

Inova Fair Oaks Hospital

Master Facility Plan

Zoning Applications Presentation

March 2011

Inova Fair Oaks Hospital Honors and Recognitions



Medallion of Performance
Excellence Winner



Joint Commission
Gold Seal of Approval™ for
Joint Replacement Surgery



Joint Commission
Gold Seal of Approval™ for
Spine Surgery



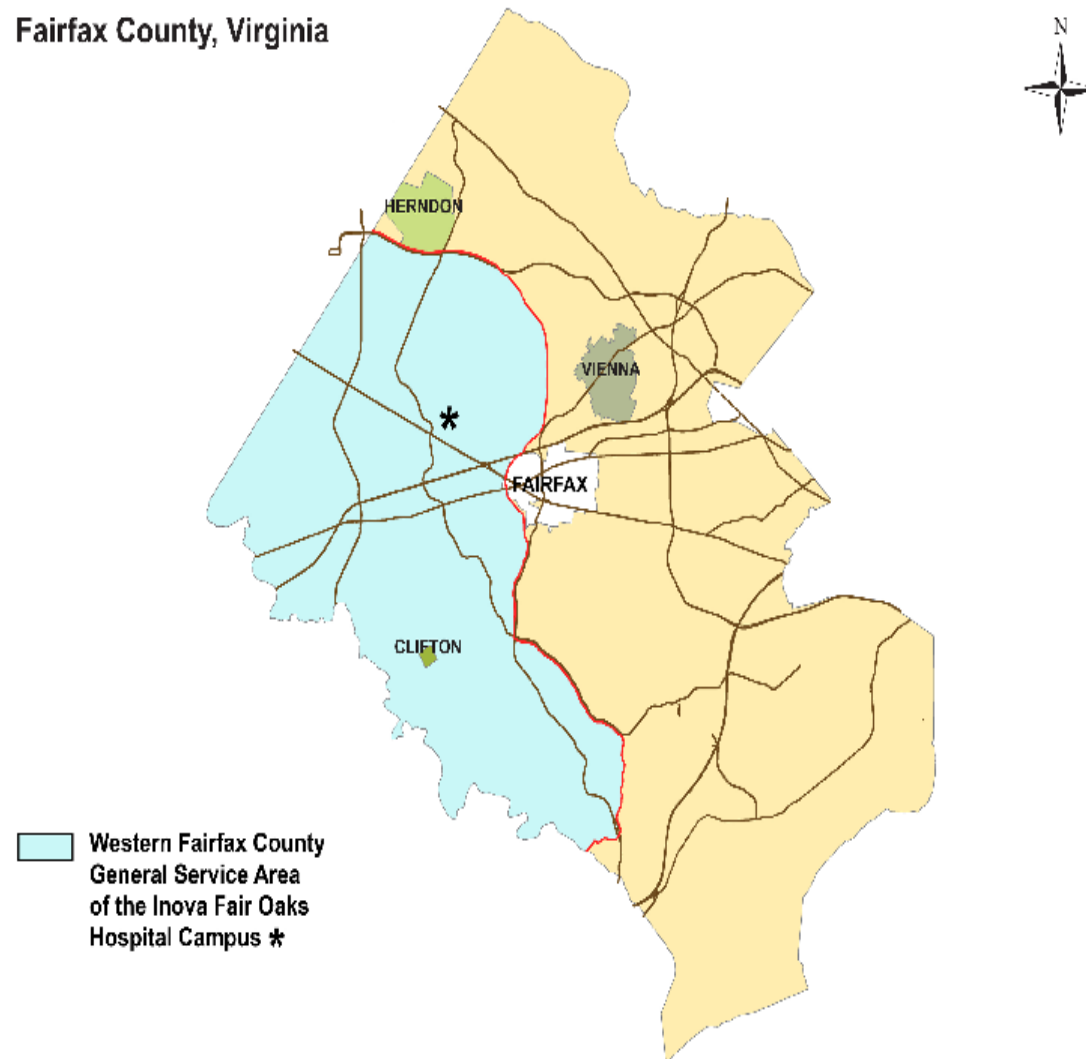
Inova Fair Oaks Hospital

Role in Community

- Opened in 1987
- Has grown with health care needs of community
 - Greater population to serve
 - Demographic changes
 - Greater and ever-evolving services
- General Service Area now includes +/- 94,500 households in Western Fairfax County

