

**NOMINATION CHECKLIST**

1. Completed the official nomination form;
2. Copy of each the notification letter and map sent by certified mail to the property owner(s), if different than the nominator/agent (Item 3);
3. Original and/or copies of each of the postmarked certified mail receipt(s), if different from the nominator/agent (as proof of satisfying notice requirement) (Item 3, Property Information Table);
4. 8 ½ x 11 Property Map (tax maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) with nomination area outlined in black ink (Item 5);
5. Additional page (not more than two) of justification for proposed Plan change (Item 6).
6. Neighborhood petition, only if neighborhood proposes a neighborhood consolidation.

**Statement of Justification**  
**Tax Map Parcel 49-4 ((1)) 57; 3225 Gallows Road (the “Property”)**

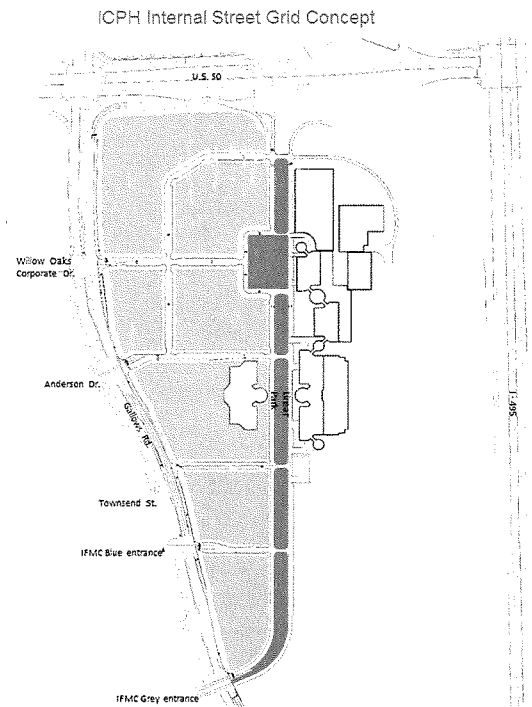
This nomination furthers the work of Inova Health Care Services (“Inova”) to establish a health and wellness destination, where public and private investments in discovery will improve the health and quality of life for all Fairfax County residents and attract new economic development benefitting the County and the Commonwealth. The Inova Center for Personalized Health (“ICPH”), as the project is currently known, is located across Gallows Road from the Inova Fairfax Medical Campus (“IFMC”) and is a collaborative effort among Inova, the Commonwealth, Fairfax County, Virginia’s leading research universities, and other partners.

Thanks to those partnerships, Inova is helping drive the transformation of healthcare from a reactive to a predictive model, using technological innovation, pioneering research, and sophisticated data management to personalize prevention and treatment for every patient. The people who work and live at ICPH will complement existing uses in the immediate Merrifield community, incubate new ideas, and catalyze economic development for Fairfax County and beyond.

ICPH is envisioned to include establishments for scientific research, educational facilities, medical care facilities, offices, institutional uses, public uses, residential (including workforce housing, student housing, senior housing, and market housing), hotel, and retail uses.<sup>1</sup> Inova proposes the conceptual internal grid of streets shown here to accommodate the early phases of the project.

This nomination is justified in multiple respects. Most substantially, it advances Fairfax County’s major policy objective for economic development. This is manifest in the County’s Economic Success Strategic Plan wherein initial activity at ICPH is prominently featured.<sup>2</sup> The nomination also addresses the County’s major policy objective with respect to mixed-income housing, and development will be phased in support of the County’s major policy objective to balance transportation infrastructure. In addition, the nomination both “addresses an emerging community concern” and “responds to actions by others” through Inova’s efforts to transform healthcare, which by some measure represents one-sixth (and growing) of the national economy.

This nomination also fits within the past, present, and future planning context for Merrifield. Historically, the Fairfax County Comprehensive Plan (“Plan”) recommended several mixed use development options for the Property in recognition of (i) the Property’s relationship to IFMC, and (ii) the Property’s importance as one of three key areas, together with the Metro TSA and the Town Center, in the Merrifield Suburban



<sup>1</sup> With respect to the boxes on the nomination form “office” includes office, research, and hotel uses; “institutional” includes clinical and educational uses; and “residential” includes a blend of all types of residential uses.

<sup>2</sup> *The Board of Supervisors’ Strategic Plan to Facilitate the Economic Success of Fairfax County Fall 2016 Update.*

Center.<sup>3</sup> While the Plan had anticipated that mixed use development would occur on the Property over an “indefinite period of time”, the Plan contained a reference to (though not a distinct option for) a single, campus-like employment center. That concept was realized in Mobil Oil Company’s development of the Property in the 1970s and 1980s. Mixed-use, healthcare-related development would have to wait.

The Merrifield Suburban Center underwent a revision in 2003 focused substantially on catalyzing redevelopment at the Metro station and creating the long-anticipated Town Center. The Plan, and related efforts, had highly laudable goals for both areas and eventually led to redevelopment worthy of the substantial public investment in rail infrastructure and a very high quality Town Center. Meanwhile, the status quo remained on the Property, with little impetus from the County or Mobil to revisit planning options.

It is now 2017, forty years after Mobil settled on the Property and nearly fifteen years since the 2003 Merrifield Plan Amendments. The Plan’s vision for the Metro Station and Town Center is being realized, and longer range County planning for Merrifield includes potential future light rail down the Gallows Road corridor. This nomination refocuses on the original third key area of Merrifield with an eye toward its future.

