

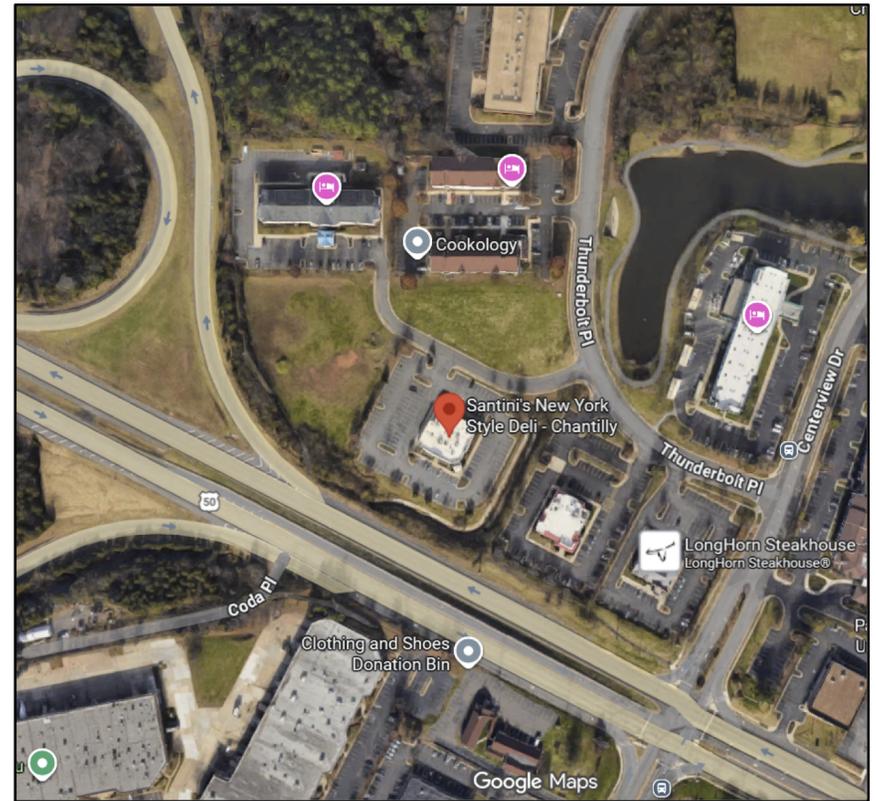
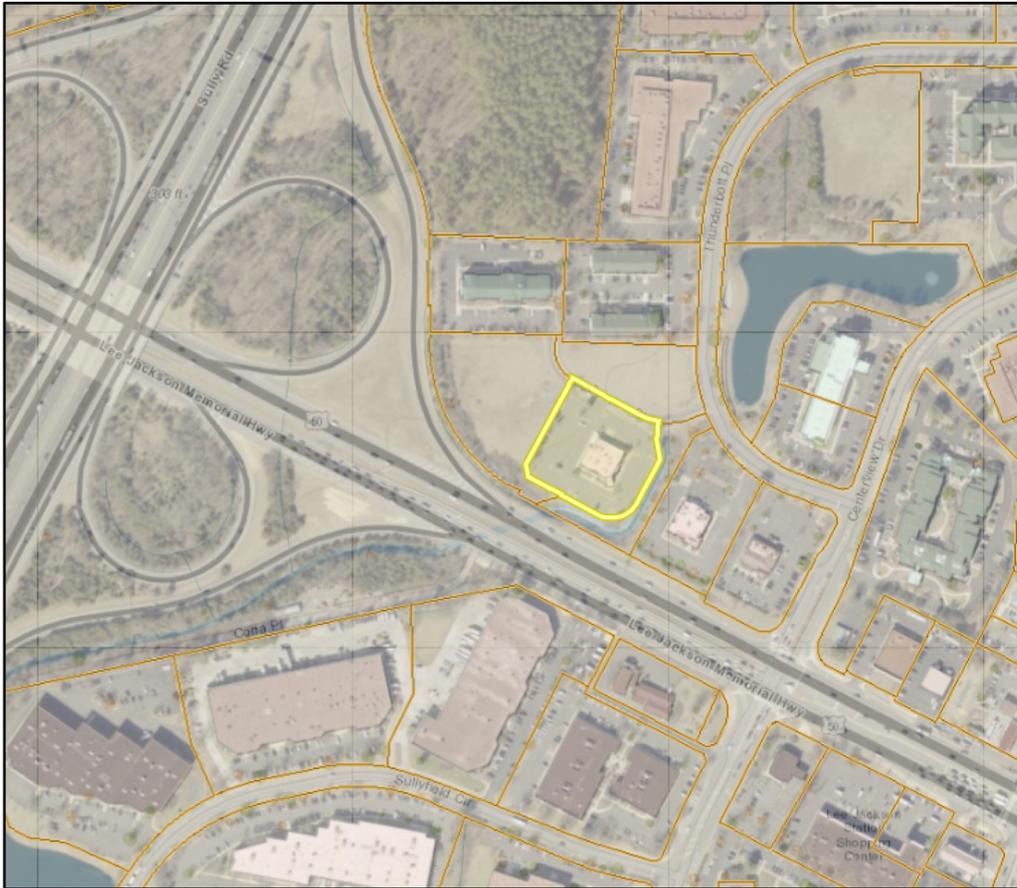
Chantilly Freestanding Emergency Department

