



2008-2009 NORTH COUNTY AREA PLANS REVIEW GUIDE

NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Timothy S. Sampson, Attorney/Agent for Inova Health Care Services Daytime Phone: 703-618-4135

Address: Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard, 13th Floor, Arlington, Virginia 22201

Nominator E-mail Address: tsampson@arl.thelandlawyers.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Handwritten signature of Timothy S. Sampson by [unclear]

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.

THIS BOX FOR STAFF USE ONLY
Date Received: 6/27/08
Date Accepted: 7/16/08 DRH
Planning District:
Special Area:

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [] Dranesville [] Hunter Mill [] Providence [x] Sully

Total number of parcels nominated: 108

Total aggregate size of all nominated parcels (in acres and square feet): 73.23 acres 3,189,689 square feet

Is the nomination a Neighborhood Consolidation Proposal? [] Yes [x] No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) [x] Yes [] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: Hospital and related low intensity ancillary medical office, service uses and clinics, with conditions, including a limitation of .30 FAR (see attached).

b. CURRENT PLAN MAP DESIGNATION: Public Facilities, Governmental & Institutional, Health and Human Services Facility

c. CURRENT ZONING DESIGNATION: C-3

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). The proposal is to allow an increase in maximum FAR from 0.3 to 0.4, allow additional vehicle access from Rugby Road, and to adjust buffer recommendations to allow new driveway connections.

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) The development would reflect a continuation of the medical campus at Fair Oaks Hospital, allowing for the addition of both hospital and medical office buildings served by both surface and structured parking. No change in building height. See attached Statement of Justification.

f. NON-RESIDENTIAL: Check the appropriate use

Office Retail Government/Institutional Health Facility
 Industrial Open Space
 Mixed Use (specify uses in table)

g. TOTAL Floor Area Ratio (FAR) Proposed: 0.4 TOTAL Gross Square Feet: 1,275,876

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional	100% ¹	1,275,876 ¹
Private Recreation/Open Space		
Industrial		
Residential*		
TOTAL	100%	1,275,876

*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots) 5 - 8 du/ac
 .2 - .5 du/ac (2-5 acre lots) 8 - 12 du/ac
 .5 - 1 du/ac (1 - 2 acre lots) 12 - 16 du/ac
 1 - 2 du/ac 16 - 20 du/ac
 2 - 3 du/ac 20+ (specify 10 unit density range)
 3 - 4 du/ac
 4 - 5 du/ac

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
TOTAL:			

Specifically hospital, medical hospital, medical office, service - ses, and clinics as currently recommended.

PART 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

PART 6: JUSTIFICATION

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:



Fairfax County Planning Commission Office
Government Center Building
12000 Government Center Parkway, Suite 330
Fairfax, Virginia 22035-5505

PROPERTY INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel size in acres	Signature of Owner or Certified Receipt Number
45-2 ((2)) 38	3807 Rugby Road	Fairfax Hospital system, Inc.	2990 Telestar Ct, Falls Church, VA 22042	1.68	7007 3020 0000 6581 0726
45-2 ((2)) 39A	3801 Rugby Road	Fairfax Hospital System, Inc.	2990 Telestar Ct, Falls Church, VA 22042	0.72	7007 3020 0000 6581 0726
45-2 ((2)) 39B	N/A	Fairfax Hospital Association	2990 Telestar Ct., Falls Church, VA 22042	0.91	7007 3020 0000 6581 0733
45-2 ((2)) 46A1	N/A	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	5.09	7007 3020 0000 6581 0719
45-2 ((2)) 51A1	12603 Ox Trail	Inova Health Care Services (recorded 7/23/08, Bk 20037 Pg 0377)	8110 Gatehouse Road, Suite 200 East Tower, Falls Church, VA	1.10	7007 3020 0000 6581 0603
45-2 ((1)) 41B1	N/A	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	53.42	7007 3020 0000 6581 0719
45-2 ((1)) 41L	N/A	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	**	7007 3020 0000 6578 8889
45-2 ((1)) 41L3	3620 Joseph Siewick Drive	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	**	7007 3020 0000 6578 8889
45-2 ((1)) 41L	N/A	Lessee: Fair Oaks Medical Building, Inc., General Partner	Fair Oaks Professional Bldg Suite 1400, Two Energy Squa 4849 Greenville Ave. Dallas, TX 75206	**	7007 3020 0000 6578 8896
45-2 ((1)) 41L3	3620 Joseph Siewick Drive	Lessee: SP II Fairfax, LLC c/o Seavest, Inc.	707 Westchester Avenue White Plains, NY 10604	**	7007 3020 0000 6578 8902
45-2 ((2)) 46A1	N/A	Lessee: Fair Oaks Medical Plaza, L.P Wayne Carroll, President	Suite 200, 4420 Conn Ave. Washington, DC 20008	**	7007 3020 0000 6578 8919
45-2 ((1)) 41L4*	3575 Joseph Siewick Drive	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	* 0	7007 3020 0000 6581 0771
45-2 ((1)) 41L5*	3750 Joseph Siewick Drive	Inova Health Care Services	3600 Joseph Siewick Drive Fairfax, VA 22033	* 0	7007 3020 0000 6581 0771

