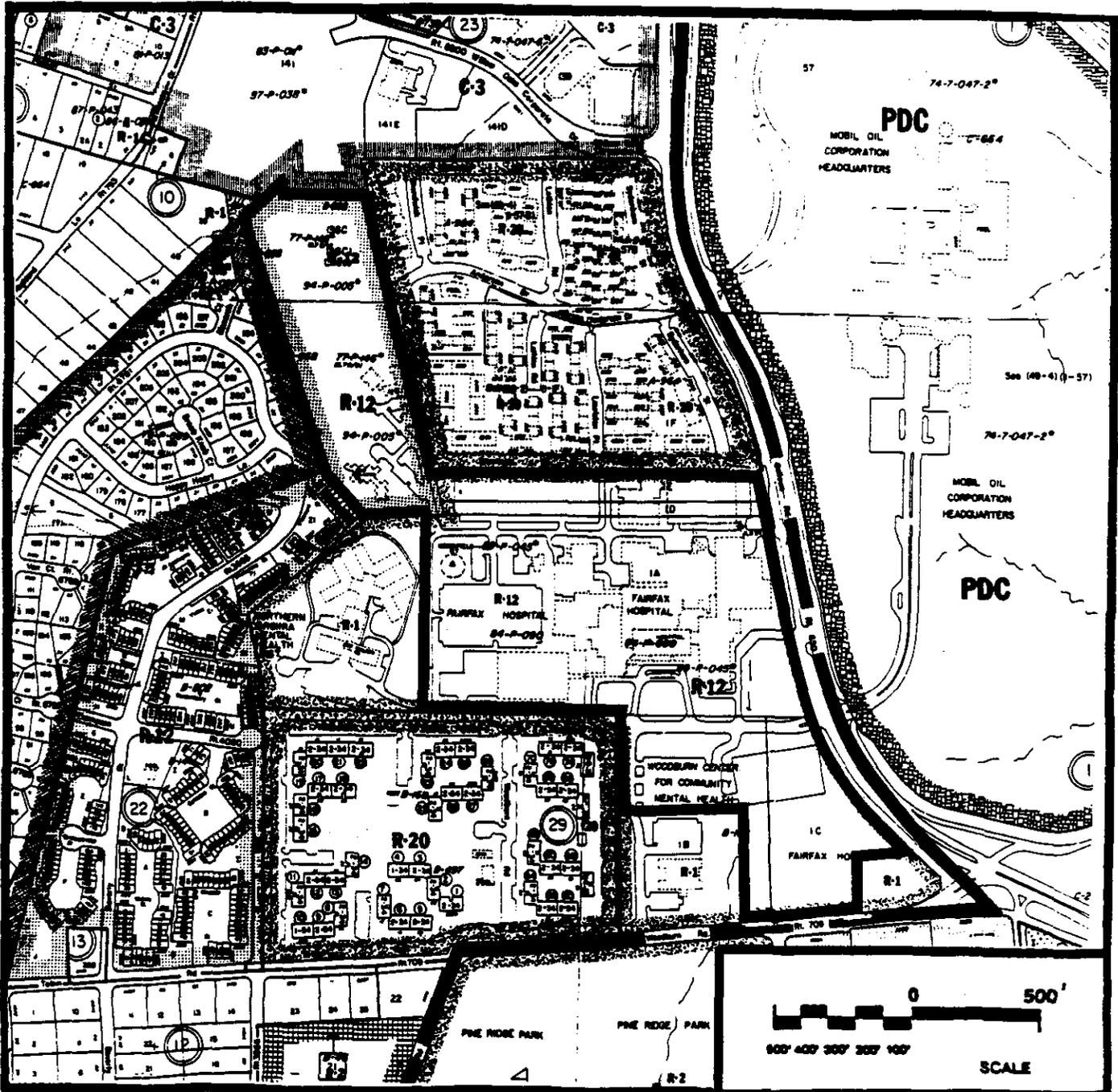
SEA 80-P-078-11

SEA 80-P-078 -11
 FILED 04/17/01

INOVA HEALTH CARE SERVICES
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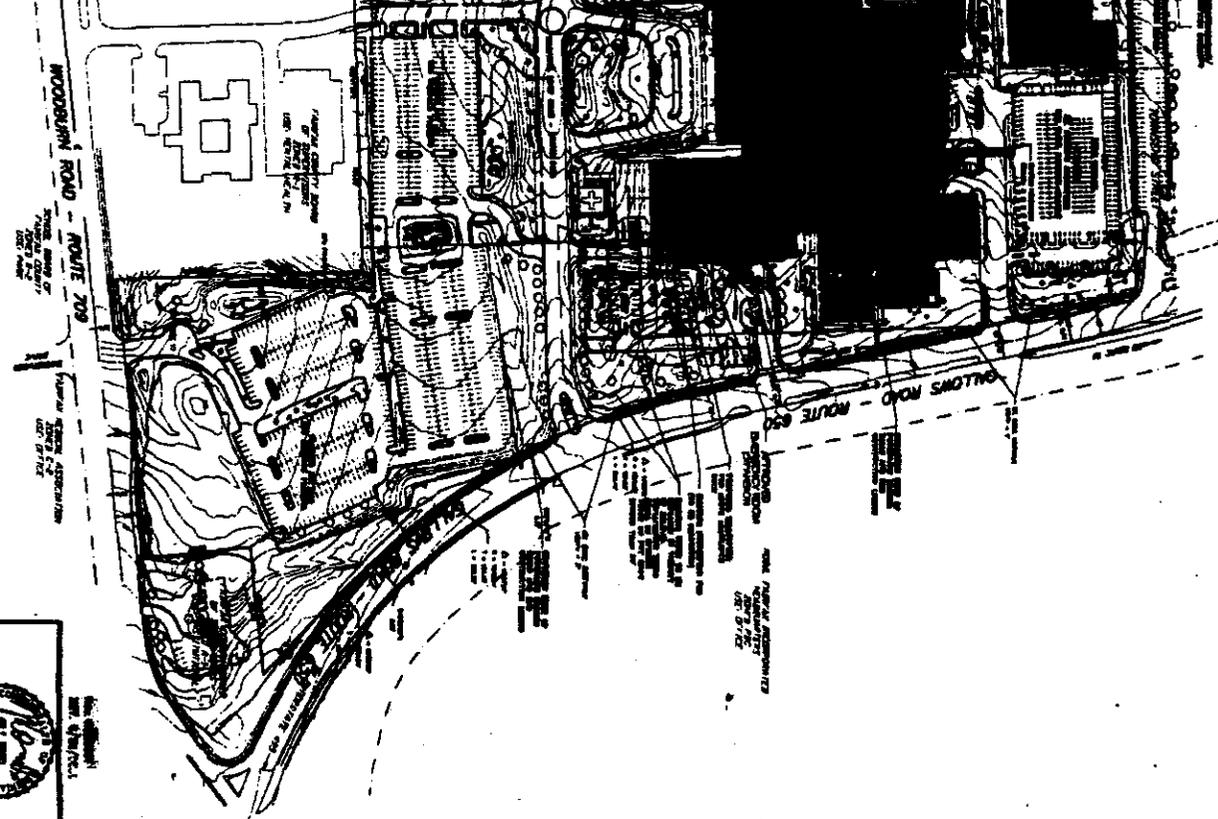
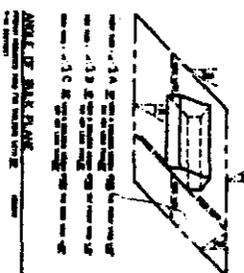
ZONED R-12 PLAN AREA 2
 OVERLAY DISTRICT(S):

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



PARCEL 136C
SEE SHEET 2

NO.	DESCRIPTION	DATE
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FAIRFAX HOSPITAL

**SPECIAL EXCEPTION
AMENDMENT**

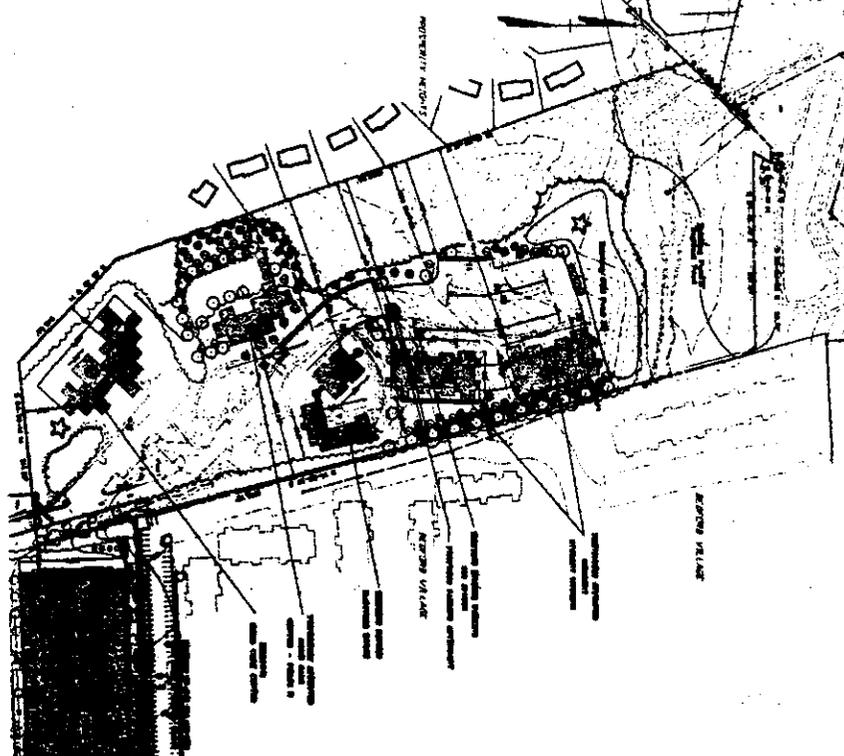
Dewberry & Davis

8441 Arlington Blvd., Fairfax, Va. 22031
 (703) 848-4100 FAX (703) 848-0818

Architect
 Engineer
 Planner
 Surveyor



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 LEGEND
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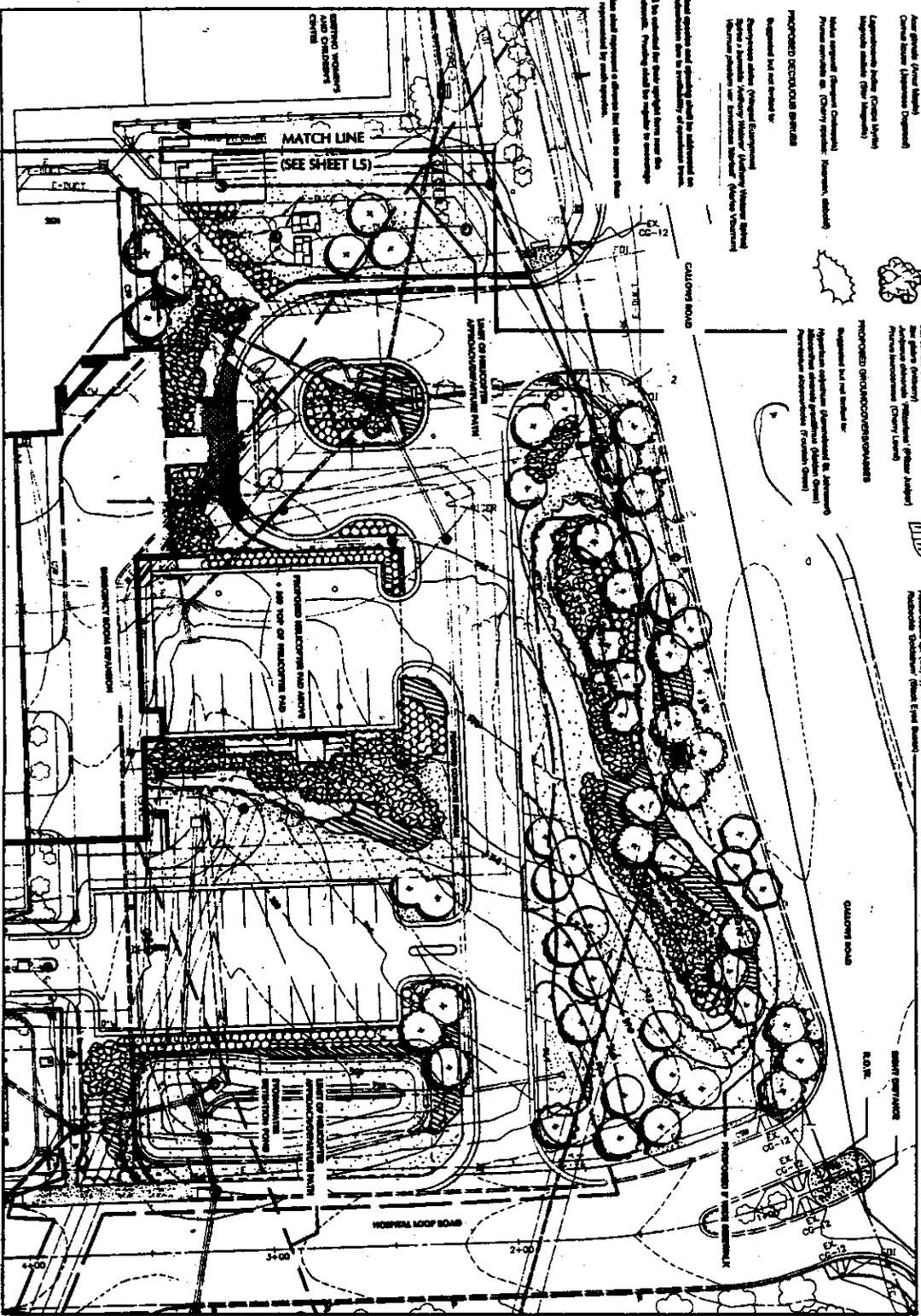
[Large block of dense, illegible text, likely a table or list of specifications or conditions.]



