



FAIRFAX COUNTY

APPLICATION FILED: August 9, 2002
PLANNING COMMISSION: December 5, 2002
BOARD OF SUPERVISORS: December 9, 2002 @ 5:30 p.m.

V I R G I N I A

November 21, 2002

STAFF REPORT

APPLICATION SEA 80-P-078-12

PROVIDENCE DISTRICT

APPLICANT: Inova Health Care Services

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

ACREAGE:: 59.10 Acres

ZONING: R-12

FAR: 0.63

OPEN SPACE: 38%

PLAN MAP: Public Facilities, Governmental and
Institutional Uses

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

STAFF RECOMMENDATION:

Staff recommends that SEA 80-P-078-12 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends re-affirmation of previously approved modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat, subject to development conditions contained in Appendix 1.

Staff recommends re-affirmation 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, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

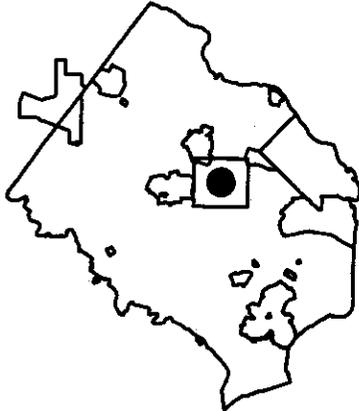
It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

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

SEA 80-P-078-12



Applicant: INOVA HEALTH CARE SERVICES
Filed: 08/09/2002
Proposed: AMEND SE 80-P-078 PREVIOUSLY APPROVED FOR MEDICAL CARE FACILITY TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS

Area: 59.10 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 03-1204

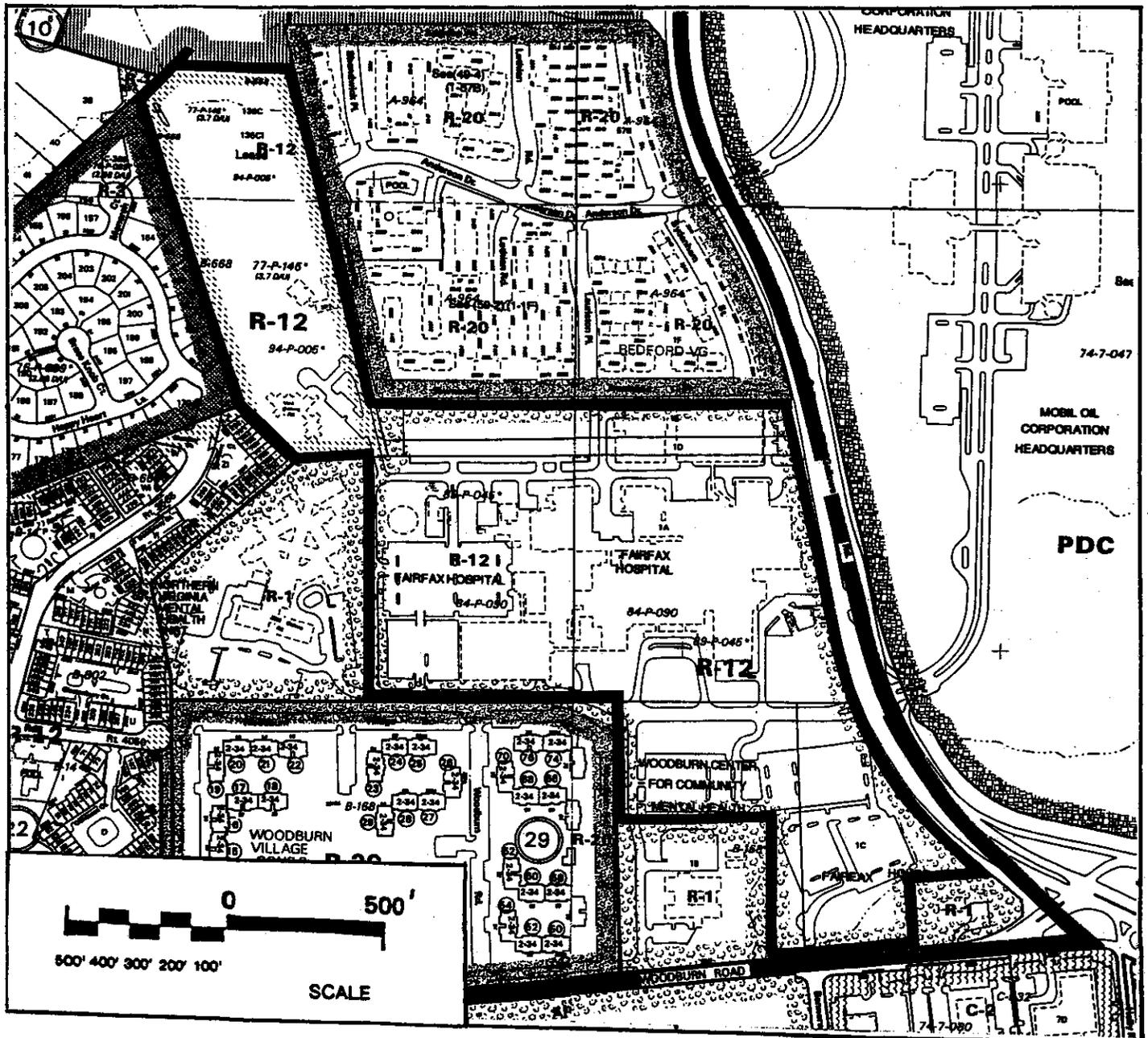
Art 9 Group and Use: 3-06

Located: 3300 GALLOWS ROAD

Zoning: R-12 Plan Area: 2

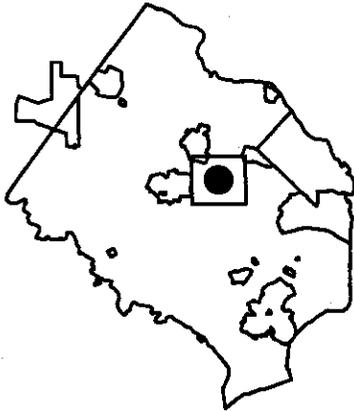
Overlay Dist:

Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt, 1B pt, 1C pt, 1D and 1E



Special Exception Amendment

SEA 80-P-078-12



Applicant: INOVA HEALTH CARE SERVICES
Filed: 08/09/2002
Proposed: AMEND SE 80-P-078 PREVIOUSLY APPROVED FOR MEDICAL CARE FACILITY TO PERMIT BUILDING ADDITIONS AND SITE MODIFICATIONS

Area: 59.10 AC OF LAND; DISTRICT - PROVIDENCE

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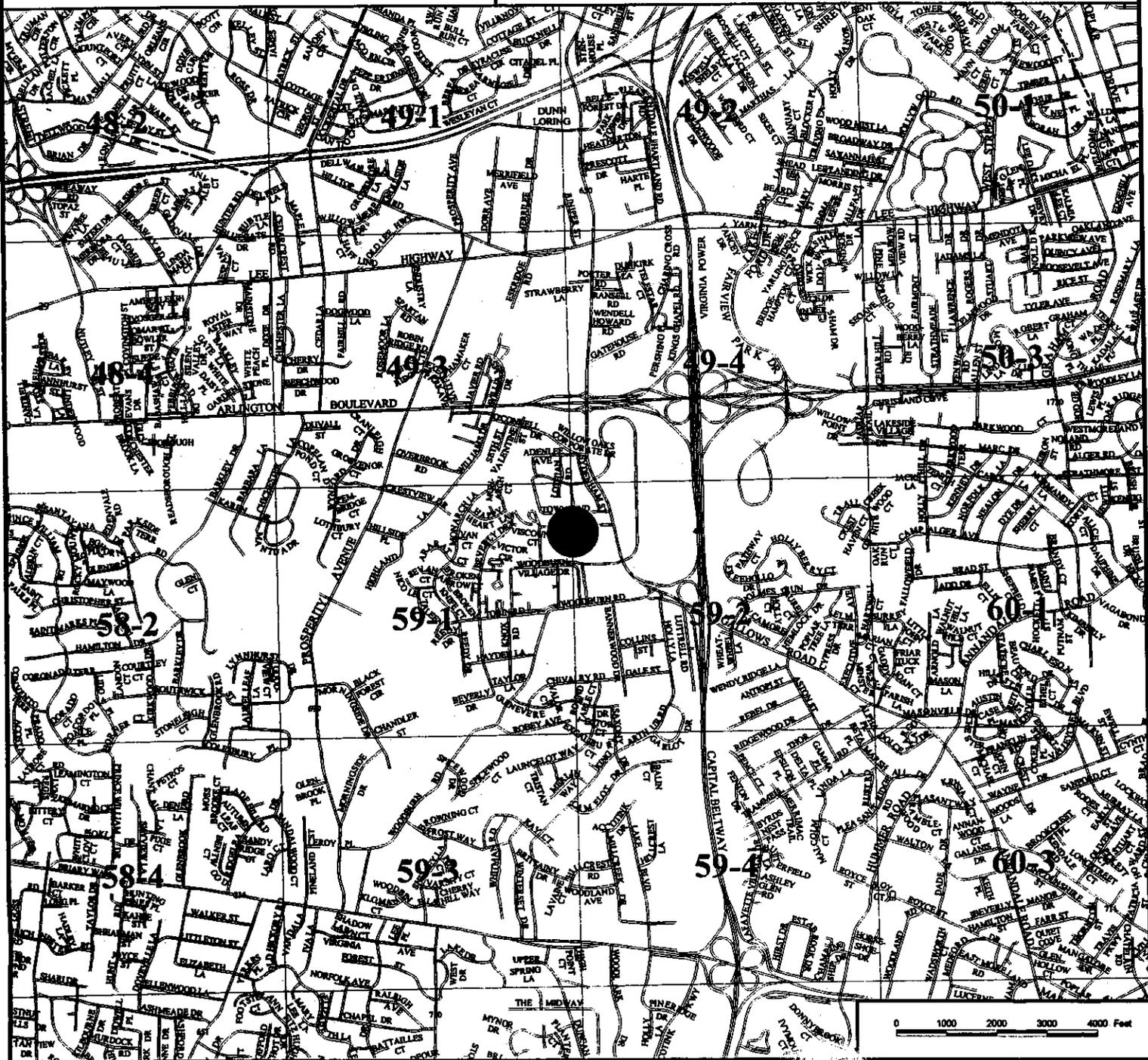
Art 9 Group and Use: 3-06

Located: 3300 GALLOWS ROAD

Zoning: R-12 Plan Area: 2

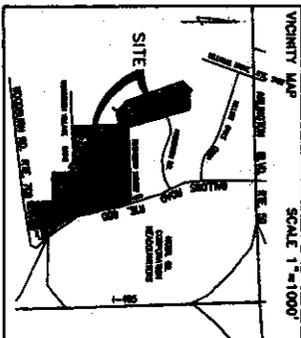
Overlay Dist:

Tax Map 49-3 ((1)) 136C, 136C1; 59-2 ((1)) 1A pt, 1B pt, 1C pt, 1D and 1E



INOVA FAIRFAX HOSPITAL CAMPUS

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION AMENDMENT PLAT



APPLICANT:

INOVA HEALTH CARE SERVICES
3300 GALLOWS ROAD
FALLS CHURCH, VIRGINIA 22042
August 7, 2002
Rev. October 29, 2002
Rev. November 15, 2002

