

ERICKSON LIVING AT BRADDOCK – FAIRFAX, VA



February 4, 2019

ERICKSON LIVING AT BRADDOCK – MEETING DISCUSSION

- ❖ **Brief Introduction of Erickson Living**
- ❖ **Rezoning Application & Process**
- ❖ **Discussion Tonight:**
 - ❖ **Community Recreation**
 - ❖ **Transportation**
- ❖ **Q&A and Next Steps**

ERICKSON LIVING



❖ Rezoning Application & Process

- ❖ Accepted December 26, 2018
- ❖ Ongoing Community Outreach
- ❖ Planning Commission Hearing June 19, 2019
- ❖ Board of Supervisors Hearing July TBD

EXISTING CONDITIONS



CONSIDERATIONS

- ❖ **Stakeholder Feedback / Task Force**
 - ❖ **Need for Senior Housing and Services**
 - ❖ **Open Space, Dedications and Improvements**
 - ❖ **Aesthetics, Views, Building Height and Setbacks**
 - ❖ **Environmental Preservation and Buffering**
 - ❖ **Transportation and Access**
 - ❖ **Parking**

CURRENT PLAN

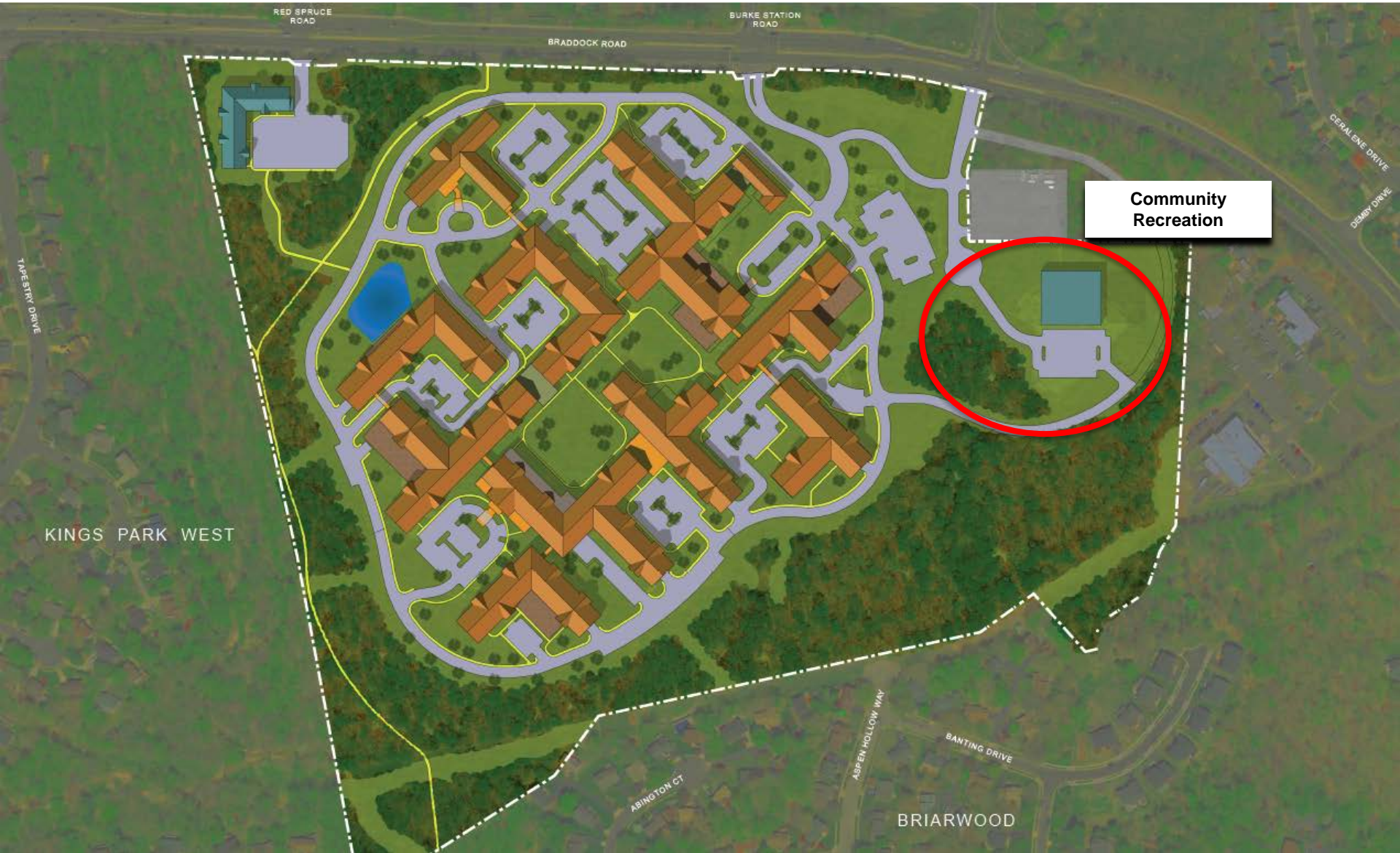


Affordable Age-Restricted Units

Continuing Care

Community Recreation

COMMUNITY RECREATION

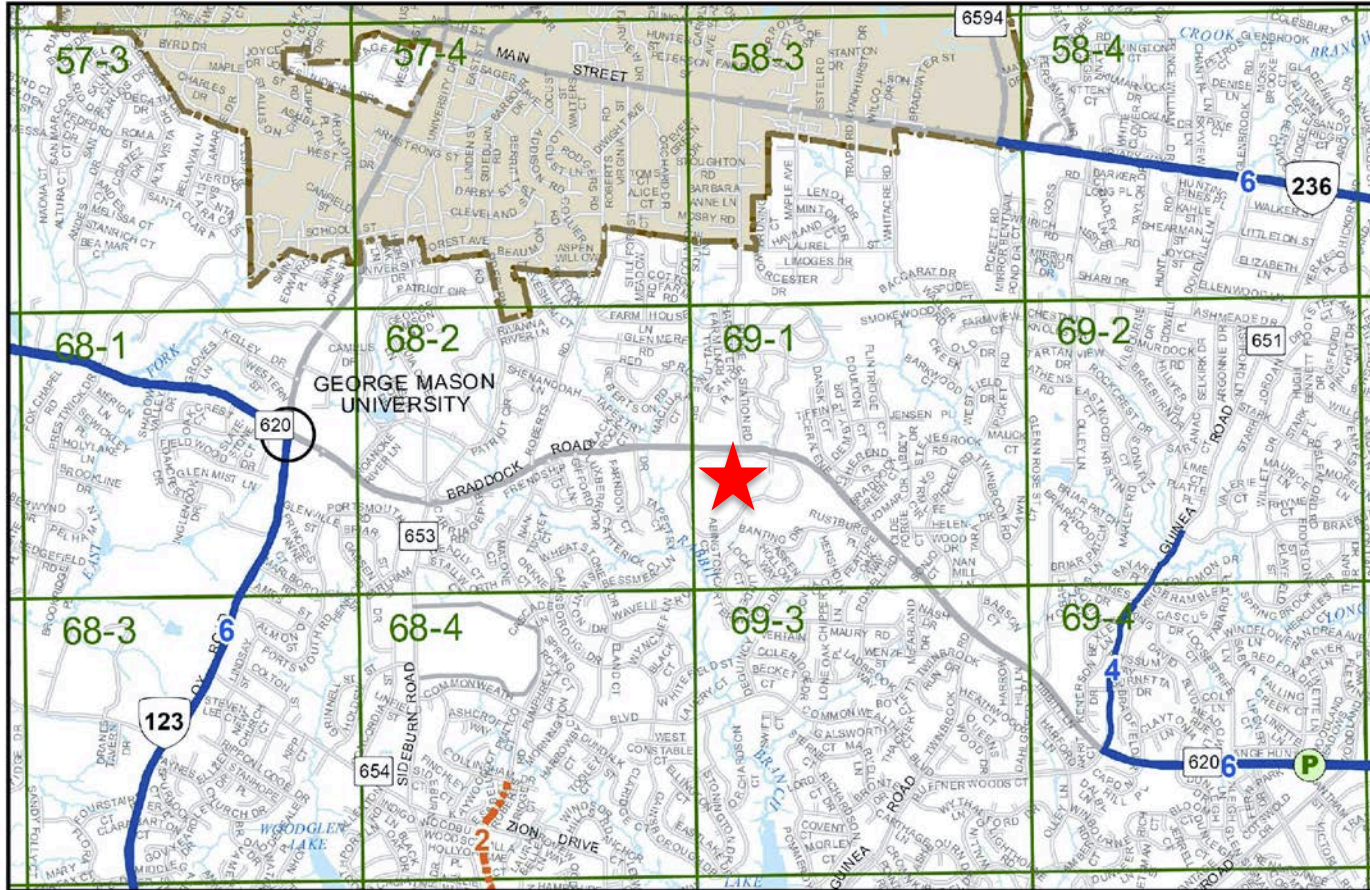


COMMUNITY RECREATION



Add more Living to your Life®

TRANSPORTATION - ROADWAY NETWORK



Fairfax County Transportation Plan Map
Amended through September 2, 2015



Full Interchange Improvement



Proposed Commuter Parking Lot

Widen or Improve Arterial Roadway
(Number indicates proposed number of lanes)