FAIRFAX HOSPITAL

**SPECIAL EXCEPTION
 AMENDMENT**
 SA 92-9-009-11

Dowberry & Davis
 Architects
 Engineers
 Planners
 Surveyors
 8401 Arlington Blvd., Fairfax, Va. 22031
 (703) 546-8100 FAX (703) 546-0810



NET TO PLANT SYMBOLS

PROPOSED ORNAMENTAL TREES UNDER 20' HIGH

- 1. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)
- 2. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)
- 3. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)

PROPOSED PLANTINGS OVER 20' HIGH

- 1. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)
- 2. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)

PROPOSED PERENNIALS

- 1. [Symbol] Requested but not listed by:
 - Amelanchier (Amel. Sp.)
 - Cherry Blossom (Prunus Sp.)
 - Japanese Maple (Acer Sp.)
 - Hydrangea (Hydr. Sp.)

NOTES:

1. Check proposed plantings and quantities to be added to the list of plantings to be installed by the contractor.
2. Check proposed plantings and quantities to be added to the list of plantings to be installed by the contractor.
3. Check proposed plantings and quantities to be added to the list of plantings to be installed by the contractor.



**SCHEMATIC LANDSCAPE PLANS
SPECIAL EXCEPTION
AMENDMENT
SEA-80-P-078-11**

FAIRFAX COUNTY, VIRGINIA

REVISIONS

No.	Description	Date

FAIRFAX HOSPITAL



**LEWIS
SCULLY
GIONET, INC.**

Professional Seal No. 6-30-91



**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:

- Relocation of the existing helipad from its current location to a location above a new ambulance dock which is located in front of the existing emergency and trauma center; the proposed location will allow more efficient access from the helipad to the emergency room and, according to the applicant, is safer and more in compliance with current FAA regulations; the helipad is proposed to be approximately 75 feet closer to Gallows Road; the area of existing trees which is located along the Gallows Road frontage generally between the emergency room entrance and the southernmost segment of the hospital loop road will be removed and replaced with new landscaping which has a maximum mature height of 20 feet so as to not conflict with the helicopter flight path.
- Construction of a new Administration Support Services building containing 46,500 square feet along the northern side of the site in an area currently used as Parking Lot 1, between the existing mechanical building and the approved Phase II garage; building height is proposed to be a maximum of 40 feet. The proposed construction of this building will result in the permanent loss of approximately sixty (60) parking spaces from Parking Lot 1 and temporary displacement of 264 spaces during its construction; however, construction of this building will not commence until the Phase I parking garage currently under construction has been completed. This garage will add approximately 975 parking spaces to the hospital campus. A landscape plan, which is discussed in the Analysis section, has been submitted for the area located between the northern side of the proposed building and the Bedford Village apartments to the north where transitional screening is required and requested to be modified.

- Addition of a canopy to the entrance of the parking garage which serves the Heart Institute building, both of which were approved in SEA 80-P-078-10. The proposed canopy is shown to be 72 feet from the southern property line. The front of the building was originally approved at approximately 100 feet from the property line. The proposed canopy is approximately 60 feet wide and covers the vehicle entrance/exit lanes and ticketing machines.
- Addition of a Heart Catheterization Lab Pad adjacent to the north side of the Heart Institute. The pad is proposed to be used when the mobile catheterization lab is on-site.
- Addition of one (1) level of below grade parking in the Phase II parking garage which was approved in the northwest corner of the main campus area; an estimated 166 parking spaces will be added making the total number of spaces in this garage approximately 1165.
- Addition of a Parking Attendant Shed near the entrance to the interim parking lot which is located on Parcel 136C northwest of the hospital main campus.
- Increase in height and reduction in building setback for the Heart Institute which was approved with SEA 80-P-078-10 at a maximum height of 70 feet with a 74 foot building setback to the south. At final engineering of the building, it was determined that the mechanical penthouse structure on the building will occupy more than 25% of the total roof area of the building and, pursuant to Par. A of Sect. 2-506, must be included in the building height. Therefore, the proposed building height is now 80 feet. According to the applicant, the mechanical penthouse will occupy approximately 46% of the several levels of roofs that will comprise the proposed building. There is no change in the number of stories or gross floor area proposed. The applicant also requests a reduction of the building setback from 74 feet to 65 feet for the south side of the building. No change to the approved gross floor area (GFA), open space, or to the operation of the hospital facilities (including hours of operation, number of employees, number of children enrolled in the child care center).

Direction	Use	Zoning	Plan
West	Prosperity Heights (single family detached)	R-3	Res. 2-3 du/ac
	Strathmeade Square (townhouses)	R-12	Res. 8-12 du/ac
	N. Virginia Mental Health Institute	R-1	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 general 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

The applicant requests re-affirmation of modifications of transitional screening and waivers of barrier requirements to that shown on the SEA Plat, as previously approved.

The applicant requests a waiver of the trail requirement to permit a eight (8) foot wide sidewalk in lieu of the eight (8) foot wide trail required along Gallows Road.

Staff proposed development conditions are contained in Appendix 1. The applicant's affidavit and statement of justification, including additional correspondence, are contained in Appendices 2 and 3, respectively.

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

Application	Date	Use	BOS Action*
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 0.24	Approve with proffers
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)
SEA 80-P-078-10	November, 2000	Addition of Heart Institute; construct a 15,000 square foot emergency room expansion; add 177 beds to the hospital and Heart Institute.	Approve

* 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-078-10 are contained in Appendix 4. Development conditions approved with SE 80-P-078 through SEA 80-P-078-10 continue to govern the site. Complete

documents for this site, including previously approved proffers, development conditions, and requests for interpretations are on file with the Zoning Evaluation Division, Department of Planning and Zoning.

Site plans have been filed on the Heart Institute and the Phase II parking garage. Construction is currently taking place on the emergency room expansion and the Phase I Parking Garage.

The maximum FAR permitted by the Comprehensive Plan on the site is 0.70. This equates to 1,821,286 square feet of gross floor area (GFA). A total of 1,530,197 square feet of GFA has been approved to date with the approval of SEA 80-P-078-10 for a FAR of 0.59. This application proposes the addition of 46,550 square feet to the site for a FAR of 0.61.

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I

Plan Map: Public facilities, governmental, and institutional uses

The Merrifield Suburban Center Area Plan text, which is in the Jefferson Planning District in Area I, was amended on June 11, 2001. The amended Plan text cited below relates to the subject property.

On pages 111 and 112 in the LAND USE RECOMMENDATIONS section, the Plan states:

"Sub-Unit M-1

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Bedford Village. This sub-unit is planned for and developed with Public Facility and institutional uses, including the Inova Fairfax Hospital, Northern Virginia Mental Health Institute, the Woodburn Mental Health Center and the Fairfax House. The Inova Fairfax Hospital on its current acreage of approximately 60 acres is planned for up to .7 FAR or approximately 1.8 million square feet...Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

....

Height Limit: The maximum building height in this sub-unit is 165 feet..."

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 (Sheets 1 and 2)
Lewis, Scully, Gionet (Sheets L3-L7)**Date:** March 29, 2001 (Sheets 1 and 2)
June 20, 2001 (Sheets L3-L7)**Revision:** June 29, 2001

Sheet 1: SEA Plat showing site layout. With the exception of the changes discussed in the paragraph following this one, there are no changes proposed to the existing site layout or access. The hospital and associated departments are located in the central area of the main campus area. Access consists of three (3) driveways from Gallows Road. A hospital loop road travels around the main hospital and associated departments from two (2) driveways on Gallows Road. The southeasternmost part of the site is developed with surface parking lots. Parking structures, either existing or approved and not built, along the northern side of the hospital complex and in the southwestern corner of the main campus. Parcel 136C which is located in the far northwestern portion of the application property is developed with a Ronald McDonald House, child care center, and interim parking.

The proposed relocated helicopter pad is depicted near the Gallows Road frontage, east of the emergency and trauma center and on top of the new ambulance dock. The pad is approximately 150 feet from the edge of the right-of-way. The limits of clearing and grading which have protected an area of existing trees located in front of the emergency room area and parking are now proposed to be revised to allow the existing trees to be removed and replaced with trees which will not exceed 20 feet in height. This landscaping is depicted on Sheet L4 of the SEA Plat. A new Administration Support Services Building is shown along the northern side of the campus, between the approved Phase II garage and the mechanical building. This building is proposed to be located where Parking Lot 1 with 324 spaces is currently located. The building is proposed to contain 46,500 square feet and to have a maximum height of 36 feet. Access is via

the hospital loop road which runs along its southern edge. A proposed canopy located 72 feet from the property line is shown at the entrance into the approved Phase I garage in the southwestern corner of the main campus area. A "possible Mobile Cath Lab Pad" is shown on the north side of the approved Heart Institute. The proposed building legend shows a proposed building height of 80 feet for the Heart Institute which was approved at a height of 70 feet. A reduction in buiding setback from 74 feet to 65 feet is shown for a small area located at the southeastern corner of the Heart Institute. 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, child care center, and existing Ronald McDonald House; proposed Parking Attendant Shed in the existing interim parking lot; Phase II parking garage. With the exception of the Parking Attendant Shed, no changes are proposed within Parcel 136C.

Overall open space is proposed to remain at 39%. FAR is proposed to increase from 0.59 to 0.61 for a proposed total of 1,576,747 square feet with the proposed additions. The maximum FAR permitted by the Plan 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 not proposed to increase. The number of existing parking spaces is shown at 2,948. The total number of required parking spaces is 2,574. According to the tabulations, a total of 1,349 parking spaces will be lost to new construction and deletion of parallel parking spaces. A total of 2,554 parking spaces is proposed in either approved or currently under construction parking areas. The proposed grand total of parking spaces to be provided is 4,153.

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." A development condition imposed with the approval of SEA 80-P-078-10 requires the Heart Institute to be constructed in substantial conformance with the schematic rendering referenced above.

- Sheet L3:** Landscape Plan delineating areas of the site for which new landscaping is proposed on future sheets.
- Sheet L4:** Landscape plan for the area located north of the emergency room expansion between the hospital loop road and the existing Womens and Childrens Center to the west. Limits of the helicopter approach/departure path are delineated which show that most of the above described area lies within the flight path and, therefore, landscaping is limited to plants that will not exceed 20 feet in height. As shown, the area nearest Gallows Road which is currently wooded with large trees will be cleared and re-landscaped. In addition, new plantings are proposed around the entire emergency room expansion which includes the helicopter pad and around the stormwater detention pond which is adjacent to the hospital loop road. In the area along Gallows Road, the newly amended Merrifield Suburban Center Plan recommends an eight foot wide trail with major shade trees on both sides. The helicopter flight path which includes a large portion of the Gallows Road frontage in the area of the proposed relocated helicopter pad precludes the planting of large shade trees. To address this issue, the applicant has presented a plan for this area which provides an eight foot wide meandering sidewalk with clusters of ornamental trees which will remain under 20 feet in height. At the request of staff and with the recommendations of the Urban Forester, the trees were spaced to provide a shade canopy which will approximate that envisioned by the Plan. The landscape plan also provides a landscaped berm planted with ornamental trees, shrubs, and perennials inside the proposed sidewalk and extending along nearly the entire width of the area between the hospital loop road and the driveway entrance into the emergency room. The proposed berm will provide screening of the emergency room, helicopter pad, and parking from Gallows Road. Additional clusters of ornamental trees are proposed adjacent to the entrance to the parking lot between the stormwater management pond and the emergency room expansion. The remaining areas around the emergency room expansion are proposed to be landscaped primarily with evergreen shrubs and perennials.
- Sheet L5** Sheet L5 contains the proposed landscaping for the area in front of the existing Women's and Children's Center along Gallows Road. The helicopter flight path is shown to cut across a smaller portion of this area at the intersection of Gallows Road and the driveway into the emergency room.

