PRELIMINARY
STAFF REPORT
2008 AREA PLANS REVIEW

SUPERVISOR DISTRICT(S): Sully **APR ITEM(S):** 08-III-3UP

NOMINATOR(S):	Timothy Sampson, Attorney/Agent for INOVA Health Care Services
ACREAGE:	73.23 Acres
TAX MAP I.D. NUMBER(S):	45-2((2))38, 39A, 39B, 41B1, 41L, 41L3, 46A1, 51A1
GENERAL LOCATION:	East of Rugby Rd, south of Ox Trail, north of Fairfax County Parkway
PLANNING AREA(S):	III
District(s):	Upper Potomac
Sector:	Lee-Jackson (UP8)
Special Area(s):	---
ADOPTED PLAN MAP:	Public Facilities, Governmental, Institutional
ADOPTED PLAN TEXT:	Hospital and related low intensity ancillary medical office, service uses and clinics, with conditions, including a limitation of .30 FAR.

For complete Plan text see http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.ht

PROPOSED PLAN AMENDMENT: Increase FAR from .30 to .40, allow two additional vehicle access points to and from Rugby Rd, and adjust buffer recommendations to allow new driveway connections

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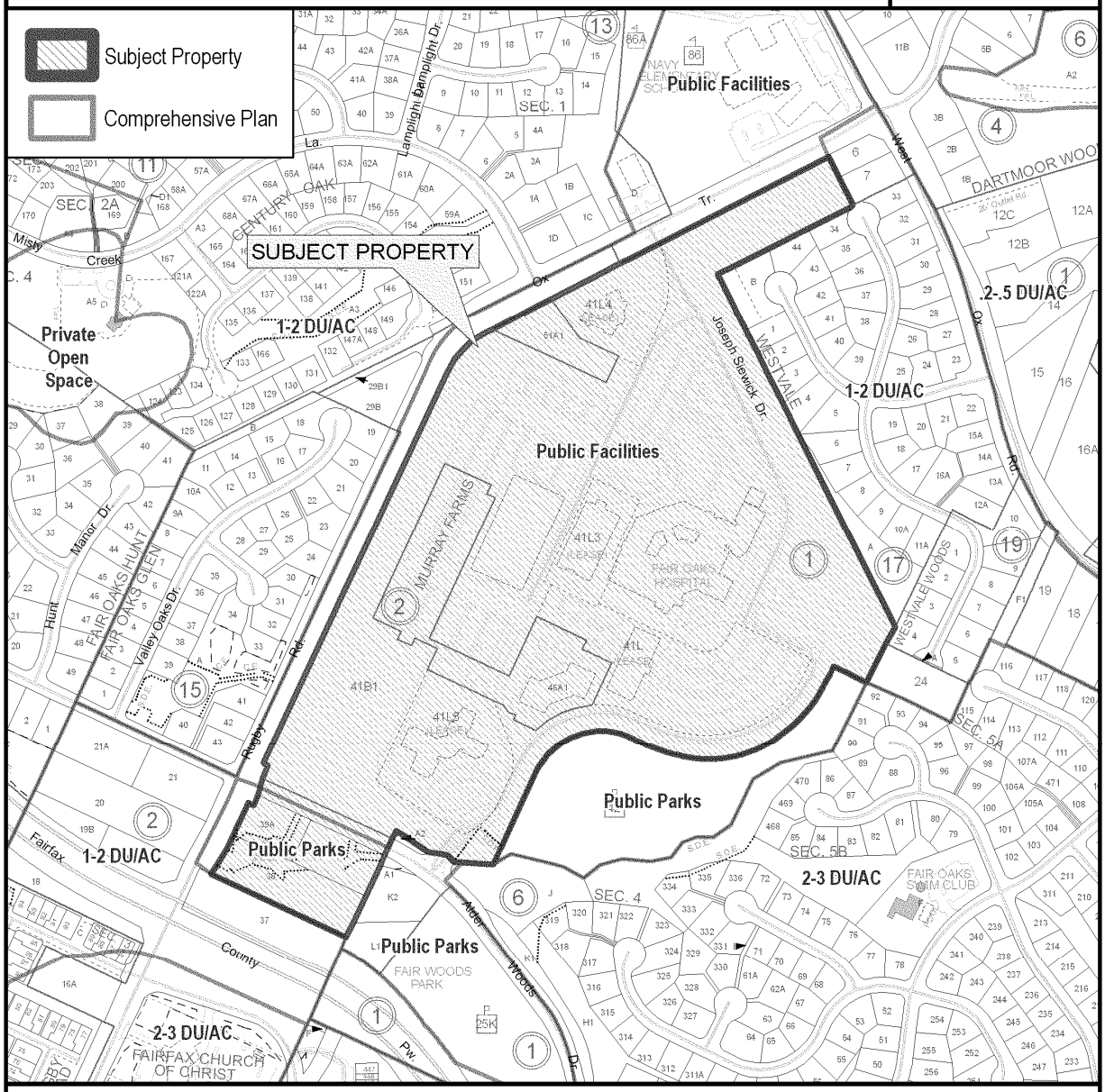
SUMMARY OF STAFF RECOMMENDATION

The proposed nomination would significantly increase the development intensity on the subject properties. A Chapter 527 review must be completed to analyze the additional volume in traffic that will be generated. Staff needs to evaluate additional information in order to formulate the staff recommendation.

CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

2008-2009 NORTH COUNTY APR #
08-III-3UP
SULLY



Subject Property Current Plan: Planned for hospital and related low-intensity ancillary medical office, service uses and clinics with conditions, up to 0.30 FAR.

