



PROPOSED COMPREHENSIVE PLAN AMENDMENT

ITEM: ST08-I-MS1
June 9, 2010

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

SUPERVISOR DISTRICT: Providence

PLANNING AREA: I

PLANNING DISTRICT: 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

PLANNING COMMISSION PUBLIC HEARING: Wednesday, June 23, 2010 @ 8:15 P.M.

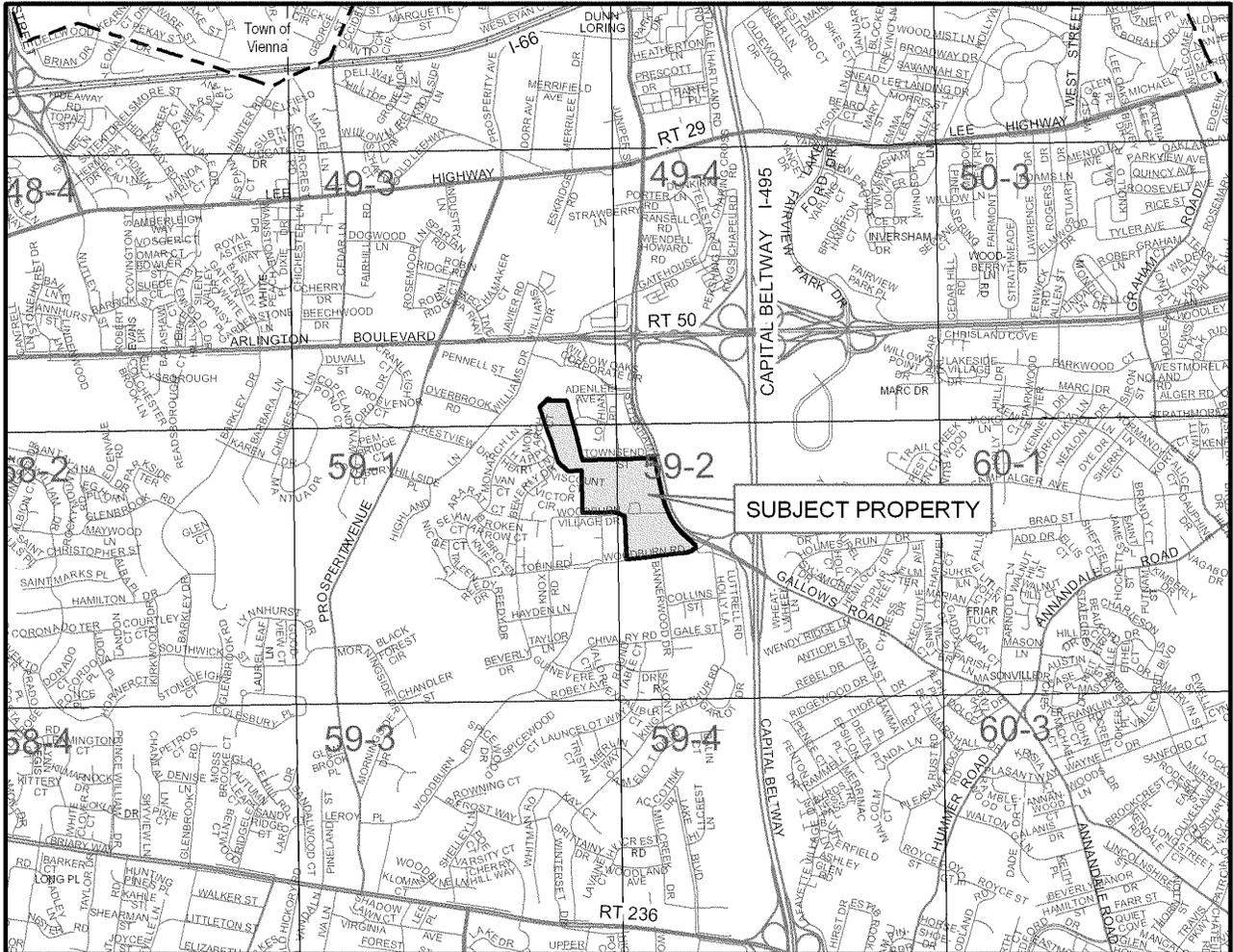
BOARD OF SUPERVISORS PUBLIC HEARING: Tuesday, July 27, 2010 @ 4:00 P.M.

PLANNING STAFF DOES RECOMMEND THIS ITEM FOR PLAN AMENDMENT

For additional information about this amendment call (703) 324-1380.



