



APPLICATION ACCEPTED: March 20, 2012
PLANNING COMMISSION: September 13, 2012
BOARD OF SUPERVISORS: September 25, 2012 @ 3:30pm

County of Fairfax, Virginia

August 28, 2012

STAFF REPORT

APPLICATIONS PCA 87-A-011-2 and PCA 89-A-001-2

BRADDOCK DISTRICT

APPLICANT: Board of Supervisors' Own Motions

PRESENT ZONING: PCA 87-A-011-2: R-3
PCA 89-A-001-2: R-2

PARCEL(S): PCA 87-A-011-2: 58-4 ((1)) 0041A
PCA 89-A-001-2: 58-4 ((1)) 0047A1, 0047A2, 0047L

ACREAGE: PCA 87-A-011-2: 7.28 acres
PCA 89-A-001-2: 14.04 acres

FAR/DENSITY: PCA 87-A-011-2: 19.26 du/ac
PCA 89-A-001-2: 0.18 FAR

PLAN: Multifamily Housing for the Elderly

PROPOSAL: To amend the proffers for RZ 87-A-011, previously approved for the existing senior center and independent living, with a 0.25 floor area ratio (FAR), and to amend proffers previously approved for RZ 89-A-001, for assisted living for the elderly and related programs, including adult day care, at an existing 0.18 FAR, to permit additional participants in the adult day care programs and associated modifications to proffers.

Laura Gumkowski

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 87-A-011-2 and PCA 89-A-001-2 subject to the execution of proffers consistent with those found in Appendix 1 of this report.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- Waiver of the service drive
- Modification of screening and waivers of barriers in favor of that provided on GDP/SEA plat and proffered conditions

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

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

The approval of this proffered condition amendment does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

O:\gumk2\PCA Case Adult Day Care Center\Staff Report_Cover.doc



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

PCA 87-A-011-02

Applicant: BOARD OF SUPERVISOR'S OWN MOTION
 Accepted: 03/20/2012
 Proposed: RESIDENTIAL
 Area: 7.28 AC OF LAND;
 DISTRICT - BRADDOCK;
 ZIP - 22032

Located: SOUTHEAST QUADRANT OF THE
 INTERSECTION OF LITTLE RIVER
 TURNPIKE AND OLLEY LANE

Zoning: R- 3

Map Ref Num: 058-4- /01/ /0041A

Proffered Condition Amendment

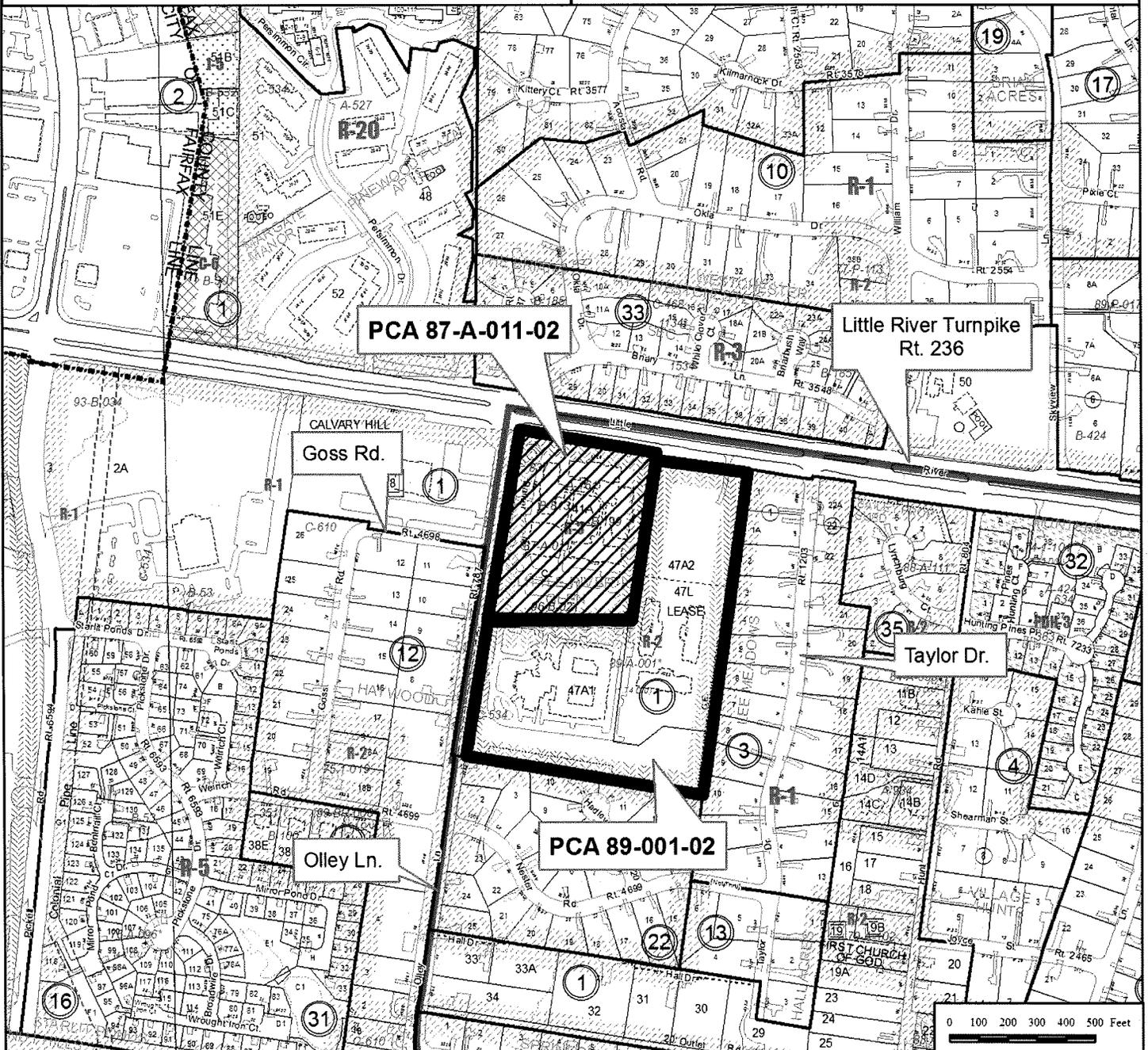
PCA 89-A-001-02

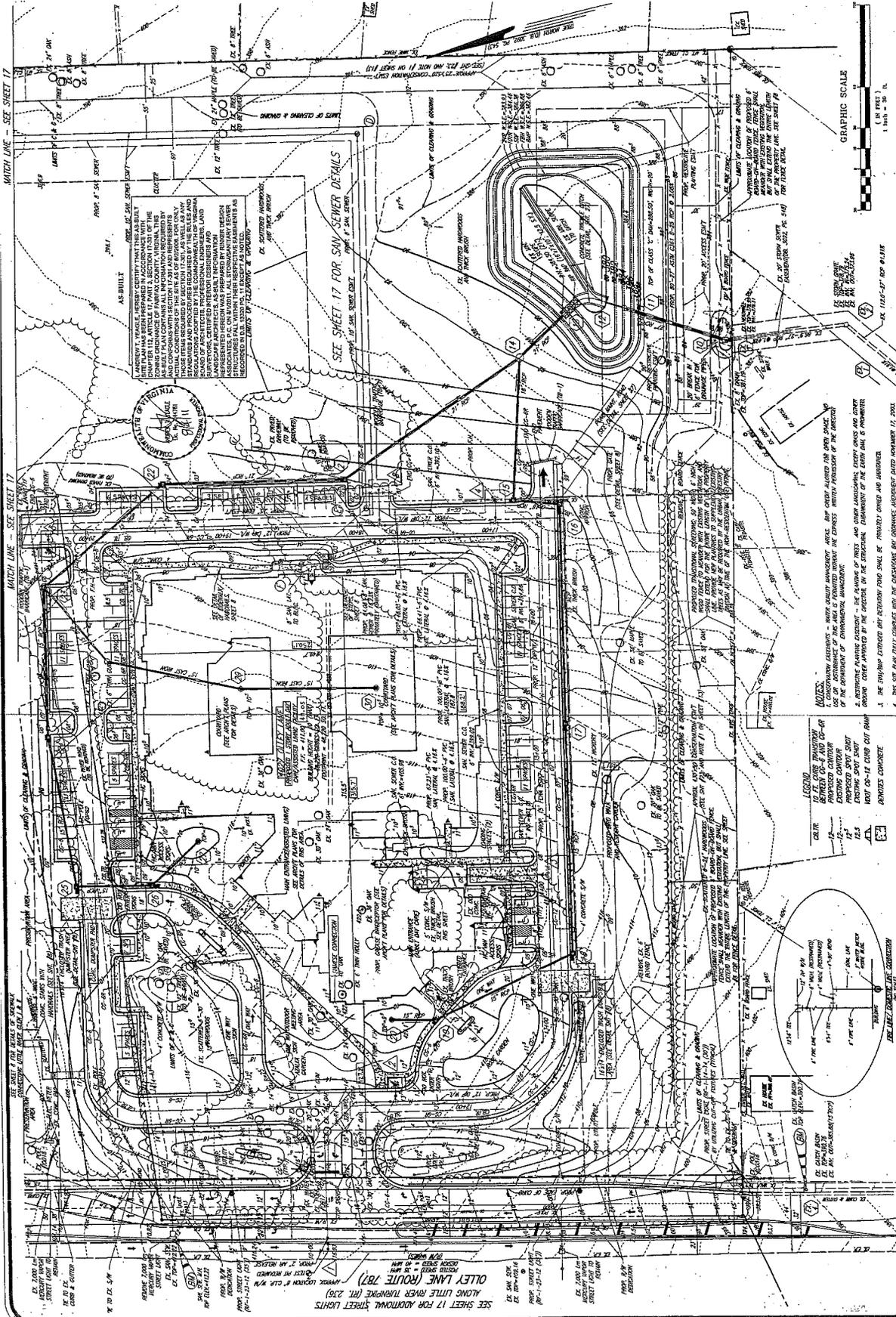
Applicant: BOARD OF SUPERVISOR'S OWN MOTION
 Accepted: 03/20/2012
 Proposed: RESIDENTIAL
 Area: 14.04 AC OF LAND;
 DISTRICT - BRADDOCK;
 ZIP - 22032

Located: SOUTHEAST QUADRANT OF THE
 INTERSECTION OF LITTLE RIVER
 TURNPIKE AND OLLEY LANE

Zoning: R- 2

Map Ref Num: 058-4- /01/ /0047A1 /01/ /0047A2
 /01/ /0047L





MATCH LINE - SEE SHEET 17

MATCH LINE - SEE SHEET 17

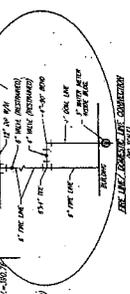
MATCH LINE - SEE SHEET 17

AS-BUILT
 I HEREBY CERTIFY THAT THE AS-BUILT INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE ACTUAL CONDITIONS OF THE SITE AS OF THE DATE OF THE SURVEY AND THAT THE INFORMATION CONTAINED HEREIN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA.