Construct Collector or Local Street on new
location as development occurs



NORTH

Erickson Living (NVTC)
Fairfax County, Virginia



T1

Erickson
LIVING

Add more Living to your Life®

PROPOSED ACCESS



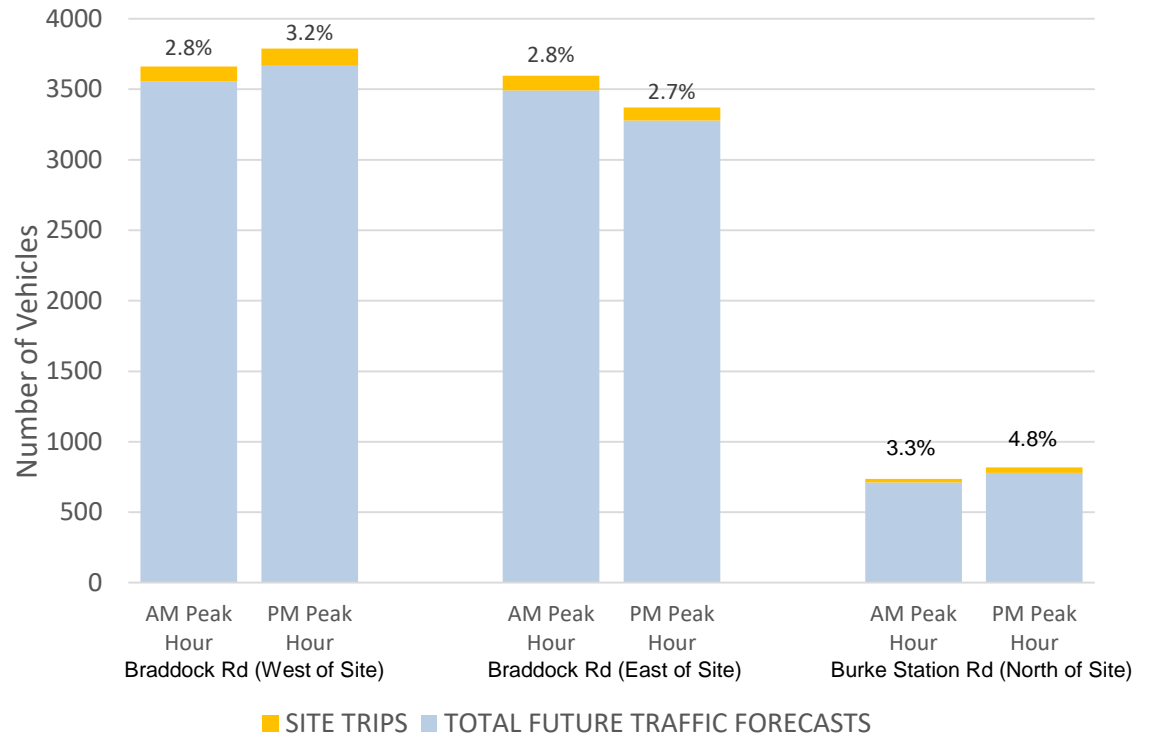
TRAFFIC ANALYSIS

Trip Generation

	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekend Peak Hour	Weekday (24-hour)
Continuing Care Facility	175	200	275	3,000
Affordable Age-Restricted	16	21	26	296
Community Recreation	36	47	22	591
TOTAL	227	268	323	3,887

