WSPOD

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

SEPTEMBER 3, 1986

STAFF REPORT

APPLICATION NUMBER SEA 84-C-076-02

(Concurrent with PCA 85-C-091-1)

CENTREVILLE DISTRICT

Applicant: Fairfax Hospital Association

Subject Parcel: 45-2 ((1)) 25

Present Zoning: C-3, R-3, WSPOD Acreage: 46.3296

Proposed Use: Hospital

Applicable Zoning Ordinance Provision: 4-304

Application Filed: June 12, 1986

Planning Commission Hearing Date: September 10, 1986

Board of Supervisors Hearing Date: September 29, 1986

Staff Recommendation: The staff recommends that SEA 84-C-091-02 be denied.

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

PB

WSPOD

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

SEPTEMBER 3, 1986

STAFF REPORT

APPLICATION NUMBER PCA 85-C-091-01

CENTREVILLE DISTRICT

Applicant: Fairfax Hospital Association

Present Zoning: C-3 Requested Zoning: N/A

Proposed Use: Hospital Acreage: 38.8269

Subject Parcels: 45-2 ((1)) pt 25

Application Filed: July 24, 1986

Planning Commission Public Hearing: September 10, 1986

Board of Supervisors Public Hearing: September 29, 1986

Staff Recommendation: The staff recommends that PCA 85-C-091-01 be denied.

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

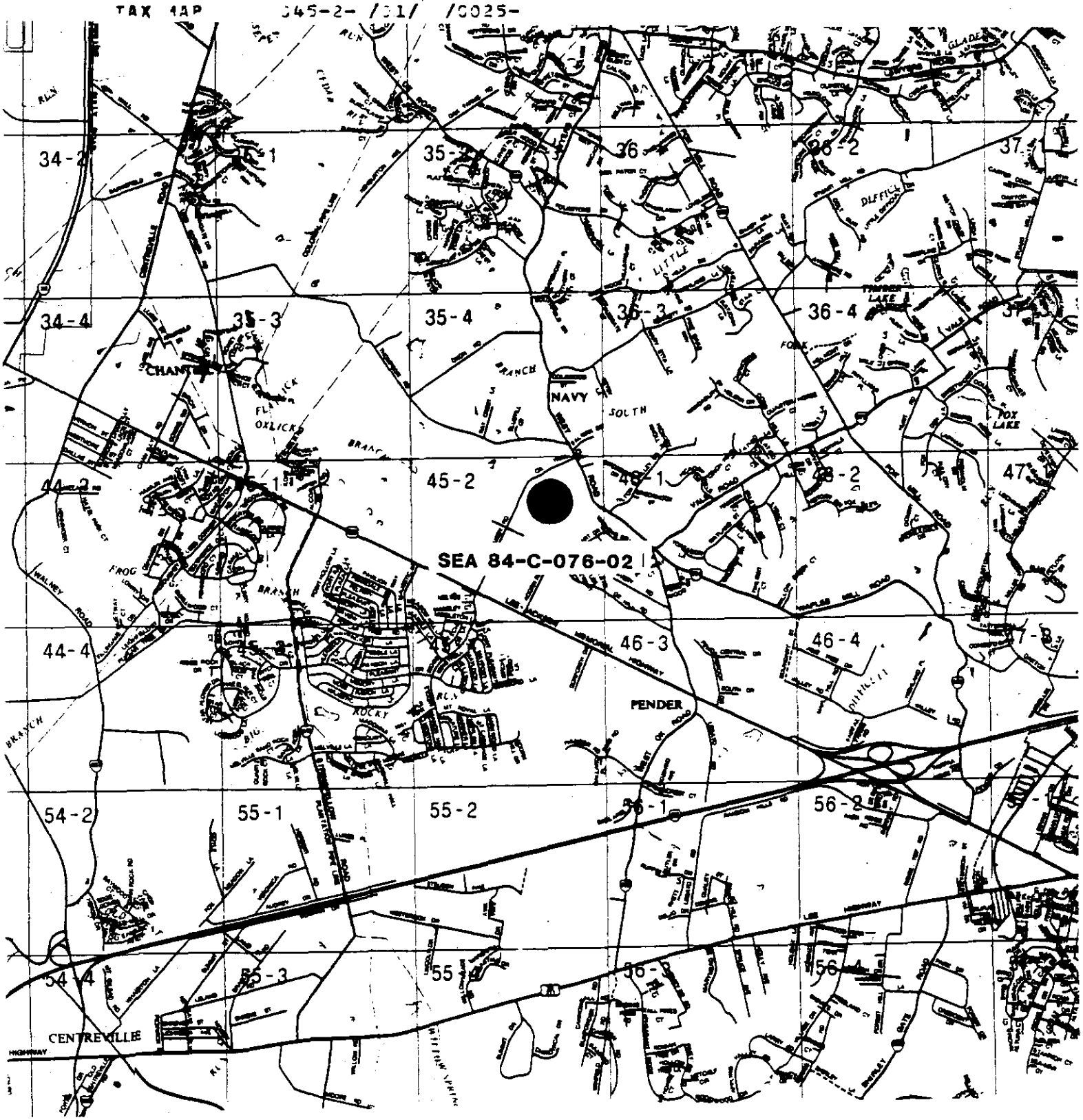
It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

PB

SPECIAL EXCEPTION APPLICATION

EA 84-C-076 -02 FAIRFAX HOSPITAL ASSOCIATION
FILED 06/20/86 AMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES
TO PERMIT OPENING AND OCCUPANCY OF FACILITIES
PRIOR TO COMPLETION OF ROAD IMPROVEMENTS REQUIRED
BY CONDITION 5
ZONING DIST SECTION: 04-0304
ART 9 CATEGORY/USE: 03-06
46.32 ACRES OF LAND; DISTRICT - CENTREVILLE
LOCATED: S. SIDE OX TRAIL APPROX. 200 FT. W. OF WEST
OX ROAD
ZONED C-3,[illegible] PLAN AREA 3