SEE SHEET 17 FOR SAN SEWER DETAILS

- NOTES:**
1. THE SHOWN EXISTING BUT REMOVED ROAD SHALL BE RECONSTRUCTED AND IMPROVED AS SHOWN.
 2. THE SHOWN EXISTING BUT REMOVED SAN SEWER SHALL BE RECONSTRUCTED AND IMPROVED AS SHOWN.
 3. THE SHOWN EXISTING BUT REMOVED SIDEWALK SHALL BE RECONSTRUCTED AND IMPROVED AS SHOWN.
 4. THIS SITE SHALL BE FULLY COMPLIANT WITH THE REQUIREMENTS OF THE SUBDIVISION ACT AND REGULATIONS THEREOF.

- LEGEND:**
- EXISTING CONCRETE
 - EXISTING ASPHALT
 - EXISTING GRAVEL
 - EXISTING SAND
 - EXISTING GRAVEL CUT BANK
 - EXISTING CONCRETE



SEE SHEET 17 FOR ADDITIONAL STREET LIGHTS
 ALONG LITTLE RIVER TURNPIKE (RT. 288)
 OULET LANE (ROUTE 707)
 STREET LIGHTS SHALL BE INSTALLED AT THE CORNERS OF THE LOTS AND AT THE INTERSECTIONS OF THE LOTS WITH THE TURNPIKE AND OULET LANE.

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

DESCRIPTION OF THE APPLICATION

Proposal:

To amend the proffers for RZ 87-A-011, previously approved for the existing senior center and independent living, with a 0.25 floor area ratio (FAR), and to amend proffers previously approved for RZ 89-A-001, for assisted living for the elderly and related programs, including adult day care, at an existing 0.18 FAR, to permit additional participants in the adult day care programs and associated modifications to proffers.

The County (Fairfax County Redevelopment and Housing Authority) has leased the Adult Day Care space to Inova Health Care Services (INOVA) to operate a Program of All-Inclusive Care for the Elderly (PACE). PACE serves Medicaid and Medicare qualifying individuals who are age 55 or older and offers services such as physical therapy and occupational therapy, and services of physicians, nurses and dietitians. Inova has completed interior renovations, such as an extra bathroom and office space, to serve the needs of an additional 10 adults.

Previously Approved Waivers & Modifications:

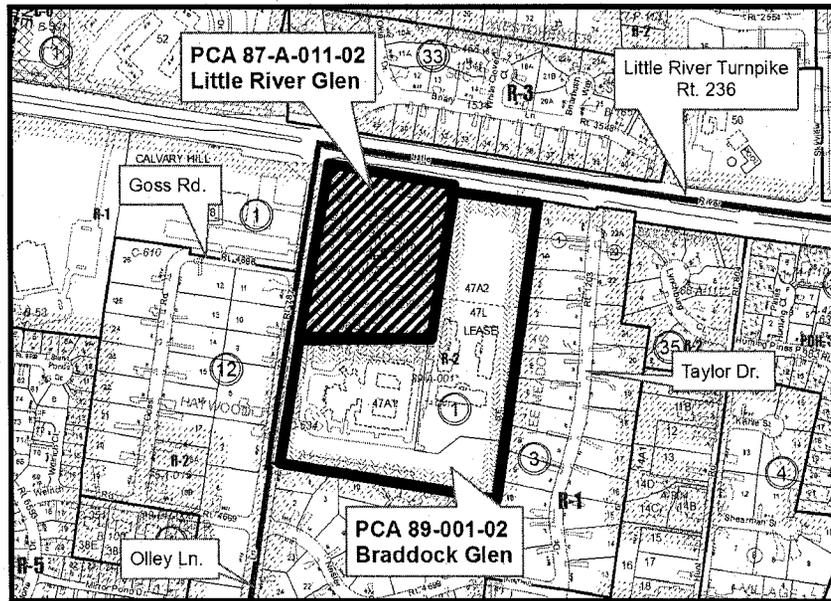
The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed below.

- Waiver of the service drive
- Modification of screening and waivers of barriers in favor of that provided on GDP/SEA plat and proffered conditions

The applicant's Draft Proffers, Affidavits, and Statement of Justification can be found in Appendices 1, 2 and 3, respectively.

LOCATION AND CHARACTER:

The site is located in the southeast quadrant of the intersection of Little River Turnpike and Olley Lane. No new exterior construction has been proposed with this application.



BACKGROUND

Zoning History:

The Little River Glen property is subject to several prior land use approvals. In May of 1987, RZ 87-A-011 rezoned 7.81 acres from R-1 to R-3. At the same hearing, the Board of Supervisors approved SE 87-A-017, which established the property as Little River Glen, an elderly housing facility. (A heat pump and fence extensions into the minimum side yard were permitted by interpretation in 1987.)

Immediately south of the Little River Glen development, Braddock Glen (RZ 89-A-001), was rezoned from R-1 to R-2 in September of 1989 (parcels 43, 44, 45, and 47).

Little River Glen and Braddock Glen were the subjects of joint application (PCA 87-A-011 and PCA 89-A-001) which was approved in November of 1997. These cases were also concurrent with RZ 96-B-021 and SEA 87-A-017. RZ 96-B-021 rezoned parcels 58-4 ((1)) 0043 pt., 45pt. and 47pt. from R-1 to R-2 and incorporated that area into the R-2 zoned land proffered with PCA 89-A-001 and PCA 87-A-011 through joint proffers. The PCA cases established the site as Braddock Glen; the proffers allowed the development of an additional 150 elderly housing units; 60 assisted living units; and an adult day care center for a maximum of 50 persons. The maximum density for the adult day care/assisted living component was limited to 0.18 du/ac. The density for the additional elderly housing units was limited to no more than 20.19 du/ac. The proffers further limited the adult day care center to a maximum of 50 people per day and limited the hours of operation to between 6:00 am and 6:30 pm, Monday through Friday.

Surrounding Area Description

Direction	Use	Zoning	Plan
North (across Little River Turnpike)	Residential	R-3	Single Family Detached, Residential
South	Residential	R-2	Single Family Detached, Residential
East	Residential	R-1	Single Family Detached, Residential
West (across Olley Lane)	Church and Residential	R-1 and R-2	Single Family Detached, Residential

COMPREHENSIVE PLAN PROVISIONS (Appendix 5)

Plan Area: Area I

Planning Sector: Annandale Planning District, Sub unit A07

Plan Map: Annandale

In the Area I volume of the Comprehensive Plan, 2011 Edition, as amended through March 6, 2012, under Land Use Recommendations, and beginning on page 136, the Plan states:

"5. Parcels 58-4((1)) 43, 44, 45, 47, including Long Place, are planned for residential use at 1-2 dwelling units per acre.

In addition, these parcels satisfy the locational guidelines for multifamily housing for the elderly as stated in the Policy Plan. As an option, the parcels are also planned for some combination of elderly housing, a nursing home, adult day care, and housing for the elderly requiring assistance. Should this option be selected, the following conditions apply:

- Acquisition and consolidations for Parcels 58-4((1))43, 44, 45, 47 including Long Place by the Fairfax County Redevelopment and Housing Authority
- The permitted density of residential housing for the elderly may be calculated, pursuant to Par. 8 of Sect. 9-306 of the Zoning Ordinance, on the basis of a planned density range of 4-5 dwelling units per acre. The intensity of other facilities for the elderly, such as a nursing home, should not exceed an FAR of 0.25;

- Substantial screening and buffering should be provided along the easer, western and southern borders including a vegetated open space buffer that exceeds Zoning Ordinance requirements adjacent to residential communities to the east and south. Existing natural vegetation should be used as part of the buffering wherever possible;
- The new facilities should be functionally and aesthetically integrated with the existing Little River Glen facility on parcel 41A through pedestrian linkages, and compatible architectural scale, design and massing;
- The project must be residential in character and scale to be compatible with the adjacent residential communities. Building heights should not exceed two stories or 35 feet.”

ANALYSIS

No issues were identified concerning Land Use, Environment or Transportation. The comments of the Fairfax County Health Care Advisory Board are contained in Appendix 7 of this staff report.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff believes that all the Proffer Condition Amendment standards have been met. Staff believes that the application is in conformance with the Comprehensive Plan and the Zoning Ordinance, specifically Section 9-309 of the Fairfax County Zoning Ordinance for Child Care Centers (Appendix 8), which is also used as a guide to evaluate Adult Day Care centers.

Staff Recommendations

Staff recommends approval of PCA 87-A-011-2 and PCA 89-A-001-2, subject to proffers consistent with those set forth in Appendix 1 of the Staff Report. Staff also recommends approval of the applicant request of reaffirmation of all previously approved waivers and modifications listed in the Waivers and Modifications section outlined in the Proposal section of this report.

