

STAFF REPORT ADDENDUM I

RZ 87-C-042, PCA 85-C-091-2, SEA 84-C-076-3, PCA 78-C-079

September 7, 1989

(Planning Commission hearing scheduled October 5, 1989)

Background

The August 30, 1989 Staff Report recommended approval of these four concurrent applications regarding the proposed additions to the Fair Oaks Hospital site and the dedication of Tax Map Parcel 45-2 ((1)) 25K to the County for a park in lieu of the 7.5 acres previously committed. Since the publication of the staff report, the applicant submitted a revised Generalized Development Plan/Special Exception Plat (GDP/SE Plat) dated September 20, 1989 and a revised set of draft proffers dated August 31, 1989.

A reduction of the revised plan prepared by Dewberry and Davis is appended as Attachment 1. A copy of the revised notes shown on the plan is included as part of Attachment 1. The revised draft proffer statement dated August 31, 1989 is included as Attachment 2.

Discussion

The revised proffer statement dated August 31, 1989 and contained in Attachment 2 is a response to the comments of Staff regarding editorial changes to the proffer statement. The changes are underlined. It should be noted that, in accordance with the information reflected on the affidavit, additional signatories will be required on the proffer statement including the Fairfax County Park Authority, Health Enterprises, Inc. and Fair Oaks Professional Building, L. P.

The more significant changes have occurred on the GDP/SE Plat which is contained in Attachment 1. The layout has been changed to identify two areas which may accommodate additional parking if required by DEM after a review of the proffered parking study. In addition, an alternative location for the Magnetic Resonance Imager (MRI) is shown on the GDP/SE Plat. Note Number 5 states that if the MRI is moved to the alternate location, the proposed addition located between the hospital and MOB-1 will be reduced in size so that the hospital is expanded by no more than the proposed 32,600 square feet shown

on the proposed GDP/SE Plat. Note 11 has been added to the GDP/SE Plat which states that the hospital is reserving the ability to add cellar space to the existing and proposed buildings. The above noted changes will be discussed individually below.

At the recommendation of Staff, the applicant has revised the plan to show to areas where additional parking spaces may be provided, if required by the Director, DEM after review of the proffered parking study. These areas are identified as 'possible parking spaces' on the GDP/SE Plat. While it is unlikely that additional parking will be required, until the parking study has been reviewed by DEM it is best to provide for limited possible expansion of the parking area. The locations for the potential additional parking are appropriate and limit the impact on adjacent development. It should be further noted that Note Number 8 on the GDP/SE Plat provides that if the Director, DEM determines that a lesser amount of parking is appropriate, the applicant will not be required to construct those spaces, thereby increasing the amount of open space.

The revised plan dated August 31, 1989 shows an alternate location for the proposed MRI building. The MRI requires extensive shielding to protect the quality of the image produced and to protect nearby electronic equipment from interference and, therefore, may require a separate structure. The footprint for the alternative location is more than that required for the MRI with its associated waiting and administrative areas. The Hospital Association has informed Staff that the area required for the MRI is 7500 square feet. Staff has added a development condition which would limit the size of the alternate site for the MRI to 8000 square feet to reduce the sprawl of the hospital and associated buildings across the site. The revised Proposed Development Conditions are contained in Attachment 3 of this addendum.

Conclusions:

Provided that development occurs in accord with the draft proffers and Proposed Development Conditions, the package of applications for the proposed expansion of the Fair Oaks Hospital, the proposed second medical office building and the dedication of land south of Alder Woods Road to the Park Authority in lieu of the stream valley land initially committed continues to be in accord with the recommendation of the Comprehensive Plan and addresses the concerns of Staff.

Recommendations

The Staff recommends that RZ 87-C-042 be approved subject to the execution of the draft proffers contained in Attachment 2.

The Staff further recommends that PCA 85-C-091-2 be approved subject to the execution of the draft proffers contained in Attachment 2.

The Staff further recommends that SEA 84-C-076-3 be approved subject to the Proposed Development Conditions contained in Attachment 4.

The Staff further recommends that PCA 78-C-079 be approved subject to the execution of the draft proffers contained in Attachment 2.

Should the Board of Supervisors approve RZ 87-C-042, PCA 85-C-091-2, SEA 84-C-076-3 and PCA 78-C-079, the staff further recommends that the Transitional Screening yard requirement be modified along all boundaries in accordance with Section 13-104 of the Zoning Ordinance and that the Barrier requirement be modified in accordance with the August 31, 1989 proffers.

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.