TAX MAP 045-2- /01/ /0025-



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ZONED C-3, R-3 PLAN AREA 3
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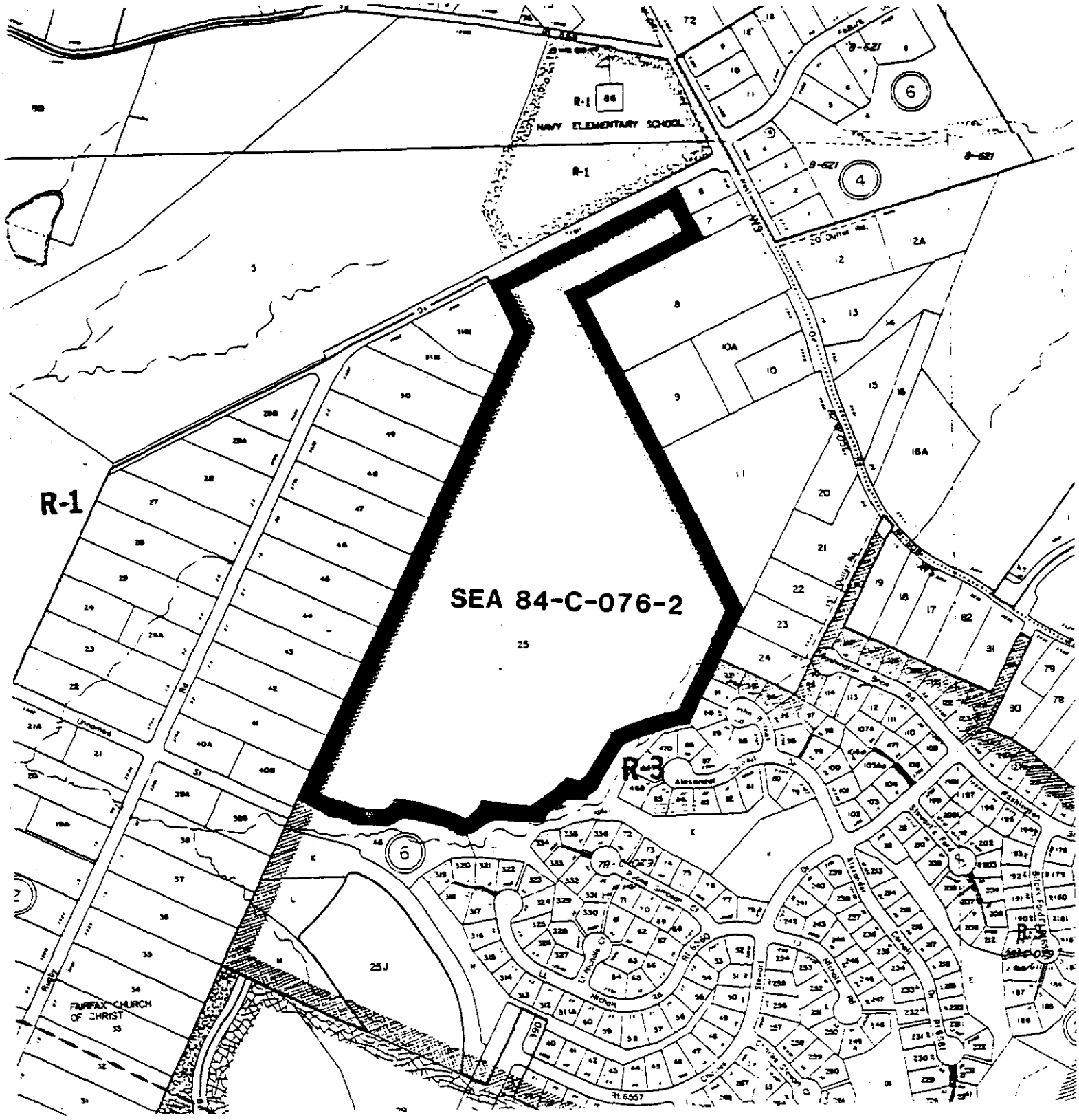
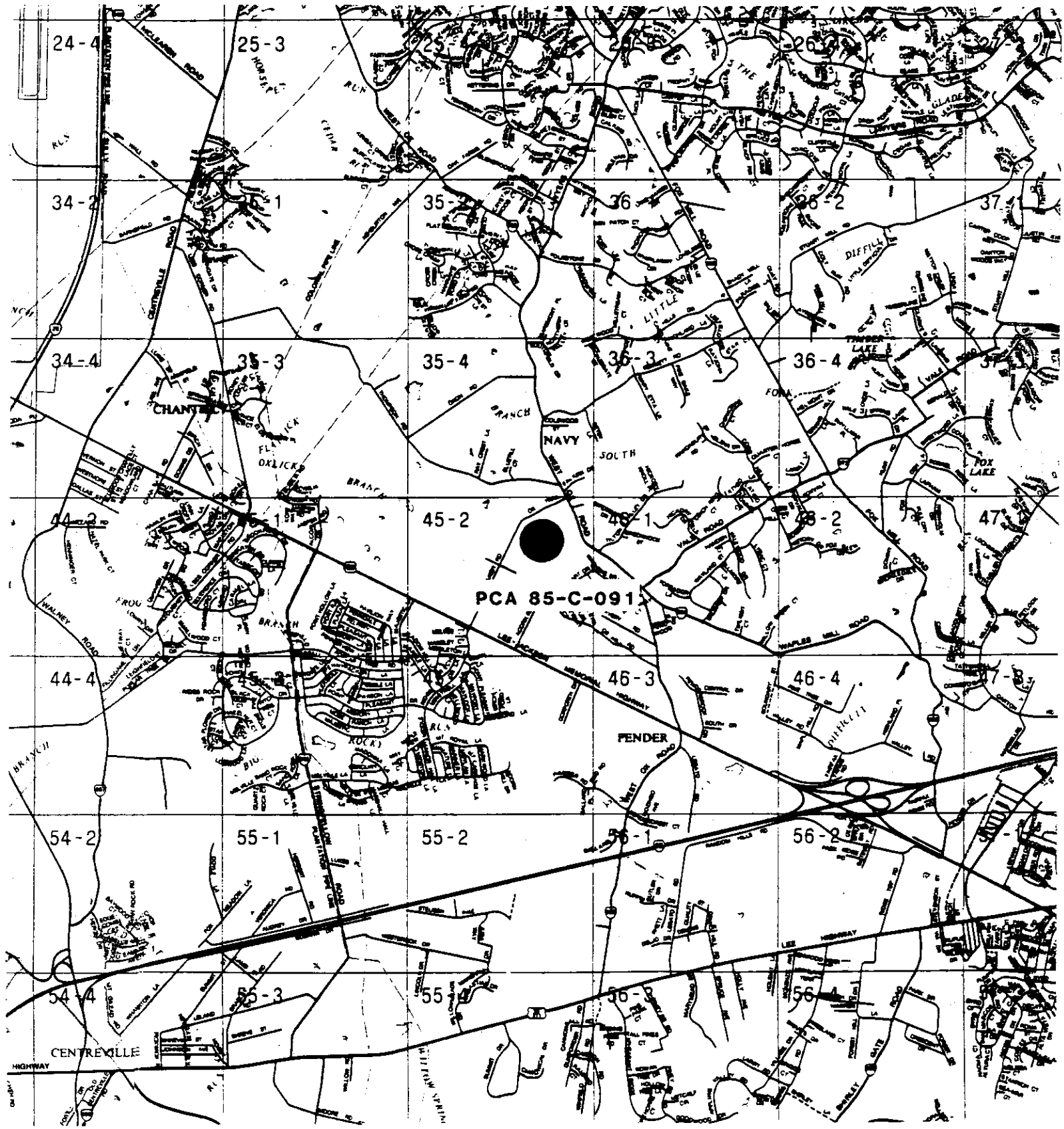