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

The approval of these proffered condition amendments do not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

APPENDICES

1. Draft Proffers
2. Affidavits
3. Statement of Justification- Board of Supervisors Own Motion
4. Comprehensive Plan Provisions
5. Clerks Letter along with Approved Proffers and Development Conditions from PCA 87-A-011-1 and PCA 89-A-001-1 concurrent with SEA 87-A-017 and RZ 96-B-021
6. Transportation Analysis
7. Health Care Advisory Board Comments
8. Zoning Ordinance Provisions
9. Glossary of Terms

LITTLE RIVER GLEN I and II**PROFFERS****PCA 87-A-011-2 and PCA 89-A-001-2**

May 4, 2012

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the BOARD OF SUPERVISORS OF FAIRFAX COUNTY VIRGINIA, for themselves, the property owners and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels shown on the Fairfax County Tax Map 58-4 ((01)) 41A, 47A1, 47L and 47A2 (the "Application Property") shall be in accordance with the following conditions:

Reaffirmation of Existing Proffers:

The Applicant hereby reaffirms the proffers set forth in that certain "Proffer Statement Little River Glen I and II PCA 87-A-011, PCA 89-A-001 and RZ 96-B-021 Rev. January 6, 1998", a copy of which is attached hereto and made a part hereof as Exhibit A, except as "General" Proffers 2 and 8 are hereby amended as follows:

Amendment to General Proffer 2:

The subject property shall be developed as an expansion of the existing development which includes a Senior Center and one hundred twenty (120) elderly housing units, and shall consist of an additional one hundred fifty (150) elderly housing units, sixty (60) assisted living units and an adult day care center. The maximum floor area ratio (FAR) for the adult day care/assisted living component shall be limited to 0.18. The density for the additional elderly housing units shall be limited to no more than 20.19 du/ac.

Amendment to General Proffer 8:

The Adult Day Care Center shall provide care for the frail and elderly and shall be limited to a maximum occupancy as may be permitted by applicable building codes and/or program certification(s) for the use of the space. The hours of operation shall be limited to between 6:00 am to 6:30 pm, Monday through Friday. A full service kitchen facility may be provided within the adult day care center building.

[SIGNATURES BEGIN ON THE NEXT PAGE]

APPLICANT/LESSOR OF TAX MAP 58-4 ((01)) 47A1 PART

FAIRFAX COUNTY BOARD OF SUPERVISORS

By: _____

Name: _____

Its: _____

TITLE OWNER OF TAX MAP 58-4 ((01)) 47A1, 47A2 AND 47L

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

By: _____

Name: _____

Its: _____

GROUND LESSEE OF TAX MAP 58-4 ((01)) 47L

FCRHA OLLEY GLEN LP

**BY: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY,
its General Partner**

By: _____

Name: _____

Its: _____

TITLE OWNER OF TAX MAP 58-4 ((01)) 41A

LITTLE RIVER GLEN LIMITED PARTNERSHIP

**BY: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY,
its General Partner**

By: _____

Name: _____

Its: _____

[SIGNATURES END]

Proffer Statement

Little River Glen I and II

PCA 87-A-011, PCA 89-A-001 and RZ 96-B-021

Rev. January 6, 1998

Pursuant to Section 15.2-2303A Code of Virginia, 1950 edition as amended, the Fairfax County Redevelopment and Housing Authority (FCRHA), the undersigned applicant and owner of Parcels located on Tax Map 58-4 ((1)) 41A, 43, 44, 45 and 47, hereby proffers for themselves and their successors and assigns to the following pursuant to the Board of Supervisors approval of PCA 87-A-011, PCA 89-A-001 and RZ 96-B-021, Little River Glen I and Little River Glen II. If accepted, these proffers supersede all previous proffers.

GENERAL

1. The property shall be developed in substantial conformance with the GDP/SEA plat dated October 31, 1997 and prepared by Rinker-Detwiler and Associates, P.C. which consists of four (4) sheets. Pursuant to Par. 5 of Sect. 18-204, minor modifications to the GDP/SE plat may be permitted as determined by the Zoning Administrator provided that open space and peripheral buffers are not reduced and density and floor areas are not increased.
2. The subject property shall be developed as an expansion of the existing development which includes a Senior Center and one hundred twenty (120) elderly housing units, and shall consist of an additional one hundred fifty (150) elderly housing units, sixty (60) assisted living units and an adult day care center for a maximum of fifty (50) persons. The maximum floor area ratio (FAR) for the adult day care/assisted living component shall be limited to 0.18. The density for the additional elderly housing units shall be limited to no more than 20.19 du/ac.
3. Phase 1 of the expansion for Little River Glen II may consist of one or more of the aforementioned uses, but at a minimum, shall require the construction of required stormwater management, the internal travel aisle/ loop road, related major underground utilities, peripheral transitional screening yards, supplemental landscaping and barrier fences.
4. The elderly housing buildings shall be set back a minimum of 75 feet from the eastern property line as depicted on the GDP/SEA plat.
5. The elderly housing buildings shall be constructed as 2-story buildings, with building materials, colors and an architectural style similar to the existing Little River Glen facilities.

6. The adult day care building and the assisted living building shall be constructed as 1-story buildings with building materials, colors and architectural style which is residential in character and compatible with the existing Little River Glen facilities. In order to ensure architectural compatibility, architectural elevations for the assisted living and adult day care center buildings shall be returned to the Planning Commission for administrative review prior to site plan approval.
7. Within each of the five (5) new elderly housing buildings, a maximum of 450 square feet of space may be provided for accessory services such as transportation, personal care and support, housekeeping and food services, among others. All accessory services provided through the existing senior center or within the elderly housing buildings shall be provided directly by or be under the control of Fairfax County programs serving the elderly and shall be oriented to serve the residents of Little River Glen and the surrounding community. These services shall be available to all residents of Little River Glen I and II and to non-residents who qualify for elderly services in Fairfax County in accordance with the established criteria of the provider agency.
8. The Adult Day Care Center shall provide care for the frail and elderly and shall be limited to a maximum of 50 people per day. The hours of operation shall be limited to between 6:00 am to 6:30 pm, Monday through Friday. A full service kitchen facility may be provided within the adult day care center building.
9. A maximum of 60 units (beds) shall be provided within the assisted living residential component of Little River Glen II. Each unit shall consist of a studio apartment and private bath; complete kitchen facilities shall not be provided. All meals shall be provided from the kitchen facilities in the existing Senior Center or from the adult day care center kitchen. Staffing and space for services for the assisted living facility may include, but shall not be limited to, nurses (or other medical practitioners) for wellness and health programs, staff to assist with daily living activities, food service and administrative staff and visiting doctors and therapists, as may be scheduled and needed.
10. No site plans to implement any of the uses permitted pursuant to these proffered condition amendments and rezoning application shall be approved until the public street right-of-way associated with Long Place is vacated; if Long Place is not vacated a proffered condition amendment and special exception amendment will be filed and may result in reduced development potential.
11. On-site outdoor active recreation areas shall be provided as shown on the GDP/SEA plat; the exact location for the outdoor facilities may be modified to a location that is in substantial conformance with the GDP, but shall include at minimum, shuffleboard, croquet, and horseshoe pit facilities
12. Advance density credit shall be reserved as may be permitted by the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance for all eligible dedications or as

may be required by Fairfax County or VDOT at the time of site plan approval.

13. The elderly housing component of the development shall comply with the Affordable Dwelling Unit Ordinance.

ENVIRONMENT

1. Prior to approval of any plan for land disturbing activities, the applicant shall submit a tree survey and preservation plan to the Urban Forester for review and approval in order to 1) specifically identify individual trees or stands of trees located within the tree preservation areas depicted on the GDP/SEA plat; 2) identify other trees which have a minimum caliper of 6" or greater which may be preserved within the developed portions of the site; and 3) identify other vegetation which may be feasible to be transplanted in order to supplement landscaping and screening on the site as proffered. All recommendations of the Urban Forester shall be implemented.
2. (a) At the time of site plan review, the applicant will designate the limits of clearing and grading consistent with the tree preservation plan and GDP/SEA plat which are to be observed during construction, and in addition, will designate additional limits of clearing and grading to protect the individual trees to be preserved, as well as other trees on each lot which can be saved without precluding construction of the development as proposed, subject to approval of the Urban Forestry Branch. All such limits of clearing and grading will be marked on the ground with fencing a minimum of four (4) feet in height prior to clearing and grading and at all times during construction.

(b) Applicant will remove any trees requested by the Urban Forester to be removed which are outside or beyond the limits of clearing and grading as designated by the Urban Forester at site plan review.

(c) Existing "tree preservation areas" shown on the GDP/SEA plat will be marked for preservation prior to clearing and grading and at all times during construction. The drip lines of such trees will be marked on the ground with fencing a minimum of four (4) feet in height prior to clearing and grading and at all times during construction.

(d) In addition, prior to site plan approval, a replacement value shall be assigned by the Urban Forestry Branch to all healthy trees measuring ten (10) inches or larger in diameter which are either individually designated as required under this proffer or are located within the limits of clearing and grading as shown on the GDP. At the time of subdivision plat approval, the applicant will post in increments, as defined below, a letter of credit payable to the County in such amount assigned as replacement value by the Urban Forestry Branch to ensure the replacement of the designated trees. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of

each designated tree shall be determined according to the methods Plan contained in the 8th edition of Valuation of Landscape Trees, Shrubs and Other Plants, published by the International Society of Arboriculture. The total amount of incremental letter of credit will not exceed the sum of such assigned values or Two Thousand Dollars (\$2,000.00). If the letter of credit is called by Fairfax County for tree replacement, then a letter of credit of equal value will be posted within thirty (30) days of request by Fairfax County. The total value of the letters of credit shall not exceed the total established replacement value of the designated trees.

(e) During construction, a certified arborist shall periodically inspect the project and determine if any of the designated "tree preservation areas" or any trees located outside or beyond the limits of clearing and grading as shown on the approval grading plans are dead or dying due to acts of negligence by the Applicant. The applicant may then draw funds from the letter of credit in order to remove and replace such dead or dying trees according to the assigned value as defined in the Valuation of Landscape Trees, Shrubs, and Other Plants of such dead or dying trees.

(f) Any funds received by Fairfax County pursuant to this proffer shall be utilized solely to preserve, restore to health or replace trees on the subject property.

(g) The letter of credit will be released simultaneously when the Final Bond is released for the development of Phase 2.