Attachments

1. Reduction of the revised GDP/SE Plat dated August 31, 1989
2. Draft Proffer Statement dated August 31, 1989
3. Proposed Development Conditions

TABULATION

EXISTING ZONING C-3, R-3
PROPOSED ZONING C-3

LAND AREA

C-3 38.8 + AC
R-3 7.5 + AC
TOTAL LAND AREA 46.3 + AC

GROSS FLOOR AREA

CURRENTLY APPROVED 263,819 SF
HOSPITAL - 160 BEDS 178,788 SF
MEDICAL OFFICE BLDG #1 82,031 SF
MAINTENANCE FACILITY 3,000 SF

PROPOSED ADDITIONAL 118,600 SF
MEDICAL OFFICE BLDG #2 86,000 + SF
HOSPITAL AND PERMANENT MRI .. 32,600 + SF

TOTAL 382,419 SF

FLOOR AREA RATIO

CURRENTLY APPROVED 0.16
PROPOSED 0.19⁴

OPEN SPACE

REQUIRED (15%) 6.9 AC
PROPOSED (50%) 23 + AC

BUILDING HEIGHTS:

HOSPITAL 48 + FT
MEDICAL OFFICE BLDG #1 52 + FT
MAINTENANCE FACILITY 14 + FT
MEDICAL OFFICE BLDG #2 52 + FT
PERMANENT MOBILE MRI 18 + FT
HOSPITAL ADMINISTRATIVE OFFICES 15 + FT

PARKING SPACES (SEE NOTE 8)