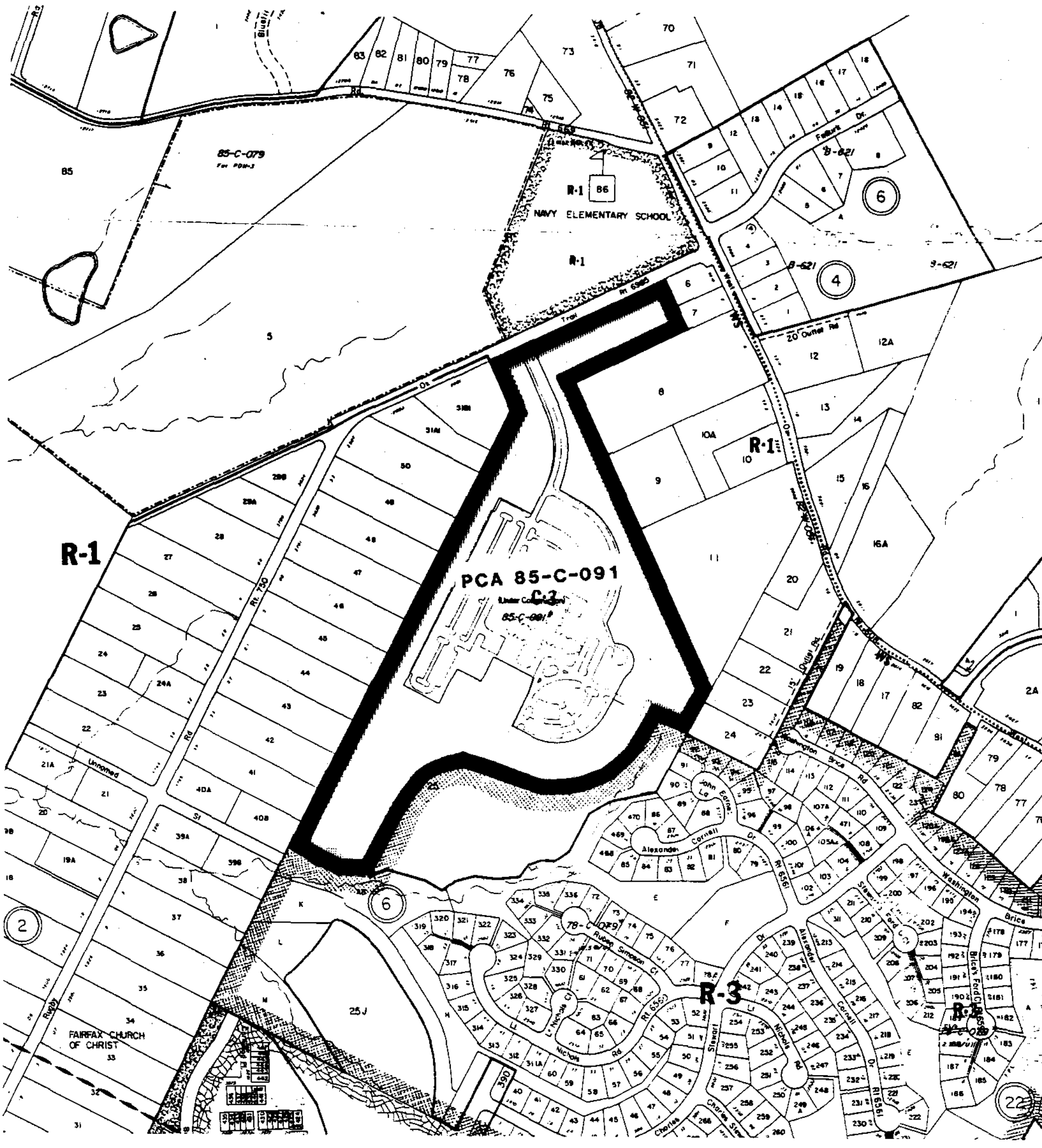
Proffered Condition Amendment

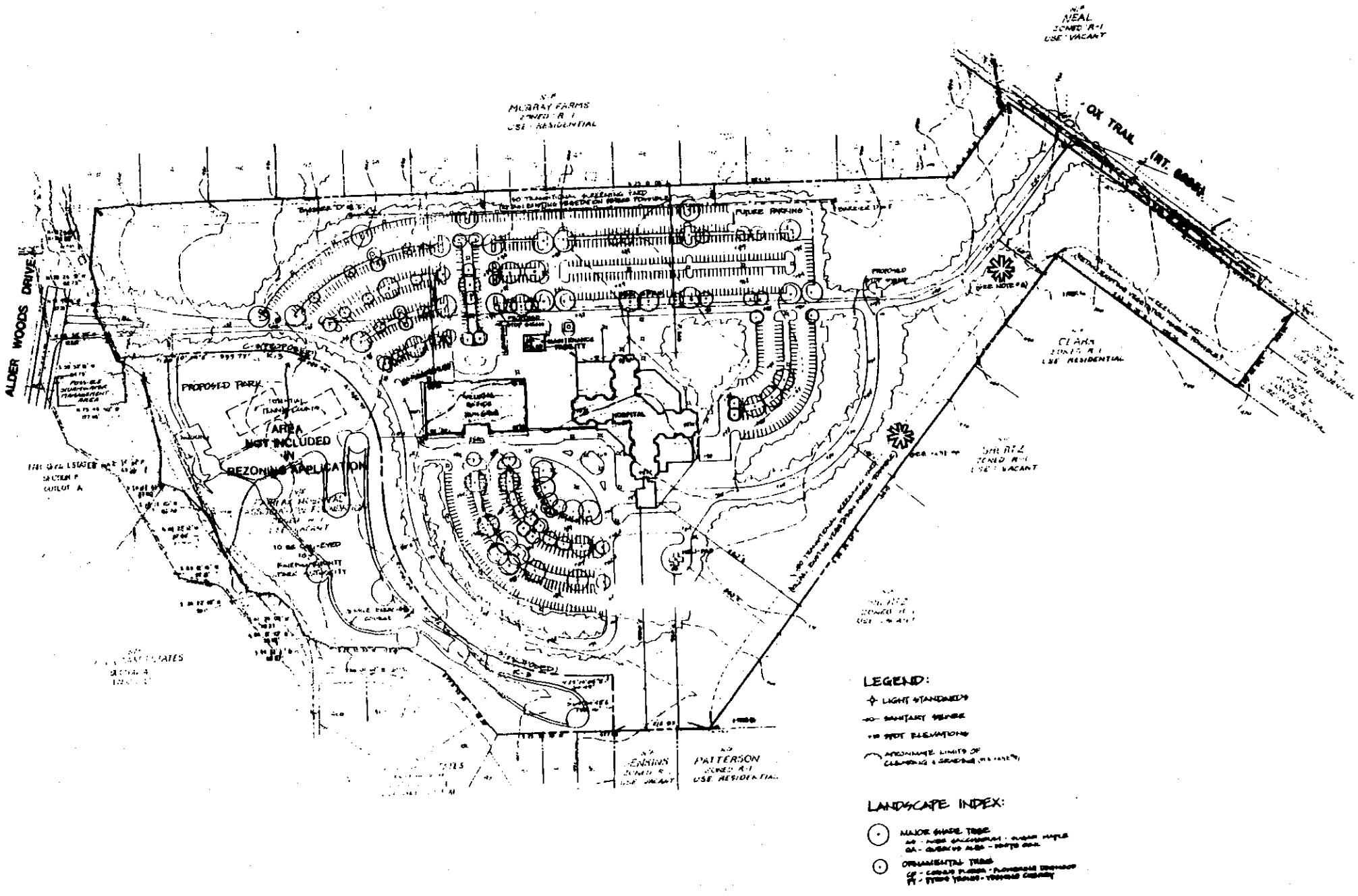
CA 85-C-091 FAIRFAX HOSPITAL ASSOCIATION
FILED 07/24/86 PROFFERED CONDITION AMENDMENT
PROPOSED: HOSPITAL, MEDICAL OFFICE BUILDING, ASSOCIATED USES
APPROX. 38.82 ACRES OF LAND; DISTRICT - CENTREVILLE
LOCATED: S. SIDE OX TRAIL APPROX. 200 FT. W. OF ITS JUNCTION WITH WEST OX ROAD
ZONING: C-3
MAP REF 47-2- /01/ /0025- 2



Proffered Condition Amendment

PCA 85-C-091 FAIRFAX HOSPITAL ASSOCIATION
FILED 07/24/86 PROFFERED CONDITION AMENDMENT
PROPOSED: HOSPITAL, MEDICAL OFFICE BUILDING, ASSOCIATED USES
APPROX. 38.82 ACRES OF LAND; DISTRICT - CENTREVILLE
LOCATED: S. SIDE OX TRAIL APPROX. 200 FT. W. OF ITS JUNCTION WITH WEST OX ROAD
ZONING: C-3
MAP REF 45-2- /01/ /0025- 2





ALDER WOODS DRIVE
OX TRAIL
MCBRAY FARMS
ZONED R-1
USE RESIDENTIAL
NEAL
ZONED R-1
USE VACANT
CLARK
ZONED R-1
USE RESIDENTIAL
PROPOSED PARK
AREA
NOT INCLUDED
IN
REZONING APPLICATION
PATTERSON
ZONED R-1
USE RESIDENTIAL
LEGEND:
LIGHT STANDARDS
SANITARY SEWER
SPOT ELEVATIONS
APPROXIMATE LIMITS OF
LANDSCAPE INDEX:
MAJOR SHADE TREE
ORNAMENTAL TREE

SEA 84-C-076-02 and PCA 85-C-091-01

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

DESCRIPTION OF THE APPLICATION

The applicant, the Fairfax Hospital Association, is seeking to amend the development conditions applicable to their property to permit the opening of the Fair Oaks Hospital prior to the completion of required road improvements at the West Ox Road/Ox Trail (Rugby Road Extended) intersection. Special Exception Condition #5 requires the Hospital Association to provide a right-turn deceleration lane and a left turn lane at that intersection. However, the required improvements cannot be constructed prior to the projected opening of the Hospital in November, 1986 due to problems in acquiring the required rights-of-way and relocating power lines along the eastern side of West Ox Road. Right-of-way dedication conerning parcels 12, 13, 14, and 15 is currently being processed by the Land Aquisition Division, DPW and should be resloved within eight or nine months. The relocation of the power lines has been complicated by the ultimate plans to widen West Ox Road and how the relocation of the power lines to accomodate the widening will affect DArtmoor Woods, a single family detached subdivision currently under site plan review. Therefore, the Fairfax Hospital Association has requested that Condition #5 be modified so that the required improvements to the intersection can be completed after the hospital is opened. The Proffered Condition Amendment is required because the Special Exception Conditions for SEA 84-C-076-01 were proffered by the applicant.

The establishment of a hospital in the C-3 District requires the approval of a Category 3 Special Exception and must conform with the standards contained in the Zoning Ordinance. A copy of the relevant standards is attached as Appendix 4.

The applicant's affidavit is attached as Appendix 2. The applicant's statements are attached as Appendix 3. Appendix 9 includes the draft proffer statement pursuant the PCA 85-C-091-01.

BACKGROUND

On December 4, 1984 the Board of Supervisors approved SE 84-C-076 to permit the development of a hospital on land zoned R-3. The Development Conditions are attached as Appendix 5. Subsequently, on November 18, 1985, the Board approved RZ 85-C-091 for the rezoning of 38.83 acres of the 46.33 acre hospital site to the C-3 District to permit the development of medically related

office facilities subject to proffers and a proffered Generalized Development Plan. The remaining acreage was excluded from the rezoning as it is to be dedicated to the Park Authority pursuant to SE 84-C-076. This commitment was maintained as part of the approval of SEA 84-C-076-1. The proffers for RZ 85-C-091 are attached as Appendix 6. Concurrently with RZ 85-C-091, the Board approved SEA 84-C-076-1 to amend the approved Special Exception Plat for the hospital to reflect the requested 80,000 square foot office building. The Development Conditions for SEA 84-C-076 are attached as Appendix 7. The plat attached to the front of this report is a copy of the GDP/SE Plat approved at that time.

LOCATION AND CHARACTER OF THE AREA

This property is located in the Centerville District, approximately 2500 feet north of Route 50 and 2000 feet south of West Ox Road. Its only public road frontage is along Ox Trail (Rugby Road Extended).

To the east of the application property is the Fair Oak Estates residential community. To the west of the property is the existing Murray Farms subdivision which is located on both sides of Rugby Road. The Navy Elementary School and some residences are located to the north and northwest of the property along West Ox Road while the Fair Woods townhouse development is under construction to the south.

Generally, this area is planned for suburban residential densities except for the hospital site. The area is currently being developed. The hospital is under construction.

PROVISIONS OF THE COMPREHENSIVE PLAN

The property is located in Community Planning Sector UP9 of the Upper Potomac Planning District in Planning Area III. Conformance with the Comprehensive Plan has been evaluated by reviewing the application in light of the following citations from the Comprehensive Plan:

The Comprehensive Plan for the subject property states on page 263, that:

> "E. Parcel 45-2((1))25 is appropriate for hospital and related low intensity ancillary medical service use, provided that a substantial vegetated buffer is maintained between such uses and the nearby residential neighborhoods, that siting and

height of buildings are designed to minimize visual impacts on the residential community and that the overall FAR on the site does not exceed .2. The southern 7.5 acre portion of this site is planned for private open space and should not be developed without due consideration for the proceeding buffer provisions."

