



**A Publication of the County of Fairfax, Virginia  
Department of Planning & Zoning**

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**STAFF REPORT  
2008 – 2009 NORTH COUNTY AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Hunter Mill

**APR ITEM(S):** 08-III-25UP

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**NOMINATOR(S):** Mark C. Looney

**ACREAGE:** 30.44

**TAX MAP I.D. NUMBERS:** 17-1((1))3H1, 15B, 17, 17-1((14))All, 17-1((19))All, 17-1((28))All

**GENERAL LOCATION:** NE intersection of Fairfax County Pkwy and New Dominion Pkwy

**PLANNING AREA:** III

**District:** Upper Potomac

**Sector:** N/A

**Special Area:** Reston-Herndon Suburban Center, Sub-unit D-1

**ADOPTED PLAN MAP:** Public Facilities/Governmental/Institutional Health & Human Services Facility, Residential Planned Community

**ADOPTED PLAN TEXT:** Larger area including the nominated properties planned for a mix of uses including institutional and community-serving uses between .50 and .70 FAR

For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/upperpotomac.pdf>

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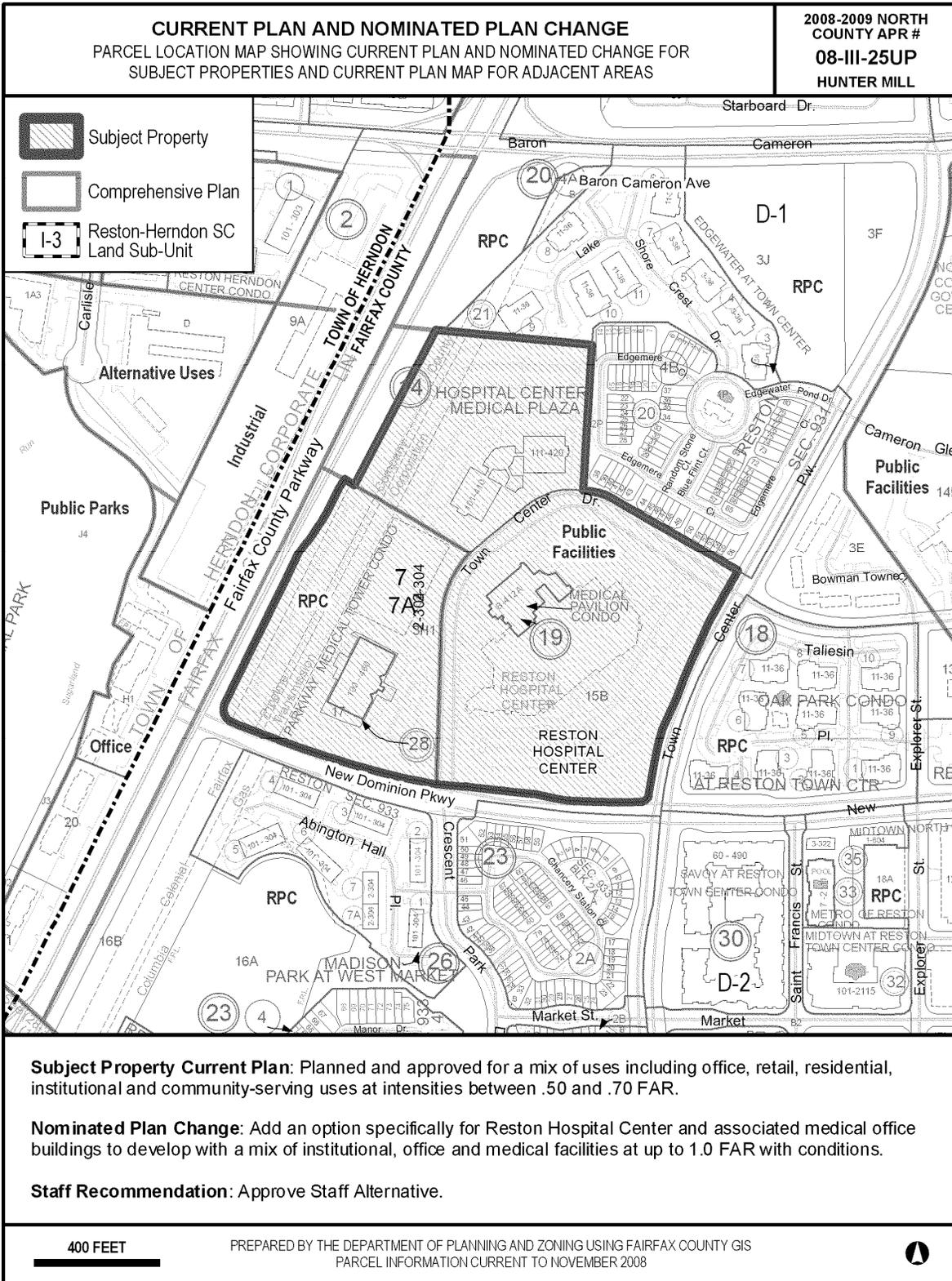
**PROPOSED PLAN AMENDMENT:** Add an option for Reston Hospital and associated medical office buildings to develop with a mix of institutional and medical office facilities at up to 1.0 FAR with conditions.

