

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



August 30, 1989

STAFF REPORT

**WSPOD**

APPLICATION NUMBER RZ 87-C-042

(Concurrent with PCA 85-C-091-2, SEA 87-C-076-3, PCA 78-C-079)

CENTREVILLE DISTRICT

Applicant: Fairfax Hospital System, A Division of Inova Health Systems

Present Zoning: R-3, WSPOD

Requested Zoning: C-3, WSPOD

Proposed Use: Medical Office  
Building, Private  
Open Space

Acreage: 7.5 Acres

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

Application Filed: May 15, 1987

Planning Commission Public Hearing: September 13, 1989

Board of Supervisors Public Hearing: not scheduled

Staff Recommendation: The Staff recommends that RZ 87-C-042 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that PCA 85-C-091-2 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that SEA 84-C-076-3 be approved subject to the Proposed Development Conditions contained in Appendix 2.

The Staff further recommends that PCA 78-C-079 be approved subject to the execution of the draft proffers contained in Appendix 1.

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 25, 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 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.

For Information Call Zoning Evaluation Division, OCP at 246-1290.

PB/braham:154



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 25, 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.

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COMMONWEALTH OF VIRGINIA  
**COUNTY OF FAIRFAX**

August 30, 1989



**WSPOD**

**STAFF REPORT**

**APPLICATION NUMBER SEA 84-C-076-3**

**(Concurrent with RZ 87-c-042, PCA 85-C-091-2, PCA 78-C-079)**

**CENTREVILLE DISTRICT**

**Applicant: Fairfax Hospital Systems, A Division of Inova Health Systems**

**Subject Parcel: 45-2 ((1)) 25, 41**

**Present Zoning: C-3, R-3, WSPOD      Acreage: 46.33 Acres**

**Proposed Use: Hospital, Medical Office Buildings, Private Open Space**

**Applicable Zoning Ordinance Provision: 4-304**

**Application Filed: July 2, 1987**

**Planning Commission Hearing Date: September 13, 1989**

**Board of Supervisors Hearing Date: not scheduled**

**Staff Recommendation: The Staff recommends that SEA 84-C-076-3 be approved subject to the Proposed Development Conditions contained in Appendix 2.**

**The Staff further recommends that RZ 87-C-042 be approved subject to the execution of the draft proffers contained in Appendix 1.**

**The Staff further recommends that PCA 85-C-091-2 be approved subject to the execution of the draft proffers contained in Appendix 1.**

The Staff further recommends that PCA 78-C-079 be approved subject to the execution of the draft proffers contained in Appendix 1.

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 18, 1989 proffers.

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.

For Information call Zoning Evaluation Division, OCP at 246-1290.

PB/B:154



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX



August 30, 1989

STAFF REPORT

**WSPOD**

APPLICATION NUMBER PCA 78-C-079

(Concurrent with RZ 87-C-042, SEA 87-C-076-3, PCA 85-C-091-2)

CENTREVILLE DISTRICT

Applicant: Fairfax Hospital System, A Division of Inova Health Systems

Present Zoning: R-3, WSPOD

Request: Proffered Condition  
Amendment

Proposed Use: Open Space Uses

Acreage: 5.5 Acres

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

Application Filed: March 17, 1989

Planning Commission Public Hearing: September 13, 1989

Board of Supervisors Public Hearing: not scheduled

Staff Recommendation: The Staff recommends that PCA 78-C-079 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that RZ 87-C-042 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that PCA 85-C-091-2 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that SEA 84-C-076-3 be approved subject to the Proposed Development Conditions contained in Appendix 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 25, 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 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.

For Information Call Zoning Evaluation Division, OCP at 246-1290.

PB/braham:154

# REZONING APPLICATION

## RZ 87-C-042

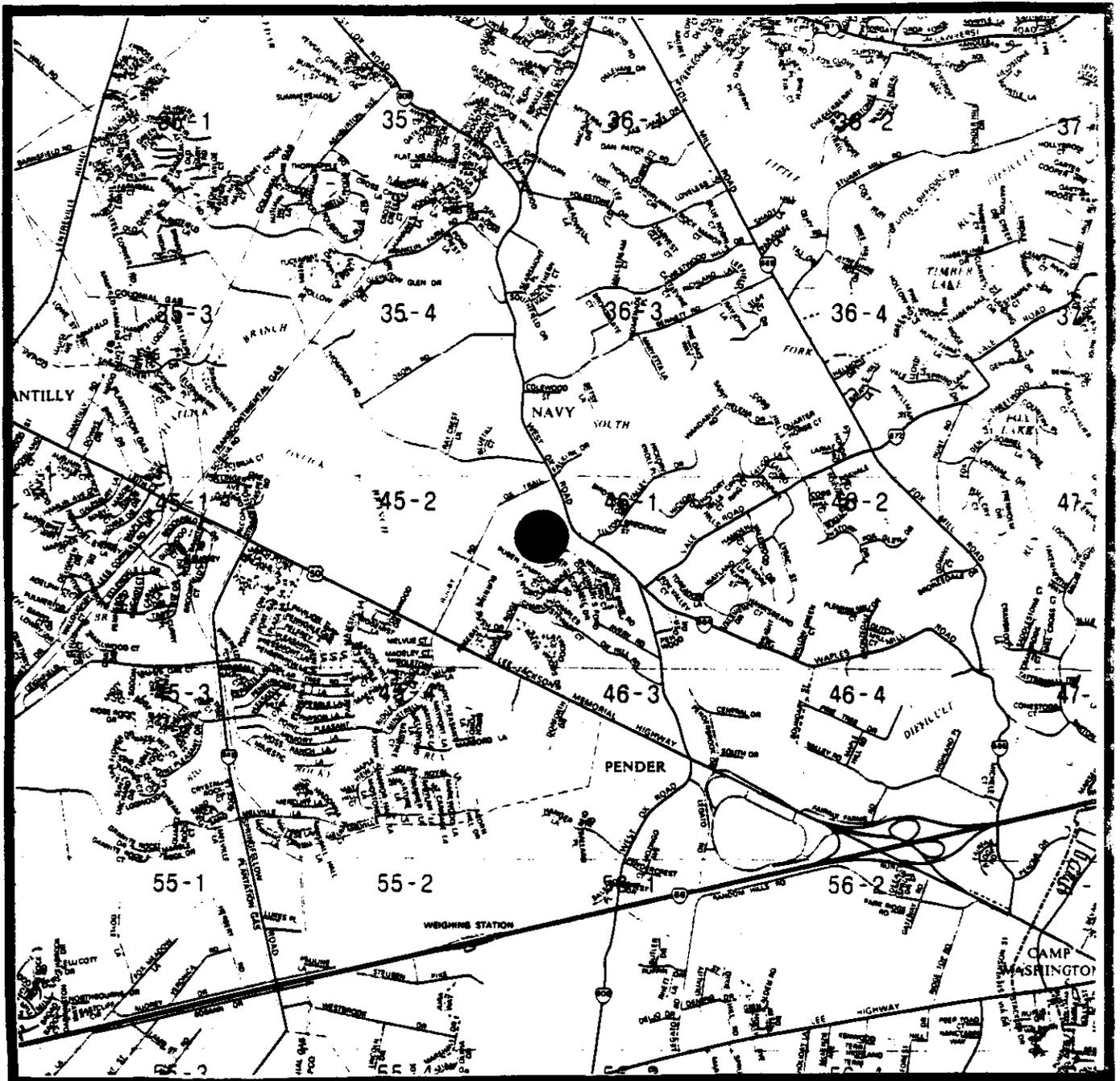
RZ 87-C-042  
FILED 5/15/87

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
TO REZONE: 7.50 ACRES OF LAND; DISTRICT - CENTREVILLE  
PROPOSED: MEDICAL OFFICE BUILDING  
LOCATED: ALONG SOUTHERN BOUNDARY OF THE EXISTING HOSPITAL SITE  
ON S.E. SIDE OF OX TRAIL APPROX. 500 FT. W. OF ITS  
INTERSECTION WITH WEST OX RD.

ZONING: R-3, WS

TO: C-3, WS

MAP REF 045-2- /01/ /0025- P



# ZONING APPLICATION

## RZ 87-C-042

RE 87-C-042  
FILED 5/15/87

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
TO REZONE: 7.50 ACRES OF LAND; DISTRICT - CENTREVILLE  
PROPOSED: MEDICAL OFFICE BUILDING  
LOCATED: ALONG SOUTHERN BOUNDARY OF THE EXISTING HOSPITAL SITE  
ON S.E. SIDE OF OX TRAIL APPROX. 500 FT. W. OF ITS  
INTERSECTION WITH WEST OX RD.

ZONING: R-3, WS  
TO: C-3, WS

MAP REF 045-2- /01/ /0025- P



# PROFFERED CONDITION AMENDMENT

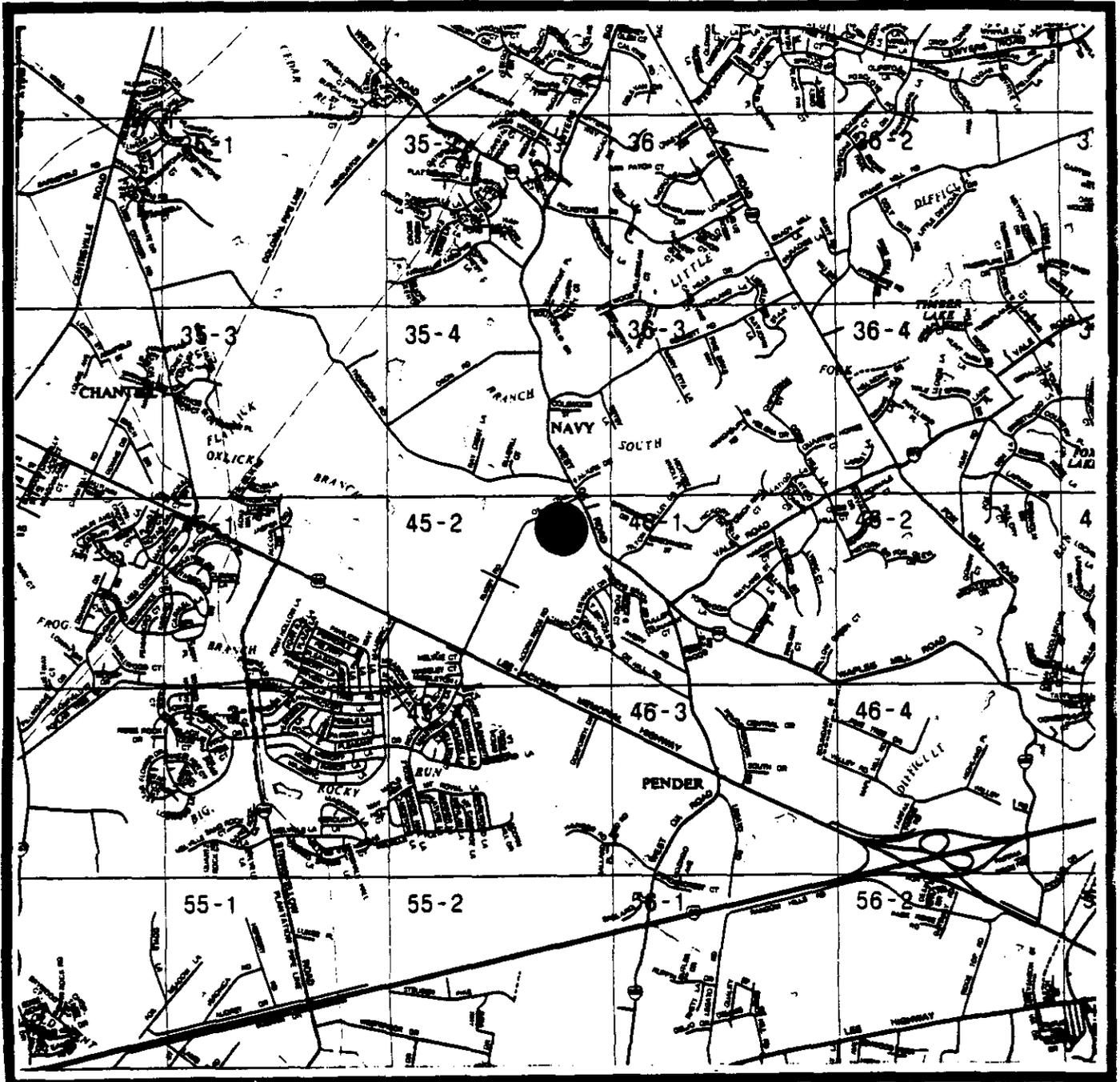
PCA 85-C-091-2

CA 85-C-091 -02  
FILED 10/23/87

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
PROFFERED CONDITION AMENDMENT  
PROPOSED: MEDICAL OFFICE BUILDING  
APPROX. 46.33 ACRES OF LAND; DISTRICT - CENTREVILLE  
LOCATED: S. SIDE OF OX TRAIL APPROX. 500 FT. W. OF INTERSECTION  
WITH WEST OX RD.