Much has changed to justify re-planning the Property:

- ExxonMobil announced in 2012 that it would be moving to Houston, Texas, and has now left.
- Inova Health Care Services now leases the Property.
- IFMC is no longer just a community hospital; it is now a world class medical center.
- With the mapping of the human genome, technology is expanding (exponentially) the reach and understanding of medical science.
- Inova is helping drive the effort to re-invent healthcare, and ICPH will further advance that innovation.
- Fairfax County has transformed from a suburban “bedroom community” to a far more urban environment, supporting employment, housing and commercial activity for a population of greater than one million people.
- Planning in Merrifield has evolved. Planned densities near the Property range from 0.7 to 1.0 FAR.

To fulfill ICPH’s potential, this nomination proposes development up to 5,000,000 square feet (1.0 FAR) in an initial Phase I on the western portion of the Property. Recognizing the long-term (+20 year) potential for ICPH will be even greater, the nomination includes an option for a future Phase II up to 15,000,000 square feet (3.0 FAR) tied to the availability of future transit or technological changes necessary to mitigate impacts. Buildings heights would range from 6 to 14 stories with one iconic tower up to 22 stories in Phase I.

This nomination presents a truly transformative opportunity to connect all of the above in a land use context that is consistent with (i) the Property’s past planning recommendations, recalling an ancillary mix of uses to support itself and IFMC, (ii) present planning recommendations for planned intensity surrounding the site, and (iii) the future planning vision for Merrifield, becoming an even greater hub of activity in Fairfax County. Time is of the essence for Inova to catalyze this initiative and secure the many commitments it needs to make the vision of ICPH a reality. Inova looks forward to continued collaboration with its partners to create a nationally-recognized destination dedicated to promoting the health, wellness, and vibrancy of the entire community.

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<sup>3</sup> *Fairfax County Comprehensive Plan*, 1984 Edition – Area 1 (page 138)



FAIRFAX COUNTY, VIRGINIA  
2017 NORTH COUNTY SITE SPECIFIC PLAN AMENDMENT PROCESS  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

1. NOMINATOR/AGENT INFORMATION

Name: Tim Sampson for Inova HealthCareServices Daytime Phone: 703-618-4135

Address: Downs Rachlin Martin PLLC, 199 Main Street, P.O. Box 190, Burlington, VT 05402

Nominator E-mail Address: tsampson@drm.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

 attorney/agent for Inova Health Care Services

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Tim Sampson is attorney and authorized agent of Inova Health Care Services

2. GENERAL INFORMATION

Check appropriate supervisor district:  Dranesville  Hunter Mill  Providence  Sully

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 116.78 acres 5,086,937 sq. ft.

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

**IMPORTANT NOTE:** No nominations that include residential uses including residential mixed-use proposals will be accepted within the Site-specific Plan Amendment (SSPA) process for areas of the county subject to the 2016 Proffer Bill Legislation.

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 14-15 of the Guide to the SSPA for more information.)

Yes  No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the Citizen’s Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)) for your citation.

Land Unit K, Merrifield Suburban Center, Area I. Office and accessory uses up to 1.75 million square feet (0.35 FAR). Maximum building height 180 feet. Current recommendations generally reflect existing development and zoning approvals for the site.

b. Current Plan Map (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/compplanmap.htm>)

Designation: Office

c. Current Zoning Designation (<http://www.fairfaxcounty.gov/myneighborhood/>).

PDC (proffered)  
\_\_\_\_\_

d. Proposed Comprehensive Plan Designation: (NOTE: Your nomination as proposed will be evaluated and subject to the consideration and vote by the task force).

An option for mixed-use/residential, Medical Research, Education, and Clinical Center, up to 5 million SF (1.0 FAR) in Phase I (western portion of site), with option for Phase II expansion up to 15 million SF (3.0 FAR) tied to future transit or technological changes necessary to mitigate impacts.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)

Mixed-use/residential option including establishments for scientific research, educational facilities, medical care facilities, offices, institutional uses, public uses, residential, hotel, and retail. Mostly high-rise construction anticipated. Building heights generally range from 6-14 stories with one iconic tower at 22 stories in Phase I. Parking in combination of structure (above and below grade) and surface lots.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached	0	-	-
.2 - .5 du/ac (2-5 acre lots)		Townhouse	0	-	-
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	0	-	-
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	0	-	-
2 - 3 du/ac		High-Rise Multifamily (9+ stories)	1,550	775 av.	1.2M
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

- Office  
  Retail  
  Institutional  
  Private Recreation/  
  Industrial  
  Residential  
 Open Space  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.0/Option 3.0 Total Gross Square Feet: 5m / Option 15m

Categories	Percent of Total FAR	Square Feet
Office	57%	2,850,000
Retail	2%	100,000
Institutional	17%	850,000
Private Recreation/Open Space	-	
Industrial	-	
Residential*	24%	1,200,000
<b>TOTAL</b>	<b>100%</b>	<b>5,000,000</b>
<i>*If residential is a component, please provide the approximate number and size of each type of dwelling unit proposed in the chart above based on the approximate square footage.</i>		

### 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

### 6. JUSTIFICATION

Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- Addresses an emerging community concern(s);
- Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- Reflects implementation of Comprehensive Plan guidance;
- Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 5, 2017 and 4:30 p.m. December 5, 2017 to:*

Fairfax County Planning Commission Office  
<http://www.fairfaxcounty.gov/planning/>  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505