**Land area for these leased parcels is already included in the total area calculation as shown.

* These parcels are shown on the Tax Map as leaseholds with no land area. However, they represent the location of an assisted living facility (L-5) and a day care facility (L-4) and these parcels are not leaseholds.

APR Nomination for Inova Fair Oaks Hospital
Tax Map 45-2 ((2)) 38, 39A, 39B, 46A1, 51A1;
45-2 ((1)) 41B1, 41L, 41L3 (the "Property")

Statement of Justification

This Nomination proposes an amendment to the Comprehensive Plan recommendations for the Inova Fair Oaks Hospital Campus to allow Inova the ability to continue to meet the health care needs of the community. Specifically, the Nomination would allow for an increase in the maximum allowable floor area ratio ("FAR") from 0.3 to 0.4, resulting in the ability to construct up to an additional 318,970 square feet of gross floor area on the Campus. The proposed use of the Campus would remain as is currently approved; namely, for hospital and related low intensity ancillary medical office, service uses and clinics. In addition, this Nomination proposes to eliminate a restriction contained in the existing Comprehensive Plan against additional vehicle access to the Campus from Rugby Road in order to allow for two additional access points to serve the development program on the campus. Following from this, the Nomination also proposes to adjust the recommendation for the 115-120 foot buffer along Rugby Road to allow for the proposed new driveway connections.

The Property that is the subject of this nomination consists of approximately 73 acres of land (including land previously dedicated for public purposes) located generally north of the Fairfax County Parkway and east of Rugby Road. The Property comprises the Inova Fair Oaks Hospital Campus and a single residential out-parcel fronting Rugby Road. The Fair Oaks Hospital Campus is subject to a development plan, proffers and development conditions approved by the Board of Supervisors pursuant to PCA 2000-SU-032-02 and SEA 84-C-076-08 in May 2006. A copy of Sheet 2 of the approved Generalized Development Plan is enclosed, depicting the general area of the Property subject to this Nomination.

The Property is located within the Lee-Jackson Community Planning Sector (UP8) of the Upper Potomac Planning District within Area III of the Comprehensive Plan. The Comprehensive Plan contains a number of site-specific recommendations for the Property. As described above, this Nomination proposes to amend the existing recommendations for maximum allowable density; access to Rugby Road; and improvements within the buffer area. The balance of the existing Comprehensive Plan recommendations would remain.

This Nomination is well-justified in that it will allow Inova to continue to meet the health care needs of a growing community. The need for the Campus to expand to meet growing community needs is very analogous to the Policy Plan's objective to provide public facilities in balance with growth and development (See Policy Plan, Public Facilities Objective 3).

Allowing Inova the opportunity to meet the expanding health care needs of the community at its existing campus is sound land use planning. The concept is manifest throughout the Policy Plan, which encourages areas of coordinated development that can provide a mix of services in proximity to those who need them (See, for example, Policy Plan Land Use Objectives 2 and 6). The existing Fair Oaks Hospital Campus provides a mix of uses, including hospital, medical office, clinic, assisted living, child care, and a variety of accessory eating establishments. Future development that would be allowed by this Nomination would further this type of mixed-use objective, allowing an even greater capacity for community members to obtain the services they need in a centralized location, eliminating the need for multiple vehicle trips to multiple destinations for services.