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**SUMMARY OF STAFF RECOMMENDATION:**

- Approve Nomination as submitted  
 Approve Staff Alternative  
 Retain Adopted Plan

Staff supports the nomination to add an option for Reston Hospital and associated medical office buildings to develop with a mix of medical office and hospital uses at up to 1.0 FAR with conditions. Staff recommends adding guidance that limits medical office to be consistent with the assumptions made in the transportation impact analysis. In addition, staff recommends specifying additional conditions that would address building mass and height as well as Traffic Demand Management measures to address traffic concerns.



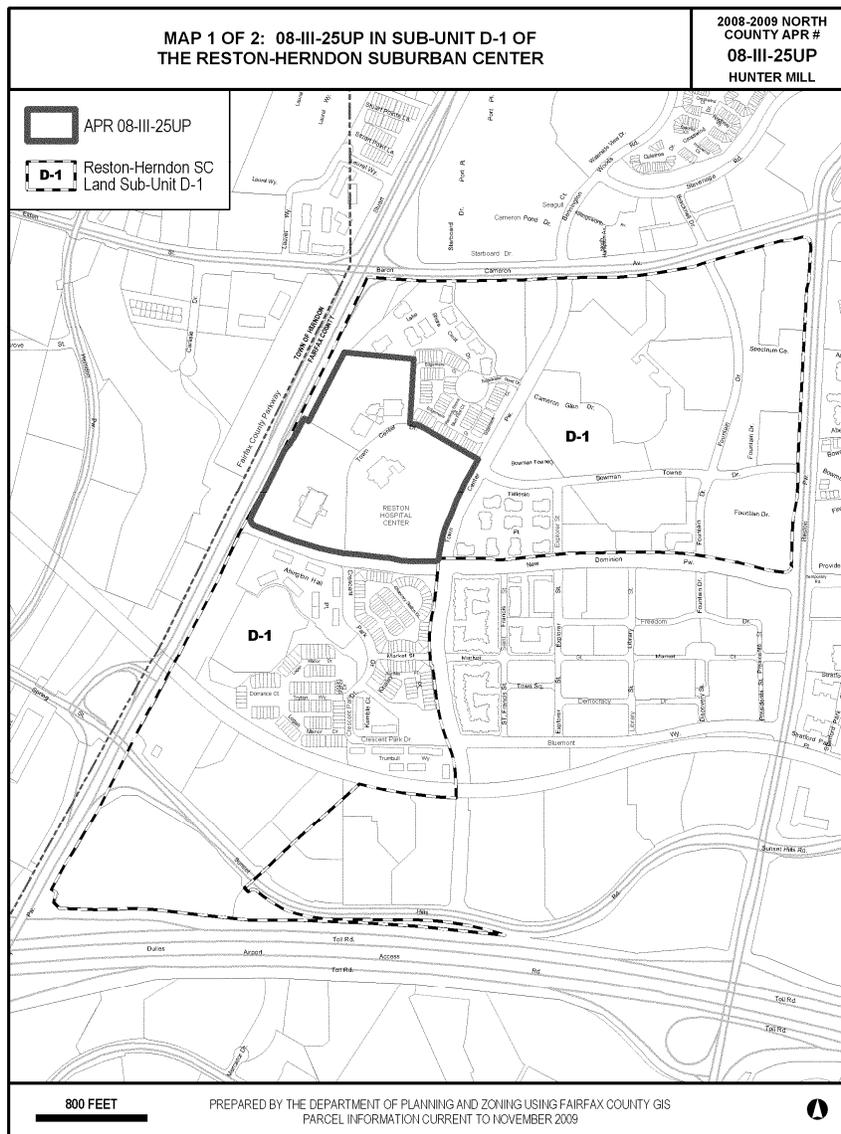
