



Inova Fair Oaks Hospital

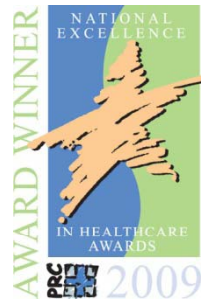
Master Facility Plan Community Presentation

November 2009

Inova Fair Oaks Hospital



Medallion of Performance
Excellence Winner



Center of
Excellence
BARIATRIC SURGERY

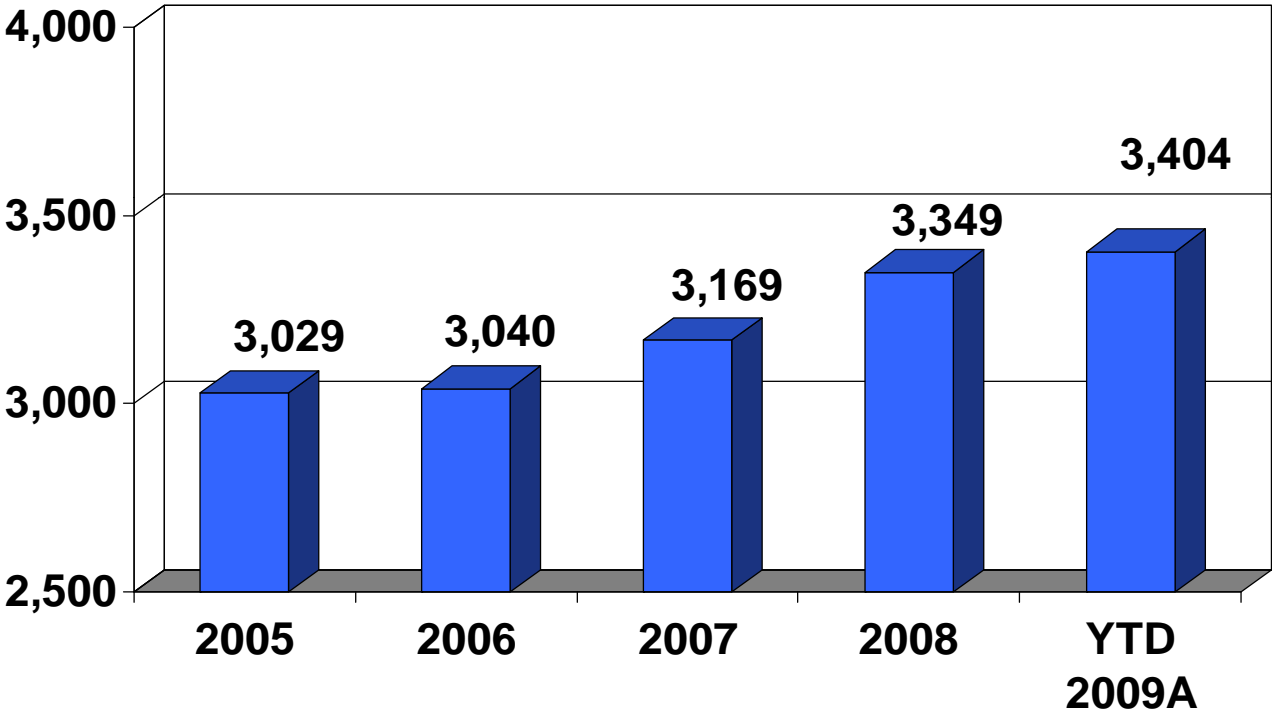