INOVA FAIRFAX HOSPITAL CAMPUS

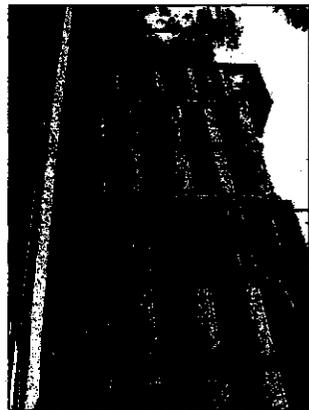
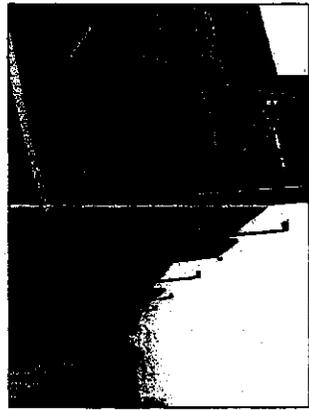
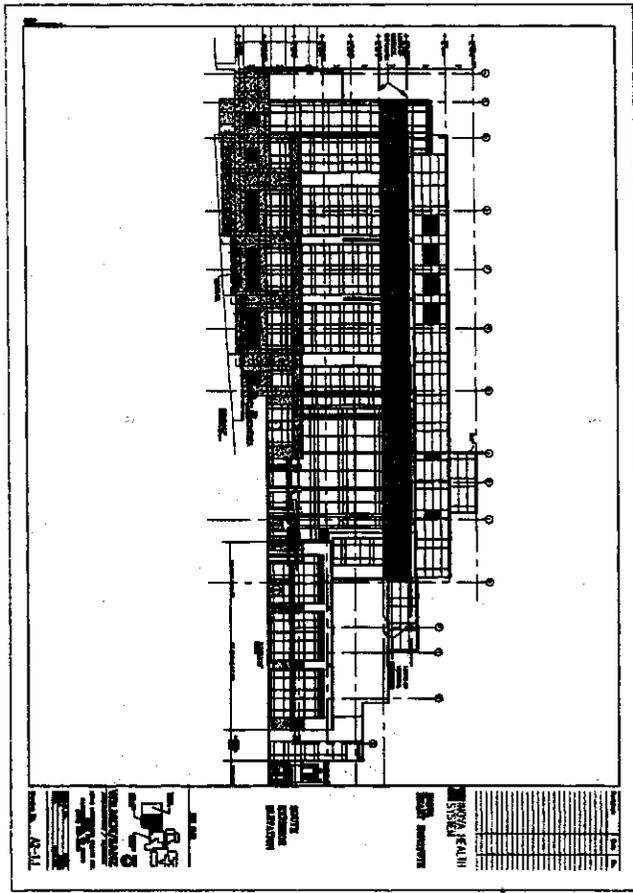
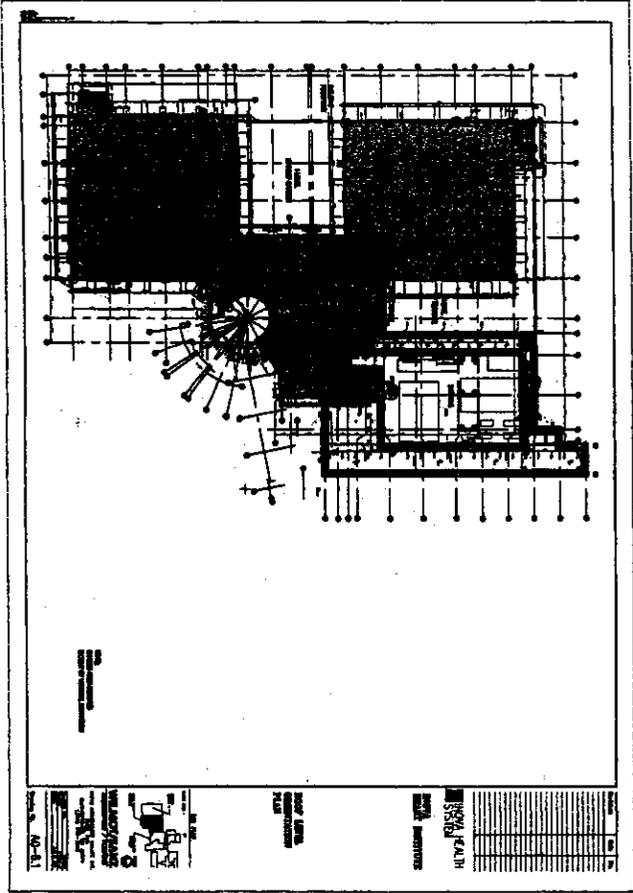
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA
SPECIAL EXCEPTION AMENDMENT PLAT
SEA-00-P-078-12
August 7, 2002
Rev. October 29, 2002
Rev. November 15, 2002

- SHEET INDEX:**
1. COVER SHEET
 2. SPECIAL EXCEPTION AMENDMENT PLAT
 3. NOTES AND TABULATION
 4. BUILDING/GARAGE DETAILS
 5. SCHEMATIC LANDSCAPE PLANS
 6. SCHEMATIC LANDSCAPE PLANS
 7. SCHEMATIC LANDSCAPE PLANS
 8. SCHEMATIC LANDSCAPE PLANS
 9. PLANTING LIST AND NOTES

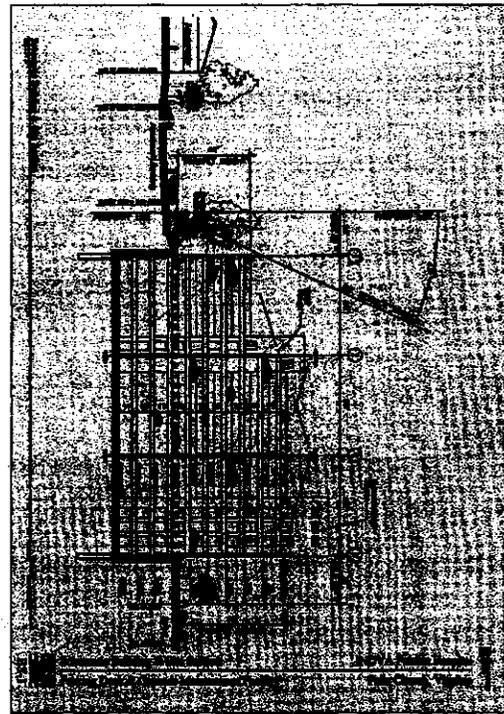


Dawberry & Davis LLC
Professional Engineer
1200 SHERIDAN BLVD., SUITE 200
FALLS CHURCH, VA 22042

14-10387



THE PROPOSED HEART INSTITUTE BUILDING AND PROPOSED PARKING GARAGE CENTRALS PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE SUBJECT TO REVISIONS AND MINOR MODIFICATIONS WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THE PHOTOGRAPH OF THE RECENTLY COMPLETED PHASE I PARKING GARAGE (SEE SHEET 02) AT FAIRFAX HOSPITAL ARE PROVIDED TO ILLUSTRATE THE GENERAL ARCHITECTURAL TONE OF THE PROPOSED PHASE II PARKING GARAGE.



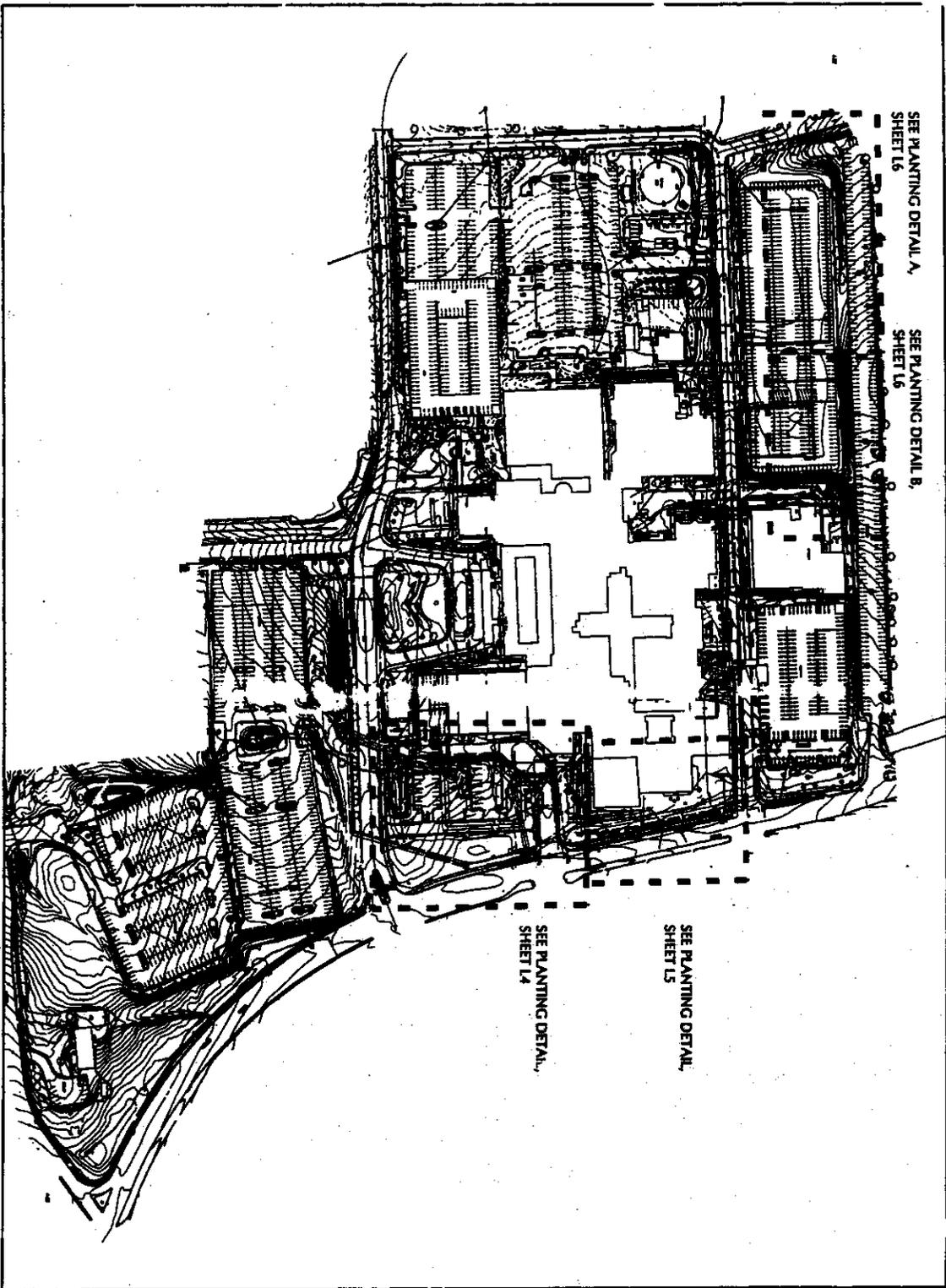
REV. 11/15/08
REV. 10/28/08

NO. 1	DATE	BY	CHKD.
1	10/28/08	MD	MD
2	11/15/08	MD	MD

INOVA FAIRFAX HOSPITAL CAMPUS
FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION AMENDMENT
SEA 80-7-078-15

Dewberry & Davis
Architects
Engineers
Planners
Surveyors
8401 Arlington Blvd., Fairfax, Va. 22031
(703) 848-0100 FAX (703) 848-0610



No change proposed with this SEA 80-P-078-12

02/20/2011 - No Change



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

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

Drawing Title

Author: S. J. Lee

Check: J. S. Lee

Design: J. S. Lee

Date: 1.18.11

Scale: 1/8" = 1'-0"

Sheet 5 of 9

13 of 7 M-10881



FAIRFAX
HOSPITAL

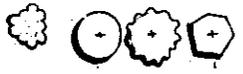
FAIRFAX COUNTY, VIRGINIA

PROVIDING



FAIRFAX COUNTY, VIRGINIA REGISTERED PROFESSIONAL ENGINEER

KEY TO PLANT SYMBOLS



PROPOSED ORNAMENTAL TREES UNDER 30' HIGH

- Suggested but not limited to:
 - Star Magnolia (Flower Magnolia)
 - Camellia (Japanese Dogwood)
 - Japanese Maple (Crape Maple)
 - Japanese Spindle (Red Maple)
- Not suggested but not limited to:
 - Autumn Blaze (Hybrid European)
 - Flowering Quince (Flowering Quince)
 - Flowering Crabapple (Flowering Crabapple)
 - Flowering Dogwood (Flowering Dogwood)
 - Flowering Almond (Flowering Almond)
 - Flowering Peach (Flowering Peach)
 - Flowering Plum (Flowering Plum)
 - Flowering Pear (Flowering Pear)
 - Flowering Cherry (Flowering Cherry)