ZONING: C-3 WS

MAP REF 045-2- /01/ /0025- , 0041



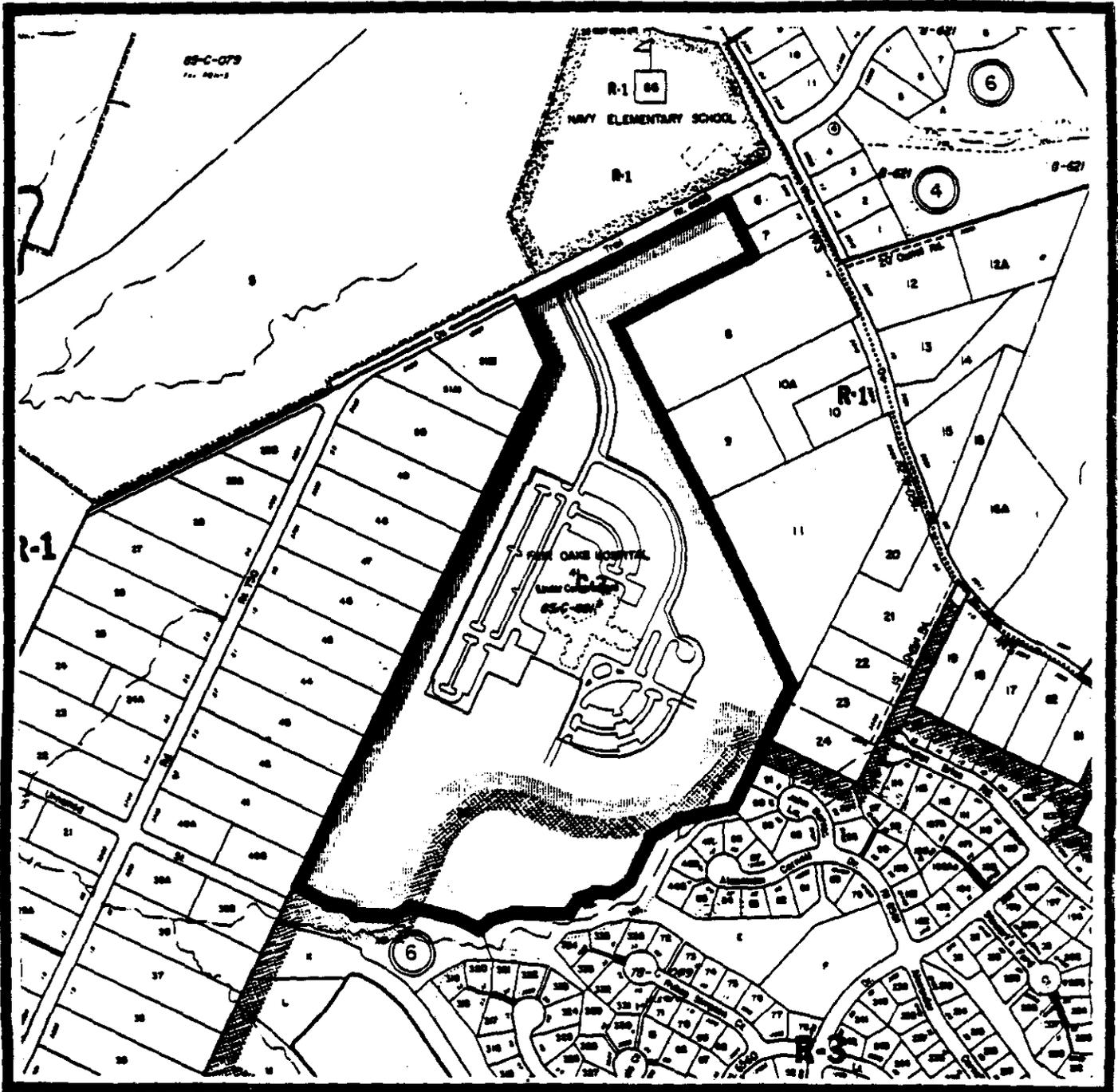
# PROFFERED CONDITION AMENDMENT

PCA 85-C-091-2

CA 85-C-091 -02  
FILED 10/23/87

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
PROFFERED CONDITION AMENDMENT  
PROPOSED: MEDICAL OFFICE BUILDING  
APPROX. 46.33 ACRES OF LAND; DISTRICT - CENTREVILLE  
LOCATED: S. SIDE OF OX TRAIL APPROX. 500 FT. W. OF INTERSECTION  
WITH WEST OX RD.

ZONING: C-3 WS  
MAP REF 045-2- /01/ /0025- , 0041



# SPECIAL EXEMPTION AMENDMENT APPLICATION

SEA 84-C-076-3

EA 84-C-076 -03  
FILED 07/02/87

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
AMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES  
TO PERMIT ADDITION OF MEDICAL OFFICE BUILDING  
ZONING DIST. SECTION: 84-0304  
ART 9 CATEGORY/USE: 03-06

46.33 ACRES OF LAND; DISTRICT - CENTREVILLE

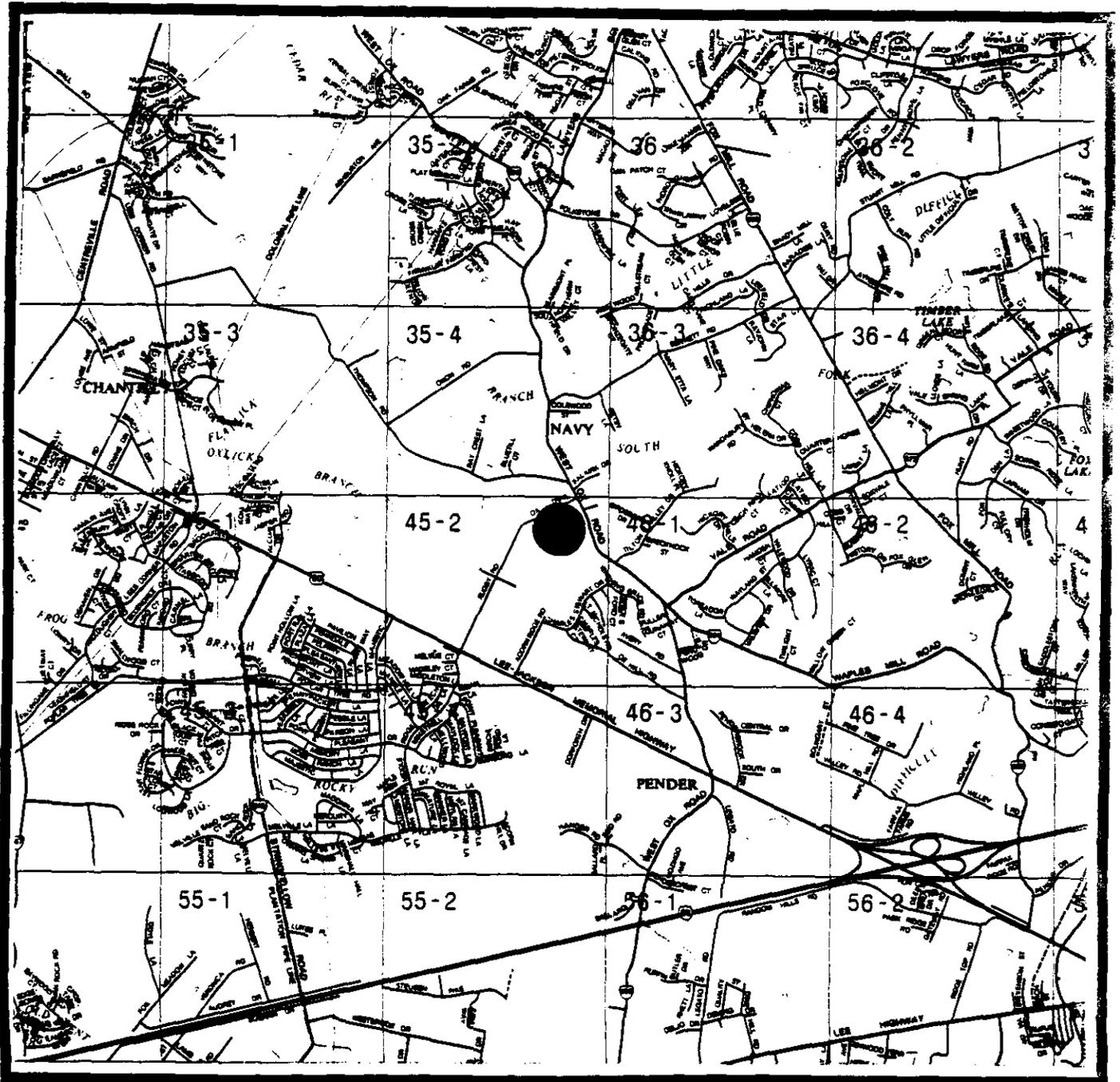
LOCATED: S. SIDE OF OX TRAIL APPROX. 500 FT. W. OF INTERSECTION  
WITH WEST OX RD.

ZONED C-3 WS

PLAN AREA 3

TAX MAP

045-2- /01/ /0025-, 0041



# SPECIAL EXEMPTION AMENDMENT APPLICATION

SEA 84-C-076-3

EA 84-C-076 -03  
FILED 07/02/07

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
AMEND SE 84-C-076 FOR MEDICAL CARE FACILITIES  
TO PERMIT ADDITION OF MEDICAL OFFICE BUILDING

