



APPLICATION ACCEPTED: April 2, 2013
PLANNING COMMISSION: October 3, 2013
BOARD OF SUPERVISORS: October 29, 2013 @ 3:30 PM

County of Fairfax, Virginia

September 18, 2013

STAFF REPORT

APPLICATION SE 2013-PR-004

PROVIDENCE DISTRICT

APPLICANT: Inova Health Care Services

PRESENT ZONING: C-3

PARCEL(S): 49-3 ((39)) 3

ACREAGE: 4.87 Acres

FAR: 1.22 (SE area)
0.70 Overall (Original Rezoning Area)

OPEN SPACE: 29%
46% Overall (Original Rezoning Area)

PLAN MAP: Office Use

SE CATEGORY: Category 3 – Medical Care Facility

PROPOSAL: The applicant seeks approval of a special exception to permit a medical care facility on a 4.87 acre portion (containing the previously approved but not constructed Buildings H, I and J) of the Inova Willow Oaks property. No additional FAR is proposed.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2013-PR-004 subject to the development conditions consistent with those contained in Appendix 1.

Staff recommends reaffirmation of the waiver of the service drive requirement along Route 50 (Arlington Boulevard).

William O'Donnell

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends reaffirmation of the modification of the loading space requirements for office uses to permit a maximum of three loading spaces per building shown on the SE Plat.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the SE Plat and as conditioned.

Staff recommends approval of a modification of the trail requirement along Route 50 (Arlington Boulevard) in favor of the existing sidewalk.

Staff recommends approval of a waiver of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit landscaping and sign walls within the sight triangles formed by the streets along the corner lot as shown on the SE Plat.

Staff recommends approval of a modification of Section 9-308.5 of the Zoning Ordinance to allow the medical care facility to be located 40 feet from the street lines consistent with the C-3 District, as shown on the SE Plat.

Staff recommends approval of a modification of Section 10-104.3 of the Zoning Ordinance to allow an eight foot tall retaining wall in a portion of the Route 50 (Arlington Boulevard) front yard, to enclose the loading service area as shown on the SE Plat.

Staff recommends approval of a modification of the Merrifield Streetscape Guidelines in the Comprehensive Plan to allow the streetscape and landscaping as shown on the SE Plat and as conditioned.

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 rezoning 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.



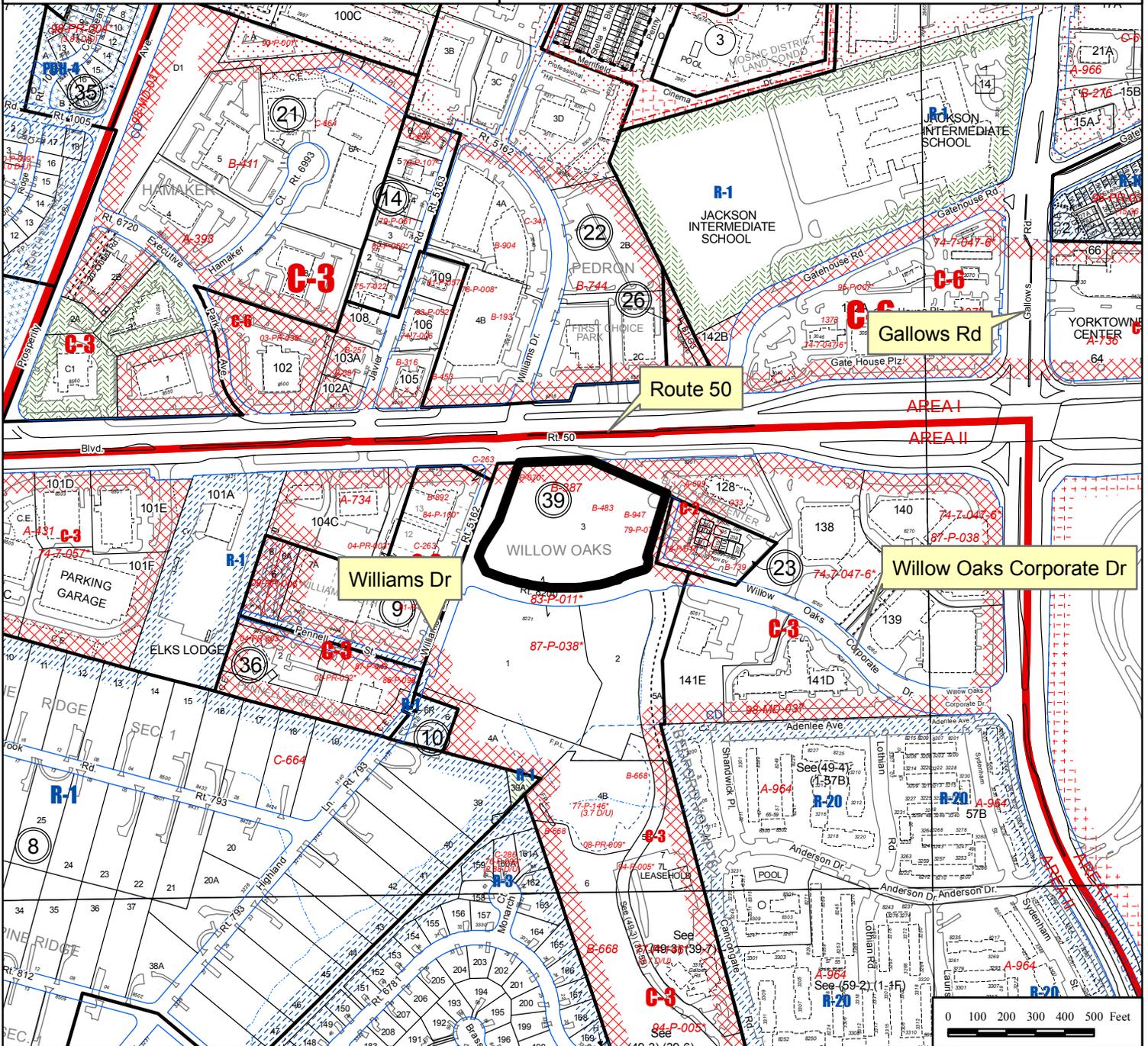
Special Exception

SE 2013-PR-004



Applicant: INOVA HEALTH CARE SERVICES
Accepted: 04/02/2013
Proposed: MEDICAL CARE FACILITY
Area: 4.87 AC OF LAND; DISTRICT - PROVIDENCE
Zoning Dist Sect: 04-0304
Art 9 Group and Use: 3-06
Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF WILLIAMS DRIVE AND ARLINGTON BLVD.

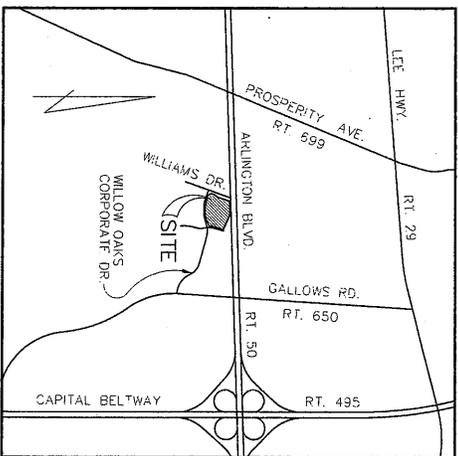
Zoning: C-3
Plan Area: 2,
Overlay Dist: CRA
Map Ref Num: 049-3- /39/ /0003



Inova Comprehensive Cancer & Research Institute

Providence District Fairfax County, Virginia
SPECIAL EXCEPTION PLAT

SE 2013-PR-004



APPLICANT:

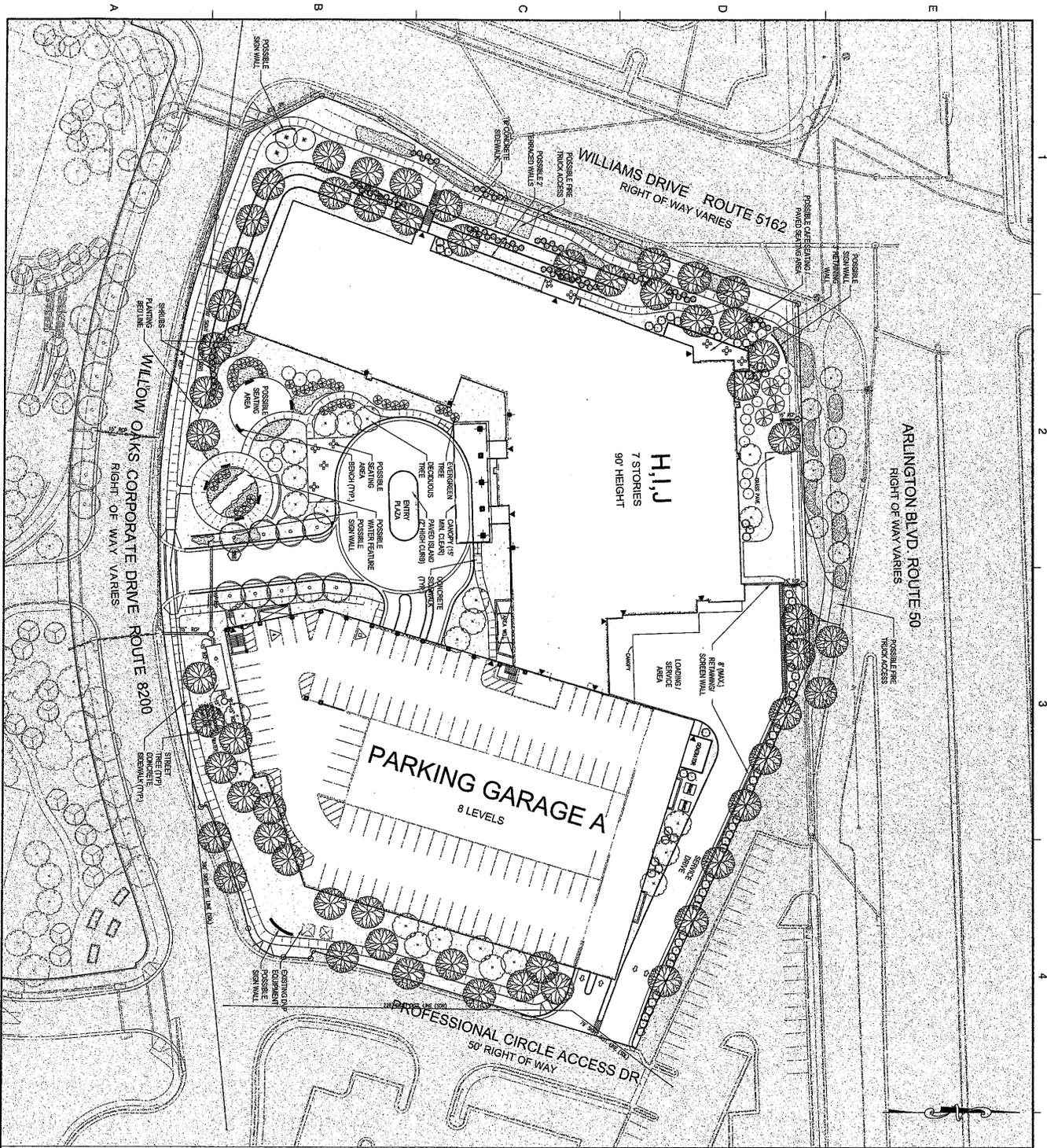
Inova Health Care Services
8110 Gatehouse Road, Suite 200 E
Falls Church, VA 22042

- Sheet Index**
1. COVER SHEET
 2. PERM APPLICATION
 - 3a. ARLINGTON BOULEVARD STREETScape ENLARGEMENT
 4. SPECIAL EXCEPTION - OVERALL PLAN, NOTES, AND TABULATION
 5. SITE SPECIFIC OUTFALL AND SWM NARRATIVES
 6. SITE SPECIFIC OUTFALL AND SWM NARRATIVES
 7. STORMWATER MANAGEMENT - POND GRADING PLAN
 8. STORMWATER MANAGEMENT AND OUTFALL NARRATIVES
 9. STORMWATER MANAGEMENT AND OUTFALL NARRATIVES
 10. OUTFALL PLAN AND CROSS SECTIONS
 11. BMP COMPUTATIONS AND BATING CURVES
 12. HEC-1 MODELS
 13. HEC-2 MODELS
 14. EXISTING VEGETATION MAP AND CROSS SECTIONS

Inova Comprehensive
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SPECIAL EXCEPTION
SE 2013-PR-004



Rev. September 12, 2013
Rev. July 29, 2013
Rev. June 10, 2013
March 28, 2013



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV deciduous trees)
 - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
 - PROPOSED ORNAMENTAL TREE (Proposed shrubs, trees, ferns)
 - PROPOSED SITE FURNITURE
 - PROPOSED LAWN / SOO
 - PROPOSED SPECIAL PAVING
 - POSSIBLE FIRE TRUCK ACCESS PAVING
 - POSSIBLE FIRE TRUCK ACCESS GRASSPAVE

NOTE:
THE DETAILS PROVIDED HEREIN REPRESENT THE PROPOSED LANDSCAPE AND LANDSCAPE PLANS FOR THE INDIVIDUAL OPEN SPACE AREAS. APPROXIMATE DIMENSIONS MAY VARY WITH FINAL DESIGN AND CONSTRUCTION.

Dewberry
 Dewberry Consultants LLC
 1000 North 17th Street
 Arlington, VA 22209
 703.243.8000
 www.dewberry.com

Inova Comprehensive Cancer & Research Institute
 SPECIAL EXCEPTION
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



SCALE: 0' 30' 60'

NO.	DATE	BY	DESCRIPTION
3	9.13.13	JMC	
2	7.29.13	JMC	
1	6.10.13	JMC	DESCRIPTION

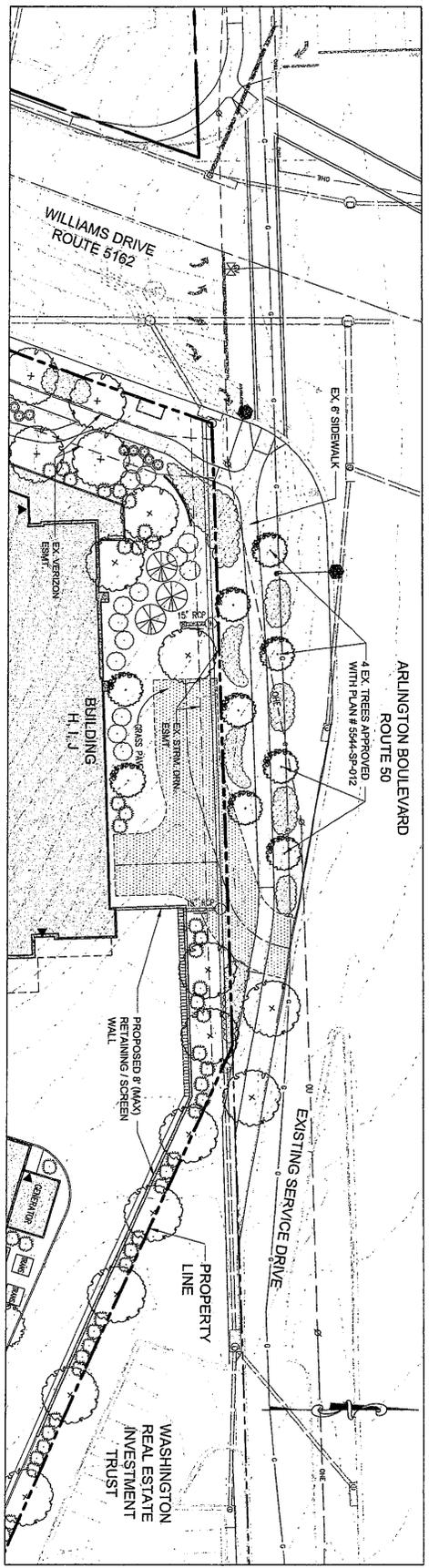
APPROVED BY: [Signature] DATE: MARCH 28, 2013

TITLE: **Detail Engagement**

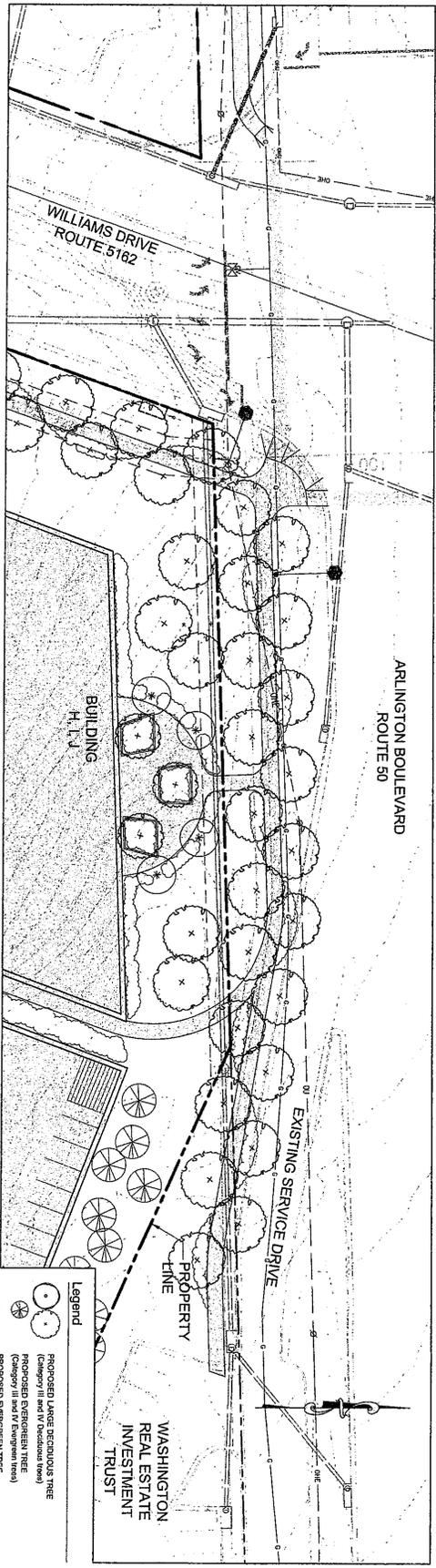
PROJECT NO.: [Blank]

SHEET NO.: **3** OF 14

1 2 3 4 5



PROPOSED ARLINGTON BOULEVARD FRONTAGE



APPROVED ARLINGTON BOULEVARD FRONTAGE
(PCA 87-P-38-05)

Legend

- PROPOSED LARGE DECIDUOUS TREE (Category II and IV (Evergreen trees))
- PROPOSED MEDIUM DECIDUOUS TREE (Category II and IV (Evergreen trees))
- PROPOSED EVERGREEN TREE (Category I and II (Evergreen trees))
- PROPOSED ORNAMENTAL TREE (Category I and II (Deciduous trees))
- PROPOSED STREET LIGHTS
- APPROXIMATE LIMITS OF CLEARANCE AND GRADING

Dewberry

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WILMOT SANZ
ARCHITECTS
PLANNERS

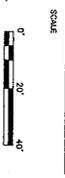
Inova Comprehensive
Cancer & Research Institute

SPECIAL EXCEPTION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SEAL

W. J. McCall
Professional Engineer
License No. 5512
State of Virginia
Expires 9-12-2013



NO.	DATE	BY	DESCRIPTION
1	6/13/13	JMC	NEW SHEET
2	7/24/13	JMC	NEW SHEET
3	8/13/13	JMC	NEW SHEET

DESIGNED BY: JMC
APPROVED BY: DM
DATE: MARCH 28, 2013

TITLE: Arlington Boulevard Streetscape Streetscape

PROJECT NO.: M-10830

SHEET NO.: 3a OF 14

3a

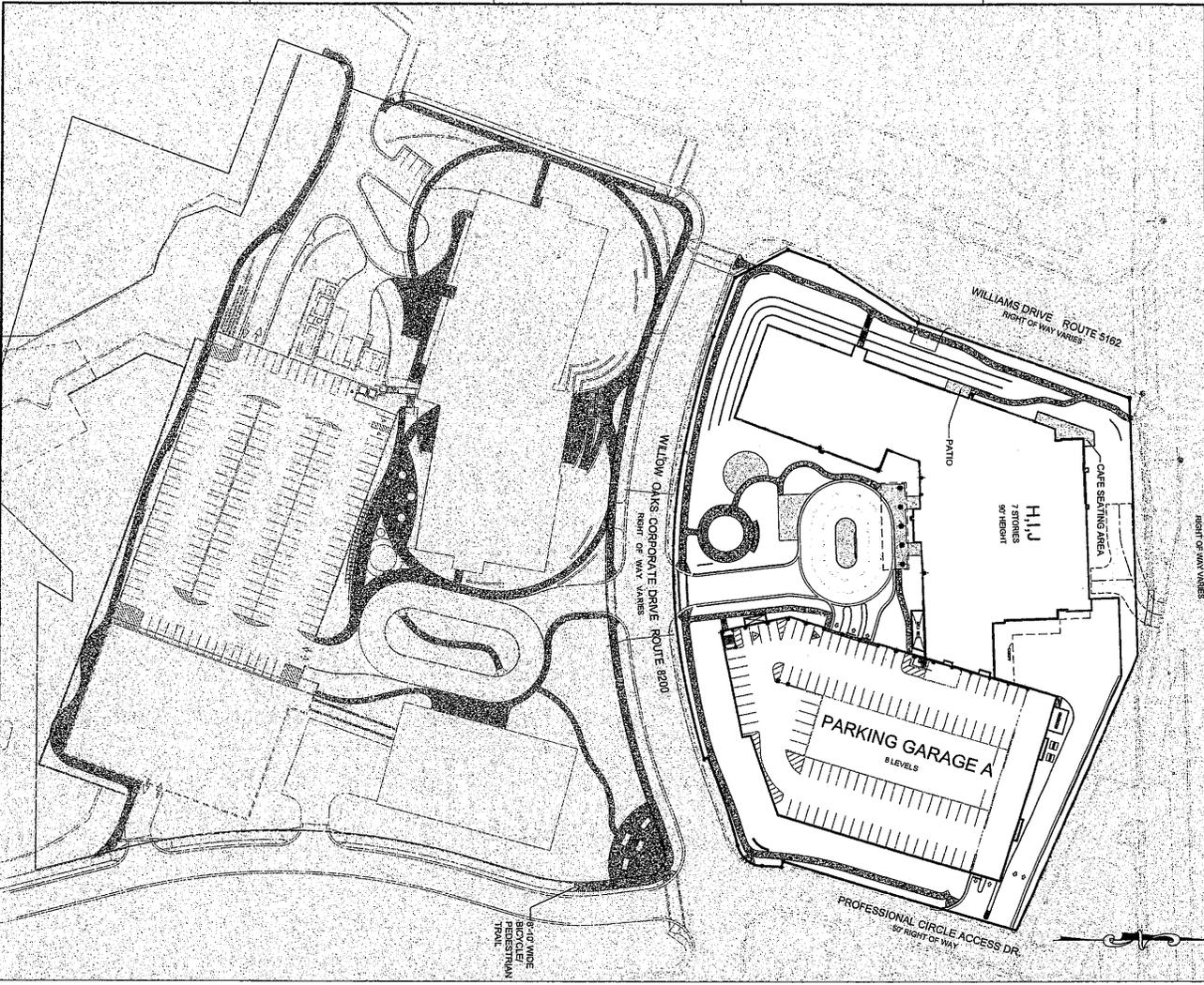
PROPOSED SIDEWALK

ARLINGTON BLVD. ROUTE 50
RIGHT OF WAY VARIES

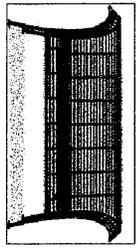
WILLOW OAKS CORPORATE DRIVE ROUTE 8200
RIGHT OF WAY VARIES

WILLIAMS DRIVE ROUTE 5162
RIGHT OF WAY VARIES

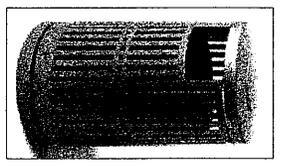
PROFESSIONAL CIRCLE ACCESS DR.
RIGHT OF WAY



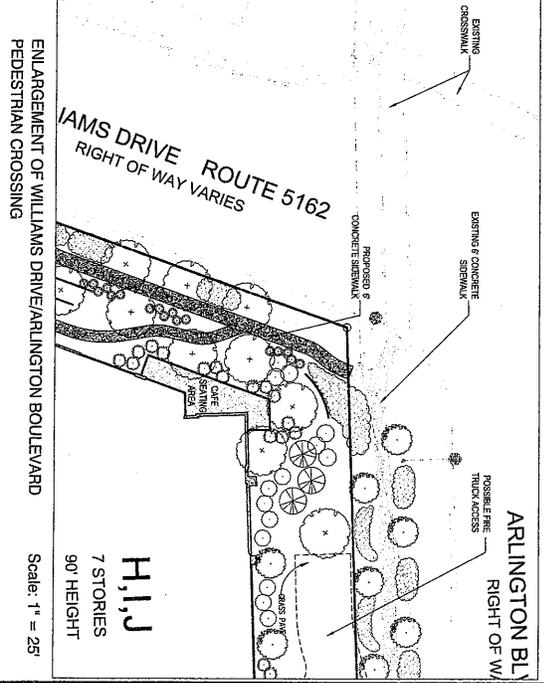
NOTE: The typical site furniture presented on this sheet are shown to illustrate the general theme and character of the proposed development. They are subject to minor modification with final engineering and architectural design.