**PROPERTY INFORMATION TABLE**

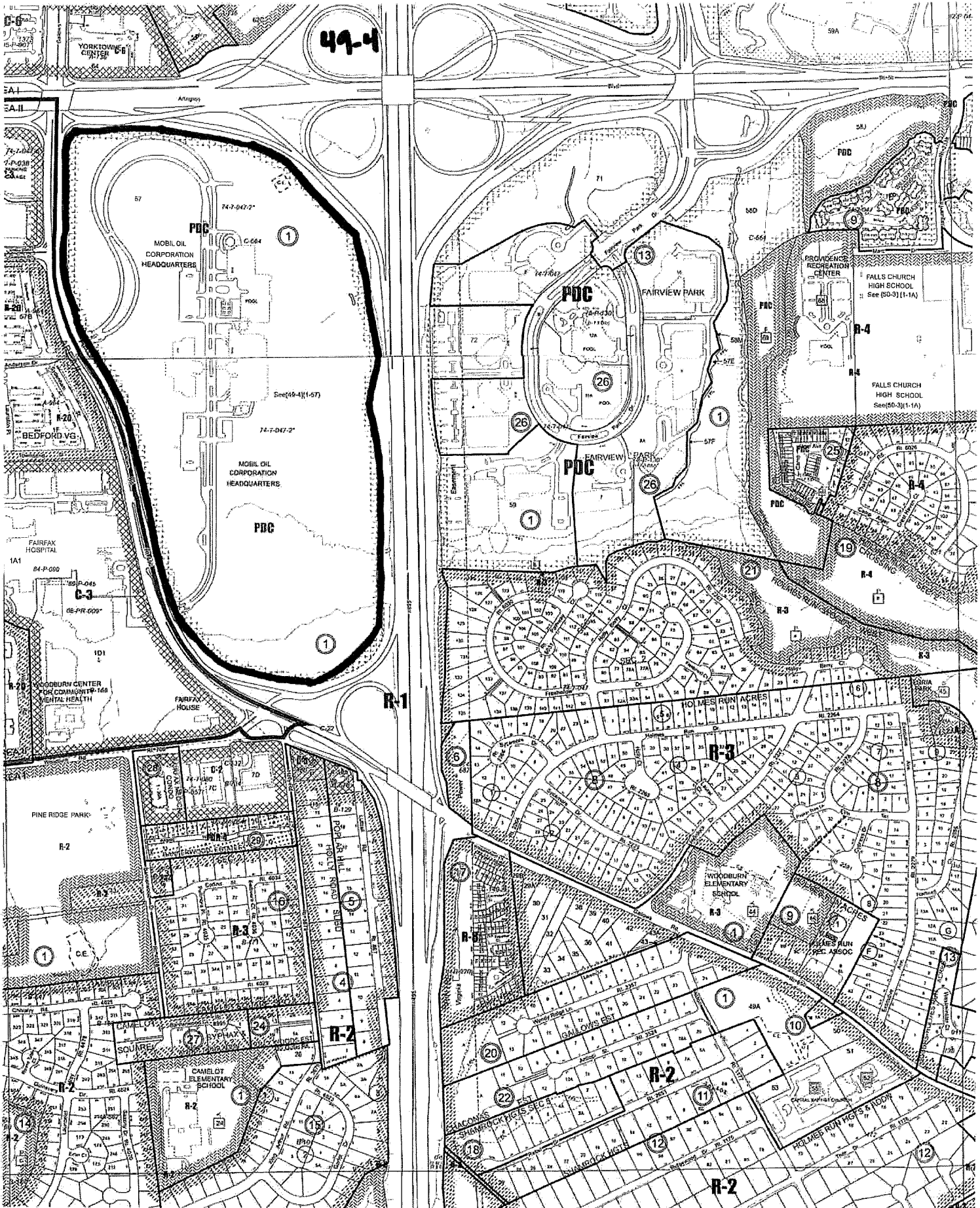
All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail recipient(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel size in acres	Signature of owner or Certified Receipt Number
49-4 ((1)) 57	ExxonMobil Foundation (fee owner; landlord under ground lease of +30 years)	3225 GALLOWS RD FAIRFAX VA 22037-4872	PO BOX 64106 SPRING TX 77387 (per Fairfax County Tax Records)	116.78	7196 90089111 1726 6527
49-4 ((1)) 57	Inova Health Care Services (tenant under ground lease of +30 years)	3225 GALLOWS RD FAIRFAX VA 22037-4872	Inova Health Care Services Attn: John Gaul 8110 Gatehouse Road  Suite 200 East Falls Church, VA 22042	116.78	7196 90089111 1726 6527



49-4



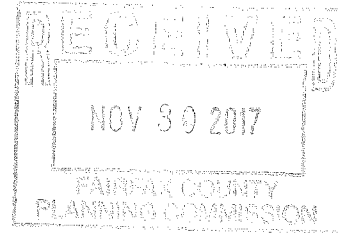
59-2

November 29, 2017

Timothy S. Sampson  
Tel: (703) 618-4135  
tsampson@drm.com

***Via FedEx Overnight Delivery***

Fairfax County Planning Commission  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505



Re: 2017 North County Site-Specific Plan Amendment Nomination (Providence District);  
Property known as Fairfax County, Virginia, Tax Map Parcel 49-4 ((1)) 57, located at  
3225 Gallows Road, Fairfax, Virginia (the "Property").

Ladies and Gentlemen,

Enclosed please find requisite materials nominating the above-referenced Property for an amendment to its land use plan designation under the Fairfax County Comprehensive Plan. I represent Inova Health Care Services, which is the tenant under a long term ground lease of the Property. A more detailed explanation of the request is included with the enclosed materials.

If you have any questions or require additional information please do not hesitate to contact me at 703-618-4135 or at [tsampson@drm.com](mailto:tsampson@drm.com).