CONTEXT

General Location

The subject property is located in the northeast intersection of the Fairfax County Parkway and New Dominion Parkway.

Existing, Planned Land Use and Zoning

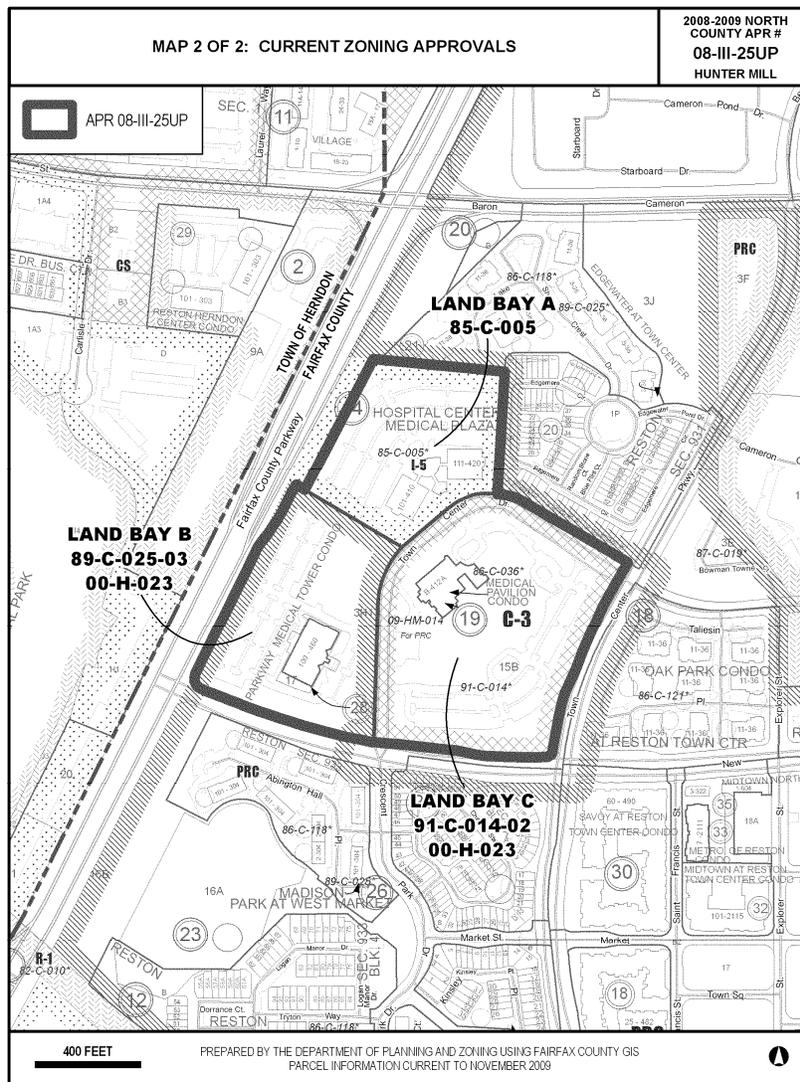
**Subject Property:** The subject property is planned as part of the Reston-Herndon Suburban Center's Land Unit D. Within Land Unit D the subject property is located within Sub-Unit D-1. The overall Sub-unit D-1 is an area of almost 250 acres while the subject property is just over 30 acres, as shown below on Map 1. The subject property, which consists of Reston Hospital and two medical office buildings, is developed with 576,445 square feet (an intensity of approximately .42 FAR).