TYPICAL BENCH



TYPICAL TRASH RECEPTACLE



ENLARGEMENT OF WILLIAMS DRIVE/ARLINGTON BOULEVARD PEDESTRIAN CROSSING

H,I,J
7 STORIES
90' HEIGHT
Scale: 1" = 25'

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SPECIAL EXCEPTION
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DATE	BY	DESCRIPTION
1	6.10.13	JMC	Drawings
2	7.29.13	JMC	
3	9.12.13	JMC	

APPROVED BY: JMC
DATE: MARCH 28, 2013
TITLE: Pedestrian Circulation Plan/ Site Furniture Details

5

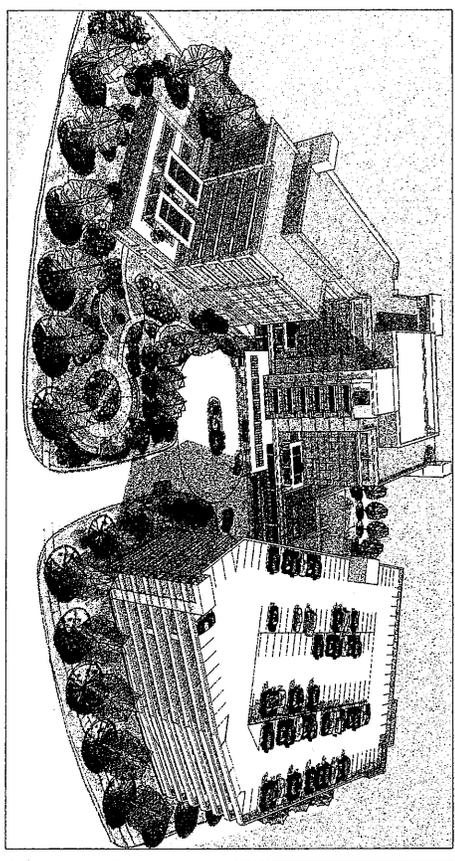
SHEET NO. M-10830 5 OF 14

Dewberry
Dewberry Consultants, LLC
1000 N. GLENN ROAD
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FAIRFAX, VA 22031
WWW.DEWBERRY.COM

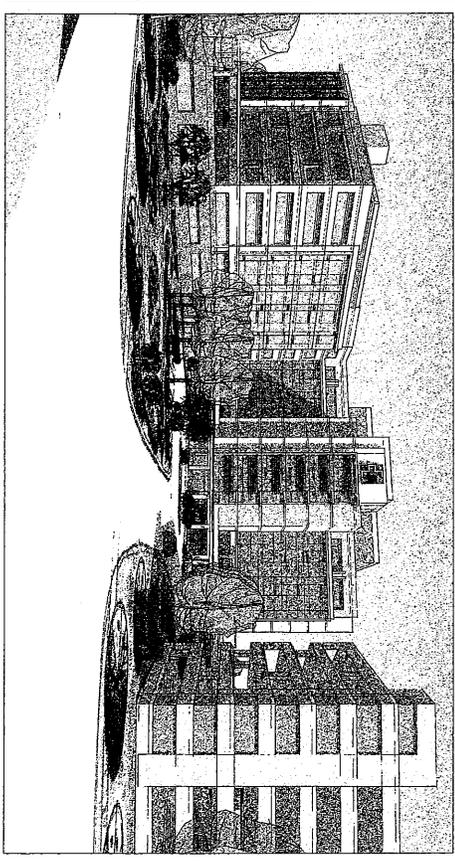
WILMOT SANZ ARCHITECTURAL PARTNERS

1 2 3 4 5

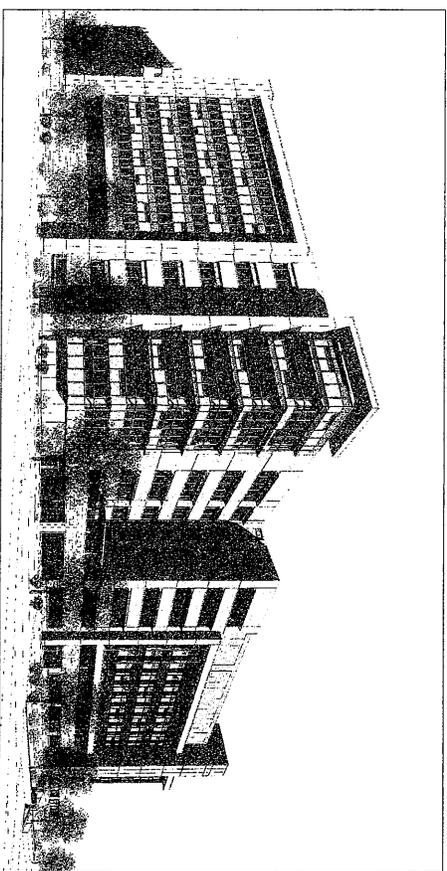
COURTYARD BRISQ EYE VIEW



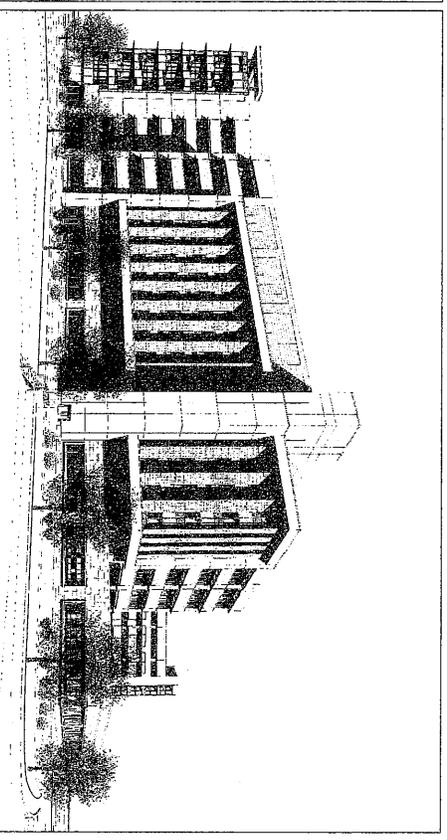
ENTRY WAY STREET VIEW



ROUTE 60 STREET VIEW



SOUTH WEST STREET VIEW



NOTE:
THE ILLUSTRATIVE PERSPECTIVES PRESENTED ON THIS SHEET ARE PRELIMINARY. THEY ARE INCLUDED TO ILLUSTRATE THE GENERAL CONCEPTS AND ARCHITECTURAL THEME OF THE PROPOSED BUILDING. THE FINAL DESIGN SHALL BE DETERMINED BY THE GENERAL ENGINEERING AND ARCHITECTURAL DESIGN.

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 ARCHITECTURE
 PLANNING
 INTERIORS

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 FAIRFAX COUNTY, VIRGINIA



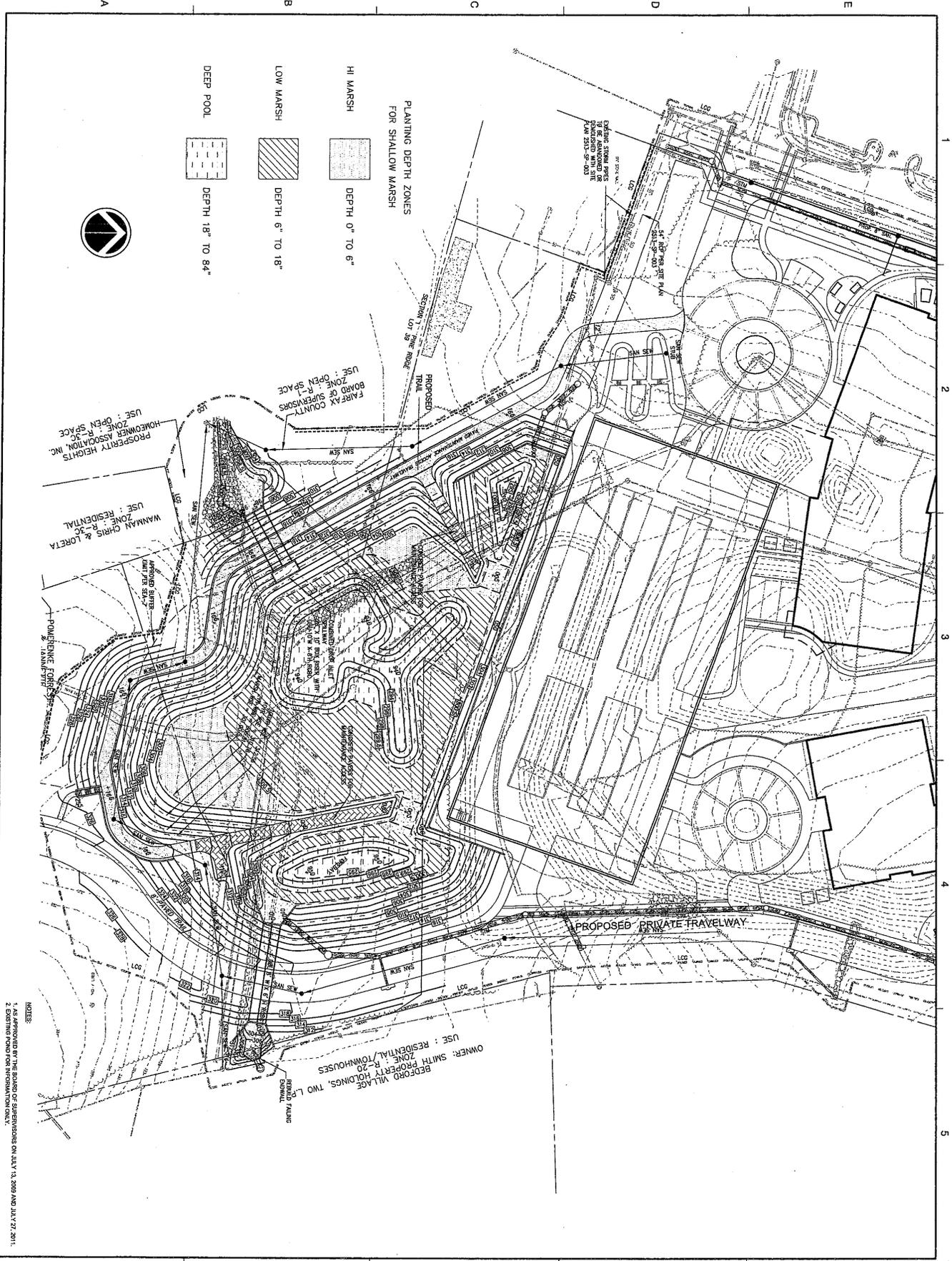
SCALE

NO.	DATE	BY	Description
3	9.12.13	JMC	
2	7.28.13	JMC	
1	6.10.13	JMC	

DRAWN BY: JMC
 APPROVED BY: RM
 CHECKED BY: RM
 DATE: MARCH 26, 2013

PROJECT NO.
 TITLE
 Illustrative
 Perspectives

SHEET NO. **6**
 M-10890
 6 of 14



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 WWW.DEBERRY.COM

**Inova Comprehensive
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SPECIAL EXCEPTION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WILMOT SANZ

ARCHITECTURE
PLANNING

SEAL

Professional Engineer
 State of Virginia
 License No. 20113
 7-27-13

SCALE

0' 10' 20'

**Stormwater Management -
Pond Grading Plan**

PROJECT NO. _____

SHEET NO. **7** of 14

DATE: MARCH 28, 2013

TIME: _____

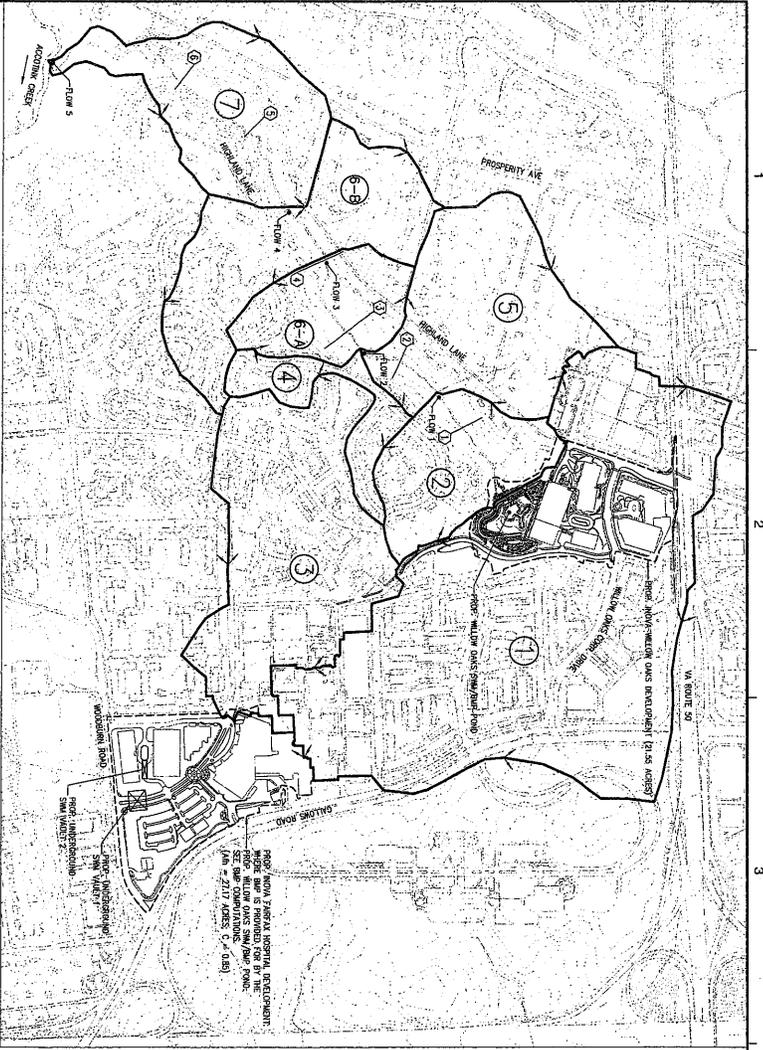
DRAWN BY: JMC

CHECKED BY: DN

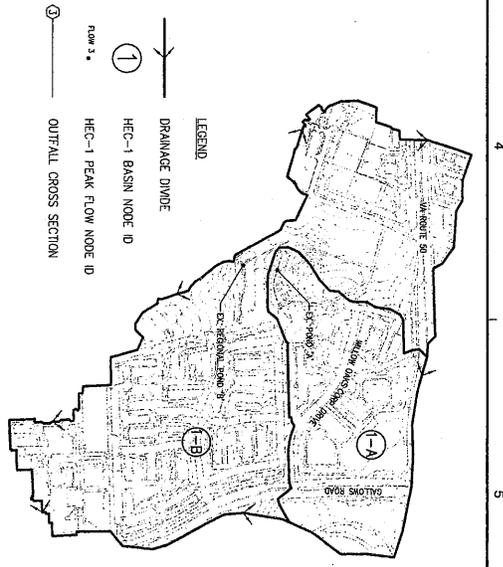
APPROVED BY: _____

NO.	DATE	BY	DESCRIPTION
1	3.13.13	JMC	ISSUE FOR PERMITS

NOTES:
 1. AS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 2009 AND JULY 27, 2011.
 2. EXISTING FLOW FOR INFORMATION ONLY.



DEVELOPED CONDITIONS TO PROPOSED WILLOW OAKS SWM/BMP POND AND OUTFALL TO ACCOTINK CREEK
 SCALE: 1" = 400'



HYDROLOGIC DATA

HEC-1 BASIN NODE ID	ACRES	RN	R (min)	INLET PEAK FLOW SUMMARY ALONG WILLOW OAKS OUTFALL TO ACCOTINK CREEK				
				2-YEAR PRE-DEV	10-YEAR PRE-DEV	10-YEAR PRE-DEV	10-YEAR POST-DEV	10-YEAR POST-DEV
1-4	31.1	84	10	96	49	228	135	889
1-8	83.0	87	10	146	98	362	231	877
1 (PROPOSED)	130.1	82	25	234	167	588	469	1185
1 (OPEN/UPD)	130.1	89	10	257	209	624	564	1255
2	51.1	82	10	230	216	628	538	1230
3	62.2	73	10					
4	27.3	77	15					
5	17.0	77	10					
6-4	33.6	71	15					
6-8	33.6	71	15					
7	30.7	73	10					

DEVELOPED CONDITIONS AS FACTORS TO PROPOSED WILLOW OAKS SWM/BMP POND

LAND USE	MP	CF	ACRES	MP 2 ACRES
COMMERCIAL	65	70.40	594.0	
OFFICE SPACE	15	14.86	224.4	
THROUGHTS	70	34.97	2449.0	
MAJOR ROADS	100	101.70	9464.3	MP = 71.5
		130.1		

$C = 0.05 + 0.009 (MP) = 0.05 + 0.009 (71) = 0.72$

NOTES:
 1. AS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 2009 AND JULY 27, 2011.
 2. EXISTING POND FOR INFORMATION ONLY.