Sincerely,

Timothy S. Sampson

enclosures  
TSS:eam

November 28, 2017

Timothy S. Sampson  
Tel: (703) 618-4135  
tsampson@drm.com

ExxonMobil Foundation  
PO Box 64106  
Spring, TX 77387

Re: 2017 North County Site-Specific Plan Amendment Nomination (Providence District);  
Property known as Fairfax County, Virginia, Tax Map Parcel 49-4 ((1)) 57, located at  
3225 Gallows Road, Fairfax, Virginia (the "Property").

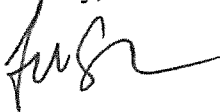
Ladies and Gentlemen,

Fairfax County, Virginia tax records identify you as the owner of the above-referenced Property. Enclosed please find a copy of materials I have submitted to Fairfax County nominating the Property for an amendment to its land use plan designation under the Fairfax County Comprehensive Plan.

I represent Inova Health Care Services which is the tenant under a long term ground lease of the Property from ExxonMobil Foundation. A more detailed explanation of the request is included with the enclosed materials.

If you have any questions or would like additional information please do not hesitate to contact me at 703-618-4135 or at [tsampson@drm.com](mailto:tsampson@drm.com). If you have questions about this process, you may contact the Fairfax County Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA Web site at [www.fairfaxcounty.gov/dpz/planamendments/sspa.htm](http://www.fairfaxcounty.gov/dpz/planamendments/sspa.htm).

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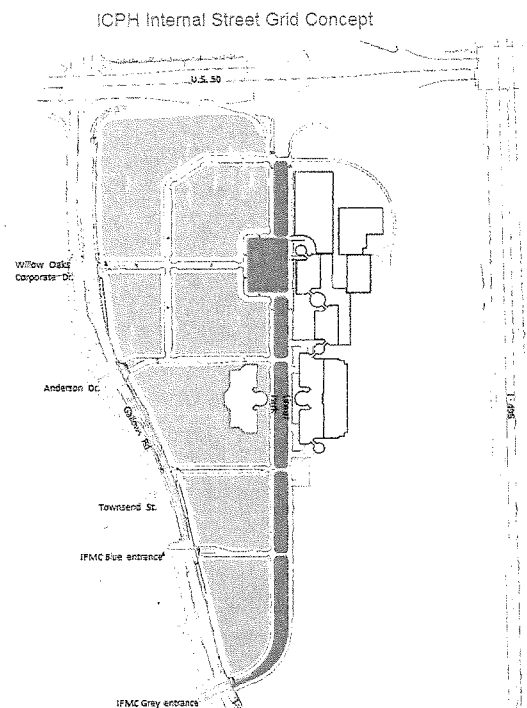
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Date Received:
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Planning District:
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1. NOMINATOR/AGENT INFORMATION

Name: Tim Sampson for Inova HealthCareServices Daytime Phone: 703-618-4135

Address: Downs Rachlin Martin PLLC, 199 Main Street, P.O. Box 190, Burlington, VT 05402

Nominator E-mail Address: tsampson@drm.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):
[Handwritten Signature], attorney/agent for Inova Health Care Services

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):
N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Tim Sampson is attorney and authorized agent of Inova Health Care Services

2. GENERAL INFORMATION

Check appropriate supervisor district: [ ] Dranesville [ ] Hunter Mill [x] Providence [ ] Sully

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 116.78 acres 5,086,937 sq. ft.

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

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Yes  No

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Designation: Office

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PDC (proffered) \_\_\_\_\_

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Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
.1 - .2 du/ac (5-10 acre lots)		Single Family Detached	0	-	-
.2 - .5 du/ac (2-5 acre lots)		Townhouse	0	-	-
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	0	-	-
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	0	-	-
2 - 3 du/ac		High-Rise Multifamily (9+ stories)	1,550	775 av.	1.2M
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

Office  
  Retail  
  Institutional  
  Private Recreation/  
  Industrial  
  Residential  
 Open Space (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.0/Option 3.0 Total Gross Square Feet: 5m / Option 15m



Categories	Percent of Total FAR	Square Feet
Office	57%	2,850,000
Retail	2%	100,000
Institutional	17%	850,000
Private Recreation/Open Space	-	
Industrial	-	
Residential*	24%	1,200,000
<b>TOTAL</b>	<b>100%</b>	<b>5,000,000</b>
<i>*If residential is a component, please provide the approximate number and size of each type of dwelling unit proposed in the chart above based on the approximate square footage.</i>		

### 5. MAP OF SUBJECT PROPERTY

Attach a Property Map (property maps may be accessed using the online Digital Map Viewer application at <https://www.fairfaxcounty.gov/gisapps/DMV/Default.aspx>) clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 1/2 x 11 inches and clearly legible. Maps in color will not be accepted.

