

AN AMENDMENT TO THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA 2017 EDITION

GENERAL LOCATION: North side of Franconia-Springfield Parkway between Walker Lane and Beulah Street.

PLANNING AREA AND DISTRICT: Area IV, Springfield Planning District

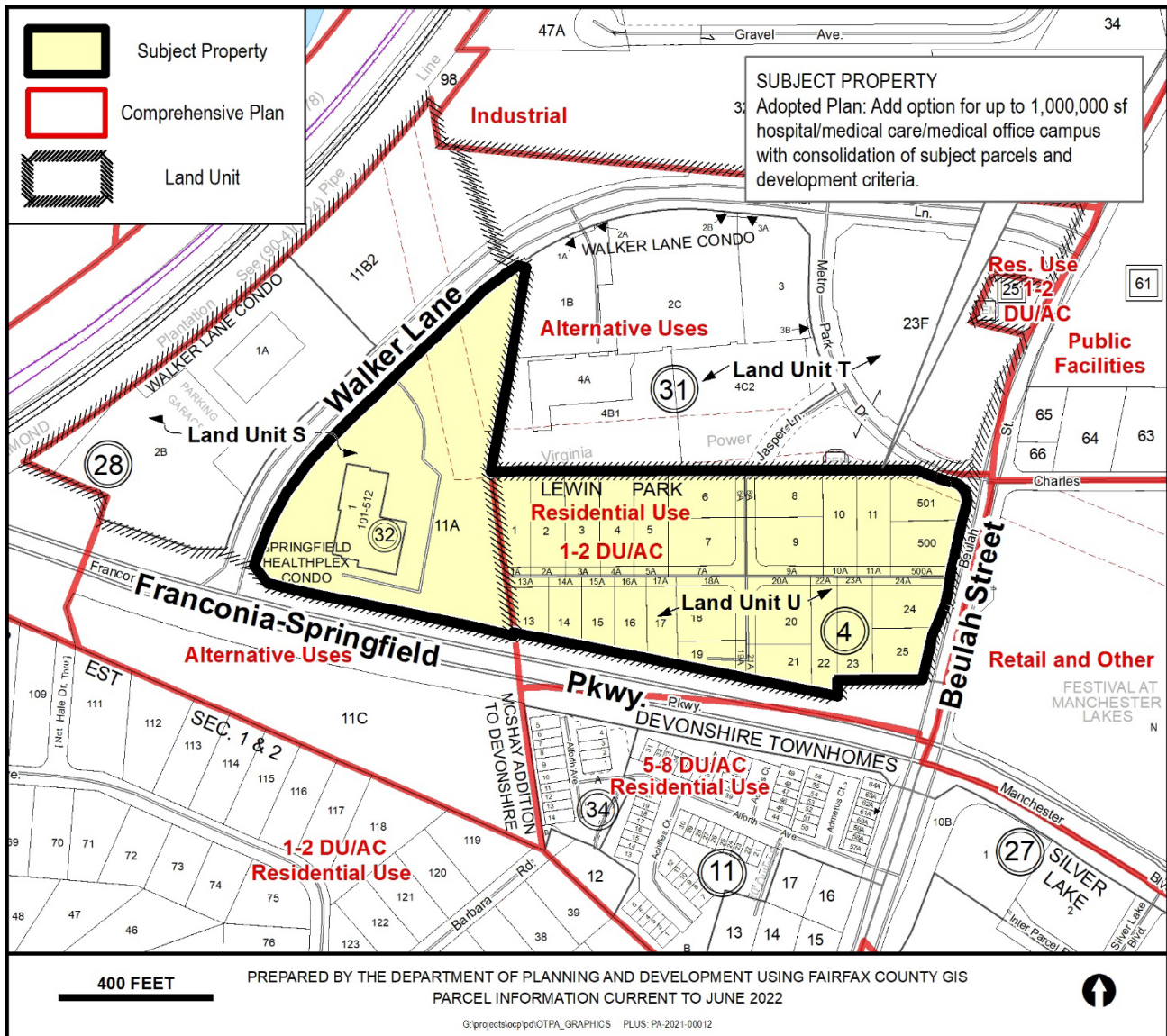
SPECIAL PLANNING AREA: Beulah (S9), Franconia-Springfield Area, Franconia-Springfield Transit Station Area Land Units S (part) and U