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WILMOT SANZ
 ARCHITECTURE
 PLANNING & DESIGN

Inova Comprehensive Cancer & Research Institute

SPECIAL EXCEPTION

PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SEAL

PROFESSIONAL SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF VIRGINIA

7/26/13

SCALE: AS SHOWN

DATE: MARCH 28, 2013

TITLE: Drainage Divides and Hydrologic Data

PROJECT NO. 10-10830

SHEET NO. 9 OF 14

Label	Channel	Depth (ft)	Channel Slope (ft/ft)	Return Period	Velocity (ft/s)	Velocity (ft/s)	Velocity (ft/s)
Cross Section 1: MAX 0	62.45	0.0100	0.045	4.18	297.23	6.27	2.82
Cross Section 1: 2%R	62.00	0.0100	0.045	1.71	294.75	2.80	2.80
Cross Section 1: 10%R	60.00	0.0100	0.045	0.82	292.25	2.74	2.74
Cross Section 2: MAX 0	52.00	0.0070	0.045	2.10	291.13	3.44	3.44
Cross Section 2: 2%R	52.00	0.0070	0.045	2.10	291.13	3.44	3.44
Cross Section 2: 10%R	78.00	0.0070	0.045	5.88	293.49	3.41	3.41
Cross Section 3: MAX 0	252.89	0.0085	0.045	3.12	287.15	4.20	4.20
Cross Section 3: 2%R	197.00	0.0085	0.045	2.25	288.28	3.58	3.58
Cross Section 3: 10%R	170.00	0.0085	0.045	1.70	286.80	3.58	3.58
Cross Section 4: MAX 0	307.44	0.0090	0.045	3.20	288.80	4.21	4.21
Cross Section 4: 2%R	197.00	0.0090	0.045	2.25	288.80	3.58	3.58
Cross Section 4: 10%R	170.00	0.0090	0.045	1.70	286.80	3.58	3.58
Cross Section 5: MAX 0	216.33	0.0090	0.045	3.50	271.51	4.12	4.12
Cross Section 5: 2%R	116.00	0.0090	0.045	2.38	272.77	3.59	3.59
Cross Section 5: 10%R	116.00	0.0090	0.045	2.38	272.77	3.59	3.59
Cross Section 6: MAX 0	282.72	0.0080	0.045	3.30	267.12	3.88	3.88
Cross Section 6: 2%R	116.00	0.0080	0.045	2.38	272.77	3.59	3.59
Cross Section 6: 10%R	116.00	0.0080	0.045	2.38	272.77	3.59	3.59

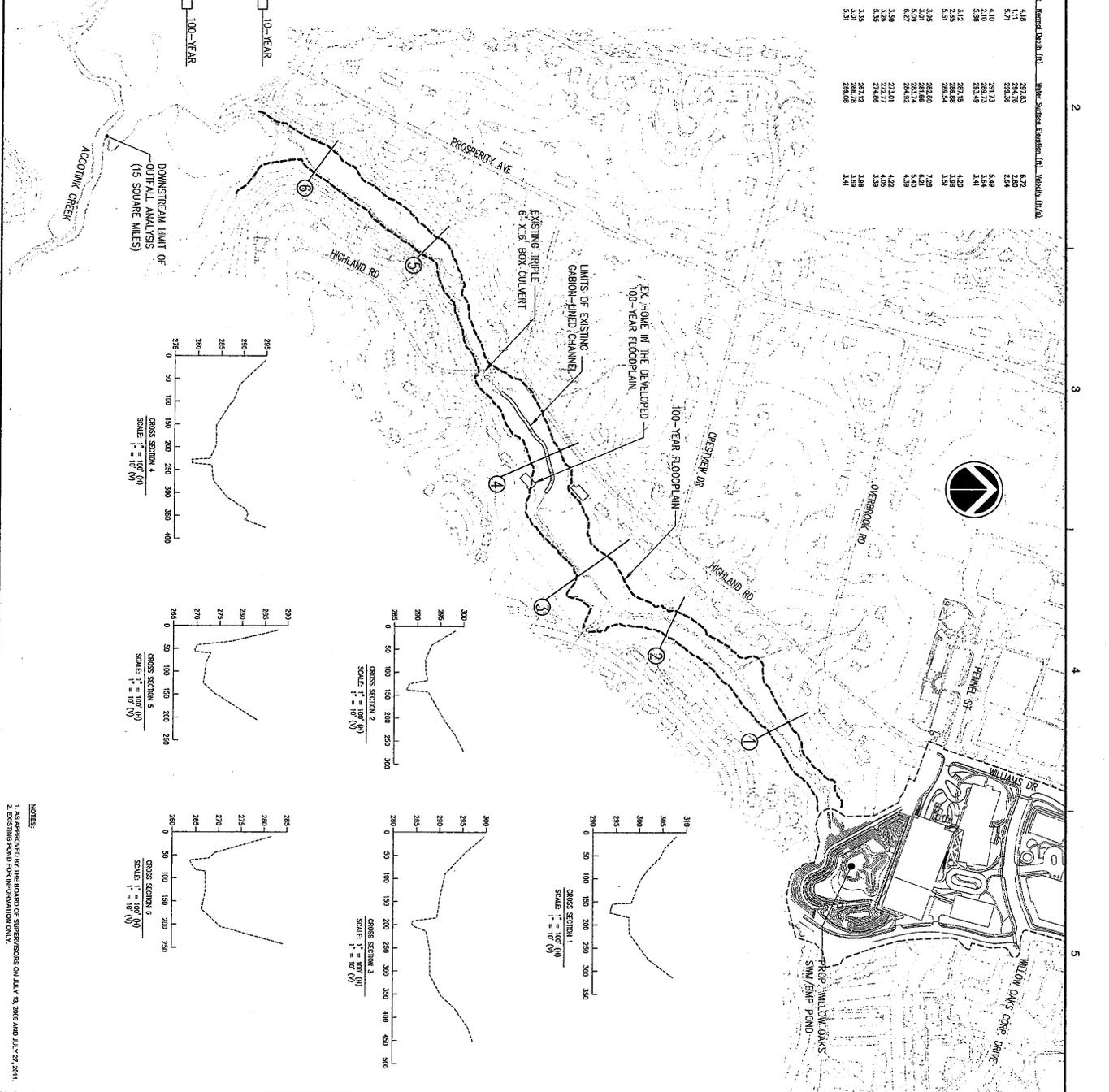
HY-8 Culvert Analysis Report for Highland Lane

Site Data: 3-BOX BOX AT HIGHLAND LANE
 Inlet Elevation: 0.00 ft
 Outlet Elevation: 274.50 ft
 Culvert Elevation: 274.50 ft
 Number of Boxes: 3
 Culvert Data Summary: 3-BOX BOX AT HIGHLAND LANE

Box Span: 6.00 ft
 Box Depth: 6.00 ft
 Box Material: Concrete Box
 Inlet Type: Canted
 Inlet Edge Condition: 1:1 Slope (6" Max) Vertical
 Inlet Slope: None
 Inlet Type: Canted
 Inlet Edge Condition: 1:1 Slope (6" Max) Vertical
 Inlet Slope: None
 Roadway Profile Shape: Irregular Roadway Shape (coordinates)
 Roadway Profile Cross-Section:
 Roadway Slope: 15.00 ft

Box No.	Span (ft)	Depth (ft)	Area (sq ft)	Volume (cu ft)	Weight (lb)	Length (ft)	Volume (cu ft)	Weight (lb)
1	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
2	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
3	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
4	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
5	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
6	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
7	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
8	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
9	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
10	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
11	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
12	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
13	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00
14	6.00	6.00	36.00	216.00	10800.00	6.00	216.00	10800.00

Station	10-YEAR	100-YEAR
0+00	280.00	280.00
10+00	280.00	280.00
20+00	280.00	280.00
30+00	280.00	280.00
40+00	280.00	280.00
50+00	280.00	280.00
60+00	280.00	280.00
70+00	280.00	280.00
80+00	280.00	280.00
90+00	280.00	280.00
100+00	280.00	280.00



NOTES:
 1. AS APPROVED BY THE BOARD OF SUPERVISORS ON JULY 13, 2008 AND JULY 27, 2011.
 2. DESIGN FROM PLAN INFORMATION ONLY.

Inova Comprehensive Cancer & Research Institute

SPECIAL EXCEPTION

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Dewberry

Dewberry Consultants, LLC
 10000 Old Dominion Blvd., Suite 100
 Fairfax, VA 22030
 www.dewberry.com

WILMOT SANZ IV
 ARCHITECTURE
 PLANNING

PROJECT NO. _____

10

SHEET NO. M-10850 10 of 14

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 WWW.DEBERRY.COM

WILMOT SANZ
 ARCHITECTURE
 PLANNING &
 INTERIORS

Inova Comprehensive
 Cancer & Research Institute

SPECIAL EXCEPTION
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	BY	Description
1	5/10/13	JMC	
2	7/28/13	JMC	
3	3/12/15	JMC	

TITLE: Existing
 Vegetation Map
 &
 Cross-Sections

PROJECT NO.: 14

DATE: MARCH 28, 2013

APPROVED BY: JMC
 DRAWN BY: JMC
 CHECKED BY: DM

EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	CONDITION	ACREAGE	COMMENTS
1	OPEN FIELD	NA	N/A	GOOD	0.88± AC	NO TREES PRESENT - MEADOW
2B	UPLAND FOREST	TRIF. OAK, MAPLE	MATURE	GOOD	0.04± AC	TREES IN UNDERSTORY, SOME BAMBOO ON EXCESS
3	UPLAND FOREST	WALNUT, OAK, MAPLE	MATURE	POOR	2.85± AC	AREA PREVIOUSLY OPEN, NOW WITH TREES. ACCESS CONTRIBUTED BY FEATURES INCLUDING FENCED AREAS, STONING AND ROADWAYS
4	DEVELOPED LAND	NA	N/A	N/A	0.21± AC	AREAS CLEARED AND SEEDS WHILE UNDER CONSTRUCTION
5	GRASSLAND	NA	N/A	N/A	0.88± AC	
TOTAL ACREAGE:					4.87 AC (212,57 SQ FT)	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

NO.	REQUIREMENTS	RESULTS
1	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
2	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
3	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
4	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
5	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
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7	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
8	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
9	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
10	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE
11	THE DEVELOPMENT AREA OF ANY LAND THAT COULD BE PRESERVED AS OPEN SPACE SHALL BE PRESERVED AS OPEN SPACE.	11.1± AC OF OPEN SPACE

Map this letter serve as a request for a deviation from the Tree Preservation Target as provided in the provisions set forth in Sect. 12-508B 3A(2) of the Public Facilities Ordinance (PFO) of the City of Fairfax, Virginia. The subject property is located at the intersection of Williams Drive (Route 5162) and the east of Williams Drive (Route 5162). It is located to the south of Arlington Boulevard (Route 50) and to the east of Williams Drive (Route 5162). It is the subject of a pending Special Exception application - SE-2013-0404.

The property is currently zoned in the C-2 District, and the pending SE application (comprehensive master plan) use in addition to that of a medium density residential use. The subject property is currently zoned in the C-2 District, and the pending SE application (comprehensive master plan) use in addition to that of a medium density residential use. The subject property is currently zoned in the C-2 District, and the pending SE application (comprehensive master plan) use in addition to that of a medium density residential use.

Based on the provisions set forth in Sections 12-508B 3A(1) through 12-508B 3A(2) of the PFO, and more particularly the calculations set forth in Table 12.3, the subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO.

A deviation from the Tree Preservation Target requirement is requested, for as requested, the existing tree canopy of the subject property is 11.1± acres. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO.

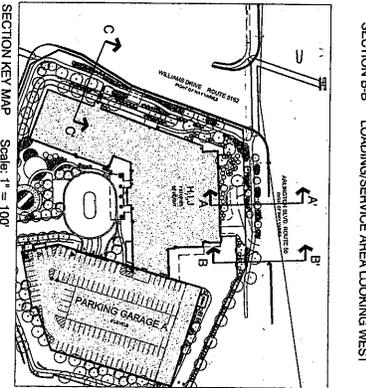
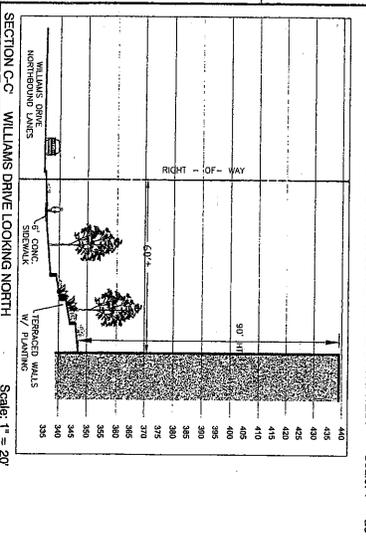
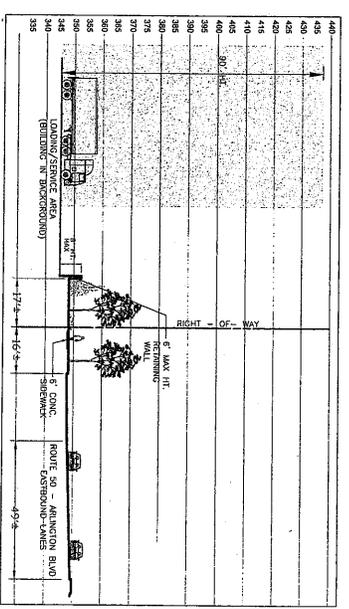
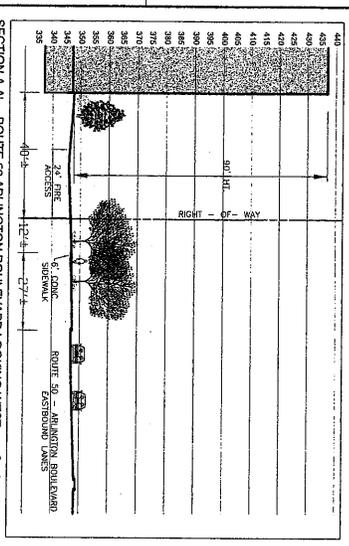
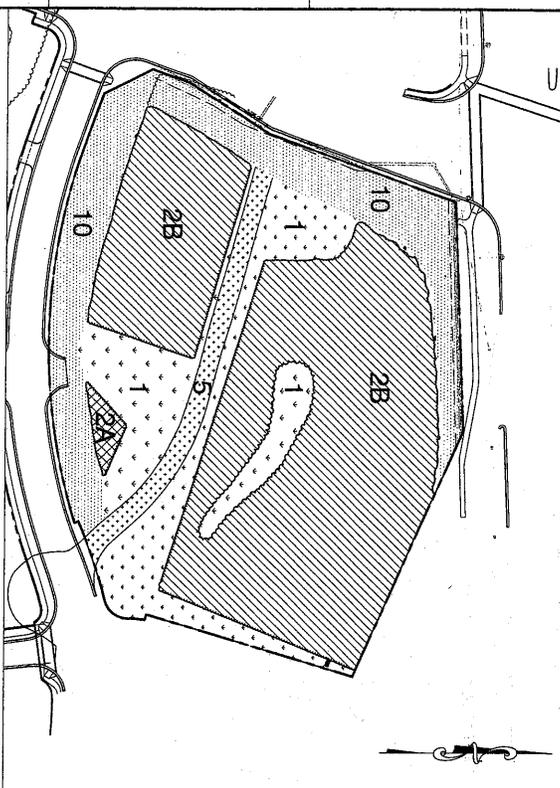
Construction activities would adversely impact the tree canopy, steady in poor condition and the proposed trees could not fully survive in a healthy and sound manner. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO.

For trees and detailed areas provided in Sections 12-50-3 and 12-50-4, in addition, the subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO. The subject property is in compliance with the provisions of the PFO.

request. It is noted that the 10-year Tree Canopy Replacement will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703.440.0144 or jmc@deberrycorp.com.

Sincerely,
 James M. O'Connell, P.E., P.L.C., P.A., C.A.



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

DESCRIPTION OF THE APPLICATION

The applicant, Inova Health Care Services, seeks approval of a Category 3 Special Exception application to permit a medical care facility on a 4.87 acre portion of the 16 acre Inova Willow Oaks site. Five development options were approved on the Inova Willow Oaks site, which generally included 487,804 square feet of gross floor area (GFA) that could be divided into three to five buildings and two above-and below-grade parking garages. The applicant proposes to establish the Inova Cancer Center and Research Institute (ICCRI) in Development Option 1 within Buildings H, I and J. These buildings are approved for 258,000 gross square feet and the applicant seeks to consolidate medical care services for cancer patients within these buildings. No additional FAR is proposed. The hours of operation are proposed to be 12 hours a day: 7:00 AM to 7:00 PM up to six days a week.

The proposed development conditions, applicant’s affidavit and statement of justification are included in Appendix 1, 2 and 3, respectively.

LOCATION AND CHARACTER

Site Description:

The 4.87 acre subject property is located in the southeast quadrant of the intersection of Route 50 (Arlington Blvd.) and Williams Drive on Tax Map Parcel 49-3 ((39)) 3. It is currently vacant, undeveloped land, and is a portion of a larger 16 acre site previously approved for office uses. Over-story vegetation consisting primarily of southern Red Oak, tulip tree, Black Locust, White Pine, hickory, and Red Maple covers the site and is in fair condition. An improved regional pond is located to the south, which contains additional vegetation consisting primarily of Red Oak, White Oak, tulip tree, Sycamore, and Black Locust in good condition. Access to the site is from Williams Drive and Willow Oaks Corporate Drive.

Table 2: Surrounding Area Description

Surrounding Area Description			
Direction	Use	Zoning	Plan
North	Office (Across Rt. 50)	C-3	Office
South	Inova Willow Oaks	C-3	Office

Surrounding Area Description			
Direction	Use	Zoning	Plan
East	Willow Oaks Corporate Center	C-3	Office
West	Office (Dewberry and Davis Building)	C-3	Office

BACKGROUND

- On May 1, 1989, the Board of Supervisors approved rezoning application RZ 87-P-038 consisting of approximately 38.21 acres of land which was rezoned from the C-3, R-5, and R-1 Districts to the C-3 District, subject to proffered conditions. The application property for RZ 87-P-038 constitutes the area now known as the Willow Oaks Corporate Center. This action expanded the Willow Oaks Office Park westward to Williams Drive by expanding the area previously rezoned to office use pursuant to the approval of RZ 74-7-047, to include part of the area previously identified as the Seth Williams subdivision. The maximum gross floor area permitted for the Willow Oaks Corporate Center is 1,169,176 square feet and an FAR of 0.70. (Of the nine buildings shown on the proffered plan, Buildings B, C, D and the first phase of Building E, have been constructed and comprise 269,014 square feet).
- On August 5, 1996, the Board of Supervisors approved PCA 87-P-038 and SE 96-P-004 which permitted an amendment to the proffered zoning to replace an office building approved on Tax Map Parcel 49-3 ((1)) 141D (Building D) with an extended stay hotel. The hotel has been constructed and is included in the gross floor area noted above.
- On August 2, 1999, the Board of Supervisors approved PCA 87-P-038-2, which permitted an amendment to the proffered zoning to reflect a redesign of proposed Building A located on Tax Map Parcel 49-3 ((1)) 140 at the northeast corner of the Corporate Center adjacent to Route 50 (Arlington Blvd.) and Gallows Road. There was no change in the approved gross floor area of this building, just a relocation of Building A to the western side of Parcel 140, with the parking garage located adjacent to Gallows Road.
- On October 25, 1999, the Board of Supervisors approved PCA 87-P-038-3 and SE 99-P-023, which permitted an amendment to the proffered GDP to replace an office building approved on Tax Map Parcel 49-3 ((1)) 141 (Building I) previously approved for 216,750 gross square feet with a 121,000 square foot assisted living facility (medical care facility) to accommodate 186 residents on the property. The remaining 95,750 square feet would be allocated to the approved office Buildings F through H. There was no change in the original approved gross floor area of 1,169,176 square feet (FAR of 0.70).

- On July 13, 2009, the Board of Supervisors approved PCA 87-P-038-4, which removed the assisted living facility use in Building I and reallocated the approved 487,804 square feet of GFA among four buildings (Building F, G, H and I) with no increase in the overall approved FAR. The approved FAR remained 0.69 (487,804 gross square feet) on the 16.14 acre subject property. The site was approved for construction of four office buildings that may be used for office, medical office, and educational facilities, and to conceptually design a fifth building (Building G) for potential use by a new Mid-County Center building (which would include the Woodburn Center for Community Mental Health). Option 1 of the companion RZ 2008-PR-009 and SEA 80-P-078-15 applications anticipated that the Applicant would acquire additional land from Fairfax County through a Public-Private Education Facilities and Infrastructure Act (PPEA) proposal on the Inova Hospital Campus site and facilitate the relocation of the Woodburn Center for Community Mental Health facility to the Inova Willow Oaks Site.
- On July 26, 2011, the Board of Supervisors approved PCA 87-P-038-5 to add a fifth building layout option for Building G (Fairfax County Mid-County building), Building F (INOVA Medical Office) and the associated above and below grade parking garage based on final engineering. No changes to the previously approved 0.69 FAR were approved. The proffers and GDP associated with this case currently govern the site. Copies of the approved proffers and CDP/FDP for this PCA application are available on file with the Zoning Evaluation Division of the Department of Planning and Zoning.
- On September 17, 2013, proffer interpretation PI 1303 03 025 for PCA 87-P-038-05 determined that site modifications shown on the current SE Plat were in conformance with the approved GDP. In addition, the proposed use of the cellar space to include cancer treatment and imaging equipment and the proposed use of LEED Healthcare instead of LEED Core and Shell were determined to be in conformance with the approved proffers. A copy of the determination is provided in Appendix 4.

COMPREHENSIVE PLAN PROVISIONS (See Appendix 5)

Plan Area:	Area I
Planning Sector:	Merrifield Suburban Center, Land Unit L, Sub Unit L-5
Plan Map:	Office
Plan Text:	

Fairfax County Comprehensive Plan, Area I, 2011 edition, The Merrifield Suburban Center, as amended through February 12, 2013, Sub-Unit L5, Land Use Recommendations, page 104:

“Sub-Unit L5 is located at the southwest quadrant of Route 50 and Gallows Road and is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. New office development should provide a 100-foot minimum buffer area adjacent to the Pine Ridge community.

Option: As an option, a portion of this Sub-Unit may be appropriate for development as an assisted living and medical care facility. Any development proposal under this option must address all applicable Area-Wide recommendations.

Height Limit: The maximum building height for the eastern portion (i.e., Parcels 138, 139 and 140) in this sub-unit is 105 feet or 8 stories. Heights should vary between 50 and 90 feet (4 to 7 stories) for the remainder of this sub-unit. The area immediately adjacent to single family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3((10))6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.”

ANALYSIS

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

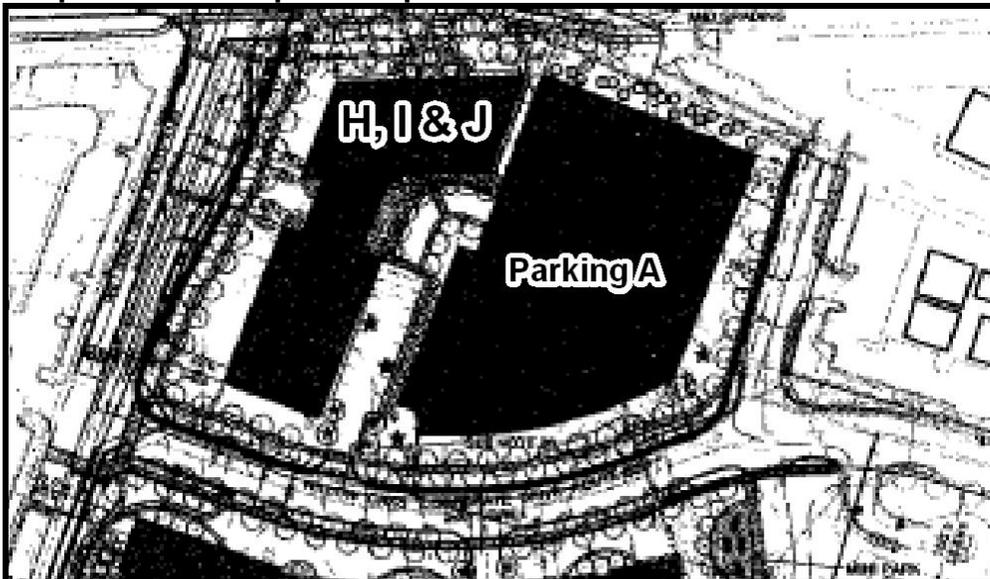
Title of SE Plat:	Inova Comprehensive Cancer and Research Institute
Prepared By:	Dewberry and Davis LLC and Wilmont Sanz
Original and Revision Dates:	March 28, 2013, as revised through September 12, 2013
Description of the plan:	The SE Plat consists of 16 sheets, with a Sheet Index on Sheet 1.

Previously Approved General Development Plan (GDP)

The previously approved GDP for Inova Willow Oaks permitted office and public uses with a maximum of 487,804 gross square feet at a 0.70 FAR on a 16 acre property. Five development options were approved, which could generally be divided into three to five office buildings and two above-and below-grade parking garages. The applicant seeks to add a special exception use for a medical care

facility in Building H, I and J. In Development Options 1 and 5, Buildings H, I and J were permitted to be combined into one L-shaped building with a total of 258,000 gross square feet. Development Options 2 and 4, permitted three separate buildings with 86,000 square feet per building. In Development Option 3, Buildings H and I were permitted to be combined to form one rectangular building with a total of 129,000 gross square feet and a separate rectangular building (Building J) containing 129,000 square feet. Parking Garage A was also permitted to be six stories above grade with 1,280 parking spaces in Development Options 1 and 5 and nine stories above grade with 1,500 parking spaces in Development Options 2 through 4. Graphic 1 shows the approved layout associated with Development Option 1.