ZONING DIST SECTION: 04-0304

ART 9 CATEGORY/USE: 03-06

46.33 ACRES OF LAND; DISTRICT - CENTREVILLE

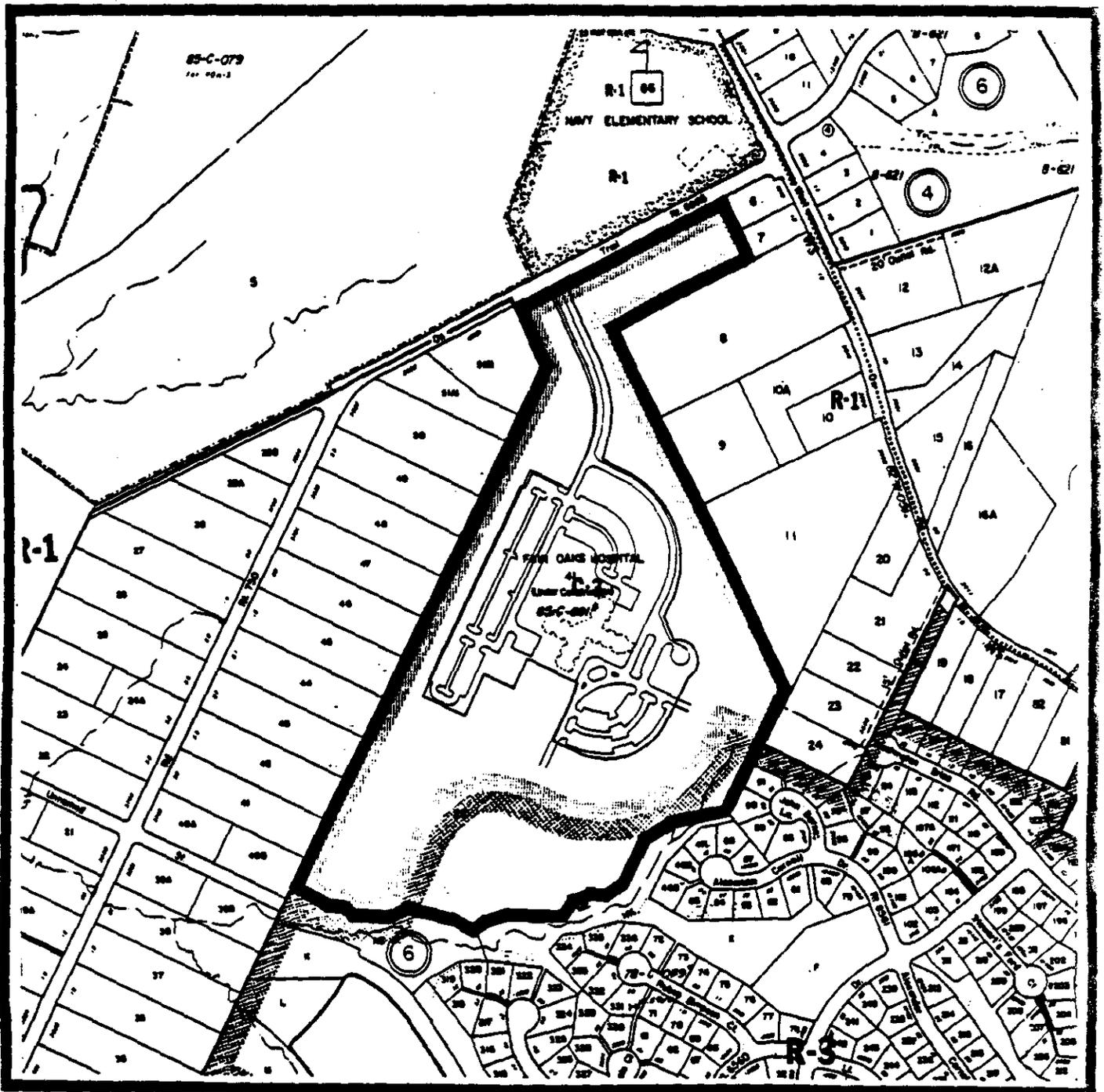
LOCATED: S. SIDE OF OX TRAIL APPROX. 500 FT. W. OF INTERSECTION  
WITH WEST OX RD.

ZONED C-3 WS

PLAN AREA 3

TAX MAP

045-2- /01/ /0025-, 0041



# PROFFERED CONDITION AMENDMENT

PCA 78-C-079

CA 78-C-079  
FILED 3/17/89

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
PROFFERED CONDITION AMENDMENT

PROPOSED: PARK LAND

APPROX: 5.50 ACRES OF LAND; DISTRICT - CENTREVILLE

LOCATED: W. SIDE ACORN RIDGE RD. APPROX. 1400 FT. N. OF LEE JACKSON HWY.

ZONING: R-3

OVERLAY DISTRICT(S): WS

MAP REF: 045-2- /01/ /0025K (shown as parcels 25J, pt. L and pt. K on tax maps dated 2-1-88)



# PROFFERED CONDITION AMENDMENT

PCA 78-C-079

CA 78-C-079  
FILED 3/17/89

FAIRFAX HOSPITAL SYSTEM, A DIVISION OF INOVA HEALTH SYSTEMS  
PROFFERED CONDITION AMENDMENT

PROPOSED: PARK LAND

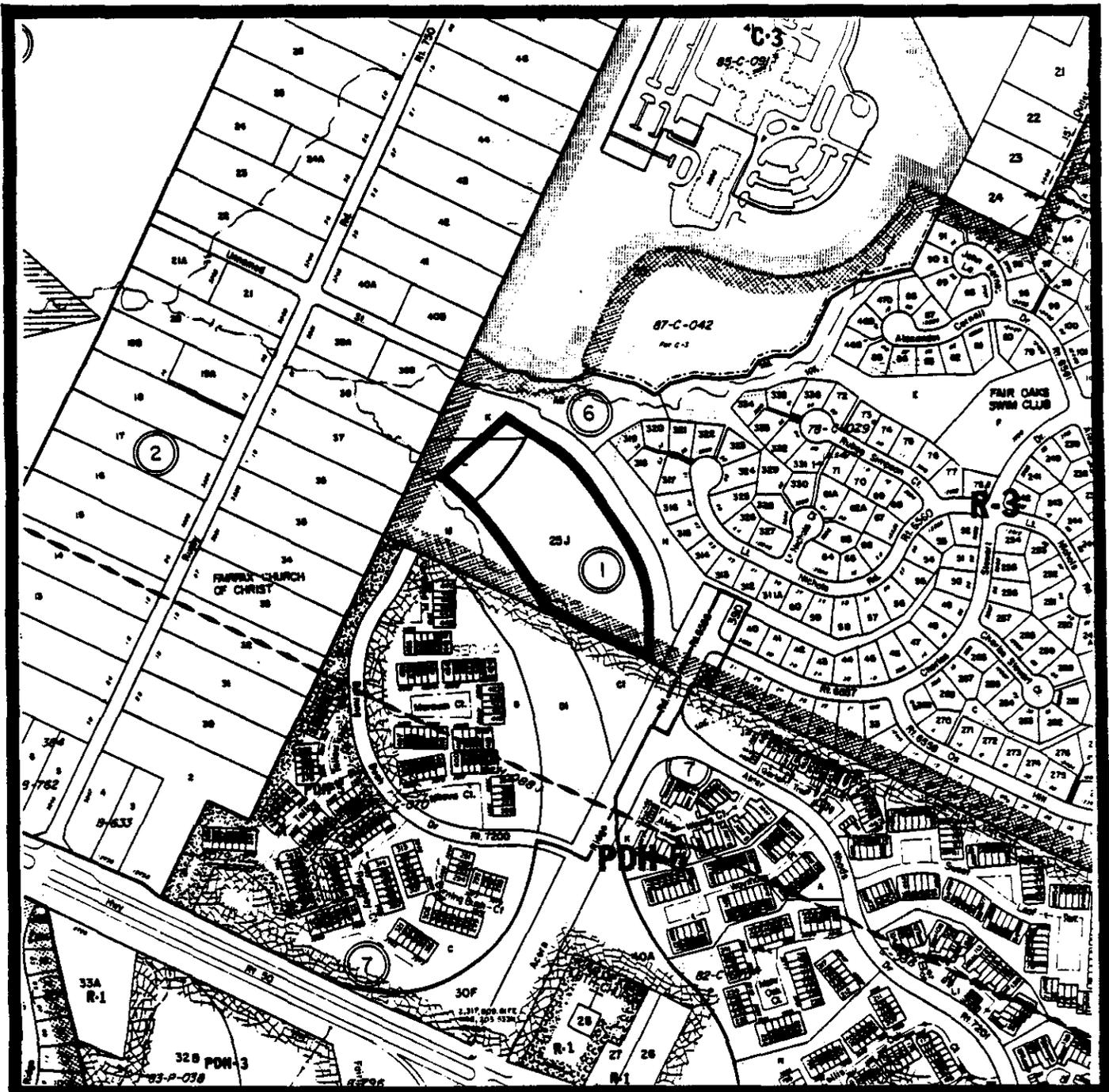
APPROX: 5.50 ACRES OF LAND; DISTRICT - CENTREVILLE

LOCATED: W. SIDE ACORN RIDGE RD. APPROX. 1400 FT. N. OF LEE  
JACKSON HWY.

ZONING: R-3

OVERLAY DISTRICT(S): WS

MAP REF: 045-2- /01/ /0025K (shown as parcels 25J, pt. L and pt. K on  
tax maps dated 2-1-88)





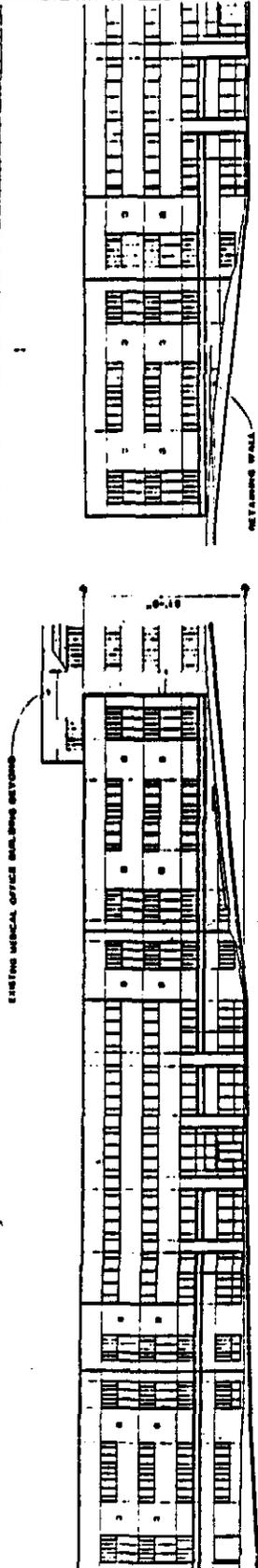
Mediplex  
MEDICAL BUILDING  
CORPORATION  
1001 WEST MEDICAL CENTER

DATE	10/15/70
DRAWN BY	J. J. J.
APPROVED BY	
PROJECT NO	0488
SHEET NO	5
OF	3

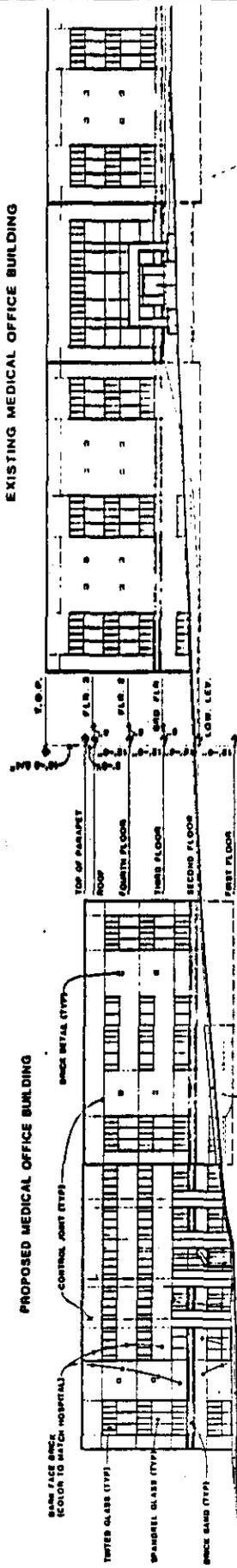
PROPOSED  
FAIR OAKS II  
MEDICAL OFFICE BUILDING  
FAYATTE COUNTY, VIRGINIA

BUILDING  
ELEVATION

DATE 10/15/70  
DRAWN BY J. J. J.  
APPROVED BY  
PROJECT NO 0488  
SHEET NO 5  
OF 3  
M 8828



**PARTIAL  
NORTHWEST ELEVATION**



**EAST ELEVATION**  
1" = 10'-0"

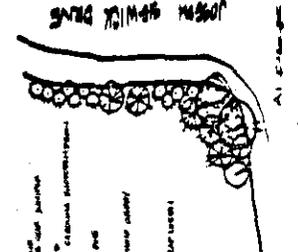
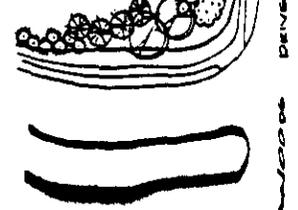
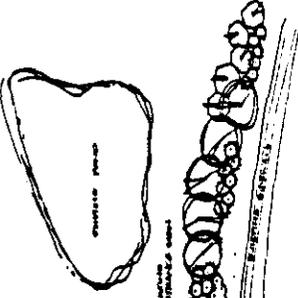
NOTE:  
THESE ELEVATIONS REPRESENT THE GENERAL CHARACTER AND STYLE  
OF THE PROPOSED MEDICAL OFFICE BUILDING. SPECIFIC FEATURES  
ARE SUBJECT TO MODIFICATION WITH FINAL DESIGN AND ENGINEERING



**Dewberry & Davis**  
 Architects Engineers Planners Architects  
 8001 Arlington Blvd., Fairfax, VA 22031  
 703 949-0100