In this area, ornamental trees are proposed on both sides of the eight foot wide sidewalk which continues across the frontage. To the north of the flight path, the landscape plan provides a mixture of large shade trees and ornamental trees along one side of the proposed sidewalk. The applicant proposes to continue to use some ornamental trees in this area to provide continuity with the area located within the flight path which is entirely planted with smaller trees. A fire lane which is located between the sidewalk and the building precludes the planting of trees on the west side of the sidewalk. Adjacent to the building clusters of ornamental trees are proposed to supplement existing trees.

Note 1 states that "Commitment to final species and spacing shall be addressed on the final site plan submission due to availability of specimen trees."

Note 3 states that "Final planting shall represent a diverse list with no more than 30% of the quantity represented by each species."

Staff has proposed a development condition which makes all of the landscaping subject to Urban Forestry approval. The development condition also requires the approval of the streetscape plantings by the Environment and Development Review Branch of DPZ for conformance with the intent of the recommended Merrifield streetscape.

Sheet L6

Sheet L6 contains the landscape plans for the north side of the approved Phase II parking garage which is located in the northwest corner of the main campus and for the north side of the proposed Administration Building and a portion of the existing mechanical building. All of these structures are adjacent to the Bedford Village apartment development, which is north of the hospital. Townsend Street, which is a private street serving the apartments, lies immediately adjacent to the hospital property. Transitional screening and barrier requirements adjacent to Bedford Village have been previously modified and waived, respectively, in favor of the landscaping depicted on the development plan which includes areas of existing vegetation. The applicant has requested that the modification/waiver be continued in this application; therefore, a landscape plan has been submitted for this area which is generally consistent with that previously approved when the Phase II garage was approved. The landscaping proposed in this application

provides a continuous line of staggered evergreen trees with some large deciduous trees extending from the northwest corner of the main campus where it is adjacent to Bedford Village to the existing mechanical building where it continues for approximately 90 feet and terminates short of the end of the building. The plan shows that a combination of existing vegetation and new landscaping is proposed to provide screening. Adjacent to the mechanical building, existing vegetation, with the addition of one (1) evergreen tree, is proposed. It is not clear why landscaping is only proposed adjacent to a portion of the mechanical building or how the transition between new landscaping and existing vegetation will be handled in the area between the remaining façade of the mechanical building and the existing Blue Garage. Staff has proposed a development condition which requires the Urban Forestry Division to review the landscaping along the northern property boundary so that supplemental plantings are added wherever needed in order to provide an attractive, effective screen.

Note 2 on this sheet also states that the final planting plan shall represent a diverse list so that no more than 30% of the plantings represented by one species.

Sheet L7

Sheet L7 contains the planting list and notes regarding the proposed landscaping, including the plant list for all of the types of plants proposed and detailed planting notes.

Land Use Analysis (Appendix 5)

According to the Land Use Analysis, the proposed use is in harmony with the Plan which recommends that the site be developed with public facilities or institutional and government use. The application also conforms with the Plan recommended FAR of 0.70 and the maximum building height of 165 feet.

The primary issue associated with this application has been landscaping in the area along Gallows Road where existing mature trees are proposed to be removed in conjunction with the relocation of the helipad. According to the Merrifield Suburban Center Area Plan, which was amended by the Board on June 11, 2001, the Gallows Road frontage should be designed to conform with the Streetscape Design Guidelines (see Appendix 5). The location of the proposed helipad precludes full compliance with the streetscape guidelines because of the FAA height limitations for the flight path area. Thus, the large shade trees recommended in the Guidelines cannot be planted along Gallows Road.

The applicant has proposed an alternative design which approximates the spacing of larger trees and the shading they would provide. The trees are planted in clusters

along a eight (8) foot wide meandering sidewalk. The applicant worked with staff and the Urban Forestry Division to reach this alternative solution. The creative landscaping proposed in front of the emergency room area is supplemented with a landscaped berm with plantings in front of the emergency room//helipad area and is endorsed by staff. Staff has proposed a development condition which requires all of the landscaping to be approved by the Urban Forestry Division and also requires the streetscape plantings to be approved by the Development Review Branch of DPZ.

Given the above, there are no land use issues associated with this application. The Land Use Analysis also states that any additional expansion or modification of hospital facilities along Gallows Road should include streetscape landscaping consistent with that provided in this application.

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. The Memo from VDOT, also contained in Appendix 6, recommends that a number of previous development conditions are relevant to this site and should be addressed. Staff proposes to carry forward all previous development conditions which are transportation related.

Environmental Analysis (Appendix 7)

There are no environmental issues associated with this application.

Also contained in Appendix 7 are three (3) memos from the Urban Forestry Division, dated May 18, 2001; June 7, 2001; and, June 27, 2001. According to the June 27, 2001, Memo the revised landscape plan addresses all of the previously identified issues which included inadequate information on the landscape plans and proposed species and planting locations.

Park Authority Memo (Appendix 8)

A Memo from the Fairfax County Park Authority requests the applicant to contribute toward one of the stream stabilization projects located downstream of the site and to provide a pedestrian access from the hospital complex to the Pine Ridge Park which is located south of the hospital property across Woodburn Road.

In response to the above requests, the applicant has submitted a letter from Dewberry and Davis, dated June 20, 2001, which is contained in Appendix 3.

According to the letter, adequate SWM/BMP facilities are provided on site and a pro rata fee is paid by the hospital with approval of each site plan. In reference to the requested pedestrian access from the hospital to Pine Ridge Park, the letter states

that a sidewalk currently exists on the eastern side of a road which connects the hospital campus to Woodburn Road. There is an asphalt trail on the south side of Woodburn Road. In view of the above, the applicant has agreed to paint a pedestrian crosswalk across Woodburn Road to connect the pedestrian linkages, subject to VDOT approval. Staff has proposed a development condition to that effect.

Zoning Ordinance Provisions (Appendix 9)

The following standards were evaluated and satisfied with previous approvals. The current application continues to satisfy these provisions:

R-12 Bulk Standards for Non-Residential Uses. The applicant requests a reduction in building setback from 80 feet, which was shown on the SEA Plat approved with SEA 80-P-078-10, to 74 feet for the southern side of the proposed Heart Institute. The reduced setback will not impact the landscaping located to the south, along the property boundary, which provides a buffer to the adjacent residential use. This request was the subject of a request for interpretation which was determined to be in substantial conformance with the SEA Plat approved with SEA 80-P-078-10. See letters in Appendix 9. The site continues to meet bulk standards.

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 4,153 parking spaces are proposed with approval of the application, which is a slight increase over the 4,042 spaces proposed with SEA 80-P-078-10. Note #9 on the applicant's SEA Plat has been revised to reflect a revised a Parking Study Update which was submitted to the County on April 25, 2001, pursuant to Development Condition #17 approved with SEA 80-P-078-8. The Note states that "Approximately 3,198 well-located parking spaces are required to meet the observed 2,878 space peak parking demand at a campus-wide average occupancy of 90%". With approval of SEA 80-P-078-10, Note 9 had stated that no fewer than 2,574 spaces would be provided without approval of a special exception amendment. The Note now states that no fewer than 3,198 spaces shall be provided without the approval of a SEA. A letter from Dewberry & Davis to staff, dated June 29, 2001, attached in Appendix 3, contains a breakdown of the parking spaces on the site as they pertain to the proposed application. No increase in the number of beds is proposed in this application.

Given the concerns regarding adequate parking on this site, staff has proposed that a development condition which was approved with the Board's approval of SEA 80-P-078-10 be carried forward which states that "No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage and of the 280 proposed parking spaces located on Parcel 136C." The applicant has also agreed to a proposed development condition which limits construction of the proposed Administration/Support Services Building until the Phase I parking garage is completed and available for use. In addition, all 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 in favor of that shown on the SEA Plat. Transitional Screening 2 and Barrier D, E, or F are required along the northern and southwestern sides of the main campus area. No changes are proposed in this application which impact the existing screening along the southwest where the site abuts Woodburn Village Condominiums and no changes are proposed in the hospital property which is located northwest of the main campus area.

Along the north, adjacent to the Bedford Village Apartments, the applicant proposes to construct an Administration Support Services building where Parking Lot 1 currently exists. In association with submission of a landscape plan for the Gallows Road frontage to address Merrifield streetscape guidelines, a landscape plan was submitted for the area on the north side of the main campus where construction of the previously approved Phase II garage and the Administration Support Services building will occur and transitional screening and a barrier are required. The landscape plan submitted shows a continuous row of staggered evergreen trees interspersed with large deciduous trees on the north side of the approved Phase II garage and the proposed new Administration/Support Services Building. The landscaped area is approximately twenty (20) feet in width and contains some existing evergreens. The landscape plan shows the planting pattern described above continuing to the back of the existing mechanical building. The proposed screening is consistent with that previously approved for the Phase II garage. The plan is not clear how the transitional screening along the remainder of the northern property boundary is proposed to be treated; therefore, a development condition is proposed which requires review of the northern boundary by the Urban Forester so that gaps in plantings can be addressed.

Given the above, staff believes approval of a re-affirmation of the modification of transitional screening and waiver of barrier requirement is appropriate.

The applicant has revised the SEA Plat to modify the limits of clearing and grading to permit removal of an area of mature trees in front of the emergency room /helipad

area because of height restrictions imposed by the FAA for the helicopter flight path. Transitional screening and barrier requirements are not required in this area because the adjacent property across Gallows Road is developed with the Exxon Mobil Fairfax headquarters. However, the landscape plan which addresses the area along the north where transitional screening and barriers are required also contains a detailed landscape plan for the front of the hospital to address Merrifield streetscape guidelines.

Summary of Zoning Ordinance Provisions

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

The applicant has also requested approval of a waiver of the trail requirement along Gallows Road in favor of the proposed eight (8) foot wide sidewalk shown on the SEA Plat which would connect with existing sidewalks. Staff is supportive of this waiver which will permit better achievement of the Merrifield Streetscape Guidelines.

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 that SEA 80-P-078-11 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.

Staff recommends approval of a waiver of the trail requirement along Gallows Road in favor of the 8 foot wide sidewalk depicted on the SEA Plat.

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-078-10
5. Comprehensive Plan and Land Use Analysis
6. Transportation Analysis and VDOT Memo
7. Environmental Analysis
8. Zoning Ordinance Provisions
9. Interpretation Letters
10. Glossary of Terms

STAFF PROPOSED DEVELOPMENT CONDITIONS**SEA 80-P-078-11****JULY 12, 2001**

If it is the intent of the Board of Supervisors to approve SEA 80-P-078-11 located at Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt. 1D, 1E previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications, 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. Development conditions previously approved with SEA 80-P-078-10 are included in these conditions and are marked with asterisks.

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 June 29, 2001, 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.

- *5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage and of the 280 proposed parking spaces located on Parcel 136C.
- *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.
7. Landscaping shall be provided in conformance with the Landscape Plan entitled Fairfax Hospital prepared by Lewis, Scully, and Gionet, which was last revised June 29, 2001, subject to review and approval of the Urban Forestry Division. In addition, landscaping of the areas along Gallows Road shall be subject to the approval of the Development Review Branch of DPZ in order to assess compliance with the Merrifield Suburban Center Guidelines.
8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase II garage has been completed and issued a Non-RUP.
9. The proposed landscaping along the northern side of the site which is adjacent to the Bedford Village Apartments shall be supplemented with additional plants if a review by The Urban Forestry Division determines that additional plants are required to provide effective year-round screening of the hospital facilities from Bedford Village. Such supplemental plantings shall be consistent with plantings either proposed or existing along the remainder of this site boundary.
10. A painted pedestrian crosswalk shall be provided across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, if approved by VDOT.

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 AFFILIATION

DATE: July 6, 2001

(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 2001-64a

in Application No(s): SEA 80-P-078-11 (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: July 6, 2001
(enter date affidavit is notarized)

2001-642

for Application No(s): SEA 80-P-078-11
(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: -Mary J. Vanderstelt	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 LLC 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 (nm)	18310 Montgomery Village Ave Suite 700 Gaithersburg, MD 20879	Architects/Agent
Raymond A. Sims & Associates Agent: -Raymond A. Syms	28 Baruch Drive Long Branch, NJ 07740	Aviation Consultant/Agent
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C. Agents: -Martin D. Walsh -Keith C. Martin -Lynn J. Strobel -Timothy S Sampson -M. Catharine Puskar -Susan K. Yannis -Elizabeth D Baker -Inda E. Stagg -William J. Keefe -Holly A. Tompkins	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.