The proposal to provide additional points of vehicular access to Rugby Road is also sound planning and consistent with established transportation planning practice in Fairfax County. Under existing conditions, the intersection of Alder Woods Drive and Rugby Road suffers fairly significant delay and congestion during the peak commuting hours. Inova believes that condition is caused in part by the fact that access to the Hospital Campus is too constrained under existing conditions. Additional points of access will help relieve congestion at the few existing access points by providing alternative means of ingress and egress.

This nomination will provide Inova the opportunity to continue to grow to meet the health care needs of the community. Providing Inova that opportunity at its existing hospital campus is sound planning and consistent with the Policy Plan. Since development capacity under the existing Comprehensive Plan recommendations is nearly met, this Nomination would better achieve the Comprehensive Plan objectives for the Property for the future than what is currently in the adopted Plan.

7. Tax Map 45-2((1))1, located north of the Fairfax County Parkway and west of Murray Farms, is planned for residential use at 2-3 dwelling units per acre which is compatible with the single-family detached development in the immediate vicinity. The portion of Murray Farms west of Rugby Road and north of the Fairfax County Parkway is planned for residential use at a density of 1-2 dwelling units per acre with an option for 2-3 dwelling units per acre. In order for development to occur at a density of 2-3 dwelling units per acre, substantial land consolidation should be provided to ensure that the land use relationships, buffering, access and circulation patterns will be compatible with development in the surrounding area, especially residential areas to the north and west.
8. The land between the Fair Oaks Hospital and West Ox Road, land forming a narrow strip along West Ox Road south of the Fair Oaks Hospital and land in an older, 35-acre subdivision along Avery Road is planned for residential development at 1-2 dwelling units per acre with an option for 2-3 dwelling units per acre. Development under this option will provide an appropriate transition to the Difficult Run, where the predominant character is large lot residential and conservation/open space use. It is also a density compatible with that of existing adjacent residential development in Fair Oaks Estates.

Substantial land consolidation should be provided for development under this option to ensure that the land use relationships, buffering, access and circulation patterns are compatible with development in the surrounding area. Access to West Ox Road should be minimized and coordinated with major points of access on the northern side of the road.

To enhance the residential character of the portion of this area along West Ox Road, consolidation plans should include provision for planting trees and other suitable landscaping in the median of West Ox Road.

9. The Guidelines for Cluster Development contained in the Policy Plan should be strictly adhered to in this sector. [Not shown]
10. The Fair Oaks Hospital site is approximately 72 acres, generally located north of the Fairfax County Parkway and east of Rugby Road. Tax Map parcels 45-2((1)) 25L, 41A, and 45-2((2)) 40A, 40B, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51A1 and 51B1 are planned for hospital and related low intensity ancillary medical office, service uses and clinics provided that:
 - A substantial vegetated wooded buffer is provided and maintained as undisturbed open space between such uses and the residential neighborhoods to the north and east;
 - The campus achieves high-quality architectural and landscape design, and the overall intensity on the site does not exceed .30 FAR;
 - Right-of-way is provided for the widening of Ox Trail and Rugby Road to a four lane section. Dedication of this right-of-way does not necessarily obligate the dedicator to construction of these improvements;
 - The buffer to be provided and maintained along Rugby Road and Ox Trail will be 115-120 feet in width with the exception of the existing child care center where a lesser buffer is provided. The buffer will consist of existing vegetation supplemented where necessary with evergreens and other landscaping. Unless deemed essential based on final engineering, no additional storm water management ponds (wet or dry)

shall be located in this buffer. Any utilities, to include stormwater pipes or channel improvements, that must be located within this buffer area shall be located and designed to minimize damage to existing vegetation and should be subject to landscaping to reduce any views into the campus. This buffer is to be measured from the eastern edge of the right-of-way of the anticipated four lane Rugby Road and Ox Trail;