HOSPITAL

REQUIRED/PROVIDED (2.9 SPACES/BED) 464
LOADING SPACES REQUIRED/PROVIDED 3
HANDICAPPED SPACES REQUIRED/PROVIDED 6

MEDICAL OFFICE BUILDING #1

REQUIRED/PROVIDED (5 SPACES/1000 GFA) 411
LOADING SPACES REQUIRED/PROVIDED 5
HANDICAPPED SPACES REQUIRED/PROVIDED 5

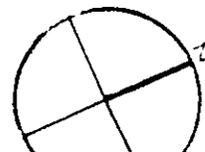
MEDICAL OFFICE BUILDING #2

REQUIRED/PROVIDED (5 SPACES/1000 GFA) 430
LOADING SPACES REQUIRED/PROVIDED 5
HANDICAPPED SPACES REQUIRED/PROVIDED 6

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

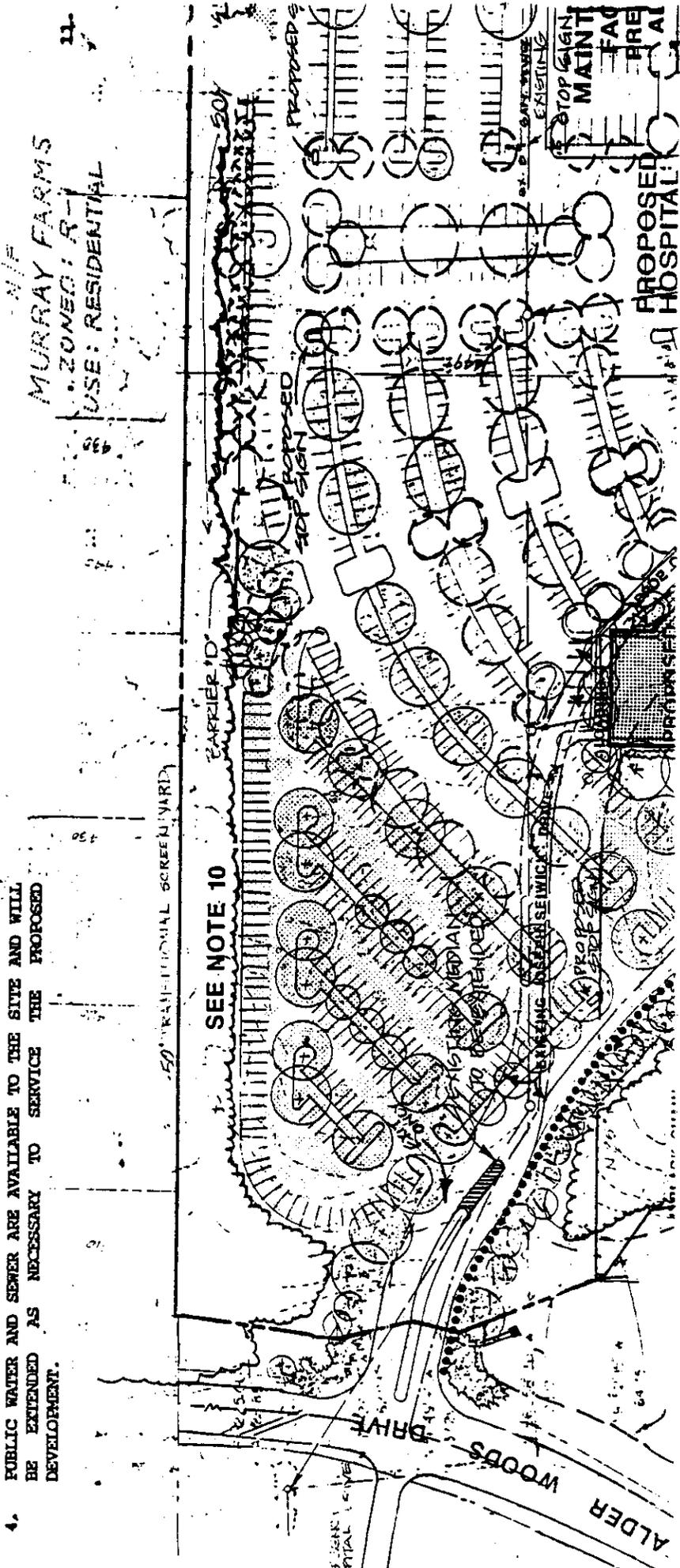
AUG 31 1989

ZONING EVALUATION DIVISION



NOTES

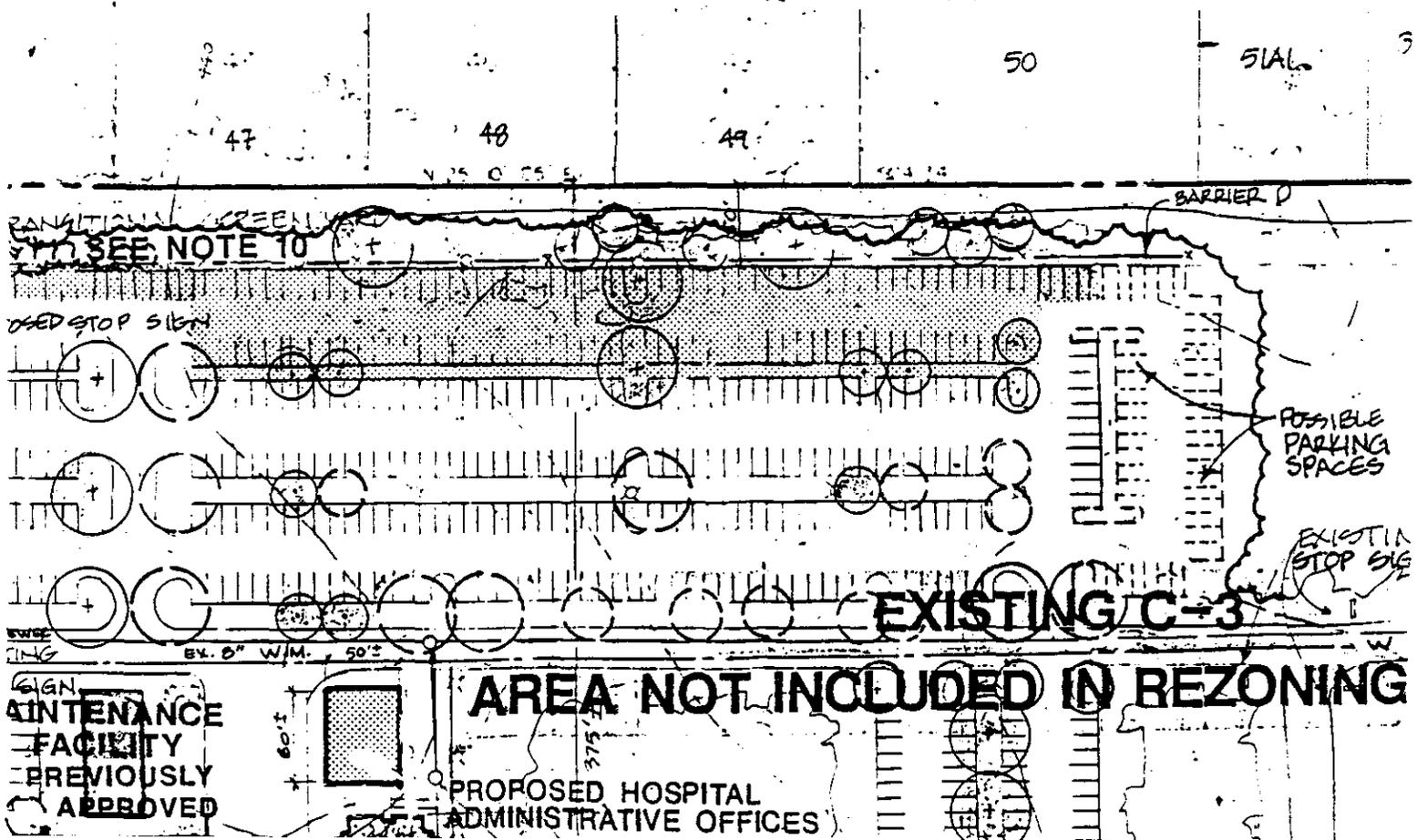
1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP 45-2 ((1)) PARCELS 25 AND 41. THIS GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAN IS SUBMITTED IN CONJUNCTION WITH ((1)) A REZONING APPLICATION TO REZONE PART OF PARCEL 45-2 ((1)) 25 FROM THE R-3 DISTRICT TO THE C-3 DISTRICT TO PERMIT THE DEVELOPMENT OF A SECOND MEDICAL OFFICE BUILDING AND ((2)) A SPECIAL EXCEPTION AMENDMENT APPLICATION TO RECOGNIZE THE SECOND MEDICAL OFFICE BUILDING AND TO RECOGNIZE THE INCREASED FLOOR AREA FOR THE PROPOSED HOSPITAL EXPANSION. EXCEPT WHERE NOTED HEREIN, THE PROPOSED DEVELOPMENT WILL CONFORM WITH THE PLAN AND DEVELOPMENT CONDITIONS APPROVED IN CONJUNCTION WITH SEA 84-C-076-2 AND PCA 85-C-091-1.
2. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BY OTHERS. DEWBERRY & DAVIS (D&D) ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID INFORMATION HEREBY.
3. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY POLICIES AND ORDINANCES.
4. PUBLIC WATER AND SEWER ARE AVAILABLE TO THE SITE AND WILL BE EXTENDED AS NECESSARY TO SERVICE THE PROPOSED DEVELOPMENT.
5. MINOR DEVIATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF THE PROPOSED MEDICAL OFFICE BUILDING, PERMANENT MRI AND PROPOSED HOSPITAL EXPANSION MAY OCCUR WITH FINAL ARCHITECTURAL OR ENGINEERING DESIGN. FURTHERMORE, THE PROPOSED HOSPITAL EXPANSION MAY OR MAY NOT BE CONNECTED TO THE EXISTING MEDICAL OFFICE BUILDING. IN ADDITION, AN ALTERNATE LOCATION IS SHOWN FOR THE PROPOSED PERMANENT MRI. IN THE EVENT THE PERMANENT MRI IS PROVIDED IN THIS ALTERNATE LOCATION, THE PROPOSED HOSPITAL EXPANSION AREA WILL BE REDUCED ACCORDINGLY. IN NO EVENT WILL THE COMBINED TOTAL GROSS FLOOR AREA FOR THE PROPOSED HOSPITAL EXPANSION AND PERMANENT MRI EXCEED 32,600 SQUARE FEET.
6. LANDSCAPING WILL BE PROVIDED IN CONFORMANCE WITH THE LANDSCAPING FEATURES SHOWN HEREON SUBJECT TO FINAL DESIGN AND ENGINEERING.
7. INGRESS/EGRESS EASEMENTS WILL BE PROVIDED FOR FAIRFAX COUNTY ASSESSMENT MAP 45-2 ((1)) PARCELS 8, 9, AND 11 PURSUANT TO SPECIAL EXCEPTION CONDITION #SEA 84-C-076, CONDITION #11.
- 8.
- 9.
- 10.
- 11.