SE-2025-SU-00014



Cooley

Location & Surrounding Area

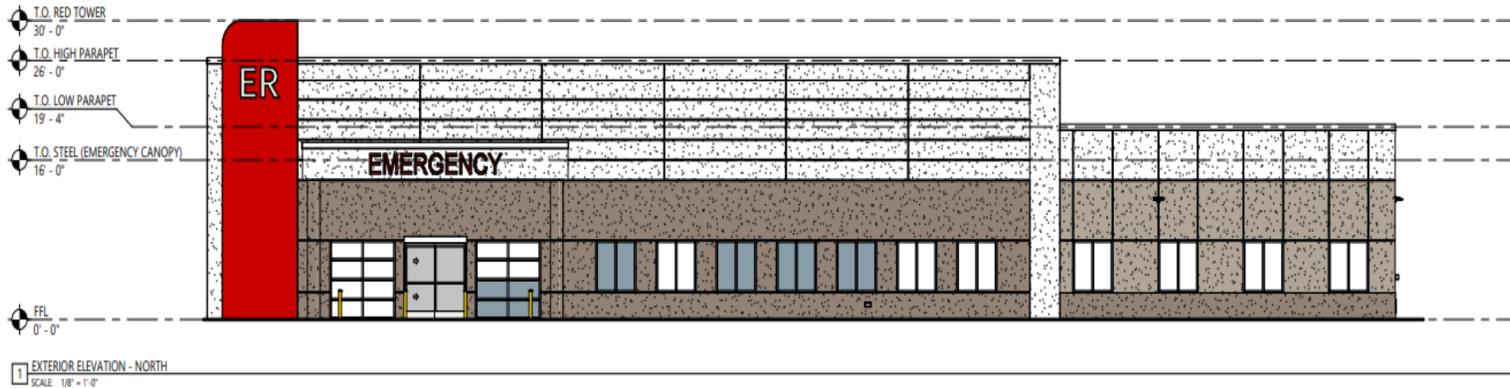


HCA Chantilly FSER



- The FSER will have 10,860 sqft, 11 exam rooms, one triage room, one trauma room.
- Operating 24 hours per day, providing hospital level emergency care in a convenient and accessible location.
- A satellite location of StoneSprings Hospital Center, located 6.5 miles away from the Hospital.
- FSER will be operated by between 15 and 22 members of staff during a 24-hour period.
- Staffed with Medical Doctors board certified in Emergency Medicine, and Nurse Practitioners.
- Staffed with Registered nurses, Patient Care Techs, Laboratory personnel, and Radiology Personnel.