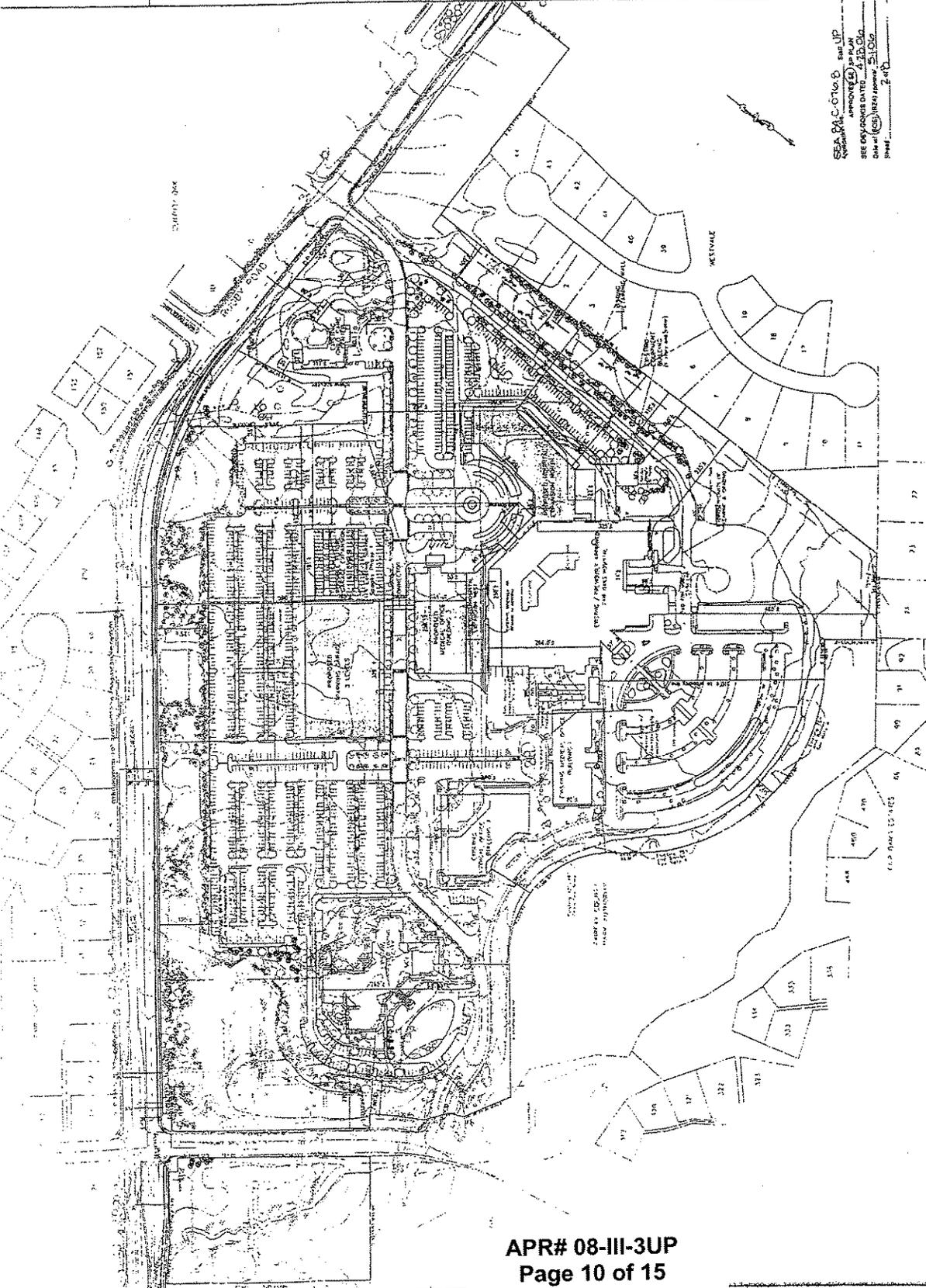
- No additional point of vehicle access is provided from Rugby Road. In addition, no vehicle access is to be provided from West Ox Road;
- Building height for the main hospital buildings and additions thereto shall be limited to a maximum of 100 feet. All other buildings shall be limited to a maximum of 60 feet in height to minimize visual impacts on the residential community;
- Parking structures will be designed to minimize visual impacts on adjacent residential neighborhoods and the design and materials of the structures will be integrated with that of the buildings they serve. Landscaping will be provided on the parking structures and/or adjacent to them to make them more attractive and to soften their appearance;
- All rooftop mechanical equipment is screened. In addition, no antennae will be located on building rooftops other than the main hospital building and additions thereto, except as may be required for public safety purposes;
- Monopoles are excluded from the hospital campus;
- Visual impacts are further minimized through building setback and site design features such as berms, fences and landscaping treatments;
- No additional parking, including above or underground parking structures, other than what existed in September, 1994 shall be located between the medical campus and Fair Oaks Estates; and
- A detailed traffic impact analysis should be done to determine any additional improvements required to mitigate the impacts of additional development on the street network in the vicinity of the development.