PROPOSED BIENZIEN TREES

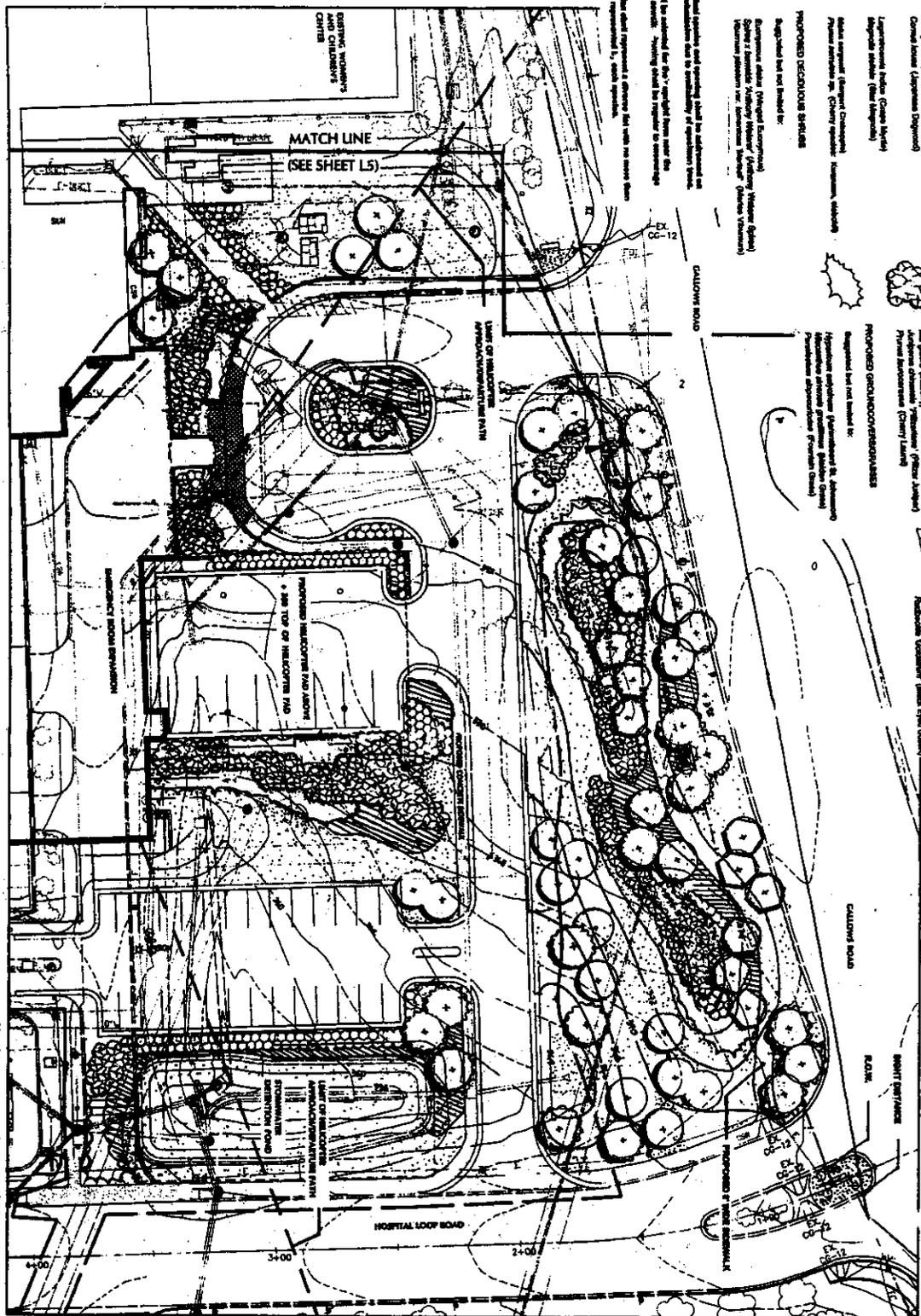
- Suggested but not limited to:
 - Red Gum (Sweetgum) (Sweetgum)
 - Live Oak (Live Oak)
 - White Oak (White Oak)
 - Black Oak (Black Oak)
 - Red Oak (Red Oak)
 - Flowering Dogwood (Flowering Dogwood)
 - Flowering Peach (Flowering Peach)
 - Flowering Plum (Flowering Plum)
 - Flowering Cherry (Flowering Cherry)
- Not suggested but not limited to:
 - Flowering Almond (Flowering Almond)
 - Flowering Crabapple (Flowering Crabapple)
 - Flowering Quince (Flowering Quince)
 - Flowering Pear (Flowering Pear)
 - Flowering Peach (Flowering Peach)
 - Flowering Plum (Flowering Plum)
 - Flowering Cherry (Flowering Cherry)

PROPOSED PERENNIALS

- Suggested but not limited to:
 - Coreopsis grandiflora 'Tessie' (Tessie)
 - Coreopsis grandiflora 'Dorothy' (Dorothy)
 - Coreopsis grandiflora 'Black Heart Queen' (Black Heart Queen)
 - Coreopsis grandiflora 'Black Heart Queen' (Black Heart Queen)
- Not suggested but not limited to:
 - Coreopsis grandiflora 'Tessie' (Tessie)
 - Coreopsis grandiflora 'Dorothy' (Dorothy)
 - Coreopsis grandiflora 'Black Heart Queen' (Black Heart Queen)
 - Coreopsis grandiflora 'Black Heart Queen' (Black Heart Queen)

NOTES:

1. Consultant to plant species and quantity shall be indicated on the plan. Also indicate quantities to be installed at construction time.
2. Plant species shall be indicated for the 'year-round' trees and the 'seasonal' trees. 'Year-round' shall be defined as those species which are evergreen or semi-evergreen.
3. 'Year-round' trees shall represent a species that will be in bloom 25% of the quantity represented by such species.



No change proposed with this SEA 80-P-078-12

2020081 - No Change



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 4, 2001

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

Drawing Title

Scale

Date

Author

Checker

Reviewer

Sheet 6 of 9

LA of 7

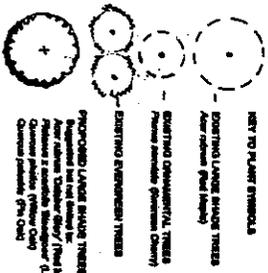
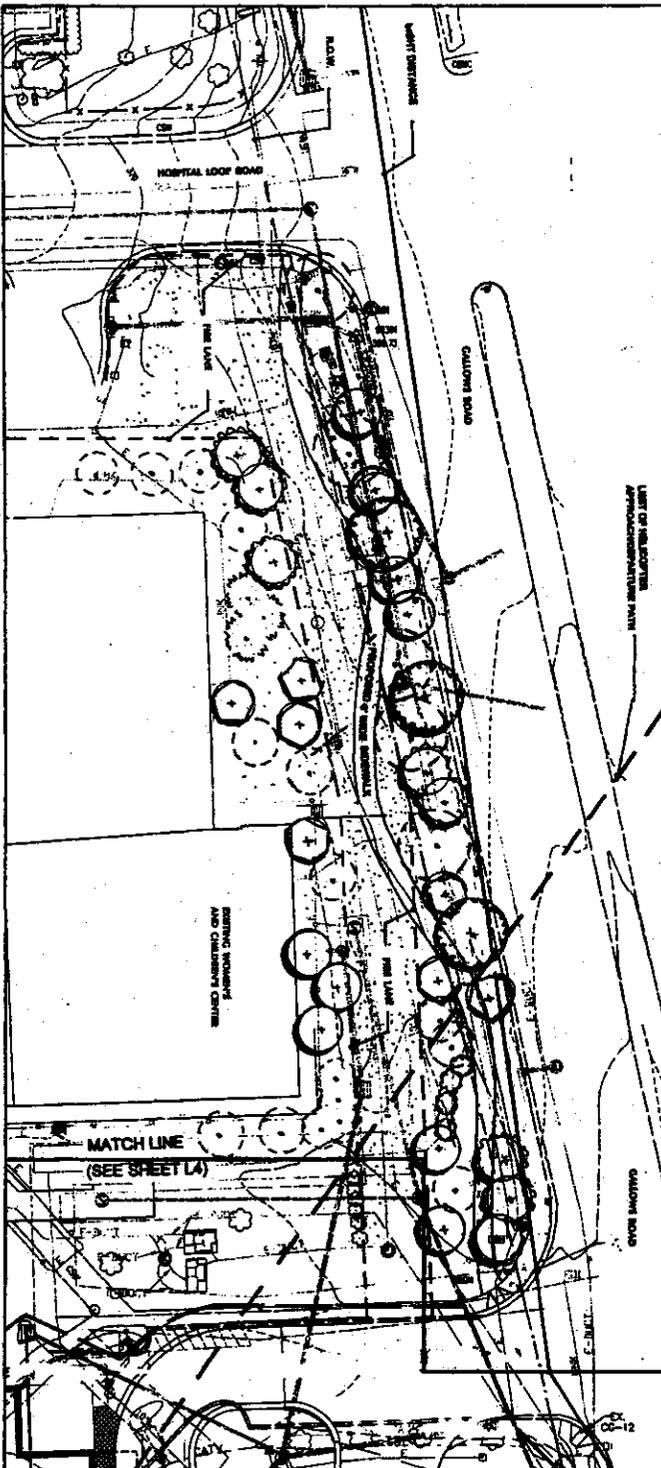
M-10381

FAIRFAX
HOSPITAL

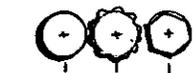
FAIRFAX COUNTY, VIRGINIA



LEWIS
SCULLY
GIONET



NEW TO PLANT SYMBOLS
 - EXISTING LANDSCAPE TREES
 - EXISTING ORNAMENTAL TREES
 - EXISTING EVERGREEN TREES



PROPOSED LANDSCAPE TREES
 - PROPOSED ORNAMENTAL TREES
 - PROPOSED EVERGREEN TREES

- NOTES**
1. Consultant to read symbols and quantity used to understand the plan. All quantities are for reference only.
 2. All quantities are for reference only. Quantities are not to be used for procurement.
 3. All quantities are for reference only. Quantities are not to be used for procurement.
 4. All quantities are for reference only. Quantities are not to be used for procurement.

No change proposed with the SEA 80-P-078-12

04/20/07 - No Change



AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

**SCHEMATIC
 LANDSCAPE PLANS
 SPECIAL EXCEPTION
 AMEN. DEMENT
 SEA-80-P-078-11**

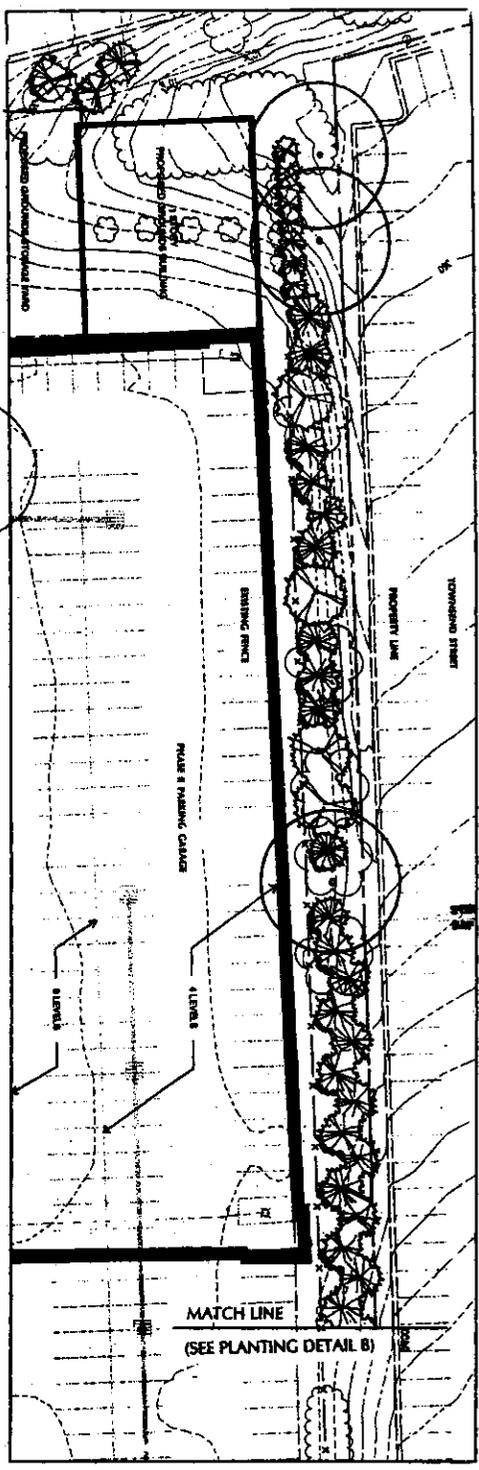
Drawing Title
 Date
 Author
 Checker
 Scale
 Sheet 7 of 8

