COMMONWEALTH of VIRGINIA

Commonwealth Transportation Board

Nicholas Donohue
Chairperson

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

Agenda item # 12

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

September 16, 2026

MOTION

Made By: Mr. Gribbin, Seconded By: Mr. Payne
Action: Motion Carried

Limited Access Control Change,
Franconia/Springfield Parkway, Fairfax County

WHEREAS, Franconia/Springfield Parkway (Route 289), formerly Springfield Bypass (Route 7900), was designated as a Limited Access Highway by the Commonwealth Transportation Board (CTB) on July 16, 1987; and

WHEREAS, in connection with State Highway Project R000-029-249, RW-216, the Commonwealth acquired a certain limited access control easement from James S. Eudy and Edwin S. Hartman, Trustees, by Deed dated December 16, 1988, recorded in Deed Book 7226, Page 0475, recorded in the Office of the Clerk of Circuit Court of the County of Fairfax; and

WHEREAS, the CTB granted a conditional break in limited access, along Route 289, by resolution dated September 21, 2000, providing for an exclusive left turn lane along east bound lanes of Route 289 to be used by emergency vehicles only; and

WHEREAS, Inova Health Care Services, an adjacent property owner, has requested a lateral shift and two breaks in the limited access line along Route 289 to support the Inova Franconia Springfield Hospital Medical Campus redevelopment project; and

WHEREAS, the proposed limited access control change (LACC), shown on Sheet 59 of State Highway Project R000-029-249,RW-216, is for a lateral shift in limited access from approximately 0.0 to 2.0 feet in width, occurring over 285.6 feet from Station 1655+00.96 (Rte. 289 Franconia/Springfield Parkway construction centerline) to Station 1657+86.56 (Rte. 289

Franconia/Springfield Parkway construction centerline) to facilitate proposed dual east bound left turns for general purpose access for all vehicles from Route 289 to Route 10026 (Walker Lane) and two proposed breaks in limited access to from Station 1656+43.19 (Rte. 289 Franconia Springfield Parkway construction centerline) to Station 1656+63.67 (Rte. 289 Franconia/Springfield Parkway construction centerline) and from Station 1659+13.83 (Rte. 289 Franconia/Springfield Parkway construction centerline) to Station 1659+23.86 (Rte. 289 Franconia/Springfield Parkway construction centerline), providing for new pedestrian connections to the campus; and

WHEREAS, the County of Fairfax, by resolution of the Board of Supervisors dated September 13, 2022, and the Fairfax County Department of Transportation, by letter dated July 7, 2026, endorse the proposed LACC; and

WHEREAS, the Virginia Department of Transportation's (VDOT's) Northern Virginia District has determined, with the Chief Engineer concurring, that the proposed LACC, providing dual left turn lanes at a signalized intersection and two points of pedestrian access, will have minimal impact on the operation of Route 289 and is appropriate from a design, safety and traffic control standpoint; and

WHEREAS, the existing limited access line in this location is currently without fence and it is proposed to remain without fencing, providing the grade difference and proposed retaining wall will naturally prohibit vehicular access; and

WHEREAS, VDOT's Northern Virginia District has reviewed and approved the global traffic study dated December 4, 2023, and revised on February 2, 2024, and March 13, 2024, prepared by Wells and Associates, and found that it adequately addresses the impacts from the proposed LACC; and

WHEREAS, VDOT's Northern Virginia District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is within a non-attainment area for air quality, but there will be no adverse environmental impacts; and

WHEREAS, public notices of willingness to receive comments were posted in *The Connection* from March 5, 2026, to March 18, 2026, and from March 19, 2026, to April 1, 2026, and on the VDOT INOVA project web page on March 3, 2026; and

WHEREAS, compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee; and

WHEREAS, the requestor has borne all the appropriate costs in accordance with 24 VAC 30-401-20; and

WHEREAS, all right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor; and

WHEREAS, the requestor will be required to obtain a land use permit prior to any activity within Route 289 limited access right of way; and

WHEREAS, VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met; and

WHEREAS, VDOT recommends approval of the proposed LACC as shown on the attached exhibits.

NOW, THEREFORE, BE IT RESOLVED, in accordance with Va. Code § 33.2-401 and 24 VAC 30-401-20 *et seq.*, that the CTB hereby finds and concurs in the determinations and recommendations of VDOT made herein, and directs that Route 289 continues to be designated as a limited access control area, with the boundaries of limited access control being modified from the current locations as shown on the attached exhibits and subject to the conditions mentioned herein.

BE IT FURTHER RESOLVED, the Commissioner of Highways is authorized to take all actions and execute any and all documents necessary to implement the LACCs described herein.

####

Commonwealth Transportation Board (CTB) Decision Brief

Limited Access Control Change
Franconia/Springfield Parkway, Fairfax County

Issue: Inova Health Care Services, a property owner adjacent to Franconia/Springfield Parkway (Route 289), has requested a lateral shift and two breaks in limited access control to support their Inova Franconia Springfield Hospital Medical Campus redevelopment project. This limited access control change (LACC) requires approval of the CTB pursuant to Va. Code § 33.2-401 and 24 VAC 30-401-20.

Facts:

- Route 289, formerly Springfield Bypass (Route 7900), was designated as a Limited Access Highway by the CTB on July 16, 1987.

- In connection with State Highway Project R000-029-249, RW-216, the Commonwealth acquired a certain limited access control easement from James S. Eudy and Edwin S. Hartman, Trustees, by Deed dated December 16, 1988, recorded in Deed Book 7226, Page 0475, recorded in the Office of the Clerk of Circuit Court of the County of Fairfax.

- The CTB granted a conditional break in limited access, along Route 289, by resolution dated September 21, 2000, providing for an exclusive left turn lane along east bound lanes of Route 289 to be used by emergency vehicles only.

- The proposed LACC, shown on Sheet 59 of State Highway Project R000-029-249, RW-216, for a lateral shift in limited access from approximately 0.0 to 2.0 feet in width, occurring over 285.6 feet from Station 1655+00.96 (Rte. 289 Franconia/Springfield Parkway construction centerline) to Station 1657+86.56 (Rte. 289 Franconia/Springfield Parkway construction centerline) and two proposed breaks in limited access to from Station 1656+43.19 (Rte. 289 Franconia Springfield Parkway construction centerline) to Station 1656+63.67 (Rte. 289 Franconia/Springfield Parkway construction centerline) and from Station 1659+13.83 (Rte. 289 Franconia/Springfield Parkway construction centerline) to Station 1659+23.86 (Rte. 289 Franconia/Springfield Parkway construction centerline).

- The lateral shift in limited access control will provide for dual east bound left turn lanes at a signalized intersection and the breaks provide for pedestrian connections to the campus from Route 289.

- The Fairfax County Board of Supervisors, by resolution dated September 13, 2022, and the Fairfax County Department of Transportation, by letter dated July 7, 2026, endorse the proposed LACC.