The Area III Comprehensive Plan Map, Upper Potomac Planning District, shows commercial office use on the northern portion of parcel 45-2((1))25, and private open space along the southern boundary of the parcel.

PUBLIC FACILITIES ANALYSIS

There are no outstanding issues related to public facilities pursuant to this application.

TRANSPORTATION ANALYSIS

The comments of the Office of Transportation are contained in Appendix 8. The comments of that office pursuant to SE 84-C-076 and the combined RZ 85-C-091/SEA 84-C-076-01 are attached as Appendix 10 and 11 respectively.

The improvements to the West Ox/Ox Trail (Rugby Road Extended) intersection were required at the time of the original approval of the Hospital in 1984 so that turning movements would not exacerbate the conditions on the already congested West Ox Road, one of two entrances to the hospital site. Without the improvements left-turn movements onto Ox Trail interfere with through traffic on West Ox Road, a minor arterial highway with only two lanes, inadequate shoulders and poor horizontal alignment during both the peak and the off-peak hours. The existing volumes of over 21,000 vehicles per day (1983 traffic count) far exceeds the capacity of West Ox Road. It is not appropriate that the hospital open without providing the needed left-turn laneas there have been no changes in the transportation issues associated with the case as it affects the left-turn movements onto Ox Trail (Rugby Road Extneded) from West Ox Road.

It should be noted that the right-turn lane has been built as part of the construction of the new Navy Elementary School.

ENVIRONMENTAL ANALYSIS

There are no outstanding environmental issues associated with this application.

DEVELOPMENT PLAN ANALYSIS

This application would have no adverse impact on the approved development plan for the subject property.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

The turn lanes at the West Ox/Ox Trail (Rugby Road Extended intersection were required at the time of the approval of the Special Exception in order to accommodate the traffic that would be generated by the hospital when open. There have been no changes in the conditions in the area which would warrant the alteration of that requirement. Indeed, conditions have worsened due to the development which has occurred in the area since the original approval of the hospital in December of 1984.

The request by the applicant is not in conformance with Special Exception General Standard Number 4 (Section 9-006 of the Zoning Ordinance) which requires that the vehicular traffic associated with the proposed use not conflict with the existing and anticipated traffic in the neighborhood. (See Appendix 4.)

Recommendations

Staff recommends that SEA 84-C-076-01 be denied.

Staff further recommends that PCA 85-C-091-01 be denied.

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

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

APPENDICES

1. Affidavit
2. Applicant's statements
3. Zoning Ordinance Standards
4. Development Conditions, SE 84-C-076
5. Proffer Statement for RZ 85-C-091
6. Development Conditions, SEA 84-C-076-01
7. Comments of the Office of Transportation for SEA 84-C-076-02
8. Draft Proffer Statement, PCA 85-C-091-1
9. Comments of the Office of Transportation for SE 84-C-076
10. Comments of the Office of Transportation for SEA 84-C-076-01 and RZ 85-C-091
11. Letter from C. G. Cooper, Director, DEM to Alexander G. Waddell, Director Facilities Development and Construction, Fairfax Hospital Association dated June 25, 1986
12. Glossary of Terms

Donald L. Harris
Sr. Vice President

AFFIDAVIT

APPENDIX 1

I, Corporate Affairs, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true; and:

1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
see attached		

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
see attached		

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
see attached		

2. That no member of the Fairfax County Board of Supervisors, Planning Commission or Board of Zoning Appeals owns or has any interest in the subject land or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

see attached

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or Board of Zoning Appeals or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars ($50), 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 fifty dollars ($50) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (If none, so state)

None

WITNESS the following signature this 11th day of July, 19 86.

Donald L. Harris
Applicant

Donald L. Harris, Sr. Vice President
Fairfax Hospital Association

The above affidavit was subscribed and confirmed by oath or affirmation before me this 11th day of July 19 86, in the State of Virginia.

Hope Howland Danielson
Notary Public

My commission expires: March 24, 1989.

Attachment to Affadavit
for Special Exception Application
SEA 84-C-076-1 (Amendment)

1.(a) Fair Oaks Professional Building Ltd. Partnership
4849 Greenville Avenue
1400 Two Energy Square
Dallas, Texas 75206 — Developer

Fairfax Hospital Association
8001 Braddock Road
Springfield, Virginia 22151
(a non-profit organization) — Applicant
Donald L. Harris
Senior Vice President
Corporate Affairs

Fairfax Hospital Association Foundation
8001 Braddock Road
Springfield, Virginia 22151
(a non-profit organization) — Property Owner

Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031 — Planners/Engineers
Phil Yates, James Anders - Planners
Sidney Dewberry, Sole Owner

Greenhorne & O'Mara, Inc.
1121 Waples Mill Road
Fairfax, Virginia 22030 — Engineers
Larry Carruthers, Engineer

Industrial Development Authority
of Fairfax County
8300 Boone Boulevard, Suite 450
Vienna, Virginia 22180 — Property Owner

(b) The following constitutes a listing of all shareholders of Greenhorne & O'Mara, Inc.:

A. J. O'Mara
William A. Caruthers, Jr.
Robert Scharf
Robert Bissell
Richard Reed
Oyton Tertemiz

Attachment to Affadavit
for Special Exception Application
SEA 84-C-076-1 (Amendment)

(c) The following constitutes a listing of all partners, both general and limited, of Fair Oaks Professional Building, Ltd. Partnership:

Fair Oaks Medical Building, Inc.
4849 Greenville Avenue
1400 Two Energy Square
Dallas, Texas 75206 General Partner

Fair Oaks Medical Building, Inc. is a wholly-owned subsidiary of:

Mediplex Medical Building Corp.
Suite 1400
4849 Greenville Avenue
Dallas, Texas 75206

Mediplex Medical Building Corp. is a wholly-owned subsidiary of:

The Mediplex Group, Inc.
15 Walnut Street
Wellesley, Massacheusetts 02181

The Mediplex Group, Inc. is a wholly-owned subsidiary of:

Avon Products, Inc.
9 West 57th Street
New York, New York 10019

There are more than ten shareholders of Avon Products, Inc. and none of these shareholders own or control 10% or more of the stock of this company.

Fairfax Hospital Association Corp.
8001 Braddock Road
Springfield, Virginia 22151 Limited Partner

Fairfax Hospital Association Corp. is wholly-owned by Fairfax Hospital Association, a non-profit organization.

2. As members of the Fairfax Hospital Association Board of Trustees
T. Farrell Egge, Supervisor
Nancy K. Falck, Supervisor
Audrey C. Moore, Supervisor

3. None

Concurrent with SEA 84-C-076-2

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX

Accepted 7/24/86
No fee req.

APPLICATION FOR ZONING MAP AMENDMENT

PCA NO. 85/C /C91-1
YR. DIST. NO.

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Fairfax Hospital Association, the applicant(s), of 8001 Braddock Road, Springfield, VA 22151 hereby petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the _____ District to the _____ District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION: (If metes and bounds, attach copy) See attached

Lot(s) | Block(s) | Subdivision | Deed Book | Page No.

NAMES(S) AND ADDRESS(ES) OF OWNER(S) OF RECORD
Fairfax Hospital Association Foundation
8001 Braddock Road, Springfield, VA 22151

TAX MAP DESCRIPTION:

Map No.	Subdiv.	Desig.	Block(s)	Parcel(s)	Total Area (Ac. or Sq. Ft.)
45-2	(1)			Part of 25	± 38.8269

POSTAL ADDRESS (if any) DESCRIPTION:
N/A
No. and Street | P.O. | Zip Code

ADVERTISING DESCRIPTION: (Example: South side of Rt. 236 approximately 1000 feet west of Rt. 274)
South Side Ox Trail approximately 200 feet west of its junction with West Ox Road - for the purposes of amending original proffer

PRESENT USE: C-3

PROPOSED USE: Hospital, medical office bldg., and uses in support of hospital

SUPERVISORS DISTRICT Centreville AREA PLAN Upper Potomac Planning District of Area 5

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.

AFFIDAVIT

I, Donald L. Harris, do hereby make oath or affirmation that to the best of my knowledge and belief the foregoing information contained in this application is true, and:

1. (a) That the following constitutes a listing of names and last known 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 having an interest in such land, and all attorneys, real estate brokers, architects, engineers, planners, surveyors, and all agents who have acted on behalf of any of the foregoing with respect to the application:

Name	Address	Relationship
See attached		

(b) That the following constitutes a listing of the shareholders of all corporations of the foregoing who own ten (10) per cent or more of any class of stock issued by said corporation, and where such corporation has ten (10) or less shareholders, a listing of all the shareholders:

Name	Address	Relationship
See attached		

(c) That the following constitutes a listing of all partners, both general and limited, in any partnership of the foregoing:

Name	Address	Relationship
See attached		

2. That no member of the Fairfax County Board of Supervisors or Planning Commission owns or has any interest in the land to be rezoned or has any interest in the outcome of the decision.