Reasonable accommodation is available upon 7 days advance notice. For additional information about accommodation call (703) 324-1334.



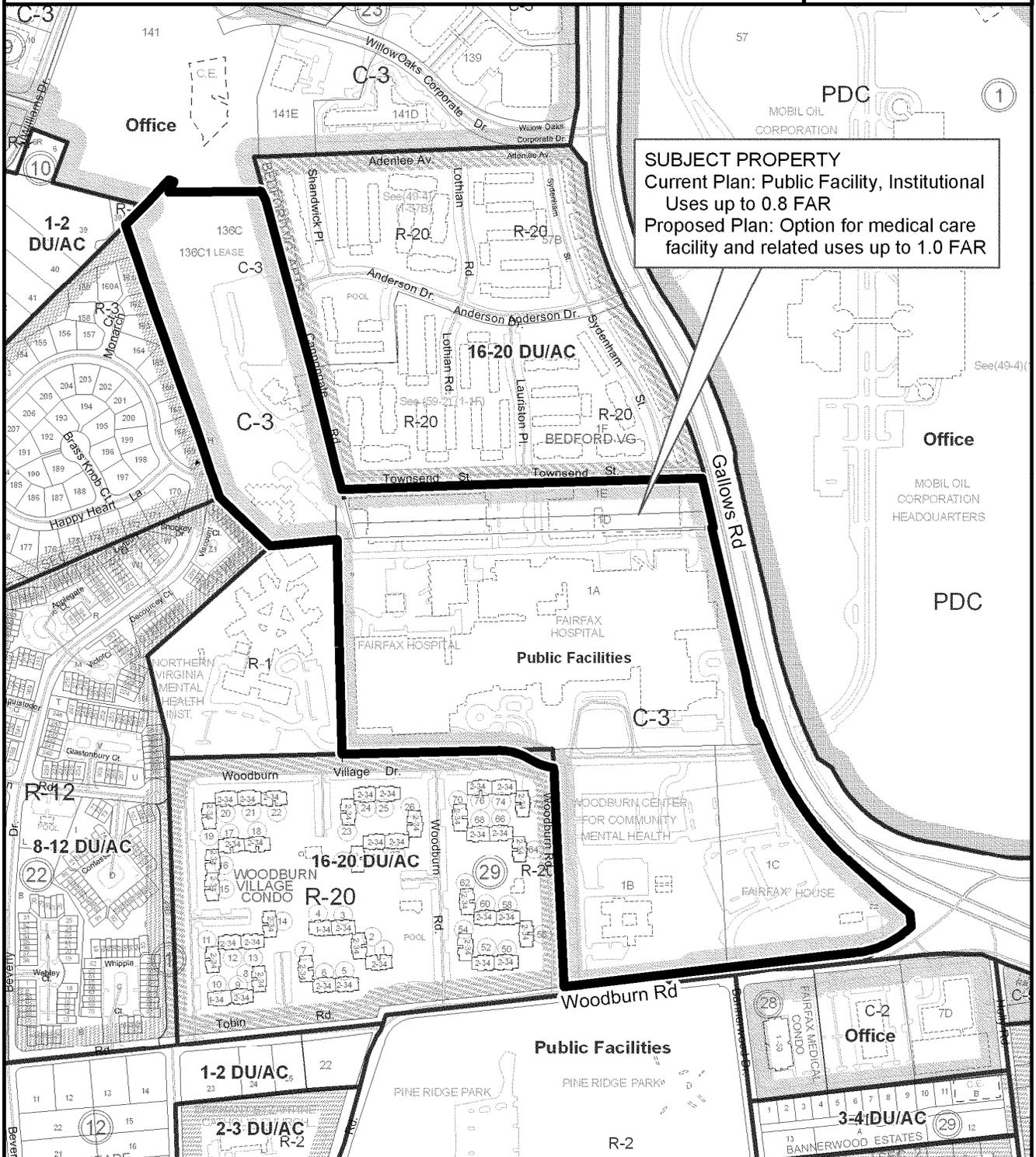
3000 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS



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

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500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 PARCEL INFORMATION CURRENT TO APRIL 2010



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STAFF REPORT FOR PLAN AMENDMENT ST08-I-MS1**BACKGROUND**

On January 7, 2008, the Board of Supervisors (Board) authorized a Special Planning Study for the Woodburn Center for Mental Health and the adjoining County and Inova-owned properties and the Inova Fairfax Hospital Campus. The 66-acre Plan Amendment subject property includes the Inova Fairfax Hospital Campus, the Woodburn Center for Mental Health, and Woodburn Place properties (Tax Map parcels 59-2 ((1)) 1A (pt.), 1B, 1C, 1D, 1E and 49-3 ((1)) 136C and 136C1). The area is generally located north of Woodburn Road, south of the Amberleigh neighborhood, east of the Woodburn Village Condominiums and west of Gallows Road.