### 6. JUSTIFICATION

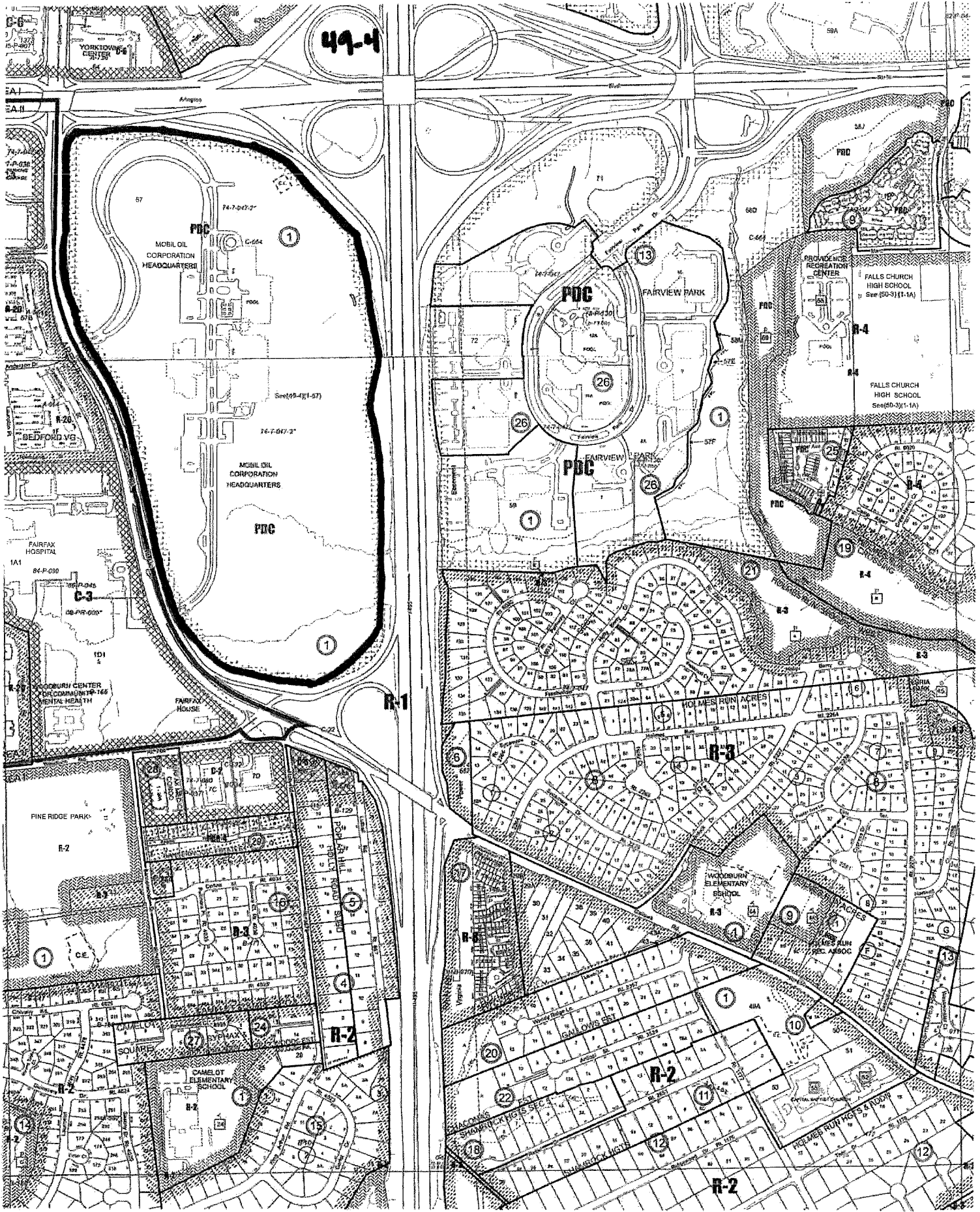
Check the appropriate box and attach a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- Addresses an emerging community concern(s);
- Better implements the Concept for Future Development, and is not contrary to long-standing policies established in the Concept for Future Development;
- Advances major policy objectives:
  - Environmental protection,
  - Revitalization of designated areas,
  - Economic development,
  - Preserving open space,
  - Affordable housing, or
  - Balancing transportation infrastructure and public facilities with growth and development.
- Responds to actions by others, such as Federal, State, or adjacent jurisdictions;
- Reflects implementation of Comprehensive Plan guidance;
- Responds to or incorporates research derived from technical planning or transportation studies.

*All completed nomination forms must be submitted between 8:00 a.m. on September 5, 2017 and 4:30 p.m. December 5, 2017 to:*

Fairfax County Planning Commission Office  
<http://www.fairfaxcounty.gov/planning/>  
 Government Center Building, Suite 330  
 12000 Government Center Parkway  
 Fairfax, Virginia 22035-5505

49-4



59-2

November 28, 2017

Timothy S. Sampson  
Tel: (703) 618-4135  
tsampson@drm.com

Inova Health Care Services  
Attn: John Gaul  
8110 Gatehouse Road  
Suite 200  
Falls Church, VA 22042

Re: 2017 North County Site-Specific Plan Amendment Nomination (Providence District);  
Property known as Fairfax County, Virginia, Tax Map Parcel 49-4 ((1)) 57, located at  
3225 Gallows Road, Fairfax, Virginia (the "Property").

Dear John,

Enclosed please find a copy of materials I have submitted to Fairfax County nominating the above-referenced Property for an amendment to its land use plan designation under the Fairfax County Comprehensive Plan. As you know I represent Inova Health Care Services which is the tenant under a long term ground lease of the Property from ExxonMobil Foundation. A more detailed explanation of the request is included with the enclosed materials.

If you have any questions or would like additional information please do not hesitate to contact me at 703-618-4135 or at [tsampson@drm.com](mailto:tsampson@drm.com). If you have questions about this process, you may contact the Fairfax County Planning Commission office at 703-324-2865 or at 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035. Information regarding the status of the nomination and the Site-Specific Plan Amendment process may be viewed at the SSPA Web site at [www.fairfaxcounty.gov/dpz/planamendments/sspa.htm](http://www.fairfaxcounty.gov/dpz/planamendments/sspa.htm).