- VDOT's Northern Virginia District has determined, with the Chief Engineer concurring, that the proposed LACC, providing dual left turn lanes at a signalized intersection and two points of pedestrian access, will have minimal impact on the operation of Route 289 and is appropriate from a design, safety and traffic control standpoint.

- VDOT's Northern Virginia District has reviewed and approved the global traffic study dated December 4, 2023, revised February 2, 2024, and revised March 13, 2024, prepared by Wells and Associates, and found that it adequately addresses the impacts from the proposed LACC.

- VDOT's Northern Virginia District has reviewed the environmental impact analysis and determined that the location of the proposed LACC is within a non-attainment area for air quality, but there will be no adverse environmental impacts.

- Public notices of willingness to receive comments were posted in *The Connection* March 5, 2026 – March 18, 2026, and March 19, 2026 – April 1, 2026, and the VDOT INOVA project web page on March 3, 2026.

- Compensation shall be paid by the requestor in consideration of the LACC and the related easement to be conveyed, as determined by the Commissioner of Highways or his designee.

- The requestor has borne all the appropriate costs in accordance with 24 VAC 30-401-20.

- All right of way, engineering, construction, and necessary safety improvements shall meet all VDOT standards and requirements.

- All costs of engineering and construction, including all necessary safety improvements, will be borne by the requestor.

- The requestor will be required to obtain a land use permit prior to any activity within the Route 289 limited access right of way.

- VDOT has reviewed the requested LACC and determined that it is in compliance with Va. Code § 33.2-401 and that the requirements of 24 VAC 30-401-20 have been met.

Recommendations: VDOT recommends the approval of the proposed LACC. VDOT further recommends that the Commissioner be authorized to take all actions and execute all documentation necessary to implement the LACC.

Action Required by CTB: Va. Code § 33.2-401 requires a majority vote of the CTB to approve the recommended LACC. The CTB will be presented with a resolution for a formal vote.

Result, if Approved: The Commissioner of Highways will be authorized to take all actions necessary to comply with this resolution.

Options: Approve, Deny, or Defer

Public Comments/ Reaction: One comment was received in support of the LACC.

Docusign Envelope ID: 6C0B0B3D-A9C2-89FD-81E3-DF627F6BEBC0

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION

Stephen C. Brich, P.E.
Commissioner

1221 East Broad Street
Richmond, Virginia 23219

(804) 482-5818

September 1, 2026

The Honorable Nick M. Donohue
The Honorable Stephen C. Brich, P. E.
The Honorable Raymond D. Smoot, Jr.
The Honorable Frederick T. Stant III
The Honorable Tom Fowlkes
The Honorable Joel "Rex" David
The Honorable Linda Green
The Honorable D. J. Gribbin
The Honorable Becky Norton Dunlop
The Honorable John P. Good Jr.
The Honorable J. Randall Minchew
The Honorable Grindly Johnson
The Honorable C. Dulany Morison
The Honorable Jim Moye
The Honorable Charles Payne
The Honorable Marianne Moffat Radcliff
The Honorable Mariia Zimmerman

Subject: Approval of Limited Access Control Change (LACC) for Franconia/Springfield Parkway, Fairfax County

Dear Commonwealth Transportation Board Members:

The Department has received a request, for your consideration from Inova Health Care Services, for a change in limited access control along Franconia/Springfield Parkway (Rte. 289), in support of the Inova Franconia Springfield Hospital Medical Campus redevelopment project. The proposed LACC modifies an existing break, requiring a lateral shift in limited access to facilitate dual eastbound left turn lanes for all vehicles at a signalized intersection onto Route 10026 (Walker Lane). Additionally, they are seeking two breaks in the limited access line along Franconia/Springfield Parkway to allow for pedestrian connections to the campus. The Department's staff has determined the proposed shift and breaks will have minimal impact on the operation of Rte. 289 Franconia/Springfield Parkway and that the proposed LACC is appropriate from a design, safety and traffic control standpoint.

Docusign Envelope ID: 6C0B0B3D-A9C2-89FD-81E3-DF627F6BEBC0

The request meets the engineering criteria and guidelines set forth in Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code. I have reviewed the Staff's recommendations and determined that approving the proposed changes in limited access control will not adversely affect the safety or operation of the affected highway network. I have determined that this request should be considered by the Board.

Sincerely,

DocuSigned by:
Barton Thrasher
[illegible]

Barton A. Thrasher, P.E.
Chief Engineer

MINUTES
OF
MEETING OF THE COMMONWEALTH TRANSPORTATION BOARD

Richmond, Virginia

July 16, 1987

The monthly meeting of the Commonwealth Transportation Board was held in the Central Office in Richmond, Virginia, on July 16, 1987 at 10:00 a.m. The chairman, Mr. Ray D. Pethtel, presided.

Present: Messrs. Pethtel, Bacon, Beyer, Davidson and Guiffre, Howlette, Humphreys, Leafe, Malbon, Musselwhite, Quicke and Smalley and Mrs. Kincheloe and Dr. Thomas.

Absent: Mr. Kelly.

On motion of Mr. Smalley, seconded by Mr. Malbon, the minutes of the meeting of May 21, 1987 were approved.

On motion of Mr. Davidson, seconded by Dr. Thomas, permits issued and canceled from June 18, 1987 to July 15, 1987, inclusive, as shown by the records of the Department, were approved.

Moved by Mr. Guiffre, seconded by Mr. Davidson, that the Board approve additions and abandonments to the Secondary System from May 21, 1987 to July 1, 1987, inclusive, as shown by the records of the Department.

Motion carried.

7/16/87

Moved by Mr. Guiffre, seconded by Mr. Beyer, that

WHEREAS, in accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board, Design Public Hearings were held between October 7 and November 20, 1986 in various locations in Fairfax County for the purpose of considering the proposed design of the Springfield Bypass from Route 7 (near Dranesville) to Route 1 (near Fort Belvoir), in Fairfax County, excluding a section from Intersection 66 to Braddock Road and including the proposed Franconia Spur between Rolling Road and Beulah Street, State Project R000-029-249, PE-103, PE-104, PE-105, PE-106; Federal Project M-5401( ), and

WHEREAS, proper notice was given in advance and all those present were given a full opportunity to express their opinions and recommendations for or against the proposed project as presented, and their statements being duly recorded, and

WHEREAS, the economic, social and environmental effects of the proposed project have been examined and given proper consideration, and this evidence, along with all other, has been carefully reviewed,

NOW, THEREFORE, BE IT RESOLVED, that the major design features of this project be approved in accordance with the plan as proposed and presented at the said Design Public Hearing by the Department's engineers along alternatives that do not adversely impact Pope's Head Park, Burke Lake Park, South Run Park or Huntsman Park unless Federal approval is obtained with the following modifications:

1. provide a grade separation with no access at Pinecrest Road,

2. provide an additional one way, northbound access only to the Fair Oaks Hospital,

3. eliminate access to Fairfax Station Road,

4. provide access for the extension of the Burke Center Parkway,

5. provide a grade separtion with no access at Clara Barton Drive,

6. shift ramp alignment in the southwest quadrant of the Rolling Road interchange to reduce impacts on the adjacent community, and

7. provide minor adjustments where prudent and feasible to minimize or eliminate individual concerns; and

BE IT FURTHER RESOLVED, that the Springfield Bypass, in accordance with the statutes of the Commonwealth of Virginia and policies of the Commonwealth Transportation Board be designated as a limited access highway as presented at the said hearing with modifications as included herein.