EXCEPT AS FOLLOWS: (If none, so state)

See attached

3. That within the five (5) years prior to the filing of this application, no member of the Fairfax County Board of Supervisors or Planning Commission or any member of his immediate household and family, 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 outstanding bonds or shares of stock with a value in excess of fifty dollars ($50.00), has or has had any business or financial relationship, other than ordinary depositor or customer relationship with or by a retail establishment, public utility or bank, including any gift or donation having a value of fifty dollars ($50.00) or more with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS (If none, so state)

None

WITNESS the following signature this 22 nd day of July, 19 86

Applicant Signature

The above affidavit was subscribed and confirmed by oath or affirmation before me this 22nd day of July, 19 86, in the County of Fairfax in the State of Virginia.

Notary Public

My commission expires: May 14 1988

Applicant Phone Number

Attachment to Affadavit
for Rezoning Application
(Amendment to RZ-85-C-091)

1.(a) Fair Oaks Professional Building Ltd. Partnership
4849 Greenville Avenue
1400 Two Energy Square
Dallas, Texas 75206 — Developer

Fairfax Hospital Association
8001 Braddock Road
Springfield, Virginia 22151
(a non-profit organization) — Applicant
Donald L. Harris
Senior Vice President
Corporate Affairs

Fairfax Hospital Association Foundation
8001 Braddock Road
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Dewberry & Davis
8401 Arlington Boulevard
Fairfax, Virginia 22031 — Planners/Engineers
Phil Yates, James Anders - Planners
Sidney Dewberry, Sole Owner

Greenhorne & O'Mara, Inc.
1121 Waples Mill Road
Fairfax, Virginia 22030 — Engineers
Larry Carruthers, Engineer

Industrial Development Authority
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(b) The following constitutes a listing of all shareholders of Greenhorne & O'Mara, Inc.:

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Robert Scharf
Robert Bissell
Richard Reed
Oyton Tertemiz

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for Rezoning Application
(Amendment to RZ-85-C-091)

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4849 Greenville Avenue
1400 Two Energy Square
Dallas, Texas 75206 General Partner

Fair Oaks Medical Building, Inc. is a wholly-owned subsidiary of:

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Suite 1400
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Dallas, Texas 75206

Mediplex Medical Building Corp. is a wholly-owned subsidiary of:

The Mediplex Group, Inc.
15 Walnut Street
Wellesley, Massacheusetts 02181

The Mediplex Group, Inc. is a wholly-owned subsidiary of:

Avon Products, Inc.
9 West 57th Street
New York, New York 10019

There are more than ten shareholders of Avon Products, Inc. and none of these shareholders own or control 10% or more of the stock of this company.

Fairfax Hospital Association Corp.
8001 Braddock Road
Springfield, Virginia 22151 Limited Partner

Fairfax Hospital Association Corp. is wholly-owned by Fairfax Hospital Association, a non-profit organization.

2. As members of the Fairfax Hospital Association Board of Trustees
T. Farrell Egge, Supervisor
Nancy K. Falck, Supervisor
Audrey C. Moore, Supervisor

3. None

REQUEST FOR AMENDMENT TO SEA 84-C-076-1

This application seeks to clarify/amend the development condition #5 as outlined in letter dated April 2, 1986, subject: Special Exception Amendment Number SEA 84-C-076-1 from Ethel Wilcox Register, Clerk to the Board of Supervisors.

> Development Condition #5 reads as follows: "A right-turn deceleration lane and a left-turn lane shall be provided at the West Ox Road/Rugby Road Extended intersection."

In order to comply with this condition, it has been necessary to go through condemnation procedures to secure necessary right-of-way. This process has been lengthy and it is apparent that these turn lanes cannot be finished prior to completion of the hospital in November, 1986. The Department of Environmental Management has indicated that it is necessary for the developer (Fairfax Hospital Association) to amend Developmental Condition #5 to indicate that while it remains a condition for the turn lanes to be completed, this construction can be accomplished after hospital occupancy has occurred. Hospital occupancy is now projected by November, 1986. This desired amendment in no way seeks to relieve Fairfax Hospital Association of the obligation to fulfill the provisions of Condition #5 but merely seeks to clarify that the fulfillment can occur after the hospital is open.

STATEMENT OF JUSTIFICATION

REQUEST FOR AMENDMENT TO RZ-85-C-091

This application seeks to amend RZ-85-C-091 with respect to its original proffer statement. The original proffer statement indicated that the developer (Fairfax Hospital Association) would comply with all conditions of SEA-84-C-076-1 if approval of the Zoning Application was granted. SEA-84-C-076-2 has been sought to clarify/amend the Development Condition Number Five as outlined in letter dated April 2, 1986, subject: Special Exception Amendment Number SEA 84-C-076-1 from Ethel Wilcox Register, Clerk to the Board of Supervisors.

> Development Condition Number Five reads as follows: "A right-turn deceleration lane and a left-turn lane shall be provided at the West Ox Road/Rugby Road Extended intersection."

In order to comply with this condition, it has been necessary to go through condemnation procedures to secure necessary right-of-way. This process has been lengthy and it is apparent that these turn lanes cannot be finished prior to completion of the hospital in November, 1986. The Department of Environmental Management has indicated that it is necessary for the developer (Fairfax Hospital Association) to amend Development Condition number five to indicate that while it remains a condition for the turn lanes to be completed, this construction can be accomplished after hospital occupancy has occurred. Hospital occupancy is now projected by November, 1986. This desired amendment in no way seeks to relieve Fairfax Hospital Association of the obligation to fulfill the provisions of Condition Number Five but merely seeks to clarify that the fulfillment can occur after the hospital is open.

APPLICABLE ZONING ORDINANCE STANDARDS

9-006 General Standards

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

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-304 **Standards For All Category 3 Uses**

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

1. For public uses, it shall be concluded that the proposed location of the special exception use is necessary for the rendering of efficient governmental services to residents of properties within the general area of the location.

2. Except as may be qualified in the following Sections, all uses shall comply with the lot size requirements of the zoning district in which located.

3. Except as may be qualified in the following Sections, all uses shall comply with the bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Category 3 use may be increased.

4. All uses shall comply with the performance standards specified for the zoning district in which located.

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

9-308 **Additional Standards for Medical Care Facilities**

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.

2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:

   A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

   B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.

   C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.

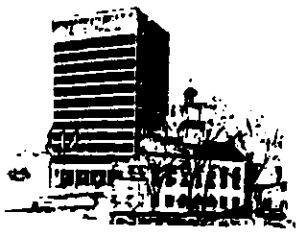
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.

4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.

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

6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.

APPENDIX 4



COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

December 6, 1984

Mr. W. C. Bauknight, Esquire
114 North West Street
Easton, Maryland 21601

Re: Special Exception
Number SE 84-C-076

Dear Mr. Bauknight:

At a regular meeting of the Board of Supervisors held on December 3, 1984, the Board approved Special Exception Number SE 84-C-076, in the name of Fairfax Hospital Association, located as Tax Map 45-2 ((1)) 25 for a medical care facility pursuant to Sections 3-304 and 9-301 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.

4. The Acorn Ridge Road extension shall be dedicated to a 60 foot right-of-way to the southern edge of the subject property, aligning and connecting with the "Unnamed Street". Construction of a 38 foot wide public road with curb, gutter and sidewalk shall be provided along this right-of-way from existing Acorn Ridge Road to the site entrance. All dedication and construction shall occur prior to occupancy of the hospital.

5. A right turn deceleration lane and a left turn lane shall be provided at the West Ox Road-Rugby Road Extended intersection.

6. An area at least 7.5 acres in size between the tributary on the south boundary and the access road from Acorn Ridge Road shall be offered to the Fairfax County Park Authority for public park use.

8. Modification of the transitional screening requirement and waiver of the barrier requirement in favor of a minimum 50 foot wide undisturbed area along the property's boundaries. A barrier (D, E & F) shall be provided around the storm water detention pond.

9. Except for utilities and passive recreational uses, limits of clearing and grading shall be established at least 90 feet from the stream along the southern boundary.

10. If so allowed by its owner and easement holder, appplicant shall plant a substantial screen of evergreen trees and shrubs within Parcel H.

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

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

The Board of Supervisors directed that the relocation of the road to the southwest be brought back to the Board of Supervisors for consideration of plans for Acorn Ridge Road extension prior to road construction.

SE 84-C-076
December 6, 1984

In addition, the Board of Supervisors approved the modification of the transitional screening and barrier requirements in favor of those described in the approved development conditions.

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

Very truly yours,

Ethel W Register

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/mmg

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

PROFFER STATEMENT

RZ 85-C-091

1. The undersigned hereby proffers that, in the event the subject property is rezoned to the C-3 District by the Board of Supervisors, development shall be substantially in accord with the Generalized Development Plan/Special Exception Amendment Plat filed among the documents of this application prepared by Dewberry & Davis, dated November 14, 1985, and the conditions of approval of Special Exception Amendment 84-C-076-1.

2. Ingress/egress easements and necessary temporary grading and construction easements shall be provided for parcels 45-2 ((1)) 8, 9, and 11 in the event that they develop in medically-related uses.

