

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2007 EDITION

GENERAL LOCATION: Inova Fairfax Hospital and county-owned property to the south; west of Gallows Road, north of Woodburn Road.

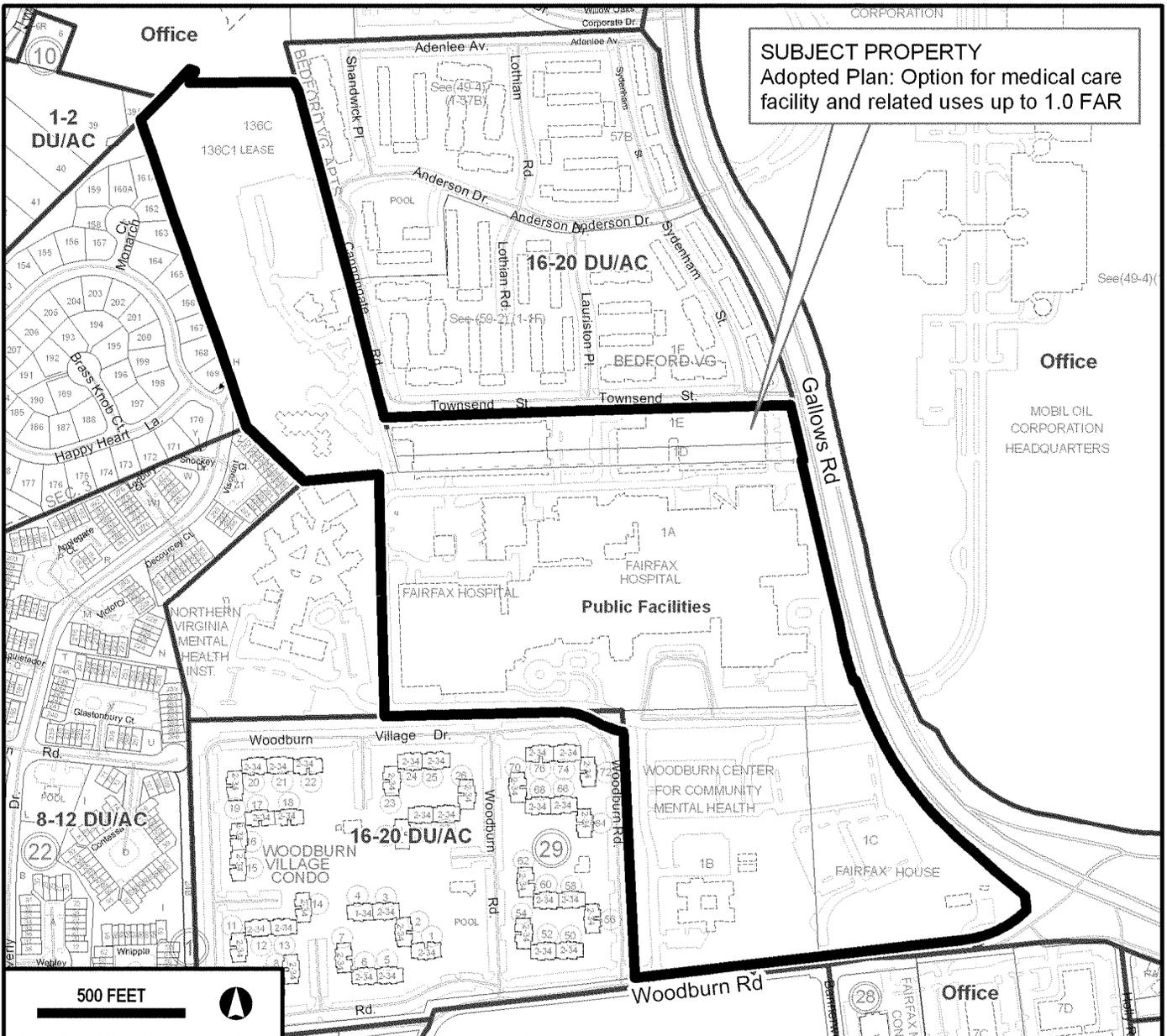
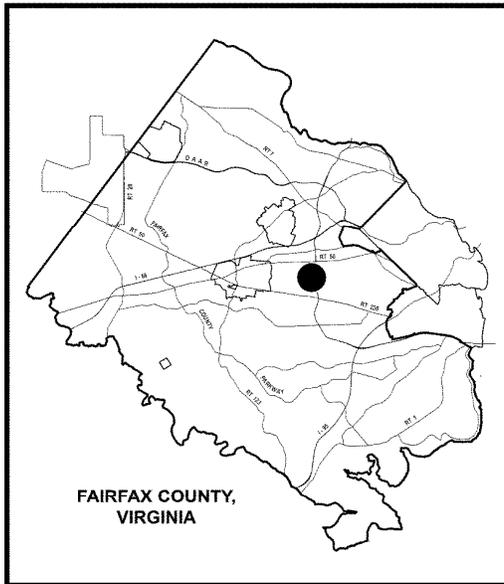
PLANNING AREA AND DISTRICT: I, Merrifield Suburban Center, Land Unit M, Sub-Unit M1