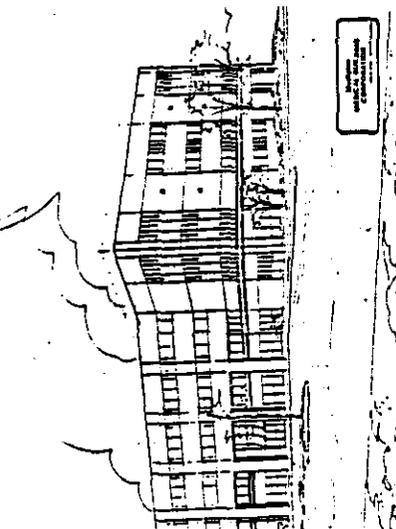
FAIRFAX HOSPITAL SYSTEM/FAIR OAKS SITE  
 CENTRAL/STRICT

2 15  
 11/15/01  
 11/15/01

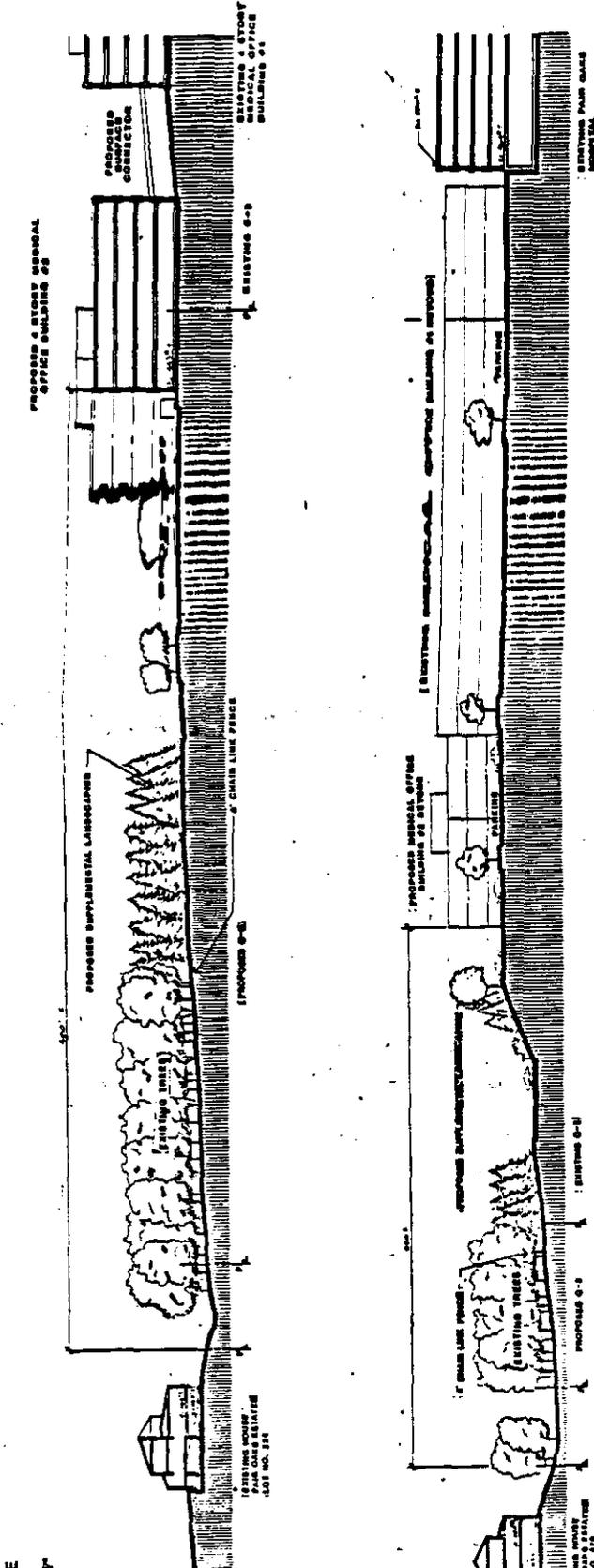


- LANDSCAPE LEGEND**
- SMALL PLANTINGS, 2' MAX. HGT. PLANTING
  - WIDE PLANTINGS, 4' MAX. HGT. PLANTING
  - PLANTINGS, 6' MAX. HGT. PLANTING
  - PLANTINGS, 8' MAX. HGT. PLANTING
  - PLANTINGS, 10' MAX. HGT. PLANTING
  - PLANTINGS, 12' MAX. HGT. PLANTING
  - PLANTINGS, 14' MAX. HGT. PLANTING
  - PLANTINGS, 16' MAX. HGT. PLANTING
  - PLANTINGS, 18' MAX. HGT. PLANTING
  - PLANTINGS, 20' MAX. HGT. PLANTING

**ENTRANCE DETAIL**



**EXISTING BUILDING ELEVATION**



**NOTE:** ELEVATIONS REPRESENTED FOR PROPOSED MEDICAL OFFICE BUILDING #1 ARE APPROXIMATE AND SUBJECT TO FINAL ENGINEERING DESIGN.



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

DESCRIPTION OF THE APPLICATION

Four concurrent applications have been submitted by the Fairfax Hospital System, a division of Inova Health Systems. The applicant is proposing to rezone 7.5 acres of land from the R-3 District to the C-3 District to permit additional floor area at the hospital site. The 7.5 acres which is the subject of RZ 87-C-042 was originally committed with the Special Exception to be offered to the Park Authority. The park is now proposed to be located on a nearby parcel, 45-2 ((1)) 25K, the subject property for PCA 78-C-079. The Fair Oaks Hospital site currently contains a 160 bed hospital with an accessory helipad and a 82,031 square foot medical office building (MOB-1) on approximately 46.33 acres. Approximately 38.83 acres of the hospital site is in the C-3 District and approximately 7.5 acres in the R-3 District. The proposal is to enlarge the area in the C-3 District to 46.33 acres and add an 86,000 square foot office medical office building (MOB-2) to the site, construct an addition to the hospital building of 32,600 square feet for a permanent magnetic resonance imager (MRI) and a separate 3,000 square foot administration building. The following is a description of the four applications.

RZ 87-C-042 is a request to rezone 7.5 acres of land in the southern portion of the 46.3 acre hospital site from the R-3 District to the C-3 District to increase the amount of land in the C-3 District thereby permitting the development of the second medical office building (MOB-2) and the proposed addition to the hospital building. The 7.5 acres which is the application property for the rezoning is located along the Oxlick Branch Stream Valley.

PCA 85-C-091-2 has been filed to amend the proffers for the existing C-3 portion of the hospital site to reflect the increase in land area in the C-3 District and to provide for the proposed second medical office building and increase in the size of the hospital. This application covers the whole 46.3 acre hospital site.

The existing Special Exception (SEA 84-C-076-2) for the hospital is proposed to be amended pursuant to SEA 84-C-076-3 to change the conditions and SE Plat to reflect the proposed change in land use, the second medical office building, the expansion of the hospital building and associated parking. The Special Exception Amendment is also required to amend the

current Development Conditions which require that at least 7.5 acres of the hospital site be offered to the Park Authority for park purposes. The hospital is proposing to relocate the park to Tax Map Parcel 45-2 ((1)) 25K, a 5.46 acre parcel, which when combined Tax Map Parcel 45-2 ((7)) C1, already dedicated to the Park Authority, will result in a park of 7.29 acres. (See Appendix 19 for the comments of the Fairfax County Park Authority). SEA 84-C-076-3 covers approximately 46.33 acres of land, all of the land currently associated with the hospital.

PCA 78-C-079 has been filed so that the dedication of Parcel 25K to the Park Authority can be proffered as part of these actions.

If the proposed changes, which include the second 86,000 square medical office building and the 32,600 square foot addition to the hospital, are approved, the overall FAR on the 46.3 acre hospital site will be 0.19. If the four applications are approved, the hospital site will include a 211,388 square foot hospital, a total of 171,031 square feet of medical offices, a 3,000 square foot administration building and a 3,000 square foot maintenance structure. Forty-eight percent of the site will be open space or approximately 22.47 acres. The hospital is 48 feet in height, the existing medical office building 52 feet in height and the proposed office building will be 52 feet in height. The proposed hospital addition will be one story or 18 feet in height. The helistop is constructed and is permitted as a use accessory to the hospital.

The applicant is also seeking a transitional screening yard modification to permit the use of existing vegetation to satisfy the transitional screening yard requirement pursuant to Section 13-104 of the Zoning Ordinance in the southwest corner of the site where a new parking area is proposed. Reapproval of the transitional screening yard modification along the western boundary pursuant to Section 13-104 to permit the use of the existing vegetation to provide screening is also requested. A waiver of the barrier requirement along the eastern boundary of the hospital site and along Ox Trail is also requested in favor the existing hardwood forest which has been retained along these boundaries. A similar modification was approved by the Board with the previous approvals. These modifications are reflected on the SE Plat and in the draft proffer statement in Appendix 1.

The Generalized Development Plan/Special Exception Plat covers the 46.33 acres which are included in the hospital site. The 46.33 acres includes the 7.5 acres which is the subject property for RZ 87-C-042, and is the extent of the

application property for PCA 85-C-091-2 and SEA 84-C-076-3. A copy of this plan is attached to the front of this report. The requirement for a Generalized Development Plan for PCA 78-C-079 was waived since no development is proposed with this application.

Hospitals are a Category 3 special exception use in the C-3 District. This application must satisfy the General Standards contained in Section 9-006, General Standards for Special Exception uses; Section 9-304, Standards for all Category 3 Uses and Section 9-308, Additional Standards for Medical Care Facilities. Copies of the applicable standards are excerpted in Appendix 20 of this report.

The applicant's affidavits and statements are attached as Appendices 3 and 4 respectively. Excerpts from the traffic impact analysis prepared by Kellerco on behalf of the applicant are contained in Appendix 5. The applicant's draft proffer statement is attached as Appendix 1. This statement incorporates all of the applicable development conditions adopted by the Board in conjunction with the approval of SEA 84-C-076-2. Locator maps and a reduction of the proposed Generalized Development Plan/Special Exception Plat (GDP/SE Plat) are attached to the front of this report. The GDP/SE Plat includes elevations and sections prepared for this application. The Development Conditions adopted pursuant to SEA 84-C-076-2 and the SE Plat are attached as Appendices 6 and 7 respectively. The proffer statement adopted pursuant to PCA 85-C-091-1 is attached as Appendix 8. The proffer statement adopted pursuant to RZ 78-C-079 is attached as Appendix 9. A reduction of the proffered Generalized Development Plan is also included in Appendix 9.

#### LOCATION AND CHARACTER OF THE AREA

This property is located in the Centreville District, approximately 2500 feet north of Route 50 and 2000 feet south of West Ox Road. Its northern boundary is formed by Ox Trail. Access to the site is via Ox Trail from the north and Alder Woods Drive from the south. Both roads intersect an internal spine road on the hospital site identified as Joseph Siewick Drive.

To the east of the application property is the Fair Oak Estates residential community which is developed in the R-3 District with single family detached homes as a cluster subdivision. 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 single family

detached residences are located to the north and northwest. The Fair Woods townhouse development is located to the south.

The hospital and MOB-1 and their requisite parking have been constructed and occupied. Those areas of the site which have not been developed retain the existing hardwood forest which was present prior to development.

Parcel 45-2 ((1)) 25K is located to the south of the hospital site, south of Alder Woods Drive (its northern boundary) and north of Section 11A of Fairwoods Estates. It is a level, undeveloped and wooded tract of land. Its southern boundary is formed by the Fairfax County Parkway right-of-way.

#### BACKGROUND

On July 23, 1979, the Board approved RZ 78-C-079 consisting of approximately 187 acres of land which were rezoned to the R-3 District. The area identified as 'I' on the proffered GDP has been developed as Fair Oaks Estates. The current 46.33 acre hospital site and Tax Map Parcel 45-2 ((1)) 25K were included in the application property for RZ 78-C-079. The proffered Generalized Development Plan did not show a layout for this western portion of the application property, identified in the proffers and on the GDP as 'II' (see Appendix 9).

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. 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 GDP. The remaining 7.5 acres were not included in the rezoning, since they were previously committed to be offered to the Park Authority pursuant to SE 84-C-076. Concurrently with RZ 85-C-091, the Board approved SEA 84-C-076-1 to amend the approved Special Exception Plat and conditions to reflect the addition of a medical office building (MOB-1).

