

Inova Fair Oaks Hospital
Summary of Land Use Applications
12-20-10

The Inova Fair Oaks Hospital (“IFOH”) has filed zoning and special exception amendment applications to allow for future hospital and medical office building development on the IFOH Campus in conformance with the recently adopted (February 2010) amendments to the Comprehensive Plan.

The medical office building development is anticipated in a first phase of construction to be completed in 2013, and the hospital development is anticipated in a second (and possibly third or more) phase(s), the timing of which is uncertain at this time

In summary, the pending applications propose the following:

1. **MOB IV.** The Applications propose the construction of a new, fourth, medical office building (“MOB IV”), consisting of up to 90,000 square feet of GFA. MOB IV would house a new oncology center to provide radiation therapy services. The services are currently provided as part of the oncology services program provided at Inova Fairfax Hospital. The addition of these services to the IFOH Campus will allow the Applicant to better disperse radiation therapy services between the two hospital campuses and thereby provide services in greater proximity to more patients. The introduction of the services at the IFOH Campus will allow patients in the western portion of the County to have treatment closer to home which also has the related benefit of reducing cross-County vehicle trips.

The Applicant anticipates that the balance of the space within MOB IV will be utilized by a combination of uses including hospital administration programs, physician offices and hospital related and accessory service uses such as a pharmacy and/or a delicatessen. MOB IV will be limited to 60 feet in building height in conformance with the Comprehensive Plan, and the architecture will reflect the campus theme.

2. **Hospital Expansion.** The Applications propose the construction of several additions to the Hospital as outlined below. The timing of the hospital expansions is uncertain at this time. For purposes of the Chapter 527 traffic analysis the expansions are presumed to be constructed by 2019.
 - a. The approved development plan and proffers provide for a 160,000 gross square foot hospital bed tower expansion to the north of the existing hospital. These Applications propose to enlarge the footprint of the approved bed tower and increase its gross floor area by 39,175 square feet, for a total of 199,175 square feet. The expanded building footprint will remain entirely within the developed footprint of the IFOH Campus, mostly within existing developed parking areas, and therefore will not encroach into existing buffers or setbacks to neighboring properties.

- b. The approved development plan and proffers provide for a 22,000 gross square foot hospital expansion on the west side of the existing hospital building. These Applications propose to relocate that expansion to the south side of the existing hospital building. The addition will accommodate the expansion of the existing kitchen and dining areas and other hospital-related services. The addition will have a maximum building height of approximately 32 feet and will contain approximately 22,000 square feet of gross floor area as was previously approved.
 - c. The Applications propose a 59,200 gross square foot hospital addition to the northeast portion of the existing hospital. This area is proposed to house additional hospital services. The expansion area is located entirely within the existing developed footprint of the IFOH Campus and therefore will not encroach into existing buffers or setbacks to neighboring properties.
 - d. These Applications propose a number of minor other adjustments, including (i) a 2,850 gross square foot grounds building expansion; (ii) the removal of temporary trailers consisting of 3,080 gross square feet; and (iii) the removal of a mobile catheterization lab consisting of 640 gross square feet.
3. **Parking.** Parking on the IFOH Campus is currently provided by a combination of surface and structured parking. The Applications propose the construction of the following new parking areas:
 - a. **Surface Parking.** The Applications propose the construction of additional surface parking on the northwestern portion of the IFOH Campus, as an extension of the existing surface parking area onto Tax Map Parcel 51A1. This new surface parking area will be constructed in the first phase of the expansion project and will be available for use upon the occupancy of MOB IV. The Applications also reflect a possible future surface parking expansion on the eastern portion of the campus near the helistop which will be implemented if and to the extent future conditions require.
 - b. **Structured Parking.** The Applications also propose the construction of two additions to the existing 5-level parking garage in two locations: (i) an approved but as of yet unbuilt parking garage addition of 185 spaces in five levels to be located on the northern side of the existing garage; and (ii) an addition of 865 spaces in five levels to be located on the western side of the existing garage. Construction of the new garage additions will be phased to occur with future hospital expansion phase(s) as required to meet parking demand.
4. **Vehicular Access.** The Comprehensive Plan provides that a new, full movement, vehicular access point from the IFOH Campus to Rugby Road may be provided under certain conditions. The Applications propose a new access point in keeping with those conditions. The concept of the new access point is to allow for a more efficient distribution of IFOH Campus vehicle trips to and from the surrounding road network. Construction of the new access will occur prior to or concurrent with future hospital

expansion phase(s). With respect to the new access point, the Chapter 527 Study concludes the following:

- a. The new access will substantially improve the overall level of service at the Rugby Road/Alder Woods Drive intersection;
- b. In particular, the new access will substantially improve the westbound, left turn from Alder Woods Drive onto Rugby Road in the PM peak hour; and
- c. The new entrance will also improve key turning movements at the unsignalized intersections of (i) Joseph Siewick Drive/Alder Woods Drive; and (ii) Joseph Siewick Drive/Ox Trail.