3. Stormwater Management/BMP facilities shall be provided as shown on the GDP/SEA plat. The provision of the wet pond in the northeastern portion of the site is contingent upon approval of a waiver by DEM to permit a wet pond in a residential area. If the required waiver is not granted, then alternative stormwater management/BMP facilities shall be provided as may be required by DEM. Modifications to the detention facilities as shown on the GDP/SEA plat may be permitted provided that the overall design and layout of buildings, open space peripheral landscaping, screening and barriers, and minimum yards remain in substantial conformance with the GDP/SEA plat, as may be determined by OCP. Otherwise, an amendment to the GDP/SEA plat and a new public hearing will be required in order to provide the necessary re-design to accommodate adequate stormwater management.
4. Mitigation for highway noise from Little River Turnpike shall be provided for the elderly housing building to meet the acoustical guidelines contained in Attachment A.

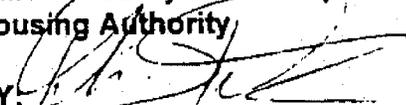
5. A 50 foot wide transitional screening yard and buffer shall be provided along the southern lot line generally as shown on the GDP/SEA plat. Within this area, existing trees and vegetation shall remain undisturbed except for the removal of dead, dying or diseased trees and/or vegetation, removal of trash or other debris, and as may be necessary to provide a solid wood fence as indicated on the GDP/SEA plat. There shall be no clearing or grading with any equipment other-than hand-held equipment within this 50 foot buffer area except as may be minimally required to provide for the stormwater management dry pond and outfall at the southeastern corner of the site, and other required utilities. The limits of clearing and grading shall be strictly adhered to utilizing methods recommended and approved by the Urban Forester/DEM to minimize disturbance. Supplemental landscape plantings, including transplanted materials, shall be provided within this buffer area as may be required by the Urban Forester. Except for the provision of a solid wood fence, no structures shall be permitted in within this 50 foot buffer.
6. A minimum of a 50 foot wide transitional screening yard and buffer area shall be provided along the eastern lot line as generally shown on Sheets 1 and 2 of the GDP/SEA plat. This buffer shall consist of a minimum of 25 feet of preserved trees and vegetation which shall be supplemented with an additional 25 feet of evergreen and deciduous trees as shown on the GDP/SEA plat. A six (6) foot high solid wood fence shall be provided within this 50 foot buffer and shall be located to minimize disturbance of existing vegetation as may be recommended and approved by the Urban Forester; no other structures shall be permitted within this buffer. Within the buffer area shown, existing trees and vegetation shall be preserved except that the removal of dead or dying trees and/or vegetation may be permitted subject to approval by the Urban Forester.
7. A minimum of a 35 foot wide transitional screening yard and buffer area shall be provided along that portion of Rt. 236 adjacent to the proposed expansion. A landscaped berm two (2) to four (4) feet in height shall be provided as generally depicted on Sheet 2 of the GDP/SEA plat. Additional screening may be provided within the VDOT right-of-way subject to VDOT approval.
8. A 35 foot wide transitional screening yard and buffer area shall be provided along the western lot line generally as shown on the GDP/SEA plat. The screening shall consist of landscaped berms which shall be planted primarily with evergreen trees as may be determined by the Urban Forester in order to be consistent with the plant materials used within the existing landscape treatment along Olley Lane. All landscaping materials shall be planted and sized in accordance with the PFM.

9. As part of the site plan submission, a detailed landscape plan shall be submitted for review and approval by the Urban Forester. The landscape plan shall provide details for the building foundation landscape plantings, and other interior garden points such as the bird walk, herb garden, the rose garden, etc.
10. All security and parking lot lighting shall be directed on-site and shielded to prevent glare from projecting off-site.

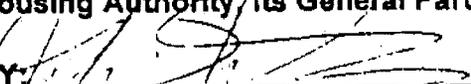
TRANSPORTATION

1. Landscape planting within the right-of-way for a portion of the Rt. 236 frontage shall be provided subject to approval by VDOT and if additional landscaping within the right-of-way is not approved, then 35 feet of landscaped screening and buffering shall be provided as depicted on the GDP/SE plat.
2. Right-of-way along Olley Lane, Rt. 787, shall be dedicated to 45 feet from centerline of Olley Lane, in fee simple, to the Board of Supervisors for public street purposes, upon demand or at the time of site plan approval, whichever occurs first. Public street improvements meeting VDOT standards shall be constructed in order to provide a 38 foot cross section from the centerline to the face of curb and shall include the necessary re-striping to provide a left turn lane into the site at the southernmost entrance. Adequate sight distance shall be provided at the new entrance as may be required by VDOT.
3. Access into the site from Rt. 236 shall be for emergency purposes and pond maintenance only, as shown on the GDP/SEA plat.
4. A sidewalk shall be provided along the Olley Lane frontage to tie into the existing sidewalks to the north and south.

Fairfax County Redevelopment and
Housing Authority

BY: 
Walter D. Webdale, Assistant Secretary

Little River Glen L.P.
By Fairfax County Redevelopment and
Housing Authority, its General Partner

BY: 
Walter D. Webdale, Assistant Secretary

REZONING AFFIDAVIT

DATE: 8/28/2012
 (enter date affidavit is notarized)

I, Edward L. Long Jr., County Executive, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

116116a

in Application No.(s): PCA 87-A-011-2
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway, Suite 533 Fairfax, VA 22035	Applicant
Edward L. Long Jr., County Executive/ Agent		
Little River Glen Limited Partnership Paula C. Sampson, Agent	c/o Fairfax County Redevelopment and Housing Authority/Dept. of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030	Title Owner of TM 058-4((1)) parcel 41A

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

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Rezoning Attachment to Par. 1(a)

DATE: 8/28/2012
(enter date affidavit is notarized)

116116a

for Application No. (s): PCA 87-A-011-2
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Department of Planning and Zoning (DPZ) Fred R. Seldon, Director, Planning Div./DPZ, Agent Barbara C. Berlin, Director, Zoning Evaluation Div. (ZED), Agent Kristen A. Abrahamson, Branch Chief/ ZED, Agent Laura Gumkowski, Staff Coordinator/ ZED, Agent	12055 Government Center Parkway Fairfax, VA 22035	Agent for Applicant

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

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116 116 a

for Application No. (s): PCA 87-A-011-2
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

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

FCRHA Housing Assistance Corporation
c/o FCRHA/Dept. of Housing and Community Development
3700 Pender Drive, Suite 300
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

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

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

This is a non-profit corporation having no shareholders.

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

Albert J. McLoon, Chairman
Willard O. Jasper, President
Elisabeth Lardner, Treasurer
Richard J. Kennedy, Secretary

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

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for Application No. (s): PCA 87-A-011-2
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

Little River Glen Limited Partnership
c/o Fairfax County Redevelopment and Housing Authority/Dept. of Housing and Community Development
3700 Pender Drive, Suite 300
Fairfax, VA 22030

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Fairfax County Redevelopment and Housing Authority, Managing General Partner/Limited Partner
FCRHA Housing Assistance Corporation, Co-General Partner

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116116 a

for Application No. (s): PCA 87-A-011-2
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116 116 a

for Application No. (s): PCA 87-A-011-2
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None

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

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

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

WITNESS the following signature:

(check one) Applicant Applicant's Authorized Agent
Edward L Long Jr.

Edward L. Long Jr., County Executive
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28th day of AUGUST 20 12, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Jo Ann Havach
Notary Public

My commission expires: JULY 31, 2016



REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

I, Edward L. Long, Jr., County Executive, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below 116117a

in Application No.(s): PCA 89-A-001-2
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

Table with 3 columns: NAME, ADDRESS, RELATIONSHIP(S). Includes Board of Supervisors of Fairfax County, Virginia; Edward L. Long Jr., County Executive/Agent; Inova Health Care Services; and Agents: J. Knox Singleton, Richard C. Magenheimer, Jennifer W. Siciliano, John F. Gaul, Robert (ami) Hager, K. Ashley Hunnicutt.

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

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

Rezoning Attachment to Par. 1(a)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Redevelopment and Housing Authority Paula C. Sampson, Agent	c/o Dept. of Housing and Community Development 3700 Pender Drive, Suite 300 Fairfax, VA 22030	Title Owner of TM 058-4((1)) parcels 47A1, 47L and 47A2. Lessor of TM 058-4((1)) parcel 47A1 pt., Ground Lessor of TM 058-4((1)) parcel 47L
FCRHA Olley Glen LP Paula C. Sampson, Agent	3700 Pender Drive, Suite 300 Fairfax, VA 22030	Ground Lessee of TM 058-4((1)) parcel 47L
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C. Agents: Martin D. Walsh, Esq. Lynne J. Strobel, Esq. Timothy S. Sampson, Esq. M. Catharine Puskar, Esq. Sara V. Mariska, Esq. G. Evan Pritchard, Esq. Jonathan D. Puvak, Esq. Elizabeth D. Baker, Planner Inda E. Stagg, Planner Elizabeth A. McKeeby, Planner	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent for Inova Health Care Services
RSG, P.C. Agent: James G. Anderson, Jr.	14900 Bogle Drive, Suite 105 Chantilly, Virginia 20151	Architect/Agent for Inova Health Care Services

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

Rezoning Attachment to Par. 1(a)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Department of Planning and Zoning (DPZ) Fred R. Seldon, Director, Planning Div./DPZ, Agent Barbara C. Berlin, Director, Zoning Evaluation Div. (ZED), Agent Kristen A. Abrahamson, Branch Chief, ZED, Agent Laura Gumkowski, Staff Coordinator (ZED), Agent	12055 Government Center Parkway Fairfax, VA 22035	Agent for Applicant/Lessee/Title Owner of TM 058-4((1)) 47A1 pt.