Sincerely,



Timothy S. Sampson

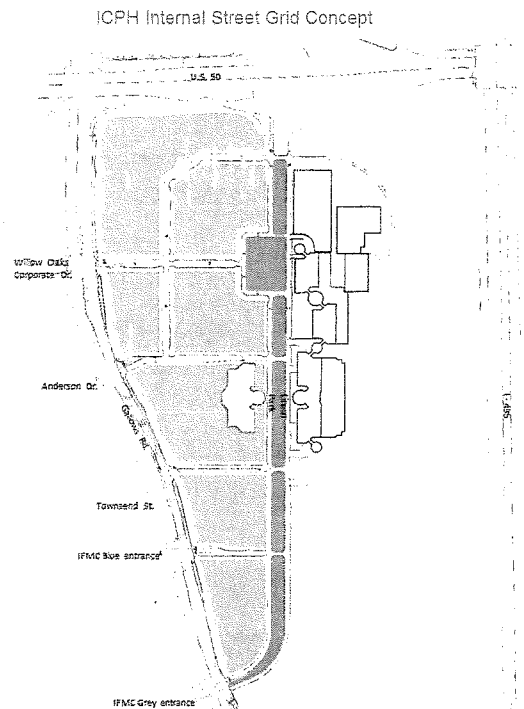
enclosures  
TSS:eam

**Statement of Justification**  
**Tax Map Parcel 49-4 ((1)) 57; 3225 Gallows Road (the “Property”)**

This nomination furthers the work of Inova Health Care Services (“Inova”) to establish a health and wellness destination, where public and private investments in discovery will improve the health and quality of life for all Fairfax County residents and attract new economic development benefitting the County and the Commonwealth. The Inova Center for Personalized Health (“ICPH”), as the project is currently known, is located across Gallows Road from the Inova Fairfax Medical Campus (“IFMC”) and is a collaborative effort among Inova, the Commonwealth, Fairfax County, Virginia’s leading research universities, and other partners.

Thanks to those partnerships, Inova is helping drive the transformation of healthcare from a reactive to a predictive model, using technological innovation, pioneering research, and sophisticated data management to personalize prevention and treatment for every patient. The people who work and live at ICPH will complement existing uses in the immediate Merrifield community, incubate new ideas, and catalyze economic development for Fairfax County and beyond.

ICPH is envisioned to include establishments for scientific research, educational facilities, medical care facilities, offices, institutional uses, public uses, residential (including workforce housing, student housing, senior housing, and market housing), hotel, and retail uses.<sup>1</sup> Inova proposes the conceptual internal grid of streets shown here to accommodate the early phases of the project.



This nomination is justified in multiple respects. Most substantially, it advances Fairfax County’s major policy objective for economic development. This is manifest in the County’s Economic Success Strategic Plan wherein initial activity at ICPH is prominently featured.<sup>2</sup> The nomination also addresses the County’s major policy objective with respect to mixed-income housing, and development will be phased in support of the County’s major policy objective to balance transportation infrastructure. In addition, the nomination both “addresses an emerging community concern” and “responds to actions by others” through Inova’s efforts to transform healthcare, which by some measure represents one-sixth (and growing) of the national economy.

This nomination also fits within the past, present, and future planning context for Merrifield. Historically, the Fairfax County Comprehensive Plan (“Plan”) recommended several mixed use development options for the Property in recognition of (i) the Property’s relationship to IFMC, and (ii) the Property’s importance as one of three key areas, together with the Metro TSA and the Town Center, in the Merrifield Suburban

<sup>1</sup> With respect to the boxes on the nomination form “office” includes office, research, and hotel uses; “institutional” includes clinical and educational uses; and “residential” includes a blend of all types of residential uses.

<sup>2</sup> *The Board of Supervisors’ Strategic Plan to Facilitate the Economic Success of Fairfax County Fall 2016 Update.*

Center.<sup>3</sup> While the Plan had anticipated that mixed use development would occur on the Property over an “indefinite period of time”, the Plan contained a reference to (though not a distinct option for) a single, campus-like employment center. That concept was realized in Mobil Oil Company’s development of the Property in the 1970s and 1980s. Mixed-use, healthcare-related development would have to wait.

The Merrifield Suburban Center underwent a revision in 2003 focused substantially on catalyzing redevelopment at the Metro station and creating the long-anticipated Town Center. The Plan, and related efforts, had highly laudable goals for both areas and eventually led to redevelopment worthy of the substantial public investment in rail infrastructure and a very high quality Town Center. Meanwhile, the status quo remained on the Property, with little impetus from the County or Mobil to revisit planning options.

It is now 2017, forty years after Mobil settled on the Property and nearly fifteen years since the 2003 Merrifield Plan Amendments. The Plan’s vision for the Metro Station and Town Center is being realized, and longer range County planning for Merrifield includes potential future light rail down the Gallows Road corridor. This nomination refocuses on the original third key area of Merrifield with an eye toward its future.

Much has changed to justify re-planning the Property:

- ExxonMobil announced in 2012 that it would be moving to Houston, Texas, and has now left.
- Inova Health Care Services now leases the Property.
- IFMC is no longer just a community hospital; it is now a world class medical center.
- With the mapping of the human genome, technology is expanding (exponentially) the reach and understanding of medical science.
- Inova is helping drive the effort to re-invent healthcare, and ICPH will further advance that innovation.
- Fairfax County has transformed from a suburban “bedroom community” to a far more urban environment, supporting employment, housing and commercial activity for a population of greater than one million people.
- Planning in Merrifield has evolved. Planned densities near the Property range from 0.7 to 1.0 FAR.

To fulfill ICPH’s potential, this nomination proposes development up to 5,000,000 square feet (1.0 FAR) in an initial Phase I on the western portion of the Property. Recognizing the long-term (+20 year) potential for ICPH will be even greater, the nomination includes an option for a future Phase II up to 15,000,000 square feet (3.0 FAR) tied to the availability of future transit or technological changes necessary to mitigate impacts. Buildings heights would range from 6 to 14 stories with one iconic tower up to 22 stories in Phase I.