Motion carried.

Moved by Mrs. Kincheloe, seconded by Mr. Bacon, that

WHEREAS, under the authority of Section 33.1-62 of the Code of Virginia (1950), as amended, the Commonwealth Transportation Board is authorized to designate Virginia Byways as recommended by the Department of Conservation and Historic Resources after providing the opportunity for public hearings; and

WHEREAS, the staffs of the Division of Parks and Recreation and the Virginia Department of Transportation have reviewed and determined that Routes 601, 676, and 614 in Albemarle County from U.S. Routes 29/250 to the Community of Owensville where Route 601 changes to 676 then to 614 and extends to the intersection with Route 810 at the Community of White Hall, substantially meets the adopted criteria for Virginia Byways; and

7/16/87

Mr. Quicke, Chairman of the Internal Audit Committee, presented a report on the Committee's meeting of June 18, 1987. On motion of Mr. Quicke, seconded by Mr. Bacon, the Board adopted the report, as follows:

> The Commonwealth Transportation Board's Internal Audit Committee met on June 18, 1987, with members of the Internal Audit Division and reviewed the Equipment Division and Northern Virginia District reports. Follow-up information on the Transportation Planning Division report was also presented. The Committee accepts as adequate the action taken, or to be taken on these reports.

The next regular meeting will be held at the Kilmarnock Fire House, Kilmarnock, Virginia, at 10:00 a.m. on August 20, 1987.

The meeting adjourned at 12:20 p.m.

Approved:

Chairman

Attested:

Secretary

COMMONWEALTH of VIRGINIA

COMMONWEALTH TRANSPORTATION BOARD
1401 EAST BROAD STREET
RICHMOND, 23219-1939

SHIRLEY J. YBARRA
CHAIRMAN

Agenda item # 17C

RESOLUTION
OF THE
COMMONWEALTH TRANSPORTATION BOARD

September 21, 2000

MOTION

Made By: Mr. Mitchel Seconded By: Mr. White Action: Motion Passed

Title: Access - Limited Control Change – Route 7900 Franconia/Springfield Parkway – Fairfax County

WHEREAS, Route 7900 Franconia/Springfield Parkway, State Highway Project R000-029-249, RW-216, C-516 in Fairfax County, was designated as a Limited Access Highway by the Commonwealth Transportation Board on July 16, 1987; and

WHEREAS, in connection with the said Route 7900, the Commonwealth acquired certain limited access control rights along Route 7900 from James S. Eudy, Trustee, et al by deed dated December 20, 1988, recorded in Deed Book 7226, Page 475 in the Office of the Clerk of the Circuit Court of Fairfax County; and

WHEREAS, the land along the north existing right of way and limited access line of the said Route 7900 project has been proposed for a medical facility and will require a limited access control break of a maximum of 120 feet along said line at approximate Station 1654+40 (60 feet both sides, right in, right out); and

WHEREAS, the said break for the entrance is approximately 1,800 feet west of Beulah Street State (Route 639); and

WHEREAS, an exclusive left turn lane will be provided along eastbound lanes of Route 7900 to be used only by emergency vehicles going to the medical facility; and

WHEREAS, the department reserves the right to close the said limited access control break at anytime in the future without compensation to the Developer should there be any safety concerns caused by the said break or should the said break conflict with future transportation needs including the future proposed interchange at Boulah Road; and

WHEREAS, no future modifications to the geometric design of the said entrance will be permitted including signalization or additional access to the eastbound lanes of said Route 7900; and

WHEREAS, the Department's staff has determined that the said changes are appropriate from a safety and traffic control standpoint; and

WHEREAS, the Developer has agreed to construct an additional acceleration/deceleration outer lane from the said entrance to the Springfield metro ramp located west of said entrance as part of this entrance; and

WHEREAS, all costs of engineering and construction, including all necessary safety improvements, will be borne by others; and

WHEREAS, the Developer shall pay just compensation to the Department in consideration of the proposed limited access control break. This amount is to be determined by the Department; and

WHEREAS, upon completion and acceptance, all work, roadway construction, improvements and equipment will become the property of the Commonwealth.

NOW, THEREFORE, BE IT RESOLVED that the Commonwealth Transportation Board hereby grants the said break in limited access control break as set forth and subject to the above referred to conditions. The Commonwealth Transportation Commissioner is hereby authorized to execute any and all documents needed to comply with this resolution.

####

County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

July 7, 2026

Mr. William Cuttler, P.E., District Engineer
Virginia Department of Transportation
Northern Virginia District
4975 Alliance Drive
Fairfax, Virginia 22030

Subject: Endorsement of Limited Access Control Changes for Franconia-Springfield Parkway

Dear Mr. Cuttler:

This letter is being provided in reference to the Limited Access Control Change proposed for the Franconia-Springfield Parkway at Walker Lane, which is needed to provide improved mobility connections for the INOVA Franconia-Springfield Healthplex and Emergency Room. Pursuant to §33.2-401 of the Code of Virginia, and Title 24, Agency 30, Chapter 401 of the Virginia Administrative Code, this letter serves as County endorsement necessary for approval by the Commonwealth Transportation Board (CTB).

Please contact me at (703) 877-5675 if you have any questions or need additional information. Thank you for your assistance with this important project.