Nominated Plan Change: Increase maximum FAR to 0.40, allow additional vehicle access to property.

Preliminary Staff Recommendation: No Staff Recommendation.

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO SEPTEMBER 2008

ISSUES & BACKGROUND

Land Use

- These parcels were included in a Special Exemption Application (SEA) 84-C-076-08 and Proffered Condition Amendment (PCA) 2000-SU-032-02, were approved by the Board of Supervisors on May 1, 2006. The objective of these were to: relocate a previously approved medical office building, and to increase it by 5,000 square feet to a gross floor area of 95,000 square feet; 22,000 square feet increase to accommodate expansion of the kitchen and dining areas; 160,000 square foot hospital expansion; and to relocate previously approved five-level, 980-space parking structure north of the existing Medical Office Building 2.
- Surrounding properties are planned primarily for residential. These existing neighborhoods consist of 2-3 DU/AC to the southeast and southwest, 1-2 DU/AC to the northeast and northwest. There is a 7.5 acre parcel to the east that is owned by the Fairfax County Park Authority. To the north is Navy Elementary School. All surrounding properties have been developed to be consistent with the Comprehensive Plan.
- Current Plan text allows for a maximum of 956,969 square feet. The proposed increase to .40 FAR would result in an additional 310,000 square feet, approximately, of hospital and medical office space on site. This will be an increase of 32.39% over the current Plan, to a total of 1,275,959 square feet.
- It appears that this proposal will allow for the flexibility of creating a substantial increase in medical office space. The applicant has stated that new medical office space will be limited to a maximum of 300,000 square feet. This will be an addition to the already approved 285,316 square feet for medical office space on site, bringing the total to 585,316 square feet of medical office space.

Transportation

- The Code of Virginia (Chapter 527 §15.2-2222.1) requires localities to submit proposed Comprehensive Plans and Comprehensive Plan amendments to the Virginia Department of Transportation (VDOT) for review if the proposals will substantially affect transportation on state-controlled roads. Any amendment to the Comprehensive Plan that would generate 5,000 additional vehicle trips per day, assuming the highest density permissible, would trigger a review by VDOT. This review is also commonly referred to as "VDOT 527" or "Chapter 527." Upon review of the highest density currently allowed under the Comprehensive Plan, this nomination would require a VDOT 527 review. As such, a traffic impact study would be required to be prepared and submitted for review.
- The Proposed Plan Amendment would permit significantly higher traffic generating uses on the subject parcel that could adversely impact the surrounding roadway network. The proposal would increase trips in and out of the site during peak hours, and on an average daily basis, when assessed against the current Plan.
- The Transportation Plan Map indicates that Rugby Road is to be a four-lane improved collector (already four lanes) and West Ox Road is to be a four-lane improved (already four lanes). The Trails Plan shows a minor paved trail on one side of Rugby Road and a major paved trail on one side of West Ox Road (already built).
- Additional signalization or signal timing improvements may be warranted.

- Due to the level of intensity proposed on this site, road improvements may be needed to offset traffic impacts. The traffic impact study should consider the need for additional turn lanes and other improvements on roadways in the area such as Alder Woods Drive and Rugby Road.
- It is our understanding that the site is developed to a little more than half of what is allowed under the Comprehensive Plan, and that construction is occurring to maximize build out of the site. Total vehicle trips, queues, and volumes on the surrounding roads associated with this full build out are unknown. Road improvements to accommodate development beyond what is currently allowed under the Existing Plan may be substantial considering that total trips would increase by about 33% over the Comprehensive Plan.
- The nominator has requested two additional access points on Rugby Road. The Comprehensive Plan currently states that no additional access points should be granted on Rugby Road or from West Ox Road. Access issues should be addressed in the traffic study. There should be no direct access to the Fairfax County Parkway. The Plan also states that a detailed traffic impact analysis should be conducted to determine any additional improvements required to mitigate the impacts of additional development on the street network in the vicinity of the development.
- In this area along the Fairfax County Parkway, Rugby Road, and West Ox Road, development plans should address overall circulation patterns, turning movements, and signalization issues, as the transportation issues associated with the development in this area will need to be closely coordinated with VDOT. Internal circulation and access issues as well as safety issues (particularly pedestrian related), are of primary concern. Current pedestrian and transit amenities should be continued and expanded/improved as appropriate. Adequate parking (and shuttle service) should be provided during construction and at final site build out.

<u>Parks and Recreation</u>

- As identified in the Comprehensive Plan, new community parks should be proved in the UP7 Planning Sector. The District-wide Plan text for the Upper Potomac Planning District states that "Cooperative public/private sector strategies should be pursued to locate outdoor recreation facilities to serve the adult workforce…" To offset the impacts of employment growth on park and recreation service levels, any planned expansion of the hospital campus should contribute to development of community park facilities at Fair Woods Park. These park facilities would also be used by individuals visiting family members and friends at the hospital.

<u>Environment</u>

- Care must be taken to avoid construction in the 2.96 acres of Resource Protection Area (RPA), and any potential Environmental Quality Corridor (EQC) along the southern edge of the property, particularly in the area south of Alder Woods Drive. Fairfax County, as a locality which has regulations regarding Chesapeake Bay Protection Areas, designates RPAs to restrict development in sensitive areas. Fairfax County also has a strong policy regarding protection of EQC stream valley corridors. Careful attention to design and construction should prevent any potential impact to either the RPA or EQC.

Attachment I