This nomination presents a truly transformative opportunity to connect all of the above in a land use context that is consistent with (i) the Property’s past planning recommendations, recalling an ancillary mix of uses to support itself and IFMC, (ii) present planning recommendations for planned intensity surrounding the site, and (iii) the future planning vision for Merrifield, becoming an even greater hub of activity in Fairfax County. Time is of the essence for Inova to catalyze this initiative and secure the many commitments it needs to make the vision of ICPH a reality. Inova looks forward to continued collaboration with its partners to create a nationally-recognized destination dedicated to promoting the health, wellness, and vibrancy of the entire community.

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<sup>3</sup> Fairfax County Comprehensive Plan, 1984 Edition – Area 1 (page 138)



**FAIRFAX COUNTY, VIRGINIA  
2017 NORTH COUNTY SITE SPECIFIC PLAN AMENDMENT PROCESS  
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation and may contact the nominator for clarification before acceptance. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

THIS BOX FOR STAFF USE ONLY

Date Received: \_\_\_\_\_

Date Accepted: \_\_\_\_\_

Planning District: \_\_\_\_\_

Special Area: \_\_\_\_\_

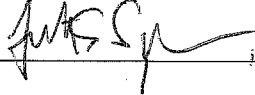
**1. NOMINATOR/AGENT INFORMATION**

Name: Tim Sampson for Inova HealthCareServices Daytime Phone: 703-618-4135

Address: Downs Rachlin Martin PLLC, 199 Main Street, P.O. Box 190, Burlington, VT 05402

Nominator E-mail Address: tsampson@drm.com

Signature of Nominator (NOTE: There can be only one nominator per nomination):

; attorney/agent for Inova Health Care Services

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

N/A

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

Tim Sampson is attorney and authorized agent of Inova Health Care Services

**2. GENERAL INFORMATION**

Check appropriate supervisor district:  Dranesville  Hunter Mill  Providence  Sully

Total number of parcels nominated: 1.00

Total aggregate size of all nominated parcels (in acres and square feet): 116.78 acres 5,086,937 sq. ft.

Is the nomination a Neighborhood Consolidation Proposal:  Yes  No (See page 22 of the Guide to the SSPA for more information. Nominations for neighborhood consolidation will need to attach a petition bearing the signatures of 75 percent or more of the owners and must at a minimum account for 75 percent of the land area being proposed for replanning.)

**IMPORTANT NOTE:** No nominations that include residential uses including residential mixed-use proposals will be accepted within the Site-specific Plan Amendment (SSPA) process for areas of the county subject to the 2016 Proffer Bill Legislation.

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? Visit [http://www.vdot.virginia.gov/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.vdot.virginia.gov/info/traffic_impact_analysis_regulations.asp) for more information. (See pages 14-15 of the Guide to the SSPA for more information.)

Yes  No

**3. PROPERTY INFORMATION** – Attach either the Property Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in part 1 (above).

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

**4. CURRENT AND PROPOSED COMPREHENSIVE PLAN RECOMMENDATION AND ZONING DESIGNATION** See Section IV, #4, of the Citizen’s Guide for instructions.

a. Current Comprehensive Plan text for nominated property: Use the Plan on the Web ([www.fairfaxcounty.gov/dpz/comprehensiveplan](http://www.fairfaxcounty.gov/dpz/comprehensiveplan)) for your citation.

Land Unit K, Merrifield Suburban Center, Area I. Office and accessory uses up to 1.75 million square feet (0.35 FAR). Maximum building height 180 feet. Current recommendations generally reflect existing development and zoning approvals for the site.

b. Current Plan Map (<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/compplanmap.htm>)

Designation: Office

c. Current Zoning Designation (<http://www.fairfaxcounty.gov/myneighborhood/>).

PDC (proffered)

d. Proposed Comprehensive Plan Designation: (NOTE: Your nomination as proposed will be evaluated and subject to the consideration and vote by the task force).

An option for mixed-use/residential, Medical Research, Education, and Clinical Center, up to 5 million SF (1.0 FAR) in Phase I (western portion of site), with option for Phase II expansion up to 15 million SF (3.0 FAR) tied to future transit or technological changes necessary to mitigate impacts.

e. Describe what development under the new Plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?)

Mixed-use/residential option including establishments for scientific research, educational facilities, medical care facilities, offices, institutional uses, public uses, residential, hotel, and retail. Mostly high-rise construction anticipated. Building heights generally range from 6-14 stories with one iconic tower at 22 stories in Phase I. Parking in combination of structure (above and below grade) and surface lots.

f. RESIDENTIAL PROPOSALS: Select the appropriate density range proposed and complete the Residential Unit Type table.