DATE: July 6, 2001
(enter date affidavit is notarized)

2001-649

for Application No(s): SEA 80-P-078-11
(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 Gatchouse 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) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

Special Exception Attachment to Par. 1(b) Page 1 of 3

DATE: July 6, 2001
(enter date affidavit is notarized)

For Application No(s): SEA 80-P-078-11
(enter County-assigned application number(s))

2001-649

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)
Wilmor 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. Wilmor
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.

Special Exception Attachment to Par. 1(b) Page 2 of 3

DATE: July 6, 2001
(enter date affidavit is notarized)

2001-64a

for Application No(s): SEA 80-P-078-11
(enter County-assigned application number(s))

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

Walsh, Colucci, Stackhouse, Emrich & Lubcley, 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)

Marrn D. Walsh	— Michael D. Lubcley	_____	_____
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, Member	_____	_____
Larry J. Keller, Member	_____	_____
Dennis M. Counure, Member	_____	_____
Steven A. Curtis, Member	_____	_____

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

Special Exception Attachment to Par. 1(b) Page 3 of 3

DATE: July 6, 2001
(enter date affidavit is notarized)

2001-64a

for Application No(s): SEA 80-P-078-11
(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, Member _____

Barry K. Dewberry, Member _____

Karen S. Grand Pre, Member _____

Michael S. Dewberry, Member _____

Thomas L. Dewberry, Member _____

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

Raymond A. Syms & Associates
28 Baruch Drive
Long Branch, NJ 07740

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)

Solely owned by Raymond A. Syms _____

(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: July 6, 2001
(enter date affidavit is notarized)

for Application No(s): SEA 80-P-078-11 2001-64a
(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)

N/A

(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)

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: July 6, 2001

(enter date affidavit is notarized)

for Application No(s): SEA 80-P-078-11

(enter County-assigned application number(s))

2001-649

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.)

Dario O. Marquez, Jr. of Inova Health Care Services donated in excess of \$200 to Supervisor Stuart Mendelsohn and Supervisor Gerald Connolly. Dewberry & Davis LLC donated in excess of \$200 to Supervisor Gerald Connolly. Michael R. Frey is a trustee on the Inova Health Care Services Board. Elaine McConnell is a member of the Inova Health System Foundation Board. Penelope Gross is a trustee on the Inova Health Care Services 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:

[Handwritten signature]

(check one) [] Applicant [X] Applicant's Authorized Agent Timothy S. Sampson, attorney/agent

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

Subscribed and sworn to before me this 6 day of July, 2001, in the State/Comm. of Virginia, County/City of Arlington

[Handwritten signature] Notary Public

My commission expires: 11/30/2003

Dewberry & Davis LLC

ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS

8401 Arlington Boulevard • Fairfax, Virginia 22031-4666
Voice 703-849-0100 www.dewberry.com**RECEIVED**
DEPARTMENT OF PLANNING AND ZONING

June 29, 2001

JUN 29 2001

Mary Ann Godfrey
Zoning Evaluation Division, DPZ
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

ZONING EVALUATION DIVISION

Via Fax and MailRE: Fairfax Hospital
SEA 80-P-078-11*Mary Ann*
Dear Ms. Godfrey:

May this letter serve as a response to the several questions you posed to me on June 28, 2001 regarding the subject application:

- The proposed administrative office/support services building will displace approximately 60 parking spaces.
- The Phase I parking garage that is currently under construction will be completed and ready for occupancy on or about October 1, 2001.
- Based on the Parking Study Update prepared by Wells and Associates that we filed with the County on April 25, 2001, there is a demand for 3,198 parking spaces on the Fairfax Hospital Campus.
- Based on the following calculation, there will be more than ample parking spaces on the Campus to satisfy the demand with the opening of the Phase I parking garage on or about October 1, 2001 -

2,827	parking spaces currently on the Campus
- 60	parking spaces displaced by proposed admin building
2,767	
+ 705	parking spaces (net) with completion of Phase I garage
3,472	

- Given these calculations, we can live with a development condition that in essence limits the construction of the proposed administrative office/support services building (and the corollary displacement of the 60± parking spaces) unless and until the Phase I parking garage is complete and available for use.



Ms. Mary Ann Godfrey
June 29, 2001

Page 2

I trust this summary statement adequately responds to your questions, but should you need elaboration please give me a call.

Sincerely,



Philip G. Yates
Senior Associate

cc: Jim Scott
Randy Hart
Tim Sampson

June 20, 2001

Mary Ann Godfrey
Zoning Evaluation Division, DPZ
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

RE: SEA 80-P-078-11
Fairfax Hospital

Mary Ann
Dear Ms. Godfrey:

May this letter serve to respond to the two issues identified by the Fairfax County Park Authority in its review of the subject application.

The first issue was concerned with several stream stabilization projects along Accotink Creek. The Park authority suggested that Inova should provide adequate stormwater management (SWM) and best management practices (BMP) onsite and provide a contribution toward one of the stream stabilization projects.

In response to this concern, please be aware that adequate SWM-BMP facilities are provided onsite with each and every site plan that is filed for a given improvement on the hospital campus. Likewise, a pro rata fee is paid with the approval of every site plan for off-site stream stabilization projects within the effected watershed.

The second issue was concerned with the provision of a pedestrian access from the hospital campus to Pine Ridge Park which is located to the south of the campus across Woodburn Road.

In reference to this request, please be advised that there is an continuous sidewalk on the eastern side of the unnamed road that connects the hospital campus to Woodburn Road. There is also an asphalt trail on the southern side of Woodburn Road. Inova is willing to paint a pedestrian crosswalk across Woodburn Road to connect these two pedestrian linkages subject to VDOT approval if so desired by the County.

Ms. Mary Ann Godfrey
June 20, 2001

Page 2

Please give me a all if you have any questions.

Sincerely,



Philip G. Yates
Senior Associate

Attachment: A/S

cc: Jim Scott
Randy Hart
Tim Sampson
Daniela Medek

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.wcsel.com>

Timothy S. Sampson
(703) 528-4700 x24
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PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBRIIDGE, VIRGINIA 22192-4216
(703) 690-4664
METRO (703) 690-4647
FACSIMILE (703) 690-2412

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

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

June 19, 2001

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

JUN 20 2001

ZONING EVALUATION DIVISION

by hand delivery

Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy, #801
Fairfax, VA 22035

Re: Special Exception Amendment Application 80-P-078-11 (the "Application")
Applicant: Inova Health Care Services (Fairfax Hospital)

Dear Mary Ann:

Please accept this letter as a supplemental statement of justification for the above-referenced Application. The purpose of this letter is to request a waiver of the trail requirement along the Gallows Road frontage of the application property. In lieu thereof, the Applicant proposes a meandering asphalt trail along a portion of the frontage to connect with existing concrete sidewalk on either side, as shown on the landscape plans submitted with the above-referenced Application.

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
Timothy S. Sampson

TSS:kak

cc: Jim Scott
Randy Hart
Phil Yates
Martin D. Walsh

J:\NOVA\333.8\Godfrey Letter 4.doc

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

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Timothy S. Sampson
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FACSIMILE (703) 737-3632

May 22, 2001

by scheduled express

Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy, #801
Fairfax, VA 22035

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
MAY 23 2001
ZONING EVALUATION DIVISION

Re: Special Exception Amendment Application 80-P-078-11 (the "Application")
Applicant: Inova Health Care Services (Fairfax Hospital)

Dear Mary Ann:

In furtherance of your request, please find enclosed a copy of a letter from the Applicant's aeronautical consultant that addresses the proposed relocation of the heliport at Inova Fairfax Hospital.

In addition, please accept this letter as a supplemental statement of justification to include an additional modification to the approved special exception. The requested modification pertains to the height of the proposed Heart Institute building as reflected on the Special Exception Amendment Plat (the "Plat") approved per SEA 80-P-078-10. As shown on the Plat, the Heart Institute building was approved at a maximum building height of 70 feet. At the time of the approval, it was anticipated that the approved first phase of the Heart Institute building would consist of a total of four stories, and that the top of the roofline would not exceed 70 feet in height. In addition, it was anticipated that a mechanical penthouse would be constructed on top of the Heart Institute building but that such structure would be excluded from maximum height calculations pursuant to Zoning Ordinance Section 2-506. Because of the mechanical requirements of the Heart Institute building, however, the final engineering and design of the Heart Institute building has resulted in a mechanical penthouse structure that will occupy an area greater than 25 percent of the total roof area of the Heart Institute building. Accordingly, under the terms of Zoning Ordinance Section 2-506, such penthouse structure cannot be excluded from the maximum height regulations of the Ordinance. With respect to the approval of SEA 80-P-078-10, this means that the maximum building height will exceed 70 feet as reflected on the Plat. The resulting maximum building height including the penthouse structure will be approximately 80 feet.

May 22, 2001

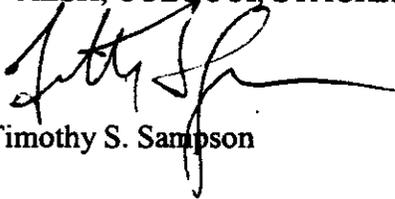
Page 2

Again, the height of the building to its roofline as proposed is no different than that previously approved the Board of Supervisors. In addition, it was always anticipated that a mechanical penthouse would extend vertically beyond the roofline but would not be included in the maximum building height. Likewise, the height of the proposed mechanical structure itself is no different than the mechanical structure anticipated at the time of the previous approval. The necessity for this request results from the footprint of the rooftop structure now exceeding 25 percent of the total roof area.

As always, thank you for your consideration of this matter. If you have any questions or require additional information, please do not hesitate to give me a call.

Very truly yours,

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



Timothy S. Sampson

TSS:kak

Enclosure

cc: Jim Scott
Randy Hart
Phil Yates
Martin D. Walsh

J:\INOVA\333.8\Godfrey Letter 2.doc

Raymond A. Syms & Associates

Aeronautical Consulting Services

28 Baruch Drive • Post Office Box 671
Long Branch, N.J. 07740
Phone: (732) 870-8883 • Fax: (732) 870-8885

May 18, 2001

Timothy S. Sampson, Esquire
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
Courthouse Plaza, Thirteenth Floor
2200 Clarendon Boulevard
Arlington, Virginia 22201-3359

Dear Mr. Sampson,

As we discussed, the purpose of this letter is to outline the benefits of the newly proposed location for the Inova Fairfax Hospital heliport. I have reviewed the existing heliport location in connection with the expansion of the Emergency Department and have recommended that the heliport be relocated for the following reasons:

1. The current heliport at Fairfax Hospital does not meet all the safety and fire protection criteria of the current Federal Aviation Administration guidelines and National Fire Protection Association standards.
2. The heliport is arguably undercapacitated. The heliport was designed for a 12,000-lb. helicopter and there are 25,000 lb. helicopters currently operating daily in the Metropolitan Washington area. As with the president's helicopter, many other military helicopters and potential MEDEVAC helicopters fall within that larger class. It is vital to the hospital's trauma mission that the heliport be able to accept that size and weight of helicopter, even though they are not the norm.
3. The heliport and helicopter parking area are very close to the dedicated trauma elevator and result in immediate access to the hospital's trauma suites.
4. The proposed heliport, being further away from the main building is less effected by the building's wind turbulence and provides more helicopter maneuvering room for approaching and departing options. The proposed heliport is far away from the front building entrance and decreases the interruption issues for pedestrians.
5. The more open area of the proposed heliport location allows for more expedient helicopter approaches to the heliport, especially for pilots not familiar with the heliport.

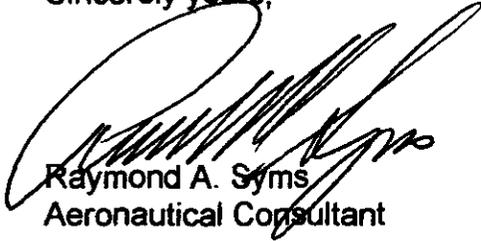
6. The helicopter approach/departure paths for the proposed heliport are further from the main hospital building and the residential areas to the West.

7. The design features of the new helipad will include compliance with all the applicable regulations, guidelines and optimize opportunities for safety and efficiency.

If the proposed heliport location is approved by the appropriate Fairfax authorities, the FAA will be notified of the proposed change. An airspace determination study will be initiated by the FAA and will look into the issues related to safe and efficient use of airspace. The application of the applicable FAA criteria and procedures indicate a favorable determination can be expected.

If you have any question, please feel free to contact me.