The subject property is zoned to the C-3 district and is located within Sub-Unit M1 of the Merrifield Suburban Center. The subject property is planned and approved for up to 0.8 FAR of public facility and institutional uses. The Plan Amendment proposes an option for development of additional medical care facility and related uses up to 1.0 FAR for the subject property.

CHARACTER OF THE AREA

The 66-acre subject property is currently developed with 1,476,482 gross square feet of medical care facility and public institutional uses. These uses include the main hospital campus, the Ronald McDonald House, the Hospital child-care center, the Woodburn Center for Community Mental Health, and Woodburn Place (formerly known as Fairfax House). The property is planned and approved for public facility and institutional uses up to 0.8 FAR (with approximately 2.3 million square feet). The Northern Virginia Mental Health Institute is located within Sub-Unit M1 immediately to the west of the hospital, but is not included in the Plan Amendment subject property.

North of the hospital is Amberleigh, a residential community planned and developed at 16-20 du/ac. Further north is the Willow Oaks Corporate Center, which is planned for office use up to 0.7 FAR and is developed with office and hotel uses. The area south of the subject property opposite Woodburn Road is planned for retail and commercial uses and open space, and is developed with medical office buildings and Pine Ridge Park. Immediately to the west of the property are the Woodburn Village Condominiums, which are planned and developed at 16-20 du/ac. To the east opposite Gallows Road is the Exxon/Mobil Corporate Headquarters.

PLANNING HISTORY

There have been no plan amendments for this land unit since the adoption of the Merrifield Suburban Center Study (Plan amendment #S98-CW-2CP) in 2001.

In July 2009, the property was approved for additional public facility and institutional uses up to 0.8 FAR (2,310,074 square feet) through RZ 2008-PR-009 and SEA 80-P-078-

15. This approval allowed for implementation of the existing Comprehensive Plan Option for 0.8 FAR for the 66-acre area, and includes a new Women's Hospital and Patient Tower, expansion of the child care center, modifications to the existing helicopter pad locations and the addition of one helicopter pad site, and removal of an approved but not constructed second child care center and resident student housing.

ADOPTED COMPREHENSIVE PLAN

The Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use, as amended through 9-22-2008 states:

Pages 5-6:

Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.

Policy a. Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.

Pages 9-10:

Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy c. Achieve compatible transitions between adjoining land uses through the control of height and the use of appropriate buffering and screening.

The Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through 2-25-2008 states:

Pages 17-18:

Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;

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

Sub-Unit M1:

Sub-Unit M1 is located west of Gallows Road, north of Woodburn Road, and south of Bedford Village. This sub-unit is planned for and developed with Public Facility and institutional uses, including the Inova Fairfax Hospital, Northern Virginia Mental Health Institute, the Woodburn Mental Health Center and the Fairfax House. 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. In order to provide a transition between the more intense hospital uses and single family neighborhoods, the portion of the hospital property on Parcel 136C is planned to develop up to .25 FAR (or a maximum of 152,400 square feet) for ancillary hospital 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 FAR) may occur on the remainder of the hospital 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 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. Access should not be via 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:

- Hospital and related medical facilities developed under this option should be coordinated with the County's human service facilities, which are or will be located 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. If relocation of the Fairfax House is required to accommodate provision of future hospital facilities, the Hospital should participate with the County in providing for this facility's relocation.
- Any expansion under this option should demonstrate how traffic impacts would be mitigated and should contribute to an internal Merrifield Suburban Center shuttle system.

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 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.

PROPOSED PLAN AMENDMENT

The proposed plan amendment considers additional medical care facility and related uses up to 1.0 FAR (approximately 2.9 million square feet) on the 66-acre area. This additional development would be comprised of up to 577,780 square feet, including approximately 250,000 square feet of additional hospital uses and a maximum of approximately 327,780 square feet of ambulatory care uses. Ambulatory care use includes office space for physicians whose primary practice is associated with the hospital facilities.

The proposed plan amendment is conditioned on Inova Fairfax Hospital and Fairfax County reaching an agreement to relocate the Woodburn Mental Health Center services to a location outside of this sub-unit. The additional development proposed would be located to the south of the hospital, and would utilize the existing Woodburn Mental Health Center site. If such agreement is not reached, the proposed additional development above 0.8 FAR would not be applicable, and the site would remain as currently planned and approved.