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

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health Care Services
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

DESCRIPTION OF CORPORATION: (check one statement)
 There are 10 or less shareholders, and all of the shareholders are listed below.
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Inova Health Care Services, formerly Inova Health System Hospitals, formerly Inova Hospitals, formerly Fairfax Hospital System, Inc., formerly Fairfax Hospital Systems, Inc., formerly Fairfax Hospital Association, is a non-stock, non-profit corporation, the sole member of which is Inova Health System Foundation. Inova Health System Foundation appoints the Board of Trustees of Inova Health Care Services

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Officers: J. Knox Singleton, President; Charles H. Smith, III, Chairman; Lori Morris, Vice Chair; Charles Mann, Secretary; John F. Gaul, Asst Secretary; Richard C. Magenheimer, Treasurer
Board of Trustees: Mary Agee, Robert Ahmed, Charles E. Beard, Martha Calihan, Margaret Colon, Jack C. Ebeler, Michael R. Frey, Betty Hudson, Gerald W. Hyland, Hooks Johnston, Charles Mann, James McNeil, Dean Morehouse, Lori M. Morris, Carolyn Moss, Philip O. Nolan, [cont. next page]
(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

Inova Health Care Services [trustees, continued]
8110 Gatehouse Road, Suite 200, East Tower
Falls Church, Virginia 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Board of Trustees [continued]: Jon Peterson, Mary E. Schmidt, J. Knox Singleton, Charles H. Smith, III, Jill Stelfox, Shirley Travis, Robert Tsien, Mark Moore, Sarita Gopal, David Gehring, George Tawil, Arshed Choudhry

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

Inova Health System Foundation
8110 Gatehouse Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Inova Health System Foundation, formerly Inova Health Systems Foundation, which was formerly Inova Health Systems, Inc., which was formerly Fairfax Hospital Association Foundation, which was formerly The Fairfax Hospital Association Foundation, is a non-stock, non-profit corporation.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

Officers: J. Knox Singleton, CEO; Mark S. Stauder, President; Stephen M. Cumbie, Chairman, Tony Nader, Secretary, John F. Gaul, Asst. Secretary & General Counsel; Nicholas Carosi, III, Chair-elect, Richard C. Magenheimer, Asst. Treasurer & CFO; Lydia Thomas, Treasurer.

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

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Inova Health System Foundation [trustees, continued]
8110 Gatchouse Road
Falls Church, VA 22042

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

Trustees: Robert Ahmed, Nicholas Carosi, III, Margaret Colon, Stephen M. Cumbie, Jack C. Ebeler, Penelope A. Gross, Katherine K. Hanley, Paul Harbolick, Jr., D. Mark Lowers; Alan G. Merten; Tony Nader; J. Knox Singleton; Charles H. Smith, III; Mark E. Stavish; Maura Sughrue; Lydia Thomas; Winston Ueno, Todd A. Stottlemeyer

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

David J. Bomgardner, E. Andrew Burcher, Thomas J. Colucci, Peter M. Dolan, Jr., Jay du Von, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Lynne J. Strobel, Garth M. Wainman, Nan E. Walsh, Martin D. Walsh

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

RSG, P.C.
14900 Bogle Drive, Suite 105
Chantilly, Virginia 20151

DESCRIPTION OF CORPORATION: (check one statement)

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

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

John R. Scroggin
Frank W. Robinson, Jr.

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

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

BNY Aurora Holding Corp.
1 Wall Street
New York, NY 10005

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Bank of New York Mellon Corporation

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

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

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116 117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

The Bank of New York Mellon Corporation
1 Wall Street
New York, NY 10005

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

Capital One Community Development Corp.
404 Fifth Avenue, 3rd Floor
New York, NY 10018

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Capital One Financial Corporation

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

Capital One Financial Corporation
1680 Capital One Drive
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Publicly traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

PNC Bank, National Association
One PNC Plaza, 249 Fifth Avenue
Pittsburgh, PA 15222

DESCRIPTION OF CORPORATION: (check one statement)

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

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

PNC Financial Services Group, Inc.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

Rezoning Attachment to Par. 1(b)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

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One PNC Plaza
249 Fifth Avenue
Pittsburgh, PA 15222

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- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
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NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Publicly traded on the NYSE.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

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

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

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

FCRHA Olley Glen LP
c/o Fairfax County Redevelopment and Housing Authority
3700 Pender Drive, Suite 300
Fairfax, VA 22030

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

Fairfax County Redevelopment and Housing Authority, Managing General Partner
PNC Multifamily Capital Institutional Fund XL Limited Partnership, Limited Partner

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

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

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

PNC Multifamily Capital Institutional Fund XL Limited Partnership
121 S.W. Morrison Street, Suite 1300
Portland, OR 97204-3143

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

GENERAL PARTNER:

PNC Multifamily Capital Fund XL, Inc.

(Does not have a 10% or greater interest in
FCRHA Olley Glen L.P., the Ground
Lessee; therefore, no further breakdown
required.)

LIMITED PARTNERS:

BNY Aurora Holding Corp.

Capital One Community Development
Corp.

PNC Bank, National Association

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number(s))

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

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

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

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

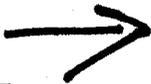
for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
Supervisors Michael R. Frey and Gerald W. Hyland are both trustees on the Inova Health Care Services Board.

Supervisor Penelope A. Gross is a trustee on the Inova Health System Foundation's Board.

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

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form. 

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

WITNESS the following signature:

(check one)

Edward L Long Jr
 Applicant Applicant's Authorized Agent

Edward L. Long Jr., County Executive
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 28TH day of AUGUST 20 12, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

Jo Ann Havach
Notary Public

My commission expires: JULY 31, 2016



Jo Ann Havach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #178038
My Commission Expires
July 31, 2016

Rezoning Attachment to Par. 3

DATE: 8/28/2012
(enter date affidavit is notarized)

116117a

for Application No. (s): PCA 89-A-001-2
(enter County-assigned application number (s))

Jon Peterson, a Trustee on the Inova Health Care Services Board, donated in excess of \$100 to Herrity for Congress.

Supervisors Penelope A. Gross and John W. Foust and their spouses attended the Inova Health System Foundation's 2011 Annual Gala with complimentary tickets having a face value in excess of \$100 each.

Stephen M. Cumbie, Chairman and Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Chairman Sharon Bulova.

Supervisor Penelope A. Gross, a member of the Fairfax County Board of Supervisors and a Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Chairman Sharon Bulova through Penny Gross for Supervisor.

Michael R. Frey, a member of the Fairfax County Board of Supervisors and a Trustee on the Inova Health Care Services Board donated in excess of \$100 to Supervisor John Cook through Friends of Michael Frey.

Mary Agee, a Trustee on the Inova Health Care Services Board, donated in excess of \$100 to Chairman Sharon Bulova.

Todd A. Stottlemeyer, a Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Supervisors John C. Cook and Michael R. Frey, and in excess of \$100 to Pat Herrity for Congress.

(check if applicable)

There are more disclosures to be listed for Par. 3, and Par. 3 is continued further on a "Rezoning Attachment to Par. 3" form.

- Direct the Office of Public Affairs to disseminate information about National Safe Kids Week to the press and other appropriate outlets to raise awareness of this worthy cause.

Without objection, it was so ordered.

2c.

**MOTION TO INITIATE BOARD'S OWN MOTION - PROFFERED
CONDITION AMENDMENT APPLICATIONS PCA 87-A-011-2, PCA 89-
A-001-2, AND PCA 95-B-021 (BRADDOCK DISTRICT) (1:22 p.m.)**

STALZER

Supervisor Cook said that Little River Glen is a 14.13 acre, senior housing development and senior center located at the southeast corner of the intersection of Little River Turnpike and Olley Lane, which is owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). The facilities include an Adult Day Care Center that operates in approximately 11,500 square feet of gross floor area of the existing facility, and is currently limited to a maximum of 50 participants, and hours of operation between 6 a.m. until 6:30 p.m., Monday through Friday.

Supervisor Cook noted that the FCRHA has recently leased the Adult Day Care space to Inova Health Care Services for the purpose of operating a Program of All-inclusive Care for the Elderly or "PACE." The PACE program is a national model for the provision of community-based health care services to seniors whose needs for chronic care would otherwise require a nursing home level of care. PACE serves Medicaid/Medicare qualifying individuals who are age 55 or older and are able to live safely in the community at the time of enrollment. Among other services, the program offers physical and occupational therapy as well as the services of physicians, nurses and dieticians.

In support of this program, Inova has recently completed interior renovations to the existing Adult Day Care space, which would permit 60 individuals to be served, per the building and fire Codes. However, as currently proffered, the space/program is limited to a maximum of 50. Consequently, FCRHA and Inova are proposing to amend the proffers to increase the capacity for this program, as well as to make any other minor changes that may be required.

Therefore, Supervisor Cook moved that the Board:

- Initiate a Board's Own Motion for the three applications comprising the Little River Glen senior complex, to permit the expansion of the PACE program.
- Direct that these actions be expeditiously scheduled for the Planning Commission and Board public hearings.

DPE

- Authorize County Executive, Anthony H. Griffin, and his successor in office, to act as agent for the County for all matters concerning these applications.

Supervisor Cook said that the approval of these motions does not in any way relieve the participants from compliance with the provisions of all applicable ordinances, regulations or adopted standards nor does it prejudice in any way the Board's consideration of the pending applications. Supervisor Hyland seconded the motion.

Following discussion, with input from David P. Bobzien, County Attorney, regarding the affidavit, the question was called on the motion and it carried by a vote of nine, Supervisor Herrity being out of the room.

3c.

RECOGNITION OF RETIRED LIEUTENANT COLONEL RUSSELL O'CONNELL (BRADDOCK DISTRICT) (1:26 p.m.)

FITZGERALD

Supervisor Cook announced that Lieutenant Colonel Russell O'Connell retired from the Air Force after flying in World War II, the Korean and Vietnam wars. He noted that he will be 91 years old on Friday.

Therefore, Supervisor Cook asked unanimous consent that the Board direct him to extend to Lieutenant Colonel O'Connell the Board's greetings and best wishes. Without objection, it was so ordered.

4c.

MARSHALL ROAD ELEMENTARY SCHOOL'S FIFTIETH ANNIVERSARY (HUNTER MILL DISTRICT) (1:28 p.m.)

FITZGERALD

In a joint Board Matter with Supervisor Smyth, Supervisor Hudgins said that this year, Marshall Road Elementary School in Vienna celebrates its fiftieth anniversary. To honor this milestone, the Marshall Road PTA, students and staff began a program they call 50 for 50. Their goal is to complete 50 community services projects this year to give back to the community that has supported their school.

Supervisor Hudgins noted that some of their completed projects include raising funds to fight childhood cancer, writing notes for care packages for troops serving overseas, participating in the Town Clean Up program, collecting winter coats and clothing for those in need, food drives, holiday gift programs, and beautification of school grounds. Many more projects are underway or planned.

