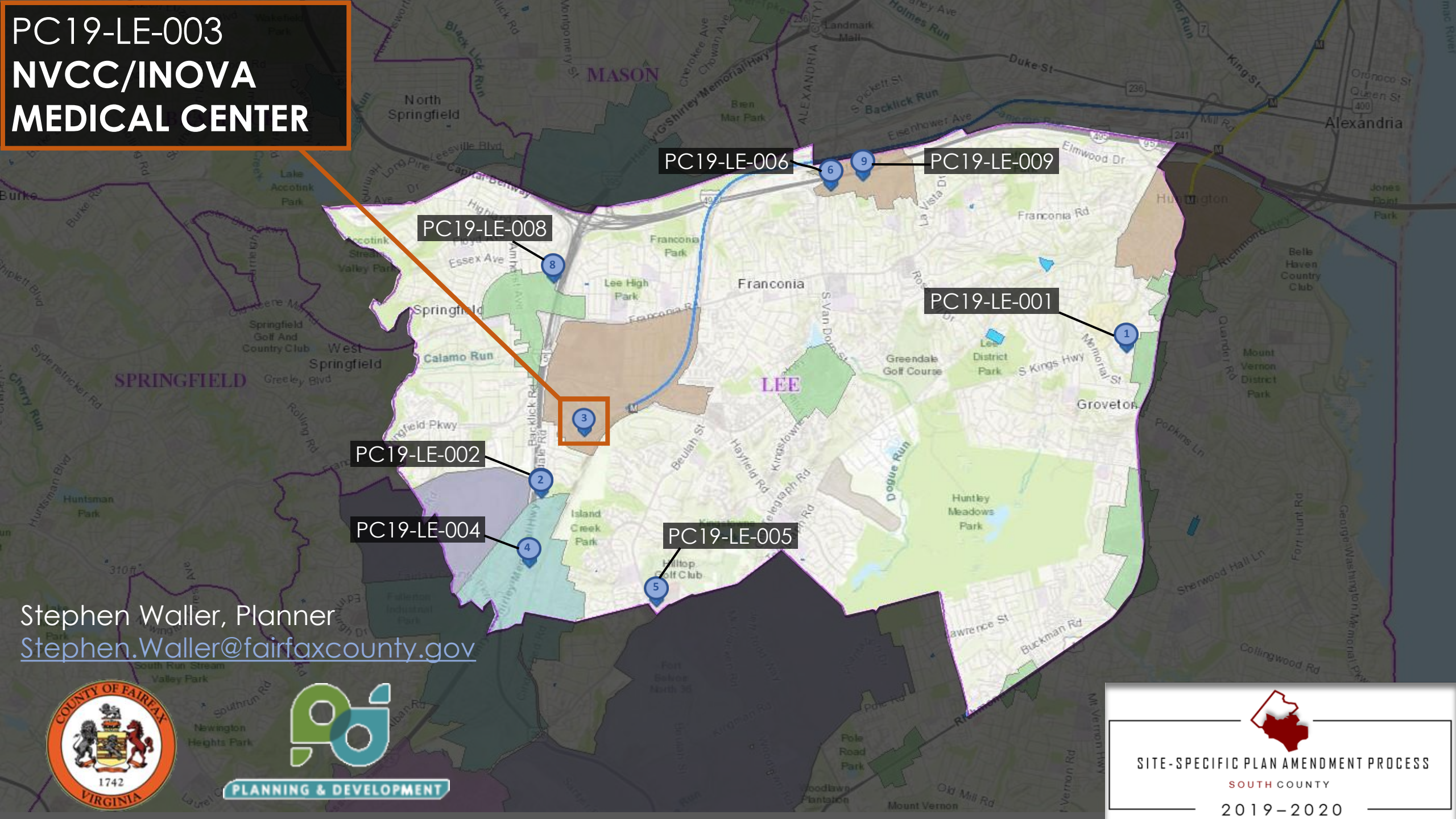


PC19-LE-003 NVCC/INOVA MEDICAL CENTER



Stephen Waller, Planner
Stephen.Waller@fairfaxcounty.gov



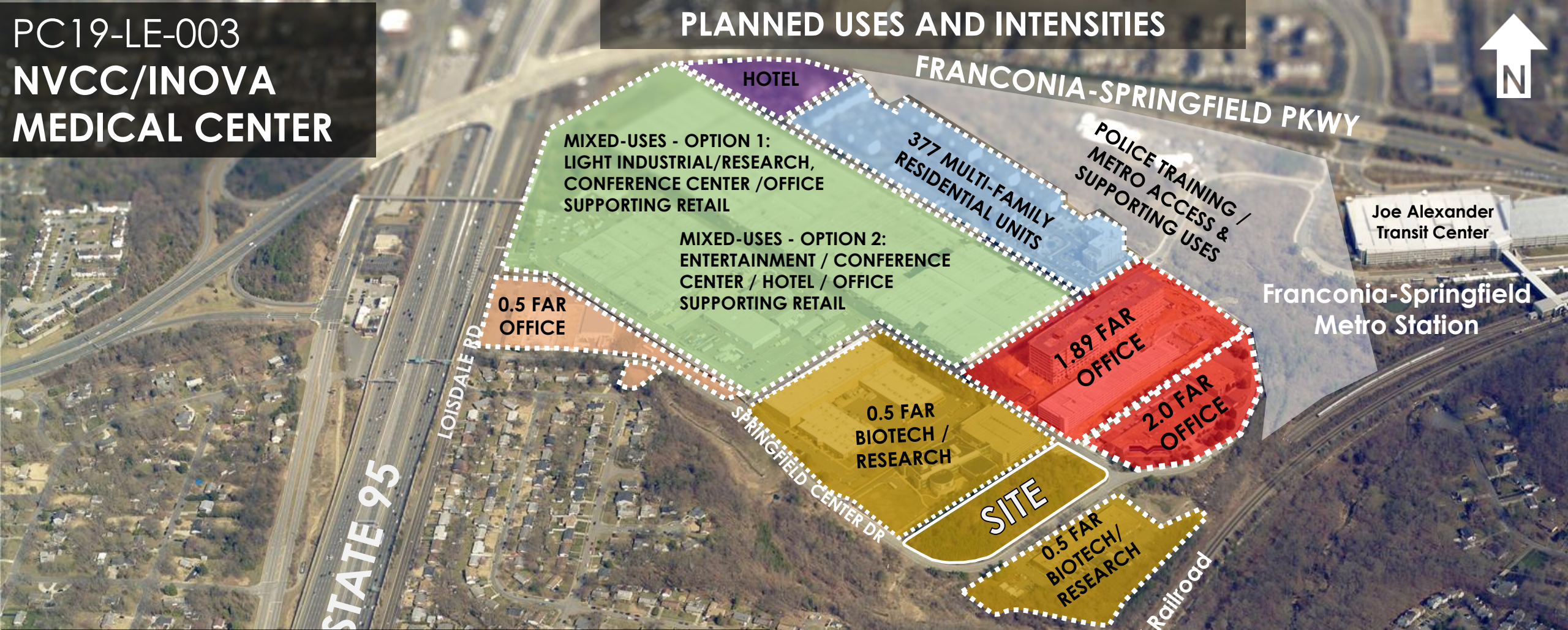
PC19-LE-003
NVCC/INOVA
MEDICAL CENTER



Current Use: 5-acre undeveloped, wooded lot

PC19-LE-003
NVCC/INOVA
MEDICAL CENTER

PLANNED USES AND INTENSITIES



TSA Headquarters: Planned, approved constructed for 1.89 FAR of Office use

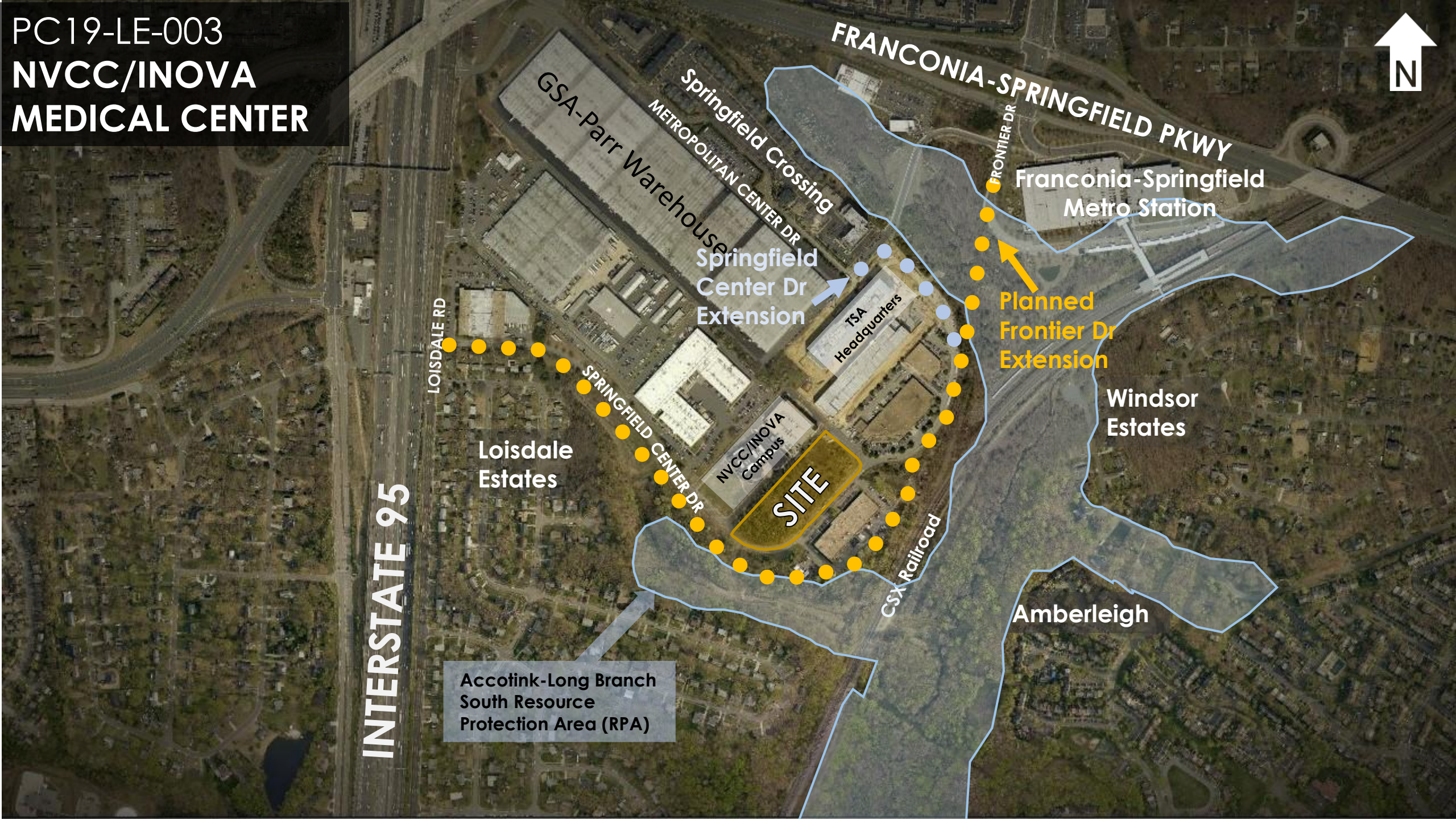
Metro Center Phase II: 2.0 FAR office with business and supply services (up to 517,00 SF)

Intersection of Loisdale Road: 0.5 FAR of Office use

Springfield Crossing: 347 garden and low-rise apartments units at 10 du/ac (0.64 FAR)

GSA-Parr Facility: 1- 1.09 million SF of Light Industrial and Research uses supporting NVCC. 2 - 6,500 patron entertainment center with up to 160,000 SF conference center, 565,00 SF hotel.

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NVCC/INOVA
MEDICAL CENTER



FRANCONIA-SPRINGFIELD PKWY

FRONTIER DR

Franconia-Springfield
Metro Station

Planned
Frontier Dr
Extension

Windsor
Estates

Amberleigh

CSX Railroad

Springfield
Center Dr
Extension

TSA
Headquarters

NVCC/INOVA
Campus

SITE

SPRINGFIELD CENTER DR

Loisdale
Estates

LOISDALE RD

Accotink-Long Branch
South Resource
Protection Area (RPA)

INTERSTATE 95

GSA-Parr Warehouse

Springfield Crossing
METROPOLITAN CENTER DR

PC19-LE-003
NVCC/INOVA
MEDICAL CENTER



Current Plan Recommendation:

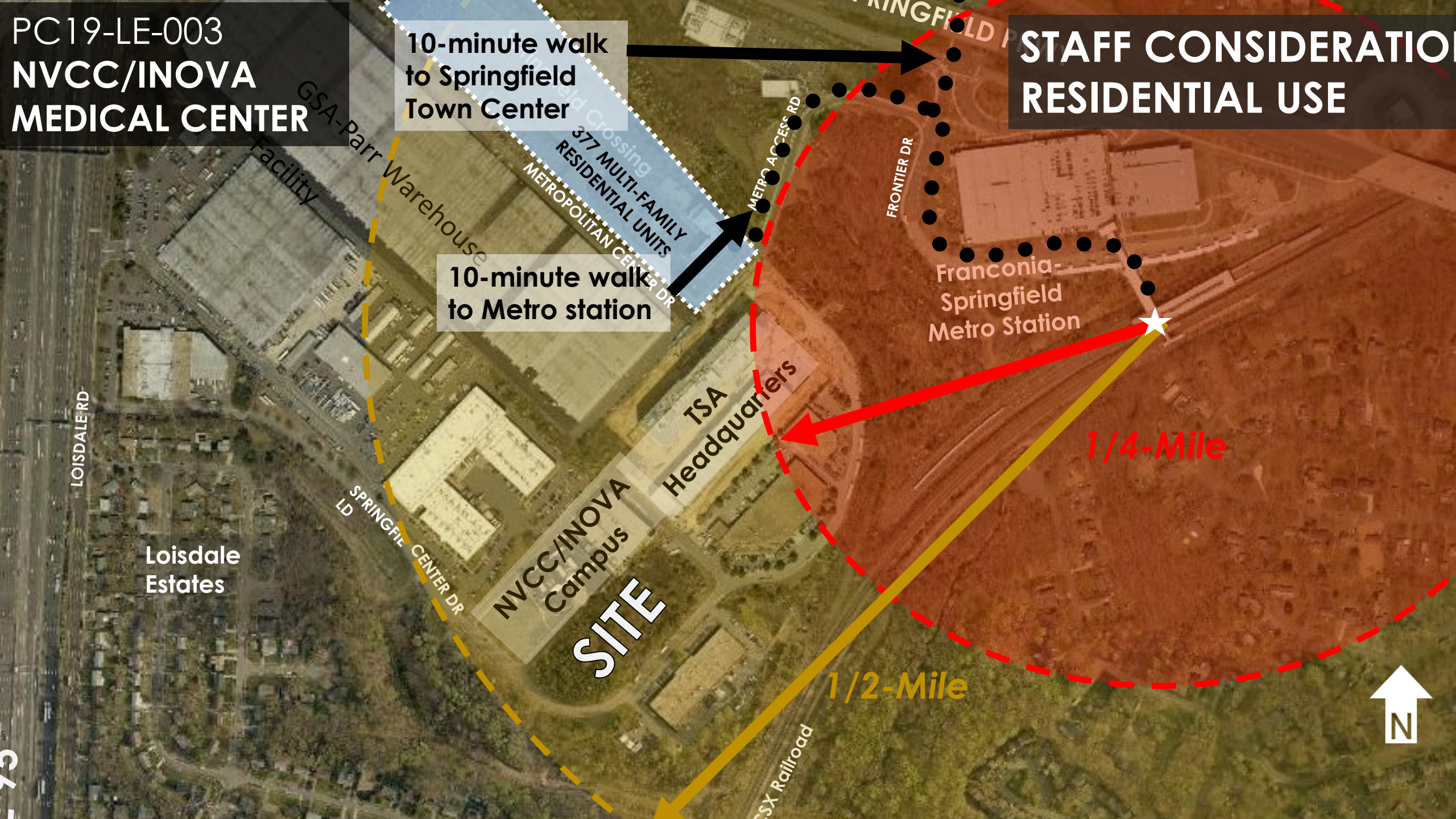
Baseline: Industrial use up to 0.35 Floor Area Ratio (FAR)

Option: Biotech & research uses up to 0.50 FAR to support the adjacent NVCC/INOVA Medical Education Campus

Nomination:

Office, institutional and residential mixed-use with supporting retail up to 1.5 FAR (326,700 SF)

- Up to 75% of residential, office, research, education, clinical or institutional uses
- Up to 15% of retail or other supporting uses