The current Plan text mentions that the entire Sub-unit is, “planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR.” The current Plan text provides no specific guidance for the nominated properties.

The subject property is zoned I-5, C-3 and PRC as shown on Map 2 below. Rezoning 85-C-005 allows for medical office use up to .50 FAR in Land Bay A. Conceptual Plan 89-C-025-03 and Special Exception 00-H-023 allows for medical office use up to .31 FAR in Land Bay B. Proffer Condition Amendment 91-C-014-02 and Special Exception 00-H-023 allows for medical office and hospital use up to .61 FAR in Land Bay C. The total development allowed under the current zoning is 703,932 square feet or .50 FAR.

The nominator recently submitted a zoning application for the subject property that was accepted and is currently under review. The application (RZ 2009-HM-014) would combine all of the subject property under one zoning category, the Planned Residential Community (PRC) zoning category. The applicant proposes increasing the allowed FAR from .50 FAR to .70 FAR. In addition, the zoning application seeks to focus all of the new development within Land Bay C.



***Adjacent Area:***

**North:** To the north, directly abutting the subject property is the Edgewater Condominiums, a low-rise condominium development. To the northeast, directly abutting the nominated properties is the Edgewater Townhouse development.

**West:** The Fairfax County Parkway forms the western boundary of the nominated area.

**South:** To the south, on the other side of New Dominion Parkway is Madison Park at West Market, a low-rise condominium development.

**East:** To the east, on the other side of Town Center Parkway is the Oak Park development, a low-rise condominium development. To the southeast, on the other side of New Dominion Parkway, is Park Place at West Market, a townhouse development.

**PLANNING HISTORY**

The Board of Supervisors adopted the current Comprehensive Plan on May 21, 2001. Plan Amendment 2000-01 was the result of the Dulles Corridor Transit Station Area Study, an effort to update the Comprehensive Plan to better support the planned transit system along the Dulles Toll Road. This amendment added Sub-units to the previously existing Land Units of the Reston-Herndon Suburban Center. Specific guidance relating to the newly formed Sub-unit D-1 was added. Subsequent to the adoption of Plan Amendment 2000-01, there have been no Plan Amendments adopted or proposed for this area.

**ADOPTED COMPREHENSIVE PLAN TEXT AND MAP**

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2007 Edition AREA III Upper Potomac Planning District, Amended through 7-13-2009 Reston-Herndon Suburban Center and Transit Station Areas Page 44:

“Sub-unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital and associated medical office building, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.”

The adopted Comprehensive Plan Map shows the subject property planned for Public Facilities/Governmental (Institutional Health and Human Services Facility) as well as Residential Planned Community.

**NOMINATED PLAN AMENDMENT**

The nomination proposes adding an option for the Reston Hospital Center and the associated medical office buildings to be developed with a mix of institutional and medical office uses at up to a 1.0 FAR with conditions. This option would allow for individual parcels within this overall nominated area to exceed a 1.0 FAR intensity so long as the overall nominated area does not exceed the 1.0 FAR intensity.

**ANALYSIS**

This nomination proposes a significant increase in the Comprehensive Plan’s allowed intensity, which triggered a Virginia State Code-required Traffic Impact Analysis (TIA) study, informally known as VDOT 527 Review. The TIA compared the existing Comprehensive Plan’s allowed development to the nominator’s proposed development and their impact upon the existing road network. Figure 1 below compares the existing development to the zoning potential, the current Plan potential and the proposed Plan potential.

