

**FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA IV
Mount Vernon Planning District
MV6-Fort Hunt Community Planning Sector**

[Pages 149-150]

RECOMMENDATIONS

Land Use

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5. Mount Vernon Hospital is co-located on a site with the Mount Vernon Governmental Center, the Mount Vernon Fire Station and the Mount Vernon Center mental health facility. The governmental center/fire station and hospital portion of the complex is bounded by Holland Road, Sherwood Hall Lane, Parker's Lane, and Hinson Farm Road. The mental health facility portion of the complex is located south of Hinson Farm Road and Tis Well Drive.

Expansion of the hospital and related ancillary medical service uses and the mental health care facilities is appropriate to meet the health care needs of the community if certain conditions are met as described below. Such facilities for the hospital portion of the complex (located between the governmental center/fire station portion of the site and Hinson Farm Road) will be limited to hospital and related ancillary medical service uses, a helistop for medical emergency transport, medical offices, employee child care facilities and skilled nursing care facilities. Any skilled nursing care facility shall be added as additional floor(s) to the existing hospital or may be freestanding so long as there is no reduction in the total open space on the hospital campus portion of the complex.

Development of governmental center/fire station use, mental health facilities and hospital facilities with related ancillary uses, including medical offices, may be appropriate if the impacts on the surrounding community are mitigated. Development is planned with an FAR up to .35 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.

Transportation

Transportation recommendations for this sector....

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Mount Vernon Planning District
MV6-Fort Hunt community Planning Sector**

[Pages 149-151]

RECOMMENDATIONS

Land Use

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5. Mount Vernon Hospital is co-located on a site...between Holland Road and Tis Well Drive.

Expansion of the INOVA Mount Vernon Hospital, the Mount Vernon Governmental Center, the Mount Vernon Fire Station, the Sherwood Hall Regional Library, and the Walt Whitman Middle School is appropriate to meet the health care, civic, and educational needs of the community provided the expansion and development is done in a manner that integrates these institutions into a campus-like environment, to be called the “Mount Vernon District Campus”, that preserves existing open green space and mitigates the impact on the surrounding community, particularly the impact on vehicular traffic that may result from additional employees and increased public use of the facilities and services. Development is planned with an FAR up to .50 if the following conditions are met:

- Limit the height of buildings on the periphery of the site to minimize visual impacts on the community.
- Provide for substantial, usable open space. The entire complex should be visually screened by evergreen landscaping from the residentially planned and developed land fronting on Holland Road. However, landscaping along Holland Road should not be designed or located in a manner that interferes with the safe operation of the existing helistop.
- **To preserve existing open space and add more, while still providing for expected, additional hospital outpatients/visitors, reduce the existing surface parking area and replace it with structured parking which should be available also to visitors to the governmental center/police station. Subsequently, approximately 33% of total acreage must be reserved as useable open space.**

Development should include consideration for both the lease of commercial space for medical-related offices that encourage the concentration of services, and the inclusion of retail concessions that are appropriate to serve the local workforce and public that use the health, civic, and educational facilities of the campus. Special consideration should be given to development that improves accessibility and integrates the hospital facilities, civic and public safety institutions, and commercial concessions throughout the campus using pedestrian walkways, both covered and uncovered, and bicycle paths that limit the need for vehicular transport. Walkways and paths should create a common cityscape throughout the campus.

Special consideration should be given to establishing a transportation center centrally within the campus in order to better provide community access to the hospital and other institutions and services as well as reduce the need for private vehicular traffic.

Special consideration should be given to increase the FAR of the Mount Vernon Government Center to accommodate the placement of a Traffic Court and to the Hospital for added floors.

Parcels on the north side of Sherwood Hall Lane, between 2600 and 2616 Sherwood Hall Lane, are planned for office use. The existing neighborhood-serving businesses on lots 102-1((35))17B and 18A should be allowed to continue. Should they give up their business, however, the area should be retained for commercial use in support of the Campus. Alternatively, a table service restaurant supporting the proposed Mount Vernon District Campus is not inappropriate in this area.

Because of the environmental sensitivity of the site's location in the vicinity of Little Hunting Creek, development or redevelopment of any of the included sites should require strong stormwater controls, reductions in impervious surfaces, and LID practices that effectively mitigate adverse environmental impacts. Recommendations in the Little Hunting Creek Watershed Management Plan pertaining to this area should be implemented.

Redevelopment or expansion of the nursing home [102-1((36))2A] or the medical condominiums [102-1((36))401-419] , both of which border on the RPA, should be allowed only after pertinent recommendations of the Little Hunting Creek Watershed Management Plan and the Chesapeake Bay Ordinance are satisfied.

Transportation

Transportation recommendations for this sector....

Attachment C

The many institutional uses and adjacent, supporting commercial and medical office properties on this site should be considered for planning purposes as an integrated complex rather than individual elements in order to create an efficient and attractive overall campus development.