The southern 7.5-acre portion (Tax Map 45-2((1))42) of this site is owned by the Fairfax County Park Authority and is planned for a public park. Tax Map 45-2((2))38, 39A and 39B and 45-2((6))A1, K2 and L1 are also planned for a public park and should be dedicated to the Fairfax County Park Authority.

Density credit is appropriate for any land dedicated for right-of-way or public park use, as provided for in the Fairfax County Zoning Ordinance.

11. The International Town and Country Club land is planned for private recreation use and should be maintained through tax incentives when development pressure reduces its economic viability. Public acquisition for park purpose should be considered as an alternative preservation measure.

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Cerdeira, Lilian

From: Pritchard, G. Evan [gepritchard@arl.thelandlawyers.com]
Sent: Tuesday, July 29, 2008 4:49 PM
To: Hardy, Sara Robin
Cc: Sampson, Timothy S.; Suchicital, Bernard S.; Cerdeira, Lilian
Subject: FW: Sully District APR Nomination PC-2008-039 (for Inova Health Care Services)
Attachments: Inova H.Care Svcs-12603 Ox Trail (previously Taylor prop) (A0147974).PDF

Robin,

Attached is the revised property table reflecting the new ownership of the Taylor parcel. Out of an abundance of caution, we also sent a notice letter to Inova, also attached.

Thanks,

Evan

From: Hardy, Sara Robin [mailto:Sara.Hardy@fairfaxcounty.gov]
Sent: Wednesday, July 23, 2008 3:56 PM
To: Sampson, Timothy S.
Cc: Cerdeira, Lilian; Suchicital, Bernard S.
Subject: RE: Sully District APR Nomination PC-2008-039 (for Inova Health Care Services)

Tim: Would probably be helpful in the long run, since the public hearings won't be for months...

R.

Sara "Robin" Hardy
Assistant Director
Planning Commission Office
Main: 703-324-2865
Direct: 703-324-2966
Fax: 703-324-3948
sara.hardy@fairfaxcounty.gov

From: Sampson, Timothy S. [mailto:tsampson@arl.thelandlawyers.com]
Sent: Wednesday, July 23, 2008 2:37 PM
To: Hardy, Sara Robin
Cc: Cerdeira, Lilian; Suchicital, Bernard S.
Subject: RE: Sully District APR Nomination PC-2008-039 (for Inova Health Care Services)

All, I wanted to advise you that since the filing of this Nomination, Inova purchased Mrs. Taylor's property. Do you want us to update the form again to reflect that? Thanks, Tim

From: Hardy, Sara Robin [mailto:Sara.Hardy@fairfaxcounty.gov]
Sent: Wednesday, July 16, 2008 2:48 PM
To: Sampson, Timothy S.
Cc: Cerdeira, Lilian; Suchicital, Bernard S.
Subject: Sully District APR Nomination PC-2008-039 (for Inova Health Care Services)

Timothy Sampson, Agent for
Inova Health Care Services
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Sully District APR Nomination [PC-2008-039; Map 45-2; Inova Fair Oaks Hospital site]

Dear Tim:

The purpose of this e-mail (a copy of which will be retained for the record) is to formally advise you that the above referenced North County APR Nomination has been received by the Planning Commission Office. I received the additional notices you sent at my request and a revised property information table and have determined that the nomination now meets the submission requirements for Parts 1, 2, 3 and 5, as set forth in the *2008-2009 North County Area Plans Review Guide*. (At some time in the near future you may need to explain to the staff planner (Bernard Suchicital) about the peculiarities of the lessee parcels.) The nomination has been assigned the temporary number of **PC-2008-039**.