15 of 7-M-10381



FAIRFAX COUNTY VIRGINIA
 BOARD OF SUPERVISORS
 SEAL

**LEWIS
 SCULLY
 GIONET**
 ARCHITECTS
 1000 N. GLENN ROAD
 SUITE 100
 FALLS CHURCH, VA 22034
 (703) 441-1100



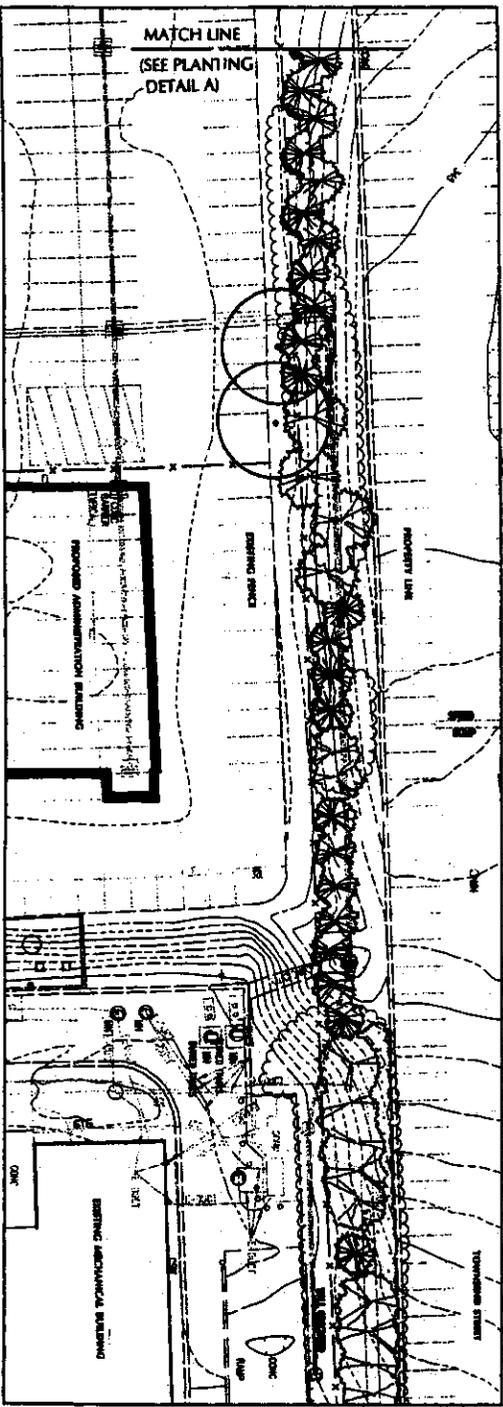
PLANTING DETAIL A



EXISTING TREES
 PROPOSED TREES
 PROPOSED PLANTING

PROPOSED TREES
 PROPOSED PLANTING

NOTES:
 1. Conditions to field quantities and spacing shall be indicated on the field and quantities shall be indicated on the field.
 2. Field quantities shall represent a minimum for each species.
 3. 20% of the quantity represented by each species.



PLANTING DETAIL B



EXISTING TREES
 PROPOSED TREES
 PROPOSED PLANTING

PROPOSED TREES
 PROPOSED PLANTING

NOTES:
 1. Conditions to field quantities and spacing shall be indicated on the field and quantities shall be indicated on the field.
 2. Field quantities shall represent a minimum for each species.
 3. 20% of the quantity represented by each species.

No change proposed with the SEA 80-P-078-12 except addition of proposed Grounds Storage Building and Grounds Storage Yard.

DATE: 08/08/01 - 10 Change

AS APPROVED BY THE BOARD OF SUPERVISORS ON AUGUST 6, 2001

FARFAX COUNTY, VIRGINIA
HOSPITAL

SCHEMATIC LANDSCAPE PLANS
SPECIAL EXCEPTION AMENDMENT
SEA-80-P-078-12

Project Name: 218000
 Date: 7-27-01
 Author: [Name]
 Checker: [Name]
 Title: [Title]

Sheet 8 of 9
 16 of 74-102811



EWIS SCULLY GIONET
 2000 Old Market Street, Suite 200
 Alexandria, VA 22304
 Telephone: 703-836-1100
 Fax: 703-836-1101
 www.ewis-scully-gionet.com

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

DESCRIPTION OF THE APPLICATION

Proposal:

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

- Construction of a building addition to the Heart Institute Building which was approved in conjunction with SEA 80-P-078-10; the applicant proposes to add an additional floor to the building which will increase the maximum height from 80 feet to 100 feet and will add 42,600 square feet of gross floor area. Previously, a minor modification was approved by the agent of the Zoning Administrator which allowed 42,965 square feet of gross floor area to be transferred from the student housing building to the Heart Institute. See attached interpretation letter, dated May 29, 2002, which is contained in Appendix 4. The applicant proposes to retain the 42,965 square feet in the Heart Institute and add an additional 42,600 square feet in the proposed one-story addition proposed in this application, which results in a total of 325,465 square feet of gross floor area for the Heart Institute. The original Heart Institute was approved with 240,000 square feet of gross floor area.
- Construction of an additional two levels of above grade parking to the Phase II parking garage and an expansion of the garage footprint located on the north side of the main campus area, adjacent to the Bedford Village apartments. The additional levels of above grade parking will increase the height of the garage to 61.5 feet to the upper deck level, 65 feet to the top of the upper parapet wall, and 75 feet to the top of the stair tower. The height of the parking garage is designed to step up at a point approximately forty (40) feet from the northern side of the structure to minimize its impact on the adjacent residences, with the additional levels and increased height beginning approximately 65 feet south of the property boundary with Bedford Village. The proposed expansion will increase the parking capacity

of the Phase II garage from approximately 1,165 spaces to approximately 2,640 spaces. The overall total number of parking spaces provided on the campus will increase from 4,153 spaces to 5,554 spaces. The Landscape Plan for the area between the Phase II parking garage and Bedford Village, which was approved with SEA 80-P-089-11, is not proposed to be changed in this application.

- Re-establishment of approved gross floor area for the resident student housing is requested. 42,965 square feet of gross floor area which was approved to be transferred to the Heart Institute, pursuant to the zoning interpretation letter, dated May 29, 2002, would be added back to the permitted gross floor area for student housing on Parcel 136C. The student housing maximum gross floor area will be 99,500 square feet, as originally approved in SEA 80-P-078-7.
- Construction of an approximately 4200 square foot grounds building and related grounds storage yard adjacent to the northwest corner of the Phase II parking garage. The maximum height of the grounds building will be 20 feet.

With the above described proposed additions, the FAR on the site will increase from 0.61 to 0.63.

No changes to the operating hours of the hospital facilities or to the number of children enrolled in the child care center are proposed in this application. The additional space is expected to generate approximately 52 patients, 104 visitors, 25-30 doctors, and 75 other full time employees on a daily basis.

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 re-affirmation of a waiver of the trail requirement to permit an 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
West	Prosperity Heights (single family detached) Strathmeade Square (townhouses) N. Virginia Mental Health Institute	R-3 R-12 R-1	Res. 2-3 du/ac Res. 8-12 du/ac Institutional Uses

BACKGROUND**Site History:**

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

Application	Date	Use	BOS Action*
SEA 80-P-078-8	1996	Reconfigure footprint of Ronald McDonald House; delete SWM #1 and replace with underground facility; add SWM U1 and W1; delete 26 parking spaces; reconfigure footprint of operating room replacement building; increase FAR from 0.49 to 0.495 to reflect prior right-of-way dedications	Approve
SEA 80-P-078-9	January, 2000	Construct 2 additional parking garages with a total of 1998 parking spaces (Phase I and II Garages); relocate oxygen tanks	Approve (See Appendix 4)
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
SEA 80-P-078-11	August, 2001	Relocation of helipad; construct a 46,500 square foot Administration Support Services Building; addition of a canopy to the Heart Institute parking garage; addition of Heart Catheterization Lab Pad adjacent to the Heart Institute; addition of one level of below grade parking in the Phase II parking garage; addition of a parking attendant shed at entrance to the interim parking lot located on Parcel 136C; increase height from 70 feet to 80 feet and reduce building setback from 74 feet to 65 feet on the south side of the Heart Institute.	

* 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-078-11 are contained in Appendix 4. Development conditions approved with SE 80-P-078 through SEA 80-P-078-11 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.

Construction is currently taking place on the Heart Institute. The Phase I Parking Garage is under construction.

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 1,576,747 square feet of GFA has been approved to date with the approval of SEA 80-P-078-11 for a FAR of 0.61. This application proposes the addition of 51,370 square feet to the site for a total gross floor area of 1,628,117 square feet and a FAR of 0.63.

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. In order to provide a transition in height away from residential development, Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Heights should then transition to 75 feet abutting the Northern Virginia Mental Health Institute and Bedford Village...”

Additional Plan citations are contained in Appendix 5.

ANALYSIS

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

Title of SEA Plat: Inova Fairfax Hospital Campus

Prepared By: Dewberry & Davis (Sheets 1-4)
Lewis, Scully, Gionet (Sheets 5-9)

Date: August 7, 2002 (Sheets 1-4)
June 29, 2001 (Sheets 5-9)

Revision: November 15, 2002 (Sheets 1-4)
No revisions (Sheets 5-9)

Sheet 1: Cover Sheet

Sheet 2: SEA Plat showing site layout and building legend. 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 completed, are located 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 increase in height and gross floor area of the Heart Institute will occur within the previously approved building footprint located in the southwestern area of the main campus adjacent to the Phase I parking garage. A more detailed view of the expansion is shown on Sheet 4, a description of which follows. The Phase II parking garage is located in the northwest corner of the main campus. The applicant proposes to add two levels of above grade parking and expand the footprint toward the east, which will add approximately 1,475 parking spaces to the garage. The previously approved Phase II garage was designed to provide 1,165 parking spaces in 3 levels below grade and 4 levels above. The proposed expansion will increase the parking capacity to approximately 2,640 spaces. The overall total number of parking spaces provided on the campus will increase from 4,153 spaces to 5,554 spaces. The Landscape Plan for the area between the Phase II parking garage and Bedford Village, which was approved with SEA 80-P-089-11, is not proposed to be changed in this application.

Located adjacent to the northwest corner of the Phase II garage is shown a proposed grounds building with a height of 20 feet and an adjacent grounds storage yard with five (5) parking spaces. It is not clear on the plan whether the grounds storage yard is completely fenced. The applicant's agent stated that the hospital intends to enclose the storage yard with 6 foot high chain link fence. He also said that the yard would be used to store lawn maintenance equipment, trucks, sand, and other outdoor maintenance items. Staff is of the opinion that a solid barrier should be provided around the storage yard to screen its contents and has proposed a development condition to that effect. A note indicates that the on and off-site landscaping between the grounds building and the northern property line will be done in coordination with the owners of Bedford Village, as shown on Landscape Sheet L6 of 7 and is numbered Sheet 8 in this submission. No changes in access or to other areas of the site are proposed.

Sheet 3:

Notes and Tabulations; Approved layout shown for Parcel 136 C, which contains student housing, interim parking, child care center, and existing Ronald McDonald House. With the exception of the proposed re-allocation of 42,965 square feet of allowable gross floor area to the

student housing, no changes are proposed within Parcel 136C. Note 18 states that the maximum FAR on Parcel 136C will be limited to 0.25, which is consistent with a Comprehensive Plan restriction.