Donald L. Harris

Donald L. Harris
Senior Vice President
Fairfax Hospital Association

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

April 2, 1986

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

Re: Special Exception Amendment
Number SEA 84-C-076-1

AMENDED LETTER

Dear Mr. Harris

At a regular meeting of the Board of Supervisors held on November 18, 1985, the Board approved Special Exception Amendment Number SEA 84-C-076-1, in the name of Fairfax Hospital Association, located as Tax Map 45-2 ((1)) 25 for an amendment to the approved preliminary site plan pursuant to Section 4-304 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception Amendment shall be in substantial conformance with the approved Special Exception Plat and these conditions.

4. The Acorn Ridge Road extension shall be dedicated to a 60-foot right-of-way to the southern edge of the subject property, aligning and connecting with the "Unnamed Street". Construction of a 38-foot-wide public road with curb, gutter and sidewalk shall be provided along this right-of-way from existing Acorn Ridge Road to the site entrance. All dedication and construction shall occur prior to occupancy of either the hospital or the medical office building.

5. A right-turn deceleration lane and a left-turn lane shall be provided at the West Ox Road/Rugby Road Extended intersection.

6. An area at least 7.5 acres in size between the tributary on the south boundary and the access road from Acorn Ridge Road shall be offered to the Fairfax County Park Authority for public use.

7. Conformance with the provisions of Article 13 of the Zoning Ordinance shall be satisfied with the provision of a 50-foot transitional screen along the boundaries of the site as represented on the Special Exception Amendment Plat. The transitional screen shall consist of undisturbed existing vegetation where possible and supplemented as approved by the County Arborist to meet the standards specified in the Ordinance for Transition Screening #3. A barrier shall be provided along the westerly boundary of the site in order to screen the parking area as depicted on the Special Exception Amendment Plat.

8. Rooftop structures shall not extend more than twelve (12) feet above the roof line of the medical office building and shall be screened in part by a three to four-foot parapet wall.

9. The medical office building shall be limited to medical-related uses and those uses clearly in support of the hospital.

10. Stormwater management and Best Management Practices shall be provided in accordance with the policies and ordinances of Fairfax County.

11. Except for utilities and passive recreational uses, limits of clearing and grading shall be established at least 90 feet from the stream along the southern boundary.

12. If so allowed by the owner(s) and easement holder(s), applicant shall plant a substantial screen of evergreen trees and shrubs within Parcels H and AB, along the north side of Alder Woods Drive extended, for the purpose of screening the roadway and creating an attractive entrance to Fair Oaks Estates.

13. Stop signs shall be placed at all quadrants of the intersection of the internal access road from Ox Trail and the internal road leading to the helistop and emergency room as shown on the Special Exception Amendment Plat. Stop signs shall also be placed at the intersection of the travel lane in front of the loading spaces and the access road to Ox Trail as shown on the Special Exception Amendment Plat.

14. Speed bumps shall be installed on the access road between the two groups of stop signs required in Condition #13 above.

15. The applicants shall provide upon demand of Fairfax County ingress/egress easements to Tax Map parcels 45-2 ((1)) 8, 9 and 11 and temporary construction and grading easements as required.

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

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

The Board also approved a modification of the transitional screening requirement to that specified by Condition #7.

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

Very truly yours,

Ethel W Register

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/lc

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

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Richard D. Faubion, Director
Zoning Evaluation Division, OCP

DATE: July 17, 1986

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

JCH

FILE NO. 3-5

SUBJECT: Transportation Impact

REFERENCE: SEA 84-C-076-2, Fairfax Hospital Association
Traffic Zone 1177
Land Identification Map 45-2 ((1)) 25

This application requests permission to operate medical care facilities prior to completion of road improvements required by Condition #5, namely right-turn and left-turn lanes on West Ox Road at Ox Trail. The Office of Transportation recommends denial of this application. West Ox Road is a minor arterial highway only two lanes wide, with inadequate shoulders and horizontal alignment, where existing volumes of over 21,000 vpd far exceed the road's capacity. Traffic generated by the hospital will significantly increase the volumes and the turning movements at the intersection of Ox Trail with West Ox Road. It is essential that turn lanes be provided to remove turning vehicles from the through traffic lanes. Since the time the Office of Transportation commented on this case on October 10, 1984, there have been no changes in the transportation aspects of this case that would reduce the need for having the turn lanes in place at the time the hospital opens.

If the hospital opens without turn lanes on West Ox Road, northbound traffic on West Ox Road will experience lengthy delays, and extremely long queues that could conceivably block intersections farther south. If the Board of Supervisors should decide to permit opening of the hospital before the highway improvements are constructed, then:

- o A firm time limit should be placed on completion of the highway improvements not to exceed six months,

- o The activities associated with the hospital should be minimized. Full occupancy should not be permitted and only those activities which are absolutely critical should be allowed. In the absense of information from the hospital, it is suggested that occupancy be restricted to about 50 rooms.

- o Prior to occupying in excess of 50 rooms, the hospital should demonstrate tangible progress towards the implementation of these required improvements through the completion of design and acquisition of right-of-way. Full occupancy should be allowed only upon completion of construction of the improvements.

- o All directions and signing for the hospital from the south and east should direct vehicles to Acorn Ridge Road.

JCH/CP/vna

July 21, 1986

PROFFER STATEMENT

RZ 85-C-091

(Amendment)

1. The undersigned hereby proffers that, in the event the subject property is rezoned to the C-3 District by the Board of Supervisors, development shall be substantially in accord with the Generalized Development Plan/Special Exception Amendment Plat filed among the documents of this application prepared by Dewberry & Davis, dated October 3, 1985, and the conditions of approval of Special Exception Amendment 84-C-076-1, as amended by SEA 84-C-076-2.

2. Ingress/egress easements and necessary temporary grading and construction easements shall be provided for parcels 45-2 ((1)) 8, 9, and 11 in the event that they develop in medically-related uses.

Donald L. Harris
Senior Vice President
Fairfax Hospital Association

MEMORANDUM
FAIRFAX COUNTY

TO: Peter T. Johnson, Director
Zoning Evaluation Division, OCP

DATE: October 10, 1984

FROM: Robert L. Moore, Chief
Trans. Plng. Branch, OT

FILE: 3-5

SUBJ: Transportation Impact

REF: SE 84-C-076, Fairfax Hospital Association, TM 45-2
Traffic Zone 1177

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated 7/3/84.

This report consists of 2 section(s). Section I presents basic information regarding the transportation system which may be affected by development of the subject site, and the potential traffic generation of the site under various development options. This material is presented for information purposes only. Section II presents the analysis of the Office of Transportation of the impact of this application on the nearby street network, and the recommendations of this Office for addressing this impact.

The results of this Section II analysis are summarized below. This Office could not support the approval of this application unless the issues in each area have been satisfactorily addressed.

	Satisfactory	Unsatisfactory
IIa Traffic Generation		X
IIb Provision for Future Road Road Improvements		X
IIc Improvements Required to Adequately Relieve Congestion Resulting from Approval of Application		X
IId Site Access		X
IIe Internal Circulation		X

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

Summary of Issues

The major transportation issues involving this application are:

- provision of access to Rugby Road upon construction of the Springfield Bypass, since direct access from the site to the Bypass will not be allowed, and

- provision of deceleration/turning lanes at the Rugby Road/West Ox Road intersection.

Ia. Existing Roadway System - Description

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

Street	Route	Funct. Class[1]	From	To	24-Hour Volume (Year)
Acorn Ridge Rd.	6556	C	John Mosby Memorial Hwy. (Rte. 50)	Charles Stewart Dr. (Rte. 6557)	1,435 (1983)
John Mosby Memorial Hwy.	50	MA	Rte. 66	Sully Rd. (Rte. 28)	15,350 (1983)
Ox Trail	*	L			
Rugby Road	750	L	Rte. 50	Ox Trail	228 (1983)
West Ox Road	608	MA	Rte. 50	Waples Mill Rd.	21,174 (1983)
			Waples Mill Rd. (Rte 664)	Tilton Valley Dr. (Rte. 5442)	19,719 (1983)
			Tilton Valley Dr. (Rte. 5442)	Thompson Rd. (Rte. 669) (S. Int.)	16,674 (1983)

[1]Functional Classification

PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable

MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.

C Collector. Links local streets and properties with arterial network.

L Local. Provides access to adjacent properties.

*Not in state system.

[2]Evaluation of recent peak hour counts at the intersections of Route 50 with Acorn Ridge Road and West Ox Road indicate that the 24 hour volume on Route 50 in this vicinity is about 30,000 vpd.

[3]Count taken prior to connection of Rugby Road to West Ox Road via Ox Trail.

Ib. Existing Roadway System -- Operation

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

Street	Route	From	To	LOS[1] Int.	Geo. Ade.[2]
West Ox Road	608	Route 50	Thompson Road (Rte. 669)		U-1,2,3,6
Ox Trail	*	West ox Rd. (Rte. 608)	Rugby Rd.		S
Acorn Ridge Rd.	6556	John Mosby Hwy. (Rte.50)	Charles Stewart Dr. (Rte. 6557)		S
John Mosby Mem. Hwy.	50	West Ox Rd. (Rte. 608)	Rugby Rd.		S
Rugby Rd.	750	Rte. 50	Ox Trail		U-1,2

[1]Level of Service of Nearby Signalized Intersection

- A Free flow. No loaded cycles
- B Stable operation. Occasional loaded cycles
- C Stable operation. More frequent cycles, but acceptable delays
- D Approaching instability. Occasional delays of substantial duration
- E Capacity. Long queues and many delays
- F Jammed conditions

[2]Geometric Adequacy of Street Segment

- S Satisfactory street geometry (width, alignment)
- U Unsatisfactory segment due to:

  1 narrow width
  2 inadequate shoulders
  3 poor horizontal alignment
  4 poor vertical alignment
  5 all of the above
  6 existing traffic volumes exceed design capacity
  7 other

*Not in state system.