Need for Emergency Department



- State Health Commissioner issued a Certificate of Public Need (COPN) in September 2024.
- Fairfax County Fire and Rescue EMS support this project providing closer access to emergency care.
- Fairfax County Healthcare Advisory Board reviewed the application and recommend approval

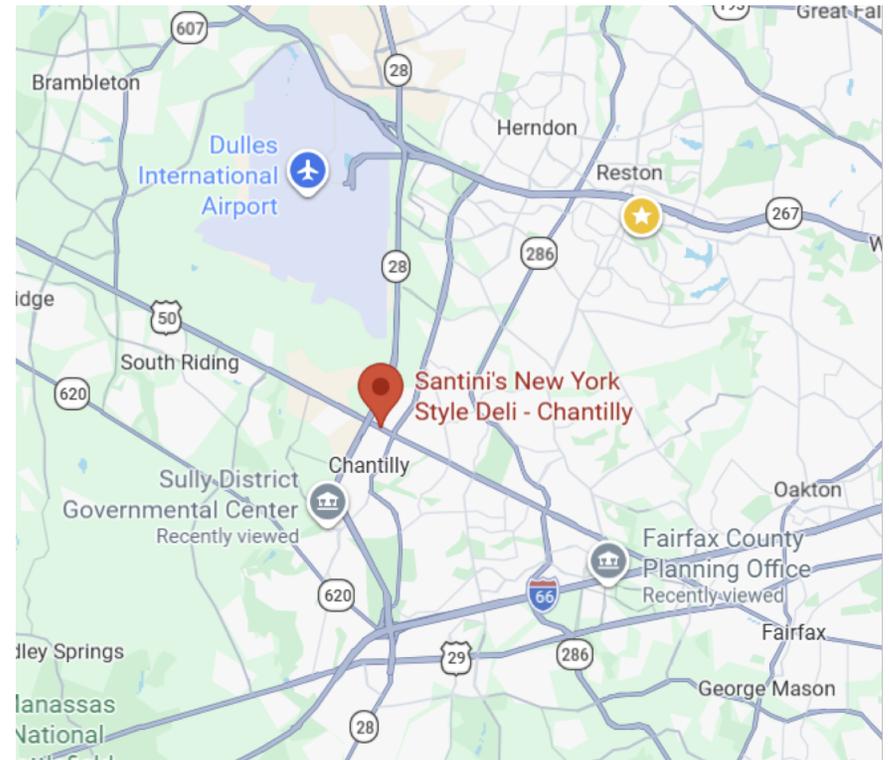
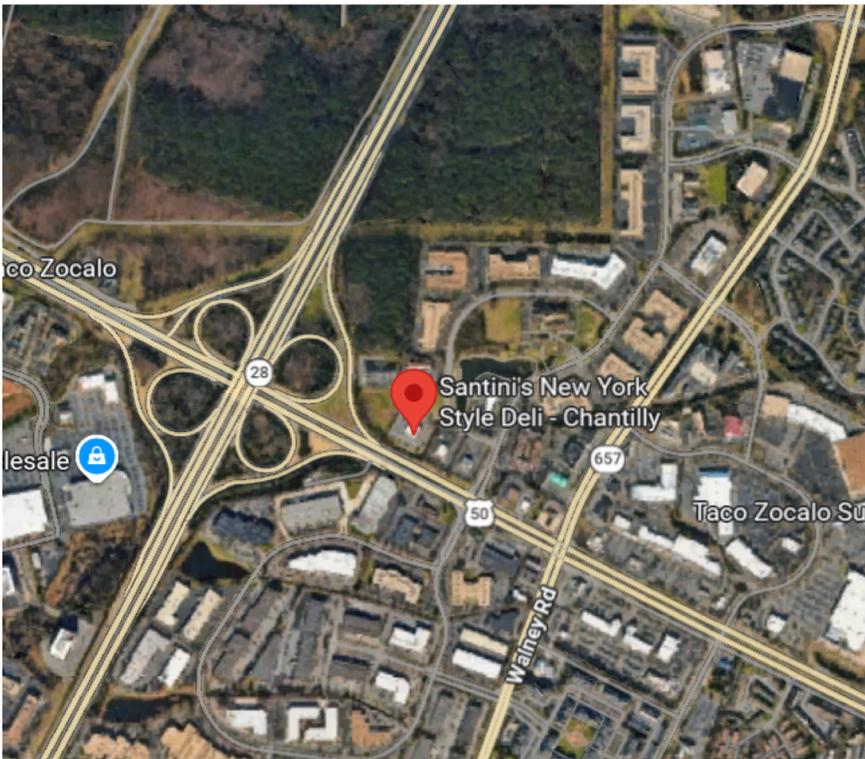
Planning & Zoning Framework