Overall open space is proposed to decrease from 39% to 38%. FAR is proposed to increase from 0.61 to 0.63 for a total of 1,628,117 square feet with the proposed additions. The maximum FAR permitted by the Plan is 0.70. The total number of hospital beds (833) is not proposed to increase. The number of existing parking spaces is shown at 3,641. The total number of required parking spaces is 2,574. According to the tabulations, a total of 1,152 parking spaces will be lost from Lot 1, temporary parking, valet parking, Lots 9 and 10, and the blue garage due to new construction. A total of 3,065 parking spaces is proposed in either approved or currently under construction parking areas. The proposed grand total of parking spaces to be provided is 5,554 which is an increase of 1,401 spaces from the total approved pursuant to SEA 80-P-078-11.

An insert showing the Phase II garage and attached grounds building and yard is provided on Sheet 4 of 9. The insert shows the parking garage to be constructed with three (3) levels above grade near Bedford Village and six (6) levels above grade toward the south.

Sheet 4:

Plans showing the areas of increased height of the Heart Institute are provided. The south elevation shows the location of the proposed height increase. A roof level orientation plan shows shaded areas where increased height is proposed. A schematic building and site section of the Phase II garage is shown which illustrates how the proposed garage maintains a height of 44 feet to within approximately 65 feet of the property line with Bedford Village, and then steps up to its maximum height of 65 feet. Photographs of the recently completed Phase I parking garage are shown "to illustrate the general architectural theme of the proposed Phase II parking garage."

Sheet 5/L3:

Landscape Plan delineating areas of the site for which landscaping details are shown on subsequent sheets. A note at the bottom of the sheet indicates that no changes to landscaping commitments are proposed in this application.

- Sheet 6/L4:** Detailed 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.
- Sheet 7/L5** This Sheet contains the proposed landscaping for the area in front of the existing Women's and Children's Center along Gallows Road.
- Sheet 8/ 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 SE Plat which includes areas of existing vegetation. The applicant has requested that the modification/waiver be reaffirmed in this application. The landscape plan for this area is not proposed to be changed. The applicant has added the proposed grounds building and storage yard to this sheet; however, the landscaping shown adjacent to the grounds building is the same landscaping as previously approved. There is a previously imposed development condition which requires additional plantings adjacent to Bedford Village, if determined necessary by the Urban Forester, which staff would propose be brought forward with this application.
- Sheet9/ 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. No changes are proposed.

Land Use Analysis (Appendix 5)

According to the Land Use Analysis, the proposed use and intensity proposed in this application are in harmony with the Plan. The proposed increase in height for the Heart Institute to 100 feet does not exceed the maximum building height of 165 feet. The proposed height of the Phase II garage does not exceed the Plan maximum building height of 75 feet for structures abutting Bedford Village. Supplemental plantings will be provided adjacent to the garage. In addition, the garage has been designed so that a height of 44 feet is maintained on its north side which is adjacent

to Bedford Village. The addition of 42,965 square feet of gross floor area from the Heart Institute back to the student housing is within the Plan maximum. There are no land use issues.

Transportation Analysis (Appendix 6)

Issue: Vehicular Trips Generated by New Construction

New construction which has occurred on the site over the past few years has resulted in increased vehicle trips from the facility; however, there have not been any significant improvements to enhance access to and from the site or to reduce the number of total vehicular trips utilizing the site. It is recommended that the applicant establish a comprehensive Transportation Demand Management (TDM) plan to address the growing travel demand. Such a plan could include the establishment of a TDM coordinator, financial incentives sponsored by the hospital, and preferential treatment of car/van pooling commuters.

Resolution:

To address this issue, staff has proposed a development condition which requires the applicant to work with the DOT to explore the use of mass transit and/or ridesharing; to conduct a survey to identify which travel demand strategies may be most effective, to promote ride-sharing and transit use, and to designate an employee transportation coordinator to coordinate the TDM program for the hospital and office buildings.

No changes to existing transportation commitments are proposed which addresses DOT's request that all transportation conditions be carried forward.

Environmental Analysis (Appendix 7)

Issue: Lighting

The proposed expanded Phase II garage will be immediately adjacent to Bedford Village which raises concerns about potential glare impacts. The applicant should ensure that the parking garage will be designed and constructed in a manner that will shield Bedford Village from glare from vehicle headlights. In addition, ceiling lights on each level and other exterior lighting associated with the garage should be shielded to focus light downward.

Resolution:

According to a letter from Dewberry & Davis, dated October 18, 2002, which is attached to the Statement of Justification, light fixtures in and on the parking garage will be shrouded to provide direct shielding to Bedford Village. In addition, parapet walls on each level of the parking garage will be a minimum of 42 inches to provide

adequate shielding of automobile headlights. Staff has proposed a development condition which requires all lighting associated with the garage to be shielded and directed downward so as not to produce glare or cause illumination in excess of 0.5 foot candles on the adjacent residential use to address this issue.

Issue: Water Quality

No additional stormwater management facilities are proposed with this application, even though there will be a slight increase in runoff. The applicant should ensure that the existing stormwater management facilities are adequate to accommodate the increase in volume.

Resolution:

Note 17 on the SEA Plat states that stormwater management and BMPs will be provided in accordance with the applicable provisions set forth in the PFM, Chapter 118 of the Code of the County of Fairfax, the Chesapeake Bay Preservation Ordinance and also in accordance with the development conditions approved with the approval of SEA 80-P-078-8 which resulted in an approved drainage study for the main campus that demonstrated compliance with SWM and BMP requirements. This issue will be addressed at site plan review.

Issue: Trails Plan

The Trails Plan indicates that a trail is required parallel to Gallows Road.

Resolution:

Trail requirements will be addressed at site plan review; however, the Board approved a trail waiver along Gallows Road to permit a sidewalk in conjunction with approval of SEA 80-P-078-11 which the applicant has requested be re-affirmed in this application. Staff continues to support the waiver which facilitates achievement of the streetscape along Gallows Road.

Park Authority Memo (Appendix 8)

A Memo from the Fairfax County Park Authority requests the applicant 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 conjunction with the Board's approval of SEA 80-P-078-11, a development condition (#10) was imposed which requires the applicant to provide a painted pedestrian crosswalk across Woodburn Road to provide an improved connection from the hospital campus to Pine Ridge Park, concurrent with construction of the Emergency Department expansion, if approved by VDOT. Staff recommends that this condition be carried forward. Therefore, this issue has been addressed.

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. This application does not propose any modifications which impact bulk standards.. 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 5,554 parking spaces are proposed with approval of the application, which is an increase over the 4,153 spaces proposed with SEA 80-P-078-11. Note #9 on the applicant's SEA Plat states that 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, and 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%". The note states that no fewer than 3,198 spaces shall be provided without the approval of a SEA. All previously imposed development conditions regarding adequate parking are proposed to be carried forward with approval of this application. In addition, staff has proposed a development condition with this application which requires the applicant to establish a TDM Plan to reduce the total vehicular trips accessing the site. 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 add two (2) levels of above grade parking to the Phase II garage and to expand its footprint toward the east. In addition, a grounds building with a height of 20 feet is proposed to be connected to the northwestern side of the garage. In association with approval of SEA 80-P-078-10, a landscape plan was approved for the area on the north side of the main campus adjacent to the previously approved Phase II garage and the Administration Support Services building to address transitional screening and barrier requirements. The approved landscape plan for this area showed 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 was approximately twenty (20) feet in width and contained some existing evergreens. No changes to that landscape plan are proposed. A development condition was imposed with approval of SEA 80-P-078-11 which required review of the northern boundary by the Urban Forester so that gaps in plantings could be addressed. Staff proposes that that development condition be carried forward in this application.

Given the above, staff believes approval of a re-affirmation of the modification of transitional screening and waiver of barrier requirement is appropriate. No other changes are proposed in this application which impact transitional screening or barrier requirements.

Summary of Zoning Ordinance Provisions

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

In conjunction with approval of SEA 80-P-078-11, the Board approved 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 and help achievement of the Merrifield Streetscape Guidelines. Staff recommends re-affirmation of this waiver.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application is in conformance with previously accepted proffers. 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-078-12 be approved, subject to proposed development conditions contained in Appendix 1.

Staff recommends re-affirmation of previously approved modifications of Transitional Screening and waiver of Barrier requirements in favor of that shown on the SEA Plat, subject to development conditions contained in Appendix 1.

Staff recommends re-affirmation 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. Clerk's Letter, Development Conditions and Plat for SEA 80-P-078-11
May 29, 2002, Interpretation Letter
5. Comprehensive Plan and Land Use Analysis
6. Transportation Analysis and VDOT Memo
7. Environmental Analysis
8. Park Authority Memo
9. Zoning Ordinance Provisions
10. Health Care Advisory Board Letter
11. Glossary of Terms

STAFF PROPOSED DEVELOPMENT CONDITIONS**SEA 80-P-078-12****NOVEMBER 21, 2002**

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-078-10 and replace and supercede those approved with SEA 80-P-078-11. Development conditions previously approved with SEA 80-P-078-11 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 November 15, 2002 (sheets 1-4) and June 29, 2001 (Sheets 5-9), 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 along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets L3, L4, L5, and L7 of the SEA Plat, subject to review and approval of the Urban Forestry Division and the Development Review Branch of DPZ.
- *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 as shown on Sheets L3, L6 and L7 of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage, the Administration/Support Services Building and the Temporary 1-Story Modular Building. Such landscaping 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. Concurrent with construction of the Emergency Department expansion, 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.
11. The grounds storage yard shall be enclosed by a fence or wall a minimum 6 feet in height to screen it from the rest of the hospital site.
12. In consultation with the Fairfax County Department of Transportation (DOT), the use of mass transit and/or ride-sharing techniques for the employees of the hospital shall be explored by the applicant. A survey shall be conducted to identify which travel demand strategies may be most effective. Ride-sharing and transit use shall be promoted by displays of informational material in areas where such information is likely to be seen by the various users of the campus, including hospital staff, medical office building employees, and the general public. An employee transportation coordinator shall be designated to coordinate the Transportation Demand

Management (TDM) program for the hospital and office buildings and to document strategies and results to DOT on an annual basis.

13. All outdoor lighting fixtures associated with the Phase II parking garage shall be of low intensity design and shall utilize full cut off fixtures which shall focus directly on the garage. Lighting within the parking structure shall be of a low intensity and recessed design in order to mitigate the impact on adjacent residences. Lighting within the stair towers shall be fully shielded with full cut-off fixtures in order to mitigate the impact on adjacent residences. Parapet walls on each level of the parking garage shall be a minimum of 42 inches in height to provide adequate shielding of vehicle headlights.