On September 29, 1986, the Board of Supervisors approved PCA 85-C-091-1 and SEA 84-C-076-2 to amend the Special Exception Conditions which were proffered pursuant to RZ 85-C-091 to change the phasing of required improvements to the West Ox Road/Ox Trail intersection to permit the hospital to open prior to the completion of these improvements. SEA 84-C-076-2 and PCA 85-C-091-1 superseded the previous zoning actions for the hospital. The Development Conditions

and SE Plat adopted pursuant the SEA 84-C-076-2 are contained in Appendices 6 and 7 respectively. The proffers for PCA 85-C-091-1 are contained in Appendix 8.

#### PROVISIONS OF THE COMPREHENSIVE PLAN

The 46.33 acre 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:

On page III-39, under the section entitled "Land Use Recommendations," in Sector UP9, the Comprehensive Plan states the following:

"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."

On page I/C 5, under Policy #12 in the "Board of Supervisors Policies," the Comprehensive Plan states the following:

"Policy 12: Open Space--Fairfax County should support the conservation of appropriate land areas in a natural state including small open spaces in already congested and developing areas for passive neighborhood uses, visual relief, scenic value and screening and buffering purposes) to preserve, protect and enhance stream valleys, meadows, woodlands, wetlands and plant and animal life through a combination of an acquisition program, a tax policy, the police power and other appropriate means."

On page I/C-75, under the section entitled "General" in the "Environmental Recommendations", the Comprehensive Plan states the following:

"2. Natural vegetation, particularly trees shall be preserved, maintained, and utilized as air, noise and water quality and quantity control devices to the maximum extent possible."

The Area III Plan map shows that the subject property is planned for a County health facility and commercial office uses on the upland portion of the hospital site and private open space uses in the Oxlick Branch Stream Valley.

## ANALYSIS

### Description of the Generalized Development Plan/Special Exception Plat

The analysis below is based on the Generalized Development Plan/Special Exception Plat dated May 28, 1987 as revised through August 18, 1989 consisting of three sheets and prepared by Dewberry and Davis. Reductions of the three sheets are attached to the front of this report. This plan is proffered in the draft Proffer Statement dated August 25, 1989 and contained in Appendix 1. The requirement to submit a Generalized Development Plan was waived for PCA 78-C-079 since the only action proposed at this time is that the land be dedicated to the Park Authority.

The submitted GDP/SE Plat depicts the proposed medical office building located to the south of the existing office building and hospital. It also shows the location of the expanded parking area to serve MOB-2. The expansion of the parking area is located along the perimeter of the existing parking area nearest the proposed building. The parking area will also be expanded in the southwest corner of the site. The proposed building will be double fronted and will be located adjacent to the existing medical office building, internal to the site. A covered walkway will extend from MOB-2 to MOB-1. The existing hospital building will be expanded to extend across the area located between the existing hospital and MOB-1. A 50 x 60 foot building (3,000 square feet) for administrative offices is also proposed. The GDP/SE Plat also shows the proposed limits of clearing and grading. Supplemental landscaping along the upper edge of the Oxlick Branch Stream Valley is provided to screen the existing residences across the stream valley.

The second sheet of the GDP/SE Plat shows two sections running from the adjacent residences through the Oxlick Branch Stream Valley to the hospital site to show the impact of the proposed new building on Fair Oaks States. The sections reflect the existing hardwood forest located along the stream

valley and the proposed supplemental plantings. The height of the new building is shown to be no higher than the existing office building or fifty-two (52) feet. This sheet also contains a perspective drawing of the proposed second medical office building. A entrance detail for the entrance to the hospital site from Alders Woods Road is also included on Sheet 2, depicting screening of the existing stormwater management pond and plantings which will form the entry way for the hospital.

Sheet 3 shows several elevations of the proposed office building.

#### Conformance with the Comprehensive Plan

The Plan language for the property indicates that the southern 7.5 acre portion of this site should not be developed without due consideration of the need to buffer the adjacent residential community from the impact of structures on the hospital site. The revised GDP/SE Plat depicts the proposed second medical office building located outside of the Oxlick Branch Environmental Quality Corridor. The proposed development plan minimizes impacts on the residential community and maximizes the preservation of forest cover and is therefore acceptable. While modifications to the transitional screening requirements are requested, the proposed modifications are to permit existing vegetation to be used for screening when supplemented in accordance with the recommendations of the County Arborist. In addition, supplemental plantings located along the expanded parking area are proposed. The sight line sections provided demonstrate that the proposed new building will be no higher than the existing medical office building. The limits of clearing and grading depicted on the GDP/SE Plat are proffered to protect the existing hardwood forest located on the slopes of the Oxlick Branch EQC. The proposed FAR shown on the proffered GDP/SE Plat for the whole hospital complex of 0.19 is within the 0.2 FAR specified by the Comprehensive Plan for this property.

The comments of the Planning Division are contained in Appendix 10.

#### Design Analysis

As noted above the proposed MOB-2 is located on the upper reaches of the Oxlick Branch Stream Valley and is no higher

than the existing office building. The buildings which have been constructed on-site are attractive brick buildings. The comments below should be address potential enhancements to the submitted GDP/SE Plat dated May 31, 1988.

In order that the proposed building is properly integrated with the rest of the Fair Oaks Hospital complex a similar type and color of brick to that used in the construction of MOB-2 has been committed to pursuant to the draft proffers contained in Appendix 1 of this report.

Parking lot interior landscaping should be improved by providing a planting island for every twelve parking spaces in a row or increasing the amount of plant material provided within the islands which separate the parking rows. This landscaping should include a mixture of tree species and should include evergreens, shade and ornamental or flowering trees. Shrubs should also be provided. The large parking island located along the existing C-3 zoning boundary should be landscaped. The latest revision to the plan depicts increased plantings within the islands between rows, including the existing islands within the existing parking areas. The applicant has also proffered to provide foundation plantings for the new office building. Similar plantings should be provided around the existing buildings. This would be required under the proposed development conditions contained in Appendix 2.

To establish a landscaped entry way to the hospital, Joseph Siewick Drive should be landscaped from Alder Woods Drive to the new parking area established for the new office building. The revised plan dated August 18, 1989 shows the enhanced landscaping requested by staff.

The draft proffers also require that bicycle racks and picnic tables be provided on the hospital site. The draft proffers also commit the applicant to the elevations included on Sheet 3 of the plan.

#### Environmental Analysis

To adequately protect the Oxlick Branch Stream Valley, the limits of clearing and grading shown on the GDP/SE Plat should

be honored during construction on-site. The draft proffers contained in Appendix 1 require that the limits be honored. To further ameliorate the impact of the large expanse of existing and proposed parking, on-site additional landscaping should be provided within the planting islands. This will enhance the screening effect from the adjacent residences and will reduce the micro-climate effects of the expanses of asphalt on-site. An alternative would to provide structured parking on-site, rather than clearing additional land for parking area. The revised plan dated August 18, 1989 provides additional landscaping within the new parking areas and enhances the landscaping in the existing parking areas and addresses this concern.

The Environmental Analysis is attached as Appendix 11.

#### Transportation Analysis

The comments of the Office of Transportation and the Virginia Department of Transportation are attached as Appendices 12 and 13 respectively. Also attached for reference is a copy of a memorandum prepared for Supervisor Pennino describing the future road network and access to the hospital (see Appendix 22).

The Virginia Department of Transportation notes that the outstanding transportation issues involved with this application revolve around the capacity of the surrounding street network to accommodate the additional traffic generated by the proposed office building. On behalf of the applicant, Kellerco prepared a traffic study to address the transportation concerns associated with MOB-2. The applicant's traffic study is contained in Appendix 5. The traffic study is addressed in the comments of the Office of Transportation.

The impact of MOB-2 has been addressed in the context of the construction of the Fairfax County Parkway now underway. This roadway along with Rugby Road and Alder Woods Drive will provide the primary access to the hospital complex. At the request of the hospital, a slip ramp for a emergency only direct one-way access to the hospital from the Parkway is included in the construction plans for the Parkway. The access roadway will be constructed by the hospital and the applicant has proffered that it will align with Joseph Siewick Drive at its intersection with Alder Woods Drive.

The applicant has proposed transportation improvements that will address the impact of MOB-2 on the existing and proposed road network in the vicinity. (See the draft Proffer Statement dated August 18, 1989 contained in Appendix 1.) The applicant has agreed to provide:

- Improvement of Rugby Road which, in conjunction with the Fairfax County Parkway intersection with Rugby Road now under construction, would provide a four lane undivided roadway between the Parkway and 'Unnamed Street'/Alder Woods Drive.
- On Rugby Road, a two-lane southbound approach to the "Unnamed Street"/Alder Woods Drive Extended intersection, thereby providing a left turn lane onto "Unnamed Street"/Alder Woods Drive from southbound Rugby Road.
- A four-lane undivided roadway along 'Unnamed Street'/Alder Woods Drive between Rugby Road and the hospital entrance.
- A signal at the intersection Rugby Road and "Unnamed Street"/Alder Woods Drive Extended when VDOT warrants are met.
- A left-turn lane on Ox Trail to serve the hospital entrance. The traffic volumes shown in the traffic study satisfy the warrants for a left-turn lane at this location. This turn lane may be required to extend from Joseph Siewick Drive to West Ox Road because proper transitions may not fit.
- Signalization of the intersection of Joseph Siewick Drive and Ox Trail at the time that the VDOT warrants are met.
- A \$10,000 contribution for the cost of a future signal at the intersection of Ox Trail and West Ox Road.

In addition, the applicant has proffered that the medical office building may not be occupied until the following road improvements are completed:

- the improvement of Unnamed Street/Alder Woods Extended;
- improvement of Rugby Road to provide a right turn lane onto "Unnamed Street"/Alder Woods Drive Extended, and;
- a left-turn lane onto Joseph Siewick Drive from Ox Trail.

The phasing is required so that the surrounding network is improved to accommodate the traffic generated by the new office building prior to its occupancy.

It should be noted that the applicant has submitted a site plan (3624-PI-01) for the proffered improvements to Alder Woods Drive/Unnamed Street/Rugby Road noted above. This plan has been reviewed by the Office of Transportation and has been determined to be adequate from a traffic engineering standpoint. Final engineering approval has not occurred at this time. The comments of the Office of Transportation note that the right-of-way dedication for the construction of Alder Woods Drive extended may not be adequate. Included in the comments of the Virginia Department of Transportation in Appendix 13 is a copy of their comments on the engineering plan under review for Alder Woods Drive extended. Those comments do not state that the proposed 63 foot right-of-way is inadequate.

In addition, the comments of the Office of Transportation note that the length of the median on Joseph Siewick Drive should be extended eastward to discourage vehicles from turning left into the proposed parking area. The GDP/SE Plat reviewed for this report has been altered to address this issue.

Based on the commitments proffered by the applicant the Office of Transportation has no outstanding issues with the applications except the Office of Transportation has noted that the handicapped parking spaces located in front of proposed MOB-2 should be relocated closer to the building. This is required by the Proposed Development Conditions contained in Appendix 2.

### Trails Analysis

There are no trails identified on the Countywide Trails Master Plan which directly affect this site. However, there is a Countywide Trail located along the Fairfax County Parkway and another along Rugby Road. It is appropriate that there be a pedestrian connection from the hospital site to this trail system. Therefore, the applicant should proffer to construct sidewalks along the north side of Alder Woods Drive and along Joseph Siewick Drive to provide pedestrian access into the hospital complex. The pending Site Plan for Alder Woods Road Extended includes a four foot sidewalk and the sidewalk along Joseph Siewick Drive is shown on the Special Exception Plat. It should be noted that the applicant has proffered to provide a bicycle rack in the vicinity of the proposed second medical office building.

### Public Facilities Analysis

The sanitary sewer analysis contained in Appendix 14 notes that the existing 10 inch line serving this site is adequate at the present time and that Upper Big Rocky Run reimbursement charges are applicable. However, capacity in the submain and the UOSA trunk line serving this site may be inadequate to serve this area when other development proposals are taken into account. Approval of this rezoning/special exception is not a commitment by the County to provide sanitary sewer service to this property. The developer may be required to replace any inadequate lines serving this property prior to occupancy of the medical office building. If the developer constructs a line which serves other properties, reimbursement by other owners tapping that line may be provided on a pro-rata basis. If the UOSA truck line is replaced prior to the development of this property, pro-rata charges may be applicable.