Inova Fair Oaks Hospital – General Service Area

Fairfax County, Virginia



Process Overview

- Fairfax County Comprehensive Plan Amendment Approved February 2010
- Recommendations of Support from:
 - Sully District Task Force
 - Sully District Council
 - Western Fairfax County Citizens Association LUC
 - Staff
 - Planning Commission
- Zoning Applications and Chapter 527 TIS filed November 2010
- Anticipate Public Hearings in Summer 2011
- Site Plans 2011 – 2012
- Phased Construction

Inova Fair Oaks Hospital - Current

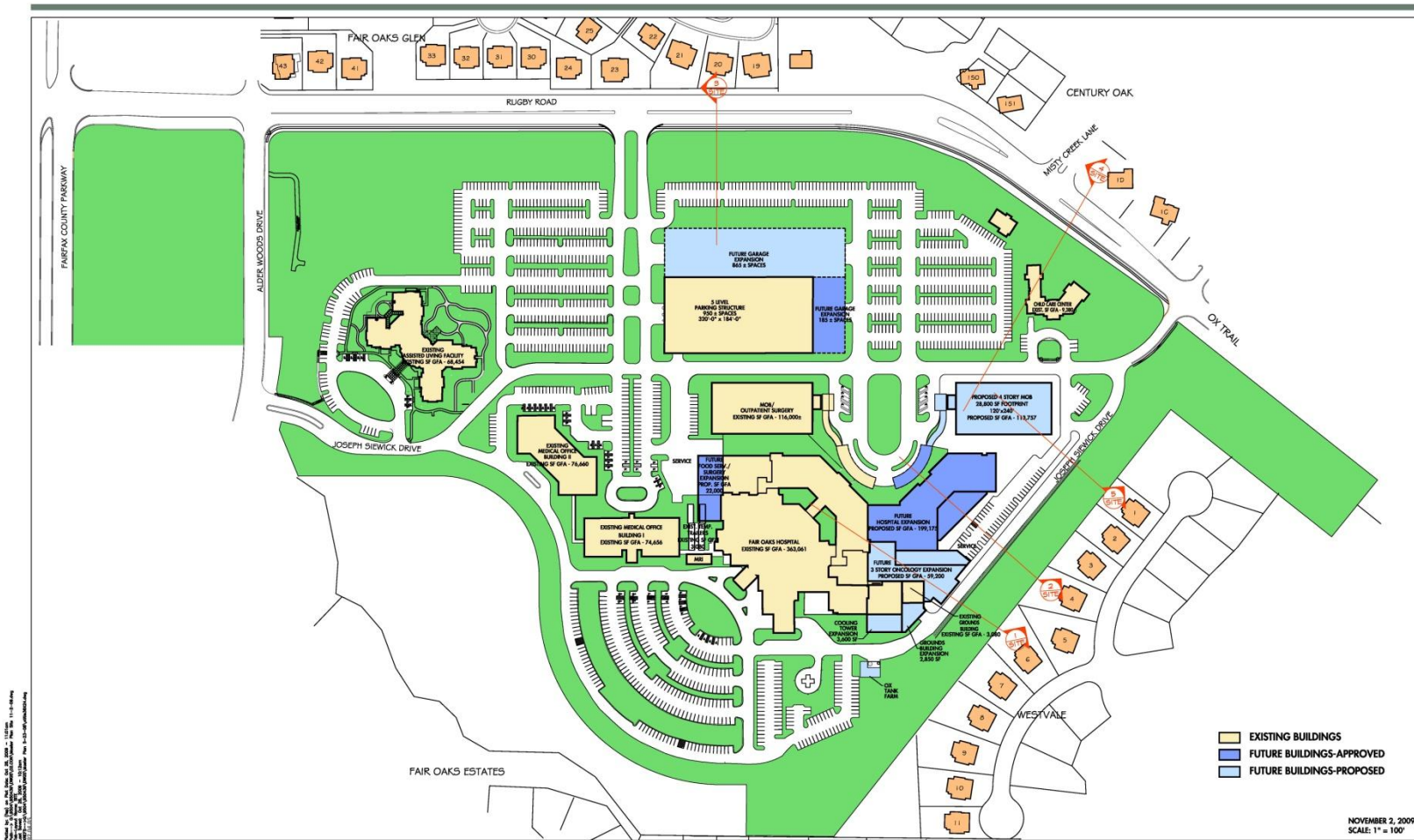
- Existing Hospital Campus gross floor area (GFA)
 - Hospital = 373,773 sf
 - MOBs 1-3 = 254,985 sf
 - Assisted Living = 68,454 sf
 - Child Care Center = 9,380 sf
 - Total Built = 706,592 sf
- Currently Approved but Unbuilt Hospital GFA
 - 160,000 sf bed tower expansion
 - 22,000 sf Hospital services expansion
 - Total Approved but Unbuilt GFA = 182,000