Impact on Roadway Network

SITE TRIP PROPORTION OF ROADWAY TRAFFIC VOLUMES

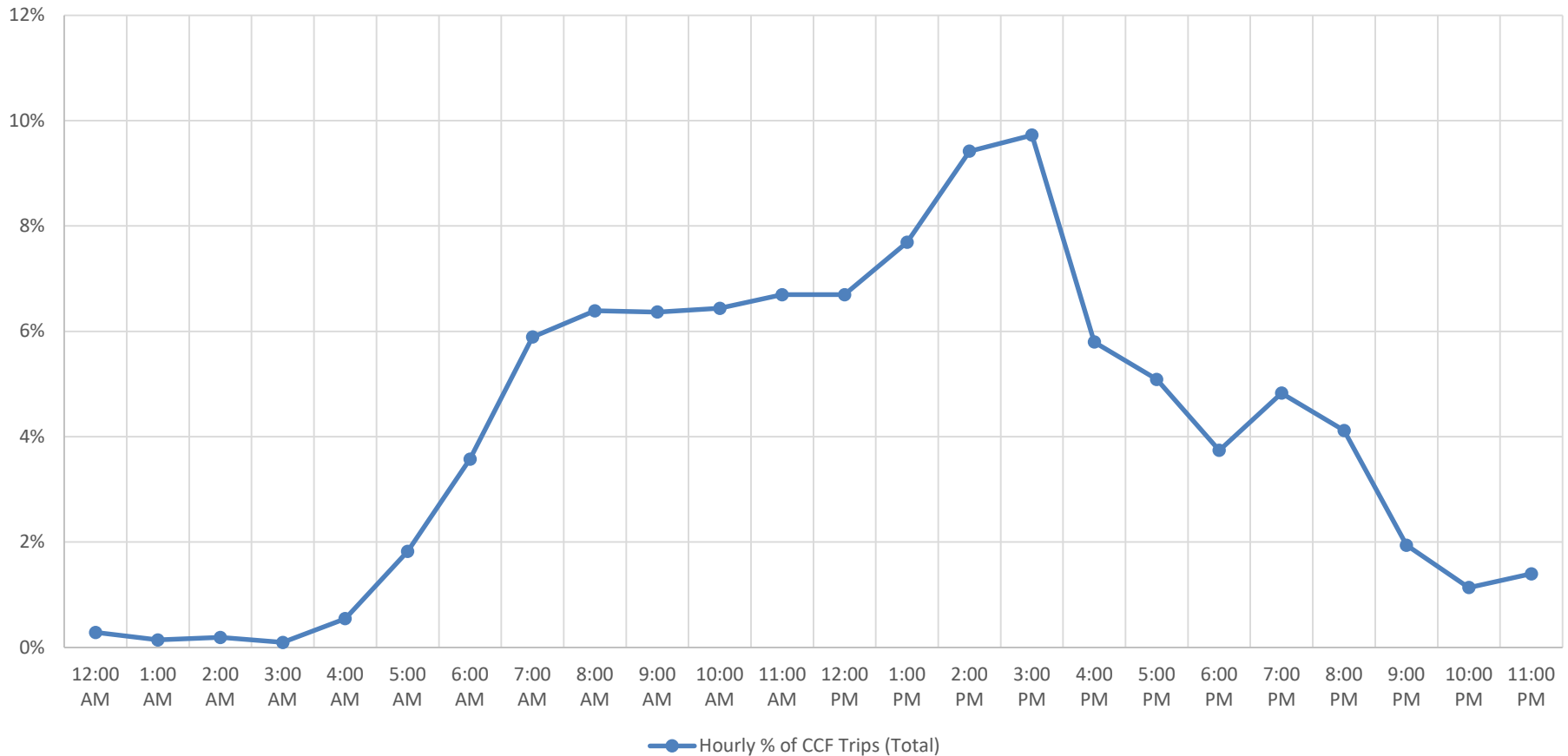


TRAFFIC ANALYSIS

Greenspring Observations

- ❖ Video counts conducted at Greenspring Entrance
- ❖ During AM, site trips peak at 11:00 AM – 12:00 PM
- ❖ During PM, site trips peak at 3:00 PM – 4:00 PM