On Friday, March 23, the Marshall Road PTA will host the Fiftieth Anniversary Benefit and Auction Gala at Westwood Country Club. Proceeds from the gala will

Woodlark Drive, is planned for residential development up to 2 dwelling units per acre. Special exception and special use permits which would have the effect of altering the low density residential character of this area shall not be permitted.

2. No additional commercial uses are planned for this sector since substantial commercial resources exist in Area I - Sector A6, in Area III - Sector P2 and in the City of Fairfax. [Not shown]
3. The tract between Long Branch Stream Valley Park and Accotink Stream Valley Park (west of Park Glen Heights) is planned for residential development at 2-3 dwelling units per acre, with ample open space linking the two stream valley parks. Ample buffering is required as a barrier between existing residential development and that which is proposed. The frontage with Braddock Road should also remain an open space buffer.
4. The cumulative effect of institutional uses in this area should be considered prior to allowing the location of additional institutional uses as they could change the residential character of the area. Non-residential uses requiring special exceptions and special use permits should be rigorously reviewed. In general these uses, if permitted at all, should only be granted if the following conditions are met:
 - Access for the use is oriented to an arterial;
 - The use is of a size and scale that will not adversely affect and impact the character of the area in which it is located; and
 - Buffering and screening in excess of County ordinances are provided between the use and the adjoining residential properties. [Not shown]
5. Parcels 58-4((1))43, 44, 45 and 47, including Long Place, are planned for residential use at 1-2 dwelling units per acre.

In addition, these parcels satisfy the locational guidelines for multifamily housing for the elderly as stated in the Policy Plan. As an option, the parcels are also planned for some combination of elderly housing, a nursing home, adult day care, and housing for the elderly requiring assistance. Should this option be selected, the following conditions apply:

- Acquisition and consolidation of Parcels 58-4((1))43, 44, 45 and 47 including Long Place by the Fairfax County Redevelopment and Housing Authority;
- The permitted density of residential housing for the elderly may be calculated, pursuant to Par. 8 of Sect. 9-306 of the Zoning Ordinance, on the basis of a planned density range of 4-5 dwelling units per acre. The intensity of other facilities for the elderly, such as a nursing home, should not exceed an FAR of 0.25;
- Substantial screening and buffering should be provided along the eastern, western and southern borders including a vegetated open space buffer that exceeds Zoning Ordinance requirements adjacent to residential communities to the east and south. Existing natural vegetation should be used as part of the buffering wherever possible;
- The new facilities should be functionally and aesthetically integrated with the existing Little River Glen facility on parcel 41A through pedestrian linkages, and compatible architectural scale, design and massing;

- The project must be residential in character and scale to be compatible with the adjacent residential communities. Building heights should not exceed two stories or 35 feet.
6. Parcel 69-4((6))170 should have access only to Red Fox Drive. If Parcel 69-4((6))F is developed, all dwellings should have a single access onto Braddock Road with right in, right out only and no median break on Braddock Road. If Lot F is consolidated with any other parcel, every effort should be made to avoid direct access to Braddock Road from Lot F. No left turn onto Braddock Road should be allowed from Lot F regardless of use.
 7. Land in the vicinity of Guinea Road, Old Hickory Road and Little River Turnpike, Parcels 58-4((7))7 and 58-4((11))1, is planned for residential use at 1-2 dwelling units per acre. To be compatible with surrounding uses, development should only be considered at the low end of the range. Access to parcel 7 should only be from Guinea Road at the most southern point as is practical from an engineering standpoint. Access to parcel 1 should only be from Old Hickory Road. If parcel 1 and parcel 7 are consolidated, access should only be from Old Hickory Road.

Transportation

Transportation recommendations for this sector are shown on Figure 58. In some instances, site-specific transportation recommendations are included in the land use recommendations section. The figures show access orientation, circulation plans, interchange impact areas and generalized locations of proposed transit facilities. The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements in the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals.

Between Braddock Road and Braeburn Drive, Guinea Road is to be widened to four lanes. Recognizing the narrow right-of-way available in this segment and the hilly terrain, modified design standards may be needed to reduce impacts on adjacent residential areas.

Improved pedestrian access across Braddock Road is needed. Some possibilities might include a pedestrian underpass at Accotink Creek with improved signing, lighting, pathway connections, pedestrian walk signals, and so forth.

Heritage Resources

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

DATE: June 24, 1998

TO: Walter D. Webdale, Director
Fairfax County Redevelopment and
Housing Authority (FCRHA)

FROM: Nancy Vehrs *N.V.*
Clerk to the Board of Supervisors

SUBJECT: Rezoning Application Number PCA 87-A-011
(Concurrent with RZ 96-B-021, PCA 89-A-001
and SEA 87-A-017)

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 1998 approving Proffered Condition Amendment PCA 87-A-011 in the name of Fairfax County Redevelopment and Housing Authority (FCRHA), on subject parcel 58-4 ((1)) 41A and a portion of Long Place public right-of-way to be vacated and/or abandoned under Section 15.202272(2) of the Code of Virginia, consisting of approximately 7.28 acres in Braddock District.

NV/ns

cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Michael Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Svcs.

Proffer Statement

Little River Glen I and II

PCA 87-A-011, PCA 89-A-001 and RZ 96-B-021

Rev. January 6, 1998

Pursuant to Section 15.2-2303A Code of Virginia, 1950 edition as amended, the Fairfax County Redevelopment and Housing Authority (FCRHA), the undersigned applicant and owner of Parcels located on Tax Map 58-4 ((1)) 41A, 43, 44, 45 and 47, hereby proffers for themselves and their successors and assigns to the following pursuant to the Board of Supervisors approval of PCA 87-A-011, PCA 89-A-001 and RZ 96-B-021, Little River Glen I and Little River Glen II. If accepted, these proffers supersede all previous proffers.

GENERAL

1. The property shall be developed in substantial conformance with the GDP/SEA plat dated October 31, 1997 and prepared by Rinker-Detwiler and Associates, P.C. which consists of four (4) sheets. Pursuant to Par. 5 of Sect. 18-204, minor modifications to the GDP/SE plat may be permitted as determined by the Zoning Administrator provided that open space and peripheral buffers are not reduced and density and floor areas are not increased.
2. The subject property shall be developed as an expansion of the existing development which includes a Senior Center and one hundred twenty (120) elderly housing units, and shall consist of an additional one hundred fifty (150) elderly housing units, sixty (60) assisted living units and an adult day care center for a maximum of fifty (50) persons. The maximum floor area ratio (FAR) for the adult day care/assisted living component shall be limited to 0.18. The density for the additional elderly housing units shall be limited to no more than 20.19 du/ac.
3. Phase 1 of the expansion for Little River Glen II may consist of one or more of the aforementioned uses, but at a minimum, shall require the construction of required stormwater management, the internal travel aisle/ loop road, related major underground utilities, peripheral transitional screening yards, supplemental landscaping and barrier fences.
4. The elderly housing buildings shall be set back a minimum of 75 feet from the eastern property line as depicted on the GDP/SEA plat.
5. The elderly housing buildings shall be constructed as 2-story buildings, with building materials, colors and an architectural style similar to the existing Little River Glen facilities.

6. The adult day care building and the assisted living building shall be constructed as 1-story buildings with building materials, colors and architectural style which is residential in character and compatible with the existing Little River Glen facilities. In order to ensure architectural compatibility, architectural elevations for the assisted living and adult day care center buildings shall be returned to the Planning Commission for administrative review prior to site plan approval.
7. Within each of the five (5) new elderly housing buildings, a maximum of 450 square feet of space may be provided for accessory services such as transportation, personal care and support, housekeeping and food services, among others. All accessory services provided through the existing senior center or within the elderly housing buildings shall be provided directly by or be under the control of Fairfax County programs serving the elderly and shall be oriented to serve the residents of Little River Glen and the surrounding community. These services shall be available to all residents of Little River Glen I and II and to non-residents who qualify for elderly services in Fairfax County in accordance with the established criteria of the provider agency.
8. The Adult Day Care Center shall provide care for the frail and elderly and shall be limited to a maximum of 50 people per day. The hours of operation shall be limited to between 6:00 am to 6:30 pm, Monday through Friday. A full service kitchen facility may be provided within the adult day care center building.
9. A maximum of 60 units (beds) shall be provided within the assisted living residential component of Little River Glen II. Each unit shall consist of a studio apartment and private bath; complete kitchen facilities shall not be provided. All meals shall be provided from the kitchen facilities in the existing Senior Center or from the adult day care center kitchen. Staffing and space for services for the assisted living facility may include, but shall not be limited to, nurses (or other medical practitioners) for wellness and health programs, staff to assist with daily living activities, food service and administrative staff and visiting doctors and therapists, as may be scheduled and needed.
10. No site plans to implement any of the uses permitted pursuant to these proffered condition amendments and rezoning application shall be approved until the public street right-of-way associated with Long Place is vacated; if Long Place is not vacated a proffered condition amendment and special exception amendment will be filed and may result in reduced development potential.
11. On-site outdoor active recreation areas shall be provided as shown on the GDP/SEA plat; the exact location for the outdoor facilities may be modified to a location that is in substantial conformance with the GDP, but shall include at minimum, shuffleboard, croquet, and horseshoe pit facilities
12. Advance density credit shall be reserved as may be permitted by the provisions of Par. 5 of Sect. 2-308 of the Zoning Ordinance for all eligible dedications or as

may be required by Fairfax County or VDOT at the time of site plan approval.

13. The elderly housing component of the development shall comply with the Affordable Dwelling Unit Ordinance.

ENVIRONMENT

1. Prior to approval of any plan for land disturbing activities, the applicant shall submit a tree survey and preservation plan to the Urban Forester for review and approval in order to 1) specifically identify individual trees or stands of trees located within the tree preservation areas depicted on the GDP/SEA plat; 2) identify other trees which have a minimum caliper of 6" or greater which may be preserved within the developed portions of the site; and 3) identify other vegetation which may be feasible to be transplanted in order to supplement landscaping and screening on the site as proffered. All recommendations of the Urban Forester shall be implemented.
2. (a) At the time of site plan review, the applicant will designate the limits of clearing and grading consistent with the tree preservation plan and GDP/SEA plat which are to be observed during construction, and in addition, will designate additional limits of clearing and grading to protect the individual trees to be preserved, as well as other trees on each lot which can be saved without precluding construction of the development as proposed, subject to approval of the Urban Forestry Branch. All such limits of clearing and grading will be marked on the ground with fencing a minimum of four (4) feet in height prior to clearing and grading and at all times during construction.