8. IT IS UNDERSTOOD THAT THE PARKING SPACES SHOWN ILLUSTRATIVELY HEREON EXCEED THE NUMBER REQUIRED BY THE ZONING ORDINANCE AND THE NUMBER REPRESENTED IN THE PROJECT SUMMARY, AND THAT THE APPLICANT RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES TO THAT NUMBER REPRESENTED ON THE PROJECT SUMMARY. IT IS FURTHER UNDERSTOOD THAT ANY REDUCTION IN THE NUMBER OF PARKING SPACES PROVIDED WILL BE ACCOMPLISHED WITH NO AFFECT ON THE CIRCULATION PATTERN ESTABLISHED BY THIS PLAN. IN THE EVENT ADDITIONAL PARKING SPACES ARE REQUIRED FOR THE PROPOSED EXPANSION OF THE HOSPITAL PURSUANT TO PROFFER 20, ADDITIONAL PARKING SPACES WILL BE PROVIDED IN THE AREAS DELINEATED HEREON AS POSSIBLE PARKING SPACES.

9. IN THE AREA SUBJECT TO REZONING, THE LIMITS OF CLEARING AND GRADING ARE SUBJECT TO FINAL ENGINEERING AND DESIGN. IN THE AREA CURRENTLY ZONED C-3, THE LIMITS OF CLEARING AND GRADING REPRESENTED HEREON ARE IN ACCORDANCE WITH THE PREVIOUSLY APPROVED DEVELOPEMENT PLAN.

10. THE EXISTING VEGETATION SUPPLEMENTED WHERE NECESSARY WILL BE USED FOR THE TRANSITIONAL SCREENING IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 13-104 OF THE ZONING ORDINANCE.



DRAFT PROFFERS

FAIRFAX HOSPITAL SYSTEM

RZ 87-C-042
PCA 78-C-079-1
and
PCA 85-C-091-2

August 31, 1989

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the undersigned hereby proffers that, in the event the property that is the subject of RZ 87-C-042 is rezoned to the C-3 District and the companion PCA 85-C-091-2, PCA 78-C-079-1, and SEA 84-C-076-3 applications are approved by the Board of Supervisors, development will be subject to the following terms and conditions:

1. Pursuant to Par. 4 and 5 of Sect. 18-204 of the Zoning Ordinance, development of the subject property will be in conformance with the Generalized Development Plan/Special Exception Amendment Plat (The Plan) prepared by Dewberry & Davis, which consists of three (3) sheets and last dated August 31, 1989 and the conditions of approval of Special Exception Amendment 84-C-076-3.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

2. Ingress/egress easements and necessary temporary grading and construction easements will be provided for parcels 45-2 ((1)) 8, 9 and 11 in the event that said parcels develop in medically-related uses.
3. Transitional screening yards and barriers will be provided in accordance with the representations presented on The Plan. Transitional screening will consist of existing vegetation which will be supplemented as required by the County Arborist to meet the standards specified in Article 13. A Barrier D will be constructed along the western and southern boundaries of the site. No barriers will be provided along the other boundaries.
4. The limits of clearing and grading depicted on The Plan will be maintained. Utilities as determined by the Director of the Department of Environmental Management (DEM) may be permitted within the limits of clearing and grading provided that clearing is limited to the extent possible as determined by the Director of DEM and a re-vegetation plan to mitigate the impacts of the clearing and grading is approved by the Director of DEM.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

5. The applicant will present a detailed landscape plan(s) to accompany the required site plan(s) that will be in substantial conformance with the preliminary landscape features presented on The Plan and the applicant will implement the plan subject to the approval of the County Arborist. The detailed landscape plan(s) will include a comprehensive planting plan for the foundations of the three buildings.
6. The heights of the buildings will be no higher than represented on The Plan. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the medical office buildings and will be screened in part by a parapet wall three to four feet in height.
7. The medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
8. Stormwater management and Best Management Practices will be provided in accordance with the policies and ordinances of Fairfax County.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

The existing stormwater detention facility located in the northeastern quadrant of Alder Woods Drive and Joseph Siewick Drive will be improved to increase its capacity and convert it to a wet pond in accordance with Site Plan 3624-PI-03, as approved by Fairfax County. The stormwater management facility will be maintained by the applicant.

9. Prior to occupancy of the second medical office building and proposed hospital expansion, stop signs will be placed at the locations indicated on The Plan. In addition, the existing median on Joseph Siewick Drive at its intersection with Alder Woods Drive will be extended as shown on The Plan.
10. The applicant will provide a bicycle rack in a safe and accessible location next to the proposed second medical office building as approved by DEM.
11. A picnic table will be provided at an appropriate location near the proposed second medical office building.
12. Parking lot lighting will be designed and located in such a manner on site that it is rendered unobtrusive to existing residences along the southern property line, as determined by DEM.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

13. The proposed second medical office building and the proposed expansion of the hospital will be constructed with a brick similar in color and size to those used for the existing medical office building and hospital. The second medical office building will have an appearance that is comparable to the representation presented on Sheet 3 of The Plan as determined by DEM. In addition, the applicant will explore the possible use of innovative types of windows and/or shades which will minimize the glare from the back side of the office building towards the homes in Fair Oaks Estates.

14. The applicant will provide the Fair Oaks Estates Homeowners Association and the Navy Vale Community League with written notification of the submission of the site plan to DEM for the proposed second medical office building. In addition to the requirements set forth in Par. 1 of Sect. 17-106 of the Zoning Ordinance, copies of the written notification will be submitted to DEM.

15. The applicant will construct the following transportation improvements subject to the approval of DEM and the Virginia Department of Transportation (VDOT).

