

# ERICKSON LIVING AT BRADDOCK – NVTC, FAIRFAX, VA

October 17, 2017



# WHO IS ERICKSON LIVING?

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- ERICKSON LIVING – WHO WE ARE
- ERICKSON LIVING'S EXPERIENCE IN VIRGINIA
- FAIRFAX COUNTY'S GROWING SENIOR POPULATION

# AGENDA AND TEAM

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## ABOUT ERICKSON LIVING

**Scott Sawicki**, *Senior Director*,  
Erickson Living

## LAND USE ATTORNEY

**Lynne Strobel**, *Shareholder*,  
Walsh Colucci Lubeley & Walsh PC

## TRAFFIC ENGINEER

**William Johnson**, *Senior Associate*,  
Wells and Associates

## CIVIL ENGINEER

**Tim Culleiton**, *Associate Vice President*,  
Dewberry

## Q&A

## Bringing the Erickson Living lifestyle to as many seniors as possible

- National leader in Senior Housing headquartered in Catonsville, MD
- Network of 20 properties in 11 states
- Over 30 years of creating successful senior communities





# COMMUNITY PROGRAMMING AND DESIGN



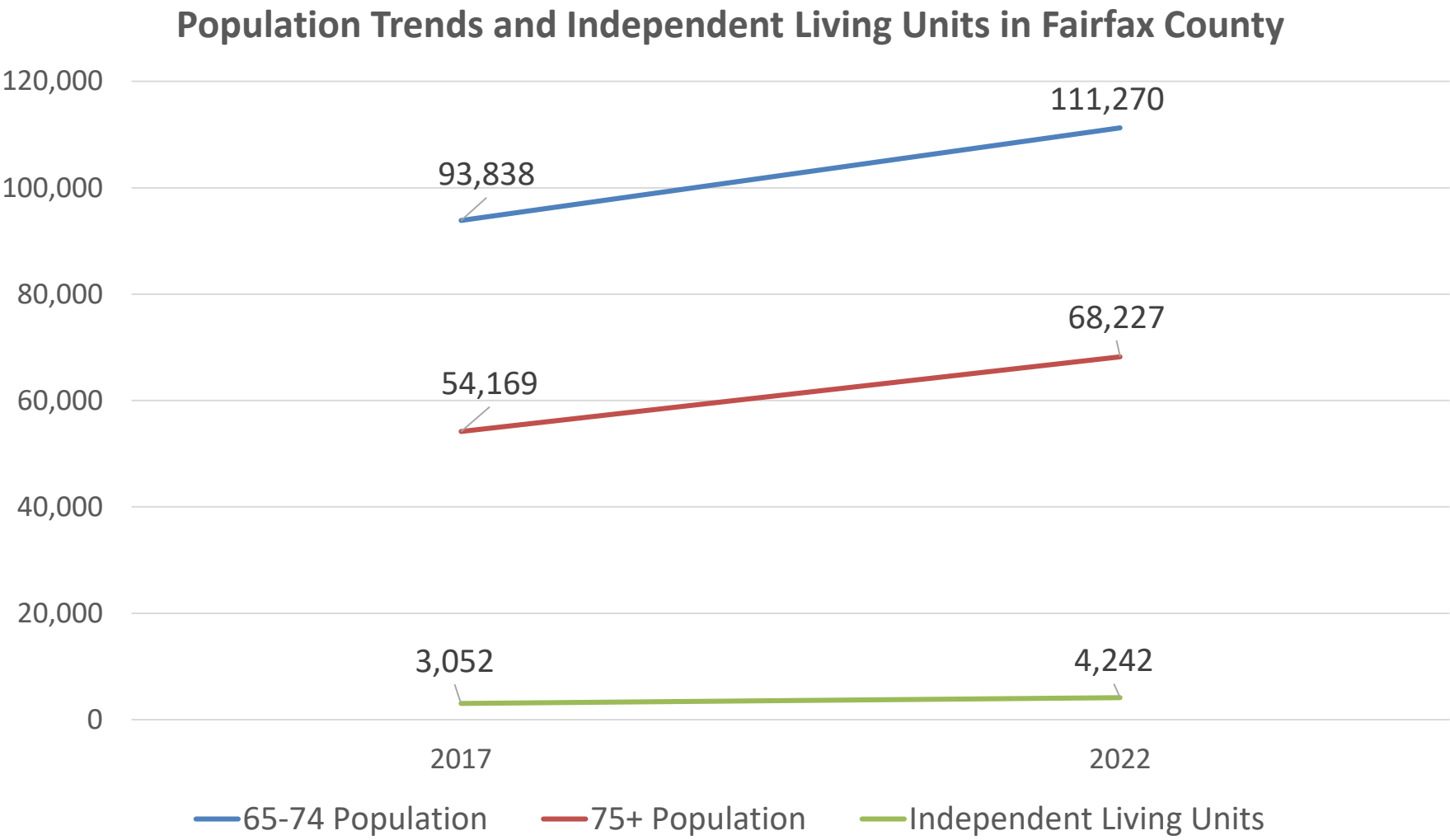
## **Greenspring Village – Opened in 1998**