Sincerely yours,



Raymond A. Syms
Aeronautical Consultant

RAS/wp

WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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Timothy S. Sampson
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LEESBURG, VIRGINIA 20178-3014
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RECEIVED
DEPARTMENT OF PLANNING AND ZONING

April 2, 2001

APR 2 2001

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-078-11 (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 proposes to amend SEA 80-P-078-10 approved by the Board of Supervisors on November 20, 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 the following modifications to the currently approved hospital facilities for the Application Property each as more particularly shown on the Special Exception Amendment Plat attached hereto (the "Plat").

- Relocation of Existing Helipad. In finalizing the design for the emergency room expansion approved as part of SEA 80-P-078-10, the Applicant has determined, in consultation with its aviation consultant, that the location of helicopter services at the Fairfax Hospital should be relocated. The necessity for the relocation comes in response to both safety and efficiency concerns. The proposed relocation of the helicopter pad will allow direct and expedient access from the pad to the emergency

department. In addition, pursuant to current Federal Aviation Administration regulations, the proposed location will be a safer alternative to the existing location. Specifically, the existing location and configuration was designed for helicopter models that are no longer necessarily the norm. The newly proposed location provides a greater area within which helicopters may maneuver. The proposed location is further from the hospital buildings and the nearest residences than the existing location. The relocation of the helipad will require an adjustment to the existing limits of clearing and grading as reflected on the Plat and will also require the installation of obstruction markers on the nearby utility lines.

- Parking Garage Canopy. The Applicant proposes the addition of a canopy to the entrance of the new parking garage approved with SEA 80-P-078-10 to serve the Heart Institute building. The location of the canopy is shown on the Plat.
- Catherization Lab Pad. The Applicant proposes the addition of a mobile catherization lab pad in the location shown on the Plat.
- Administration Support Services. The Applicant proposes the construction of a new building consisting of approximately 46,500 square feet in the location shown on the Plat. The purpose of the structure will be to house administration support services of the hospital which face capacity constraints in their existing location.
- New Below Grade Parking Level for Phase II Garage. The Applicant proposes the addition of an additional below grade level of parking for the "Phase II" Parking Garage. The additional level will provide approximately 166 additional parking spaces in the garage.
- Parking Attendant Shed. The Applicant proposes the addition of a parking attendant shed near the entrance to the interim parking lot located on Parcel 136C.

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. The proposed changes will not generate additional patients, visitors, doctors or employees on a daily basis. Because the proposed additions will result in no increase in hospital beds, there will also be no impact of this request on required parking spaces for the Hospital. Trip generation estimates will likewise not be effected by this request.

This request 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.

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 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

June 15, 2001

Mary Ann Godfrey
Zoning Evaluation Division, DPZ
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
JUN 18 2001

RE: SEA 80-P-078-11
Fairfax Hospital

ZONING EVALUATION DIVISION

Dear Ms. Godfrey:

It is my understanding that Fran Wallingford posed a question to you concerning the location and adequacy of the accessible (handicapped) parking spaces in the vicinity of the proposed expansion of the Emergency Department at Fairfax Hospital. This letter is intended to respond to that inquiry.

As you may be aware, there is an existing 80 space parking facility located immediately adjacent to and underneath the existing Emergency and Trauma Center. Of these 80 parking spaces, four (4) spaces under the Center are designated as accessible (handicapped) spaces. They are available to disabled persons visiting the Emergency and Trauma Center by request via intercom at the gated entry to the parking facility. Experience has proven that these spaces are adequate at this location which is convenient to an elevator up to the Emergency and Trauma Center. A copy of a plan of this particular parking facility is attached for your convenient reference.

For your information, in the early design of the proposed surface parking lot that will contain 28 new spaces located to the southeast of the proposed expansion of the Emergency and Trauma Center, consideration was given to designating one or two accessible spaces in this proposed lot. It was concluded, however, that the existing accessible spaces were more conveniently located and should be retained.

I hope this information will be of value to you in your continuing deliberation on the proposed development program on the hospital campus. By copy of this letter, I will share this information with Fran Wallingford.

Ms. Mary Ann Godfrey
June 15, 2001

Page 2

Please give me a call if you have any questions.

Sincerely,

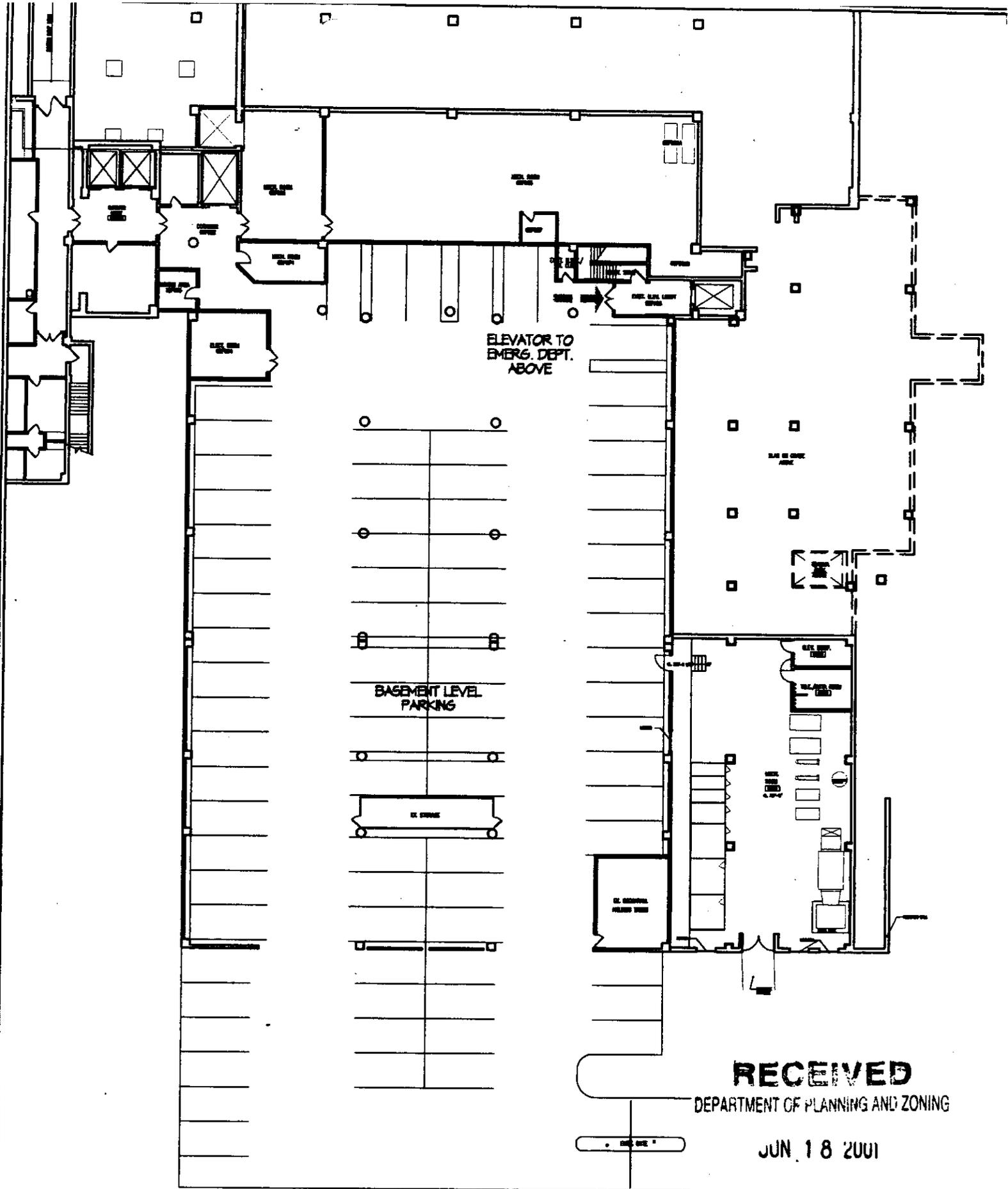
Philip G. Yates

604/

Philip G. Yates
Senior Associate

Attachment: A/S

cc: Fran Wallingford
Jim Scott
Randy Hart
Joan Dannemann
Tim Sampson
Sheila Haney
Daniela Medek



ELEVATOR TO
EMERG. DEPT.
ABOVE

BASEMENT LEVEL
PARKING

RECEIVED

DEPARTMENT OF PLANNING AND ZONING

JUN 18 2001

ZONING EVALUATION DIVISION



WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

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ATTORNEYS AT LAW

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LOUDOUN OFFICE

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Timothy S. Sampson
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RECEIVED

May 22, 2001 DEPARTMENT OF PLANNING AND ZONING

JUN 6 2001

ZONING EVALUATION DIVISION

by hand delivery

Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Pkwy, #801
Fairfax, VA 22035

Re: Special Exception Amendment Application 80-P-078-11 (the "Application")
Applicant: Inova Health Care Services (Fairfax Hospital)

Dear Mary Ann:

Enclosed please find copies of an exhibit showing the helicopter flight path to and from the Inova Fairfax Hospital helicopter landing area as proposed with SEA 80-P-078-11. In addition, the enclosed exhibit demonstrates the patient transport route to the trauma elevator associated with the Hospital's emergency department.

This exhibit is provided in response to an inquiry from Mary Ann Welton concerning the proposed location for the new helicopter landing area. As we have discussed, it is essential to the function of the Hospital's emergency department that a direct connection exist to the helicopter landing area. In addition, as we have discussed, the proposed location for the helicopter landing area is necessitated by the helicopter flight path. Accordingly, remote locations around the Fairfax Hospital campus are functionally inappropriate for the helicopter landing area. It is unfortunate that the relocated helicopter landing area will necessitate the clearing of some of the existing trees on the Hospital campus. However, this will be a necessary result of providing essential Hospital functions. In addition, the Hospital has proposed a significant landscape plan in and around the area of the new construction to mitigate the necessary tree loss.

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

Very truly yours,

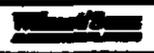
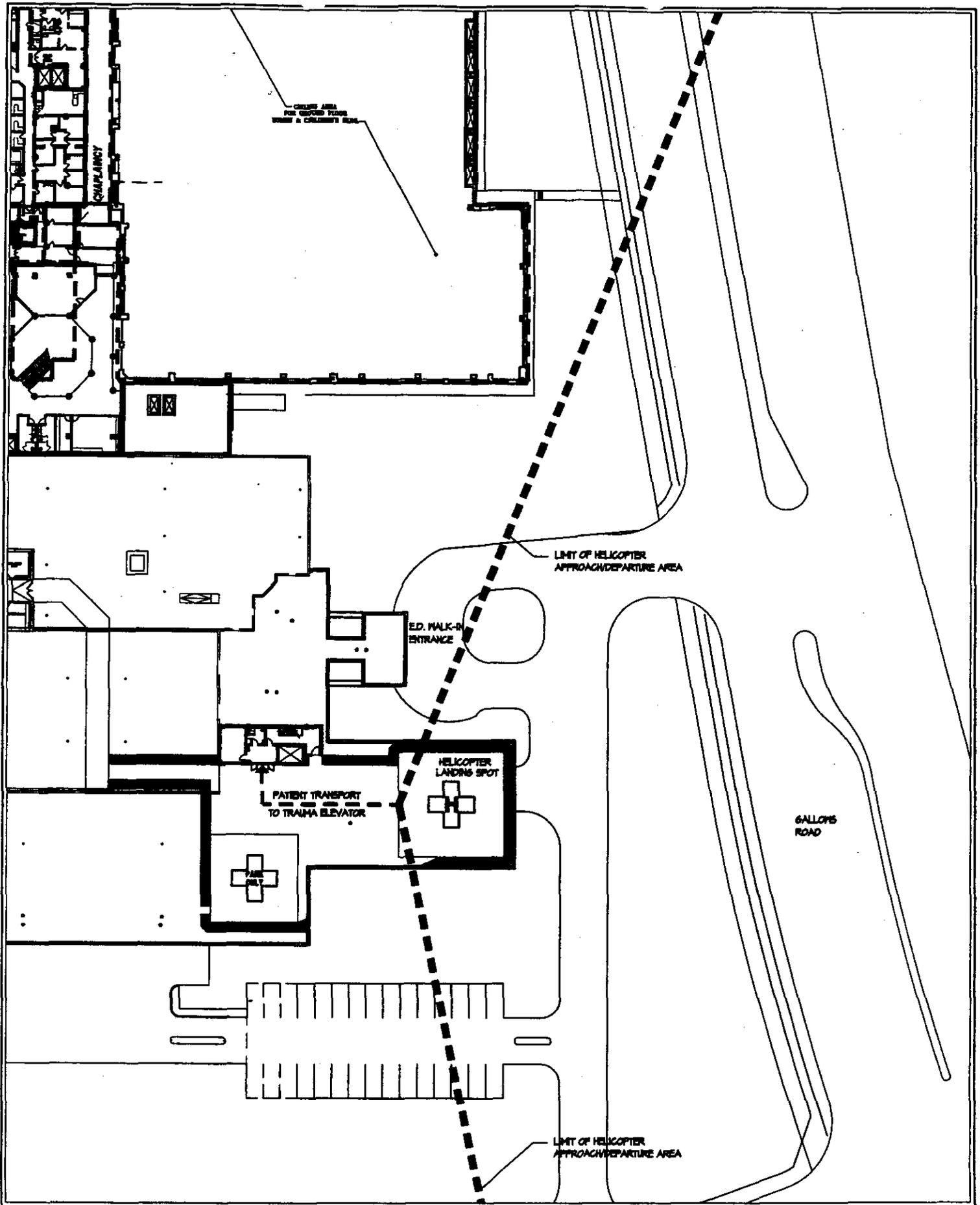
WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY, P.C.