Hourly Trip Distribution of Greenspring Community

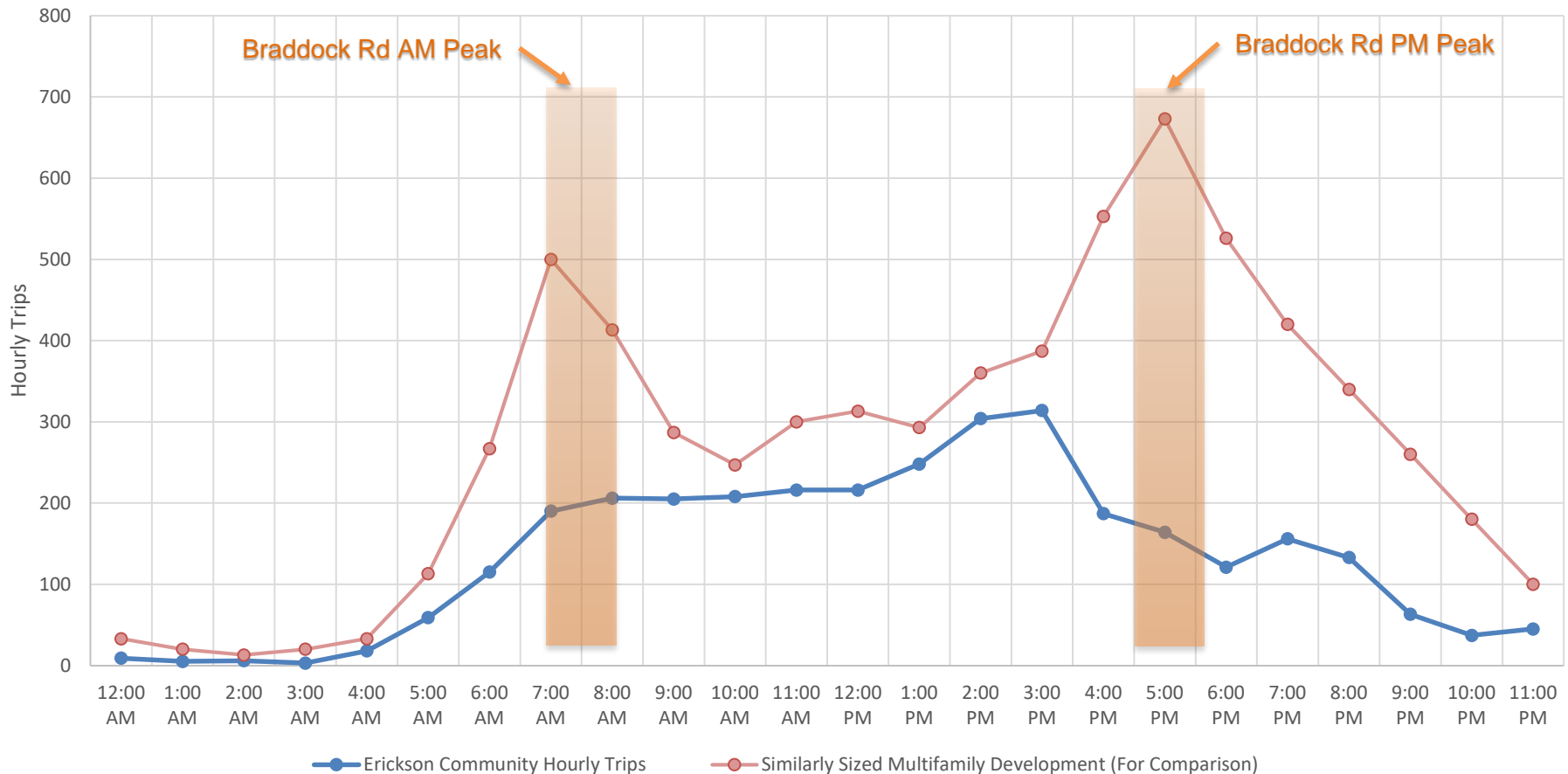


TRAFFIC ANALYSIS

Braddock Road Site Trip Forecast

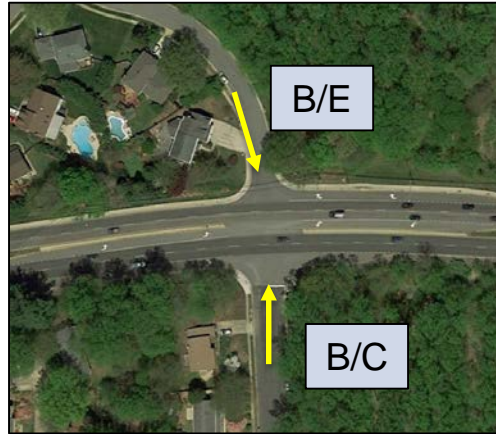
- ❖ Graph below applies the Greenspring hourly distribution to proposed NVTC development

Hourly Trip Forecast of Braddock Road Site



TRAFFIC ANALYSIS

Observed Side Street Level of Service



Braddock Rd/Tapestry Drive



Braddock Rd/Demby Drive

(AM/PM
Level of
Service)

- ❖ Trips generated by Erickson site are forecasted to minimally impact side street delays

Truck Trips

- ❖ ITE data indicates trucks comprise 1 – 2 percent of site trips
- ❖ Operational analysis includes a 2 percent truck factor

Traffic Simulation

PLACEHOLDER SLIDE

QUESTIONS AND ANSWERS



February 4, 2019

ERICKSON AT BRADDOCK – OVERVIEW AND KEY FACTS

- ❖ **Acreage:** 78.87 acres
- ❖ **Number of Units:** 1,050 (Independent Living Units)
175 (Assisted/Skilled Units)
- TOTAL:** 1,225 Units
- ❖ **Parking:** 1,781 Spaces or 1.45 Per Unit
- ❖ **Height:** 5 Stories
- ❖ **Open Space:** 50% (20% Required)
- ❖ **Age-Restricted Affordable Housing:** Up to 80 Units, (62+)