The comments of the Utilities Planning and Design Division of the Department of Public Works are contained in Appendix 15 note that the existing stormwater management pond located at the intersection of Alder Woods Drive and Joseph Siewick Drive will serve this site. On behalf of the applicant, Dewberry and Davis has reviewed the capacity of the pond based on an improvement plan (3624-PI-03-1) which will increase the pond's capacity and convert it to a wet pond and determined that it is adequate to accommodate the detention and BMP requirements for the adjacent subdivision, the existing hospital site and future development proposed by this package of applications. A letter to that effect is contained in Appendix 16. This plan has been approved by DEM. The applicant has proffered that the proposed office building will not be occupied until the improvements to

the pond are completed. In addition, the pond should be maintained by the applicant subject to a maintenance agreement acceptable to the Department of Environmental Management and Department of Public Works. The applicant has proffered to maintain the pond (see Proffer Number 9).

The comments of the Fire Marshal are contained in Appendix 17. Those comments note that access must be provided to the rear of all buildings exceeding 5 stories or 50 feet in height.

The Water Service Analysis contained in Appendix 18 indicates that a 12 inch water main is located along Alders Woods Drive.

#### Comments of the Fairfax County Park Authority

The development conditions for the approved Special Exception for the hospital require that 7.5 acres located in the Oxlick Branch Stream Valley be offered to the Fairfax County Park Authority for active recreation. This land is the application property for RZ 87-C-042. In part, the Special Exception Amendment has been filed to delete this requirement so that this land can be developed as part of the hospital and a community park which includes Tax Map Parcel 45-2 ((1)) 25K, located adjacent to and north of the Fairfax County Parkway, be developed by the Park Authority. The comments of the Park Authority contained in Appendix 19 endorse this proposal, noting that Parcel 25K, in combination with 45-2 ((1)) C1, already dedicated to the Park Authority, is highly desirable for park use and is superior to the 7.5 acres originally committed pursuant to the Special Exception for the hospital. The 7.5 acres located in the Ox Branch Stream Valley contain steep terrain which limit their ability to be developed as a community park for recreation. The Oxlick Stream Valley will be retained as private open space owned and maintained by the hospital. The Park Authority Board met on September 8, 1988 to address this proposal and endorsed the proposed land swap. A copy of the memo to the Park Authority Board and other comments of the FCPA staff are included in Appendix 19.

#### Zoning Ordinance Provisions

This property is subject to the applicable provisions of the C-3 District and the applicable Zoning Ordinance Standards for a Medical Care Facility contained in Article 9, among others.

The following provisions of the C-3 District are applicable:

	<u>Required</u>	<u>Provided</u>
Minimum Lot Size	20,000 sq. ft.	2,018,134 sq. ft.
Minimum Lot Width	100 feet	780 feet
Maximum Bldg. Height	90 feet	Hospital - 48 feet MOB-1 - 52 feet MOB-2 - 52 feet
Front Yard	25° ABP, not less than 40 feet	1000 feet
Side Yard	not required	
Rear Yard	20° ABP, not less than 25 feet	255 feet
F.A.R.	1.00	0.19
Open Space	15 percent	48 percent

In addition, these applications must conform to the applicable provisions of Article 11, Off-Street Parking and Loading, Private Streets; Article 13, Landscaping and Screening; and Article 14, Performance Standards.

Under the provisions of Article 11, the following parking requirements are applicable.

<u>Use</u>	<u>Required</u>	<u>Required Spaces</u>
Hospital (160 beds)	2.9 per bed <sup>1</sup>	464 spaces
Medical office (175,031 sq. ft.) <sup>2</sup>	5 per 1000 sq. ft. GFA	876 spaces
Helistop		2 spaces
<b>Total required</b>		<b>1342 spaces</b>

<sup>1</sup> plus additional or fewer spaces as determined based on specific analysis of each site

<sup>2</sup> includes: MOB-1-86,031 sq. ft., MOB2-86,000 sq. ft. and 3000 sq. ft. for administrative offices

Note Number 8 on the GDP/SE Plat notes that more parking than required by the Zoning Ordinance is shown on the plan.

Through this note the applicant is reserving the ability to reduce the extent of the parking areas on-site. At a minimum the spaces required by the Zoning Ordinance should be provided. The Fair Oaks Hospital does not have the special programs which are present at the other institutions operated by the Fairfax Hospital System. The proposed MRI is a diagnostic tool which is being installed at the other hospital operated by the Fairfax Hospital System and should not increase the amount of required parking. Therefore, parking at the rate specified by the Zoning Ordinance should be sufficient for the hospital. However, it seems unlikely that the proposed MRI will require the full extent of the proposed 32,600 square foot addition to the hospital building. Other uses which may be located in that addition have not been specified by the applicant. If this space is used to accommodate additional medical offices, it should be parked at that rate. The applicant has proffered to submit a parking analysis which addresses how the MRI addition should be parked in relation to the 2.9 spaces per bed for the hospital. This proffer is adequate in concept to address the parking issue, however, it needs some revisions to have the Director, DEM review and approve the parking study prior to Site Plan approval for the second office building.

Under the provisions of Article 11 the following loading space requirements apply to this site:

- Hospital            One (1) space for the first 10,000 square feet of gross floor area plus one (1) space for each additional 100,000 square feet or fraction thereof (Standard F) or three (3) loading spaces for the 210,788 square foot hospital
  
- MOB-1                One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof (Standard C, the standard for offices) or six (6) loading spaces.
  
- MOB-2                One (1) space for the first 10,000 square feet of gross floor area, plus one (1) space for each additional 20,000 square feet or major fraction thereof (Standard C, the standard for offices) or six (6) loading spaces.

The GDP/SE Plat provides a tabulation of loading spaces which notes that 3 loading spaces are provided for the hospital and that 5 spaces are provided for each of the medical office buildings satisfying the loading space requirements of Article 11. The location of the loading spaces are not shown on the GDP/SE Plat.

The landscaping and screening requirements outlined in Article 13 of the Zoning Ordinance are also applicable to this set of applications.

Interior parking lot landscaping equivalent to five percent of the parking lot is required in conformance with the provisions of Section 13-106. The latest version of the plan submitted for this application package has supplemented the proposed landscaping bringing the hospital site in conformance with the quality of the design of projects being developed in the vicinity the hospital site, thereby meeting the interior parking lot landscaping requirement. Peripheral parking lot landscaping in accordance with the provisions of Section 13-107 is also required and has been met on this site.

Transitional Screening and Barrier as required by Article 13 are also required on site. Transitional Screening Yard 2, a 35 foot screening yard and Barriers D, a 42 to 48 inch chain link fence, or Barrier F, a six foot high solid wood or otherwise architecturally solid barrier, are required to buffer the adjacent residences from the hospital and office buildings. Previously a modification of these requirements in favor of that specified in Development Condition Number 7 (SEA 84-C-076-2) was approved by the Board of Supervisors (see Appendix 6). This development condition permits the use of existing vegetation supplemented with additional vegetation to achieve Transitional Screening Yard 3, a fifty foot screening yard, to meet the screening requirements for this site. In essence this condition is a restatement of the provisions of Section 13-104 of the Zoning Ordinance with the additional width of screening yard. A similar modification is appropriate in this instance. This commitment has been carried through into the draft proffer statement contained in Appendix 1.

It is appropriate that a waiver of the barrier requirement along all boundaries of the site except the western boundary be re-approved by the Board of Supervisors pursuant to Paragraph 12 of Section 13-111 as the required barrier would be ineffective due to the existing expanses of hardwood forest along those boundaries. It should be noted that the GDP/SE Plat depicts a chain link fence (Barrier D) along a portion of the western boundary. The development conditions require that the fence be vinyl clad.

In addition to the above noted regulations applicable to the C-3 District, the hospital site must also conform with the applicable standards contained in Article 9 for medical facilities. These standards are found in Sections 9-308, Additional Standards for Medical Care Facilities; 9-304, Standards for all Category 3 Uses; and 9-006, General Standards. These standards are excerpted in Appendix 20 of this report.

Standards 1 and 2 of Section 9-308 relate to the need for the proposed medical care facility and were addressed in conjunction with the original approval of SE 84-C-076 which established the existing hospital on this site. The existing hospital conforms with the provisions of Standard Number 3 which requires adequate service access to the buildings. Standards 4 through 6 are not applicable in this instance, as this site does not contain a nursing facility and is not in a residential zoning district.

The Standards for all Category 3 Uses (Section 9-304) have been met by this application package. Standard Number 1 applies to public uses and is not applicable in this instance. As noted above, the lot size and bulk regulations are met in this instance meeting Standard Numbers 2 and 3.

Standard Number 4 requires conformance with the Performance Standards contained in Article 14 of the Zoning Ordinance which are applicable to the operation on-site. The following performance standards are addressed by Article 14:

- Air Pollution which must be in conformance with the rules and regulations of the State and the Fairfax County Air Pollution Control Ordinance.
- Under the provisions of Part 3 of Article 14, all operations, activities, and uses shall be conducted in accordance with the Fire Prevention Code (Chapter 62 of the code).
- To address a potential radiation hazard the regulations of the Atomic Energy Commission set out in Chapter 1 of Title 10 of the Code of Federal Regulations, the Radiation Health and Safety Act of 1968 or the implementing regulations of the Virginia Department of Health.

- Part 5 prohibits electromagnetic radiation interference that adversely affects persons or the operation of any equipment across lot lines and is not in conformance with the regulations of the Federal Communications Commission.
- Part 6 requires that the discharge of liquid and solid wastes shall be in conformance with the applicable Federal, State and County Codes including sewage, storm drainage, solid waste disposal and erosion and sediment control
- Part 7 requires that all uses, activities and operations conform with the provisions of Chapter 108 of the County Code with regard to noise.
- Part 8 requires that no activity, use or operation exceed the peak particle velocities prescribed in Section 14-802 of the Zoning Ordinance.
- Part 9 requires that all uses, operations and activities meet the glare standards prescribed therein. Illumination of land in an R-District is limited to 0.5 foot candles by the provisions of Section 14-903. Uses in the C-3 District are subject to the standards prescribed for Group I uses which are as follows:

<u>Source</u>	<u>Intensity</u>
Bare Incandescent Bulb	15 watts
Illuminated Buildings	30 foot candles
Backlighting Signs	150 foot candles
Outdoor signs	25 foot candles

The applicant has proffered to provide parking lot lighting which is unobtrusive to the adjacent residences.

Standard 5 notes that approval of a Site Plan pursuant to Article 17 is required before the requested use can be established. It should be noted that the Site Plans for the hospital and the MOB-1 have been approved and both buildings are occupied. A separate Site Plan will be required for MOB-2 and its associated parking areas.

Section 9-006 contains the General Standards which all Special Exception Uses must meet. General Standard Number 1 requires that the proposed use be in harmony with the adopted Comprehensive Plan. As noted in the Comprehensive Plan Analysis above the proposal is in conformance with the Comprehensive Plan.

General Standard Number 2 requires harmony with the general purpose and intent of the Zoning District regulations. The purpose and intent of the C-3 District, contained in Section 4-301, is to provide areas where predominantly non-retail commercial uses may be located. The hospital complex is a non-retail use and some medical office space should be provided in the immediate vicinity. The proposal is in harmony with the purpose and intent of the C-3 District.

General Standard Number 3 requires that the proposed uses be harmonious with and not affect the development of neighboring properties. The Board, in approving the location of a hospital, the accessory helipad and MOB-1, has determined that the location of the hospital complex is harmonious with development on adjacent property. As demonstrated by the conformance with the Comprehensive Plan, Design Analysis and Environmental Analysis above, the second office building with the proposed screening will not adversely impact adjacent development. The hospital complex is screened from the west by a fifty foot wide transitional screening yard and along the other boundaries by an existing hardwood forest.

General Standard Number 4 addresses pedestrian and vehicular circulation requiring that the traffic associated with the proposed uses not be hazardous nor conflict with the existing and anticipated traffic. As noted in the Transportation Analysis and the Trails Analysis above this standard has been met by this proposal.