Sincerely,

Gregg L. Steverson, P.E., PTOE
Director

Attachments: As Stated

cc: Bryan J. Hill, County Executive
Jennifer Miller, Deputy County Executive
Michelle Shropshire, P.E., District Project Development, VDOT
Martha Coello, Deputy Director, FCDOT
Jeffrey Hermann, Chief, Site and Transportation Planning Division, FCDOT

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2895
Phone: (703) 877-5600 TTY: 711
Fax: (703) 877-5723
www.fairfaxcounty.gov/transportation

RESOLUTION

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium of the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on September 13, 2022, at which a quorum was present and voting, the following resolution was adopted:

WHEREAS, Inova Health Care Service has submitted an application to develop a medical campus serving the greater Springfield area within Fairfax County; and,

WHEREAS, ensuring high quality multimodal access to the site from all directions is critical to providing high quality healthcare services; and,

WHEREAS, this application proposes permitting eastbound access to the site along Franconia-Springfield Parkway at Walker Lane; and,

WHEREAS, this application proposes enhanced pedestrian connections to enable improved access to the Franconia-Springfield Metrorail Station; and,

WHEREAS, the improved access for these modifications requires changes and/or breaks to limited access control lines along Franconia-Springfield Parkway; and,

WHEREAS, the adjustment of the limited access line requires review and approval by the Commonwealth Transportation Board; and

WHEREAS, to process these requests, Section 24VAC30-401-20 of the Virginia Administrative Code requires a resolution, letter of support, or formal request, or any combination of these, from the locality within which the changes in limited access are proposed; and,

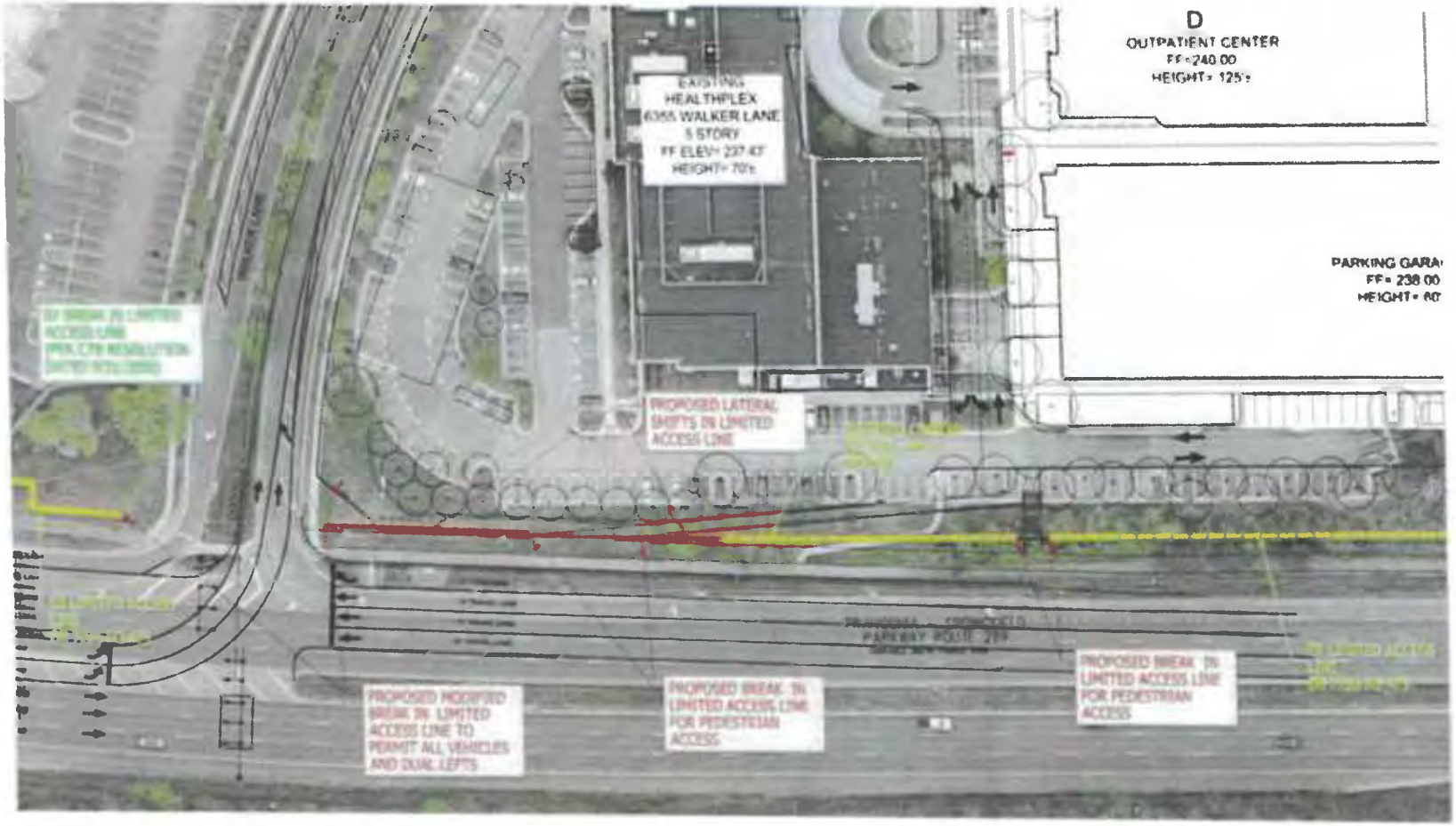
NOW THEREFORE, BE IT RESOLVED, that this Board supports these proposed changes and/or breaks to the limited access control lines along Franconia-Springfield Parkway for the Inova Health Care Services Development; and,

BE IT FURTHER RESOLVED, that this Board hereby requests, pursuant to Section 24VAC30-401-20 of the Virginia Administrative Code, that the Commonwealth Transportation Board approve the proposed changes to the limited access controls.

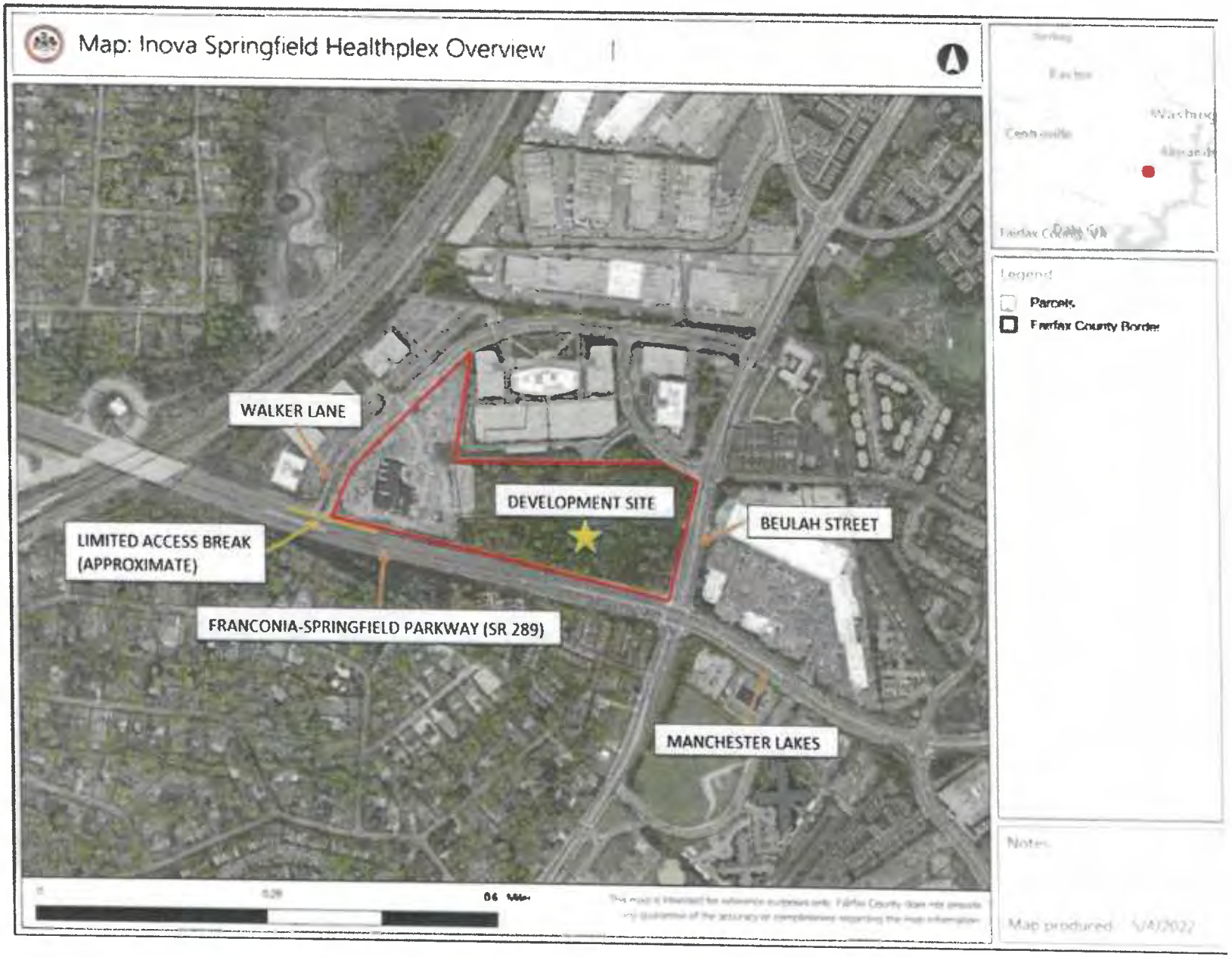
A Copy – Teste:

Jill G. Cooper
Clerk for the Board of Supervisors

Franconia-Springfield Parkway Limited Access Exhibit
Inova Springfield HealthPlex

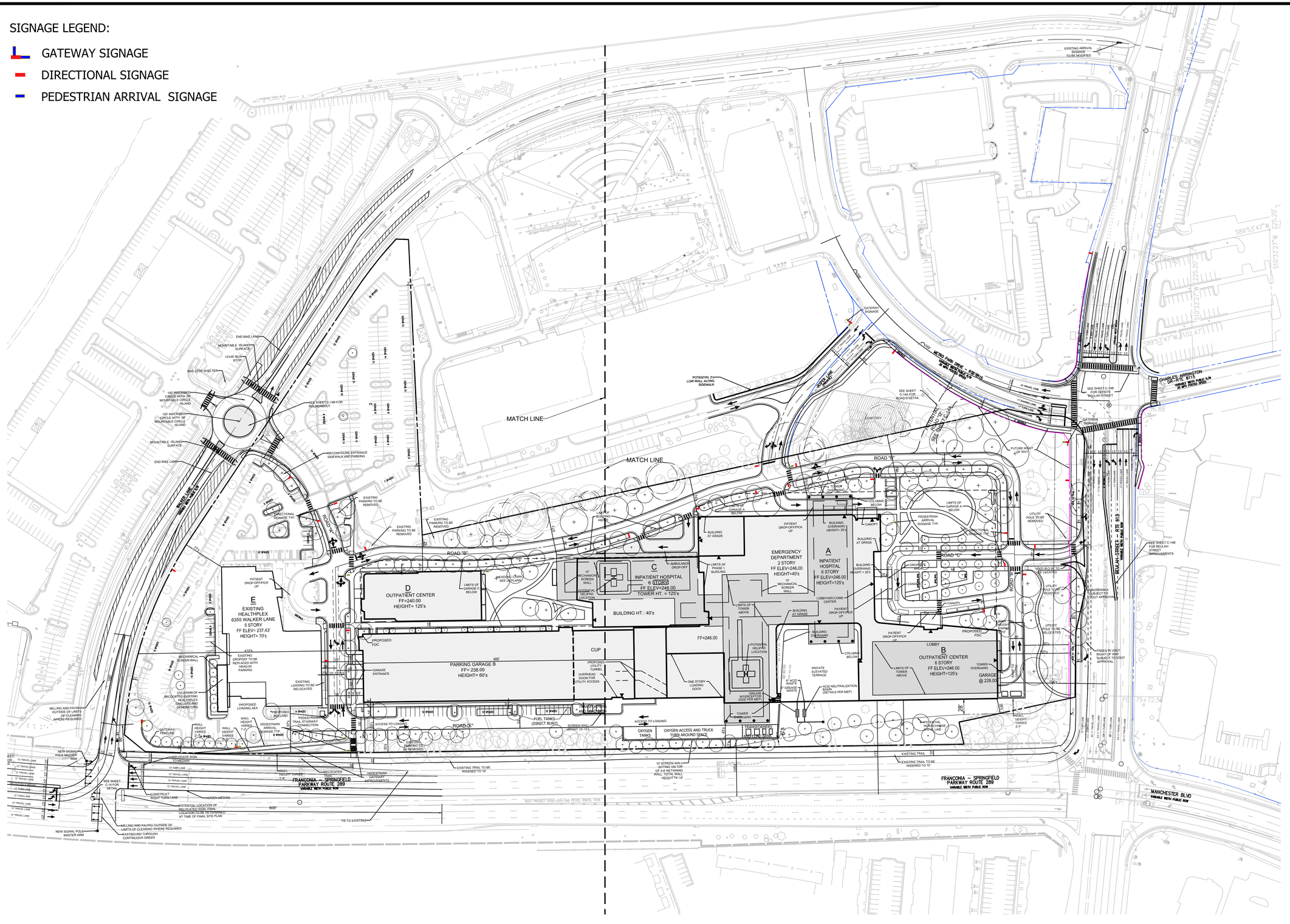


ATTACHMENT III



SIGNAGE LEGEND:

- GATEWAY SIGNAGE
- DIRECTIONAL SIGNAGE
- PEDESTRIAN ARRIVAL SIGNAGE



NOTE: CG12 TO BE PROVIDED AT PROPOSED RAMPS AND AT ALL PROPOSED ENTRANCES.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

LAYOUT: C-10 CDP, Plotted By: johnson

VIKA VIRGINIA, LLC
8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

Our Site Set on the Future.