ANALYSIS

Land Use

The 66-acre subject property includes the Inova Fairfax Hospital campus and the adjacent County-owned properties. The subject property is currently approved for up to 2.3 million square feet of development. The addition of 577,780 square feet of medical care facility and related uses will allow for additional hospital expansion as well as for the introduction of ambulatory care uses on the campus. Inova Fairfax proposes to introduce ambulatory care uses as an integrated component of the campus. The physicians that have offices in these buildings would also be associated with the hospital functions on the campus. This relationship could allow for greater coordination in the delivery of medical care.

The proposed new development would be located to the south of the hospital. The Comprehensive Plan currently provides guidance for setbacks and buffers to the Woodburn Village Condominiums, which are located immediately to the west of the campus. The Comprehensive Plan recommends a 70-foot setback area from the Woodburn Village community. There is an approximately 100-foot setback area from the southern boundary of Inova Fairfax with the northern boundary of Woodburn Village (at the Inova Heart and Vascular Institute and the Grey Garage). Along the western boundary of the hospital property and Woodburn Village, a 100-foot setback area from the property line is proposed for any new structures located to the east of the existing access road to the hospital property. Increasing this setback distance to 100-feet would be consistent with the existing setback area on the northern side of Woodburn Village. The existing vegetative buffer should remain, and any road improvements to the access road to the hospital should occur to the east of the road. Similarly, it will be important to provide a buffer to the Woodburn Place building located at the southeast corner of the site.

Architectural treatments should be used to minimize the appearance of height and bulk of new buildings and structures to adjacent properties, and the design and materials for the parking garages should help to integrate parking garages with the buildings they serve. Parking garages located adjacent to the Woodburn Village community should be limited to 70 feet in height.

Parking garages should be located and designed to allow for easy and efficient use of the site by patients and visitors. Walking distances from the garages to the hospital and the ambulatory care buildings should be examined and preference should be given to patients and visitors when designing parking management plans and assigning parking spaces. Reserved spaces for physicians and staff should be located to ensure adequate and easy access for patients to the hospital. Smart parking technology such as digital signs directing drivers to vacant parking spaces is encouraged.

Opportunities for visitors, patients and employees to use publicly available urban park features, such as seating areas, courtyards, and walking paths are encouraged. In addition,

both the Policy Plan and the Merrifield Suburban Center Area-Wide recommendations include policies related to recreational facilities and contributions to offset impacts from non-residential development on parks and recreation. Pedestrian and bicycle connections should be provided to improve internal circulation and connections to the surrounding area.

Transportation

Approved Proffer Commitments and other Planned Improvements

The July 2009 Inova Fairfax Hospital and Willow Oaks rezoning approvals include proffered transportation improvements for Gallows Road, Woodburn Road, the Woodburn-Gallows intersection, the I-495 southbound exit at Gallows Road, Arlington Boulevard, Williams Drive, Willow Oaks Corporate Drive, and the construction of an internal connector road from the hospital to Willow Oaks Corporate Drive, among others. It is critical that these proffered improvements be in place prior to the construction of any additional development at the site.

In addition, two transportation improvement projects currently in the planning stages and soon to be under construction will improve transportation issues for the larger area. These improvements should be in place before construction of the proposed development. The first, the extension of Eskridge Road to Williams Drive should be completed by the summer of 2012. The second project is the construction of the Merrilee Drive/Eskridge Road/Route 29 intersection. The southern leg of this intersection is part of the Eskridge Road improvements noted previously. The northern leg of this intersection is part of the VDOT Route 29/Gallows Road improvement, which is scheduled to begin construction in 2011 and could be completed 18 to 24 months later.

If these improvements are not in place prior to the construction of the additional development, the future traffic impact analysis can assume the improvements are not in place and the subsequent analysis should be coordinated with FCDOT. This analysis should identify additional mitigation measures that may be needed.

Impacts from the Proposed Development

The proposed development will result in the need for a traffic impact analysis to determine the improvements required to mitigate the impacts of the additional development. The following areas were evaluated and should be addressed as noted in the staff recommended language.

Woodburn Road

Queuing on Woodburn Road is likely due to the limited width of the road. Woodburn Road west of Tobin Road serves as a collector street through a residential area and its widening may not be appropriate; however there may be a need for the addition of a left turn lane on the northbound approach of Woodburn Road to the intersection with Tobin Road. A contribution should be made towards a transportation improvement in the general vicinity of the project, such as the addition of this left turn lane. Conflicting movements at the hospital site entrance immediately east of the Woodburn Village

Condominiums should be discouraged and consideration should be given to a right-in and right-out configuration at this intersection.