Timothy S. Sampson

Timothy S. Sampson

TSS:kak

cc: Mary Ann Welton (w/enclosure)
Jim Scott
Randy Hart
Phil Yates
Martin D. Walsh



WALSH, COLUCCI, STACKHOUSE, EMRICH & LUBELEY

A PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

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April 27, 2001

by fax and U.S. mail

Ms. Mary Ann Godfrey
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Parkway
Suite 801
Fairfax, Virginia 22035-5509

RECEIVED
DEPARTMENT OF PLANNING AND ZONING

APR 30 2001

ZONING EVALUATION DIVISION

Re: Special Exception Amendment Application 80-P-078-11 (the "Application")
Applicant: Inova Health Care Services (Fairfax Hospital)

Dear Mary Ann:

The following is provided in response to your and Linda Smyth's questions raised at our April 13, 2001 meeting and our subsequent telephone conversations.

- A landscape plan showing (1) an enhanced landscape program along the Gallows Road frontage of the hospital site to help buffer the relocated helipad, and (2) additional landscaping on the north side of the proposed administrative building, will be forwarded to your attention under separate cover in the coming week or so (but not before pre-staffing on May 1, 2001).
- Linda Smyth had asked for information concerning the helicopter model that is operated by Inova at the Fairfax Hospital location. Inova currently operates helicopters known as the Bell 412 HP. It is my understanding this is a relatively small helicopter weighing under 12,000 pounds. As we discussed at our meeting, the new helipad will be designed to support larger helicopters which may be required to utilize the facility in emergency situations. Specifically, the helipad will be designed to accommodate the Blackhawk series of helicopters which is a military classification of helicopters weighing up to 20,000 pounds. Again, the use of the helipad by these larger helicopters is not anticipated to occur on a regular basis, but the helipad will be constructed to support the larger helicopters in emergency situations. Additional information concerning the helicopter operation program will be forwarded in the forthcoming weeks.

April 27, 2001

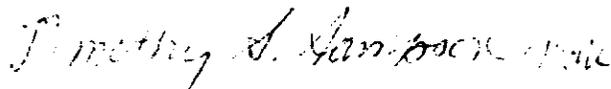
Page 2

- At our meeting on April 13, 2001, we discussed the possibility of adding an additional above-grade level to the Phase II parking garage. In response, to your and Linda's concerns, Inova has decided not to make this part of the pending request. As reflected on the SEA plat submitted by Dewberry & Davis, we are only requesting an additional level of below-grade parking in the Phase II garage which will have no impact on the bulk or mass of the structure above grade. At this time it is anticipated that the Phase II garage will be used primarily for staff parking. In addition, we were asked to look into the possibility of providing the additional parking on the Phase I garage which is currently under construction. However, the Phase I garage was not designed for any additional parking levels because any additional height to that structure would block windows to patients rooms in the proposed Heart Institute.
- In response to your and Linda's request, we will reduce the height of the proposed administrative building to 36 feet so that it is consistent with the height of the adjacent existing mechanical building.
- The specific administrative functions of the hospital that will be transferred to the new administrative building have not been finalized. It is expected, however, that with limited exception the building will serve hospital support functions and not require patients of the hospital to use the building.
- A submission of the SEA plat subsequent to our April 13th meeting incorporates your additional comments including identification of the location of the garage entrance canopy, the mobil cath lab pad site and the adjustment of the location of the proposed helipads.
- I believe that you have received under separate cover from Phil Yates a copy of the development condition compliance analysis previously submitted with respect to the original Inova Fairfax Hospital special exception and subsequent special exception amendments.

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

cc: Jim Scott
Randy Hart
Joan Dannemann
Phil Yates
Martin D. Walsh

J:\NOVA\333.8\Godfrey Letter.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

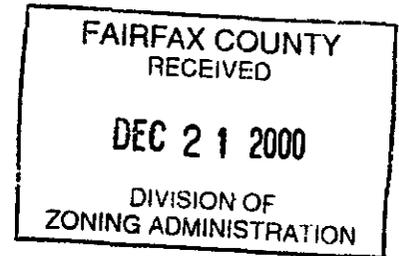
December 8, 2000

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

Timothy S. Sampson
Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201



RE: Special Exception Amendment Number SEA 80-P-078-10

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on November 20, 2000, the Board approved Special Exception Amendment Number SEA 80-P-078-10 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 previously approved for a Medical Care Facility and related uses and two (2) Child Care Centers to permit building additions and site modifications, 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-078-9:

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 (DPWES). 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.

Mr. Timothy S. Sampson
SEA 80-P-078-10
December 8, 2000

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.

5. No permit for demolition of the Gray Garage shall be issued prior to completion of the Phase I parking garage and of the 280 proposed parking spaces located on Parcel 136C.
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.

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.

The Board also approved waivers and modifications of the transitional screening requirement and barrier requirement in favor of those shown on the Special Exception Amendment plat, subject to the development conditions dated November 7, 2000.

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 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035.

Sincerely,



Nancy Velts
Clerk to the Board of Supervisors

NV/ds

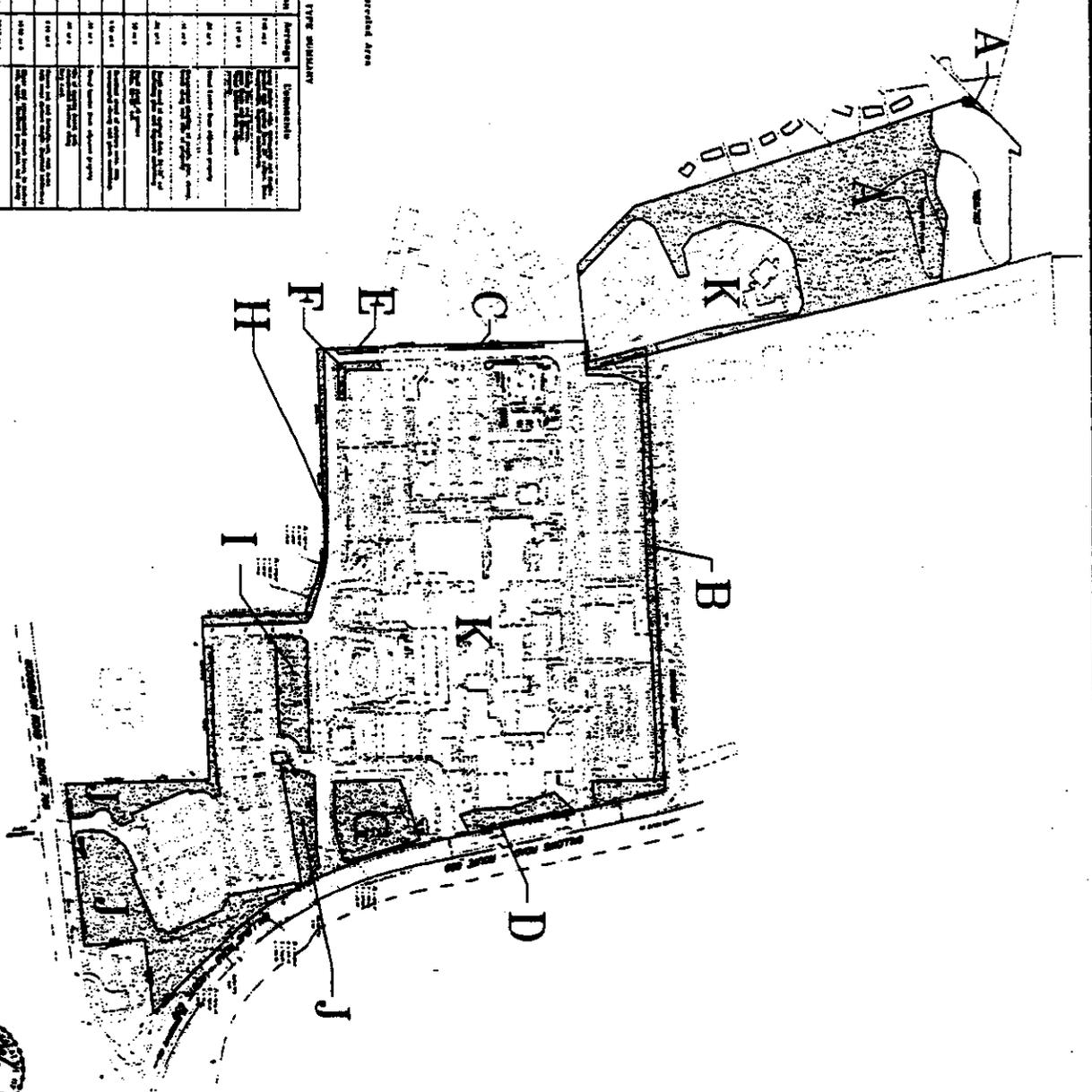
Mr. Timothy S. Sampson
SEA 80-P-078-10
December 8, 2000

cc: Chairman Katherine K. Hanley
Supervisor Connolly, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator, DPZ
John Crouch, Assistant Chief, Permit Plan Review Branch, DPZ
Barbara A. Byron, Director, Zoning Evaluation Division, DPZ
Audrey Clark, Director, Building Plan Review Division, OBCS, DPWES
Michelle Brickner, Director, Site Development Services, DPWES
Bonds & Agreements Branch, OSDS, DPWES
Robert Moore, Transportation Planning Division, Dept of Transportation
Charles Strunk, Project Planning Section, Dept. of Transportation
Department of Highways, VDOT
Land Acquisition and Planning Division, Park Authority

Code	Vegetation Type	Percentage of Area	Condition	Remarks	Comments
A	Open Field	10.0	Good	10.0	Open field with scattered trees.
B	Open Field	10.0	Good	10.0	Open field with scattered trees.
C	Open Field	10.0	Good	10.0	Open field with scattered trees.
D	Open Field	10.0	Good	10.0	Open field with scattered trees.
E	Open Field	10.0	Good	10.0	Open field with scattered trees.
F	Open Field	10.0	Good	10.0	Open field with scattered trees.
G	Open Field	10.0	Good	10.0	Open field with scattered trees.
H	Open Field	10.0	Good	10.0	Open field with scattered trees.
I	Open Field	10.0	Good	10.0	Open field with scattered trees.
J	Open Field	10.0	Good	10.0	Open field with scattered trees.
K	Open Field	10.0	Good	10.0	Open field with scattered trees.

EXISTING VEGETATION MAP (FOR TYPE DESIGNATION)

LEGEND
The Stood / Perched Area



DATE: 08/11/98
BY: [Signature]
REV: 02/11/98

FAIRFAX HOSPITAL

EXISTING VEGETATION MAP
NSA 89-P-075-10

Dewberry & Davis
8481 Arlington Blvd., Fairfax, Va. 22031
(703) 849-0100 FAX(703) 849-0518

Architects
Engineers
Planners
Surveyors

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-078-11
(INOVA-Fairfax Hospital)

DATE: 26 June 2001

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 20, 2001
<i>Request</i>	Additional facilities and relocation of helipad
<i>FAR</i>	.63
<i>Land Area</i>	59 acres

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

The Merrifield Suburban Center Area Plan text, which is in the Jefferson Planning District in Area I, was amended on June 11, 2001. The amended Plan text cited below relates to the subject property. The page numbers cited refer to the staff report and are not contained in the published 2000 Comprehensive Plan:

On pages 111 and 112 in the LAND USE RECOMMENDATIONS section, the Plan states:

“Sub-Unit M-1

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Bedford Village. This sub-unit is planned for and developed with Public Facility and institutional uses, including the Inova Fairfax Hospital, Northern Virginia Mental Health

Institute, the Woodburn Mental Health Center and the Fairfax House. The Inova Fairfax Hospital on its current acreage of approximately 60 acres is planned for up to .7 FAR or approximately 1.8 million square feet...Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section.