Graphic 1: Development Option 1



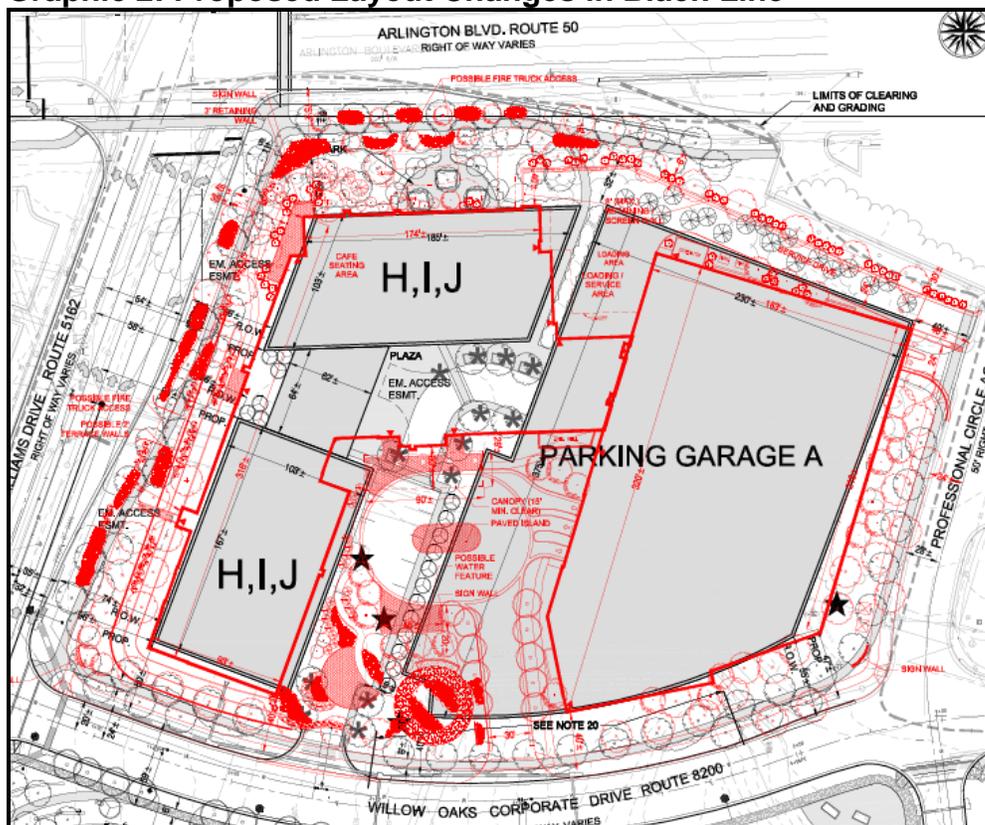
Proposed Changes:

The applicant proposes to implement Development Option 1 with the following modifications, (which are carried forward from the September 17, 2013 determination referenced in the background):

- reductions in the Building H, I and J and Parking Garage A setbacks from Willow Oaks Corporate Drive from 54 feet to 40 feet, and 50 feet to 40 feet, respectively, to provide additional land on the north side of the structures for fire access and to ensure that these structures are aligned along Willow Oaks Corporate Drive;
- new fire access along the north side of the building, which results in the relocation of landscaping previously approved along Route 50 (Arlington Blvd.) elsewhere on the site with no decrease in the approved tree canopy;

- a 29 percent increase in the Building H, I and J footprint and a 33 percent decrease in the Parking Garage A footprint to allow a shift in the vehicular access point from Willow Oaks Corporate Drive, which would better align with the approved access for buildings F and G to the south, as previously requested by VDOT during the review of Building G site plans (#5544-SP-013);
- revised vehicular drop-off area located in the center of the site to accommodate a roundabout with additional pedestrian amenities, a possible water feature, sidewalks, seating areas and landscaping instead of a linear design with minimal landscaping and pedestrian features;
- relocation of loading access with an enclosed/ screened service area to the rear of Parking Garage A;
- provision of an outdoor seating area on the northwest corner of the building; and
- other minor modifications in landscaping, tree placement and sidewalk configurations shown on the Graphic 2 below.

Graphic 2: Proposed Layout Changes in Black-Line



As shown, the total amount of overall GFA would not change from the previously approved GFA of 258,000 square feet and the layout would generally be the same as Development Option 1; however, the access would be re-oriented and fire access would be provided to the north side of the structures. Buildings H, I and J would continue to be combined into one seven-story (90 foot tall) L-shaped building. The footprint for Parking Garage A would be reduced by 33 percent and is proposed to be eight stories tall with 1,160 parking spaces. Architectural elevations are included on Sheet 6 of the SE Plat, which show the seven-story tall, L-shaped building generally the same height as the eight story tall parking garage due to topography.

Intensity:

The Comprehensive Plan provides an option for the development of the subject property up to 0.70 FAR with an option for medical care facilities. The applicant implemented the Plan in the previously approved PCA application. This application merely seeks to add a medical care facility use in Buildings H, I and J based on final engineering designs. No change to the overall FAR is proposed.

Vehicular Access:

Access to the site is provided from Willow Oaks Corporate Drive and Professional Circle Access, through two private driveways. A circular drop-off area is proposed to the south and east of the building that would lead to the front door of the building and into the parking garage. Previous commitments for ingress and egress easements for public access and for public emergency and maintenance vehicles over the internal roadways would continue to be provided.

In addition, all previously approved road improvements (which included the construction of a private Connector Travelway and bicycle/ pedestrian trail from Willow Oaks Corporate Drive along the eastern property line to Tax Map Parcels 49-3 ((1)) 136C and 136C1 until it reaches the existing roadway network of the Inova Hospital Campus) would also be provided.

Parking:

The Zoning Ordinance requires 671 parking spaces for the proposed Inova Cancer Center and Research Institute building. The applicant proposes to provide 1,160 parking spaces within Parking Garage A and to continue to implement the previously approved proffers related to parking, which include commitments to provide parking in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works and Environmental Services (DPWES).

Pedestrian Access:

Pedestrian access to the proposed development would continue to be provided through a comprehensive pedestrian circulation system reviewed during the previously approved rezoning and now shown on Sheet 5. This pedestrian circulation system includes the following features:

- Six foot wide paved trails/ sidewalks along the property's entire frontage on Route 50, Williams Drive, and Professional Circle Access, and on both sides of Willow Oaks Corporate Drive;
- An eight to ten foot wide bicycle and pedestrian trail along the west side of the proposed Connector Travelway;
- Several six foot wide sidewalks along the internal roadway driveways leading to the proposed buildings;
- A new crosswalk crossing Williams Drive at the south side of the Route 50 (Arlington Blvd.) intersection, which includes a new pedestrian countdown signal subject to VDOT approval;
- Designs for a new crosswalk and pedestrian countdown signal crossing Route 50 (Arlington Blvd.) on the east side of the Williams Drive intersection per a determination by FCDOT and VDOT as to whether the pedestrian crossing of Route 50 should most appropriately occur on the east or west side of Williams Drive, or on both sides, in light of signal timing considerations;
- A standard concrete bus pad at any bus stop(s) located along Willow Oaks Corporate Drive shown on the approved GDP. Development Option 5 shows a potential bus stop with a pedestrian waiting area on the north side of Building G; and
- Indoor and/or outdoor bicycle racks in locations convenient to the main building entrances to each of Buildings F, G, H, I and J and within Parking Garages A and B to serve employees of Buildings F, G, H, I and J. The approved proffers will remain in effect and ensure that a sufficient number of spaces is provided to meet the applicable LEED credit (which is 5% or more of all building users as specified in Credit 4.2 of LEED NC under the Alternative Transportation section) for bicycle parking at the time of site plan submission and would provide lockers or cages for at least six bicycles among Parking Garages A and B. A sign plan is also proffered to be provided for designating locations for "share the road" signs in areas on the subject property where bicycles would share the road with other vehicles. This sign plan would also designate locations for signs on the subject property

directing bicyclists to the bicycle parking. Showers and changing rooms would be provided in Building G and at least one of Buildings F, H, I and J.

The applicant proposes to continue to provide this pedestrian system and to enhance the pedestrian accessibility to the front door of Building H, I and J. A new circular drop-off area is proposed to the south and east of the building, which would include six foot wide sidewalks on both sides of the driveway. An additional pedestrian connection to the building is proposed from the sidewalks along the east side of Williams Drive. No other significant changes to the pedestrian access are proposed.

Landscaping and Open Space:

A minimum of 15% open space is required for the site in all development options; 29% open space is provided on the subject property. In the original rezoning, Development Options 1 and 5, Options 2 and 3, and Option 4 included a total of 43%, 46% and 50% respectively on 16 acres, all of which included the subject property. The difference in open space among the development options resulted from the design of Buildings H through J and Parking Garage B. Regardless of the option implemented, the applicant proffered to provide landscaping as generally shown on the GDP and proffered to a streetscape with street furnishings and lighting in conformance with the Merrifield Streetscape Design Manual. The Applicant also proffered to submit a detailed landscape and tree cover plan to Urban Forest Management Division (UFMD) for review and approval, which would include: 1) design details for tree wells and other similar planting areas above structures and along streets; 2) composition of the planting materials and/or structural soils used where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and 3) other information that may be requested by the UFMD. No changes are proposed to these commitments.

However, in order to accommodate fire access on the north side of the Building H, I and J, the applicant proposes a potential fire access point from the slip ramp off Route 50 (Arlington Blvd.) serving the adjacent property to the east, which would require relocation of previously approved trees elsewhere on the site. Additional trees are also proposed around the new circular drop off area to the south and east of the building, which would increase the 10 year canopy from approximately 68,000 square feet to 93,000 square feet. An outdoor seating area for a café is also proposed on the northwest corner of the site.

Stormwater Management:

No changes are proposed to the previously approved stormwater management system. The stormwater narrative on Sheet 7 of the SE Plat indicates that the site is currently undeveloped, but contains two existing quasi-regional stormwater

ponds. Stormwater runoff from the proposal is now conveyed to an enhanced extended dry pond located south of the Building G. Two existing ponds were combined into one enhanced extended detention pond that are privately owned and maintained. This new facility is designed to provide peak flow reduction for the 2 year and 10 year storms from developed conditions to good forested conditions for the entire 131 acre watershed it serves. The facility is also designed to exceed the minimum phosphorous removal requirement (40%) by providing 50% removal. The facility also provides enough BMP to cover the entire 130 acre watershed, including the Inova Hospital site.

All previously approved proffers regarding maintenance will continue to govern the property. The applicant will continue to maintain the Willow Oaks SWM/BMP pond as well as the portion of an on-site storm sewer running generally eastward from the south end of Williams Drive to the western side of the Willow Oaks SWM/BMP pond.

Land Use/Environmental Analysis

No issues were identified.

Urban Forest Management Analysis (Appendix 6)

The Urban Forest Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES) reviewed the application and indicated that the tree preservation target minimum would not be met, the proposed tree canopy was not consistent with the previously approved general development plan and various trees along the western portion of the site may be shown to be planted inside VEPCO easements. The applicant has revised the plans to request a deviation from the tree preservation target requirements (which is further described in the waiver and modification section of the staff report); a revised tree canopy, which exceeds the previously approved tree canopy by approximately 30,000 square feet (from 65,000 to 93,000 square feet); and removed plantings from existing VEPCO easements. All issues have been resolved.

Transportation Analysis (Appendix 7)

Fairfax County Department of Transportation (FCDOT) and the Virginia Department of Transportation (VDOT) reviewed the application and had concerns with the following: 1) the proposed northeast entrance to the parking garage and to the loading area may create vehicular conflicts if not separated in some manner; 2) no fire entrances may be provided from Route 50 (Arlington Blvd) and no trees may be located in the VDOT Route 50 right-of-way clear zone without a separate site plan approval. The applicant revised the application to include a median separation between the loading and garage entrances and to shift the fire access to the east off the existing slip ramp serving the adjacent office building.

In addition, the applicant indicated that four existing trees located along the Route 50 sidewalk were planted in association with an approved site plan (#5544-SP-012). No changes are proposed to those trees. In addition, a comment about closing the existing slip ramp from Route 50 serving the adjacent office building was dismissed to allow fire access to be provided from the ramp. No other issues were identified. As part of the previous rezoning application, the applicant will continue to provide all previously approved proffers for road improvements and the transportation demand management (TDM) program.

Office of Community Revitalization (Appendix 8)

The Office of Community Revitalization (OCR) reviewed the application and indicated that most of their concerns have been addressed. However, staff is still concerned about the proposed streetscape along Route 50 (Arlington Blvd) and Williams Drive. In the previously approved GDP, the streetscape closely matched the Merrifield Suburban Center guidelines for sidewalks, landscaping, street trees, furnishings, lighting and bus shelters. While staff recognizes that fire access is needed on the north side of the building, staff feels that additional landscaping and street furnishings could be provided. The applicant has revised the SE Plat to show additional shrubs and ground cover between the proposed street trees along these streets.

In addition, staff feels that additional pedestrian connections from the proposed sidewalk to the building should be provided. Staff continues to negotiate with the applicant to provide a sidewalk connection to the proposed outdoor seating area but recognizes that there are patient registration concerns from the applicant. All patients need to register at the front door. No other issues were raised.

Public Facility Analyses

No issues were raised in regards to parks, water and sanitary sewer. As previously mentioned, a new fire access point is proposed on the north side of the building and the application property will continue to be serviced by the Fairfax County Fire and Rescue Department Station 430.

Stormwater Analysis (Appendix 9)

No changes are proposed to the previously approved stormwater management facility. All stormwater calculations will remain unchanged. No issues were identified.

ZONING ORDINANCE PROVISIONS (Appendix 10)

The following chart depicts how the subject property meets the C-3 District zoning requirements:

Standard	Required (C-3)	Provided
Lot Size	20,000 sq ft	4.87 acres
Lot Width	100 ft	Williams Drive = greater than 100 ft Route 50 = greater than 100 ft Willow Oaks Corporate Drive = greater than 100 ft
Building Height	90 ft maximum (which may be increased by the BOS subject to approval of an SE application)	Buildings H, I and J = 90 ft
Front Yard	Controlled by 25 degree angle (but not less than 40 feet)	<u>Building</u> Williams Drive = 45 ft. Route 50 = 40 ft Willow Oaks Corporate Drive = 40 ft <u>Outdoor Seating Area*</u> Williams Drive = 35 ft. Route 50 = 34 ft
Rear Yard	Controlled by 20 degree angle (but not less than 25 feet)	Greater than 25 ft
FAR	1.0	1.22**
Open Space	15%	29%
Parking Spaces	2.6 per 1000 = 671***	1,160
Loading Spaces	In no instance shall more than five (5) off-street loading spaces be required for a given use or building except as may be determined by the Director.	Note 17 on Sheet 3 of the GDP indicates that the number of loading spaces would be 3 spaces per building.****

*Section 2-412(4)(A) of the Zoning Ordinance permits any open or roofed deck, not more than 10 feet in width and with no part of its floor higher than three feet above finished ground level to extend up to six feet into any yard requirement. The SE plat shows an outdoor seating area located on the northwest corner of the building which is ten feet in width that could potentially extend five feet into the Williams Drive front yard and six feet into the Route 50 front yard. A development condition is written to ensure that the outdoor seating area meets these requirements.

**This application seeks permission of a medical care use in Buildings H, I and J, which is a 4.87 acre portion of the 16 acre Inova Willow Oaks approved in PCA 87-P-038-5 with an overall FAR of 0.70.

***The proposed Medical Care Facility is outpatient care only and no overnight beds will be provided and the hospital rate is not applicable. Parking will be provided based on the medical office use rate and determined at site plan review.

****The applicant has requested a modification of the loading space requirement in favor of the requested number of loading spaces per building.

As shown in the chart above, the proposal continues to conform to all of the minimum bulk regulations for the C-3 District.

Special Exception Requirements

General Special Exception Standards (Sect. 9-006)

General Standard 1 states that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan. The Comprehensive Plan recommends office use with an option for a medical care facility. Staff feels that the proposed change in use from office to medical care facility is in harmony with the Plan and complements the medical office and institutional uses that are being established in the area. This standard has been satisfied.

General Standard 2 states that the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations. The Zoning Ordinance permits medical care facilities in the C-3 District with Special Exception approval. As conditioned, the proposal would be in harmony with the general purpose and intent of the C-3 District. Therefore, this standard is satisfied.

General Standards 3 and 4 require that the proposed use will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted Comprehensive Plan and that pedestrian and vehicular traffic associated with such use will not create hazards or conflict with the existing and anticipated traffic in the neighborhood. The applicant proposes to add a medical care facility use in Buildings H, I and J, which were recently approved in association with a larger rezoning application with extensive transportation and pedestrian circulation improvement proffers. These improvements included several lane expansions on Route 50 and Williams Drive, an extension of Willow Oaks Corporate Drive to Williams Drive, the construction of a private connector travelway and bicycle/ pedestrian trail from Willow Oaks Corporate Drive along the eastern property line to Tax Map Parcels 49-3 ((1)) 136C and 136C1 (until it reaches the existing roadway network of the Inova Fairfax Hospital Campus). In addition, an extensive pedestrian circulation plan was provided throughout the property which connected proposed sidewalks to existing sidewalks on adjacent properties. Additional proffer commitments to TDM and bicycle accommodations were provided. The applicant will continue to provide those commitments in this application. As such, staff feels that these criteria are satisfied.

General Standard 5 requires that landscaping and screening be provided in accordance with the provisions of Article 13. No transitional screening or barriers are required with this application. However, as previously mentioned, staff is concerned about the streetscape along Route 50 (Arlington Blvd) and Williams Drive. In the previously approved GDP, the streetscape closely matched the

Merrifield Suburban Center guidelines for sidewalks, landscaping, street trees, furnishings, lighting and bus shelters. While staff recognizes that fire access is needed on the north side of the building, staff feels that additional landscaping and street furnishings could be provided. Staff has prepared a development condition which would ensure that landscaping will be provided to the maximum extent possible along these streets. With this development condition, staff feels that this standard has been addressed.

General Standard 6, 7 and 8 require that open space, adequate utilities, drainage, signage, parking, loading and other necessary facilities be regulated in accordance with the Zoning Ordinance; however, the Board of Supervisors may impose more strict requirements for a given use than those set forth in this Ordinance. The proposal will not impact these requirements.

Category 3 Standards (Sect. 9-304)

The Category 3 Standards require that the proposed development meet lot size and bulk requirements for the Zoning District, comply with performance standards, and be subject to Site Plan Review. The proposed use meets these standards.

Additional Standards for Medical Care Facilities (Section 9-308)

Par. 1 provides the Health Care Advisory Board (HCAB) with the ability to hold a hearing or hearings to review the proposal and to accumulate information upon which to base a recommendation to the Board of Supervisors. Par. 2 tasks HCAB with reviewing and determining the demonstrated need for the proposed facility, the Institutional need, the financial accessibility, and the development costs and project financing. The Health Care Advisory Board (HCAB) held their public meeting on June 10, 2013 and deferred their recommendations to September 9, 2013 to obtain additional details about the proposed oncology program and accessibility. See the Appendix 11 for their complete analysis. An excerpt of their analysis includes the following:

Proposed Oncology Program

HCAB requested data that would support the applicant's position indicating that demand for oncology services is increasing. In addition, HCAB expressed concerns about whether the proposal would negatively impact existing cancer services given the potential for duplication throughout the system. Using the National Cancer Institute's (NCI) statistics to extrapolate cancer incidence rates for Northern Virginia, the applicant indicated that the growth in new cancer cases would increase by 32%, or 3,000 cases, by 2018. This increase results in the need for more cancer care, which would be their fastest growing service line. The applicant also assured HCAB that it plans to grow its oncology service line at all hospitals system-wide. Inova Fairfax

Hospital's radiation oncology and infusion departments are slated for expansion and will be relocated to the proposed ICCRI building. The Inova Fair Oaks Cancer Center will be completed in Spring 2014, and Stereotactic Radiosurgery (SRS) will be added to Inova's Loudoun and Fairfax Hospitals.

Accessibility

According to the applicant, the current system of cancer care is difficult for patients to navigate. Many patients must travel to multiple locations across the region to receive treatment. With the proposed ICCRI building, a comprehensive care team will coordinate treatment, support services (e.g., diagnostic imaging, wellness screenings, etc.) and care referrals. Patients will be able to meet with each one of their care team providers, which will include physicians, nurses, mental health, nutritionists, and social workers. This proposal represents a unique approach to oncology care by providing integrated, patient-centered, multidisciplinary care in one facility.

Summary

The HCAB agrees with the applicant's justification for expanding its suite of oncology services in one centralized location, and is pleased by their commitment to enhance its existing cancer services among its other hospitals. Therefore, the HCAB recommends that the Board of Supervisors support the proposal to build the ICCRI.

Par. 3 requires that all such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance. Staff feels that the proposal includes an improved internal roadway system that would improve access to the existing and proposed buildings.

Par. 4, 5, and 6 preclude: 1) nursing facilities from being located in front of collector or arterial streets; 2) medical facilities being located in an R-E through R-4 zoned lot that is less than 5 acres; and 3) buildings being closer than 45 feet to any street line or 100 feet from any lot line which abuts an R-A through R-4 District. No nursing facilities or medical facilities on an R-E through R-4 zoned lot are proposed with this application. In regards to the third restriction, the applicant seeks a modification of the requirement to locate the proposed medical care facility building 40 feet from the street lines consistent with the C-3 District regulations. See the waiver and medication section below for further analysis.

Par. 7 indicates that 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. In the previous rezoning application, the applicant proffered to provide signage in accordance with the requirements of Article 12 of the Zoning

Ordinance or pursuant to approval by the Board of Supervisors in accordance with the provision set forth in Par. 7 of Sect. 9-308 of the Zoning Ordinance. The applicant will continue to meet these commitments. Staff feels that this standard is satisfied.

Waivers and Modifications:

Reaffirmation of the waiver of the service drive requirement along Rt. 50 (Arlington Boulevard)

The applicant is requesting a reaffirmation of a waiver of the service drive requirement along Route 50 (Arlington Blvd.) This waiver request was previously approved with the original rezoning application and staff continues to support the waiver request.

Modification of the loading space requirement for office uses to permit a maximum of three loading spaces per building shown on the SE Plat

The Zoning Ordinance requires no more than five off-street loading spaces for a given use or building. The applicant proposes to provide a maximum of three loading spaces for each building in each development option. Staff feels that this proposed number of loading spaces is sufficient for the proposed square footage on the subject property and does not object to the requested modification.

Deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP

The applicant has requested a modification of the tree preservation target area and has submitted justification to DPWES indicating that conformance would preclude development of the use and intensity permitted by the Zoning Ordinance and because construction activities could reasonably be expected to impact existing trees. While the property contains some mature trees, those mature trees are in poor condition and are not worthy of preservation. The applicant proposes to remove the existing trees and to exceed the tree canopy requirements for the site. With this proposal, staff feels that both of the prerequisites for the deviation have been met, and as such, staff supports the requested waiver.