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V 12.00

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WELLS + ASSOCIATES
11220 ASSETT LOOP, SUITE 202
MANASSAS, VA 20109
WILLIAM F. JOHNSON, PE
703.365.9262

PLAN STATUS	DATE
1ST SUBMISSION	07-23-2021
2ND SUBMISSION	12-21-2021
3RD SUBMISSION	04-04-2022
4TH SUBMISSION	05-25-2022

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
5/25/22
ROBERT R. COCHRAN
Lic. No. 0919
LAND SURVEYOR

INOVA SPRINGFIELD HOSPITAL

FAIRFAX COUNTY, VIRGINIA

OVERALL CONCEPTUAL/FINAL DEVELOPMENT PLAN

DRAWN BY:	JJ
DESIGNED BY:	JM
DATE ISSUED:	07-23-2021
DWG. SCALE:	AS SHOWN
VIKA NO.	7324M
SHEET NO.	C-10

FILE: C:\Projects\7324\7324M\CADD\PLANNING\PLANNING DRAWINGS\7324M_CDP.dwg USER: Johnson DATE: May 25, 2022 TIME: 8:36:00 AM LAYOUT: C-10 CDP

SIGNAGE LEGEND:

- GATEWAY SIGNAGE
- DIRECTIONAL SIGNAGE
- PEDESTRIAN ARRIVAL SIGNAGE

END BIKE LANE
MOUNTABLE ISLAND SURFACE
10'x35' BUS STOP
BUS STOP SHELTER
100' INSCRIBED CIRCLE WITH 58' MOUNTABLE CIRCLE ISLAND
100' INSCRIBED CIRCLE WITH 58' MOUNTABLE CIRCLE ISLAND
MOUNTABLE ISLAND SURFACE
END BIKE LANE
WALKER LANE
VARIABLE WIDTH PUBLIC R/W
SEE SHEET C-14B FOR ROUNDABOUT
RECONFIGURE ENTRANCE SIDEWALK AND PARKING
EXISTING PARKING TO BE REMOVED
DIRECTIONAL SIGNAGE TYP.
ROAD "A"
EXISTING PARKING TO BE REMOVED
EXISTING PARKING TO BE REMOVED
MATCH LINE
SEE SHEET C-12
FOR CONTINUATION
ROAD "B"
LIMITS OF BUILDING ABOVE
PATIENT DROP-OFF/PICK UP
E
EXISTING HEALTHPLEX
6355 WALKER LANE
5 STORY
FF ELEV= 237.43'
HEIGHT= 70'±
D
OUTPATIENT CENTER
FF=240.00
HEIGHT= 125'±
LIMITS OF GARAGE C BELOW
MEADOW / LAWN SEE LA PLANS
15' MECHANICAL SCREEN WALL
POTENTIAL HELIPAD LOCATION
BUILD
CUP
410'±
EXISTING DROPOFF TO BE REPLACED WITH HEAD-IN PARKING
MECHANICAL SCREEN WALL
LOCATION OF RELOCATED EXISTING HEALTHPLEX CHILLERS AND GENERATORS
EXISTING LOADING TO BE RELOCATED
GARAGE ENTRANCE
PARKING GARAGE B
FF= 238.00
HEIGHT= 60'±
485'
PROPOSED UTILITY TUNNEL
OVERHEAD DOOR FOR UTILITY ACCESS
PROPOSED LOADING AEA
PROPOSED BOLLARD
PEDESTRIAN TRAIL STAIRWAY CONNECTION
ACCESS TO LOADING
ROAD "E"
TRANSFORMERS AND LOAD BANK
FUEL TANKS (DIRECT BURY)
SCREEN WALL HEIGHT 10'-12'±
MILLING AND PAVING OUTSIDE OF LIMITS OF CLEARING WHERE REQUIRED
SEE SHEET C-14 FOR CONTINUATION
GATEWAY FEATURE
WALL HEIGHT VARIES 2'-7"
WALL HEIGHT VARIES 2'-3"
PEDESTRIAN ARRIVAL SIGNAGE TYP.
WALL HEIGHT VARIES 1'-2'
WALL HEIGHT VARIES 1'-4'
EXISTING PARKING TO BE REMOVED
NEW SIGNAL POLE MASTER ARM
RELOCATE SIGN TO MEDIAN
SEE SHEET C-14 FOR DETAIL
EXISTING TRANSFORMER TO BE RELOCATED
RELOCATED TRAIL
PEDESTRIAN GATEWAY IMPROVEMENTS
EXISTING TRAIL TO BE WIDENED TO 10'
CONSTRUCT RIGHT TURN LANE
WIDEN MEDIAN
POTENTIAL LOCATION OF RELOCATED SIGN. FINAL LOCATION TO BE DETERMINED AT TIME OF FINAL SITE PLAN
FRANCONIA – SPRINGFIELD PARKWAY ROUTE 289
VARIABLE WIDTH PUBLIC ROW
600'
NOTE: CG12 TO BE PROVIDED AT PROPOSED RAMPS AND AT ALL PROPOSED ENTRANCES.
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

LAYOUT: C-11 DET CDP, Plotted By: johnson

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8180 Greensboro Dr., Suite 200
Tysons, VA 22102
703.442.7800 | vika.com

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PLAN STATUS	DATE
1ST SUBMISSION	07-23-2021
2ND SUBMISSION	12-21-2021
3RD SUBMISSION	04-04-2022
4TH SUBMISSION	05-25-2022