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

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

Under Section 9-015 of the Zoning Ordinance, this special exception amendment shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced on the Heart Institute or emergency room expansion, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
 (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
 applicant's authorized agent listed in Par. 1(a) below 2002-124a

in Application No.(s): SEA 80-P-078-12
 (enter County-assigned application number(s), e.g. SE 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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services Agents: James M. Scott Randall K. Hart Joan M. Dannemann J. Knox Singleton Jolene K. Tornabeni Richard C. Magenheimer	8110 Gatehouse Rd, Ste 200 East Tower Falls Church, Virginia 22042	Applicant/Lessee ("Title Owner" by virtue of a ground lease in excess of 30 years) of Tax Map 59-2 ((1)) pt. 1A, pt. 1B, pt. 1C, 1D, & 1E; Title Owner a and Lessor of Tax Map 49-3 ((1)) 136C1; and Title Owner of Tax Map 49-3 ((1)) 136C
Fairfax County Board of Supervisors County Executive/Agent Anthony H. Griffin	12000 Government Center Pkwy Suite 533 Fairfax, Virginia 22305	Title Owner of Tax Map 59-2 ((1)) 1A, 1B, 1C, 1D, and 1E

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

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

Special Exception Attachment to Par. 1(a)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1249

for Application No. (s): SEA 80-P-078-12
(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(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Ronald McDonald House Charities of Greater Washington Inc.	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
Agent: Mary J. Vanderstelt		
Dewberry & Davis LLC	8401 Arlington Boulevard Fairfax, Virginia 22031	Engineers/Planners/Agent
Agents: Philip G. Yates Lawrence A. McDermott		
Wilmot Sanz, Inc.	18310 Montgomery Village Ave Suite 700 Gaithersburg, MD 20879	Architects/Agent
Agents: James C. Wilmot Thomas Carney (nmi)		
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel Elizabeth D. Baker Keith C. Martin Susan K. Yantis M. Catharine Puskar Inda E. Stagg William J. Keefe		

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1241

for Application No. (s): SEA 80-P-078-12
(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, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

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

Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

(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, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-124a

for Application No. (s): SEA 80-P-078-12
(enter County-assigned application number (s))

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

The Dewberry Companies LC, Member
Larry J. Keller, Member
Dennis M. Couture, 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)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-1249

for Application No. (s): SEA 80-P-078-12
(enter County-assigned application number (s))

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

Sidney O. Dewberry, Member	Michael S. Dewberry, Member
Barry K. Dewberry, Member	Thomas L. Dewberry, Member
Karen S. Grand Pre, Member	

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

Wilmot Sanz, Inc.
18310 Montgomery Village Avenue, Suite 700
Gaithersburg, MD 20879

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Rolando J. Sanz
James C. Wilmot
Craig M. Moskowitz

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

Special Exception Attachment to Par. 1(b)

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-124a

for Application No. (s): SEA 80-P-078-12
(enter County-assigned application number (s))

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

Walsh, Colucci, Lubeley, Emrich & Terpak, P.C.
2200 Clarendon Boulevard, 13th 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, and last name)

David J. Bomgardner	Thomas J. Colucci	James P. Downey	Jay du Von
Jerry K. Emrich	William A. Fogarty	John H. Foote	H. Mark Goetzman
Michael D. Lubeley	Keith C. Martin	J. Randall Minchew	John E. Rinaldi
Timothy S. Sampson	Lynne J. Strobel	Nan E. Terpak	Garth M. Wainman
Martin D. Walsh			

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-124a

for Application No. (s): SEA 80-P-078-12
(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, and number, street, city, state, and zip code)

(check if applicable) None
The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and 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 to Par. 1(c)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, 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 stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. 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: November 12, 2002
(enter date affidavit is notarized)

2002-124a

for Application No. (s): SEA 80-P-078-12
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, 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 the 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.

Application No.(s): SEA 80-P-078-12
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 12, 2002
(enter date affidavit is notarized)

2002-124a

3. That within the twelve-month period prior to the filing of this application, no member of the Fairfax County Board of Supervisors, 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, either "NONE" on line below.)**

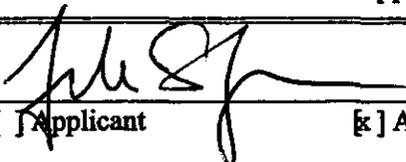
Supervisor Michael Frey and Supervisor Penelope Gross are both Directors on the Inova Health Care Services Board.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(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, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:



(check one) Applicant Applicant's Authorized Agent

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

Subscribed and sworn to before me this 12 day of November 20 02, in the State/Comm. of Virginia, County/City of Arlington.

My commission expires: 11/30/2003


Notary Public
Commissioned as Kimberly A. Klemm



Timothy S. Sampson
 (703) 528-4700 x24
tssam@arl.wcsl.com

WALSH COLUCCI
 STACKHOUSE EMRICH
 & LUBELEY PC

October 29, 2002

VIA FACSIMILE & U.S. MAIL

Mary Ann Godfrey
 Department of Planning and Zoning
 12055 Government Center Parkway, Suite 801
 Fairfax, Virginia 22035

**Re: Special Exception Amendment Application 80-P-078-12 (the "Application")
 Applicant: Inova Health Care Services (Fairfax Hospital)**

Dear Mary Ann:

This letter comes following our exchange of voice messages last week. We understand that the schedule for Inova Fairfax Hospital has now been adjusted to allow for a Planning Commission hearing on December 5, 2002, and a Board of Supervisor hearing the following Monday, December 9, 2002. Thank you very much for your help in facilitating this change in the schedule; it will be critical to Inova's ongoing construction schedule.

Also, as I understand it, Inova has been requested to commit to a Travel Demand Management Plan for Fairfax Hospital similar to the plan as proffered for Inova's Fair Oaks Campus. This will confirm Inova's agreement to that request, and I have provided herewith a copy of the relevant proffer language. As I understand it, similar language would be incorporated as a new development condition for Inova Fairfax Hospital.

Finally, you will be receiving ten (10) copies of an updated SEA Plat under separate cover from Phil Yates. The updated Plat will include the garage cross-section exhibit we provided for staffing and will also depict in plan view the area of the garage to be increased in height.

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

Very truly yours,

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


 Timothy S. Sampson

cc: Jim Scott Phil Yates
 Randy Hart Martin D. Walsh
 J:\INOVA\333.16 Heart Inst. Expan\ltr godfrey.doc

PHONE 703 528 4700 • FAX 703 525 3197 • WWW.WCSEL.COM
 COURTHOUSE PLAZA • 2200 CLARENDON BLVD., THIRTEENTH FLOOR • ARLINGTON, VA 22201-3359

LOUDOUN OFFICE 703 737 3633 • MANASSAS OFFICE 703 330 7400 • PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

RECEIVED
 Department of Planning & Zoning

OCT 31 2002

Zoning Evaluation Division



Timothy S. Sampson
(703) 528-4700 x24
tssam@arl.wcsl.com

WALSH COLUCCI
STACKHOUSE EMRICH
& LUBELEY PC

RECEIVED
Department of Planning & Zoning
OCT 24 2002
Zoning Evaluation Division

October 23, 2002

Via Hand Delivery

Barbara Byron, Director
Zoning Evaluation Division
Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035
Attn: Mary Ann Godfrey

**Re: Special Exception Amendment Application 80-P-078-12 (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 an amended statement of justification for the above-referenced Application, which proposes to amend SEA 80-P-078-11 approved by the Board of Supervisors on August 6, 2001. 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").

- **Building Addition to Heart Institute Building.** The Heart Institute Building was approved in conjunction with SEA-80-P-078-10 and is under construction at this time. By letter dated May 29, 2002 the Applicant was issued a zoning interpretation to allow minor modifications to the Heart Institute Building. Following further internal decision making concerning the use and design of the Heart Institute Building, the Applicant hereby proposes to provide for a further expansion to the Heart Institute Building. This further expansion would occur

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LOUDOUN OFFICE 703 737 3633 | MANASSAS OFFICE 703 330 7400 | PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW

vertically in an additional floor to the previously approved Heart Institute Building. The additional floor will bring the maximum building height to 100 feet. The addition will add 42,600 square feet of gross floor area ("GFA") to the Heart Institute Building resulting in a total of 325,565 square feet of GFA (240,000 square feet approved pursuant to SEA 80-P-078-10 + 42,965 square feet approved pursuant to the May 29, 2002 interpretation + 42,600 square feet hereby requested). Both the proposed expansion and the minor modifications as approved by the May 29, 2002 zoning interpretation are reflected on the Plat. The proposed addition will enable the Applicant to further meet the needs of the community for the highest quality health care.

- New Parking Levels for Phase II Garage. The Applicant also proposes to add two levels of parking above grade to the "Phase II" parking garage and to expand the footprint of the "Phase II" parking garage eastward. The proposed expansion to the "Phase II" parking garage will increase the parking capacity from approximately 1,165 parking spaces to approximately 2,640 parking spaces.
- Reestablishment of Approved Gross Floor Area for Resident Student Housing. In order to provide for the minor modifications to the Heart Institute Building approved pursuant to the May 29, 2002 zoning interpretation letter, the Applicant effectively reallocated 42,965 square feet of gross floor area from the approved, but unbuilt residential student housing component of the Campus. The resident student housing was approved for 99,500 square feet pursuant to SEA 80-P-078-7. The Applicant hereby requests to reestablish the approved density for the resident student housing at the previously approved total of 99,500 square feet.
- Grounds Building and Storage Yard. The Applicant also proposes to add a one level grounds building and related grounds storage yard as an appendage to the "Phase II" parking garage.

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. Upon fit-out and occupancy, the additional space will be expected to generate approximately 52 patients, 104 visitors, 25-30 doctors and 75 other full time employees on a daily basis. Based on the Institute of Transportation Engineers' Trip Generation, 6th Edition, the additional space would be expected to generate approximately 612 total additional daily vehicle trips, with approximately 56 additional vehicle trips in the AM peak hour and 64 additional trips in the

October 23, 2002
Page 3

PM peak hour.

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 except as noted on the plat. A request is hereby made for a renewed modification/waiver 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

J:\INOVA\333.16 Heart Inst. Expan\Amended Justification 10-22-02.DOC

Dewberry & Davis LLC

ENGINEERS • PLANNERS • SURVEYORS

8401 Arlington Boulevard • Fairfax, Virginia 22031
Voice 703-849-0100 www.dewberry.com

October 18, 2002

Mary Ann Godfrey
Zoning Evaluation Division, DPZ
12055 Government Center Parkway, Suite 800
Fairfax, Virginia 22035

RE: Inova Fairfax Hospital
SEA 80-P-078-12

Mary Ann
Dear Ms. Godfrey:

Attached are several documents we prepared to address the requests for additional information you presented to Tim Sampson several weeks ago concerning the subject application for Inova Fairfax Hospital. More specifically:

- As represented on the attached copy of the Schematic Building and Site Section of the Parking Deck and Grounds Maintenance Facility, the maximum height of the proposed garage will be 61.5 feet to the upper deck level, 65 feet to the top of the upper parapet wall and 75 feet to the top of the stair tower.
- A cross-section of the proposed garage as it relates to the adjacent Bedford Village is presented on the above-referenced document.
- The location of the proposed grounds storage yard has been identified on the attached two sheets of the SEA Plat.
- The proposed grounds building and grounds storage yard have been added to Sheet 7 of 8 of the SEA Plat.
- Additional design detail of the proposed parking garage is illustrated on the attached photograph sheet. As noted, the proposed garage will have a similar architectural design as that of the recently completed Phase I Garage (Grey Garage). Light fixtures in and on the parking garage will be shrouded to provide direct shielding to Bedford Village. A light fixture detail will be added to the SEA Plat. Parapet walls on each level of the proposed parking garage will be a minimum of 42 inches to provide adequate shielding of automobile headlights.
- An elevation and a roof plan of the proposed Heart Institute are attached that attempt to clarify what portion of the Heart Institute building will be subject to the vertical expansion.

RECEIVED
Department of Planning & Zoning

OCT 18 2002



Ms. Mary Ann Godfrey
October 18, 2002

Page 2

I have attached six (6) copies of the above-referenced documents for your use for staffing the subject application. Following staffing and our receipt of comments from you, we will revise the SEA Plat accordingly and furnish you with ten (10) copies of the revised document.

I trust this response will satisfy your immediate requirement. Should you have any questions or the need for elaboration, please give me a call.

Sincerely,



Philip G. Yates
Senior Associate

Attachments: A/S

cc: Randy Hart
Mark Ehret
Jim Scott
Tim Sampson
Daniela Medek



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

May 29, 2002

Timothy S. Sampson
Walsh, Colucci, Stackhouse, Emrich & Lubeley
2200 Clarendon Boulevard, Thirteenth Floor
Arlington, VA 22201-3559

Re: Interpretation for SEA 80-P-078-11, Fairfax Hospital
Tax Map 49-3 ((1)) 136C, 136C1, 59-2 ((1)) Pt. 1A, Pt. 1B, Pt. 1C, 1D, 1E: Addition to
the Heart Institute Building

Dear Mr. Sampson:

This is in response to your letters of April 30, 2002, and May 17, 2002, requesting an interpretation of the Special Exception Amendment (SEA) Plat and the development conditions imposed by the Board of Supervisors in conjunction with the approval of SEA 80-P-078-11. As I understand it, the question is whether the relocation of 42,965 square feet of gross floor area to the Heart Institute building would be in substantial conformance with the SEA plat and the development conditions. This determination is based on your letter and the plan entitled "Interpretation Exhibit, Fairfax Hospital", prepared by Dewberry & Davis, which is dated April 29, 2002. Copies of your letter and a reduction of the plan are attached for reference.