Modification of the Minor Paved Trail requirement along the southside of Route 50 (Arlington Boulevard)

The Fairfax Countywide Trails Plan recommends a minor paved trail on the south side of Route 50 (Arlington Blvd.) Considering 1) that this trail would be offsite and traverse the northern edge of the subject property, and 2) an existing

six foot wide sidewalk was already constructed in association with a recently approved site plan (#5544-SP-012), staff does not object to this request in favor of the pedestrian and bicycle circulation network shown on the SE Plat and the previously approved GDP.

Waiver of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit landscaping and sign walls within the sight triangles formed by the streets along the corner lot

For every corner lot, the Zoning Ordinance prohibits structures, plantings and other objects from being located within a 30 foot site triangle formed by the streets along the corner lot. Adequate sight distance must also be maintained between two horizontal planes starting at 3.5 feet and ending at 10 feet above the established grade. No buildings are proposed to be located within the sight triangle. However, the applicant seeks a waiver of this requirement to allow landscaping and three potential sign walls to be located at the northwest, southwest and southeast corners of the site. Staff does not object to the waiver request provided that the landscaping and sign walls continue to meet the sight distance requirements in the Public Facility Manual during site plan review and do not restrict functional sight distance for drivers entering or exiting travel intersections, aisles or driveways. A development condition has been included to ensure that this requirement is met. In addition, the previously approved proffers indicate that all signage will meet Article 12 of the Zoning Ordinance. These proffers will continue to govern the subject property.

Modification of Section 9-308.5 of the Zoning Ordinance to allow the medical care facility to be located 40 feet from the street lines consistent with the C-3 District and as shown on the SE Plat

Section 9-308.5 of the Zoning Ordinance precludes a medical care facility building from being located closer than 45 feet to any street line. The applicant seeks permission to modify this requirement to allow the proposed building to be located 40 feet from the street line, which would be consistent with the C-3 District. Considering that Building H, I and J was previously approved as an office building located approximately 40 feet from the Williams Drive and the Merrifield Streetscape Standards recommend that buildings be located as close to the street as possible, staff has no objection to granting this modification.

Modification of Section 10-104.3 of the Zoning Ordinance to allow an eight foot tall retaining wall on a portion of the Route 50 (Arlington Boulevard) front yard to enclose the loading service area as shown on the SE Plat

Section 10-104.3 of the Zoning Ordinance requires fences/walls in front yards to be no greater than four feet in height. Section 10-104.3(H) of the Zoning Ordinance permits fences/walls greater than four feet in height provided that elevations of the fence/wall are included on the SE Plat and that there is no

negative visual impact to the surrounding property. The applicant seeks a modification to allow an eight foot tall retaining wall on the eastern portion of the Route 50 (Arlington Boulevard) front yard to enclose the loading service area as shown on the SE Plat. Sheet 14 of the SE Plat shows a cross-section of the retaining wall which would be 6 feet tall facing Route 50 (Arlington Boulevard) and 8 feet tall facing the loading area. Sheet 2 of the SE Plat shows large deciduous and low level shrubs planted in front of the wall facing Route 50 (Arlington Boulevard). A development condition has been added to ensure that the retaining wall façade facing Route 50 (Arlington Boulevard) is finished with the of stone and/or brick materials. With this development condition, staff has no objection to this modification request.

Modification of the Merrifield Streetscape Guidelines to allow the streetscape and landscaping as shown on the SE Plat

The Comprehensive Plan for the Merrifield Suburban Center includes streetscape guidelines for sidewalks, landscaping, street trees, furnishings, lighting and bus shelters. The subject property has frontage along two roadways and each has unique standards according to the guidelines. Route 50 (Arlington Boulevard) is identified as a boulevard and Williams Drive as a cross street. As previously stated, the applicant needed to balance fire access on the north side of the proposed Building H, I and J, while addressing the Plan guidelines. The landscape plan shows an increase in the 10 year canopy from approximately 68,000 square feet in the previous approval to 93,000 square feet. Street trees are included in this canopy and shown to be located on both sides of the six foot wide sidewalks along Williams Drive and Route 50 (Arlington Boulevard). Additional shrubs and low level ground cover between these street trees is provided. In addition an outdoor seating area for a café is also proposed on the northwest corner of the site. With these commitments, staff has no objection to this modification request.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff recommends approval of SE 2013-PR-004 subject to the development conditions consistent with those contained in Appendix 1.

Staff recommends reaffirmation of the waiver of the service drive requirement along Route 50 (Arlington Boulevard).

Staff recommends reaffirmation of the modification of the loading space requirements for office uses to permit a maximum of three loading spaces per building shown on the SE Plat.

Staff recommends that the Board of Supervisors direct the Director of DPWES to permit a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the SE Plat and as conditioned.

Staff recommends approval of a modification of the trail requirement along Route 50 (Arlington Boulevard) in favor of the existing sidewalk.

Staff recommends approval of a waiver of the Use Limitations on Corner Lots in Section 2-505 of the Zoning Ordinance to permit landscaping and sign walls within the sight triangles formed by the streets along the corner lot as shown on the SE Plat.

Staff recommends approval of a modification of Section 9-308.5 of the Zoning Ordinance to allow the medical care facility to be located 40 feet from the street lines consistent with the C-3 District, as shown on the SE Plat.

Staff recommends approval of a modification of Section 10-104.3 of the Zoning Ordinance to allow an eight foot tall retaining wall in a portion of the Route 50 (Arlington Boulevard) front yard, to enclose the loading service area as shown on the SE Plat.

Staff recommends approval of a modification of the Merrifield Streetscape Guidelines in the Comprehensive Plan to allow the streetscape and landscaping as shown on the SE Plat and as conditioned.

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 this rezoning 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.

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 Development Conditions
2. Affidavit
3. Statement of Justification
4. Proffer interpretation PI 1303 03 025
5. Comprehensive Plan Recommendations
6. Urban Forest Management Analysis

APPENDICES (Continued)

7. Transportation Analysis
8. Office of Community Revitalization Analysis
9. Stormwater Management (DPWES) Analysis
10. Zoning Ordinance Provisions
11. Health Care Advisory Board Recommendation
12. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SE 2013-PR-004

September 18, 2013

If it is the intent of the Board of Supervisors to approve SE 2013-PR-004 on Tax Map 49-3 ((39)) 3 for a Medical Care Facility on the subject property pursuant to Sect. 4-304 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception (SE) Plat entitled "Inova Comprehensive Cancer and Research Institute Special Exception Plat SE 2013-PR-004, prepared by Dewberry and Davis LLC and Wilmont Sanz dated March 28, 2013, as revised through September 12, 2013. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permit SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. The outdoor seating area located on the northwest corner of the building shall comply with the Permitted Extensions into Minimum Required Yards in Section 2-412 of the Zoning Ordinance.
6. All landscaping, freestanding signs and outdoor seating areas shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
7. The retaining wall located along the northeast portion of the subject property shall not exceed 8 feet in height and shall be finished with the appearance of stone and/or brick materials facing Route 50 (Arlington Boulevard).

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-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. 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.



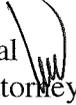
County of Fairfax, Virginia

MEMORANDUM

Office of the County Attorney
Suite 549, 12000 Government Center Parkway
Fairfax, Virginia 22035-0064
Phone: (703) 324-2421; Fax: (703) 324-2665
www.fairfaxcounty.gov

DATE: August 17, 2013

TO: William O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Bette R. Crane, Paralegal 
Office of the County Attorney

SUBJECT: Affidavit
SE 2013-PR-004
Applicant: Inova Health Care Services
PC Hearing Date: 10/3/13
BOS Hearing Date: Not yet scheduled

REF.: 120514

Attached is an affidavit which has been approved by the Office of the County Attorney for the referenced case. Please include this affidavit dated 8/14/13, which bears my initials and is numbered 120514, when you prepare the staff report.

Thank you for your cooperation.

Attachment

cc: (w/attach) Amy Moxley, Planning Technician I (Sent via e-mail)
Zoning Evaluation Division
Department of Planning and Zoning

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 14, 2013
(enter date affidavit is notarized)

I, Jonathan D. Puvak, attorney/agent, do hereby state that I am an
(enter name of applicant or authorized agent)

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

120514

in Application No.(s): SE 2013-PR-004
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Inova Health Care Services Agents: J. Knox Singleton Richard C. Magenheimer Jennifer W. Siciliano Joan M. Dannemann Mark P. Ehret John F. Gaul Susan T. Carroll Roberta L. Via Leeanne M. Sciolto	8110 Gatehouse Road, Suite 200 East Tower Falls Church, Virginia 22042	Applicant/Title Owner of Tax Map 49-3 ((39)) 3

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

* 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).

Special Exception Attachment to Par. 1(a)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(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)
Dewberry Consultants LLC Agents: Janice M. Cena Cody A. Pennetti Scott C. Clarke Daniela G. Medek Timothy C. Culleiton	8401 Arlington Boulevard Fairfax, VA 22031	Engineers/Planners/Agent
Wilmot Sanz, Inc. Agents: Rick T. Sasaki Joseph J. Giunta Rolando J. Sanz	18310 Montgomery Village Avenue Suite 700 Gaithersburg, MD 20879	Architects/Agent
M.J. Wells & Associates, Inc. Agents: Robin L. Antonucci Martin J. Wells Christopher R. Kabatt Michael R. Pinkoske Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/Agent
Sittler Development Associates, LLC Agent: J. David Sittler	1856 Old Reston Avenue Reston, VA 20190	Consultant/Agent for Applicant

(check if applicable)

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

Special Exception Attachment to Par. 1(a)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(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)
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.	2200 Clarendon Boulevard 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Agent
Agents: Martin D. Walsh Lynne J. Strobel Timothy S. Sampson M. Catharine Puskar Sara V. Mariska G. Evan Pritchard Jonathan D. Puvak Elizabeth D. Baker Inda E. Stagg Elizabeth A. Nicholson f/k/a Elizabeth A. McKeeby		

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

(check if applicable) [X] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

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

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number (s))

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

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

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

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number (s))

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

Dewberry Consultants LLC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

The Dewberry Companies LC, Member
James L. Beight, Member
Dennis M. Couture, Member

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

The Dewberry Companies LC
8401 Arlington Boulevard
Fairfax, Virginia 22031

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Members:	Michael S. Dewberry Credit Shelter Trust
Barry K. Dewberry	u/a/d 11/23/05 (f/b/o Michael S. Dewberry
Karen S. Grand Pre	II, Katie Anne Dewberry and two minor
Thomas L. Dewberry	children of Michael S. Dewberry)

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

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number (s))

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Rolando J. Sanz
Craig M. Moskowitz
Dwight L. Fincher

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

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
McLean, Virginia 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 SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust. All employees are
eligible plan participants; however, no one
employee owns 10% or more of any class of
stock.

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

Special Exception Attachment to Par. 1(b)

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number (s))

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

Sittler Development Associates, LLC
1856 Old Reston Avenue
Reston, VA 20190

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)

J. David Sittler

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

(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)

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(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:

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

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

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

None

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

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 "Special Exception Attachment to Par. 3" form.

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

WITNESS the following signature:

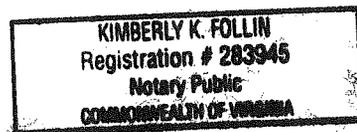
(check one) Applicant Applicant's Authorized Agent

Jonathan D. Puvak, attorney/agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 14 day of August, 2013, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follin
Notary Public

My commission expires: 11/30/2015



Special Exception Attachment to Par. 3

DATE: August 14, 2013
(enter date affidavit is notarized)

120514

for Application No. (s): SE 2013-PR-004
(enter County-assigned application number (s))

Stephen M. Cumbie, Past Chairman and Trustee on the Inova Health System Foundation Board and Director on the Inova Holdings, Inc. Board, donated in excess of \$100 to Supervisor Michael R. Frey.

Gerald W. Hyland, 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 Chairman Sharon Bulova through Hyland for Supervisor.

Todd A. Stottlemyer, a Trustee on the Inova Health System Foundation Board, donated in excess of \$100 to Supervisor Patrick Herry.

Supervisors Penelope A. Gross, John W. Foust and Catherine M. Hudgins and their spouses, attended the Inova Health System Foundation's 2012 Annual Gala with complimentary tickets having a face value in excess of \$100 each.

Supervisor Penelope A. Gross, a trustee on the Inova Health System Foundation's Board, made a contribution of \$100 to Chairman Sharon Bulova, and the Chairman attended an event hosted by Supervisor Gross with a complimentary ticket having a value of \$35.

Supervisor Patrick Herry has donated in excess of \$100 to Supervisor Michael R. Frey, a trustee on the Inova Health Care Services Board.

(check if applicable) There are more disclosures to the listed for Par. 3, and Par. 3 is continued further on a "Special Exception Attachment to Par. 3" form.



Timothy S. Sampson
703-618-4135
tsampson@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

RECEIVED
Department of Planning & Zoning

FEB 08 2013

Zoning Evaluation Division

February 7, 2013

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035

Re: Special Exception Application for Lot 3, Willow Oaks, Tax Map 49-3 ((39)) 3 (the "Application Property")
Applicant: Inova Health Care Services

Dear Ms. Berlin:

Please accept this letter as a statement of justification in support of a special exception application for the above-referenced Application Property. The Applicant is the title owner of the Application Property.

The Application Property is zoned to the C-3 District and is subject to PCA 87-P-038-05 approved on July 26, 2011 subject to proffers dated June 20, 2011 (the "Zoning Approval"). The Application Property is approved for the development of up to three, ninety (90) foot tall buildings containing a total of 258,000 square feet of gross floor area ("GFA"), exclusive of cellar space.

The proffered generalized development plan ("GDP") depicts three (3) options for the layout of the buildings on the Application Property (identified as buildings H, I and J), together with two (2) options for the associated parking structure to serve those buildings. As shown on the GDP, the parking structure options range from six (6) to eleven (11) levels and would provide a total of 1,280 to 1,500 parking spaces. The GDP depicts a southern entrance to the Application Property from Willow Oaks Corporate Drive and a secondary, eastern entrance to the parking structure from Professional Circle Access Drive. The Zoning Approval allows for a variety of uses including medical office and medical care facilities, subject to special exception approval as may be required.

This application requests Special Exception approval for a medical care facility use of the Application Property. Specifically, the Applicant proposes to establish the Inova Cancer Center and Research Institute ("ICCRI") on the Application Property as described in detail below. As shown on the Special Exception Plat (the "SE Plat") submitted herewith, the building is proposed to contain a maximum of 258,000 square feet GFA in keeping with the Zoning Approval. In addition, the building would include a cellar consisting of approximately 55,000 square feet, for a total of 313,000 square feet of occupiable space in the building. For information purposes, I have enclosed among the application materials current

conceptual floor plans of the ICCRI which more fully describe the facility. The ICCRI would include seven stories within the approved building height of ninety (90) feet.¹

Parking for the ICCRI will be provided in a seven (7) level structure containing a maximum of 1,160 parking spaces, representing a reduction of between 120 and 340 parking spaces compared to the approved GDP. A more detailed discussion of parking demand and supply is provided below. Access points to the building and parking structure are from the same general locations as those shown on the approved GDP; however, the southern entrance from Willow Oaks Corporate Drive has shifted eastward from that shown on the GDP so that the entrance will align with the entrance to the land bay to the south on which the Mid-County Community Services Building is being constructed by Fairfax County.

In broad terms, the ICCRI use will provide for the diagnosis and treatment of cancer patients as well as for clinical cancer research and trials. The ICCRI will serve patients on an outpatient-only basis; there will be no overnight stays. The facility will provide work space for attending physicians, ancillary administrative and support space, meeting rooms and limited retail, café and pharmacy uses. In total, the Applicant is able to specify that the medical care facility components of the ICCRI will comprise at least 263,000 square feet of the building. The balance of the program (50,000 square feet) is not determined at this time. Given that, and in order to continue to provide a conservatively high estimate of traffic impact, the Applicant's traffic analysis has assumed that these 50,000 square feet of the building will be used for medical offices.

The ICCRI will deliver comprehensive health care services in a manner that substantially benefits cancer patients, and the "comprehensive" nature of such practice will have related benefits to the way the facility functions in a land use context. Under the current service delivery model, as is typical in most areas of the country, a cancer patient may become aware of his/her condition during a visit to a physician's office. The patient is then referred for further diagnostic imaging, typically at a different location and likely on a different day. The follow up diagnostic evaluation is typically undertaken at yet another appointment, in likely yet another location on yet another day. Once a diagnosis is confirmed, there typically may follow a series of additional, independent appointments with the requisite cancer specialists to determine the appropriate course of treatment. Treatment then commences at often yet another location. In certain cases, clinic trials may be an opportunity, but those, and the research associated with them, would likely require additional layers of coordination.

In contrast, the ICCRI will allow for the delivery of the full compliment of cancer diagnosis and treatment services in a single facility and under a delivery model that will allow for multiple steps along the path to be consolidated in a series of on-site appointments. For example, a patient could be initially suspected of cancer during a preliminary appointment, proceed thereafter and within the facility to obtain the requisite diagnostic imaging, continue immediately with diagnostic evaluation and schedule necessary specialist evaluation to set a treatment course all within a single day or two at the facility. The benefit of this model from a patient care perspective is manifest, as it increases the coordination among the requisite medical disciplines and reduces the time between diagnosis and the start of treatment which both improves the likelihood of a successful result and eases the burden on the patient having to live in uncertainty as the pieces are put together.

¹ I note that the GDP references a six-story building within the 90-foot maximum height limit; the inclusion of a seventh story in the ICCRI results from an adjustment in the average floor-to-floor heights and does not affect the overall height or mass of the building as approved.

From a land use perspective, this comprehensive delivery model results in a building that functions substantially differently than a typical outpatient medical office building. In short, the ICCRI will generate substantially fewer vehicle trips to and from the building than would a medical office building. In a typical medical office building occupied by a collection of often independent medical practices, there is a high turnover of patients through the building on a daily basis. By contrast, patients to the ICCRI will stay on site for longer periods of time. The specific duration of a patient's visit to the ICCRI will vary depending on the particular clinical function that patient requires, but the range of durations is expected to be from 45 minutes to as many as eight (8) hours. Blended across all of the clinical functions of the ICCRI, the average duration of patient visits is expected to be 1.55 hours. As a result, the trip generation expected for the ICCRI is substantially less than that of the approved medical office building.

The relative rate of patient turnover also affects the parking demand for the ICCRI, resulting in a requirement for fewer parking spaces than a medical office building would require. Although, in theory, the next patient to any building is simply replacing the patient who came before (and thus the two should be able to use the same parking space), the higher rate of turnover in a medical office building generates greater overlap between patients and less practical ability to "share" the same parking space. The negative impacts of this condition are manifest at any "under parked" medical office building. In contrast, given the lower rate of patient turnover at the ICCRI, fewer parking spaces are required than the 5 spaces per 1,000 square feet that is considered to be the "market requirement" for medical offices in the region.

As for any use it is of course critical for the Applicant to provide sufficient but not too much parking for the ICCRI. In this regard the Applicant proposes a seven (7) level parking structure with a maximum of 1,160 parking spaces. As noted above, this is between 120 and 340 spaces fewer than the approved parking structure. The parking demand for the ICCRI is determined as follows:

Patient/Visitor	546 concurrent spaces ² (includes 15% vacancy/efficiency factor)
Employee/Physician	418 spaces
Less 20% TDM Mode Split	- 84 (employee/physician)
<u>Unprogrammed "MOB"</u>	<u>250 (50,000 sf of space at 5 spaces per 1,000 square feet)</u>
 Total Demand	 1,130

The proposed 1,160 space parking supply, though 30 spaces greater than anticipated demand, results from the completion of the seventh level of the parking garage. A six-level parking structure would provide only approximately 1,050 spaces, some 80 spaces short of the projected demand. In summary, on a blended basis, the 263,000 square feet of medical care uses in the building would be parked at a ratio of approximately 3.3 spaces per 1,000 square feet, and the 50,000 square feet of assumed medical office uses in the building would be parked at a ratio of 5 spaces per 1,000 square feet. It bears emphasizing that relatively low parking demand for the medical care uses in the building distinguish it substantially from a medical office building.

The approved proffers require the Applicant to make a substantial investment in road and stormwater infrastructure to support the development of the Application Property and other property both within and beyond the land that is subject to the Zoning Approval. In this regard, the Applicant has completed construction of the Willow Oaks SWM/BMP Pond as described in Proffer 22. This pond provides

² By "concurrent spaces" the Applicant means the most spaces required at any one time.

both stormwater management and best management practices for its entire contributing watershed, an area of some 130 acres which well exceeds the extent of the Application Property and the land that is subject to the Zoning Approval. This pond was proffered and constructed to a level that well exceeds the stormwater and best management practices requirements of the Application Property in order to address downstream flooding conditions and a lack of existing stormwater treatment measures relating to existing off-site conditions. Suffice it to say, the Applicant believes it has already well exceeded any requirement for stormwater detention and treatment for the Application Property.

Likewise, the substantial road improvements set forth in Proffer 7 of the Zoning Approval are substantially complete at this time. At the time of the Zoning Approval, the Applicant was not in a position to specify a particular use of the Application Property. For that reason, the traffic analysis that was conducted pursuant to the Zoning Approval (and the earlier PCA 87-P-038-04, approved concurrently with the Fairfax Hospital rezoning, RZ 2008-PR-009, on July 13, 2009) assumed that the use of the Application Property would be for medical office purposes. This had the effect of assuming the Application Property would be developed with the highest vehicle trip generating use of the approved list of permitted uses. Accordingly, the proffered road improvements were built to accommodate a greater trip generation than will result from the ICCRI. Furthermore in this regard, I note that the traffic analysis conducted in association with the Zoning Approval assumed that the Mid-County Community Services Center would likewise be occupied as a medical office building, whereas in actuality the County's proposed use will generate far fewer vehicle trips. In summary then, the road infrastructure built pursuant to the Zoning Approval is more than sufficient to accommodate the ICCRI.

Further, I have reviewed the approved proffers and am not aware of any conflict presented by the ICCRI as it is proposed in this application. For the sake of clarity, however, I ask that two proffer related issues be addressed with this special exception.

First, the layout of the ICCRI varies in minor respects to that shown on the GDP (Proffer 1). For your reference, I have enclosed among the application materials an "overlay" graphic showing the outline of the proposed building and parking structure in red superimposed on the building and parking footprints as shown on the approved GDP. I believe that the proposed layout as shown on the SE Plat is in substantial conformance with that shown on the approved GDP and request that the minor modifications reflected on the SE Plat be approved as part of this Application, such that the SE Plat will, in effect, supersede the GDP for purposes of the development of the Application Property pursuant to the special exception.