(b) Applicant will remove any trees requested by the Urban Forester to be removed which are outside or beyond the limits of clearing and grading as designated by the Urban Forester at site plan review.

(c) Existing "tree preservation areas" shown on the GDP/SEA plat will be marked for preservation prior to clearing and grading and at all times during construction. The drip lines of such trees will be marked on the ground with fencing a minimum of four (4) feet in height prior to clearing and grading and at all times during construction.

(d) In addition, prior to site plan approval, a replacement value shall be assigned by the Urban Forestry Branch to all healthy trees measuring ten (10) inches or larger in diameter which are either individually designated as required under this proffer or are located within the limits of clearing and grading as shown on the GDP. At the time of subdivision plat approval, the applicant will post in increments, as defined below, a letter of credit payable to the County in such amount assigned as replacement value by the Urban Forestry Branch to ensure the replacement of the designated trees. The terms of the letter of credit shall be subject to approval by the County Attorney. The replacement value of

each designated tree shall be determined according to the methods Plan contained in the 8th edition of Valuation of Landscape Trees, Shrubs and Other Plants, published by the International Society of Arboriculture. The total amount of incremental letter of credit will not exceed the sum of such assigned values or Two Thousand Dollars (\$2,000.00). If the letter of credit is called by Fairfax County for tree replacement, then a letter of credit of equal value will be posted within thirty (30) days of request by Fairfax County. The total value of the letters of credit shall not exceed the total established replacement value of the designated trees.

(e) During construction, a certified arborist shall periodically inspect the project and determine if any of the designated "tree preservation areas" or any trees located outside or beyond the limits of clearing and grading as shown on the approval grading plans are dead or dying due to acts of negligence by the Applicant. The applicant may then draw funds from the letter of credit in order to remove and replace such dead or dying trees according to the assigned value as defined in the Valuation of Landscape Trees, Shrubs, and Other Plants of such dead or dying trees.

(f) Any funds received by Fairfax County pursuant to this proffer shall be utilized solely to preserve, restore to health or replace trees on the subject property.

(g) The letter of credit will be released simultaneously when the Final Bond is released for the development of Phase 2.

3. Stormwater Management/BMP facilities shall be provided as shown on the GDP/SEA plat. The provision of the wet pond in the northeastern portion of the site is contingent upon approval of a waiver by DEM to permit a wet pond in a residential area. If the required waiver is not granted, then alternative stormwater management/BMP facilities shall be provided as may be required by DEM. Modifications to the detention facilities as shown on the GDP/SEA plat may be permitted provided that the overall design and layout of buildings, open space peripheral landscaping, screening and barriers, and minimum yards remain in substantial conformance with the GDP/SEA plat, as may be determined by OCP. Otherwise, an amendment to the GDP/SEA plat and a new public hearing will be required in order to provide the necessary re-design to accommodate adequate stormwater management.
4. Mitigation for highway noise from Little River Turnpike shall be provided for the elderly housing building to meet the acoustical guidelines contained in Attachment A.

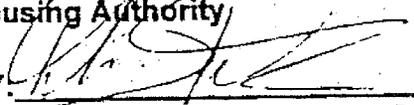
5. A 50 foot wide transitional screening yard and buffer shall be provided along the southern lot line generally as shown on the GDP/SEA plat. Within this area, existing trees and vegetation shall remain undisturbed except for the removal of dead, dying or diseased trees and/or vegetation, removal of trash or other debris, and as may be necessary to provide a solid wood fence as indicated on the GDP/SEA plat. There shall be no clearing or grading with any equipment other than hand-held equipment within this 50 foot buffer area except as may be minimally required to provide for the stormwater management dry pond and outfall at the southeastern corner of the site, and other required utilities. The limits of clearing and grading shall be strictly adhered to utilizing methods recommended and approved by the Urban Forester/DEM to minimize disturbance. Supplemental landscape plantings, including transplanted materials, shall be provided within this buffer area as may be required by the Urban Forester. Except for the provision of a solid wood fence, no structures shall be permitted in within this 50 foot buffer.
6. A minimum of a 50 foot wide transitional screening yard and buffer area shall be provided along the eastern lot line as generally shown on Sheets 1 and 2 of the GDP/SEA plat. This buffer shall consist of a minimum of 25 feet of preserved trees and vegetation which shall be supplemented with an additional 25 feet of evergreen and deciduous trees as shown on the GDP/SEA plat. A six (6) foot high solid wood fence shall be provided within this 50 foot buffer and shall be located to minimize disturbance of existing vegetation as may be recommended and approved by the Urban Forester; no other structures shall be permitted within this buffer. Within the buffer area shown, existing trees and vegetation shall be preserved except that the removal of dead or dying trees and/or vegetation may be permitted subject to approval by the Urban Forester.
7. A minimum of a 35 foot wide transitional screening yard and buffer area shall be provided along that portion of Rt. 236 adjacent to the proposed expansion. A landscaped berm two (2) to four (4) feet in height shall be provided as generally depicted on Sheet 2 of the GDP/SEA plat. Additional screening may be provided within the VDOT right-of-way subject to VDOT approval.
8. A 35 foot wide transitional screening yard and buffer area shall be provided along the western lot line generally as shown on the GDP/SEA plat. The screening shall consist of landscaped berms which shall be planted primarily with evergreen trees as may be determined by the Urban Forester in order to be consistent with the plant materials used within the existing landscape treatment along Olley Lane. All landscaping materials shall be planted and sized in accordance with the PFM.

9. As part of the site plan submission, a detailed landscape plan shall be submitted for review and approval by the Urban Forester. The landscape plan shall provide details for the building foundation landscape plantings, and other interior garden points such as the bird walk, herb garden, the rose garden, etc.
10. All security and parking lot lighting shall be directed on-site and shielded to prevent glare from projecting off-site.

TRANSPORTATION

1. Landscape planting within the right-of-way for a portion of the Rt. 236 frontage shall be provided subject to approval by VDOT and if additional landscaping within the right-of-way is not approved, then 35 feet of landscaped screening and buffering shall be provided as depicted on the GDP/SE plat.
2. Right-of-way along Olley Lane, Rt. 787, shall be dedicated to 45 feet from centerline of Olley Lane, in fee simple, to the Board of Supervisors for public street purposes, upon demand or at the time of site plan approval, whichever occurs first. Public street improvements meeting VDOT standards shall be constructed in order to provide a 38 foot cross section from the centerline to the face of curb and shall include the necessary re-striping to provide a left turn lane into the site at the southernmost entrance. Adequate sight distance shall be provided at the new entrance as may be required by VDOT.
3. Access into the site from Rt. 236 shall be for emergency purposes and pond maintenance only, as shown of the GDP/SEA plat.
4. A sidewalk shall be provided along the Olley Lane frontage to tie into the existing sidewalks to the north and south.

Fairfax County Redevelopment and
Housing Authority

BY: 
Walter D. Webdale, Assistant Secretary

Little River Glen L.P.
By Fairfax County Redevelopment and
Housing Authority, its General Partner

BY: 
Walter D. Webdale, Assistant Secretary

PROPOSED DEVELOPMENT CONDITIONS

SEA 87-A-017

Little River Glen I and II

Revised January 6, 1998

If it is the intent of the Board of Supervisors to approve SEA 87-A-017 located at Tax Map 58-4 ((1) 41A, 43, 44, 45, 47 for use pursuant to Sect 3-204 and 3-304 of the Fairfax County Zoning Ordinance for development of elderly housing, medical care facilities (assisted living units) and an adult day care center, the staff recommends that the Board condition that approval by requiring conformance with the following development conditions. Those conditions which are marked with an asterisk (*) are brought forward from the previously approved special exception and modified as applicable. These conditions supersede all previous 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, as may be determined by DEM. Any plan submitted pursuant to this special exception shall be in conformance with the approved Special Exception Plat consisting of four (4) sheets and entitled "Little River Glen Expansion" and prepared by Rinker-Detwiler & Associates, P.C. which is dated April 1996 as revised through October 31, 1997, and these conditions.
- *4. The maximum number of elderly housing units shall be 120 for Little River Glen I and 150 units for Little River Glen II. The elderly housing units are to be available only for those persons who are sixty-two (62) years of age or over and couples where either the husband or wife is sixty-two (62) years of age or over.
- *5. Temporary grading and construction easements as determined by DEM shall be provided upon request by DEM and/or VDOT to facilitate future construction on Olley Lane.

- *6. Right-turn and left-turn lanes shall be provided on Olley Lane to the Little River Turnpike intersection in accordance with the Department of Environmental Management (DEM) and Virginia Department of Transportation (VDOT) standards.
- *7. The existing landscaping and screening which was provided with Little River Glen I in accordance with the previously approved Special Exception Plat dated April 23, 1987, shall be maintained.
- *8. Barriers shall be provided between buildings as shown on the approved Special Exception Plat. Barriers shall be of Type E or F as may be determined by the applicant. Those barriers depicted between buildings and Little River Turnpike shall be a maximum of six feet in height in order to enhance noise attenuation within the interior courtyard.
- *9. Accessible parking spaces shall be located adjacent to buildings as determined by DEM.
- *10. The site entrance shall be modified to taper the existing extensions shown on the submitted plan, in light of the provision of both a right turn lane into the site and an acceleration/right turn lane on Olley Lane.
11. A minimum of 206 parking spaces shall be provided at build-out as required by the Zoning Ordinance and up to a maximum of 280 spaces may be provided as shown on the GDP/SEA plat.
12. Crosswalks shall be provided at all locations where the pedestrian walkways cross the internal loop road and travel aisles.
13. Minor modifications to the exact alignment and locations of pedestrian walkways, including extensions of the walkways, may be permitted and/or required in order to provide maximum pedestrian efficiency and safety, as may be determined by DEM.
14. Appropriate fencing, benches, walkways and/or other outdoor furnishings shall be provided to enhance passive recreation and safety in the area around the stormwater management wet pond, as may be determined appropriate and feasible by DEM.
15. All signs shall be in conformance with the regulations for Article 12, Signs, of the Zoning Ordinance; a new sign for Little River Glen II, if constructed, shall be similar in design, style, color, lettering, materials, lighting and scale as the existing Little River Glen I sign.