Figure 1: Development Levels

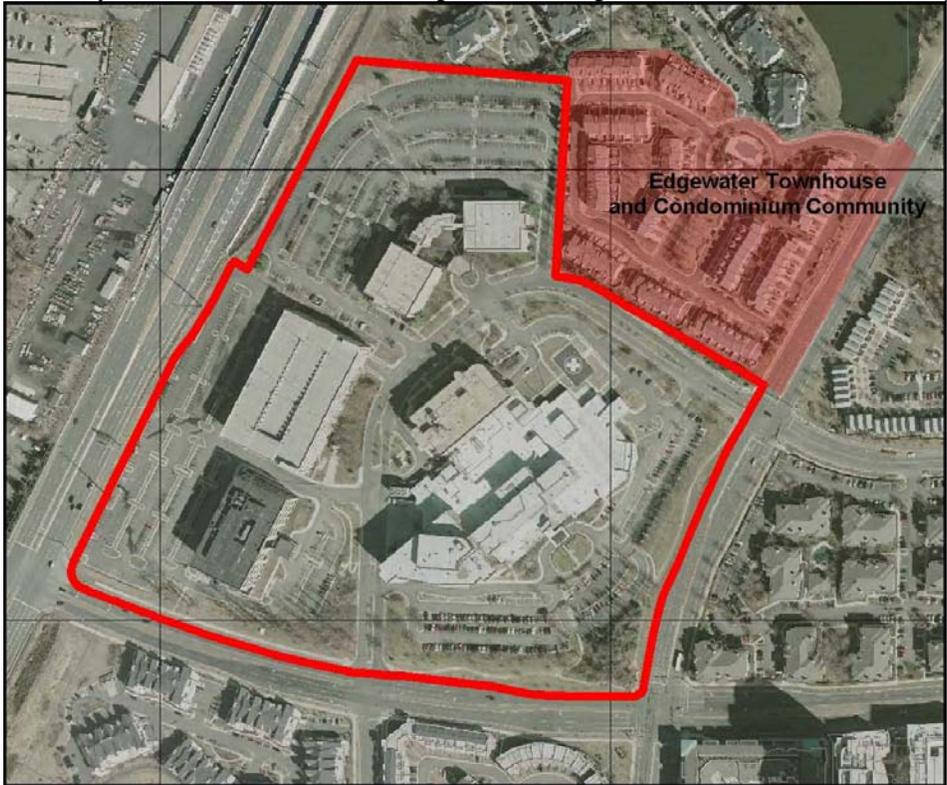
		Medical Office (sf)	Hospital (sf)	Total (sf)	FAR
<b>Existing Development</b>		277,240	299,205	<b>576,445</b>	0.42
<b>Zoning</b>	<b>Existing</b>	373,800	330,132	<b>703,932</b>	0.50
	<b>Proposed</b>	511,350	453,417	<b>964,767</b>	0.70
<b>Plan</b>	<b>Existing</b>	490,000	490,000	<b>980,000</b>	0.70
	<b>Proposed</b>	662,983	662,983	<b>1,325,966</b>	1.00

Note: The development levels use slightly different acreages for the subject property, leading to possible variations of less than 10% in total square feet. See Appendix for more information about differences in acreages.

**Land Use:**

Since the nominator proposes to focus future development within the Hospital Center (area east and south of Town Center Drive), the most notable land use issue is the bulk and massing of the new development and its effect upon the abutting Edgewater residential development to the north.

Figure 2: Proximity of Potential New Development to Edgewater Residential Development



The Proposed Plan text submitted by the nominator offers two conditions to development that attempts to address this concern. Firstly it proposes “appropriate screening and buffering against neighboring residential uses” and secondly it proposes limiting building heights to 120 feet. Staff views these conditions as insufficient since the area for screening and buffering on the northern portion of the property is very limited. To address the height and massing issue, site and building design as well as architectural treatments will be needed to address the mass and bulk of those structures located closest to existing residential uses north of the property.