Second, as noted, the ICCRI will include a cellar containing approximately 55,000 square feet of space. The cellar will house certain treatment and imaging components of the ICCRI that are physically required to be located on this level of the building. These requirements relate to both (1) structural load bearing, for extremely heavy equipment, and (2) radiation physics (i.e. so that the ground below the unit can absorb radiation from the treatment facilities). Proffer 5 of the Zoning Approval addresses uses in the cellar as follows:

"...cellar floor area within Buildings F, G, H, I and J shall not be occupied by uses that generate independent peak hour single occupancy vehicle trips to the Application Property. For purposes of this Proffer 5, the relevant peak hour(s) shall be 7:30 – 8:30 AM and 5:00 – 6:00 PM ..."

I believe that the proposed use of the cellar level of the ICCRI would be in conformance with this proffer in that there are no proposed uses of the cellar that would generate independent vehicle trips to the site

(whether peak hour or even all day). There is simply no use in the cellar level that is independent of the use of the building as a comprehensive cancer center. All patients (i.e. the users/customers) of the facility will enter the main/first level, check in there, and proceed to their respective appointments within the building. The fact that some patients will go upstairs and some will go downstairs is a distinction without a difference for purposes of Proffer 5. Further, there is no distinct use of the cellar that would bring someone to the building apart from that person's more general purpose to go to the building for cancer treatment services. The physical requirement to locate certain treatment and imaging equipment in the cellar does not amount to a distinct use of the building – it just dictates where in the building some users have to go. By way of contrast, it could be suggested that the ancillary café/pharmacy/retail uses could, in theory, attract a distinct user to the building, but none of those uses are located in the cellar. The point is there is no distinct space in the cellar that could be considered independent of the building's use as a comprehensive cancer center. Moreover, the trip generation analysis prepared by Wells + Associates (included among the submission materials) demonstrates that the proposed ICCRI at 313,000 square feet (i.e. including the cellar space) will generate substantially fewer vehicle trips than would the approved medical office building at just 258,000 square feet (i.e. not including any cellar space). As part of the Special Exception review, I request confirmation of this analysis and the conclusion that the proposed use of the ICCRI cellar would be in substantial conformance with Proffer 5.

Finally, I note that Proffer 23, Low Impact Development, requires that a demonstration "LID" facility be located in at least one of the locations shown on the GDP. This requirement will be met by the owner of Lot 1, Willow Oaks pursuant to the allocation of proffer obligations set forth in that certain Declaration of Easements, Covenants, Restrictions and Agreements governing the land that is subject to the Zoning Approval and recorded in deed book 22201 at page 250 among the Fairfax County Land Records.

The Application Property is located within Sub-Unit L5 of the Merrifield Suburban Center, within Area I of the Fairfax County Comprehensive Plan. The Comprehensive Plan recommends office development up to 0.70 FAR with an option for medical care facility use. In fact, the Application Property was formerly approved for a special exception medical care facility pursuant to SE 99-P-023 which has since expired. In this regard, I note the discussion in the staff report from that application in which planning staff concluded: "Although the site is in a larger area planned for office use, it is this division's view that the proposed medical care facility use does not conflict with the intent of the Plan. Medical office and hospital uses which are well established in the area complement this use. Office use is also already well established in this land unit. Its viability would in no way be impaired by the proposed facility." I suggest that the same analysis would apply today to the ICCRI.

The following criteria are set forth pursuant to Paragraph 7 of Section 9-011 of the Zoning Ordinance.

A. Type of Operation: Medical care facility. Comprehensive Cancer Center.

B. Hours of Operation: Generally 12 hours per day; 7:00 a.m. to 7:00 p.m. up to 6 days per week. Limited after hours and weekend use for meetings, research, administration, etc.

C/D. Estimated number of new patients, visitors and employees: Approximately 2,112 patients/visitors per day. Approximately 418 employees/physicians per day.

E. Estimate of Traffic Impact: A copy of a letter from Wells & Associates to Angela Rodeheaver addressing the fact that this application does not require a Chapter 527 traffic study is included among the submission materials.

F. Vicinity or general area to be served: Fairfax County and surrounding area.

G. Description of building façade and architecture of new buildings: Included in SE Plat and addressed in proffers.

H. List of hazardous materials: See Note 15 on the SE Plat.

I. Statement of conformance with regulations: See Notes on the SE Plat. The Applicant also requests a waiver of additional standard 5 set forth in Section 9-308 of the Zoning Ordinance to allow the ICCRI to be located a minimum of 40 feet from any street line in keeping with the C-3 zoning of the Application Property. Nothing relating to the circumstances of this property or this use would necessitate a greater setback. Finally, in reference to additional submission requirement 3 set forth in Section 9-303 of the Zoning Ordinance, it is noted that, at this time all State Certificates of Public Need expected for the ICCRI are approved and in operation at the Inova Fairfax Hospital campus and would be transferred to the ICCRI upon its completion.

As always, thank you for your attention to this matter. If you have any questions or require additional information please do not hesitate to contact me

Very truly yours,

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


Timothy S. Sampson

{A0547675.DOC / 1 Statement of Justification 2-7-13 000333 000054}



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

September 17, 2013

Timothy Sampson
Walsh Colucci Lubeley Emrich and Walsh PC
Courthouse Plaza
2200 Clarendon Blvd 13th Floor
Arlington, VA 22201

Re: Interpretation for Rezoning PCA 87-P-038-05, Inova Health Care Services, Tax Map 49-3
((39)) 3: Site Modifications, Cellar Space and Green Building

Dear Mr. Sampson:

This is in response to your letters dated March 28, 2013 and June 10, 2013, requesting interpretations of proffer conditions and the Generalized Development Plan (GDP) accepted and approved by the Board of Supervisors in conjunction with the above-referenced application. As I understand it, you have three questions regarding the approved layout and the proffers related to cellar space and green buildings. This determination is based on your letters and exhibits entitled: 1) "Inova Willow Oaks Partial Generalized Development Plan Amendment – Optional Layouts and Special Exception Graphic," dated September 12, 2013, and prepared by Dewberry & Davis LLC and VIKa; 2) "Inova Comprehensive Cancer and Research Institute Fit Out – Cellar Floor," dated August 5, 2013, and prepared by Wilmot Sanz; and 3) "Inova Comprehensive Cancer and Research Institute - VDOT Chapter 870 Determination of Compliance," dated February 4, 2013 and prepared by Wells and Associates. Copies of your letters with relevant exhibits are enclosed.

On July 26, 2011, the Board of Supervisors approved PCA 87-P-038-05 subject to proffers dated June 20, 2011. The approved GDP included five office development options on the subject property, which permitted 487,804 square feet of gross floor area (GFA) at a 0.70 floor area ratio (FAR) that could generally be divided into three to five office buildings and two above-and below-grade parking structures. In addition, a Special Exception application (SE 2013-PR-004) for the property is currently under review and requests approval of a medical care facility use in Buildings H, I and J. The proposed medical care facility use seeks to establish the Inova Cancer Center and Research Institute (ICCRI) on the property, which would consolidate patient services within one complex.

According to your letter, the applicant is seeking minor modifications to the approved GDP and proffers.

1) Layout: Sheets 2, 3 and 4 of the approved GDP show the approved layout options for Buildings H, I and J and the associated Parking Garage A. In Option 1, Buildings H, I and J were permitted to be combined into one L-shaped building with a total of 258,000 gross square feet. However, this building was permitted to be divided into three separate buildings with 86,000 square feet per building in Option 2 and 4. In Option 3, Buildings H and I were permitted to be combined to form one rectangular building with a total of 129,000 gross square feet and a separate rectangular building (Building J) containing 129,000 square feet. Parking Garage A was also permitted to be six stories above grade with 1,280 parking spaces in Option 1 and nine stories above grade with 1,500 parking spaces in Options 2 through 4. You are now seeking permission to modify the approved layout in Option 1 as shown in Exhibit 1 to include:

- reductions in the Building H, I and J and Parking Garage A setbacks from Willow Oaks Corporate Drive from 54 feet to 40 feet, and 50 feet to 40 feet; respectively, to provide additional land on the north side of the structures for fire access and to ensure that these structures are aligned along Willow Oaks Corporate Drive;
- new fire access along the north side of the building, which results in the relocation of previously approved landscaping along Route 50 elsewhere on the site with no decrease in the approved tree canopy;
- a 29 percent increase in the Building H, I and J footprint and a 33 percent decrease in the Parking Garage A footprint to allow a shift in the vehicular access point from Willow Oaks Corporate Drive, which would better align with the approved access for Buildings F and G to the south, as previously requested by VDOT during the review of the Building G site plan (#5544-SP-013);
- revised vehicular drop-off area located in the center of the site to accommodate a roundabout with additional pedestrian amenities, a possible water feature, sidewalks, seating areas and landscaping instead of a linear design with minimal landscaping and pedestrian features;
- relocation of loading access with an enclosed/screened service area to the rear of Parking Garage A;
- provision of an outdoor seating area on the northwest corner of the building; and
- other minor modifications in landscaping, tree placement and sidewalk configurations shown on Exhibit 1.

You have also filed a Special Exception application seeking permission for a medical care facility use in Buildings H, I and J. It is my determination that the proposed modifications would be in substantial conformance with the approved GDP, provided that the Special

Exception application (SE 2013-PR-004) is approved by the Board of Supervisors and the development conditions associated with that request are implemented.

- 2) Cellar Space: Proffer 5 indicates that cellar floor area within Buildings F, G, H, I and J shall not be occupied by uses that generate independent peak hour single occupancy vehicle trips with the relevant peak hours being defined as 7:30 – 8:30 AM and 5:00 – 6:00 PM. You seek to add cancer treatment and imaging equipment (associated with the proposed medical care facility use in SE 2013-PR-014) in the cellar due to physical requirements. As indicated in your letter, these requirements relate to the structural load bearing for extremely heavy equipment and radiation physics to allow the ground to absorb any radiation from the treatment facilities. Your letter also indicates that the physical requirement to locate certain treatment and imaging equipment in the cellar would not amount to a distinct use of the building and would just dictate where in the building patients would go. Furthermore, the conceptual floor plans in Exhibit 2 show the proposed interior layout of the medical care facility building, which demonstrate how patients would enter the building at the main level, check in, and proceed to the respective appointments. In addition, the vehicle trip generation analysis in Exhibit 3 shows that the proposed consolidated medical care facility use in SE 2013-PR-004 would generate substantially fewer vehicle trips than would the approved medical office building use. Therefore, it is my determination that the proposed use of the cellar space for the operation of cancer treatment and imaging equipment would be in substantial conformance with the proffers, provided that the proposed medical care facility in SE 2013-PR-004 is approved by the Board of Supervisors and the development conditions associated with that request are implemented.
- 3) Green Building: Proffer 21G indicates that each building would be designed to include Leadership in Energy and Environmental Design Core and Shell (LEED-CS) elements with a goal to attain, at a minimum, LEED certification. However, you propose to design Buildings H, I and J according to Leadership in Energy and Environmental Design Healthcare (LEED-HC) elements instead of LEED-CS. Since LEED-HC is for Hospitals with 24 hour operations and medical care facilities with intensive energy using equipment such as Diagnostic Radiology, it is my determination that LEED-HC would be equivalent provided that: 1) the proposed medical care facility in SE 2013-PR-004 is approved by the Board of Supervisors; and 2) the applicant provides documentation from the USGBC demonstrating that the project is anticipated to attain LEED Silver certification based on the preliminary design phase review process of LEED-HC (which would replace the precertification process under the LEED-CS program). If the preliminary design phase review of the building does not demonstrate that the project is anticipated to attain LEED Silver certification, then the alternative outlined in Proffer 21G (iv) shall be pursued and a green building escrow is posted to DPWES prior to building plan review. In this alternative, the LEED-CS precertification process shall be replaced with a LEED-HC design phase review process.

These determinations have been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses those questions described and discussed in this letter. If you have any questions regarding this interpretation, please feel free to contact William O'Donnell at (703) 324-1290.

Sincerely,



Barbara C. Berlin, AICP, Director
Zoning Evaluation Division, DPZ

N:\ZED\Interpretations\INOVA Willow Oaks\INOVA Willow Oaks PCA 87-P-038-05 Layout, Cellar Space and LEED.doc
Attachments: A/S

cc: Linda Smyth, Supervisor, Providence District
Ken Lawrence, Planning Commissioner, Providence District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Kevin Guinaw, Chief, Applications Acceptance and Special Projects Branch
File: PCA 87-P-038-5, PI 1303 03 025, Imaging, Reading



Timothy S. Sampson
(703) 618-4135
tsampson@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

March 28, 2013

By Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning
MAR 29 2013
Zoning Evaluation Division

Re: Request for Determination – Willow Oaks Corporate Center
Inova Health Care Services ("Inova")
PCA 87-P-038-05 (the "PCA")

Dear Ms. Berlin:

Please accept this letter as a request for a written determination related to the above-referenced PCA as it pertains to Tax Map 49-3 ((39)) 3 (the "Property"). Inova is the owner of the Property. The PCA was approved by the Board of Supervisors on July 26, 2011 subject to proffers dated June 20, 2011.

As you are aware, I have submitted a special exception application for the Property which requests approval of a Medical Care Facility use, specifically to allow Inova to develop the Inova Comprehensive Cancer & Research Institute (the "ICCRI"). In the statement of justification submitted in support of that request I had asked for confirmation through the special exception review process with respect to two, proffer-related matters. Upon review of that request, DPZ staff directed me to separate those proffer-related matters from the special exception application and address them in this request for determination.

The purpose of this request for determination is to address the layout of the ICCRI and the proposed use of the cellar within the ICCRI as follows:

1. Layout.

The layout of the ICCRI as proposed by the special exception varies in minor respects to that shown on the approved generalized development plan (the "GDP"). I have enclosed herewith as Attachment 1 an "overlay" graphic showing the outline of the proposed ICCRI building and parking structure in red superimposed on the building and parking footprints as

shown on the approved GDP. I believe that the proposed layout as shown on the enclosed overlay graphic (which is that shown on the proposed special exception plat) is in substantial conformance with that shown on the approved GDP. I request your written determination that the minor modifications reflected on the overlay graphic are in substantial conformance with the PCA.

2. Use of Cellar.

The ICCRI building is proposed to contain a maximum of 258,000 square feet gross floor area ("GFA") in keeping with the PCA. In addition, the building would include a cellar consisting of approximately 55,000 square feet, for a total of 313,000 square feet of occupiable space in the building.

I have enclosed herewith as Attachment 2 current conceptual floor plans of the ICCRI which more fully describe the facility. As shown on these floor plans, the cellar level of the ICCRI houses certain treatment and imaging components of the ICCRI that are physically required to be located on this level of the building. These requirements relate to both (1) structural load bearing, for extremely heavy equipment, and (2) radiation physics (i.e. so that the ground below the unit can absorb radiation from the treatment facilities).

Proffer 5 associated with the PCA addresses uses in the cellar as follows:

"...cellar floor area within Buildings F, G, H, I and J shall not be occupied by uses that generate independent peak hour single occupancy vehicle trips to the Application Property. For purposes of this Proffer 5, the relevant peak hour(s) shall be 7:30 – 8:30 AM and 5:00 – 6:00 PM ..."

I believe that the proposed use of the cellar level of the ICCRI would be in substantial conformance with this proffer in that there are no proposed uses of the cellar that would generate independent vehicle trips to the site (whether peak hour or even on an all day basis). There is simply no use in the cellar level that is independent of the use of the building as a comprehensive cancer center. All patients (i.e. the users/customers) of the facility will enter the main/first level, check in there, and proceed to their respective appointments within the building. The fact that some patients will go upstairs and some will go downstairs is a distinction without a difference for purposes of Proffer 5. Further, there is no distinct use of the cellar that would bring someone to the building apart from that person's more general purpose to go to the building for cancer treatment services. The physical requirement to locate certain treatment and imaging equipment in the cellar does not amount to a distinct use of the building – it just dictates where in the building some users have to go. By way of contrast, it could be argued that the ancillary café/pharmacy/retail uses could, in theory, attract a distinct user to the building, but none of those uses are located in the cellar. The point is there is no distinct space in the cellar that could be considered independent of the building's use as a comprehensive cancer center.

Moreover, vehicle trip generation analysis prepared by Wells + Associates (included among the special exception submission materials) demonstrates that the proposed ICCRI at 313,000 square feet (i.e. including the cellar space) will generate substantially fewer vehicle trips than would an approved medical office building use at just 258,000 square feet (i.e. not including any cellar space). As such, the intent of Proffer 5 -- to limit peak hour trips to the Property -- is furthered by the proposed use.

Accordingly, I request your written determination that the proposal to utilize the cellar level of the ICCRI as described herein is in substantial conformance with the PCA.

I have enclosed a check in the amount of \$520 made payable to the County of Fairfax for the requisite filing fee for this request. Thank you, as always, for your attention to this matter. Please let me know if you have any questions or require additional information.

Very truly yours,

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


Timothy S. Sampson

Enclosures

cc: Supervisor Linda Smyth
William O'Donnell
Roberta Via (by email)
David Sittler (by email)

{A0554121.DOCX / 1 Interpretation Letter - Layout and Cellar 3-28-13 000333 000054}



Timothy S. Sampson
(703) 618-4135
tsampson@arl.thelandlawyers.com

**WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC**

RECEIVED
Department of Planning & Zoning
JUN 10 2013
Zoning Evaluation Division

June 10, 2013

By Hand Delivery

Barbara C. Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, 8th Floor
Fairfax, Virginia 22035

Re: Additional Information for Pending Request for Determination – Inova Willow Oaks
Inova Health Care Services ("Inova")
PCA 87-P-038-05 (the "PCA")

Dear Ms. Berlin:

The letter supplements the request for determination I submitted on March 28, 2013 concerning the above-referenced PCA. Specifically, the purpose of this letter is to advise you that the Applicant is proceeding to implement Proffer 21.G. by utilizing the LEED for Health Care ("LEED-HC") criteria for the Inova Cancer Center. Although Proffer 21.G. makes direct reference to LEED Core and Shell ("LEED-CD"), the proffer allows flexibility for the applicant to proceed under such "other LEED rating system determined to be applicable to the building by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining."

Given the flexibility provided by the proffer, it does not appear that the Applicant's utilization of LEED-HC instead of LEED-CS would require a proffer interpretation. However, given the pending interpretation request (and the pending Special Exception application), I wanted to be clear about the Applicant's direction, and for the sake of clarity I ask that the pending interpretation request address this matter as well.

Thank you, and please let me know if you have any questions or require additional information.

Very truly yours,

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

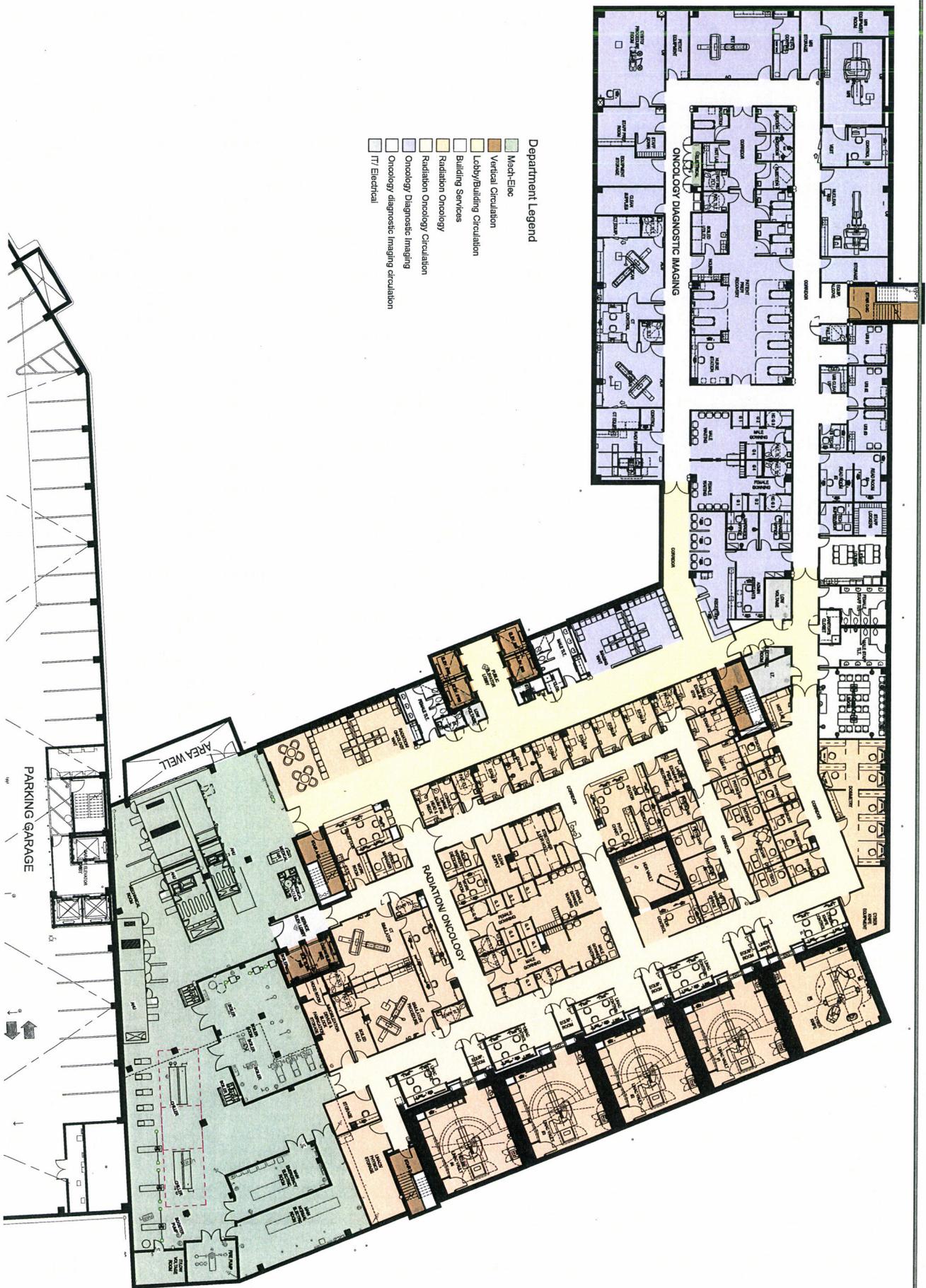
Timothy S. Sampson

cc (by email only): William O'Donnell
Roberta Via
Rick Sasaki
David Sittler

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

LOUDOUN OFFICE 703 737 3633 ■ PRINCE WILLIAM OFFICE 703 680 4664

ATTORNEYS AT LAW



- Department Legend**
- Mach-Elec
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Radiation Oncology
 - Radiation Oncology/ Circulation
 - Oncology Diagnostic Imaging
 - Oncology Diagnostic Imaging circulation
 - IT/ Electrical

**INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE - FIT-OUT
CELLAR FLOOR**



- Department Legend**
- Shell/Tenant Space
 - Laboratory
 - Pharmacy
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Patient Intake/ Counseling & Supportive Care
 - Patient Intake/ Counseling & Supportive Care Circulation
 - Breast Imaging/ Women's Center
 - Cafeteria
 - IT/ Electrical
 - Laboratory Circulation
 - Volunteers
 - Retail

**INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
1ST FLOOR**



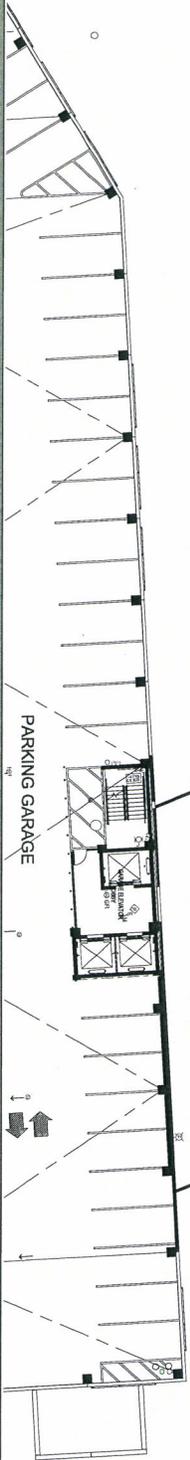
- Department Legend**
- Shell/Tenant Space
 - Conference Center
 - Pharmacy
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Onco/gy Clinics
 - Onco/gy Clinics Circulation
 - Intrusion
 - Intrusion Circulation
 - Roof Garden
 - IT/Electrical
 - Green Roof
 - Breast Surgery
 - Breast Surgery Circulation

INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE - FIT-OUT
2ND FLOOR





- Department Legend**
- Administration
 - Administration Circulation
 - Pharmacy
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Oncology Clinics
 - Oncology Clinics Circulation
 - Infusion
 - Infusion Circulation
 - IT/ Electrical
 - Counseling
 - Counseling Circulation



**INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
3RD FLOOR**

8/31/2013
3/32" = 1'-0"

WILMOT SANZ
ARCHITECTURE
PLANNING





- Department Legend**
- Shell-Tenant Space
 - Pharmacy
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Oncology Clinics
 - Oncology Clinics Circulation
 - IT/Electrical
 - Clinical Trials & Pharmacy Circulation
 - Clinical Trials & Pharmacy
 - Cancer Registry
 - Cancer Registry Circulation
 - Clinical Research
 - Clinical Research Circulation

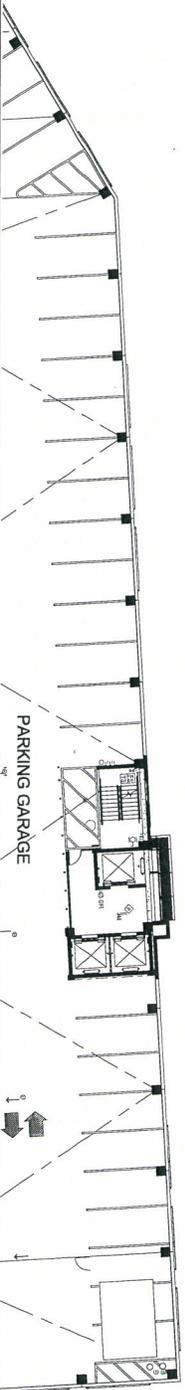


INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
4TH FLOOR

8/5/2013
 3/22' x 11'-0"



- Department Legend**
- Shell/Tenant Space
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Oncology Clinics
 - Oncology Clinics Circulation
 - IT/Electrical
 - Central Sterile



INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE - FIT-OUT
5TH FLOOR

8/5/2013
 3/32" = 1'-0"



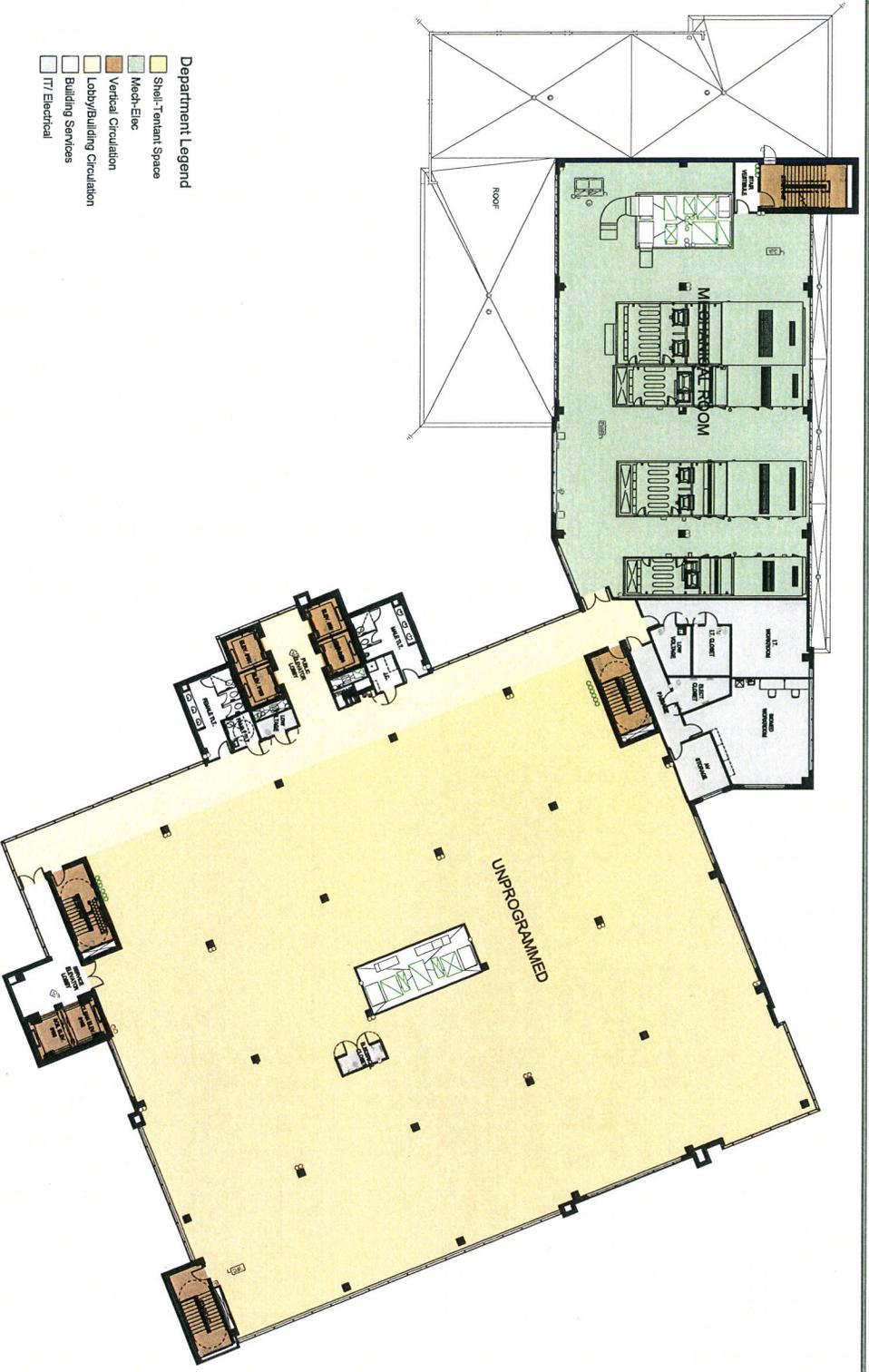
- Department Legend**
- Shell/Tenant Space
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - Onology Clinics
 - Oncology Clinics Circulation
 - IT/ Electrical
 - Apheresis Clinic
 - Apheresis Clinic Circulation



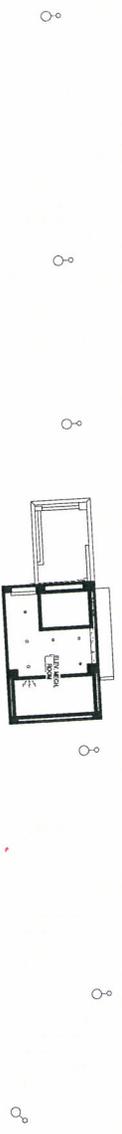
**INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
6TH FLOOR**

8/5/2013
3/25'-1'-0"





- Department Legend**
- Shell/Tenant Space
 - Mech-Elec
 - Vertical Circulation
 - Lobby/Building Circulation
 - Building Services
 - IT/Electrical



INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
7TH FLOOR



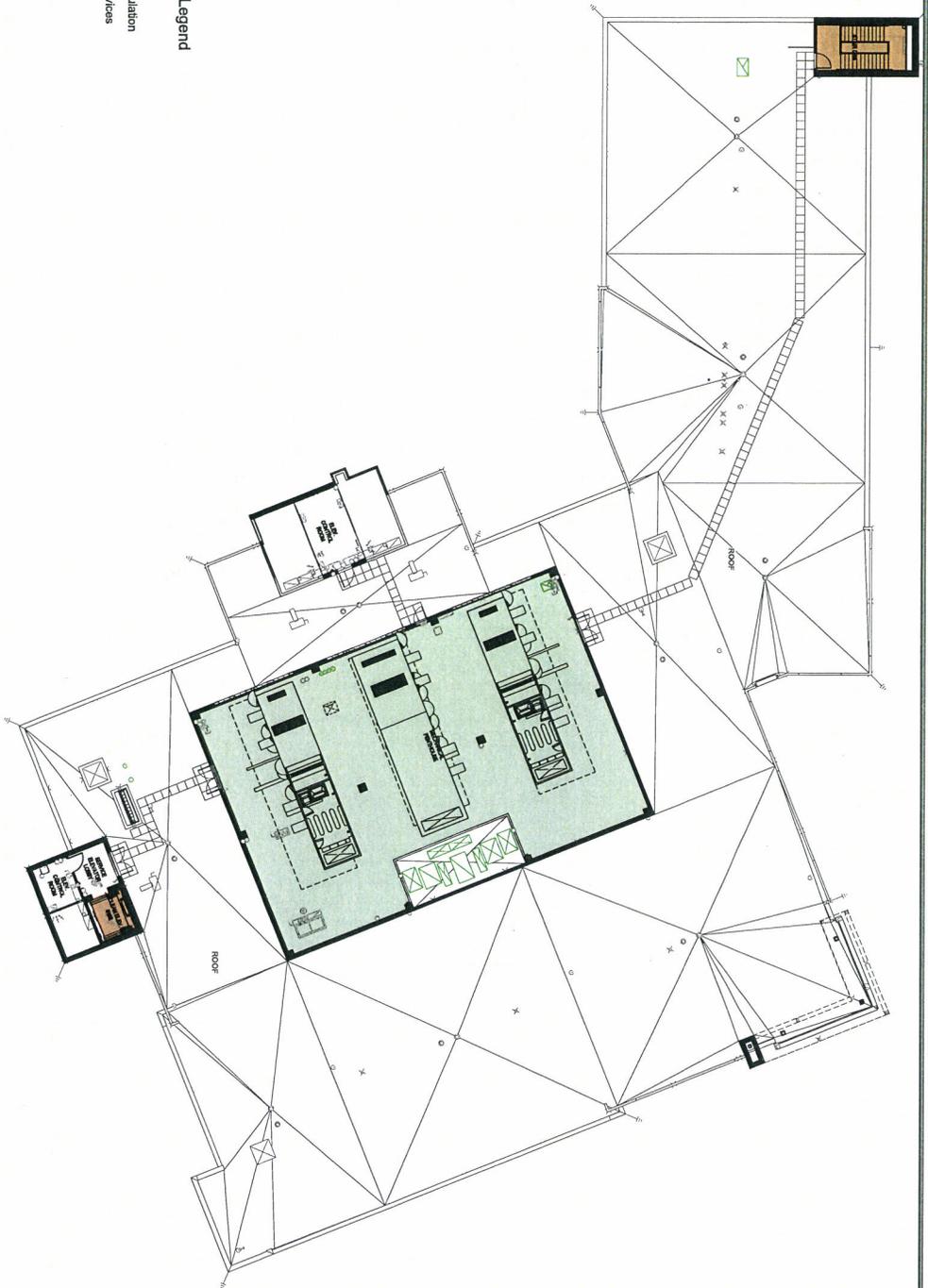


**INOVA COMPREHENSIVE CANCER & RESEARCH INSTITUTE- FIT-OUT
PENTHOUSE FLOOR**

8/9/2013
3/32" = 1'-0"

WILMOT SANZ
ARCHITECTURE
P L A N N I N G

- Department Legend**
-  Mech-Elec
 -  Vertical Circulation
 -  Building Services



RECEIVED
Department of Planning & Zoning

FEB 08 2013

Zoning Evaluation Division



WELLS + ASSOCIATES

February 4, 2013

Ms. Angela Rodeheaver
Fairfax County Department of Transportation
4050 Legato Road, 4th Floor
Fairfax, Virginia 22030

Re: PCA 87-P-038-06; Willow Oaks – Inova Cancer Center and Research Institute (ICCRI)
VDOT Chapter 870 (formally 527) Regulations – Determination of Compliance

Dear Ms. Rodeheaver:

Inova Health Care Services ("Inova") will be filing a special exception application ("SE") shortly to provide for the development of a new medical care facility on Lot 3 at the Willow Oaks Corporate Center Campus. The property is identified as 2012 Tax Map: 49-3 ((39)) 3. This facility is proposed to be a comprehensive cancer center, integrating diagnostic testing and analysis, patient treatment/support services and clinical research.

As you may recall, the Board of Supervisors approved a proffered condition amendment for the Willow Oaks site in July 2009 (PCA 87-P-038-04) to provide for the development of the western +/- 16 acres of the corporate center with a mix of medical, office and public uses. The traffic analysis performed in association with that effort was substantial and culminated in a VDOT accepted Traffic Impact Statement dated December 23, 2008 (the "December 2008 TIS"). That effort resulted in the approval of certain proffered conditions providing for substantial road network improvements and a travel demand management program.

In the interest of presenting a conservative traffic analysis and because the specific uses of the proposed buildings at Willow Oaks were not known at the time, the December 2008 TIS assumed that a substantial majority of the proposed gross floor area ("GFA") associated with the project would be occupied by medical office uses, the highest trip generating uses permitted by the approved zoning. Also, as you may recall, Willow Oaks Proffer # 5 prohibits uses that generate independent peak hour single occupancy vehicle trips from being located in the cellar of the buildings. Accordingly, the December 2008 TIS did not include potential cellar space in the trip generation assessment.

The Board of Supervisors most recently approved an amendment to the proffers and development plan for Willow Oaks in July 2011 (PCA 87-P-038-05) to address relatively minor modifications to the Mid-County Community Services Building to be constructed by Fairfax County on Lot I. This amendment proposed no changes to the approved use, development capacity or proffered transportation improvements, and accordingly it was determined that further traffic impact analyses would not be required.

As with the County's proffered condition amendment in July 2011, Inova's currently proposed SE for the ICCRI does not propose a change in allowable land use. In this regard, it is noted that Willow Oaks Proffer # 4.C., addressing allowable uses, specifically allows for both medical office, the highest trip generating use assumed in the approved TIS, and medical care facilities, a lesser trip

generating use such as is currently being proposed. Likewise, Inova's proposed SE for the ICCRI would not change the total allowable development capacity associated with the project, nor would it propose modifications to the approved road network or transportation related proffers. It is noted that all of the proffered road improvements have been constructed well in advance of occupancy of any of the approved buildings. Thus, the proposed SE will substitute one approved land use (medical care facilities) for another (medical office) and will assume, for the sake of trip generation analysis purposes, that the entirety of the building (GFA + cellar) will generate peak hour vehicle trips. In conjunction with the filing of the SE, Wells + Associates has completed a trip generation assessment based on the aforementioned parameters and in compliance with the Chapter 870 Acts of Assembly.

Chapter 870 of the 2011 Acts of Assembly (December 31, 2011) allows developers to account for entitled (but not constructed) development for purposes of determining site vehicle trip impacts. Based on the updated Guidelines, a development proposal is considered to substantially impact the transportation network if it generates more than 5,000 daily vehicle trips. However, the amended guidelines further state no submission will be required even if the development proposal meets the trip threshold if the application generates less daily traffic, and there is no increase in the existing hourly traffic, when compared to the trip generation of land uses allowed by right under the current zoning of the property. For purposes of determining compliance with these amended regulations (and the need for a compliant study), the following trip generation criteria should be applied to development applications within a jurisdiction, such as Fairfax County, in which VDOT has maintenance responsibility for the secondary highway system:

- Shall be based upon the rates or equations published in the Institute of Transportation Engineers Trip Generation (see the Reference Documents chapter, page 73).
- Shall *not be reduced* through internal capture rates, pass by rates, or any other reduction methods.
- For *redevelopment sites only* (defined in the Definitions chapter, page 7), when the existing use is to be developed as a different or denser use, trips currently generated by the existing development that will be removed may be deducted from the total trips that will be generated by the proposed land use (24VAC30-155-40 A).

The conclusions of this assessment are that the ICCRI, as proposed in the SE, would result in a lower maximum daily trip generation (an approximate 40% reduction) and a decrease in maximum trip generation for both the AM Peak Hour of the adjacent street and the PM Peak Hour of the adjacent Street, when compared to the trip generation of those land uses allowed by right under the approved zoning as presented in Table I and attached herein. Accordingly, it is our opinion that further traffic impact analyses are not required pursuant to 24 VAC 30-155-40.

I note that, the number of trips associated with the approved and proposed land uses were estimated for compliance purposes only based on ITE's, 9th edition, Trip Generation, as is called for by the Guidelines. However, based on building population estimates provided by Inova we are aware that the actual use of the building may generate more vehicle trips that the ITE rates would assume. Nonetheless, all the data shows that, in any event, the trip generation of the proposed ICCRI would be substantially less than that of the approved medical office uses.

In summary then, a Chapter 870 traffic impact analysis is not required for the proposed SE because (1) there is no change in the allowable land use (both the approved medical office use and the proposed medical care facility use are allowed by the approved proffers), and (2) there is a net reduction in AM peak hour, PM peak hour and average daily trips as reflected by comparable ITE rates/equations and as proposed under the SE when compared with the approved zoning. Accordingly we respectfully request your determination that a Chapter 870 traffic impact analysis will not be required in conjunction with the SE application.

If you have any questions or comments, feel free to contact Robin Antonucci at 703-365-9262 or at rlantonucci@mjwells.com; or myself at 703-917-6620 or at mrpinkoske@mjwells.com.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael R. Pinkoske".

Michael R. Pinkoske
Senior Associate

Attachments: a/s

cc: Roberta Via, Inova Health Care System
Tim Sampson, WCLE&W
David Sittler, Sittler Development Associates LLC
Robin Antonucci, Wells + Associates, Inc.

Table I

Willow Oaks – Inova Cancer Center & Research Institute (ICCRI)

Lot 3 - Trip Generation Comparison ¹

Land Use	Land Use Code	Size	Units	AM Peak Hour			PM Peak Hour			Average Daily Traffic
				In	Out	Total	In	Out	Total	
Development Program Permitted by Zoning										
Medical Office Building (Building H, I, J)	720	258,000	S.F.	487	130	617	192	492	684	9,322
Proposed Cancer Center (including cellar)										
Medical Office Building	720	50,000	S.F.	95	25	120	44	112	156	1,807
Medical Care Facility	610	263,000	S.F.	158	92	250	93	152	245	3,477
Total Proposed		313,000	S.F.	253	117	370	137	264	401	5,284
Trip Comparison (Proposed - Permitted by Zoning)				(234)	(13)	(247)	(55)	(228)	(283)	(4,038)

Notes: 1. Trip generation obtained from ITE's Trip Generation, 9th Edition. AM & PM peak hour of the adjacent street.

Under all the above options, all applicable area-wide recommendations should apply as well as guidelines for development at the base Plan which include a minimum 75-foot buffer with a barrier wall or fence, access limitations, and structures having a residential appearance.

Height Limit: The maximum building height in this sub-unit is 35 feet. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

Sub-Unit L5:

Sub-Unit L5 is located at the southwest quadrant of Arlington Boulevard and Gallows Road and is planned for office use up to .7 FAR. Any modification, expansion, and/or reuse of the existing buildings should be consistent with guidelines for Existing Uses and Buildings under the Area-Wide Land Use section. New office development should provide a 100-foot minimum buffer area adjacent to the Pine Ridge community.

Option: As an option, a portion of this Sub-Unit may be appropriate for development as an assisted living and medical care facility. Any development proposal under this option must address all applicable Area-Wide recommendations.

Height Limit: The maximum building height for the eastern portion (i.e., Parcels 138, 139 and 140) in this sub-unit is 105 feet or 8 stories. Heights should vary between 50 and 90 feet (4 to 7 stories) for the remainder of this sub-unit. The area immediately adjacent to single-family detached residential use should provide a buffer area of 100 feet as noted above, and the building immediately adjacent to this buffer area and Parcel 49-3((10))6 should be no more than 4 stories in height in order to ensure that the tallest buildings are away from the adjacent residential areas. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

LAND UNIT M

This Land Unit is approximately 109 acres and is located south of Land Unit L, west of Gallows Road, and north of Woodburn Road (see Figure 35). The northern portion of the land unit consists of Bedford Village, which is multifamily residential development. The southern portion consists of the Inova Fairfax Hospital, Northern Virginia Health Institute, Woodburn Mental Health Center, and the Fairfax House.

Inova Fairfax Hospital and related uses are envisioned to remain in this area and expand. The future hospital expansion should be coordinated with the expansion of County human service facilities as described below; some of which are currently provided at the Woodburn Mental Health Center. Bedford Village is envisioned to remain as currently developed, as multifamily residential use.

Transportation improvements within this land unit will primarily be circulation and access improvements associated with hospital expansion.

Guidance for evaluating development proposals is provided in the Area-Wide Recommendations under Land Use, Urban Design, Transportation, and Public Facilities/Infrastructure sections, as well as in the following specific sub-unit recommendations.



County of Fairfax, Virginia

MEMORANDUM

June 26, 2013

TO: William J. O'Donnell Jr., Planner III
Zoning Evaluation Division, DPZ

FROM: Todd Nelson, Urban Forester II
Forest Conservation Branch, DPWES 

SUBJECT: INOVA Comprehensive Cancer and Research Institute; SE 2013-PR-004

RE: Request for assistance dated June 13, 2013

This review is based upon the Special Exception plat SE 2013-PR-004 stamped "Received, Department of Planning and Zoning, June 11, 2013."