PARCEL LOCATION: 59-2 ((1)) 1A (pt.), 1B, 1C, 1D, 1E; 49-3 ((1)) 136C, C1

SUPERVISOR DISTRICT: Providence

ADOPTED: July 27, 2010 **ITEM NO.** ST08-I-MS1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2007 EDITION)

The following changes to the Comprehensive Plan have been adopted by the Board of Supervisors. To identify changes from the previously adopted Plan, new text is shown with underline and deleted text is shown with ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center as amended through August 6, 2007; Land Unit Recommendations, Sub-Unit M1, pages 106-107:

“Sub-Unit M1:

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Sub-Unit M2. ~~Bedford Village~~ This sub-unit is planned for and developed with Medical Care Facility, Public Facility and institutional uses, including the Inova Fairfax Hospital, the Northern Virginia Mental Health Institute, the Woodburn Mental Health Center, ~~and the~~ Woodburn Place (formerly known as the Fairfax House), and related uses as described below. ~~The Inova Fairfax Hospital on its current acreage of approximately 60 acres is planned for up to .7 FAR or approximately 1.8 million square feet.~~

The approximately 66-acre area comprised of the Inova Fairfax Hospital, the Woodburn Mental Health Center, and Woodburn Place is planned for up to .8 FAR (or approximately 2.3 million square feet) of medical care facility and public facility uses. In order to provide a transition between the more intense ~~hospital~~ medical care facility uses and single family neighborhoods, the portion of the ~~hospital~~ medical care facility property on Parcel 136C is planned to develop up to .25 FAR (or a maximum of 152,400 square feet) for ancillary ~~hospital~~ medical care facility uses such as childcare facilities, a patient/family support center, and medical resident student housing. Any remaining development potential not used on Parcel 136C (up to ~~.7~~ .8 FAR) may occur on the remainder of the ~~hospital~~ medical care facility property. The Northern Virginia Mental Health Institute, which is also adjacent to single family neighborhoods, is planned for institutional use up to .25 FAR. ~~The Woodburn Mental Health Center and the Fairfax House, which are located south of the Hospital Entrance Loop Road, are planned for institutional use up to .7 FAR.~~

~~Any additional expansion of the Hospital south of the Hospital Entrance Loop Road should be coordinated with the planned County expansion of human service facilities, which are located in this portion of this sub unit; or, if the planned County expansion of human service facilities is considered prior to the hospital expansion south of the Loop Road, it should also be coordinated with the hospital. This coordination of future development should maintain or improve the access and circulation system serving the hospital expansion and county facilities. 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.~~

Any development of Parcel 136C should include on-site stormwater detention facilities, which may include improvements to existing Regional Pond B, ~~sufficient to~~ that address flooding problems in the adjacent Pine Ridge neighborhood. To achieve that objective, it may be necessary to design such facilities to meet standards in excess of those normally required under Fairfax County ordinances and the Public Facilities Manual. Landscaped buffers and screening should be provided with development on this site to protect the integrity of the adjacent Prosperity Heights Subdivision. Vehicular access should not be provided via Sub-Unit M2 Bedford Village, Prosperity Heights or Pine Ridge under any development option.