- deleted*
16. Funding for construction of a third lane along the Little River Turnpike (Rt. 236) site frontage shall be provided if required by DEM at the time of site plan review and approval in an amount determined by DEM.

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.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. For the purpose of this application, this special exception shall be deemed to be established upon approval of the first site plan for Phase I of development for Little River Glen II. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



County of Fairfax, Virginia

MEMORANDUM

DATE: April 12, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 87-A-011)
3-4 (RZ 89-A-001)

SUBJECT: Transportation Impact

REFERENCE: PCA 87-A-011-2; PCA 89-A-001-2; Board of Supervisor's Motion
(Little River Glen- Adult Daycare)
Traffic Zone: 1510
Land Identification Map: 58-4 ((01)) 47A1, 47L, 47A2

The applicant, per a Board of Supervisor's Motion, proposes to increase the maximum enrollment for the site's Adult Day Care Center from 50 participants to 60 participants.

This department does not have any issues regarding the proposed proffer condition amendment. The applicant should carry forward all previous transportation proffers.

AKR/ak cc: Michele Brickner, Director, Design Review, DPW & ES



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: May 24, 2012

TO: Board of Supervisors

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

SUBJECT: Health Care Advisory Board Review of Proffered Condition Amendment (PCA) Application PCA 87-A-011-2/PGA 89-A-001-2/PCA 95-B-021 to expand InovaCares for Seniors Program of All-inclusive Care for the Elderly (PACE) located at Braddock Glen

On May 14, 2012, a public meeting was held to review the above-referenced Proffered Condition Amendment (PCA) application initiated by Braddock District Supervisor John Cook to permit the expansion of InovaCares for Seniors Program of All-inclusive Care for the Elderly (PACE) located at Braddock Glen. Robert Hager, Assistant Vice President (AVP), Long Term Care Services and Program Director, InovaCares for Seniors PACE, Inova Health System, appeared before the HCAB to present Inova's PCA application.

Braddock Glen is part of the 14.13 acre Little River Glen senior housing development and senior center, owned by the Fairfax County Redevelopment and Housing Authority (FCRHA). The facility is located at the southeast corner of the intersection of Little River Turnpike and Olley Lane. Braddock Glen includes an Adult Day Health Care (ADHC) Center that operates in approximately 11,500 square feet of gross floor area and is currently limited to a maximum of 50 participants and hours of operation between 6 a.m. until 6:30 p.m., Monday through Friday.

The FCRHA recently leased the ADHC space to Inova Health Care Services for the purpose of operating a PACE program. The PACE program is a national model for the provision of community-based health care services to seniors whose needs for chronic care would otherwise require a nursing home level of care. Eligible PACE participants are 55 years of age or older, meet the criteria for both Medicaid and Medicare (i.e., dually eligible), and are able to live in the community but have deficits in 5 to 7 activities of daily living (ADLs). The average PACE participant in the nation is 81 years old with several comorbidities or chronic illnesses compounded by ADL deficits.

InovaCares for Seniors PACE is the first PACE program in Northern Virginia and the first coordinated care model of its kind in Fairfax County. In support of the program, Inova has recently completed interior renovations to the existing ADHC space, which will permit 60 individuals to be served, per the Building and Fire Codes. However, as currently proffered, the space/program is limited to a maximum of 50.

Fairfax County Health Department

10777 Main Street, Suite 203

Fairfax, VA 22030

Phone: 703-246-2411 TTY: 703-591-6435

FAX: 703-273-0825

<http://www.fairfaxcounty.gov/hd/hcab/>



By increasing its capacity, the InovaCares for Seniors program will be able to generate greater efficiencies of scale. Based on daily census estimates and projected utilization of 2-2.5 days per week per client, Inova believes an additional 20 people can be accommodated in the community, bringing PACE's total membership to 120-130 clients.

Upon learning that clients who are not dually eligible, but are only Medicare eligible, Medicaid eligible or private pay, may enroll in PACE after paying a fair rate covering the established Medicaid subsidy and Part D pharmaceutical subsidy, the HCAB expressed concern that the program may create a payor mix that crowds out dual-eligibles among which there is a greater need for services. Mr. Hager assured the HCAB that Inova's primary objective is to serve its primary market – the dual eligible population. InovaCares for Seniors is non-discriminatory on payment eligibility and has indicated through the application process the commitment to serve all applicants meeting the clinical criteria for PACE through the expansion of services and additional sites.

Mr. Hager stated that PACE is a health plan and not an institution. Medicare only, Medicaid only, and private pay clients must have their eligibility verified before they can participate in the program. Eligibility determination is made at the county level by the Department of Family Services (DFS), not by Inova, providing a natural check and balance in participant enrollment. The Centers for Medicare and Medicaid Services (CMS) have additional measures in place that ensure Inova's fidelity to the PACE program model. According to Mr. Hager, PACE programs nationwide accept Medicare only patients, but these clients remain a small percentage of the total PACE population; he estimated the number to range between 2-3 percent.

What makes PACE attractive to potential clients and is unique to other service delivery systems is the enhanced coordination of care. Individuals who would normally need to reside in a nursing home or assisted living facility in order to qualify for a full complement of services can now live at home and receive transportation to the Braddock Glen facility where they can access pharmacy, physician services, physical therapy (PT), occupational therapy (OT), speech therapy (ST), adult day health, specialist services, acute and long term care, home health services, and meals if necessary. Existing adult day health recipients will continue to receive services on a sliding fee schedule consistent with the County's ADHCs.

During the public hearing, the HCAB heard testimony in support of the InovaCares for Seniors PACE program on behalf of the Long Term Care Coordinating Council (LTCCC) from its Vice Chair, Nancy Mercer, a resident of Braddock District. Ms. Mercer characterized the need for PACE as great and stated that the PACE Hub would provide essential services – medical, psychological, recreational and transportation – that would enhance the ability of county residents to age in their homes.

The HCAB agrees with Ms. Mercer's observations. After considering the information presented by Mr. Hager, the HCAB recommends that the Board of Supervisors approve Inova Health System's PCA application to increase the capacity of the InovaCares for Seniors PACE program from 50 to 60 participants. As always, the HCAB looks forward to working with Inova Health System in meeting the diverse health needs of our changing community.

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

Memorandum to the Board of Supervisors

May 24, 2012

Page 3 of 3

cc: Planning Commission
Ed Long, County Executive
Patricia Harrison, Deputy County Executive for Human Services
Barbara Lippa, Executive Director, Planning Commission
Nell Hurley, Planning Commissioner, Braddock District
Kris Abrahamson, Office of Comprehensive Planning, Zoning Evaluation Branch
Laura Gumkowski, Office of Comprehensive Planning, Zoning Evaluation Branch
Rosemary Ryan, Senior Staff Assistant for Legislative Services, Office of Supervisor
Cook
Gloria Addo-Ayensu, MD, MPH, Director of Health
Roselyn Foroobar, Deputy Director for Health Services
Jennifer Siciliano, Vice President of Government Relations, Inova Health System
Robert Hager, Assistant Vice President (AVP), Long Term Care Services and
Program Director, InovaCares for Seniors PACE, Inova Health Systems
Health Care Advisory Board

FAIRFAX COUNTY ZONING ORDINANCE

the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.

- B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
 4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
 5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
 6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
 7. For hospitals, the Board of Supervisors may approve additional on-site signs when it is determined, based on the size and nature of the hospital, that additional signs are necessary in order to provide needed information to the public and that such signs will not have an adverse impact on adjacent properties. All proposed signs shall be subject to the maximum area and height limitations for hospital signs set forth in Article 12. All requests shall show the location, size, height and number of all signs, as well as the information to be displayed on the signs.

9-309**Additional Standards for Child Care Centers and Nursery Schools**

1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area shall be of such size that 100 square feet of usable outdoor recreation area shall be provided for each child that may use the space at any one time. Such area shall be delineated on a plat submitted at the time the application is filed.
 - For the purpose of this provision, usable outdoor recreation area shall be limited to:
 - A. That area not covered by buildings or required off-street parking spaces.
 - B. That area outside the limits of the minimum required front yard, unless specifically approved by the Board in commercial and industrial districts only.
 - C. Only that area which is developable for active outdoor recreation purposes.

SPECIAL EXCEPTIONS

- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

- 2. All such uses shall be located so as to have direct access to an existing or programmed public street of sufficient right-of-way and cross-section width to accommodate pedestrian and vehicular traffic to and from the use as determined by the Director. To assist in making this determination, each applicant, at the time of application, shall provide an estimate of the maximum expected trip generation, the distribution of these trips by mode and time of day, and the expected service area of the facility. As a general guideline, the size of the use in relation to the appropriate street type should be as follows, subject to whatever modification and conditions the Board deems to be necessary or advisable:

Number of Persons	Street Type
1-75	Local
76-660	Collector
660 or more	Arterial

- 3. All such uses shall be located so as to permit the pick-up and delivery of all persons on the site.

- 4. Such use shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.

9-310

Additional Standards for Private Schools of General Education and Private Schools of Special Education

- 1. In addition to complying with the minimum lot size requirements of the zoning district in which located, the minimum lot area for a private school of general education shall be of such size that:
 - A. 200 square feet of usable outdoor recreation area shall be provided for each child in grades K-3 that may use the space at any one time, and
 - B. 430 square feet of usable outdoor recreation area shall be provided for each child in grades 4-12 that may use the space at any one time.

Such usable outdoor recreation area shall be delineated on a plat submitted at the time the application is filed.

For the purpose of this provision, usable outdoor recreation area shall be limited to:

- A. That area not covered by buildings or required off-street parking spaces.
- B. That area outside the limits of the required front yard.
- C. Only that area which is developable for active outdoor recreation purposes.
- D. An area which occupies no more than eighty (80) percent of the combined total areas of the required rear and side yards.

APPENDIX 9

GLOSSARY

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

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

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

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

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

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

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

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

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

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Abbreviations Commonly Used in Staff Reports

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