Ic. Traffic Generation

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

	Trips Per (Day/Peak Hour)[1]
Existing Zoning (R-3)	1,390 vpd[1a]
Comprehensive Plan (2-3 DU/Acre)	920 to 1,390 vpd[1a]
Application (Medical Care Facility)	2,000 to 2,750 vpd[1b]
Other uses available under (current zoning/existing plan)	

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

____ insignificant due to

____ low volume of traffic generation

____ location of site

____ within shopping center

____ on collector or local street

____ other (see below)

____ other (see below)

__X__ significant due to

__X__ traffic generation of the application exceeds that anticipated in the adopted Plan OR exceeds that which may be anticipated from other allowable uses (Section IIa)

__X__ potential interference/inconsistency with needed future road improvement(s) (Section IIb)

[1] Institute of Transportation Engineers, Trip Generation report.

[a] Single-family residential use.

[b] Hospital use trip generation related to the number of beds and square footage of building. Based on information submitted on the site plan.

X need for roadway improvements to accommodate site-generated traffic (Section IIc)

X poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section IId)

X poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)

___ other

___ significant, but adequately addressed in plans, proffers submitted to date

HAROLD C. KING, COMMISSIONER
EDGAR BACON, JONESVILLE, *BRISTOL DISTRICT*
T. GEORGE VAUGHAN, JR., GALAX, *SALEM DISTRICT*
JAMES L. DAVIDSON, JR., LYNCHBURG, *LYNCHBURG DISTRICT*
WM. M. T. FORRESTER, RICHMOND, *RICHMOND DISTRICT*
RICHARD G. BRYDGES, VIRGINIA BEACH, *SUFFOLK DISTRICT*
H. R. HUMPHREYS, JR., WEEMS, *FREDERICKSBURG DISTRICT*
CONSTANCE R. KINCHELOE, CULPEPER, *CULPEPER DISTRICT*
ROBERT W. SMALLEY, BERRYVILLE, *STAUNTON DISTRICT*
JOSEPH M. GUIFFRE, ALEXANDRIA, *NORTHERN VIRGINIA DISTRICT*
T. EUGENE SMITH, MCLEAN, *AT LARGE URBAN*
ROBERT A. QUICKE, BLACKSTONE, *AT LARGE RURAL*

DAVID R. GEHR
NORTHERN DIVISION ADMINISTRATOR

COMMONWEALTH of VIRGINIA

DEPARTMENT OF HIGHWAYS & TRANSPORTATION
1221 EAST BROAD STREET
RICHMOND, 23219

OSCAR K. MABRY
DEPUTY COMMISSIONER

J. M. WRAY, JR.
CHIEF ENGINEER

J. T. WARREN
DIRECTOR OF ADMINISTRATION

H. W. WORRALL
DIRECTOR OF FINANCE

JACK HODGE
ASSISTANT CHIEF ENGINEER

SALLY H. COOPER
DIRECTOR OF RAIL AND PUBLIC TRANSPORTATION

J. G. RIPLEY
DIRECTOR OF PLANNING AND PROGRAMMING

September 21, 1984

Please Reply To
Department of Highways
and Transportation
P. O. Box 429
Fairfax, Virginia 22030

Mr. Shiva K. Pant
Director, Office of
Transportation
County of Fairfax
4100 Chain Bridge Road
Fairfax, Virginia 22030

RE: Proposed Commonwealth Hospital Relocation

Dear Mr. Pant:

I have been asked to respond to your letter dated June 8, 1984 to Mr. D. R. Gehr concerning access to the proposed site for relocated Commonwealth Hospital in Fairfax County.

On August 29, 1984 County and State staffs met to discuss access to the hospital site in conjunction with the planned location of the Springfield Bypass. As a result it was concluded that the additional access point proposed by Kellerco between Rugby Road and Route 50 could not be allowed. It is our position that the proposed interchange ramps on Route 50 would be adversely impacted causing concern for the public safety.

It was agreed at the meeting that the hospital access could be provided to an extension of the service road north of the proposed bypass to Rugby Road and then to the intersection with the proposed Springfield Bypass. We believe that this is the most desirable means to access the proposed hospital site.

In conclusion, I trust the above provides the information you seek.

Very truly yours,

Thomas F. Farley
Assistant District Engineer

TFF:leh

MEMORANDUM
FAIRFAX COUNTY

TO: Richard D. Faubion, Director
Zoning Evaluation Division, OCP

DATE: October 10, 1985

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

FILE: 3-4 & 3-5(3-6)3

SUBJ: Transportation Impact

REF: RZ 85-C-091 and SE A-C-076-1, Fairfax Hospital Association
Traffic Zone 1177
Land Identification Map 45-2

Transmitted herewith are the comments of the Office of Transportation with respect to the subject application. These comments are based on plans/proffers made available to this Office dated 8/22/85.

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

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

	Satisfactory	Unsatisfactory
IIa Traffic Generation		
IIb Provision for Future Road Improvements		
IIc Improvements Required to Adequately Relieve Congestion Resulting from Approval of Application		
IId Site Access		
IIe Internal Circulation		

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

SUMMARY OF ISSUES

The major transportation issues associated with this application are:

- o the high trip generation potential of the C-3 zone. Specific limitations should be placed on site development to limit trip generation potential,
- o provisions for construction and public access easements to adjacent sites should a medical support complex be provided, and
- o provisions for a more circuitous internal road network

Ia. Existing Roadway System - Description

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

Street	Route	Funct. Class[1]	From	To	24-Hour Volume (Year)
Acorn Ridge Rd.	6556	C	John Mosby Memorial Hwy. (Rt. 50)	Charles Stewart Dr. (Rt. 6557)	1,435 (1983)
Lee-Jackson Hwy.	50	PA	Rt. 66	Sully Rd. (Rt. 28)	15,350 (1983)[2]
Ox Trail	*	L			
Rugby Road	750	C	T. 50	Ox Trail	228 (1983)[3]
West Ox Rd.	608	MA	Rt. 50	Waples Mill Rd.	21,174 (1983)
			Waples Mill Rd. (Rt. 664)	Tilton Valley Dr. (Rt. 5442)	19,719 (1983)
			Tilton Valley Dr. (Rt. 5442)	Thompson Rd. (Rt. 669) (S. Int.)	16,674 (1983)

[1]Functional Classification

PA Principal Arterial. Primary purpose to accommodate travel. Access to adjacent property undesirable
MA Minor Arterial. Serves both through and local trips. Access to adjacent property undesirable.
C Collector. Links local streets and properties with arterial network.
L Local. Provides access to adjacent properties.
*Not in State System.

[2]Evaluation of recent peak hour counts at the intersections of Route 50 to with Acorn Ridge Road and West Ox Road indicate that the 24 hour volume on Route 50 in this vicinity is about 30,000 vpd.

[3]Count taken prior to connection of Rugby Road to West Ox Road via Ox Trail.

Ib. Existing Roadway System — Operation

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

Street	Route	From	To	LOS[1] Int.	Geo.[2] Ade.
West Ox Rd.	608	Route 50	Thompson Road		U-1,2,3,6
Ox Trail	*	West Ox Rd. (Rt. 608)	Rugby Road		S
Acorn Ridge Rd.	6556	Lee Jackson Hwy. (Rt. 50)	Charles Stewart Dr. (Rt. 6557)		S
Lee Jackson Hwy.	50	West Ox Rd. (Rt. 608)	Rugby Road		S
Rugby Rd.	750	Rt. 50	Ox Trail		U-1,2

[1]Level of Service of Nearby Signalized Intersection

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

[2]Geometric Adequacy of Street Segment

S Satisfactory street geometry (width, alignment)
U Unsatisfactory segment due to:

1 narrow width
2 inadequate shoulders
3 poor horizontal alignment
4 poor vertical alignment
5 all of the above
6 existing traffic volumes exceed design capacity
7 other

Ic. Traffic Generation

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

	Trips Per[1] (Day/Peak Hour)
Existing Zoning (R-3)	1,390 vpd[1a]
Existing Approved Use (Medical Care Facility)	2,000 to 2,750 vpd[1b]
Comprehensive Plan (2-3 DU/acre)	920 to 1,390 vpd[1a]
Application (C-3, Medical Office Bldg.)	5,670 vpd[1c]
Total maximum potential trip generation from site	8,420 vpd[1b & 1c]
Other uses available under (current zoning/existing plan)	
Proposed plan amendment	see below[2]
C-3 at .2 FAR	3,690 vpd[1d]
C-3 at 1.0 FAR	18,450 vpd[1d]

[1]All trip generation estimates are based on Trip Generation, Institute of Transportation Engineers, 1983, unless otherwise noted.