- Property is zoned C-8
- A freestanding emergency department is considered a 'medical care facility' in the zoning ordinance
 - A medical care facility requires a special exception in every zoning district.
- Property is located within the Dulles Suburban Center
 - Baseline recommendation for campus-style office, and industrial/flex uses up to a maximum FAR of .35 to be compatible with existing development.
 - The Project is being reviewed in accordance with the optional use criteria of the Dulles Suburban Center,
 - Other uses may be appropriate under certain conditions
 - Generate fewer peak-hour trips

Process and Questions

- Healthcare Advisory Board Recommended Approval in December
- **Sully District Council**
- Staff Recommendation (Forthcoming)
- Planning Commission Hearing (March 25th)
- Board of Supervisors (TBD)

Location



Details

SITE DATA TABLE	
PROPERTY INFORMATION	
ADDRESS:	3980 CORSAIR COURT
TAX MAP / PARCEL ID:	0344-12-0003A2
LOT AREA:	1.64 AC.
CITY:	CHANTILLY
COUNTY:	FAIRFAX
MAGISTERIAL DISTRICT:	SULLY
STATE:	VIRGINIA
SETBACKS	
STREET (FRONT) SETBACK (REQUIRED):	40'
SIDE SETBACK (REQUIRED):	NO REQUIREMENT
REAR SETBACK (REQUIRED):	20'
STREET (FRONT) SETBACK (PROVIDED):	97.25'
SIDE SETBACK (PROVIDED):	66.75' & 63.84'
REAR SETBACK (PROVIDED):	93.41'
ZONING CLASSIFICATION	
JURISDICTION:	FAIRFAX COUNTY
EXISTING ZONING:	C-8 HIGHWAY COMMERCIAL
OVERLAY DISTRICTS:	AIRPORT NOISE (AN), HIGHWAY CORRIDOR (H-C), WATER SUPPLY PROTECTION (WS)
PROPOSED ZONING:	SPECIAL EXCEPTION
PROPOSED USE:	MEDICAL CARE FACILITY (FSER)
SE CASE NUMBER:	SE-2025-SU-00014
BUILDING AREA	
TOTAL BUILDING SQUARE FOOTAGE:	±11,000 SF
FAR (MAX.):	0.5
FAR PROVIDED:	0.16
ISR (MAX.):	0.85
ISR PROVIDED:	0.59
BUILDING HEIGHT (MAX.):	40'
BUILDING HEIGHT PROVIDED:	30'
PATIENT DROP-OFF CANOPY HEIGHT	16.25' (TO STEEL)
AMBULANCE CANOPY HEIGHT	16.25' (TO STEEL)
PARKING SUMMARY	
PARKING REQUIRED (3 PER 1000 SF)	33
PARKING REQUIRED, AFTER SUBURBAN CENTER REDUCTION (90% OF PREVIOUS TOTAL REQUIRED)	30
STANDARD PARKING SPACES PROVIDED:	29
ADA PARKING SPACES PROVIDED:	4
TOTAL SPACES PROVIDED:	33
BICYCLE PARKING REQUIRED (5% OF REQUIRED VEHICLE PARKING)	2
BICYCLE PARKING PROVIDED	3

StoneSprings Hospital Center

- Opened 2015 – First New Hospital in Loudoun in 100 Years
- 124 Licensed Beds
- 400+ Employees
- 3,200 Admissions; 20,000+ Outpatient visits
- Emergency Department – 20,000+ Visits
- Behavioral Health – 17-Bed Inpatient Unit
- Women’s and Children’s Services – 1,300+ Deliveries
- Surgical Services – 3,700+ Surgeries