~~Option: As an option, the hospital may expand to include the Woodburn Mental Health Center and the Fairfax House acreage and could develop up to .8 FAR (or approximately 2.3 million square feet) on this area of approximately 66 acres. This expansion opportunity is to allow flexibility for future hospital growth as well as providing for additional County human service facilities to be located in this sub-unit. Development proposals under this option should provide for all applicable Area Wide guidelines as well as for the following:~~

Option: As an option, development in the 66-acre area may include additional medical care facility and related uses up to 1.0 FAR (or approximately 2.9 million square feet) as described below. This option may be implemented only if the County and Inova Fairfax Hospital have reached an agreement whereby the Woodburn Mental Health services would be relocated to a site outside of this sub-unit. Development proposals under this option should provide for all applicable sub-unit and Area-Wide guidelines as well as for the following:

- The 577,780 gross square feet of additional development allowed by this Option should be limited to a maximum of 327,780 gross square feet of ambulatory care buildings. It is assumed that cellar space will not be developed with uses that generate additional vehicle trips. Ambulatory care use includes office space for physicians whose primary practice is associated with the hospital facilities. By co-locating these offices with the adjacent hospital facilities, efficiency and convenience of patient care is improved, and impacts to the transportation network can be minimized.
- Hospital Medical care facility and related medical facilities uses developed under this option should be coordinated with any the County's human service facilities, which are or will be located remain in this sub-unit. In addition, the site design of the hospital and County facility expansions should be coordinated in terms of access and circulation, and should consider whether

~~joint use of parking structures is necessary to have maximum utilization of the areas development potential. Enhanced landscaping should be provided to mitigate visual impacts to Woodburn Place. If relocation of the Fairfax House Woodburn Place is required to accommodate provision of future hospital facilities~~ medical care facility or related uses, the Hospital should participate with the County in providing for this facility's relocation.

- Buildings and parking structures should be located to provide convenient access and use of the site by patients and visitors. The site design should provide an improved streetscape experience along Woodburn Road. Architectural treatments should be provided for buildings to minimize height impacts on adjacent properties.
- Innovative energy efficiency and conservation strategies should be incorporated into the new buildings. At a minimum, buildings should achieve LEED certification, or equivalent. Examples of efforts that could be investigated include: on-site renewable energy generation, or the provision of building designs that will facilitate future retrofits for on-site energy generation if/when such efforts become cost effective; orientation of buildings for solar access; energy-conscious and water efficient landscape design; the use of energy efficient heating, ventilation, air conditioning and lighting systems; enhanced building commissioning to provide early and ongoing verification of system performance; the use of energy conserving building materials; the provision of vegetated and/or highly reflective roofs; the use of community energy distribution systems; the use of water-conserving plumbing fixtures; the use of harvested stormwater runoff for irrigation; the use of grey water where consistent with building codes; and the use of information and communications technology to improve the efficiency and economy of building operations, or the design of buildings to include conduits supporting the future installation of such measures if/when such efforts become cost effective.
- The design and materials of parking structures should be integrated with that of the buildings they serve. Architectural treatments should be provided for the parking structures and landscaping should be provided on the structures and/or adjacent to them to soften their appearance. A parking management plan should be provided. The plan should encourage the use of "smart" technology to maximize utilization of parking onsite. Efforts to accommodate green infrastructure to support environmentally-friendly vehicles are encouraged. Light emissions from parking structures should be minimized.
- Along the western boundary with the Woodburn Village Condominiums, a minimum 100-foot building setback area from the property line should be provided. The existing north-south access road should remain in its existing location. Any widening of the road should occur toward the east in order to

preserve the existing vegetation to the west. The existing setback and buffer area between the Inova Heart and Vascular Institute and the Grey Parking Garage and the southern property boundary with Woodburn Village should remain.