General Standard Number 5 addresses the provision of landscaping and screening in accordance with Article 13. As noted above in the Design Analysis and the Zoning Ordinance Analysis, the provisions of Article 13 have generally been met. The modification of the barrier requirement to provide Barrier F along the western boundary and waive it along the remaining boundaries is appropriate under the provisions of Paragraph 12 of Section 13-111. Similarly, a modification of the transitional screening yard requirement to permit the use of existing vegetation is appropriate in conformance with Paragraph 4 of Section 13-104.

General Standard Number 6 requires that open space be provided in accordance with the requirements of the C-3 District. Fifteen percent open space is required in the C-3 District. The GDP/SE Plat shows 48 percent open space meeting the provisions of General Standard Number 6.

General Standard Number 7 addresses the adequacy of the utilities serving the proposed uses and the satisfaction of parking in conformance with the provisions of Article 11. As noted in the Public Facilities Analysis above, the replacement of sanitary sewer lines serving the site may be required prior to occupancy of the second medical office building depending on what other development utilizes existing capacity in the existing lines. A plan to convert the existing stormwater management facility to a wet pond and increase its capacity has been approved by the County and it is anticipated that adequate stormwater detention and BMP's will be provided at this location. As noted above, the adequacy of the parking shown on the GDP/SP Plat reviewed for this report is uncertain at this time until more information regarding the use of the 32,000 square foot addition to the hospital. The proffers require that the applicant submit a parking study for review by the County.

Standard Number 8 addresses the issue of signage for the uses in the hospital complex. All uses are required to meet the provisions of Article 12.

## CONCLUSIONS AND RECOMMENDATIONS

### Conclusions

The proposed expansion of the facilities at the Fair Oaks Hospital site is in conformance with the applicable provisions of the Comprehensive Plan and conforms with the applicable standards of the Zoning Ordinance.

The GDP/SE Plat has been refined several times during the course of review of the applications. These refinements have provided the enhanced landscaping, urban design elements and internal pathway network requested by staff. Some elements of the landscaping such as enhancing the landscaping adjacent to the existing buildings is addressed by the Proposed Development Conditions contained in Appendix 2.

The applicant is constructing the future intersection of Rugby Road/Alder Woods Drive extended including signalization, providing a turn lane at the intersection of Joseph Seiwick

Drive and Ox Trail and signalization when warranted, and providing for the construction of the slip ramp from the Fairfax County Parkway which will align with Joseph Siewick Drive at its intersection with Alder Woods Drive. The applicant has addressed the concerns of the Office of Transportation.

In lieu of providing the 7.5 acres of the Oxlick Branch Stream Valley originally committed to be offered to the Park Authority, the hospital has purchased Tax Map Parcel 45-2 ((1)) 25K and will dedicate it to the Park Authority. This piece of land is more suitable for the development of a community park which includes recreation facilities. This concept is endorsed by the Park Authority.

The amount of parking required to accommodate the proposed expansion of the hospital has not been adequately addressed. However, the hospital has not determined the precise uses of that area at this time. To address this issue the proffers will require that a parking study be completed to determine the exact amount of parking. This proffer should be edited to require provision of the study at the time of Site Plan approval.

#### Recommendations

The Staff recommends that RZ 87-C-042 be approved RZ 87-C-042 subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that PCA 85-C-091-2 be approved subject to the execution of the draft proffers contained in Appendix 1.

The Staff further recommends that SEA 84-C-076-3 be approved subject to the Proposed Development Conditions contained in Appendix 2.

The Staff further recommends that PCA 78-C-079 be approved subject to the execution of the draft proffers contained in Appendix 1.

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 25, 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.

#### APPENDICES

1. Draft Proffer Statement
2. Proposed Development Conditions
3. Affidavits
4. Applicant's Statements
5. Traffic Impact Analysis prepared by Kellerco
6. Adopted Development Conditions - SEA 84-C-076-2
7. Special Exception Plat - SEA 84-C-076-2
8. Adopted Proffer Statement - PCA 85-C-091
9. Adopted Proffer Statement - RZ 78-C-079
10. Comments of the Planning Division, OCP
11. Environmental Analysis
12. Comments of the Office of Transportation
13. Comments of the Virginia Department of Transportation
14. Sanitary Sewer Analysis
15. Comments of the Utilities Planning and Design Division, DPW
16. Letter from Dewberry and Davis on the capacity of the existing Stormwater Management Pond
17. Comments of the Fire Marshal
18. Water Service Analysis
19. Comments of the Fairfax County Park Authority
20. Selected Excerpts from the Zoning Ordinance
21. Comments of the Site Review Branch, Design Review Division, DEM
22. May 21, 1987 memorandum describing the road network in the vicinity to Supervisor Pennino
23. Glossary of Terms

**DRAFT PROFFERS****FAIRFAX HOSPITAL SYSTEM**

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

August 25, 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 substantial 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 18, 1989 and the conditions of approval of Special Exception Amendment 84-C-076-3.

**RECEIVED**  
OFFICE OF COMPREHENSIVE PLANNING

AUG 25 1989

PLANNING DIVISION

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

Draft Proffers  
August 25, 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 during construction on site. Utilities and passive recreational uses may be permitted within the limits of clearing and grading provided that clearing is limited to the extent possible as determined by the County Arborist and a re-vegetation plan to mitigate the impacts of the clearing and grading is approved by the County Arborist.
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

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

Draft Proffers  
August 25, 1989

- 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. 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. Stop signs will be placed at the quadrants of the intersections of Joseph Siewick Drive and the internal road leading to the helistop

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

Draft Proffers  
August 25, 1989

and the emergency room as shown on The Plan. A stop sign will also be placed at the intersection of the travel lane in front of the loading spaces and Joseph Siewick Drive. Speed bumps will be installed between the two groups of stop signs referenced above. 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 the Department of Environmental Management (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.
13. The proposed second medical office building will be constructed with a brick similar in color and size to those used for the existing medical office building and hospital. The 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

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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).
  - 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.

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RZ 87-C-042

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- 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 traffic signal at the intersection of Rugby Road and "Unnamed Street" (Alder Woods Drive Extended) at such time as VDOT warrants for signalization are met.
- f. A traffic signal at the intersection of Ox Trail and Joseph Siewick Drive at such time as VDOT warrants for signalization are met.
- g. At time of site plan approval for the second medical office building, the applicant will pay a pro rata contribution for the cost of a future signal at the intersection of Ox Trail and West Ox Road. The pro rata amount is to be determined by DEM based on the percentage of vehicle trips generated by the hospital at this intersection during the p.m. peak hour. In no event will said contribution exceed \$10,000.

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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. However, notwithstanding the provisions of Par. 17 below, occupancy of the proposed second medical office building may occur once said application is filed.

16. At time of site plan approval for the second medical office building, 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.
  
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

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RZ 87-C-042

Draft Proffers  
August 25, 1989

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. A parking study will be conducted by the applicant for the entire site for review and acceptance by the Fairfax County of Transportation. 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. This parking study will be submitted to the County Office of Transportation for review and approval within one year of the occupancy of both the proposed hospital expansion and second medical office building. Additional parking will be provided, if a parking shortage exists, as determined by the parking study and Office of Transportation.

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PCA 85-C-091-2  
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August 25, 1989

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



PROPOSED DEVELOPMENT CONDITIONS

APPENDIX 2

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.

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.

88-3356

Donald L. Harris, Senior President, on behalf of FAIRF  
Rezoning Application Number RZ 8. -042 do hereby make oath or af  
information is true: and that to the best of my

SPITAL SYSTEM, INC.,  
that I am an applicant  
and belief, the following  
Appendix

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 Attachment A		

(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 Attachment A		

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

Name	Address	Relationship
Dewberry & Davis	8401 Arlington Blvd., Fairfax	Architect (See Att. A)
Miles & Stockbridge	8001 Braddock Road, Springfield	Attorney (See Att. A)

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)

NONE

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), 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)  
Audrey G. Moore, Katherine K. Hanley, Gerald W. Hyland, Members of Fairfax County Board of Supervisors, Serve on Board of Trustees of Fairfax Hospital System

C

O

88-3356

ATTACHMENT A

Application Number RZ 87-C-042

Item 1 (a)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
Fairfax County Board of Supervisors	4100 Chain Bridge Road, Fairfax, VA	Property Owner
Fairfax Hospital System by Donald L. Harris <b>Senior Vice President</b>	8001 Braddock Rd Springfield, VA	Lessee/Applicant
Robert D. Lynn Assoc.	2722 Merrille Dr. Fairfax, VA	Architect
Philip G. Yates, Dewberry & Davis	8401 Arlington Blvd Fairfax, VA	Architect
Keller Co., Inc.	8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Traffic Consultants
Barent L. Fake, Esq. Miles & Stockbridge ✓	8001 Braddock Rd. Springfield, VA	Attorney

Item 1 (b)

Fairfax Hospital System, formerly Fairfax Hospital Association, is a nonstock, nonprofit corporation, the Board of Trustees of which is appointed by Inova Health Systems, Inc., formerly Fairfax Hospital Association Foundation, also a Virginia nonstock, nonprofit corporation.

Robert D. Lynn	2722 Merrilee Dr. Fairfax, VA	Sole Owner
----------------	----------------------------------	------------

*QWB*

883356

ATTACHMENT A

Item 1(b) (cont.)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
C. Richard Keller	Kellerco, Inc. 8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Sole Owner

*CRK*

ATTACHMENT A

"Architects, engineers, planners and surveyors with Dewberry & Davis who may now, in the past, or in the future, represent or act on behalf of the applicant with respect to the subject application are as follows":

- |                             |                        |                        |
|-----------------------------|------------------------|------------------------|
| Robert C. Bainbridge        | Dennis M. Grim         | Mario Pinto            |
| Edward G. Beadenkopf        | David P. Habib         | Anthony R. Folk        |
| Anil Bhatia                 | O.S. Hendrickson       | Thomas B. Ridgeway     |
| Gregory J. Budnik           | Gayle A. Hooper        | Fred A. Rose           |
| Jeffrey B. Chapin           | Stephen L. Huntzinger  | Lewis E. Rowles        |
| Dennis M. Couture           | Robert P. Irwin        | Rick L. Schoenthaler   |
| Geoffrey L. Cowan           | Hughes W. Ishmael, Jr. | Robert S. Schwenger    |
| Martin E. Crahan            | Ernest M. Jennelle     | Elizabeth D. Scullin   |
| Timothy C. Culleiton        | H. Johnson             | Winston L. Sides       |
| Wendy J. Davenport          | Patrick M. Kessler     | Andrew C. Smith        |
| Barry K. Dewberry           | Michael W. Kilby       | Mark D. Smith          |
| Sidney O. Dewberry          | S. Wade Kirby          | James P. Strauss       |
| Bruce Drummond              | Gary W. Kirkbride      | Jean F. Sullivan       |
| Philip R. Ebaugh            | T. Ben Kishimoto       | C.T. Theerathada       |
| William H. Edwards          | Jiri F. Kovats         | Kurt R. Thompson       |
| Ronald E. Escherich         | Joseph S. LaValle      | Paul W. Tiffin         |
| Douglas R. Fahl             | R. Lin Lemon, Jr.      | Bernard C. Voyten, Jr. |
| Michele C. Fortan           | Heather C.A. Mackey    | Thomas M. Wallington   |
| William E. Fissel           | Eugene D. Millar, Jr.  | John C. Welch          |
| Robert L. Fox               | Roy H. Minshew         | Kenneth Wilkinson, Jr. |
| John P. Fowler, II          | Steven E. Mitchell     | Dan H. Williams        |
| David K. Franklin           | John T. Monaghan       | Reed H. Winslow        |
| Steven E. Gleason           | Steven A. Montgomery   | Wynn E. Wood           |
| Robert L. Green, Jr.        | Robert L. Nelson       | Susan K. Yantis        |
| Frederick H. Greentree, Jr. | John O. Perry          | Philip G. Yates        |

88-3356

ATTACHMENT 1

PARTNERS  
IN THE FIRM OF  
DEWBERRY & DAVIS  
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS  
8401 ARLINGTON BOULEVARD  
FAIRFAX, VIRGINIA 22031

Sidney O. Dewberry	Managing General Partner
Barry K. Dewberry	General Partner
KMT Limited Partnership	General Partner
William H. Edwards	Special General Partner
John P. Fowler, II	Special General Partner
David P. Habib	Special General Partner

All of the Partners of Dewberry & Davis

---

Karen S. Grand Pre	General Partner
Michael S. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Michael S. Dewberry	Sole Beneficiary
Thomas L. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Thomas L. Dewberry	Sole Beneficiary

All the partners of KMT Limited Partnership, a Virginia Limited Partnership, a General Partner of Dewberry & Davis.