PARCEL LOCATION: Tax Map Parcels 91-1 ((4)) ALL; 91-1 ((1)) 11A; and 91-1 ((32)) 1

SUPERVISOR DISTRICT: Lee

ADOPTED: June 28, 2022 **ITEM NO.** PA 2021-IV-S1

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



AMENDMENT TO THE COMPREHENSIVE PLAN (2017 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 shown with ~~striketrough~~.

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area IV, Franconia-Springfield Areawide Recommendations, Land Unit Recommendations, amended through February 23, 2021, page 57-59:

“Land Unit S

At the baseline, Land Unit S, located east of the CSX Railroad tracks, north of the Franconia-Springfield Parkway, and at the terminus of Lewin Drive, is planned for residential use at 3-4 dwelling units per acre or for low-intensity office use up to .25 FAR. Tax Map parcel 91-1((1))11C, located south of the Franconia Springfield Parkway and outside the extent of the Franconia-Springfield Area and Transit Station Area, was dedicated to the county for open space with the intensity associated with this parcel shifted to property in Land Unit S.

Tax Map parcels 91-1 ((1)) 11A, 91-1 ((32)) 1, 91-1 ((4)) 1 and 1A (the latter two parcels being in Land Unit U) ~~is~~ are the location of the Inova Springfield Inova HealthPlex at Franconia-Springfield (the “Inova HealthPlex site”). As an option, the health care facility is planned for expansion to include medical care facilities, medical office use, and ancillary uses up to 296,000 square feet of total development ~~at such time that the rezoning of Land Unit U (Lewin Park) is approved for nonresidential use within the Inova HealthPlex site.~~ Medical office use may include administrative services, related to the medical care facilities and medical office uses. ~~In order to~~ To foster consistent standards for development, this option should be implemented using the conditions for redevelopment at the optional level of Land Unit U, including high-quality design, connectivity, circulation, urban parks, and park features. Building heights should not exceed 8 stories or a maximum of 100 feet with the height of above-ground parking structures limited to a maximum of 60 feet.

...

Development of the Inova HealthPlex site under the base or the aforementioned expansion option ~~Any development, either under the base or the option,~~ should provide well-designed interior circulation with no direct vehicular access through Land Unit U (the former Lewin Park community) or

to the Parkway. Access from the Parkway for emergency vehicles associated with ~~an urgent care facility~~ approved medical uses and a shuttle bus linking the Metro Station, and a right-in/right-out vehicular connection from Land Unit S to the Parkway (i.e., Walker Lane) may be appropriate provided that such are approved by the Commonwealth Transportation Board and reviewed by the Fairfax County Department of Transportation. Attention should be paid to proper siting of structures to enhance the relationship to the transportation center.

Medical Campus Option for Inova HealthPlex Site and Land Unit U:

As an option, the approximately 21.59 acres consisting of Tax Map Parcels 91-1 ((1)) 11A, 91-1 ((4)) 1-11, 1A-11A, 13-25, 13A-24A, 500, 500A, 501 and 91-1 ((32)) 1 may be consolidated for medical care, medical office, and ancillary uses up to approximately 1,000,000 square feet. Development of a medical campus at this site should support the policy goals for transit-oriented development, economic vitality, and the well-being of the local community by providing opportunities for access to health services and skilled jobs in the construction and operation of the campus. The development should leverage its proximity to public transit, the local workforce, residential neighborhoods, and Kingstowne Consolidated Facility to maximize its benefit to the community. This Medical Campus Option should create a cohesive, campus-style, development and adheres to the following criteria, in addition to the areawide guidance. For purposes of this option, “New Development” refers to improvements made above the existing 146,000 square foot Inova HealthPlex facility (as of April 2022).