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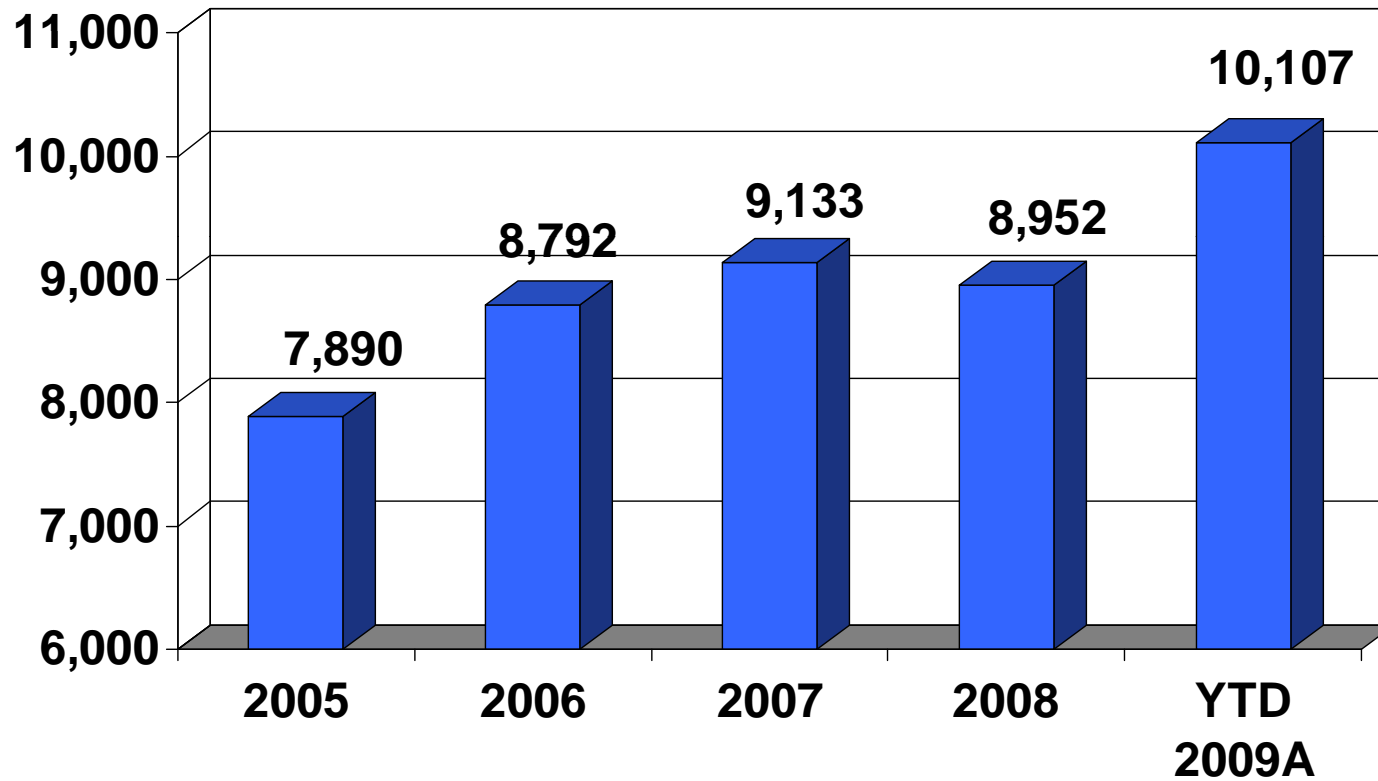
Role in Community

- Established as community hospital for western Fairfax County
- Has and continues to grow with health care needs of community
 - Greater population to serve
 - Greater and ever-evolving services