PROFESSIONAL SEAL

COMMONWEALTH OF VIRGINIA
5/25/22
ROBERT R. COCHRAN
Lic. No. 2919
LAND SURVEYOR

INOVA SPRINGFIELD HOSPITAL

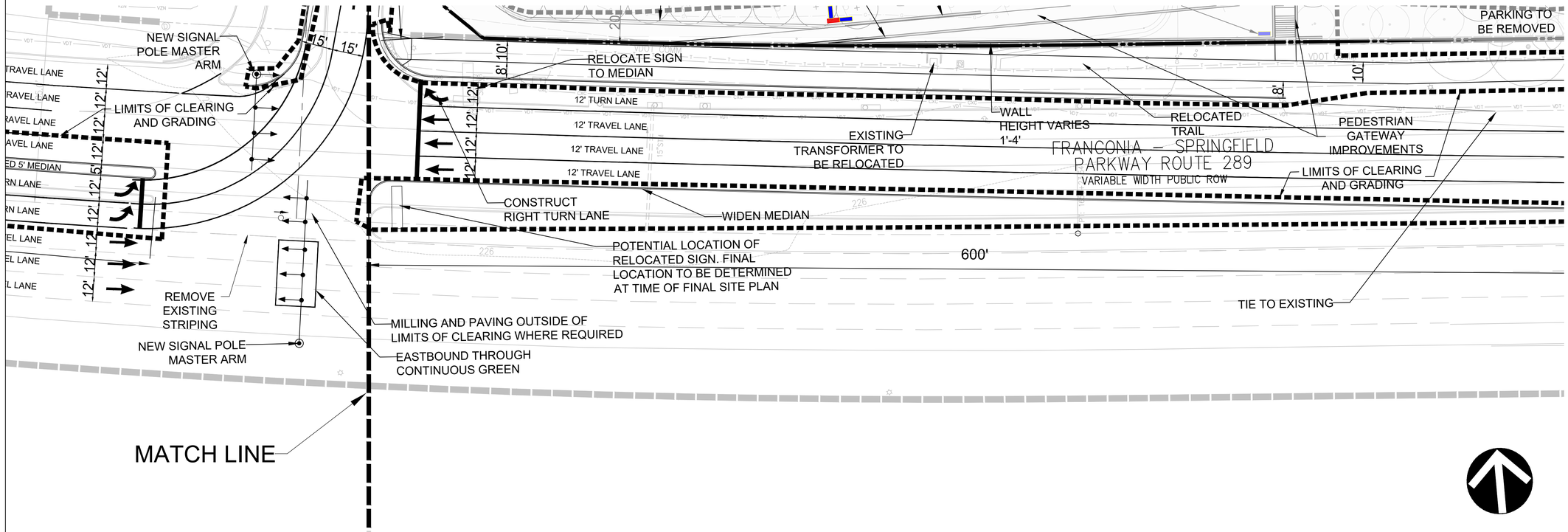
FAIRFAX COUNTY, VIRGINIA

DETAIL CONCEPTUAL/FINAL DEVELOPMENT PLAN

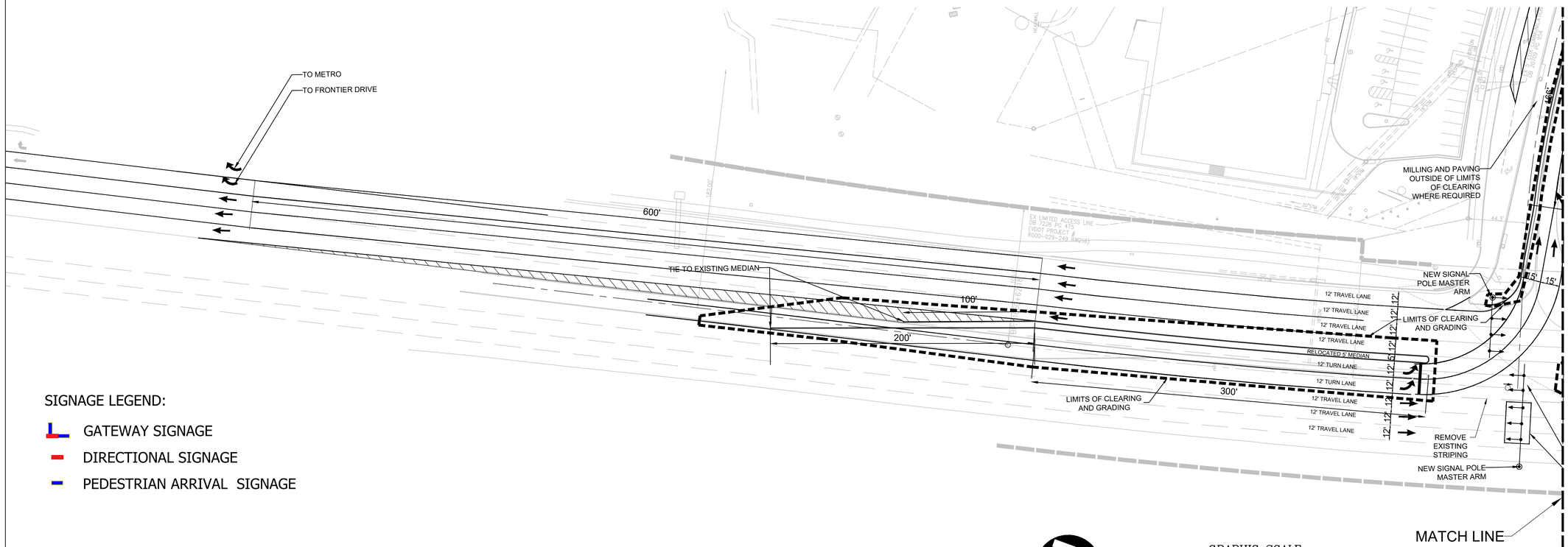
DRAWN BY:	JJ
DESIGNED BY:	JM
DATE ISSUED:	07-23-2021
DWG. SCALE:	AS SHOWN
VIKA NO.	7324M
SHEET NO.	C-11

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FRANCONIA-SPRINGFIELD PARKWAY OFFSITE IMPROVEMENTS:



FRANCONIA-SPRINGFIELD PARKWAY OFFSITE IMPROVEMENTS:



SIGNAGE LEGEND:

- GATEWAY SIGNAGE
- DIRECTIONAL SIGNAGE
- PEDESTRIAN ARRIVAL SIGNAGE

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

OFFSITE ROAD IMPROVEMENTS NARRATIVE:

- FRANCONIA SPRINGFIELD PARKWAY AND ASSOCIATED IMPROVEMENTS ARE SUBJECT TO VDOT APPROVAL.