**Transportation:**

For the traffic impact analysis, a 50-50 mix of hospital use and medical office use was assumed by the nominator. Medical office use (office) generates more than two times as many vehicle trips than Hospital use (institutional) as shown in Figure 3.

Figure 3: Trip Generation Estimates Table

**Table 1A: Trip Generation (08-III-25 UP – 1.0 FAR Assumed)**

Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Hospital	610	688 kSF	431	299	730	304	419	723	9,157
Medical Office Building	720	688 kSF	1,249	332	1,581	416	1,123	1,539	27,897
<b>Total</b>		<b>1,375</b>	<b>1,680</b>	<b>631</b>	<b>2,311</b>	<b>720</b>	<b>1,542</b>	<b>2,262</b>	<b>37,054</b>

**Table 1B: Trip Generation (Existing Comp Plan)**

Land Use	ITE Code	Size	Weekday						
			AM Peak Hour			PM Peak Hour			Daily Total
			In	Out	Total	In	Out	Total	
Hospital	610	490 kSF	330	228	558	239	330	569	7,156
Medical Office Building	720	490 kSF	891	236	1,127	309	834	1,143	19,822
<b>Total</b>		<b>980</b>	<b>1,221</b>	<b>464</b>	<b>1,685</b>	<b>548</b>	<b>1,164</b>	<b>1,712</b>	<b>26,978</b>
<i>Difference</i>									<b>10,076</b>

Note: Table taken from nominator’s traffic consultant’s TIA Scoping letter to FCDOT dated May 28, 2009.

As a result of the higher trip generation rate of medical office use, the alternative proposed by staff seeks to make the traffic impact analysis the basis for the mixture of allowed uses. Staff proposes to limit the medical office use to a maximum of approximately 50 percent of the total development’s square footage. An option is provided for the medical office use to exceed this 50 percent cap if during the time of rezoning the applicant is able to demonstrate that the traffic impact of any medical office use above this cap can be mitigated.

Two intersections would have an unacceptable Level of Service if development were to occur under the existing Plan. The first intersection at Baron Cameron Avenue and Town Center Parkway has an unacceptable Level of Service E in the PM peak hour only under the existing Plan. The nomination would not decrease this Level of Service but would maintain this Level of Service E. The second intersection at Town Center Drive and New Dominion Parkway is the southern of the hospital’s two entrances and is failing in the AM and PM peak hour under the existing Plan. The nomination would increase the delay at the intersection, which is already failing. The mitigation proposed by the hospital at Town Center Drive and New Dominion Parkway is to install a signal. The study indicates that with the installation of this signal, the intersection would have an acceptable Level of Service. A signal warrant study would be required before a signal can be installed. However, the installation of a signal could have some negative effects on the roadway network. A signal at this location could create queuing problems for eastbound and westbound traffic along New Dominion Parkway heading

towards the hospital entrance at Town Center Drive. These traffic queues could cause traffic to back-up along New Dominion Parkway to its intersection with the Fairfax County Parkway and Town Center Parkway. Traffic backing-up onto the Fairfax County Parkway is unacceptable due to safety and operational impacts. Intersection improvements, other than just a signal, should be explored with a more detailed traffic impact analysis at the time of rezoning.

A Traffic Demand Management (TDM) program must also be established and include FCDOT-approved TDM measures. Fairfax County’s Draft Transit Development Plan (TDP) shows enhanced bus services through the site as well as adjacent to the site connecting directly to the Reston Parkway and Herndon-Monroe Metrorail stations. The nominator should contribute in some form to improving the bus service currently serving the site.