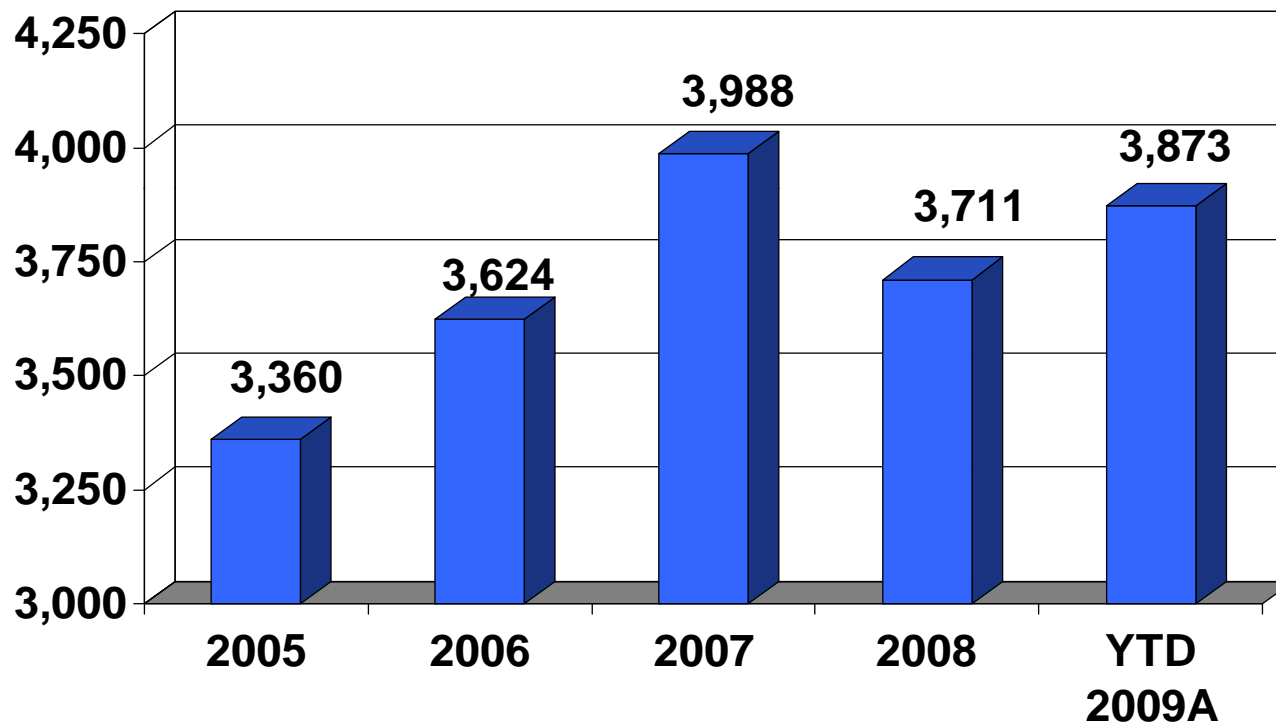
Inpatient Surgery Cases



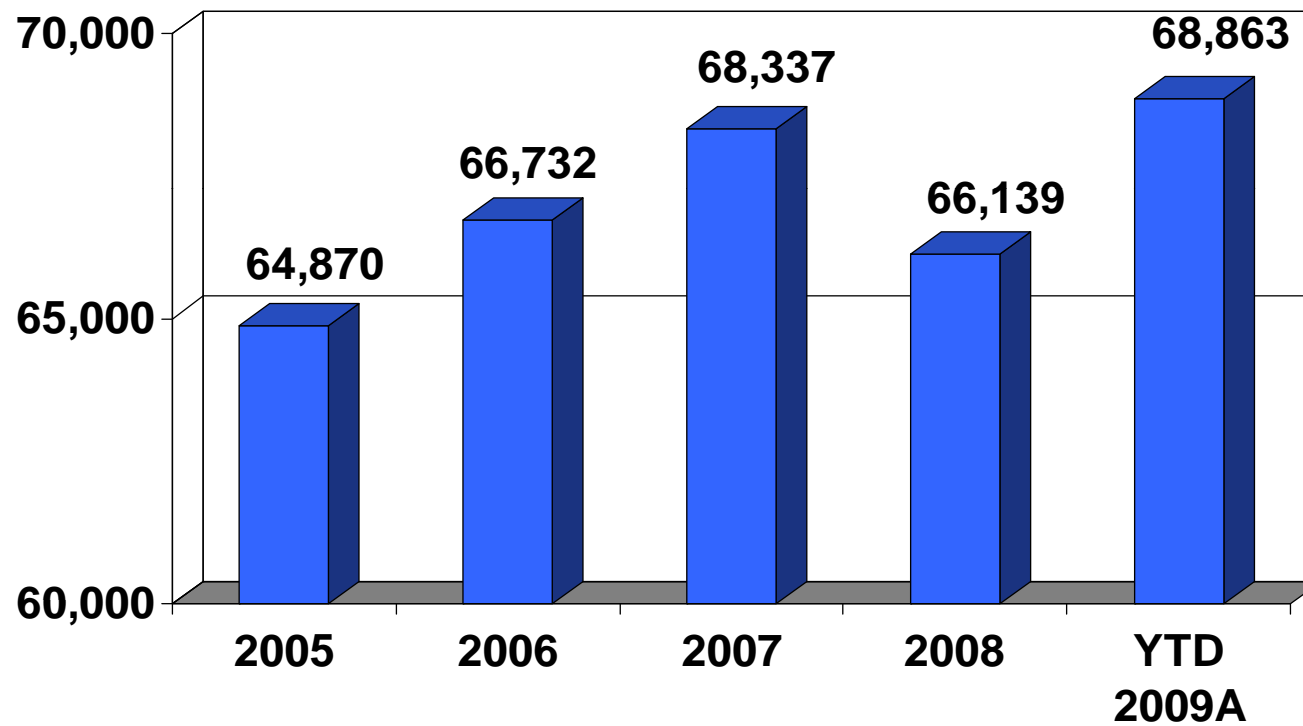
Outpatient Surgery Cases



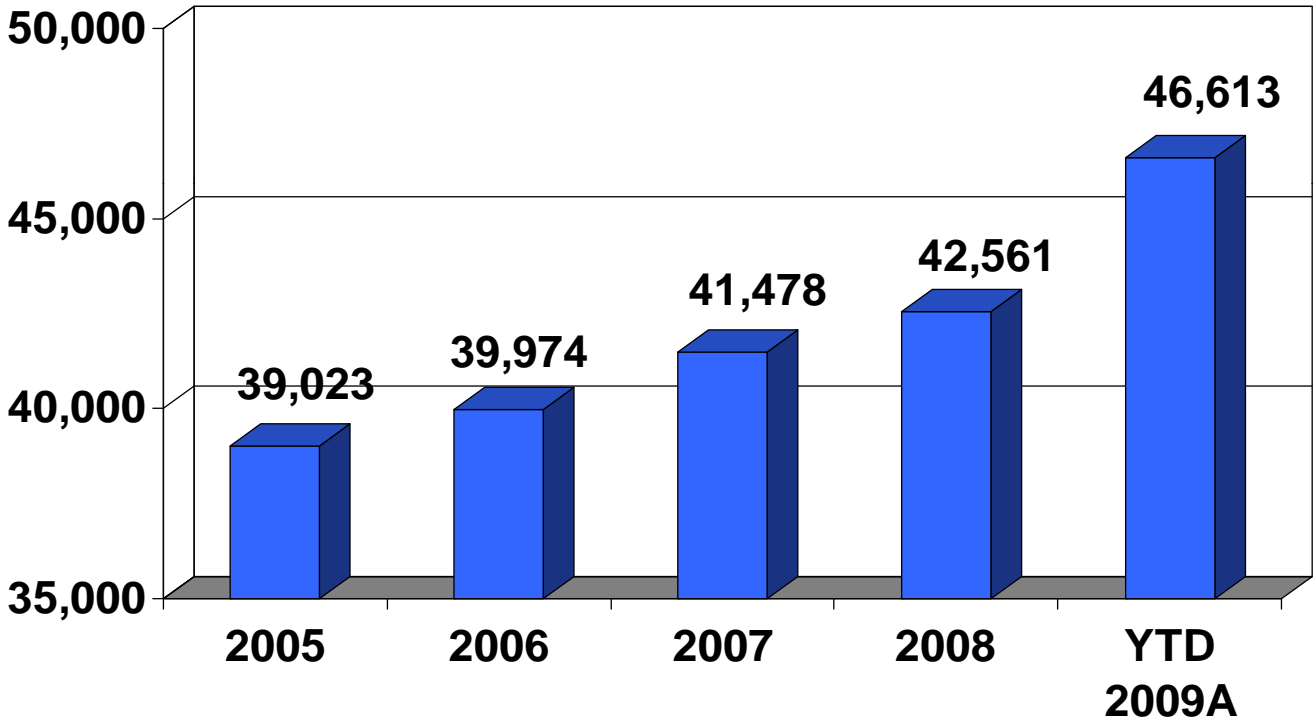
Deliveries



Outpatient Visits



ED Visits



Inova Fair Oaks Hospital

Medical Office

- Role of medical office evolving
- Initially more of an independent use on a health care campus
- Today, a highly integrated component of health care services
 - Coordination of Patient Care
 - Physician to Physician Communication
 - Real-time access to patient information
 - Convenience to Patients and Physicians
 - Technological Efficiencies

3620 Medical Office Building

- Total sq ft = 100,951
- Hospital expansion space = 33,359
 - 23,209 ambulatory surgery center
 - 7,479 OP Imaging
 - 2,671 Spine Treatment/Physical Therapy Center



Inova Fair Oaks Hospital

Patient Experience - Breast Care

- MOB + Hospital allows for Integration of care across many disciplines
- Reduces the timeline of treatment and enhances coordination of care
- Primary care physicians – FP, IM or OB/Gyn – offices in medical office buildings
- Imaging – mammography, Breast MRI, Ultrasound – services offered in the hospital
- Cancer Care Resources – Life with Cancer, Breast Care Navigator, Educational Seminars
- Surgical Consultations and Surgical Care – Breast surgeons and cosmetic surgeons on campus
- 2 options for treatment – Ambulatory Surgery Center (medical office-based) and Inova Fair Oaks Surgical Services - Hospital-based Operating Rooms
- Patient rounding and private practice office hours – close proximity makes it convenient and timely

Comprehensive Plan

Zoning

Site/Building Plans

- Comprehensive Plan is a guide that recommends development characteristics
- Zoning confers the right to develop subject to conditions
- Site/Building Plans permit specific projects

Comprehensive Plan

- Current proposal is to amend the Comprehensive Plan
- Broad level look at development capacity and related impacts
- More detailed review follows with Zoning applications and more still with Site/Building plan review

APR

- Area Plan Review
- Undertaken by County at least once every 5 years
- Opportunity to assess needs and request amendments to Comprehensive Plan recommendations

Inova Fair Oaks Hospital (IFOH)