- Publicly accessible urban park features should be integrated within the site to serve employees, patients and visitors to the campus.
- A traffic impact analysis should be completed to determine any additional improvements required to mitigate the impacts of additional development, including further roadway improvements to Gallows Road in the vicinity of the Inova Fairfax Hospital site and the provision for dual left turn lanes from eastbound Gallows Road to the I-495 mainline inner loop on ramp. Any expansion should include continued operation of the existing Inova shuttle service, or if such service is terminated, a contribution should be made to an internal Merrifield Suburban Center shuttle system.
- ~~Any expansion under this option should demonstrate how traffic impacts would be mitigated and should contribute to an internal Merrifield Suburban Center shuttle system.~~
- The new connector roadway that connects the Inova Fairfax Hospital site with the Willow Oaks site should be built to accommodate full-sized buses. Access agreements should also be granted for transit vehicles along the connector roadway. In the longer term, consideration should be given to the accommodation of full-sized buses from the new connector road to Woodburn Road. This will allow flexibility in the provision of a convenient transit link between the hospital campus, Merrifield, and the Dunn Loring Metro Station in order to maximize the use of transit by those traveling to and from the hospital campus.
- Conflicting movements at the Fairfax Hospital site entrance immediately east of the Woodburn Village Condominiums should be discouraged. Subsequent traffic impact analysis should evaluate the design and construction of a right-in and right-out configuration limiting access to and from this site entrance.
- Transportation improvements proffered for the Inova Fairfax Hospital site and for the Willow Oaks site should be in place prior to construction of the additional development provided for by this Option.
- Other transportation improvements that should be in place include roadway and intersection improvements associated with the extension of Eskridge Road to Williams Drive, and the construction of the Merrilee Drive/Eskridge Road/Route 29 intersection. As an alternative to these two improvements being in place prior to construction of the additional development provided for

in this Option, future traffic impact analysis can assume these links are not in place, but adjust traffic volumes accordingly with approval by the FCDOT, and determine additional mitigation measures.

- A contribution should be made towards a transportation improvement in the general vicinity of the site that will be impacted by the additional development. Such an improvement should be identified as part of future traffic impact analysis. An improvement that can be considered is the addition of a left turn lane on the northbound approach of Woodburn Road to the intersection of Woodburn Road and Tobin Road.
- Pedestrian and bicycle connections should be provided to improve internal circulation and connections to the surrounding area.
- Transportation Demand Management programs should build on previous commitments and include carpooling and improving access to transit and Metro. The use of information and communications technology for remote appointments, teleconferencing, and other opportunities to minimize vehicular trips to the site is encouraged.
- In addition, with the acceptance of a special exception amendment application to implement this option, the Department of Planning and Zoning should notify the Health Care Advisory Board, the Fairfax-Falls Church Community Services Board, and the Fairfax County Health Department and staff to afford the opportunity for such entities to provide an updated community needs assessment that may include demand for safety net services, care for the growing senior population, acute mental health and substance abuse facilities among others. This assessment may inform future development review processes for additional density on the site and provide these county agencies with the opportunity to review and comment on potential impacts to the quality, availability, and /or access to medical care facility services.

Height Limit: The maximum building height in this sub-unit is 165 feet. In order to provide a transition in height away from residential development, Parcel 136C and the Northern Virginia Mental Health Institute, which are adjacent to single family residential use, have a maximum building height of 50 feet. Heights should then transition to 75 feet abutting the Northern Virginia Mental Health Institute and Sub-Unit M2. Garage structures adjacent to the Woodburn Village Condominiums should not exceed 70 feet in height. Bedford Village. In addition, along the boundary with the Woodburn Village Condominiums, there should be, at a minimum, a 70-foot building setback area and a landscaped buffer area abutting the Condominiums. The remainder of the building setback area may include parking and roads for circulation within the property. See the Building Heights Map, Figure 16, and the Building Height Guidelines under the Area-Wide Urban Design section.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center as amended through August 6, 2007; Area-Wide Recommendations, Transportation, Roadway Improvements, Collectors and Local Streets, page 44:

Add the following to the list of improvements:

- “In order to address future traffic problems at the intersection of Gatehouse Road and Williams Drive, improvements should be implemented such as the prohibiting of vehicles from making a left turn onto Williams Drive from Gatehouse Road, with a rerouting of vehicles from Gatehouse Road to Arlington Boulevard via Javier Road.”

PLAN MAP: The Comprehensive Plan map will not change.