- The subject parcels are substantially and logically consolidated and developed under a coordinated plan for redevelopment. New Development should include high quality architecture, design, and building materials. Interim conditions should be identified if the development is phased.
- Visual impacts to the nearby residential uses and to the Franconia-Springfield Parkway are appropriately mitigated. Building heights should generally be limited to a maximum of 100 feet per the office mixed use development option; however, building heights may increase up to 125 feet in certain areas to accommodate mechanical equipment and screening or to support the medical use. Impacts from structured parking, cooling towers, and similar ancillary uses should be minimized through the provision of architectural screening, vegetative screening, and/or other methods. Lighting should be located, directed, and designed to reduce glare and minimize impacts to the existing Devonshire community.
- Impervious surfaces are balanced with a substantial amount of green space, supplemented by natural landscaping practices and other

solutions, such as green stormwater infrastructure (i.e., stormwater planters, rain gardens, and/or green roofs) to offset the impacts of runoff from impervious coverage on the site. Stormwater management controls should be provided on-site and above the minimum standards to the extent feasible. New surface parking should be designed to contribute to onsite stormwater management by using elements such as planter areas and permeable paving in the parking stall areas. Additional measures may be considered to exceed minimum standards in consultation with DPWES.

- New Development provides for environmental elements in the design, including buildings designed to meet the criteria for LEED-Silver green building certification or equivalent.
- Urban parks are integrated within the site to serve employees, patients and visitors to the campus.
- Transit-Oriented Development principles are reflected as a key element of the site's connectivity. New Development should minimize the creation of new surface parking and promote modes of transportation as an alternative to single-occupancy vehicle trips.
- The design facilitates an effective pedestrian circulation system that interconnects the interior of the campus with destinations and places external to the site, such as the Joe Alexander Transportation Center. Safe, functional and attractive bicycle, pedestrian, and multimodal connections to the surrounding street and trails network should be provided. Off-site improvements to enhance the safety, user experience, and desirability of the existing and planned active transportation network should be considered.
- Attractive, well-designed, and functional streetscape improvements and landscaping are provided, with particular attention on the Franconia-Springfield Parkway frontage and improved pedestrian crossings at Beulah Street and to the Joe Alexander Transportation Center to the west.
- Access points existing prior to New Development are preserved to the maximum extent feasible. Additional access points and traffic controls to serve the medical campus, if provided, should operate efficiently and not create congestion or safety issues. Connectivity between Land Units S and U should be considered to promote efficient campus circulation.
- Interim improvements to the intersection of the Franconia-Springfield Parkway at Walker Lane are provided. Improvements may include an

all-vehicle, left-in vehicular connection from the Parkway to Walker Lane, provided any development proposal achieves approvals from the Commonwealth Transportation Board and review by the Fairfax County Department of Transportation. Any interim improvements may be removed or redesigned in coordination with the planned interchange at the intersection of the Franconia-Springfield Parkway and Manchester Boulevard with Beulah Street.

...

Land Unit U

The Lewin Park community is planned for residential use at 1-2 dwelling units per acre. Land Unit S, to the west, is planned for residential use with an option for office use, while Land Unit T, to the north, is recommended for residential use with office uses as an option. ~~If the optional uses for Land Unit T are approved through a rezoning, then~~

As specified in the guidance for Land Unit S, the Inova HealthPlex Site and Land Unit U may be consolidated and developed under the Medical Campus Option.

Without consolidation with the Inova HealthPlex Site, office and/or hotel and/or up to 300,000 square feet of multifamily residential with support retail uses at up to 1.5 FAR (approximately 879,000 sq ft.) may be appropriate for Land Unit U if the following conditions are satisfied:
..."

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.