The address for all of the Partners is:

8401 Arlington Boulevard  
Fairfax, Virginia 22031

88-3356

MILES & STOCKBRIDGE

FIRM PARTNERS

10/1/88

The following constitutes a listing of all partners of Miles & Stockbridge as of the date above indicated:

8001 BRADDOCK ROAD, 4TH FLOOR, SPRINGFIELD, VIRGINIA 22151

Jacquelyn K. Boyden  
Barent L. Fake

FAIR OAKS PLAZA, 11350 RANDOM HILLS ROAD, SUITE 500,  
FAIRFAX, VIRGINIA 22030

Peter A. Arntson  
Marc E. Bettius  
John B. Connor  
Robert H. J. Loftus  
R. Peyton Mahaffey  
Robert J. McCandlish, Jr.  
John P. Rowley III  
Douglas J. Sanderson  
Randolph A. Sutliff  
Jesse B. Wilson III

1701 PENNSYLVANIA AVE., N.W. SUITE 500, WASHINGTON, D.C.  
20006

Richard W. Bowe  
W. Feyton George  
F. Joseph Nealon  
Richard G. Vernon

22 W. JEFFERSON STREET, ROCKVILLE, MARYLAND 20850

G. Vann Canada, Jr.  
James J. Demma  
Patrick F. Greaney  
Olav B. Kollevoll  
Patrick C. McKeever  
Scott C. Reed

10 LIGHT STREET, BALTIMORE, MARYLAND 21202

88-3356

Edward J. Adkins  
Harold Altscher  
Patrick K. Arey  
Katherine L. Bishop  
Lowell R. Bowen  
Charles T. Bowyer  
Timothy R. Casgar  
William T. Define  
Kathleen M. Donahue  
Robert L. Doory, Jr.  
James C. Doub  
William J. Evans  
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Mark D. Gately  
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Nathaniel E. Jones, Jr.  
Duncan W. Keir  
Richard E. Levine  
Charles C.D. McGill  
Donald R. Mering  
Timothy L. Mullin, Jr.  
William B. Rafferty  
Frederick W. Runge, Jr.  
Charles B. Schelberg  
H. Donald Schwaab  
Stephen J. Sfekas  
Andrew G. Shank  
Ronald U. Shaw  
Alexander C. Short  
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John A. Stalfort  
J. W. Thompson Webb

THE EQUITABLE BUILDING, SUITE 1200, 401 WASHINGTON AVENUE,  
TOWSON, MARYLAND 21204

David L. Bowers  
Gary C. Duvall  
Charles E. Fenton  
Richard P. Kidwell  
K. Donald Proctor

88-3356

117 WEST PATRICK STREET, P.O. BOX 688 FREDERICK, MARYLAND  
21701

Richard R. Burgee  
Lawrence E. Finegan  
Thomas E. Lynch III  
David A. Severn  
Conrad W. Varner  
Joseph S. Welty

101 BAY STREET, EASTON, MARYLAND 21613

Bruce C. Armistead  
William C. Bauknight  
Robert M. Cattaneo  
Michael J. Jacobs  
John H. Murray  
Richard K. White, Jr.



88-1096

Donald L. Harris, Senior President, on behalf of FAIRFAX HOSPITAL SYSTEM, INC., do hereby make oath or affirm that I am an applicant for Rezoning Application Number PCA 88-091-2 and that to the best of my knowledge and belief, the following information is true:

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 Attachment A		

(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:*

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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)

NONE

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), 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)  
Audrey G. Moore, Katherine K. Hanley, Gerald W. Hyland, Members of Fairfax County Board of Supervisors, Serve on Board of Trustees of Fairfax Hospital System



88-1096

ATTACHMENT A

Application Number PCA 85-C-091-2

Item 1 (a)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
Fairfax County Board of Supervisors	4100 Chain Bridge Road, Fairfax, VA	Property Owner
Fairfax Hospital System by Donald L. Harris Senior Vice President	8001 Braddock Rd Springfield, VA	Lessee/Applicant
Robert D. Lynn Assoc.	2722 Merrille Dr. Fairfax, VA	Architect
Philip G. Yates, Dewberry & Davis ✓	8401 Arlington Blvd Fairfax, VA	Architect
Keller Co., Inc.	8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Traffic Consultants
Barent L. Fake, Esq. Miles & Stockbridge ✓	8001 Braddock Rd. Springfield, VA	Attorney

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Robert D. Lynn	2722 Merrilee Dr. Fairfax, VA	Sole Owner
----------------	-------------------------------	------------



88-1096

ATTACHMENT A

Item 1(b) (cont.)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
C. Richard Keller	Kellerco, Inc. 8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Sole Owner

*[Handwritten signature]*

ATTACHMENT A

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Steven E. Gleason	Steven A. Montgomery	Wynn E. Wood
Robert L. Green, Jr.	Robert L. Nelson	Susan K. Yantis
Frederick H. Greentree, Jr.	John O. Penny	Philip G. Yates

88-1096

ATTACHMENT #

PARTNERS  
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All of the Partners of Dewberry & Davis

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88-1096

MILES & STOCKBRIDGE

FIRM PARTNERS

10/1/88

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Robert J. McCandlish, Jr.  
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Patrick F. Greaney  
Olav B. Kollevoll  
Patrick C. McKeever  
Scott C. Reed



88-109b

10 LIGHT STREET, BALTIMORE, MARYLAND 21202

Edward J. Adkins  
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Patrick K. Arey  
Katherine L. Bishop  
Lowell R. Bowen  
Charles T. Bowyer  
Timothy R. Casgar  
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Kathleen M. Donahue  
Robert L. Doory, Jr.  
James C. Doub  
William J. Evans  
James R. Eyler  
Mark D. Gately  
John S. Hebb III  
Elizabeth E. Hogue  
Nathaniel E. Jones, Jr.  
Duncan W. Keir  
Richard E. Levine  
Charles C.D. McGill  
Donald R. Mering  
Timothy L. Mullin, Jr.  
William B. Rafferty  
Frederick W. Runge, Jr.  
Charles B. Schelberg  
H. Donald Schwaab  
Stephen J. Sfekas  
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Richard P. Kidwell  
K. Donald Proctor



88-109b

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Bruce C. Armistead  
William C. Bauknight  
Robert M. Cattaneo  
Michael J. Jacobs  
John H. Murray  
Richard K. White, Jr.

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I, Donald L. Harris, do hereby make oath or affirmation that to the best of my knowledge and belief the following information contained in this affidavit 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
<u>See Attachment A</u>		

- (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
<u>See Attachment A</u>		

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

Name	Address	Relationship
<u>Dewberry &amp; Davis</u>	<u>8401 Arlington Blvd., Fairfax</u>	<u>Architect (see Att. A)</u>
<u>Miles &amp; Stockbridge</u>	<u>8001 Braddock Road, Springfield</u>	<u>Attorney (see Att. A)</u>

- 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)

NONE

- 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)

Audrey G. Moore, Katherine K. Hanley, Gerald W. Hyland, Members of Fairfax County Board of Supervisors, Serve on Board of Trustees of Fairfax Hospital System

WITNESS the following signature this 11th day of October, 19 88

FAIRFAX HOSPITAL SYSTEM, INC.

By: Donald L. Harris  
Applicant  
Senior Vice President

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ATTACHMENT A

Application Number SEA 84-C-076-3

Item 1 (a)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
Fairfax County Board of Supervisors	4100 Chain Bridge Road, Fairfax, VA	Property Owner
Fairfax Hospital System / by Donald L. Harris Senior Vice President	8001 Braddock Rd Springfield, VA	Lessee/Applicant
Robert D. Lynn Assoc. /	2722 Merrille Dr. Fairfax, VA	Architect
Philip G. Yates, Dewberry & Davis /	8401 Arlington Blvd Fairfax, VA	Architect
Keller Co., Inc. /	8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Traffic Consultants
Barent L. Fake, Esq. Miles & Stockbridge	8001 Braddock Rd. Springfield, VA	Attorney

Item 1 (b)

Fairfax Hospital System, formerly Fairfax Hospital Association, is a nonstock, nonprofit corporation, the Board of Trustees of which is appointed by Inova Health Systems, Inc., formerly Fairfax Hospital Association Foundation, also a Virginia nonstock, nonprofit corporation.

Robert D. Lynn	2722 Merrilee Dr. Fairfax, VA	Sole Owner
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ATTACHMENT A

Item 1(b) (cont.)

<u>Name</u>	<u>Address</u>	<u>Relationship</u>
C. Richard Keller	Kellerco, Inc. 8320 Old Courthouse Rd. Suite 430 Vienna, VA 22180	Sole Owner

*CRK*

ATTACHMENT A

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"Architects, engineers, planners and surveyors with Dewberry & Davis who may now, in the past, or in the future, represent or act on behalf of the applicant with respect to the subject application are as follows":

Robert C. Bainbridge	Dennis M. Grim	Mario Pinto
Edward G. Beadenkopf	David P. Habib	Anthony R. Folk
Anil Bhatia	O.S. Hendrickson	Thomas B. Ridgeway
Gregory J. Budnik	Gayle A. Hooper	Fred A. Rose
Jeffrey B. Chapin	Stephen L. Huntzinger	Lewis E. Rowles
Dennis M. Couture	Robert P. Irwin	Rick L. Schoenthaler
Geoffrey L. Cowan	Hughes W. Ishmael, Jr.	Robert S. Schwenger
Martin E. Crahan	Ernest M. Jennelle	Elizabeth D. Scullin
Timothy C. Culleiton	H. Johnson	Winston L. Sides
Wendy J. Davenport	Patrick M. Kessler	Andrew C. Smith
Barry K. Dewberry	Michael W. Kilby	Mark D. Smith
Sidney O. Dewberry	S. Wade Kirby	James P. Strauss
Bruce Drummond	Gary W. Kirkbride	Jean F. Sullivan
Philip R. Ebaugh	T. Ben Kishimoto	C.T. Theerathada
William H. Edwards	Jiri F. Kovats	Kurt R. Thompson
Ronald E. Escherich	Joseph S. LaValle	Paul W. Tiffin
Douglas R. Fahl	R. Lin Lemon, Jr.	Bernard C. Voyten, Jr.
Michele C. Forman	Heather C.A. Mackey	Thomas M. Wallington
William E. Fissel	Eugene D. Millar, Jr.	John C. Welch
Robert L. Fox	Roy H. Minsbew	Kenneth Wilkinson, Jr.
John P. Fowler, II	Steven E. Mitchell	Dan H. Williams
David K. Franklin	John T. Monaghan	Reed H. Winslow
Steven E. Gleason	Steven A. Montgomery	Wynn E. Wood
Robert L. Green, Jr.	Robert L. Nelson	Susan K. Yantis
Frederick H. Greentree, Jr.	John O. Perry	Philip G. Yates

CCB

87-3366

ATTACHMENT A

PARTNERS  
IN THE FIRM OF  
DEWBERRY & DAVIS  
ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS  
8401 ARLINGTON BOULEVARD  
FAIRFAX, VIRGINIA 22031

Sidney O. Dewberry	Managing General Partner
Barry K. Dewberry	General Partner
KMT Limited Partnership	General Partner
William H. Edwards	Special General Partner
John P. Fowler, II	Special General Partner
David P. Habib	Special General Partner

All of the Partners of Dewberry & Davis

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Karen S. Grand Pre	General Partner
Michael S. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Michael S. Dewberry	Sole Beneficiary
Thomas L. Dewberry Trust	Limited Partner
Reva A. Dewberry	Trustee
Thomas L. Dewberry	Sole Beneficiary

All the partners of KMT Limited Partnership, a Virginia Limited Partnership, a General Partner of Dewberry & Davis.

The address for all of the Partners is:

8401 Arlington Boulevard  
Fairfax, Virginia 22031