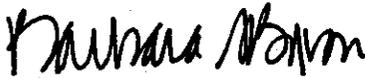
As I understand it, you are proposing to add 42,965 square feet of floor space to the Heart Institute building. You are proposing to extend the second and third floor plates of the Heart Institute building onto the top of the existing Surgery Center building; however you have stated that the fourth floor will not extend beyond the bounds of the Heart Institute building footprint shown on the SEA Plat. This addition would increase the gross floor area of the Heart Institute building from the approved 240,000 square feet to 282,965 square feet. You propose to relocate the 42,965 square feet of gross floor area from the approved, but unbuilt, residential student housing, which was approved for 99, 500 square feet pursuant to SEA 80-P-078-7. There is a balance of 265,965 square feet of gross floor area between the approved and already constructed building square footage for the entire hospital site. Therefore, the requested relocation of gross floor area to the Heart Institute building would be well within the approved floor area for the hospital building complex.

Timothy S. Simpson
Page 2

It is my determination that the proposed transfer of 42,965 square feet to the Heart Institute building as shown on your Interpretation Exhibit from the student housing complex would be in substantial conformance with the SEA plat and the development conditions. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

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\FairfaxHospitalAdditionto the HeartInst.Bldg.doc

Attachments: A/S

cc: Gerald E. Connolly, Supervisor, Providence District
Linda Q. Smyth, Planning Commissioner, Providence District
John W. Crouch, Acting Deputy Zoning Administrator for Zoning Permits Review, DPZ
Michelle Brickner, Director, Office of Site Development Services, DPWES
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: SEA 80-P-078-11, SEI 0205 006



FAIRFAX COUNTY

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

September 6, 2001

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 SEA 80-P-078-11

Dear Mr. Sampson:

At a regular meeting of the Board of Supervisors held on August 6, 2001, the Board approved Special Exception Amendment Number SEA 80-P-078-11 in the name of Inova Health Care Services, located at 3300 Gallows Road, Tax Map 49-3 ((1)) 136C, 136C1 and 59-2 ((1)) 1A pt., 1B pt., 1C pt., 1D and 1E for a medical care facility to permit building additions and site modifications, including relocation of the helipad, pursuant to Section 3-1204 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions which are in addition to, and replace and supercede all 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 (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 June 29, 2001 (the "SEA Plat") 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 SEA 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 issuance of Non-Rup for the Phase I parking garage.
- *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 along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets L3, L4, L5 and L7 of the SEA Plat, subject to review and approval of the Urban Forestry Division and the Development Review Branch of DPZ.
- 8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I garage has been completed and issued a Non-RUP.
- 9. The proposed landscaping along the northern side of the site as shown on Sheets L3, L6 and L7 of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage, the Administration/Support Services Building and the Temporary 1-Story Modular Building. Such landscaping 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. Concurrent with construction of the Emergency Department expansion, 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.

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

Timothy S. Sampson
September 6, 2001
page 3

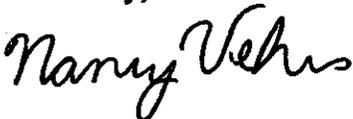
additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request 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:

- Reaffirmation of previously approved modification of the transitional screening requirement and waiver of the barrier requirements in favor of that shown on the SEA plat.
- Waiver of the trail requirement along Gallows Road in favor of a proposed eight-foot wide sidewalk, as shown in the SEA plat, and the existing five-foot wide sidewalk along the remainder of Gallows Road frontage.

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 Vehrs
Clerk to the Board of Supervisors

NV/ds

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
Kenny King, Proffer Administrator, Plans & Document Control, 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

FINAL DEVELOPMENT CONDITIONS

SEA 80-P-078-11

AUGUST 2, 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 all 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 (the "SEA Plat") 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 SEA 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 issuance of Non-Rup for the Phase I parking garage.

- *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 along the Gallows Road frontage of the site shall be provided concurrent with construction of the Emergency Department expansion and relocation of the helipad and shall be provided in conformance with Sheets L3, L4, L5 and L7 of the SEA Plat, subject to review and approval of the Urban Forestry Division and the Development Review Branch of DPZ.
8. The parking spaces currently located in Parking Lot 1 shall remain in use until the Phase I garage has been completed and issued a Non-RUP.
9. The proposed landscaping along the northern side of the site as shown on Sheets L3, L6 and L7 of the SEA Plat shall be provided concurrent with the respective phases of construction along the northern property line, including the Phase II garage, the Administration/Support Services Building and the Temporary 1-Story Modular Building. Such landscaping 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. Concurrent with construction of the Emergency Department expansion, 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.

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

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

FROM: Fred R. Selden, Director 
Planning Division, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis for:
SEA 80-P-078-12
Inova Health Care Services

DATE: 21 October 2002

This memorandum includes citations from the Comprehensive Plan that provide guidance for the evaluation of the application and development plan dated August 7, 2002 and a partial revision received October 18, 2002. This application requests an amendment to a special exception previously approved for a hospital and ancillary hospital uses to permit the addition of 42,600 square feet to the Heart Institute Building, the addition of two levels of parking above grade to the "Phase II" parking garage (an increase of approximately 432 parking spaces) and the reestablishment of previously approved gross floor area of 99,500 square feet for resident student housing. Approval of this application would result in a floor area ratio (F.A.R.) of 0.63. The extent to which the proposed use, intensity, and the development plan are consistent with the guidance of the Plan is noted.

CHARACTER OF THE SURROUNDING AREA:

The subject property is presently developed as a hospital facility, which is planned for public facility and institutional uses up to 0.70 FAR or approximately 1.8 million square feet and zoned R-12. Parcel 136C (part of the subject property) is planned for ancillary hospital uses such as childcare facilities, a patient/family support center and medical resident housing and zoned R-12.

Office buildings are located to the north, planned for office use and zoned C-3. Bedford Village, a multifamily residential development, is located to the north and east, planned for residential use at 16-20 dwelling units per acre, respectively and zoned R-20. To the east is located the Mobil Oil Corporation Headquarters which is planned for office use and zoned PDC.

To the south and west are located Woodburn Village Condominiums and part of the Woodburn Center for Community Mental Health which are planned for residential use at 16-20 dwelling

units per acre and public facilities, governmental and institutional uses, respectively and zoned R-20 and R-1, respectively. To the south are located office buildings which are planned for office use and zoned C-2.

Prosperity Heights single family detached residential subdivision, the Strathmeade Square single family attached residential subdivision and the Northern Virginia Mental Health Institute are located to the west, planned for residential use at 2-3 dwelling units per acre, residential use at 8-12 dwelling units per acre and public facilities, governmental and institutional uses, respectively and zoned R-3, R-12, and R-1, respectively.

COMPREHENSIVE PLAN CITATIONS AND ANALYSIS:

The 59.73-acre property is located in the Merrifield Suburban Center of the Fairfax Planning District in Area II. The Comprehensive Plan text and/or map provide the following guidance on the land use and the intensity for the property:

Text:

On pages 111 to 112 of Plan Amendment No. 2000-02, adopted by the Board of Supervisors on June 11, 2001, under the heading, "Land Unit Recommendations, Land Unit M," the Plan states:

"Sub-Unit M1:

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. In order to provide a transition between the more intense hospital uses and single family neighborhoods, the portion of the hospital property on Parcel 136C is planned to develop up to .25 FAR (or a maximum of 152,400 square feet) for ancillary hospital uses such as childcare facilities, a patient/family support center, and medical resident student housing. Any remaining development potential not used on Parcel 136C (up to .7 FAR) may occur on the remainder of the hospital property. The Northern Virginia Mental Health Institute, which is also adjacent to single family neighborhoods, is planned for institutional use up to .25 FAR. The Woodburn Mental Health Center and the Fairfax House, which are located south of the Hospital Entrance Loop Road, are planned for institutional use up to .7 FAR. Any additional expansion of the Hospital south of the Hospital Entrance Loop Road should be coordinated with the planned County expansion of human service facilities, which are located in this portion of this sub-unit; or, if the planned County expansion of human service facilities is considered prior to the hospital expansion south of the Loop Road, it

should also be coordinated with the hospital. This coordination of future development should maintain or improve the access and circulation system serving the hospital expansion and county facilities. 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.

Any development of Parcel 136C should include on-site stormwater detention facilities, which may include improvements to existing Regional Pond B, sufficient to address flooding problems in the adjacent Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site to protect the integrity of the adjacent Prosperity Heights Subdivision. Access should not be via Bedford Village, Prosperity Heights or Pine Ridge under any development option...

Height Limit: The maximum building height in this sub-unit is 165 feet. In order to provide a transition in height away from residential development, Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Heights should then transition to 75 feet abutting the Northern Virginia Mental Health Institute and Bedford Village. In addition, along the boundary with the Woodburn Village Condominiums, there should be, at a minimum, a 70-foot building setback area and a landscaped buffer area abutting the Condominiums. The remainder of the building setback area may include parking and roads for circulation within the property. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Map:

The Comprehensive Plan map shows that the property is planned for public facilities, governmental and institutional uses.

Analysis:

The application and development plan propose an expansion of 42,600 square feet to part of the hospital facility (Heart Institute Building) and the reestablishment of the previously approved gross floor area (90,500 square feet) for resident housing which when combined with the existing hospital and ancillary hospital uses of the site results in an FAR of 0.63 FAR, which is in conformance with the use and intensity recommendations of the Comprehensive Plan. The proposed height of the Heart Institute Building will be 100 feet which does not exceed the maximum building height of 165 feet. This vertical expansion is the addition of one floor at the top of the structure.

The proposed maximum height of the proposed parking garage adjacent to Bedford Village will be 61.5 feet to the upper deck level, 65 feet to the upper parapet wall and 75 feet to the top of the stair tower which does not exceed the maximum building height of 75 feet for structures abutting Bedford Village. The development plan shows supplemental landscaping along the northern side of the proposed Phase II garage adjacent to the Bedford Village residential development.

In SEA 80-P-078-7, resident student housing was approved for 99,500 square feet of gross floor area. Due to a reallocation of 42,965 square feet of the gross floor area from the approved, but unbuilt residential student housing component of the Campus to the Heart Institute Building (see May 29, 2002 zoning interpretation letter), the applicant requests that the originally approved total square footage for resident student housing be reestablished. The Comprehensive Plan allocates 152,400 square feet to parcel 136C for ancillary hospital uses of which 42,965 square feet is available to be allocated to resident student housing resulting in a total gross floor area of 99,500 square feet for resident student housing.

FRS:ALC

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

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

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

FILE: 3-5 (SE 84-P-078)

REFERENCE: SEA 84-P-078-12, Inova Health Care Services
Tax Map 49-3

DATE: November 19, 2002

This department has reviewed the subject application including the site plan dated August 7, 2002. We have the following comments.

- Over the last several years there have been a number of new construction initiatives at the hospital site that have resulted in incremental increases in the number of vehicular trips generated by the facility. Despite further site development, there have not been any significant improvements to enhance access to and from the site. Further, no efforts have been made to reduce the number of total vehicular trips utilizing the site.
- A means of addressing growing travel demand with the current application is the establishment of a comprehensive TDM plan for the employees of the hospital. These can include the establishment of a TDM coordinator, financial incentives sponsored by the hospital, such as Metrochek, and preferential treatment of car/van pooling commuters.
- All previous transportation conditions associated with the application should be carried forward.

NOTE: Capacity improvements for left turning movements and egress from the site may also be needed with continued expansions of the facility. With future requests for expansion, it is recommended that a traffic analysis be conducted to evaluate the ability of the existing local network to accommodate hospital traffic. Additional capacity and relevant signal improvements on Gallows Road and Hospital Loop Road may be necessary.

In addition, although Gallows Road is 6 lanes on the frontage of the site, the curb lane now functions as a continuous right-turn lane into the site. The lack of 3 southbound lanes to the north of the site creates a shadow effect that allows the curb lane to function acceptably as a right-turn lane. However, when Gallows Road is widened to the north, the curb lane will become a through lane. Current traffic to the site combined with trips generated by continued expansions may warrant the construction of separate right-turn lanes to the site when additional widening of Gallows Road occurs. This would result in additional right-of-way being dedicated at the entrances to Hospital Loop Road to accommodate the need for right-turn lanes as well as the construction of such when warranted.