PC19-LE-003
NVCC/INOVA
MEDICAL CENTER

10-minute walk
to Springfield
Town Center

10-minute walk
to Metro station

STAFF CONSIDERATION
RESIDENTIAL USE

GSA-Parr Warehouse
Facility

377 MULTI-FAMILY
RESIDENTIAL UNITS
METROPOLITAN CENTER DR

METRO ACCESS RD

FRONTIER DR

Franconia-
Springfield
Metro Station

LOISDALE RD

Loisdale
Estates

SPRINGFIELD
CENTER DR

NVCC/INOVA
Campus

TSA
Headquarters

SITE

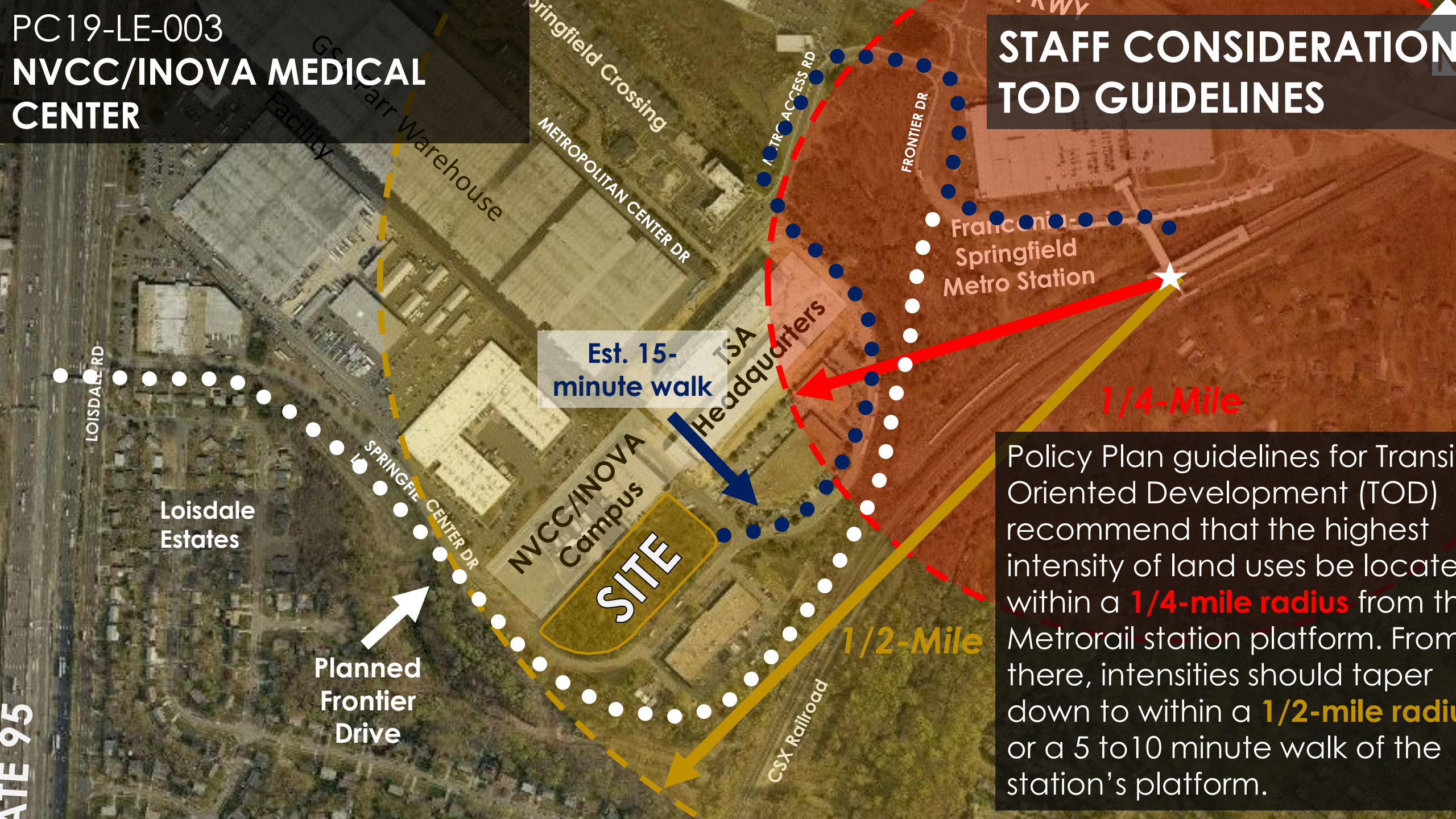
CSX Railroad

1/4-Mile

1/2-Mile



STAFF CONSIDERATION TOD GUIDELINES



Policy Plan guidelines for Transit Oriented Development (TOD) recommend that the highest intensity of land uses be located within a **1/4-mile radius** from the Metrorail station platform. From there, intensities should taper down to within a **1/2-mile radius** or a 5 to 10 minute walk of the station's platform.

STAFF CONSIDERATION: INTENSITY

Intensity:

The nomination proposes an intensity three times greater than the planned intensity of the parcel and those immediately adjacent, outside the 1/4-mile radius.

Compatibility:

The site is an individual parcel situated between parcels that are planned for and developed with Industrial uses.



PC19-LE-003
NVCC/INOVA
MEDICAL CENTER



STAFF **DOES NOT** RECOMMEND THAT THIS NOMINATION BE ADDED TO THE PLAN AMENDMENT WORK PROGRAM.