Planning/Zoning History

- Hospital approved in 1984
- Medical office approved in 1985
- Helistop approved in 1986
- IFOH has participated in APR process at every-other cycle (1985, 1995, 2001 and 2008)

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Medical Office

- Medical office has always been an integral part of the IFOH campus
- Today, medical office = 36% of the total campus gross floor area (GFA)
 - Hospital = 370,693 sf
 - MOB = 254,985 sf
 - Assisted Living = 68,454 sf
 - Child Care Center = 9,380 sf
 - Total Built = 703,512 sf

Inova Fair Oaks Hospital

Medical Office

- Medical Office is a core component of the mission to provide highest level health care services
- Many services provided only in hospitals in the past now provided in medical offices
- Actual use blurs the technical distinction (in zoning terms) between “hospital” and “office”

Current Comprehensive Plan Recommendations

- 0.30 FAR (floor area ratio)
 - Allows 956,904 sf of GFA (gross floor area)
- Building Height
 - 100 feet for core hospital
 - 60 feet for other buildings
- Buffer along Rugby Road, with no new vehicular access to Rugby Road

November 2008 Proposal

- Increase FAR from 0.30 to 0.40
- 318,968 square feet of new GFA
 - Including 295,200 sf of new MOB
- MOB = 43% of total campus GFA
- Access to Rugby Road at 2 locations
- No change to building height

2008 Feedback

Primary Concerns

- Traffic
- Extent of New Development
 - Medical Office Buildings
- Rugby Road Access
 - Misty Creek Lane

2009 Responses

- Conducted Chapter 527 Traffic Study
- Expanded Scope of Study at Request of Community
- Adjusted Development Program for Traffic Study
 - 0.40 FAR option: 318,968 sf new GFA
 - New MOB = 110,499 sf (reduced from 295,200 sf)
 - MOB = 34% of campus GFA (reduced from 43%)
 - 0.35 FAR option: 159,484 sf new GFA
 - New MOB = 45,425 sf
 - MOB = 33% of campus GFA
- Studied Alternatives for Rugby Road Access
 - Eliminated Misty Creek Access from Consideration

November 2009 Proposal

- FAR = 0.35 (revised from 0.40)
- New GFA = 159,484 sf (revised from 318,968 sf)
- MOB = 33% of campus GFA (revised from 43%)
 - Lesser % of campus mix than exists today (36%)
- One new access point to Rugby Road south of parking garage (Misty Creek Access eliminated)

November 2009 Proposal

- New Program (over currently approved):
 - 39,175 sf Hospital expansion (north)
 - 59,200 sf Hospital expansion for Oncology Services/Hospital Admin
 - 113,757 sf MOB (revised from 295,200)
 - 6,450 sf misc Hospital additions
 - 218,582 sf Total (over currently approved)

Traffic

Rugby Road/Parkway -Existing

- “Green time” allocated to Parkway creates capacity constraints for Rugby Road movements (200-220 second cycle length)
- Overall AM delay was 35% worse in 2002, before rugby road widening, than in 2009
- Overall PM delay was 58% worse in 2002, before Rugby Road widening, than in 2009
- 2002 traffic study: intersection would continue to operate above capacity in future with or without hospital expansion

Traffic

Rugby Road/Parkway – Future

- Future improvements
 - Widen Parkway to 6 lanes
 - Widen Rugby to 4 lanes south of Parkway to Route 50
- Future levels of service remain constrained by “green time” allocated to Parkway
- Overall Delay increases minimally over 2030 background (2.7 seconds in AM, and 5.5 seconds in PM in the 0.35 FAR program) with new access
- Overall Delay with 0.35 FAR program remains below that experienced in 2002
- Proportion of traffic at intersection associated with the change from 0.30 FAR to 0.35 FAR = 1.9%

Traffic

- Other Intersections – 0.35 FAR
 - Overall levels of service generally acceptable
 - West Ox/Ox Trail exceeds capacity; attributable to background traffic increase at movements that are primarily not IFOH peak movements
 - Limited turning movements beyond capacity with marginal impact resulting from the change from 0.30 FAR to 0.35 FAR

Traffic

- New Access to Rugby Road
- Objective: improve LOS on adjacent road network
- Results:
 - Improves Rugby/Alder Woods intersection from LOS D to LOS B in PM.
 - Significantly improves Alder Woods/Joseph Siewick
 - Improves Joseph Siewick/Ox Trail

Summary

- IFOH needs to grow to meet community demand for health care services
- Proposal substantially reduced in scale to that presented in 2008
 - Integrated Hospital Expansion
 - One new MOB
- Overall impacts associated with reduced program are minimal



Thank You