AKR/MAD

cc: Michelle Brickner, Director, Design Review Division, Department of Public Works and Environmental Services



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

PHILIP A. SHUCET
COMMISSIONER

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

THOMAS F. FARLEY
DISTRICT ADMINISTRATOR

September 5, 2002

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

Re: SEA 1984-P-078-12 Inova Health Care Services
Tax Map # 049-3((01))0136C & 136C1, 59-2((01)) Numerous Parcels
Fairfax County

Dear Ms. Byron:

I have reviewed the above plan submitted on August 22, 2002, and received on August 23, 2002. The following comments are offered:

1. There are gaps in the pedestrian facilities which should be filled. I have noticed more than one location where the pedestrian facilities just stop on the inside loop of the property.
2. The need for dual left turns at the North Loop Road exit onto Gallows Road requires evaluation.
3. The sight distance into some of the entrances is obstructed by landscaping and should be modified to provide safe access. This is also applicable to any new plantings proposed with the improvements.
4. The graphically indicated traffic circle on the South Loop Road does not meet any design criteria.

If you have any questions, please call me at (703)383-2424.

Sincerely,

A handwritten signature in cursive script that reads "Kevin Nelson".

Kevin Nelson
Transportation Engineer

cc: Ms. Angela Rodehaver
fairfaxspex1984-P-078-12see1inovaHealthCareSer9-5-02B8

FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

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

FROM: Fred R. Selden, Director 
Planning Division, DPZ

SUBJECT: ENVIRONMENTAL ASSESSMENT for: SEA 80-P-078-12
Inova Fairfax Hospital

DATE:

This memorandum, prepared by Noel Kaplan, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plan dated August 7, 2002 (with a partial revision received by the Zoning Evaluation Division on October 18, 2002).

Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

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

On pages 35 and 36 of the Fairfax Planning District section of the 2000 Edition of the Area II Plan, in the Land Use Recommendations for the Mantua Community Planning Sector, the Plan states:

“Development within the Fairfax Hospital complex should: . . .

- Protect adjacent neighborhoods from noise and lighting to the extent practicable. . . .”

On page 96 of the 2000 Edition of the Policy Plan, under the heading "Light Pollution," the Comprehensive Plan states:

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

Objective 5: Minimize light emissions to those necessary and consistent with general safety.

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

On pages 91 through 93 of the 2000 Edition of the Policy Plan, under the heading "Water Quality," the Comprehensive Plan states:

"Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County.

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. . . ."

ENVIRONMENTAL ANALYSIS:

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

Lighting

Issue:

The applicant is proposing to expand the footprint of an approved (but not yet constructed) parking garage and to add two additional levels to this garage. This parking garage would be located to the south of, and immediately adjacent to, the Bedford Village multifamily residential community. The proposed location of this parking garage evokes concerns about the potential for adverse glare impacts to residents of Bedford Village.

Suggested Solution:

The applicant should ensure that the parking garage will be designed and constructed in a manner that will shield Bedford Village from glare from vehicle headlights. Ceiling lights on each level should be shielded such that light will not be directed toward the residential community; full cut-off fixtures that serve to focus light downward are recommended. Exterior lighting provided on the top level of the garage should be similarly shielded. Any other exterior lighting associated with the garage should be directed away from the adjacent residential community.

Water Quality

Issue:

A note on the development plan correctly states that “the proposed development takes place mainly within the currently developed/impervious area.” As such no additional stormwater management facilities are being proposed. However, there will be a slight increase in impervious cover resulting from the construction of the proposed storage building.

Suggested Solution:

The applicant should ensure that existing stormwater management facilities on the property will be sufficient to accommodate the slight increase in stormwater runoff volume that will result from the proposed development. No particular commitments are needed at this stage of the review process; the applicant will be required to demonstrate compliance with stormwater management and best management practice requirements at the time of site plan review.

TRAILS PLAN:

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

FRS:NHK


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: October 7, 2002

SUBJECT: SEA 80-P-078-12
INOVA Health Care Services
Loc: 49-3((1)) 136C, 136C1; 59-2((1)) 1A pt.,1B,1Cpt.,1D,1E

BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan dated August 7, 2002 for the above referenced application. The Application indicates that there will be a re-allotment of 56 Resident Student units previously approved.

COMPREHENSIVE PLAN CITATIONS
1. Park Services and New Development (The Policy Plan, Parks and Recreation Objective 4, p. 180)

“Maximize both the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.”

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through

application of the Criteria for Assignment of Appropriate Development Intensity.”

ANALYSIS AND RECOMMENDATIONS

The Students will need access to recreational facilities and the Park Authority recommends that Inova Health Care Services provide a pedestrian access from the Fairfax Hospital complex to Pine Ridge Park. This would require a sidewalk or trail from the hospital parking lot to Woodburn Road, a crosswalk, and a new section of trail into the park.

cc: Kirk Holley, Manager, Planning and Land Management Branch
Marjorie Pless, Naturalist, Resource Management Division
Chron File
File Copy

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: BOARD OF SUPERVISORS

FROM: 
Marlene W. Blum, Chair
Health Care Advisory Board

SUBJECT: Health Care Advisory Board Review of the Zoning Application of
Inova Fairfax Hospital (SEA 80-P-078-12)

DATE: September 10, 2002

On September 9, 2002, a public meeting was held to review the above-referenced special exception application amendment of Inova Health System (SEA 80-P-078-12). As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, and financial feasibility.

Inova Health System proposes a \$6.2 million addition to the Inova Heart Institute (IHI), which is currently under construction. A fourth floor will be added to the current structure, creating "shell space" which will provide Inova the flexibility to house future outpatient cardiac services and ancillary testing within the IHI. In addition, Inova has decided to relocate its cardiovascular operating rooms (CVORs) to the IHI, from their present location in the tower building. The total number of CVORs will rise from four to six, with five being placed in the IHI and one remaining in the tower building and being dedicated to pediatric cases. Inova had previously applied for and received a Certificate of Public Need (COPN) for the additional CVORs.

Inova Fairfax Hospital's cardiac surgery volume increased by 6% from 1998 to 2000 and is projected to increase by another 19% between 2000 and 2006. This projection is based on estimates of current population growth, especially in the high risk 55+ age group, and the current high usage rates of the four existing CVORs. Adding a fourth floor to the IHI building will be considerably less expensive if done during initial construction than it would be after the project has been completed. Inova representatives also explained that the entire renovation project will be financed by a combination of Inova's accumulated reserves and tax free revenue bonds and that Inova's rates would not increase as a result of this project.

Recommendation: Given the approval of the COPN application for the additional CVORs, this project meets the appropriate HCAB Special Exception Review Criteria. There is a demonstrated need for the additional CVORs, as well as an institutional need for the additional shell space. The project is also in compliance with approved health plans. Favorable arguments can also be made

Memorandum to the Board of Supervisors

September 10, 2002

Page 2

based on financial accessibility, given Inova's charity care policy, and financial viability of the project, based on the use of the tax-free revenue bond financing available to Inova and the cost effectiveness of adding to the Heart Institute Building during its initial construction. The project will not affect Inova's rate structure to clients and has high anticipated utilization levels. For the reasons cited above, the HCAB recommends approval of Inova's zoning application to expand the Inova Heart Institute at Fairfax Hospital.

If you have any further questions regarding this recommendation, please contact the HCAB.
Thank you.

cc: Planning Commission
Office of Comprehensive Planning, Zoning Evaluation Branch
Verdia L. Haywood, Deputy County Executive
Carol S. Sharrett, MD, Director of Health
Tim Sampson, Walsh, Colucci, Stackhouse, Emerich & Lubeley
Jim Scott, Inova Health System

LANDSCAPING AND SCREENING

1. Barriers shall be generally located between the required transitional screening and the use or activity in connection with which they are required where they will most adequately screen such activities from the existing or proposed first floor level of adjoining development as determined by the Director. Any bracing, supports or posts shall be on the side of the barrier facing the use which must provide the barrier.
2. Where options are presented on the matrix for a type of barrier, such option shall be available to the developer unless otherwise qualified.
3. In certain unusual circumstances of topography, or to alleviate certain specific problems, i.e., the blocking of glare, muting of noise, etc., the Director may require the use of an earth berm or more specialized fence material in lieu of, or in combination with, any of the barrier types set forth below.
4. There shall be different barrier requirements as identified on the matrix, which shall be provided as follows:
 - A. Barrier A shall consist of a 42-48 inch wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
 - B. Barrier B shall consist of a 42-48 inch solid wood or otherwise architecturally solid fence.
 - C. Barrier C shall consist of an evergreen hedge with an ultimate height of at least 42-48 inches and planted size of 36 inches.
 - D. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs.
 - E. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director.
 - F. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.
 - G. Barrier G shall consist of a 6 foot chain link fence and may be required by the Director to have inserts in the fence fabric or to be coated.
 - H. Barrier H shall consist of one row of 6 foot trees averaging 50 feet on centers, such trees being a variety of types. This requirement may be omitted in cases where the building is 6 feet or less from the property line.

FAIRFAX COUNTY ZONING ORDINANCE

Transitional screening and barriers may be waived or modified by the Director in any of the following circumstances. The Director may attach conditions to any waiver or modification which would assure that the results of the waiver or modification would be in accordance with the purpose and intent of this Part.

1. Transitional screening and barriers may be waived or modified between uses that are to be developed under a common development plan in the PDC or PRM Districts or a common development or site plan or series of development or site plans within a PRC District when compatibility between uses has been addressed through a combination of the location and arrangement of buildings or through architectural or landscaping treatments.
2. Where the strict provisions of this Part would reduce the usable area of a lot due to lot configuration or size to a point which would preclude a reasonable use of the lot, transitional screening and/or barriers may be waived or modified by the Director where the side of a building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
3. Transitional screening may be modified where the building, a barrier and/or the land between that building and the property line has been specifically designed to minimize adverse impact through a combination of architectural and landscaping techniques.
4. The transitional screening yard width and planting requirements may be reduced as much as two-thirds (2/3) where the developer chooses to construct a seven (7) foot brick or architectural block wall instead of the lesser barrier indicated by the matrix. This wall may be reduced to a height of six (6) feet where the Director deems such a height will satisfy the purpose and intent of this Part.
5. Transitional screening and barriers may be waived or modified where the adjoining land is designated in the adopted comprehensive plan for a use which would not require the provision of transitional screening between the land under site plan and the adjoining property.
6. Transitional screening and barriers may be waived or modified where the adjacent property is zoned to allow a use similar to that of the parcel under site plan.
7. Transitional screening and barriers may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.
8. Transitional screening and barriers may be waived or modified when the adjoining land is used for a sawmilling operation or for a wayside stand.
9. Transitional screening and barriers may be waived or modified where adjacent residential property is used for any use permitted by the Board of Zoning Appeals or the Board of Supervisors as a special permit or special exception use except nursery schools, day care centers, schools of general and special education.

LANDSCAPING AND SCREENING

10. **Transitional screening may be waived or modified when the adjoining land is an R district and is used for off-street parking as permitted by the provisions of Sect. 9-609.**
11. **Transitional screening and barriers may be waived or modified where the subject property abuts a railroad or interstate highway right-of-way, except the Dulles Airport Access Road.**
12. **The Director may waive or modify the barrier requirements where the topography of the lot providing the transitional screening and the lot being protected is such that a barrier would not be effective.**
13. **The Director may waive or modify the barrier requirements for single family attached dwelling units where a six (6) foot fence has been provided to enclose a privacy yard on all sides, and such fence is architecturally designed and coordinated with landscaping techniques to minimize adverse impact on adjacent properties.**
14. **Transitional screening and barriers may be waived or modified for any public use when such use has been specifically designed to minimize adverse impact on adjacent properties.**
15. **In affordable dwelling unit developments, where the strict application of the provisions of this Article would preclude compliance with the provisions of Part 8 of Article 2, transitional screening and/or barriers may be waived or modified.**

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		