Gallows Road

Roadway improvements to Gallows Road in the vicinity of the site should be evaluated as part of the future traffic analysis, as well as the provision of dual left turn lanes from eastbound Gallows Road to the I-495 mainline inner loop on ramp.

Williams Drive

The functionality of the Williams Drive intersection with Gatehouse Road should be improved by such actions as prohibiting vehicles from making left turns onto Williams Drive from Gatehouse Road and rerouting vehicles from Gatehouse Road to Arlington Boulevard via Javier Road. This improvement has been identified for inclusion in the Merrifield Suburban Center Area-Wide transportation guidance.

Bus Transit

Consistent with the County's Transportation Policy Plan to provide supporting facilities for the transit system to increase use of public transportation, staff has identified the Inova Fairfax campus as a transit transfer point for Fairfax Connector service in the Gallows Road corridor. The proffers associated with the recent rezoning include the construction of a bus facility to serve this transfer point. The extension of Fairfax Connector service through the campus on the planned connector road may be appropriate in the future to allow for a future route to the Merrifield Town Center and the Dunn Loring-Merrifield Metro station. The connector road as proffered will not support full-sized Fairfax Connector buses. To allow for potential future service, the connector road should be built to accommodate full-sized buses.

Inova Fairfax currently operates shuttle service to the Dunn Loring Metro Station. This shuttle service should be continued or if terminated, Inova Fairfax should contribute to an internal Merrifield Suburban Center shuttle system.

Transportation Demand Management

Consistent with the County's Transportation Policy Plan to promote Transportation Demand Management (TDM) to support efficient use of the County's transportation system, the Merrifield Area-Wide recommendations include guidance and expectation for TDM programs in Merrifield. TDM programs should continue to be evaluated for effectiveness with the additional development. In addition, the use of information and communications technology for remote appointments, teleconferencing, and other opportunities to minimize vehicular trips to the site is encouraged.

Environment

The Policy Plan encourages commitments to green building practices through certification under established green building rating systems (such as the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)) program. Zoning proposals for nonresidential development in mixed-use centers, including

Suburban Centers, should ensure that green building practices are incorporated that are sufficient to attain certification through the LEED program or its equivalent in cases where development is proposed in accordance with a Comprehensive Plan Option. The subject Plan Amendment will fall into this category when implemented through the development review process. Innovative energy efficiency and conservation strategies should be incorporated into the new buildings, and at a minimum, LEED certification will be expected for the buildings.

Opportunities to include infrastructure and technology to allow for the use of remote appointments, teleconferencing, smart parking, and charging of environmentally-friendly vehicles are encouraged.

Health Care Advisory Board

On April 6, 2010, the Board directed the Department of Planning and Zoning (DPZ) to forward any proposed comprehensive plan changes to both the Fairfax-Falls Church Community Services Board (CSB) and the Health Care Advisory Board (HCAB) for review and comment. The Comprehensive Plan currently recommends coordination between the County and the hospital when evaluating expansion opportunities. For future development review opportunities it is important to continue this coordination to ensure that community health care needs are met. HCAB, CSB and the Health Department should be offered the opportunity to provide an updated needs assessment to inform future development review processes for additional density on the site, and to review and comment on potential impacts to the quality, availability, and/or access to hospital services. Examples provided by HCAB, CSB and the Health Department include but are not limited to: maintaining onsite emergency care services to meet community demand, expansion of safety net services for uninsured and underinsured clients, non-residential long term care services to meet the needs of the growing senior population in our community, acute care inpatient psychiatric services, medical detoxification services, and the implementation and use of video-conferencing.

CONCLUSION

With the implementation of the conditions outlined in the proposed Comprehensive Plan language below, staff supports the proposed additional medical care facility uses on the campus. Staff believes that the increase in development intensity on the campus can be designed and implemented in a way that will minimize impacts to the surrounding neighborhood, and also provide additional health care benefits to the community and the County.

RECOMMENDATION

Staff recommends that the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as underlined and text proposed to be deleted is shown with a ~~strikethrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2007 Edition, Area I, Merrifield Suburban Center as amended through August 6, 2007, Land Unit Recommendations, 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.
- 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 connector roadway that connects the Inova Fairfax Hospital site with the Willow Oaks site should be built to accommodate full-sized buses. Ingress-egress easements should also be granted for transit vehicles along the connector roadway.
- 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, 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.