.....
Height Limit: The maximum building height in this sub-unit is 165 feet..."

Plan Map:

The property is planned for public facilities, institutional and governmental use, as shown on the Comprehensive Plan map.

Analysis:

The proposed expansion conforms to the Plan recommendations for a maximum FAR not to exceed .70 on the entire hospital site and height not to exceed 165 feet. The issue of guidelines for existing uses and buildings is discussed below.

Plan Text:

On page 13 of the staff report in the LAND USE GUIDELINES section, the Plan states:

"Existing Uses and Buildings

In some instances, existing development may not be consistent with the long-term vision for the Merrifield Suburban Center. It is not the intent of the Plan to interfere with the continuation of these existing land uses or buildings. If the adaptive reuse and/or expansion of these buildings should occur prior to site redevelopment, the following guidelines should be met:

The replacement of existing uses (except for replacements necessitated by casualty, i.e., from storm, fire) or expansion and/or remodeling of existing buildings, should implement certain design-related aspects of the Plan, such as improvements to building façades, open space/pedestrian amenities, and streetscape."

Analysis:

This application proposes landscaping and streetscaping amenities, consistent with Plan recommendations. The particulars of this element are discussed in the section below.

Plan Text:

On page 27, in the *Boulevard Streetscape Guidelines (Gallows Road...)* section (See attached diagram) the Plan states:

“Landscape area next to curb: Along a boulevard, the landscape strip should be, at a minimum, 8 feet in width; however, a 10-foot wide landscape strip is encouraged. Plantings should occur closest to the sidewalk, leaving room adjacent to the road for street lighting and signage. Major shade trees should be planted with a spacing of 40 to 50 feet on center, using trees that are 2½ to 3-inch caliper in size at the time of planting. Vegetation within the planting strip should include supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses. Where appropriate, special pavement treatments and trees in grates may be considered as alternatives to a planting strip.

...Along Gallows Road south of Route 50, an eight-foot wide trail is planned along the west side of the road and a six-foot wide sidewalk is planned along the east side of the road. Along Route 50, an 8-foot wide trail is planned for the north side of the road and a 6-foot wide sidewalk is planned for the south side of the road.

Pedestrian activity area and/or landscape area between the sidewalk and building and/or parking: A secondary landscape strip should be, at a minimum, 12 feet wide when adjacent to a building and 6 feet wide when surface parking is adjacent. Major shade trees should be planted with spacing of 40 to 50 feet on center, using trees that are 2½ to 3-inch caliper in size at the time of planting. The tree spacing along this landscape strip should be staggered with the first row of trees between curb and sidewalk, so that the effect of the two rows of trees is tree spacing at approximately 20 to 25 feet. Vegetation within the planting strip should include supplemental plantings such as ornamental shrubs, ground cover, flowering plants, and grasses. This pedestrian activity area/landscape strip, when adjacent to parking areas, should have supplemental plantings that will help to screen the parking from the pedestrian walkway and from the road.”

On page 25 of the STREETSCAPE DESIGN section, the Plan states:

“**Streetscape Design Flexibility:** When infill or expansion of buildings or other existing features constrain a site’s design, variation from the streetscape guidance should be permitted when that variation results in acceptable sidewalk widths and amounts of street trees and landscaping. For example, if the guidance is to provide a double row of street trees, but due to site constraints not enough space exists for the staggered rows, an equal number of street trees planted in a single row may be an appropriate alternative.

When street trees and other plantings are to be located in proximity to roadways or within medians, safety and sight distance should be taken into consideration upon reviewing a

development proposal's streetscape design. Modifications to the streetscape guidance is appropriate to account for these issues, but only if viable alternatives in streetscape design can be provided to ensure continuity in the streetscape pattern."

Analysis:

Because of the proximity of the proposed helipad to Gallows Road, the streetscaping guidelines cannot be fully met as set out in the Plan. The flight pattern dictates that the trees near the pad cannot be higher than 20 feet. Another constraint to the recommended streetscape design is the location of the fire lane, which is shown on the proposed development plan. In order to comply with these constraints, the applicant proposes an alternative design showing a winding 8-foot trail that provides for clusters of 20-foot trees within the flight path area. This approximates the spacing of larger trees and the shading that larger trees would provide. The Urban Forester should confirm that the spacing of the trees for shade purposes is optimal given the species of trees proposed. Outside the flight path larger shade trees are provided with a transition of interspersed clusters of 20-foot high trees. This creative streetscaping treatment is integrated into a landscaped area with berms and plantings in front of the emergency room/helipad area. Staff endorses this design treatment for this application.

If the hospital proposes further expansion or modification of their facilities this streetscaping and landscaping concept should be continued along the Gallows Road frontage.

BGD: SEM

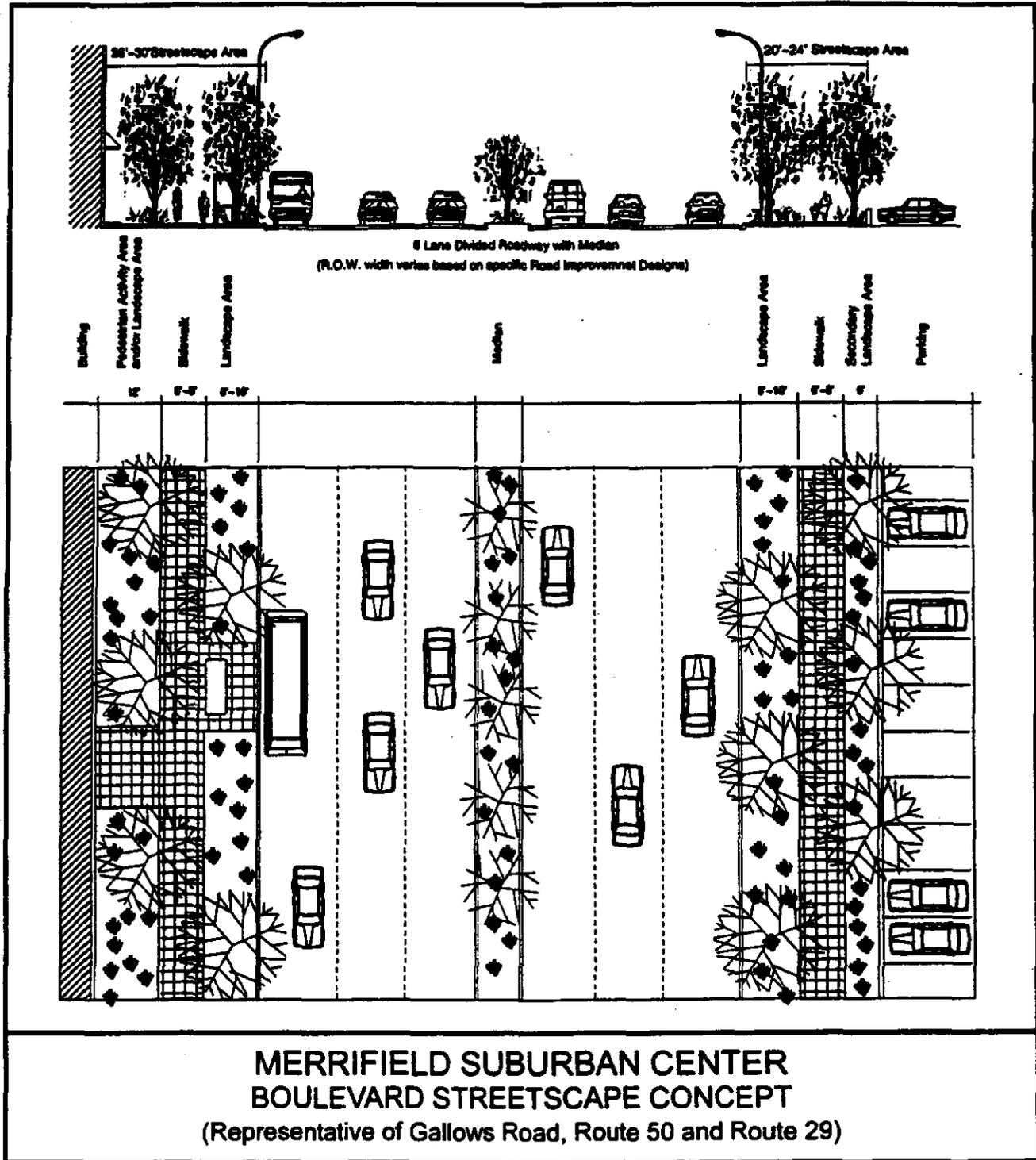


Figure 10

FAIRFAX COUNTY VIRGINIA

MEMORANDUM

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

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

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

SUBJECT: Transportation Impact

REFERENCE: SEA 80-P-078-11 INOVA Fairfax Hospital
Traffic Zone: 1522
Land Identification Map: 049-3 ((1)) 136-C, 136-C1
059-2 ((1)) 1-A pt, 1-B pt, 1-C pt, 1-D, 1-E

DATE: July 2, 2001

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on as built information made available to this office dated March 29, 2001 and revised through June 20, 2001.

The applicant proposes several modifications to the currently approved hospital facilities including: relocation of the existing helipad, the addition of a canopy to the entrance of the new parking garage, a mobile catherization lab pad, a new administration support building of approximately 46,500 square feet, an additional below grade level of parking for the Phase II parking garage, and a parking attendant shed. There will be no increase in hospital beds and no impact on required parking spaces for the Hospital.

This Department has no objection to the approval of this application provided all conditions that have not been completed are carried forward.

AKR/LAH/lah

cc: Michelle Brickner, Director, Office of Site Development Services, DPW&ES



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

CHARLES D. NOTTINGHAM
COMMISSIONER

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

May 11, 2001

Ms. Barbara A. Byron
Director of Planning and Zoning
Office of Comprehensive Planning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22033

Re: SEA 1980-P-078-11, Inova Health Care Services
Tax Map No.: 049-3-((1)) 136C, 136C1, 59-2-((1)) Pt. 1A, pt. 1B, pt. 1C, 1D, 1E

Dear Ms. Byron:

This office has reviewed the referenced application, and we support its approval with the following caveats:

1. The applicant should indicate how the following SEA conditions are being met, as they are relevant to this site:
 - a. SEA 80-P-078-5, Conditions 8-14
 - b. SEA 80-P-078-4, Conditions 4
 - c. SEA 80-P-078-3, Conditions 4-5

If I may provide any additional information, please do not hesitate to contact me at (703) 383-2424.

Sincerely,

A handwritten signature in black ink, appearing to read "Jorg Huckabee-Mayfield".

Jorg Huckabee-Mayfield
Transportation Engineer Senior

c: Ms. Angela Rodeheaver

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-078-11
Inova Health Care Services

DATE: 27 June 2001

Mary Ann Welton of the Environment and Development Review Branch has reviewed this application for the relocation of the helicopter pad from its existing location atop the emergency trauma center parking structure to a proposed location immediately east of the trauma facility. The applicant indicates that current Federal Aviation Administration safety standards necessitate this change. There are no significant environmental issues, which will result from this modification.

BGD: MAW

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: June 27, 2001

FROM: Todd Nelson, Urban Forester II 
Urban Forestry Division, OSDS

SUBJECT: Inova Fairfax Hospital, SEA 80-P-078-11

RE: Landscaping measurements

On June 20, 2001, I reviewed the revised landscape plan for the above property per your request. The proposed ornamental trees under 20 ft. in height, and the staggered planting arrangement along the proposed 8 ft. wide sidewalk, are appropriate for the location and intended purpose, and appear to be in conformance with the Merrifield streetscape.

This revised landscape plan adequately addresses all previous Urban Forestry Division comments.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFDID#01-2320

cc: Mary Ann Welton, Environmental Planner, DPZ
Steve McGregor, Land Use Planner, DPZ
DPZ file
RA file

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: June 7, 2001

FROM: Todd L. Nelson, Urban Forester II
Urban Forestry Division, OSDS



SUBJECT: Inova Fairfax Hospital, SEA 80-P-078-11

RE: Landscaping measurements

On June 7, 2001, we met with Sterling Wheeler and Steve McGregor to discuss landscaping options for the above property. As I mentioned in our meeting, the following tree species are suitable as streetscape plantings: Japanese maple, redbud, dogwood and serviceberry. These are four suggestions out of many small deciduous trees with a maximum height of twenty (20) feet. Accepting alternative species that fit this criterion should be considered if proposed by the applicant.