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

- a. The improvement of "Unnamed Street" (Alder Woods Drive Extended) to a four lane undivided standard within a 63 foot right of way with a 52 foot pavement section from Alder Woods Drive to Rugby Road to include a 4 foot concrete sidewalk in accordance with Site Plan 3624-PI-07.
- b. The improvement of Rugby Road to provide a right turn lane onto "Unnamed Street" (Alder Woods Drive Extended) in accordance with Site Plan 3624-PI-07.
- c. The improvement of Ox Trail to provide a left turn lane onto Joseph Siewick Drive from Ox Trail.
- d. If and when deemed necessary by the applicant, the construction of an emergency vehicle only, one-way access road between the Fairfax County Parkway which will align with the site entrance on Alder Woods Drive as may be approved by DEM.
- e. A letter of credit for the cost of a traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) will be provided at time of site plan approval.
- f. At time of site plan approval, if VDOT warrants for signalization are met, a traffic signal at the intersection of Ox Trail and Joseph Siewick Drive will be provided

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

- g. At time of site plan approval for the second medical office building, the applicant will contribute \$10,000.00 for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

In the event the applicant is unable to obtain the necessary rights of way and/or grading easements for the above-referenced improvements, it will request the County to use its power of eminent domain to acquire same which shall be at the expense of the applicant. It is expressly understood that in the event the County does not acquire the aforesaid rights of way and/or grading easements by means of condemnation powers, the applicant will file an appropriate Proffered Condition Amendment application.

16. At time of site plan approval for the second medical office building, the applicant will dedicate to the Board of Supervisors and convey in fee simple right-of-way along the subject property's Ox Trail frontage to a distance of 35 feet from the existing centerline. Temporary grading and construction easements across the Ox Trail frontage of the site will be provided as requested by VDOT and/or DEM.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

17. No occupancy of the proposed second medical office building will occur until the road improvements identified in 15 a, b and c are "completed." "Completed" will be construed to mean physical improvements are in place and sufficient to allow the roads use by vehicular traffic regardless of the roads acceptance into the State's road system. No occupancy of the proposed second medical office building will occur until the existing stormwater detention facility is improved in accordance with Site Plan 3624-PI-03.
18. All rights of way dedicated in conjunction with these proffers will be conveyed to the Board of Supervisors in fee simple.
19. An area of approximately 5.5 acres in size located on Tax Map 45-2 ((1)) 25K between Alder Woods Drive and the planned Fairfax County Parkway will be conveyed to the Fairfax County Board of Supervisors for public use. This land area will be conveyed within one (1) year from the date of approval of this application by the Board of Supervisors.
20. Parking for the proposed second medical office building will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance. Parking for the proposed hospital expansion will be based on 2.9 spaces per licensed bed or, if deemed necessary by the Director of DEM, a parking study will be conducted by the applicant for the entire site for review and acceptance by the

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

Director of DEM at time of site plan approval. This parking study will evaluate parking demand on-site and parking supply and make recommendations for the provision of additional parking spaces on site, if warranted. Additional parking will be provided, if a parking shortage exists, as determined by the parking study and the Director of DEM.

21. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

FAIRFAX HOSPITAL SYSTEM

By: _____
Donald L. Harris, Senior Vice President

INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____

INOVA HEALTH SYSTEMS FOUNDATION

By: _____
Donald L. Harris, Senior Vice President

Attachment 3

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-3 located at Tax Map 45-2 ((1)) 25, 41 for a hospital and associated uses, heliport and medical office buildings, pursuant to Sect. 4-403 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 conformance with the approved Special Exception Plat and these conditions.
4. Where Barrier D is provided, as shown on the Special Exception Plat, it shall be vinyl clad.
5. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-2 which shall remain in full force and effect.
6. The fifty foot screening yard located along the western boundary shall be supplemented to provide the plantings required for Transitional Yard 3 as specified by the Zoning Ordinance. Existing vegetation may be used to satisfy part of the required plantings.
7. All dumpsters located on the 46.33 acre hospital site shall be completely screened by a combination of brick walls and evergreen plantings as determined by the County Arborist. Gates may be required, however, this shall be at the discretion of the County Arborist, based on the adequacy of the screening measures.
8. The foundation plantings similar to that shown for MOB-2 shall be provided around the other buildings on the hospital site subject to the approval of the County Arborist.

9. The two handicapped parking spaces located in the central island in front of MOB-2 shall be moved adjacent to the building in locations approved by the Director, DEM.
10. The structure for the alternate location of the proposed MRI located near the emergency room entrance shall be limited to 8000 square feet gross floor area. In addition, the height of the alternate MRI structure shall be limited to 18 feet.
11. Note 11 of the GDP/SE Plat dated August 31, 1989 shall be deleted from the plan and shall have no effect on the development of Fair Oaks Hospital.

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 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.