The nomination has been forwarded to the Planning Division of the Department of Planning & Zoning (DPZ) for further review. If the nomination satisfies their initial review as to compliance with Parts 4 and 6 of the *Guide*, it will be assigned an official APR number. In the event that the nomination is accepted by DPZ, you will be notified by email from DPZ staff of that official number within the next several weeks.

All nominations accepted by DPZ will be forwarded to the Planning Commission for screening. The screening has not yet been scheduled but will occur in the Fall of 2008 during a regularly scheduled Planning Commission meeting. I will advise you by email of the screening date as soon as it is scheduled. The screening session is open to the public but no testimony will be allowed at this early juncture in the process. The Planning Commission will make one of the following determinations:

- Forward the nomination for public hearing by the Planning Commission as part of the regularly scheduled North County APR process;
- Forward the nomination for public hearing by the Commission but defer it to a special study separate from the scheduled North County APR process;
- Not forward the nomination

If your nomination is included in the list of items to be screened by the Commission, I will advise you by email of the screening outcome. Nominations with a "forward" status will be analyzed by DPZ and also provided to North County District APR Task Forces for review. The Plan Amendment process will end for those nominations not forwarded to public hearing by the Planning Commission.

Sara "Robin" Hardy
Assistant Director
Planning Commission Office
Main: 703-324-2865
Direct: 703-324-2966
Fax: 703-324-3948
sara.hardy@fairfaxcounty.gov

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APR# 08-III-3UP
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7/30/2008

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

WALSH COLUCCI
LUBELEY EMRICH
& WALSH PC

July 29, 2008

Via Certified Mail / Return Receipt Requested

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

Re: Notification of APR Nomination

Dear Inova Health Care Services:

You are listed in the records of Fairfax County, Virginia as the owner of the property described below. The purpose of this letter is to notify you that I will soon be nominating your property, under the 2008-2009 North County Area Plans Review Process, to the Fairfax County Planning Commission for a possible amendment to the Comprehensive Plan.

Property Address: 12603 Ox Trail (recorded 7/23/08, Bk 20037 Pg 0377)
Tax Map Number: 45-2 ((2)) 51A1
Supervisor District: Sully

Your property and adjoining parcels that make up the Inova Fair Oaks Hospital Campus (the "Campus"), shown on the attached map, are located in the Lee-Jackson Community Planning Sector (UP8) of the Upper Potomac Planning District within Area III of the Comprehensive Plan. The current Comprehensive Plan land use designation for the Campus is Public Facilities, Governmental and Institutional, Health and Human Services Facility. My proposal would not change this designation.

I am proposing a change to the Comprehensive Plan recommendations that would allow for an increase in the maximum allowable floor area ratio ("FAR") from 0.3 to 0.4, resulting in the ability to construct up to an additional 318,970 square feet of gross floor area on the Campus. The proposed use of the Campus would remain as is currently approved; namely, for hospital and related low intensity ancillary medical office, service uses and clinics. In addition, this Nomination proposes to eliminate a restriction contained in the existing Comprehensive Plan against additional vehicle access to the Campus from Rugby Road in order to allow for two additional access points to serve the development program on the campus. Following from this, the Nomination also proposes to adjust the recommendation for the 115-120 foot buffer along Rugby Road to allow for the proposed new driveway connections.

Any comments or questions you have about this specific nomination should be directed to me at 703-618-4135 or at 2200 Clarendon Blvd, Thirteenth Floor, Arlington, VA 22201. If

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CERTIFIED MAILTM RECEIPT	
<i>(Domestic Mail Only, No Insurance Coverage Provided)</i>	
For delivery information visit our website at www.usps.com	
OFFICIAL USE	
Postage	\$ 5.59
Certified Fee	2.70
Return Receipt Fee (Endorsement Required)	2.20
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 10.49
Sent To	Inova Health Care Services
Street, Apt. No., or PO Box No.	8110 Gatehouse Road
City, State, ZIP+4	Suite 200, East Tower Falls Church, VA 22042

