

P&Z/TRAN-2011-002: RESOLUTION TO APPROVE AMENDED APR-09-IV-13MV

1) WHEREAS The Mount Vernon Council of Citizens' Association submitted APR nomination 09-IV-13MV to plan for a campus-like design for the properties including the Inova Mount Vernon Hospital, Whitman Middle School, the Mount Vernon Government Center, and others parcels, and

2) WHEREAS A Staff alternative was approved by the Planning Commission that includes a maximum floor area ratio (FAR) of 0.35 for Parcel 4 – Inova Mount Vernon Hospital, and

3) WHEREAS Inova Mount Vernon Hospital wishes to begin a multi-phase expansion of the hospital to increase the services available for the community, and

4) WHEREAS In order for the multi-phase expansion to go forward the FAR for parcel 4 needs to be increased to 0.50, and

5) WHEREAS The Planning Commission and Staff have prepared an Addendum that increases the FAR for parcel 4 to 0.50 and adds language for five specific transportation enhancements to mitigate the impacts of the hospital expansion, and

6) WHEREAS Inova Mount Vernon Hospital has accepted language for the transportation issues that includes keeping all proffered impact funds to be used in the area of the hospital, connecting the traffic mitigation measures with the phases of the hospital expansion, and including community involvement with each phase to minimize the impact on the communities: 1) Implement transportation mitigation measures, and make monetary contributions to Fairfax County for transportation improvements in the immediate area of the hospital, both of which shall be proportional to the relative impact the development will have on roadways, 2) Phase development in such a way that each phase includes appropriate transportation mitigation measures developed for that phase with participation of the community, and proportional monetary contributions to transportation improvements in the area,

BE IT THEREFORE RESOLVED THAT the Mount Vernon Council of Citizens' Associations requests that the Board of Supervisors accept the APR Addendum granting an FAR of 0.5 for parcel 4 provided the traffic mitigation language includes, at a minimum, restrictions that state that impact funds be used in the immediate area, that the traffic impacts are reviewed at each phase of development, and that the community will be involved as the traffic issues are considered with each expansion phase.

END: MVCCA RESOLUTION P&Z/TRAN-2011-002