Inova Fair Oaks Hospital

Master Facility Plan
Community Presentation

November 2009
Inova Fair Oaks Hospital
Inova Fair Oaks Hospital
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

- 2005: 3,029
- 2006: 3,040
- 2007: 3,169
- 2008: 3,349
- YTD 2009A: 3,404
Outpatient Surgery Cases

- 2005: 7,890
- 2006: 8,792
- 2007: 9,133
- 2008: 8,952
- YTD 2009A: 10,107
Deliveries

- 2005: 3,360
- 2006: 3,624
- 2007: 3,988
- 2008: 3,711
- YTD 2009A: 3,873
Outpatient Visits

<table>
<thead>
<tr>
<th>Year</th>
<th>Visits</th>
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<tbody>
<tr>
<td>2005</td>
<td>64,870</td>
</tr>
<tr>
<td>2006</td>
<td>66,732</td>
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<tr>
<td>2007</td>
<td>68,337</td>
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<tr>
<td>2008</td>
<td>66,139</td>
</tr>
<tr>
<td>YTD 2009A</td>
<td>68,863</td>
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</tbody>
</table>
**ED Visits**

- 2005: 39,023
- 2006: 39,974
- 2007: 41,478
- 2008: 42,561
- YTD 2009A: 46,613
• 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
• 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)
Inova Fair Oaks Hospital
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
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