ARLINGTON VA 22204
JUL 29 2008
6090 7859 0000 020E 2002

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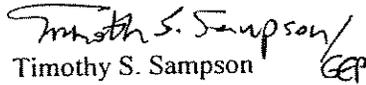
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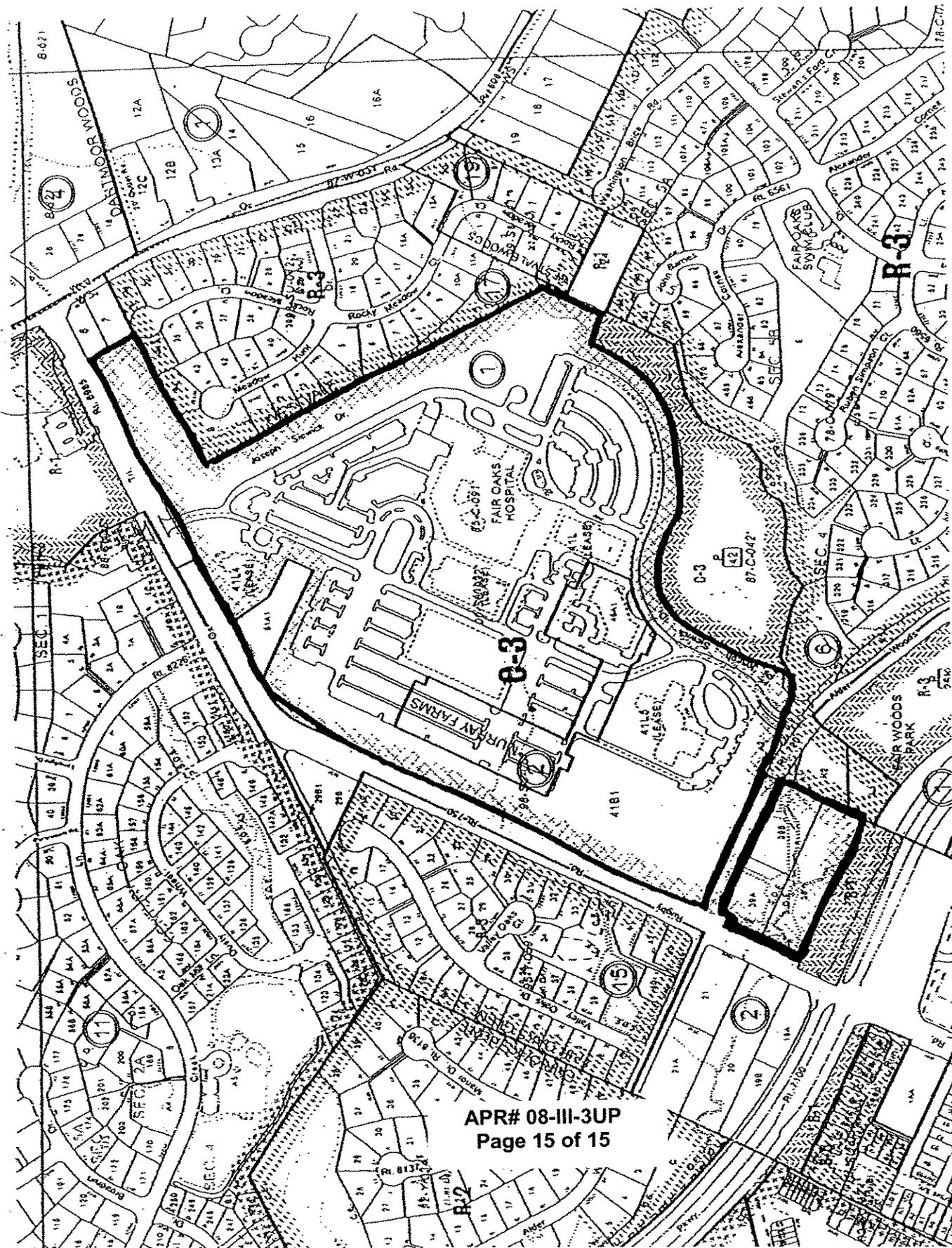
you have questions about this process, contact the Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, VA 22035. Information regarding the Area Plans Review process may be viewed at the APR Web site at www.fairfaxcounty.gov/dpz/apr.

Very truly yours,

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


Timothy S. Sampson *SEP*

TSS/gep
Enclosure



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