Comprehensive Plan Recommendations

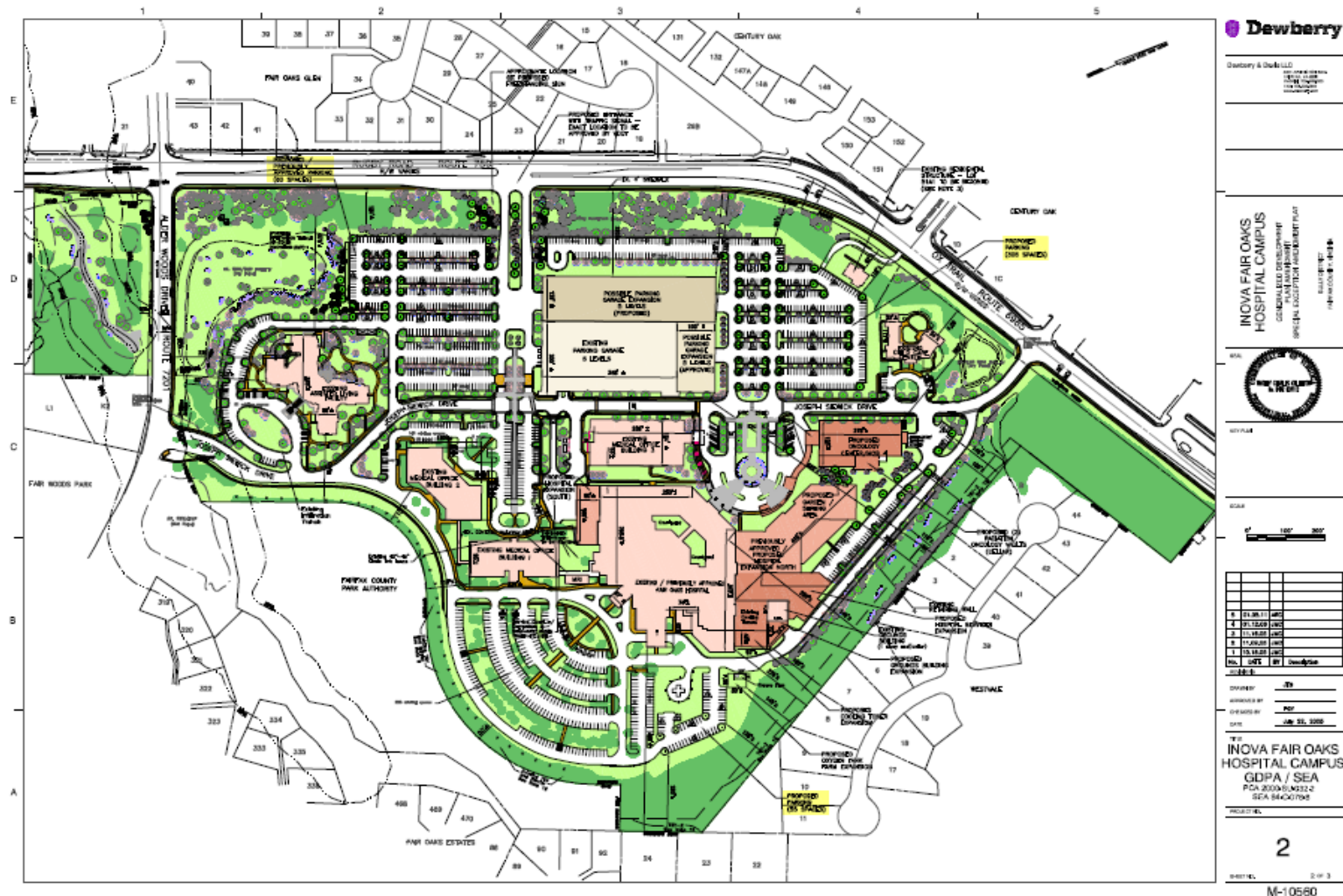
- 0.35 FAR (floor area ratio)
 - Allows 1,116,297 sf of GFA
- MOB limited to total of 370,000 sf of GFA
- Building Height
 - 100 feet for core hospital
 - 60 feet for other buildings
- Buffer along Rugby Road
- Provision for new vehicular access to Rugby Road