[a]Single-family residential use.

[b]Hospital use trip generation related to the number of beds and square footage of the building.

[c]Medical office use based on square footage of the building.

[d]Office use (over 200,000 gross square feet).

[2]Pending Plan amendment to limit development to hospital and related low intensity ancilliary medical service use.

Id Traffic Impact

The impact of the traffic to be generated by the subject application is anticipated to be:

____ insignificant due to

____ low volume of traffic generation

____ location of site

____ within shopping center

____ on collector or local street

____ other (see below)

____ other (see below)

__X__ significant due to

__X__ traffic generation of the application exceeds the traffic generation from development in accordance with:

____ the high end of the Plan range (Section IIa)

____ the low end of the Plan range, and sufficient mitigating measures have not been provided (Section IIa)

____ other uses of the property which are allowed by the existing zoning, and sufficient mitigating measures have not been provided (Section IIa)

____ potential interference/inconsistency with needed future road improvement(s) (Section IIb)

____ need for roadway improvements to accommodate site-generated traffic (Section IIc)

__X__ poor site access design which will adversely affect traffic flow and/or create potential safety hazards (Section IId)

__X__ poor internal circulation which may result in adverse off-site traffic impacts (Section IIe)

____ other

____ significant, but adequately addressed in plans, proffers submitted to date

IIa Traffic Generation

The estimated traffic generation resulting from the approval of the application is shown in Section Ic. Also shown in Section Ic is a comparison of this traffic generation with the traffic generation of other potential uses of this site.

The traffic generation of the application is unsatisfactory due to:

__X__ the magnitude of traffic generation exceeds that which was anticipated in conjunction with the preparation of the adopted Plan. The approval of more intense uses than those allowed in the Plan could set a precedent for other applications and contribute to the premature obsolescence of the Plan.

__X__ the magnitude of traffic generation exceeds that which could occur as a result of other allowable uses of the site, and sufficient measures to mitigate the impact of this greater traffic have not been provided with this application.

__X__ the Zoning Ordinance requires that uses regulated under Special Exception/Permit be allowed only if their traffic impacts will not be hazardous or conflict with existing and anticipated traffic in the neighborhood. Because of the failure to mitigate these traffic impacts this application does not meet this standard. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

____ this use is regulated in the Highway Corridor District and must meet the access requirements of that District (see Section IId).

__X__[1] the application requests rezoning approval to an intensity which is above the low end of the range prescribed in the Plan. This intensity should not be approved unless the issues identified in subsequent sections are adequately addressed.

[1]Specific restrictions should be placed on the C-3 zone to limit the intensity of development which can occur on the site. These restrictions should include limiting the floor-area-ratio for site development, which can serve to manage trip generation potential.

IId Site Access

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

____ entrance(s) would interfere with smooth traffic flow on an arterial road and create potential safety hazards due to:

____ speed changes and conflicting travel paths resulting from vehicular turning movements directly to and from the arterial

____ U-turns and weaving maneuvers resulting from absence of direct left turn access at a median break

____ entrance(s) too close to another driveway or street and would result in vehicular turning movement conflicts

____ entrance(s) improperly located with respect to opposite streets/entrances and either existing or future median breaks

____ entrance(s) violate principles of functional classification

____ improvements needed on adjacent street to minimize impact of development

____ right-turn/deceleration lane
____ left-turn/deceleration lane
____ other off-site improvements (see below)

____ potential sight distance problems

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

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

____ other (see below)

Provisions for construction and public access easements should be made for access to parcels 9, 10, 10A, and 11 located east of the hospital site. This easement should be provided only in the event that these parcels develop as a medical support complex. The easement should allow for construction of a connector road from the private road on the hospital site to the designated parcels. Public access easements would be needed over the roads on the hospital site for access to the adjacent parcels.

IIe Internal Circulation

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

____ additional channelization needed to reduce on-site vehicular conflicts

____ parking appears to be insufficient

____ stacking lane inadequate

____ excessive length of cul-de-sac(s)

____ excessive number of units served with single access

__X__ street layout may encourage through traffic on a local street

____ other (see below)

A more circuitous internal road network should be provided to discourage cut-through traffic on the hospital site road networks. Stop signs and speed bumps may help to deter through traffic.

JCH/MRL/vna

APPENDIX 11

COMMONWEALTH OF VIRGINIA

COUNTY OF FAIRFAX

JUN 25 1986

Telephone (703) 691-2746

Alexander G. Waddell, Director
Facilities Development and Construction
Fairfax Hospital Association
5101-H Backlick Road
Annandale, Virginia 22003

Re: Fair Oaks Hospital, SEA 84-C-076-1; Your Letter Dated May 30,1986; Same Subject

Dear Mr. Waddell:

This office has of this date again reviewed the development conditions (especially Conditions #4 and 5) imposed by the Board of Supervisors at their meeting on November 18, 1985 in the approval of SEA 84-C-076-1. In consultation with the Office of Comprehensive Planning, the Office of Transportation and the Zoning Administrator's Office, it is staff's opinion that unless an amendment to the special exception is granted by the Board of Supervisors, all conditions imposed by the Board must be met prior to the issuance of a non-residential use permit for the occupancy of the Fair Oaks Hospital.

Condition #4 of the special exception does contain specific language regarding the timing of the required dedication for and construction of a new road (formerly Acorn Ridge Road extension and now Alder Woods Road). Condition #5, which relates to construction of improvements on West Ox Road/Rugby Road (now Ox Trail), does not contain similar language, however it is staff's opinion that the Board recognized the differences in the circumstances of both points of access since Alder Woods Drive was a new road which was to be constructed and dedicated by a party not affiliated with and not under the control of the Fairfax Hospital Association. The improvement to West Ox Road/Ox Trail however, was under the control of the hospital association either directly or through the County's power of eminent domain. It would not be prudent for staff to permit the operation of the health facility without full and complete compliance for the road improvements necessary for the minimum protection of the health and safety of the public because both Alder Woods Drive and West Ox Road/Ox Trail are roads which are to provide a certain level of service to the new hospital facility. The intersection of West Ox Road and Ox Trail will, upon the opening of the hospital, provide primary access to the hospital for the public along West Ox Road and to the north and east. The Fair Oaks Hospital will not provide adequate minimum services, especially emergency access, without adequate access from West Ox Road. This office will not proceed to issue any permit in whole or in part that would allow the use and occupancy of the structure without full compliance with the special exception

conditions and all other minimum Code requirements. To permit the occupancy of the structure without full compliance with the special exception conditions would appear to violate Section 18-703 of the Zoning Ordinance which states that if the non-residential use permit application is in conformance with all applicable laws and ordinances, proffered conditions and conditions of special exceptions, the non-residential use permit shall be issued.

I trust this adequately responds to your questions and should you need any additional information, please contact Steve Reynolds at 246-5986.

Sincerely,

C. G. Cooper, Director
Department of Environmental Management
The Fairfax Building - 5th Floor
10555 Main Street
Fairfax, Virginia 22030

CGC/ss
3866/3025

cc: Office of Transportation
Zoning Administrator, Office of Comprehensive Planning
Irving Birmingham, Director, Division of Design Review, DEM
Paul Kraucunas, Deputy Director, Division of Design Review, DEM
Stephen W. Reynolds, Assistant Chief, Site Review Branch, DEM
Bonds and Agreements Branch

GLOSSARY

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

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

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

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

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

DEDICATE - Transfer of property from private to public ownership.

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

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

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

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

> **COMMON** - All open space designed and set aside for use by all or designated portions of residents of a development, and not dedicated as public lands (dedicated to a homeowners association which then owns and maintains the property).
>
> **DEDICATED** - Open space which is conveyed to a public body for public use.
>
> **DEVELOPED RECREATION** - That portion of open space, whether common or dedicated, which is improved for recreation purposes.

PROFFER - A Development plan and/or written condition, which, when offered by an owner and accepted by the Board of Supervisors, becomes a legally binding part of the regulations of the zoning district pertaining to the property in question. Proffers, or proffered conditions, must be considered by the Planning Commission and submitted by an owner in writing prior to the Board of Supervisors public hearing on a rezoning application, and thereafter may be modified only by an application and hearing process similar to that required of a rezoning application.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

STORM WATER MANAGEMENT - An emerging art/science that attempts to treat storm water runoff at the source and as a resource. Storm water management programs seek to mitigate or abate quantity and quality impacts associated with development by the specific design of on-site systems such as Detention Devices which slow down runoff and in some cases improve quality, and Retention Systems, which hold back runoff.

TRIASSIC GEOGRAPHIC PROVINCE - The western 1/4 of Fairfax County, characterized by broad expanses of nearly level topography, subtle ridge lines, a shallow depth to sedimentary rocks which are locally intruded by igneous rocks and a tendency towards soils with high shrink-swell properties.

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

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

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

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL TERMS

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

AQUIFER - A permeable underground geologic formation through which groundwater flows.

AQUIFER RECHARGE AREA - A place where surface runoff enters an aquifer.