LAYOUT: C-14 OFFSITE ROAD IMPROVEMENTS, Plotted By: johnson

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COMMONWEALTH OF VIRGINIA
5/25/22
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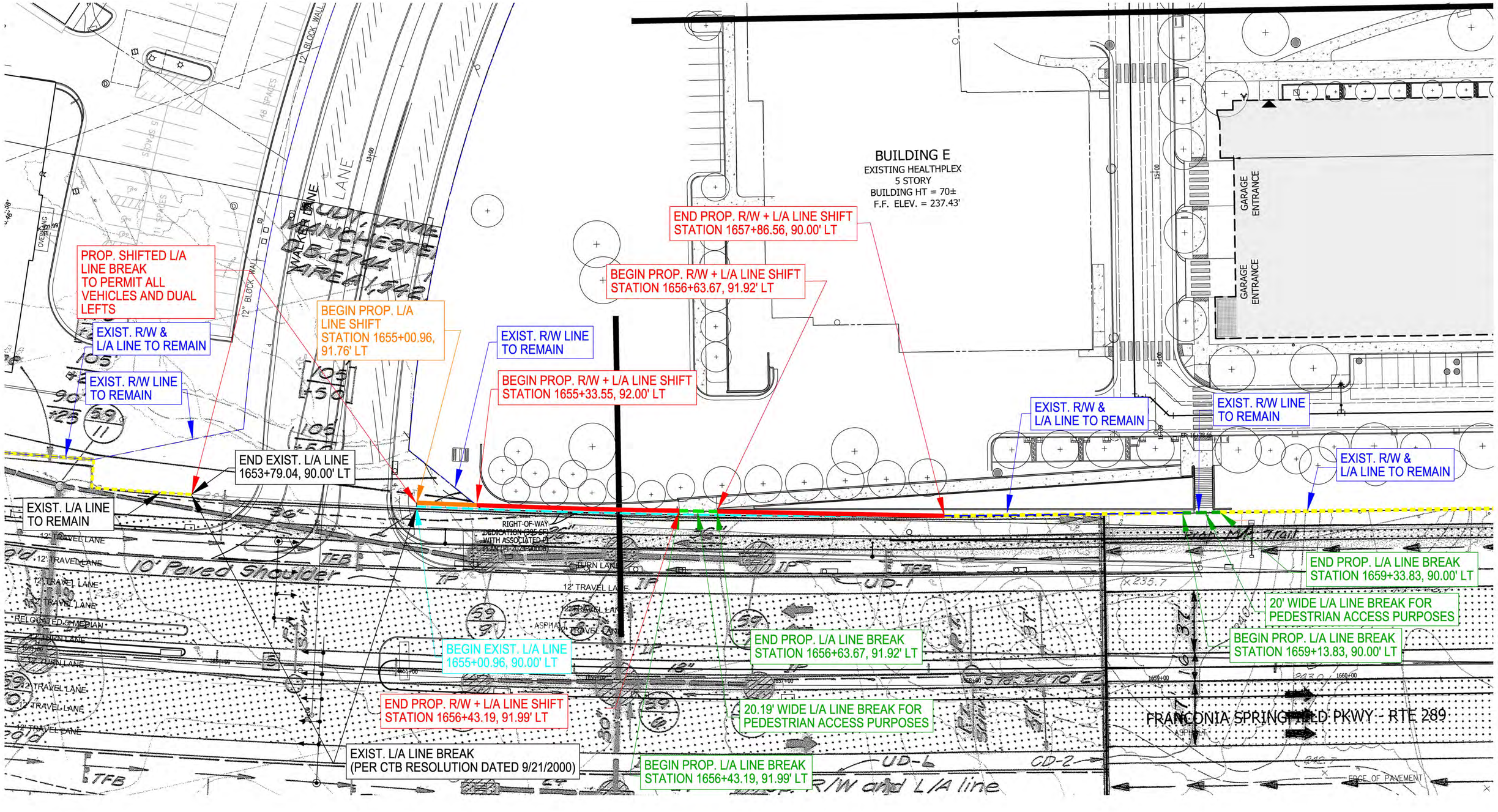
FAIRFAX COUNTY, VIRGINIA

OFFSITE ROAD IMPROVEMENTS

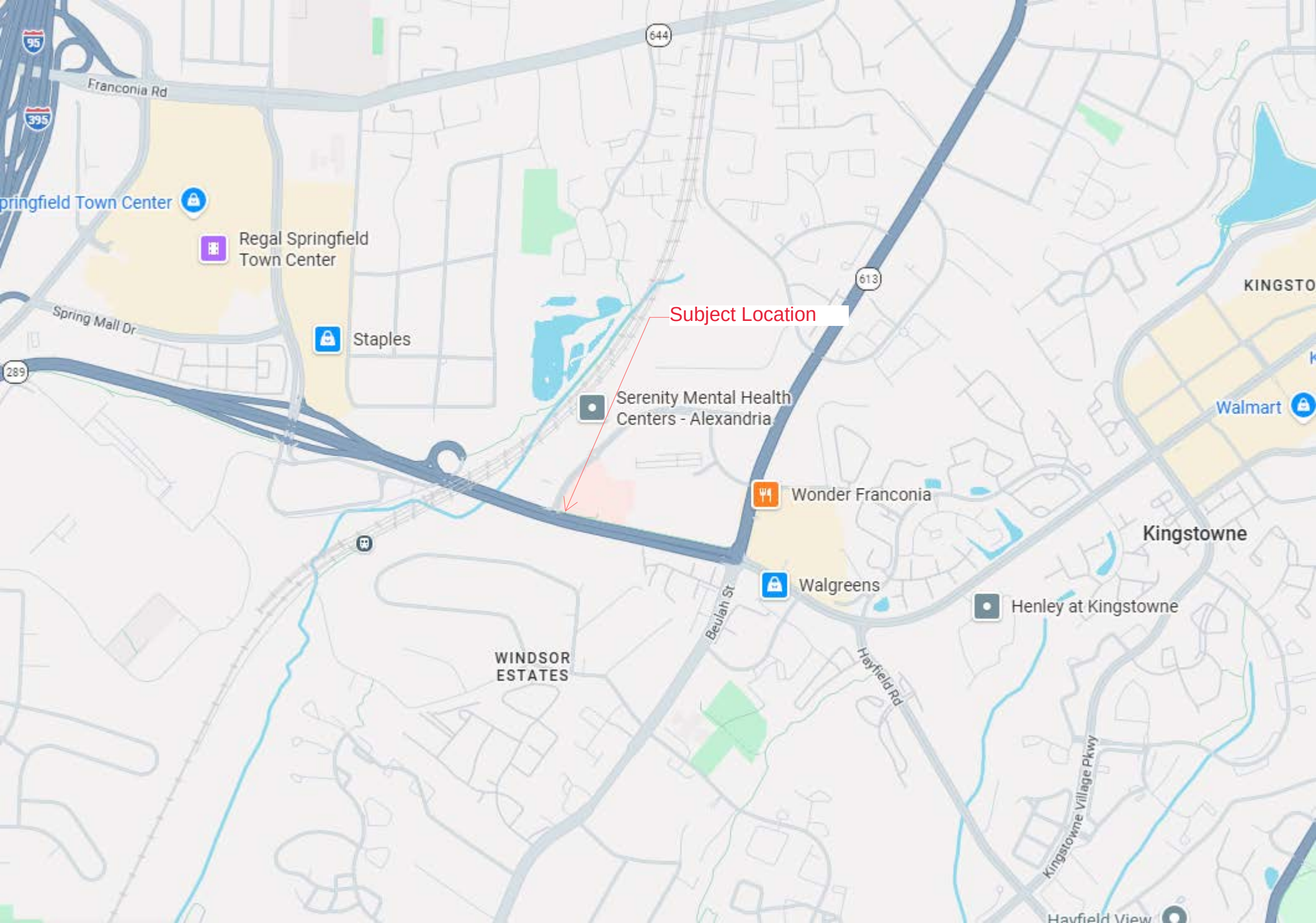
DRAWN BY:	JJ
DESIGNED BY:	JM
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VIKA NO.	7324M
SHEET NO.	C-14

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SPRINGFIELD HOSPITAL PROPOSED LIMITED ACCESS CHANGES:



FILE: Q:\Projects\7324\7324M\CADD\PLANNING\EXHIBITS\WORKING\2022-04-05 LOJIC EXHIBIT 7324M_ROADWAY FRONTAGE IMPROVEMENTS LIMITED ACCESS 2024.03.08.dwg


Franconia Rd
644
95
395
Springfield Town Center
Regal Springfield Town Center
Spring Mall Dr
Staples
289
613
Subject Location
Serenity Mental Health Centers - Alexandria
Wonder Franconia
Walgreens
Beulah St
WINDSOR ESTATES
Hayfield Rd
Henley at Kingstowne
Kingstowne
Kingstowne Village Pkwy
Walmart
KINGSTO