2010 Comprehensive Plan Graphic



2011 Zoning Plan



Zoning Applications 2011

- Conform with 2010 Comprehensive Plan Approval
- Propose:
 - New Medical Office Building IV +/- 90,000 sf GFA + 25,000 sf cellar housing radiation oncology
 - Additional 39,175 sf Hospital bed tower expansion
 - New 59,200 sf Hospital services expansion
 - Relocate approved Hospital services expansion (+/- 29,000 sf)
- Additional Surface Parking
- Parking Garage Expansion
- New Vehicular Access to Rugby Road
- Phasing



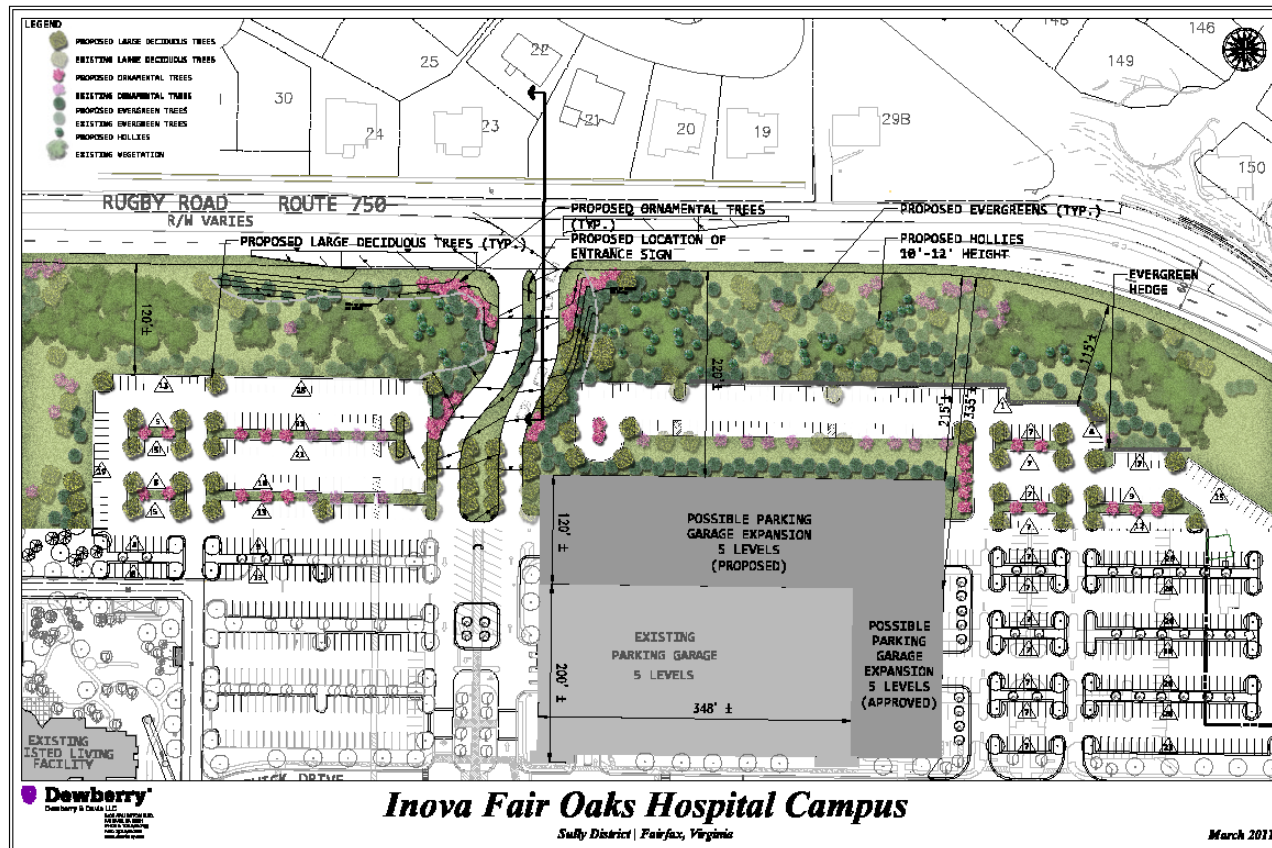
Traffic

- Fairfax County Parkway/Rugby Road
 - Constrained by Parkway “Green Time”
 - Infrastructure has kept pace with growth in area
 - Intersection operates at better LOS today and in 2019 than was reported in 2002