Residential Land Use Categories		Residential Unit Types			
Categories expressed in dwelling units per acre (du/ac)	Number of Units	Unit Type	Number of Units	Unit Size (sq. ft.)	Total Square Feet
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.2 - .5 du/ac (2-5 acre lots)		Townhouse	0	-	-
.5 - 1 du/ac (1 - 2 acre lots)		Low-Rise Multifamily (1-4 stories)	0	-	-
1 - 2 du/ac		Mid-Rise Multifamily (5-8 stories)	0	-	-
2 - 3 du/ac		High-Rise Multifamily (9+ stories)	1,550	775 av.	1.2M
3 - 4 du/ac		<b>TOTAL:</b>			
4 - 5 du/ac					
5 - 8 du/ac					
8 - 12 du/ac					
12 - 16 du/ac					
16 - 20 du/ac					
20 + du/ac**					
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.					

g. NON-RESIDENTIAL or MIXED-USE PROPOSALS: Check the proposed use(s):

Office  
  Retail  
  Institutional  
  Private Recreation/  
  Industrial  
  Residential  
 Open Space  
 (specify uses in table)

Total Floor Area Ratio (FAR) Proposed: 1.0/Option 3.0 Total Gross Square Feet: 5m / Option 15m



Categories	Percent of Total FAR	Square Feet
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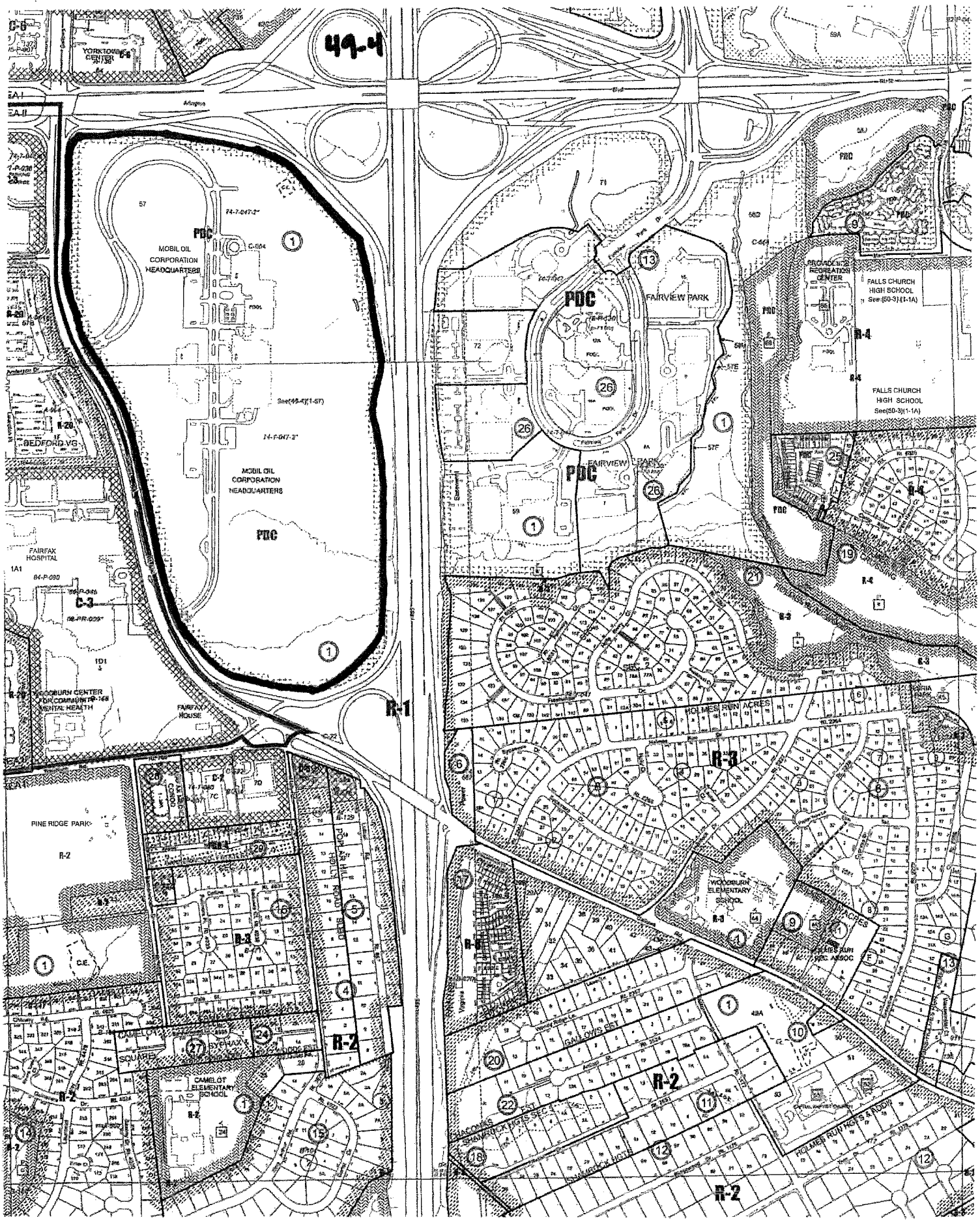
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<http://www.fairfaxcounty.gov/planning/>  
Government Center Building, Suite 330  
12000 Government Center Parkway  
Fairfax, Virginia 22035-5505



59-2

7196 9008 9111 1726 6527

**TO:** Inova Health Care Services  
Attn: John Gaul  
8110 Gatehouse Road  
Suite 200  
Falls Church, VA 22042

**SENDER:** TSS

**REFERENCE:** 15827.0000001

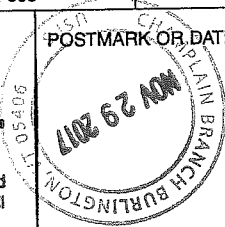
PS Form 3800, January 2005

RETURN RECEIPT SERVICE	Postage	1.19
	Certified Fee	3.35
	Return Receipt Fee	2.75
	Restricted Delivery	0.00
	Total Postage & Fees	7.29

**USPS®**  
**Receipt for**  
**Certified Mail™**

No Insurance Coverage Provided  
Do Not Use for International Mail

POSTMARK OR DATE



7196 9008 9111 1726 6510

**TO:** ExxonMobil Foundation  
PO Box 64106  
Spring, TX 77387

**SENDER:** TSS

**REFERENCE:** 15827.0000001

PS Form 3800, January 2005

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