General Comment: Urban Forest Management Division (UFMD) comments and recommendations on the previously submitted SE were provided to DPZ in the memo dated May 10, 2013. Several comments and recommendations contained in the memo were not adequately addressed and are similar to several of the following. Additional comments and recommendations are provided to address landscaping and the 10-year Tree Canopy Calculations.

- 1. Comment:** The Tree Preservation Target Calculations shown on sheet 14 indicate the tree preservation target minimum will not be met for this site.

Recommendation: A deviation from the tree preservation target should be provided on the SE that states one or more of the justifications listed in PFM 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. A sheet number should be provided identifying the location of the deviation request.

In addition, proffer language containing a directive from the Board of Supervisors to the Urban Forest Management Division, DPWES, or Director of DPWES to permit a deviation from the tree preservation target percentage should be provided.

- 2. Comment:** It appears the 65,550 sq. ft. of total tree canopy to be provided for the entire PCA 87-P-38-05 property area, as indicated in the Tree Canopy Tabulation table, may be in jeopardy due to the design and landscaping modifications proposed with this SE, and it is unclear how the tree canopy requirement for the entire PCA property area will be met.

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes



Recommendation: A landscape plan should be provided as part of this SE that clearly demonstrates compliance with the 65,550 sq. ft. of total tree canopy to be provided for the entire PCA 87-P-38-05 property area. The landscape plan should clearly show, label, and identify the locations of all the trees used toward meeting the tree canopy requirement. In addition, tables should be provided indicating how much of the tree canopy requirement will be met on the portion of the property associated with this SE and how much tree canopy will be met on the other portions of the property associated with the PCA 87-P-38-05 property area.

- 3. Comment:** Various trees at the western portion of the site adjacent to Williams Drive appear to be planted inside the existing VEPCO easement and the FCWA easement.

Recommendation: All landscaping for the entire site proposed to be planted inside proposed or existing utility easements should be relocated outside of all easements and at least 5' away from storm drainage easements containing pipes.

Please contact me at 703-324-1770 should you have any questions.

TLN/
UFMDID #: 180720

cc: DPZ File



County of Fairfax, Virginia

MEMORANDUM

DATE: June 26, 2013

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

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

FILE: 3-5 (SE 2013-PR-004)

SUBJECT: Transportation Impact

REFERENCE: SE 2013-PR-004; INOVA Health Care Services (Willow Oaks)
Traffic Zone: 1522
Land Identification Map: 49-3 ((39)) 3

The applicant requests a special exception for a medical care facility, more specifically to establish the INOVA Cancer Care Center and Research Institute (ICCRI).

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based on the revised plat dated March 28, 2013.

- The parking garage access on Professional Circle Access Drive is conjoined with the loading/ service access. This situation provides conflicting lane turning movements especially for the existing vehicles that may cross paths. The parking garage access should be relocated to align with the driveway across Professional Circle Access Drive. If this option is not possible, the service loading area should be improved with additional signage and striping and sufficient sight distance to provide a clearer indication of vehicle rights-of-way.
- The applicant should carry forward the previously approved transportation proffers.

AKR/AK /w:SE2013PR04INOVHealthCare (WilliowOaks)



COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

4975 Alliance Drive
Fairfax, VA 22030

June 21, 2013

GREGORY A. WHIRLEY
COMMISSIONER

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Kevin Nelson
Virginia Department of Transportation – Land Development Section

Subject: SE 2013-PR-004 Inova Health Care Services
Tax Map # 49-3((39))0003

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

I have reviewed the above plan submitted on June 13, 2013, and received on June 18, 2013. The following comments are offered:

1. The service drive access from Rt. 50 to the site and adjacent property should be closed since there is now adequate access via Williams Drive to Rt. 50. This will eliminate a conflict point on Rt. 50.
2. No Fire access entrances should be proposed on Rt. 50. All emergency access for the north and west sides should be from Williams Drive.
3. No trees will be permitted within the clear zone of Rt. 50. Any plantings within the public right of way will require separate site plan approvals.
4. The entrance on Professional Circle is not acceptable due to the conflicts of the entering and exiting traffic. As proposed there is a lane in, a lane out, then a lane in, then another lane out. You can not place opposing traffic in this position.

If you have any questions, please call me.

cc: Ms. Angela Rodeheaver

fairfaxspex2013-PR-004se2InovaHealthCareSer6-21-13BB

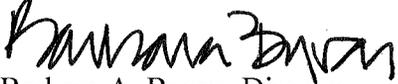


County of Fairfax, Virginia

MEMORANDUM

DATE: August 14, 2013

TO: Barbara C. Berlin, Director, Zoning Evaluation Division
Department of Planning & Zoning

FROM: 
Barbara A. Byron, Director
Office of Community Revitalization

SUBJECT: SE 2013-PR-004 Inova Comprehensive Cancer & Research Institute

The Office of Community Revitalization (OCR) has reviewed the above referenced rezoning application marked "Received" by the Department of Planning and Zoning on July 29, 2013. The following comments and analysis are offered for consideration.

Description:

The applicant is requesting a special exception to permit a medical care facility use (Buildings H, I, and J) on 4.87 acres in the Inova Willow Oaks site. The property is located at the southeast intersection of Williams Drive and Arlington Boulevard in the Merrifield Suburban Center and within the Merrifield Commercial Revitalization Area (CRA). The applicant proposes to establish the Inova Comprehensive Cancer & Research Institute on the site with 258,000 square feet of GFA and a seven level structured parking garage.

OCR Comments:

The application addresses some of the concerns raised by OCR, principally improving the streetscape along Arlington Boulevard. Other concerns regarding the retaining wall adjacent to the loading area were addressed by providing more detailed drawings and clarifications to the plans.

OCR has remaining concerns pertaining to streetscape and pedestrian connections shown on sheets 3 and 3a.



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
www.fcrevit.org

The Comprehensive Plan for the Merrifield Suburban Center includes streetscape guidelines for sidewalks, landscaping, street trees, furnishings, lighting, and bus shelters. The site has frontage along two roadways and each has unique standards according to the guidelines. Arlington Boulevard is identified in the Comprehensive Plan as a Boulevard and Williams Drive is labeled a Cross Street. The applicant should proffer to meet the Merrifield Streetscape Design Standards found in the Comprehensive Plan and the Merrifield Streetscape Design Manual.

As shown on earlier approved lans (PCA 87-P-38-05), frontage along Arlington Boulevard closely matched streetscape standards. While we recognize that needs change and that the streetscape was compromised due to fire truck access requirements and utilities there are additional elements of the streetscape standards that are not being considered as part of this application. These features include streetscape furnishings, unique pavement materials, pedestrian scale lighting, among other elements that should be considered. Additionally, creating better pedestrian access from the sidewalk to the building's uses would encourage walking between nearby buildings (i.e. medical offices across Arlington) which is a key goal of Fairfax's Activity Centers. PCA 87-P-38-05 was more successful in achieving this goal. We encourage the applicant to reconsider pedestrian connections that were removed in this application.

Cc. William O'Donnell, Senior Land Use Coordinator, DPZ
OCR Files



Office of Community Revitalization
12055 Government Center Parkway, Suite 1048
Fairfax, VA 22035
703-324-9300, TTY 711
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County of Fairfax, Virginia

MEMORANDUM

DATE: May 6, 2013

TO: Billy O'Donnell, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Beth Forbes, Engineer IV, for the *BF*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Exception Application #SE 2013-PR-004, Inova Health Care Services, Special Exception Plat dated February 7, 2013, LDS Project #5544-ZONA-002-1, Tax Map #49-3-39-0003, Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on this site. Water quality controls are required for this development (PFM 6-0401.2A). The applicant intends to use an off-site regional, pond now under construction, to meet the water quality requirements (see Site Plan #5544-SP-010-2).

Floodplain

There are no regulated floodplains on the property.

Downstream Drainage Complaints

There are no downstream drainage complaints on file between the property and the off-site regional pond.

Stormwater Detention

Stormwater detention is required (PFM 6-0301.3). The applicant intends to use an off-site regional pond to meet the detention requirements. A waiver of on-site detention will be required at the site plan stage.

Site Outfall

An outfall narrative between the site and the off-site regional pond has not been provided (ZO 9-011.J(2)(c)). The site plan for the regional pond (#5544-SP-010-2) states that the pond's outfall is inadequate; the pond provides a proportional improvement to avoid the reconstruction of the outfall is not necessary.



Billy O'Donnell, Staff Coordinator
Special Exception Application #SE 2013-PR-004, Inova Health Care Services
May 6, 2013
Page 2 of 2

Storm Drainage System

The preliminary layout of the storm drainage system on the property has not been provided (ZO 9-011.2.J(1)(c)). Trees may not be planted in a storm drainage easement or within 5 feet of an easement containing a pipe (PFM 12-0515.6B).

Stormwater Planning Comments

This development is located in the Accotink Creek Watershed. The Accotink Creek Watershed Plan shows a project located near the subject site. Project #AC9223 is the restoration of the stream downstream of the regional pond proposed to provide water quality and quantity controls for this development. An order-of-magnitude cost estimate for this project is \$1,000,000.

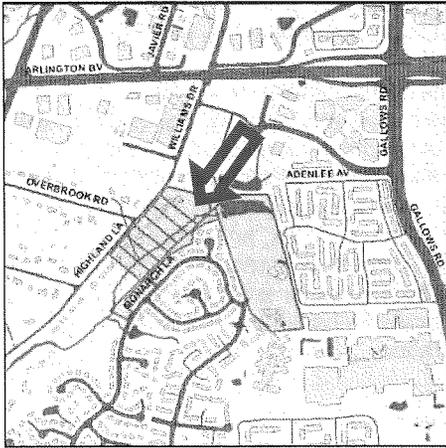
These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new stormwater ordinance and updates to the PFM's stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

BF/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Zoning Application File

AC9223 - Stream Restoration

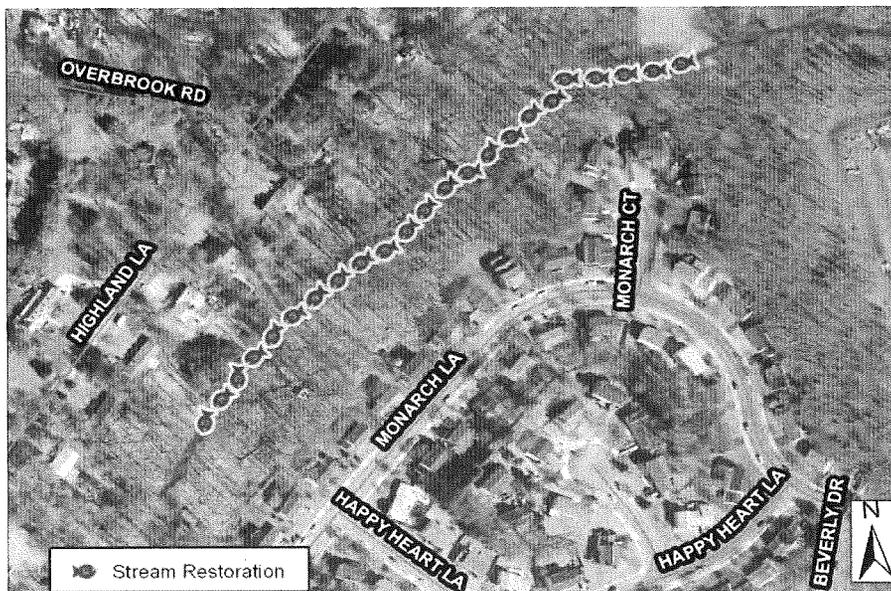


Address: Behind the 3100/3200 blocks of Highland Lane
Location: Pine Ridge
Land Owner: Private-Residential
PIN: 0493 08 0039, 0493 08 0040, 0493 08 0041, 0493 08 0042, 0493 08 0043, 0493 08 0044, 0493 08 0039A, 0591 27 F
Control Type: Water Quality
Drainage Area: N/A
Receiving Waters: Unknown Tributary of Accotink Creek

Vicinity Map

Description: This project is located between Monarch and Highland Lanes, extending from the outlet of Detention Pond DP0384 to the rear of 3225 Highland Lane. The channel is predominately straight, incised, over-widened, and is lacking a riparian buffer in several areas along the right bank. The dry detention facility has a large, low-flow orifice that may be contributing to the eroded conditions in the receiving channel. Restoring this channel will include regrading and stabilizing eroded stream banks with armor-in-place techniques on outer meander bends and bioengineering techniques on straight portions.

Grade controls will be used to dissipate energy and installing stone toe protection will ensure future bank stability. One storm drain outfall and two ditches that flow to this channel should also be stabilized. Buffer restoration in various locations along the right bank will be necessary to further improve restored areas. Since this restoration is entirely contained within private residential property, raising the bed elevation to reconnect to the floodplain or regrading the floodplain to create a new bench is not desirable.



Project Area Map: Conceptual plan showing potential project location

Project Benefits: Implementing this project will help to protect adjacent private properties and structures. Stabilizing the channel will reduce downstream sediment loads by preventing bank scour and channel incision. By reducing sediment transport within the channel and providing stable habitat along restored banks, overall instream water quality and habitat may be improved. Restoring the riparian buffer will also provide future channel stability and ecological benefits. It is estimated that a total of 122,808 lbs of sediment, 98 lbs of total nitrogen and 38 lbs of total phosphorus would be reduced by the restoration.

Project Design Considerations: This project is entirely contained within private residential properties along Highland Lane and will require significant coordination with property owners for access and construction. Access to the project will need to occur from the access road that extends off of Willow Oaks Corporate Drive. This access road appears to be used to access existing ponds DP0374 and DP0384. The access road leads to the upstream end of this project. Moderate tree loss is expected with this restoration, however, in similar projects, experience has shown that restoration benefits and proposed buffer enhancements may outweigh overall construction impacts. This project will require environmental permitting as construction and modifications within a perennial stream channel are needed. Overhead power lines and a sanitary sewer line were noted near the DP0384 facility embankment but existing utilities are not anticipated to impact the design or construction of this restoration.

Costs:

ITEM	QUANTITY	UNITS	UNIT COST	TOTAL
Construct New Channel	1204	LF	\$200	\$240,800
Clear and Grub	2.76	AC	\$10,000	\$27,640
Plantings	2.76	AC	\$25,000	\$69,100
Additional Cost, First 500 LF	500	LF	\$200	\$100,000
			Initial Project Cost	\$437,540
Ancillary Items	1	LS	5% of project	\$21,877
Erosion and Sediment Control	1	LS	10% of project	\$43,754
			Base Construction Cost	\$503,171
			Mobilization (5%)	\$25,159
			Subtotal 1	\$528,330
			Contingency (25%)	\$132,083
			Subtotal 2	\$660,413
			Engineering Design, Surveys, Land Acquisition, Utility Relocations, and Permits (45%)	\$297,186
			Estimated Project Cost	\$958,000



Site Photo: Over-widened channel with moderate to severe erosion



Site Photo: Erosion with no riparian buffer

9-006 General Standards

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

- 1) The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
- 2) The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
- 3) The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
- 4) The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
- 5) In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
- 6) Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
- 7) Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
- 8) Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

9-308 Additional Standards for Medical Care Facilities

1. In its development of a recommendation and report as required by Par. 3 of Sect. 303 above, the Health Care Advisory Board shall, in addition to information from the applicant, solicit information and comment from such providers and consumers of health services, or organizations representing such providers or consumers and health planning organizations, as may seem appropriate, provided that neither said Board nor the Board of Supervisors shall be bound by any such information or comment. The Health Care Advisory Board may hold such hearing or hearings as may seem appropriate, and may request of the Board of Supervisors such deferrals of Board action as may be reasonably necessary to accumulate information upon which to base a recommendation.
2. The Advisory Board, in making its recommendations, and the Board of Supervisors, in deciding on the issuance of such an exception, shall specifically consider whether or not:
 - A. There is a demonstrated need for the proposed facility, in the location, at the time, and in the configuration proposed. Such consideration shall take into account alternative facilities and/or services in existence or approved for construction, and the present and projected utilization of specialized treatment equipment available to persons proposed to be served by the applicant.
 - B. Any proposed specialized treatment or care facility has or can provide for a working relationship with a general hospital sufficiently close to ensure availability of a full range of diagnostic and treatment services.
 - C. The proposed facility will contribute to, and not divert or subvert, implementation of a plan for comprehensive health care for the area proposed to be served; such consideration shall take into account the experience of the applicant, the financial resources available and projected for project support and operation, and the nature and qualifications of the proposed staffing of the facility.
3. All such uses shall be designed to accommodate service vehicles with access to the building at a side or rear entrance.
4. No freestanding nursing facility shall be established except on a parcel of land fronting on, and with direct access to, an existing or planned collector or arterial street as defined in the adopted comprehensive plan.
5. No building shall be located closer than 45 feet to any street line or closer than 100 feet to any lot line which abuts an R-A through R-4 District.
6. In the R-E through R-5 Districts, no such use shall be located on a lot containing less than five (5) acres.
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.



County of Fairfax, Virginia

Health Care Advisory Board

MEMORANDUM

DATE: September 16, 2013

TO: Board of Supervisors

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

SUBJECT: Health Care Advisory Board Review of Special Exception (SE) application number SE 2013-PR-004 to Build the Inova Comprehensive Cancer and Research Institute (ICCRI) on the Inova Fairfax Medical Campus

On September 9, 2013, the Health Care Advisory Board reviewed Inova Health System's Special Exception (SE) application (SE 2013-PR-004) to build the Inova Comprehensive Cancer and Research Institute (ICCRI) on the Inova Fairfax Medical Campus. The HCAB originally reviewed the application during a public meeting held on June 10, 2013, but because of insufficient information used to support Inova's proposal, deferred its decision until September 9.

As the Board of Supervisors is aware, the Zoning Ordinance specifies that the Health Care Advisory Board (HCAB) review Special Exception applications for medical care facilities. The HCAB reviews these applications from the perspective of financial accessibility to clients, community and medical need, institutional need, cost, proposed staffing levels and qualifications, and financial feasibility.

Leeanne Sciolto, Director, ICCRI; John Deeken, MD, Associate Director of Clinical Research and Medical Oncology, ICCRI; Tim Sampson, Of Counsel, Walsh, Colucci, Lubeley, Emrich and Walsh, P.C.; and Michael Forehand, Director, Advocacy and Community Outreach, Inova Health System, returned to the HCAB to answer follow up questions, submitted to the applicant in writing, and to provide additional detail on Inova's proposal to expand its oncology program.

Facility/Program

The ICCRI will be a state-of-the-art comprehensive cancer center. In partnership with a nationally recognized team of clinician scientists and researchers, ICCRI will provide cancer prevention, risk management, diagnosis, and multi-specialty care to patients. The proposed facility is expected to serve patients across Inova Health System's service area (Alexandria City, Arlington County, Falls Church City, Fairfax County, Loudoun County, Manassas City, Manassas Park City, and Prince William County).

Fairfax County Health Department

10777 Main Street, Suite 203
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<http://www.fairfaxcounty.gov/hd/hcab/>



Inova representatives stated that ICCRI will provide care to the growing number of Northern Virginia residents living with cancer. The HCAB specifically requested data that would support Inova's position that demand for oncology services is increasing. Inova used the National Cancer Institute's (NCI) statistics to extrapolate cancer incidence rates for Northern Virginia. According to Inova, their data analysis revealed that the growth in new cancer cases would increase by 32%, or 3,000 cases, by 2018. Cancer care is projected to become Inova's fastest growing service line.

According to Inova, the ICCRI will not only centralize, but also enhance its existing, community-based hospital services. The HCAB had expressed concern about whether the ICCRI would negatively impact Inova's existing cancer services given the potential for duplication throughout the system. However, Inova assured the HCAB that it is growing its oncology service line at all hospitals system-wide. Inova Fairfax Hospital's radiation oncology and infusion departments are slated for expansion and will be relocated to the new ICCRI building. The Inova Fair Oaks Cancer Center will be completed in Spring 2014, and Stereotactic Radiosurgery (SRS) will be added to Inova's Loudoun and Fairfax Hospitals.

ICCRI, in coordination with Inova's existing and future cancer centers, will deliver the full scope of traditional oncology services, providing care for those with common cancers, as well as those with rare, complex, and late stage cancers. Inova's Life with Cancer will also be co-located with ICCRI, providing patients access to counselors and survivorship services. All ICCRI services will be offered on an outpatient basis.

Accessibility

The current system of cancer care, according to the applicant, is difficult for patients to navigate. Many must travel to multiple locations across the region to receive treatment. At ICCRI, a comprehensive care team will coordinate treatment, support services (e.g., diagnostic imaging, wellness screenings, etc.) and care referrals. Patients will be able to meet with each one of their care team providers, which will include physicians, nurses, mental health, nutritionists, and social workers.

Given Inova's argument that there are capacity issues in meeting the projected demand of oncology services, the HCAB asked Inova for further documentation. According to Inova, the ICCRI represents a unique approach, providing integrated, patient-centered, multidisciplinary oncology care. While this delivery model is not new, it would be a first for Northern Virginia. Inova's representatives underscored the benefits to a coordinated care approach, which has been shown to improve patient outcomes including survivorship.

Moreover, the research component of ICCRI seeks to provide patients access to cutting edge clinical trials and new procedures. Inova's proximity to Georgetown University's Lombardi Cancer Center and the National Institutes of Health (NIH)/NCI will not limit its ability to procure research and/or grant-based funding.

ICCRI will be governed by Inova's charity care policy. When asked about facility fees, Inova responded that as a matter of policy, the Inova System does not charge a facility fee among its physician practices, but per the Centers for Medicare and Medicaid Services (CMS) guidelines, Inova will continue to charge a technical fee, set by the government and not negotiated by Inova, for all hospital inpatient and outpatient services.

Memorandum to the Board of Supervisors

September 16, 2013

Page 3 of 3

Recommendation

The HCAB agrees with Inova's justification for expanding its suite of oncology services in one centralized location, and is pleased by Inova's commitment to enhance its existing cancer services among its other hospitals. Therefore, the HCAB recommends that the Board of Supervisors support Inova's proposal to build the ICCRI.

Should the Board have further questions, please contact the HCAB. Thank you.

cc: Ed Long, County Executive
Patricia Harrison, Deputy County Executive
Gloria Addo-Ayensu, MD, MPH, Director of Health Services
Rosalyn Foroobar, Deputy Director for Health Services
Planning Commission
Barbara Lippa, Executive Director, Planning Commission
Kris Abrahamson, Office of Comprehensive Planning, Zoning Evaluation Branch
William O'Donnell, Office of Comprehensive Planning, Zoning Evaluation Branch
Mike Wing, Office of Supervisor Smyth
Michael Forehand, Inova Health System
Health Care Advisory Board

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		