DRAFT PROFFERS

FAIRFAX HOSPITAL SYSTEM

RZ 87-C-042
PCA 78-C-079-1
and
PCA 85-C-091-2

August 31, 1989

Pursuant to Section 15.1-491 (a) of the Code of Virginia, 1950 edition as amended, the undersigned hereby proffers that, in the event the property that is the subject of RZ 87-C-042 is rezoned to the C-3 District and the companion PCA 85-C-091-2, PCA 78-C-079-1, and SEA 84-C-076-3 applications are approved by the Board of Supervisors, development will be subject to the following terms and conditions:

1. Pursuant to Par. 4 and 5 of Sect. 18-204 of the Zoning Ordinance, development of the subject property will be in conformance with the Generalized Development Plan/Special Exception Amendment Plat (The Plan) prepared by Dewberry & Davis, which consists of three (3) sheets and last dated August 31, 1989 and the conditions of approval of Special Exception Amendment 84-C-076-3.

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PCA 85-C-091-2
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Draft Proffers
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3. Transitional screening yards and barriers will be provided in accordance with the representations presented on The Plan. Transitional screening will consist of existing vegetation which will be supplemented as required by the County Arborist to meet the standards specified in Article 13. A Barrier D will be constructed along the western and southern boundaries of the site. No barriers will be provided along the other boundaries.

4. The limits of clearing and grading depicted on The Plan will be maintained. Utilities as determined by the Director of the Department of Environmental Management (DEM) may be permitted within the limits of clearing and grading provided that clearing is limited to the extent possible as determined by the Director of DEM and a re-vegetation plan to mitigate the impacts of the clearing and grading is approved by the Director of DEM.

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PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

5. The applicant will present a detailed landscape plan(s) to accompany the required site plan(s) that will be in substantial conformance with the preliminary landscape features presented on The Plan and the applicant will implement the plan subject to the approval of the County Arborist. The detailed landscape plan(s) will include a comprehensive planting plan for the foundations of the three buildings.
6. The heights of the buildings will be no higher than represented on The Plan. Rooftop structures to include penthouses will not extend more than twelve (12) feet above the roof line of the medical office buildings and will be screened in part by a parapet wall three to four feet in height.
7. The medical office buildings will be limited to medical-related uses and accessory service uses as permitted by Article 10 of the Zoning Ordinance.
8. Stormwater management and Best Management Practices will be provided in accordance with the policies and ordinances of Fairfax County.

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Draft Proffers
August 31, 1989

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9. Prior to occupancy of the second medical office building and proposed hospital expansion, stop signs will be placed at the locations indicated on The Plan. In addition, the existing median on Joseph Siewick Drive at its intersection with Alder Woods Drive will be extended as shown on The Plan.
10. The applicant will provide a bicycle rack in a safe and accessible location next to the proposed second medical office building as approved by DEM.
11. A picnic table will be provided at an appropriate location near the proposed second medical office building.
12. Parking lot lighting will be designed and located in such a manner on site that it is rendered unobtrusive to existing residences along the southern property line, as determined by DEM.

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13. The proposed second medical office building and the proposed expansion of the hospital will be constructed with a brick similar in color and size to those used for the existing medical office building and hospital. The second medical office building will have an appearance that is comparable to the representation presented on Sheet 3 of The Plan as determined by DEM. In addition, the applicant will explore the possible use of innovative types of windows and/or shades which will minimize the glare from the back side of the office building towards the homes in Fair Oaks Estates.

14. The applicant will provide the Fair Oaks Estates Homeowners Association and the Navy Vale Community League with written notification of the submission of the site plan to DEM for the proposed second medical office building. In addition to the requirements set forth in Par. 1 of Sect. 17-106 of the Zoning Ordinance, copies of the written notification will be submitted to DEM.

15. The applicant will construct the following transportation improvements subject to the approval of DEM and the Virginia Department of Transportation (VDOT).

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

- a. The improvement of "Unnamed Street" (Alder Woods Drive Extended) to a four lane undivided standard within a 63 foot right of way with a 52 foot pavement section from Alder Woods Drive to Rugby Road to include a 4 foot concrete sidewalk in accordance with Site Plan 3624-PI-07.
- b. The improvement of Rugby Road to provide a right turn lane onto "Unnamed Street" (Alder Woods Drive Extended) in accordance with Site Plan 3624-PI-07.
- c. The improvement of Ox Trail to provide a left turn lane onto Joseph Siewick Drive from Ox Trail.
- d. If and when deemed necessary by the applicant, the construction of an emergency vehicle only, one-way access road between the Fairfax County Parkway which will align with the site entrance on Alder Woods Drive as may be approved by DEM.
- e. A letter of credit for the cost of a traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) will be provided at time of site plan approval.
- f. At time of site plan approval, if VDOT warrants for signalization are met, a traffic signal at the intersection of Ox Trail and Joseph Siewick Drive will be provided.