 - With improvements, study shows will operate at better LOS in 2013 and 2019 than today.
- New Entrance
 - Improves traffic circulation
 - Improves operation at Rugby Road/Alder Woods
 - Improves operation of Hospital entrances
- Other Intersections
 - LOS generally acceptable
 - Additional delay attributed mostly to background growth, not primary Hospital peak hour movements

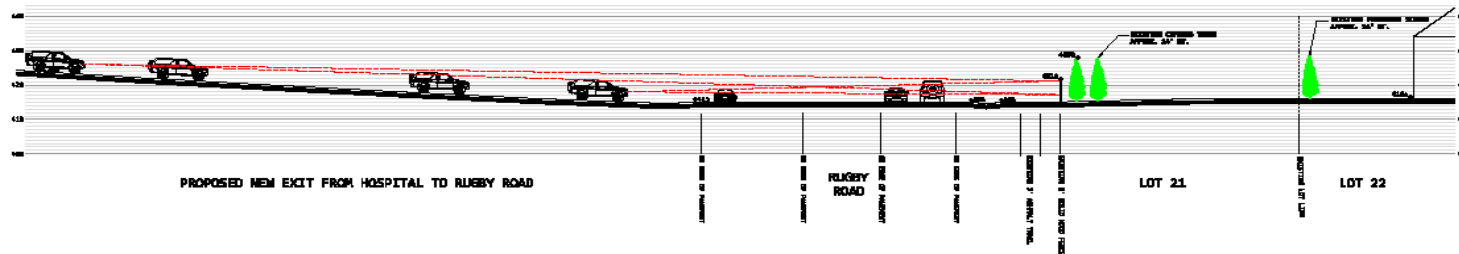
Buffers/Screening/Lighting

- Concerns expressed by community – buffers/screening/lighting
- Rugby Road buffer
 - Garage – screening and lighting
 - New entrance
 - New surface parking
- Westvale buffer
 - Supplemental planting

Buffer Plan



Access Cross-Section



Summary

- Purpose of Applications:
Allow Hospital to meet
community needs for health
care services
- Applications are consistent
with Comprehensive Plan

Thank You