If the landscape material is to be staggered on both sides of the trail, we recommend a minimum spacing of approximately thirty (30) feet on center for any of the species mentioned above. If the landscape material is to be planted on one side of the trail, we recommend a spacing of approximately fifteen (15) feet on center. These spacing recommendations are based on the 10-year crown spread calculation for each species (PFM 12-0403.9C).

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFDID#01-2186

cc: RA File

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Mary Ann Godfrey, Staff Coordinator
Zoning Evaluation Division, DPZ

DATE: May 18, 2001

FROM: Todd L. Nelson, Urban Forester II
Urban Forestry Division, OSDS



SUBJECT: Inova Fairfax Hospital, SEA 80-P-078-11

RE: Request for assistance dated May 2, 2001

On May 18, 2001, I reviewed the landscape plan submitted by Dewberry & Davis LLC on May 11, 2001, and the Special Exception Amendment, SEA 80-P-078-11, dated as received by the County on April 17, 2001. A site review was also conducted on May 18, 2001.

I am unable to provide an accurate review of the proposed landscape plan due to the following:

1. A note on Sheet 1 of 2 of SEA 80-P-078-11 states "replacement trees shall be species which do not grow higher than 20". However, the suggested plant list includes two large deciduous trees that reach heights well above 20 feet.
2. The suggested plant list includes three types of deciduous shade trees. However, the landscape plan does not identify any deciduous shade trees to be planted.
3. The landscape plan does not specify the locations of each species of tree to be planted.

Please submit a landscape plan that accurately identifies and clarifies the above items.

Please contact me at 703-324-1770 if you have any questions.

TLN/
UFBID#01-1938

cc: RA File



FAIRFAX COUNTY PARK AUTHORITY
.....
MEMORANDUM

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

FROM: Lynn S. Tadlock, Director
Planning and Development Division

DATE: June 7, 2001

SUBJECT: SEA 80-P-078-11
Fairfax Hospital
Loc: 49-3((1)) 136-C, 136-C1; 59-2((1)) 1-A pt., 1-B pt., 1-C pt., 1-D, 1-E

TDJ
See
←

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

1. Stream stabilization projects AC291, AC292, and AC293, as identified in the 1996 Fairfax County Master Plan for Flood Control and Drainage Pro Rate Share Projects, have been identified for the downstream tributary as well as for the confluence of the tributary and Accotink Creek in Eakin Park. These projects indicate that erosion is occurring, and therefore, an adequate outfall does not exist.

Therefore SWM and BMP controls should be required. In addition, the Park Authority requests that the applicant coordinate with Stormwater Management Planning, DPWES to provide a contribution toward one of the stream stabilization projects that will be impacted by the development of this project.

2. The Park Authority recommends that Inova Heath Care Services provide a pedestrian access from the from the Fairfax Hospital complex to Pine Ridge Park. This would require a pedestrian linkage from the hospital parking lot to Woodburn Road, a crosswalk, and pedestrian linkage into the park.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Karen Lanham, Supervisor, Planning and Land Management Branch
Dorothea L. Stefen, Plan Review Team, Planning and Land Management Branch
Marjorie Pless, Plan Review Team, Resource Management Division
Sonia Sarna, Plan Review Team, Planning and Land Management Branch
File Copy

48-4

AC352

MERRIFIELD

AC352

AC312

AC331

AC353

AC311

AC166

Ste

58 AC341

59

9-2

AC301

AC683

AG271

AC275

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AC265

69-2

70-1

ANNANDALE

70-2

AC257

AC256

AC254

AC263

AC453

AC253

AC264

AC255

AC452

AC451

AC252

70-4



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

March 12, 2001

Timothy S. Sampson
Walsh, Colucci, Stackhouse, Emrich & Lubeley
Courthouse Plaza, Thirteenth Floor
2200 Clarendon Boulevard
Arlington, VA 22201-3359

Re: Interpretation for SEA 80-P-078-10, Minor Modification to the Heart Institute Building, Fairfax Hospital; Tax Map 49-3 ((1)) 136, 136C1; 59-2 ((1)) Pt. 1A, Pt. 1B, Pt. 1C, 1D, 1E

Dear Mr. Sampson:

This is in response to your letter of February 14, 2001, requesting an interpretation of the Special Exception Amendment (SEA) Plat and development conditions approved by the Board of Supervisors in conjunction with the approval of SEA 80-P-078-10. As I understand it, the question is whether the proposed reduction of the setback for the Heart Institute building on the south side would be in substantial conformance with the approved SEA Plat and development conditions. This determination is based on the sketch entitled "Fairfax Hospital Exhibit A" which is dated February 12, 2001, and the above referenced letter. Copies of the referenced letters and the sketch are attached.

Based on your final engineering, you are proposing to reduce the Heart Institute building setback on the south side from 80 feet to 74 feet in order to align the structural columns of the phase 1 of the adjoining parking garage approved pursuant to SEA 80-P-078-9. You have indicated that no changes will occur in the intensity of the use, parking, open space, landscaping, and relationship of the heart institute to the adjacent properties. You are proposing to provide additional landscaping on the south side of the building in the buffer area along the common property line.

It is my determination that the proposed reduction of Heart Institute building set back as stated above is in substantial conformance with the SEA Plat and the development conditions provided that landscaping is provided on the south side of the building in the buffer area along the common property line, subject to the approval of the Urban Forestry Division, DPWES. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator

Timothy S. Sampson
Page 2

If you have any questions regarding this interpretation, please feel free to contact Kul Sandhu at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/KS\SEA80P078-10FairfaxHospital

Attachments: A/S

cc: Gerald E. Connolly, Supervisor, Providence District
Linda Q. Smyth, Planning Commissioner, Providence District
Jane W. Gwinn, Zoning Administrator
Michael Congleton, Deputy Zoning Administrator for Zoning Permits Review, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspections Division, DPWES
File: SEA 80-P-078-10, SEI 2102 008

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.wcol.com>**

Timothy S. Sampson
(703) 528-4700 x24

PRINCE WILLIAM OFFICE
VILLAGE SQUARE
13663 OFFICE PLACE, SUITE 201
WOODBIDGE, VIRGINIA 22192-4216
(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
10000 MARKET STREET, THIRD FLOOR
LEESBURG, VIRGINIA 20176-3014
(703) 737-3633
FACSIMILE (703) 737-3632

February 14, 2001

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

RECEIVED
DEPARTMENT OF PLANNING AND ZONING
FEB 15 2001

ZONING EVALUATION DIVISION

Re: SEA 80-P-078-10
Inova Health Care Services Inc. (Fairfax Hospital)

Dear Ms. Byron:

Please accept this letter as a request for interpretation pertaining to SEA 80-P-078-10. The purpose of this letter is to request a minor modification to the approved Special Exception Amendment Plat, prepared by Dewberry & Davis and dated October 9, 2000 (the "Plat").

The requested modification pertains to the location of the Heart Institute facility approved in conjunction with SEA 80-P-078-10. As shown on the Plat, the Heart Institute building was proposed to be located +/- 80 feet from the nearest common property line. As shown on Exhibit A attached hereto, the final engineering of the Heart Institute building has necessitated that the structure be located a distance of +/- 74 feet from the nearest common property line. This condition results from the requirement that the structural columns of the Heart Institute align with those of the "Phase 1" garage (approved in conjunction with SEA 80-P-078-09), that is under construction at this time.

We respectfully submit that the proposed adjustment to the Heart Institute location is a minor modification that is in substantial conformance with SEA 80-P-078-10. The adjustment amounts to only 6 feet, which represents a modification of 7.5 percent. In addition, it should be noted that the existing "Gray Garage" that will be demolished prior to construction of the Heart Institute is located closer to the common property line (a distance of approximately 65 feet) than the Heart Institute. Furthermore, as shown on Exhibit A, Inova proposes to provide additional landscape screening in the buffer area

February 14, 2001

Page 2

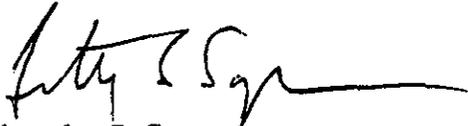
along the common property line in furtherance of development condition #4 approved with SEA 80-P-078-10.

The requested minor modification proposed herein neither: (a) permits a more intensive use than that approved; (b) results in an increased parking requirement; (c) permits uses other than those approved; (d) reduces the effectiveness of the approved transitional screening, buffering, landscape and open space; (e) permits changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent properties; nor (f) includes an addition to a building. Again, the proposed modification results from the final engineering of the Heart Institute building in its coordination with the "Phase 1" garage. We respectfully request your determination that the proposed modification is in substantial conformance with SEA 80-P-078-10.

As always, thank you for your consideration of this matter. If you have any questions or require additional information, please do not hesitate to give me a call.

Very truly yours,

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

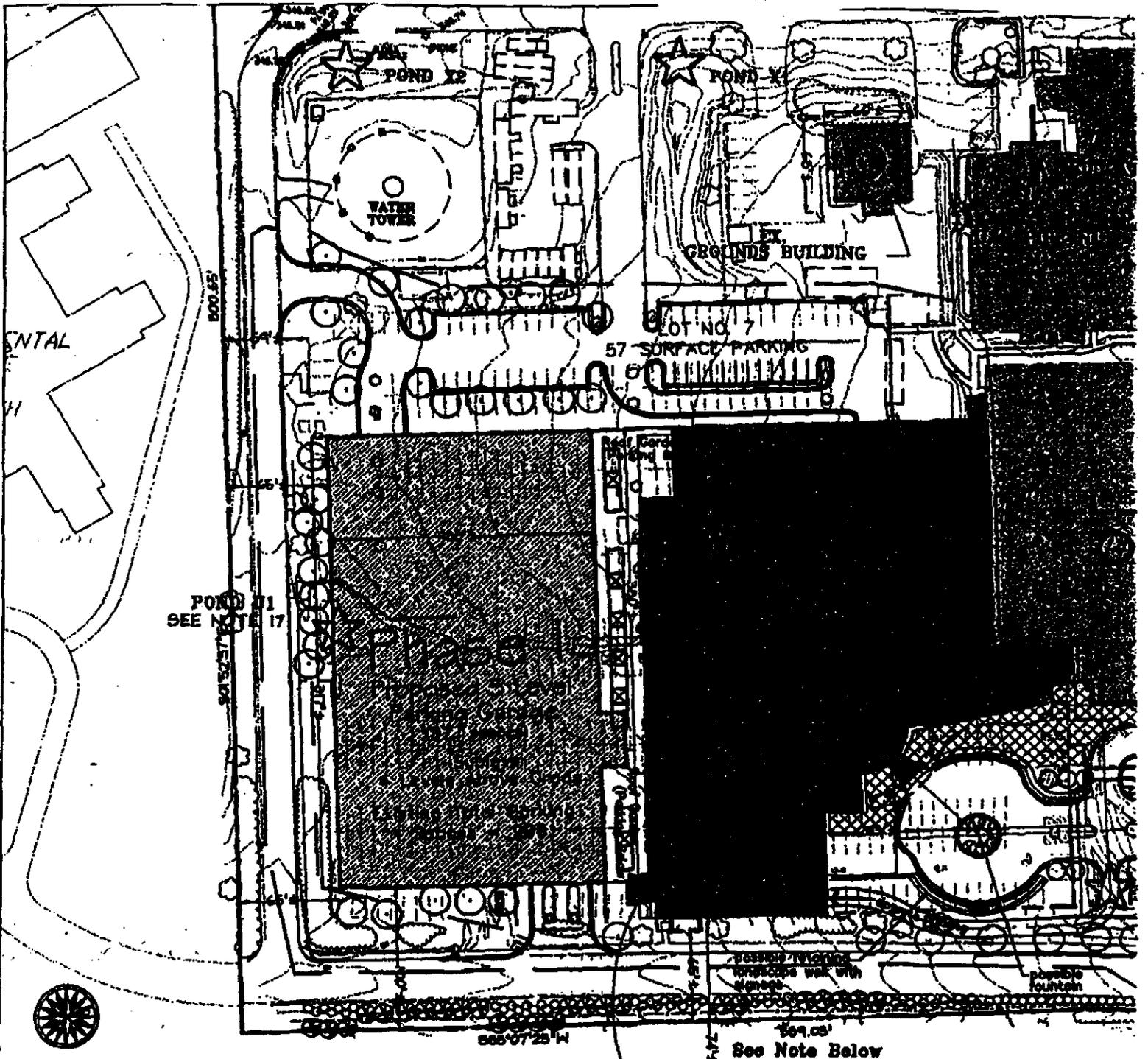


Timothy S. Sampson

TSS:kak

cc: Supervisor Connolly
Mary Ann Godfrey
Jim Scott
Randy Hart
Phil Yates
Martin D. Walsh

J:\INOVA\333.5\Interpretation Letter.doc



GLOSSARY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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