PCA 78-C-079-1
PCA 85-C-091-2
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Draft Proffers
August 31, 1989

- g. At time of site plan approval for the second medical office building, the applicant will contribute \$10,000.00 for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

In the event the applicant is unable to obtain the necessary rights of way and/or grading easements for the above-referenced improvements, it will request the County to use its power of eminent domain to acquire same which shall be at the expense of the applicant. It is expressly understood that in the event the County does not acquire the aforesaid rights of way and/or grading easements by means of condemnation powers, the applicant will file an appropriate Proffered Condition Amendment application.

16. At time of site plan approval for the second medical office building, the applicant will dedicate to the Board of Supervisors and convey in fee simple right-of-way along the subject property's Ox Trail frontage to a distance of 35 feet from the existing centerline. Temporary grading and construction easements across the Ox Trail frontage of the site will be provided as requested by VDOT and/or DEM.

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

17. No occupancy of the proposed second medical office building will occur until the road improvements identified in 15 a, b and c are "completed." "Completed" will be construed to mean physical improvements are in place and sufficient to allow the roads use by vehicular traffic regardless of the roads acceptance into the State's road system. No occupancy of the proposed second medical office building will occur until the existing stormwater detention facility is improved in accordance with Site Plan 3624-PI-03.
18. All rights of way dedicated in conjunction with these proffers will be conveyed to the Board of Supervisors in fee simple.
19. An area of approximately 5.5 acres in size located on Tax Map 45-2 ((1)) 25K between Alder Woods Drive and the planned Fairfax County Parkway will be conveyed to the Fairfax County Board of Supervisors for public use. This land area will be conveyed within one (1) year from the date of approval of this application by the Board of Supervisors.
20. Parking for the proposed second medical office building will be provided in accordance with the provisions of Article 11 of the Zoning Ordinance. Parking for the proposed hospital expansion will be based on 2.9 spaces per licensed bed or, if deemed necessary by the Director of DEM, a parking study will be conducted by the applicant for the entire site for review and acceptance by the

PCA 78-C-079-1
PCA 85-C-091-2
RZ 87-C-042

Draft Proffers
August 31, 1989

Director of DEM at time of site plan approval. This parking study will evaluate parking demand on-site and parking supply and make recommendations for the provision of additional parking spaces on site, if warranted. Additional parking will be provided, if a parking shortage exists, as determined by the parking study and the Director of DEM.

21. Each reference to "Applicant" in this proffer will include within its meaning, and will be binding upon, applicant's successor(s) in interest and/or the developer(s) of the subject property or any portion thereof.

FAIRFAX HOSPITAL SYSTEM

By: _____
Donald L. Harris, Senior Vice President

INDUSTRIAL DEVELOPMENT AUTHORITY

By: _____

INOVA HEALTH SYSTEMS FOUNDATION

By: _____
Donald L. Harris, Senior Vice President

Attachment 3

PROPOSED DEVELOPMENT CONDITIONS

If it is the intent of the Board of Supervisors to approve SEA 84-C-076-3 located at Tax Map 45-2 ((1)) 25, 41 for a hospital and associated uses, heliport and medical office buildings, pursuant to Sect. 4-403 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval 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 conformance with the approved Special Exception Plat and these conditions.
4. Where Barrier D is provided, as shown on the Special Exception Plat, it shall be vinyl clad.
5. These Development Conditions shall be in addition to any proffers adopted pursuant to PCA 85-C-091-2 which shall remain in full force and effect.
6. The fifty foot screening yard located along the western boundary shall be supplemented to provide the plantings required for Transitional Yard 3 as specified by the Zoning Ordinance. Existing vegetation may be used to satisfy part of the required plantings.
7. All dumpsters located on the 46.33 acre hospital site shall be completely screened by a combination of brick walls and evergreen plantings as determined by the County Arborist. Gates may be required, however, this shall be at the discretion of the County Arborist, based on the adequacy of the screening measures.
8. The foundation plantings similar to that shown for MOB-2 shall be provided around the other buildings on the hospital site subject to the approval of the County Arborist.

9. The two handicapped parking spaces located in the central island in front of MOB-2 shall be moved adjacent to the building in locations approved by the Director, DEM.
10. The structure for the alternate location of the proposed MRI located near the emergency room entrance shall be limited to 8000 square feet gross floor area. In addition, the height of the alternate MRI structure shall be limited to 18 feet.

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 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.