**Parks and Recreation:**

Level of Service Impacts: The Park Authority does not own any parkland adjacent to or in the vicinity of the subject properties. There is a severe lack of green space around the hospital and associated medical buildings. As the hospital and medical uses serve to promote health and well-being, the addition of natural green spaces to the campus would be desirable to provide spaces for passive leisure, relaxation and outdoor enjoyment. Site design should include walking paths with landscaped seating and picnic areas and a tot lot for use by families visiting friends or relatives at the hospital.

Natural Resources Impacts: The subject properties are located in the Difficult Run Watershed. Difficult Run is a stream in peril, therefore any increase in FAR should not result in any increase in pervious surface. The nomination does seem to address this issue by stipulating that, to the extent feasible, “[e]xpansions of or additions to the existing hospital facility should be completed within or adjacent to the building footprint of the existing structure”. Additionally the nomination describes the provision of above-grade parking structures. This would address parking issues without increasing pervious surface in the way that surface parking would.

**RECOMMENDATION**

Staff recommends approval of an alternative that would include the mixed use option specific to the Reston Hospital Center and associated medical office buildings. This alternative would include the nomination’s mix of institutional and medical office proposed at up to 1.0 FAR with conditions. The alternative would add guidance about the mix of these uses as well as specify some additional conditions that would address massing concerns as well as TDM measures to address traffic concerns.

**STAFF ALTERNATIVE PLAN TEXT**

Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a strikethrough.

“Sub-Unit D-1 (part of Reston Parkway Transit Station Area)

Sub-unit D-1 is mostly developed with a diversity of uses including housing, retail, institutional facilities such as a county government center, police station, medical-oriented facilities, regional library and social services. It is planned and approved for a mix of uses including office, retail, residential, institutional and community-serving uses at intensities between .50 and .70 FAR. Within this sub-unit is the Reston Hospital Center and associated medical office buildings, the North County Government Complex, and a regional library, which are all excluded from the total 8.4 million square feet planned in the Reston Town Center.

As an option, the Reston Hospital Center campus (approximately 30 acres in size) located northwest of the intersection of New Dominion Parkway and Town Center Parkway may be developed with a mix of medical office and hospital uses at up to a 1.0 FAR. This additional development will be focused in the area to the south and east of Town Center Drive, provided that the following conditions are met:

- A quality site layout should be provided, with consolidated vehicular access, appropriate pedestrian connections linking the medical campus to existing sidewalks, transit amenities such as bus shelters, landscaped seating and picnic areas for employees and visitors to the hospital, and appropriate screening and buffering against neighboring residential uses;
- A Transportation Demand Management (TDM) program should be formulated and implemented to mitigate traffic associated with development from the Reston Hospital site. One element of the program should be bus or shuttle service to major destination points such as Metrorail stations; since Fairfax County already provides bus service through the site, an ongoing commitment from the hospital to the County to support bus service and to contribute toward the installation and maintenance of adequately sized bus shelters and other facilities implemented in the initial stages of redevelopment should be expected. The TDM program should include a ride sharing program and measures such as a Metrocheck program and other financial incentives to facilitate employee use of public transportation, as well as others not mentioned above;
- Due to the importance of providing public transportation to the site, it is expected that the hospital will allow direct bus access through the site to provide convenient stops for visitors and employees;
- Expansions of or additions to the existing hospital facility should be completed within or adjacent to the building footprint of the existing structure to the extent feasible;
- Building heights should be limited to 120 feet, and utilize architectural treatments or designs that minimize the mass and bulk of those structures located closest to existing residential uses north of the property;
- New above-grade parking structures should be designed and/or screened to minimize the appearance of mass and bulk;

- Medical office use should not exceed 50 percent of the development's total square footage, unless it can be demonstrated that the traffic impact of a higher percentage of medical office uses can be appropriately mitigated; and
- Within the Reston Hospital Center campus, individual parcels may exceed 1.0 FAR provided the entire Reston Hospital Center campus does not exceed the 1.0 FAR intensity."

**Note:** The Comprehensive Plan Map will not change.