- 1,404 Independent Living Units & 282 Health Care Units **(fully occupied)**
- **Waiting List of 1,244**

## **Ashby Ponds – Opened 2008**

- Approved for 1,792 Independent Living Units & 136 Health Care Units
- 788 Independent Living Units & 136 Health Care Units built to date **(fully occupied)**
- **Waiting List of 773**

# DEMOGRAPHICS



Data Sources: ESRI and NIC



# NORTHERN VIRGINIA TRAINING CENTER – SITE TODAY



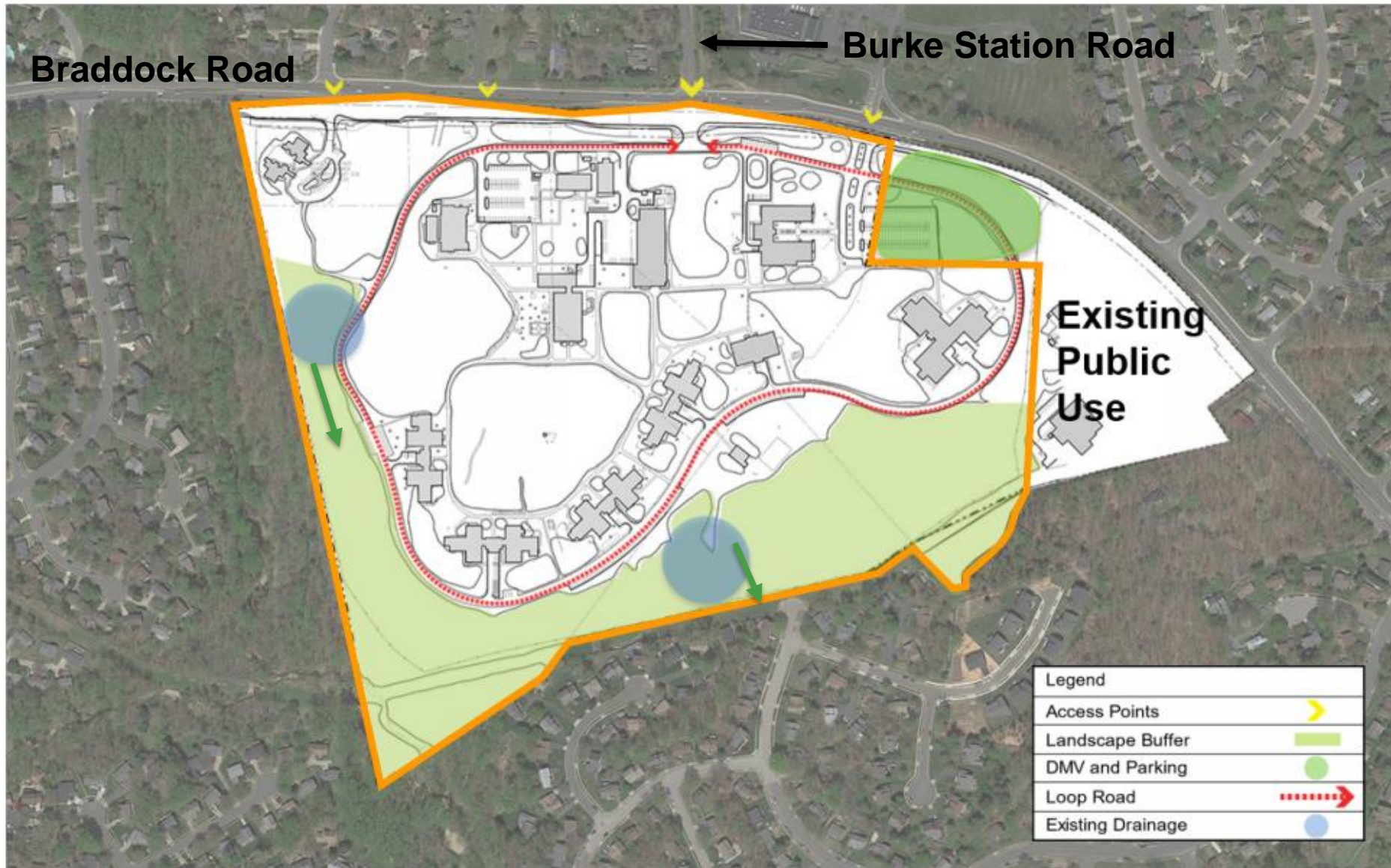


# NORTHERN VIRGINIA TRAINING CENTER – SITE TODAY





# NORTHERN VIRGINIA TRAINING CENTER – EXISTING CONDITIONS

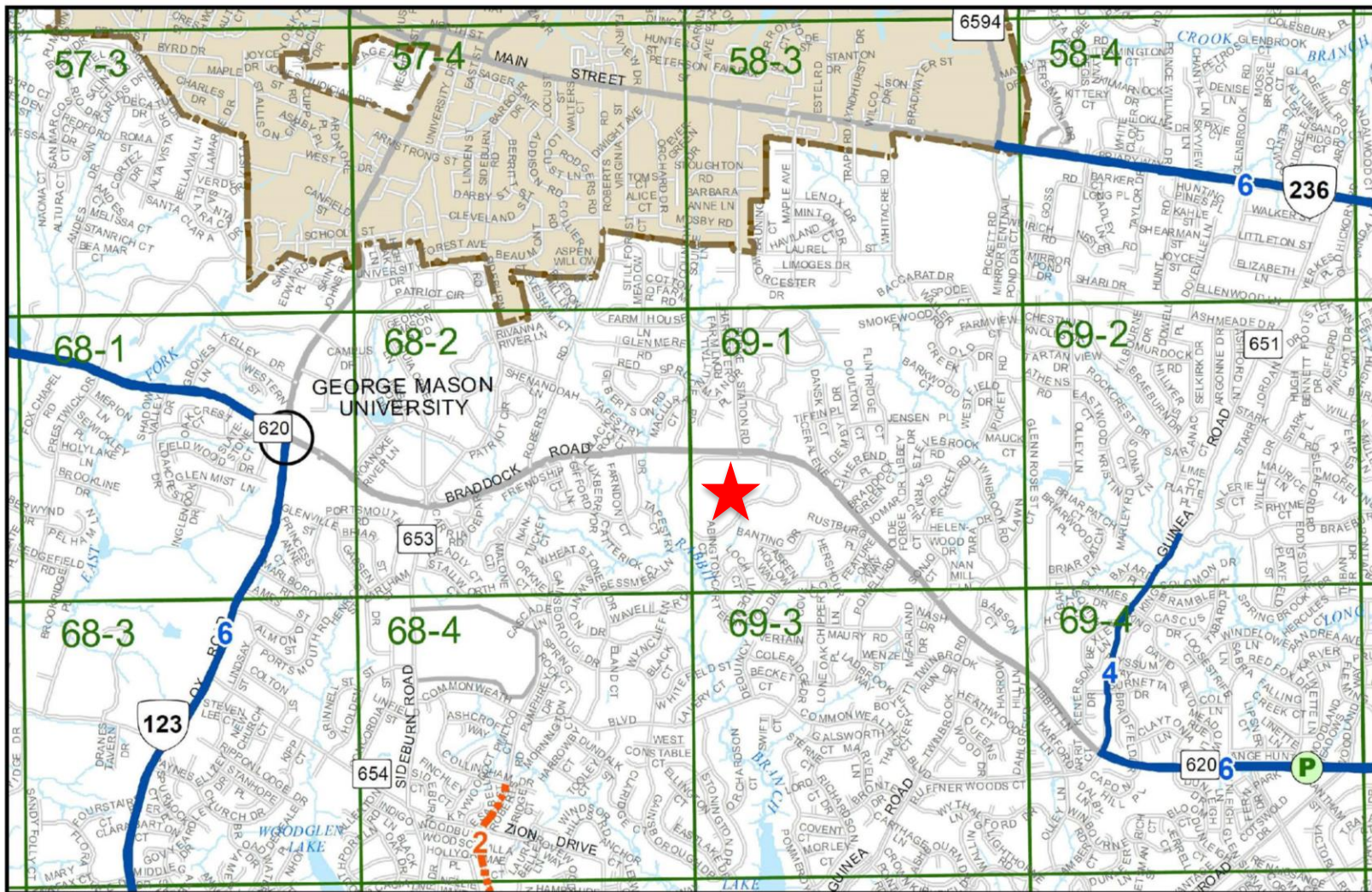


## Considerations:

- Traffic
- Site Access
- Parking
- Braddock Road Frontage
- Aesthetics, Views & Building Heights
- Open Space, Dedication and Improvements
- DMV Service Center



# ADOPTED FAIRFAX COUNTY TRANSPORTATION PLAN



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

# NORTHERN VIRGINIA TRAINING CENTER TRANSPORTATION

- Proposed use is forecasted to generate comparable vehicle trips per day to the former NVTC operations at peak occupancy
- Senior housing trip generation compares favorably to other housing types
  - Senior housing generates far fewer per unit trips than single family dwellings
  - Trips typically occur outside of traditional commuter peak periods
- Proposed use *does not* constitute a “substantial impact” as defined in the VDOT Chapter 870 traffic study regulations
  - Recognize that an Operational Analysis will be necessary to evaluate access to/from Braddock Road
  - Traffic counts conducted by Wells + Associates in April 2017 reflect typical Braddock Road conditions with public schools and GMU in session



# NORTHERN VIRGINIA TRAINING CENTER - ENVIRONMENT

## Project Site

- Upper Area of the Pohick
  - Rabbit Branch Watershed
- Project Site Outfalls to Rabbit Branch at the Southwest Corner of the Property
- Located Approximately 1-mile Upstream of Royal Lake
- Lacks stormwater management
- Existing stream channel erosion



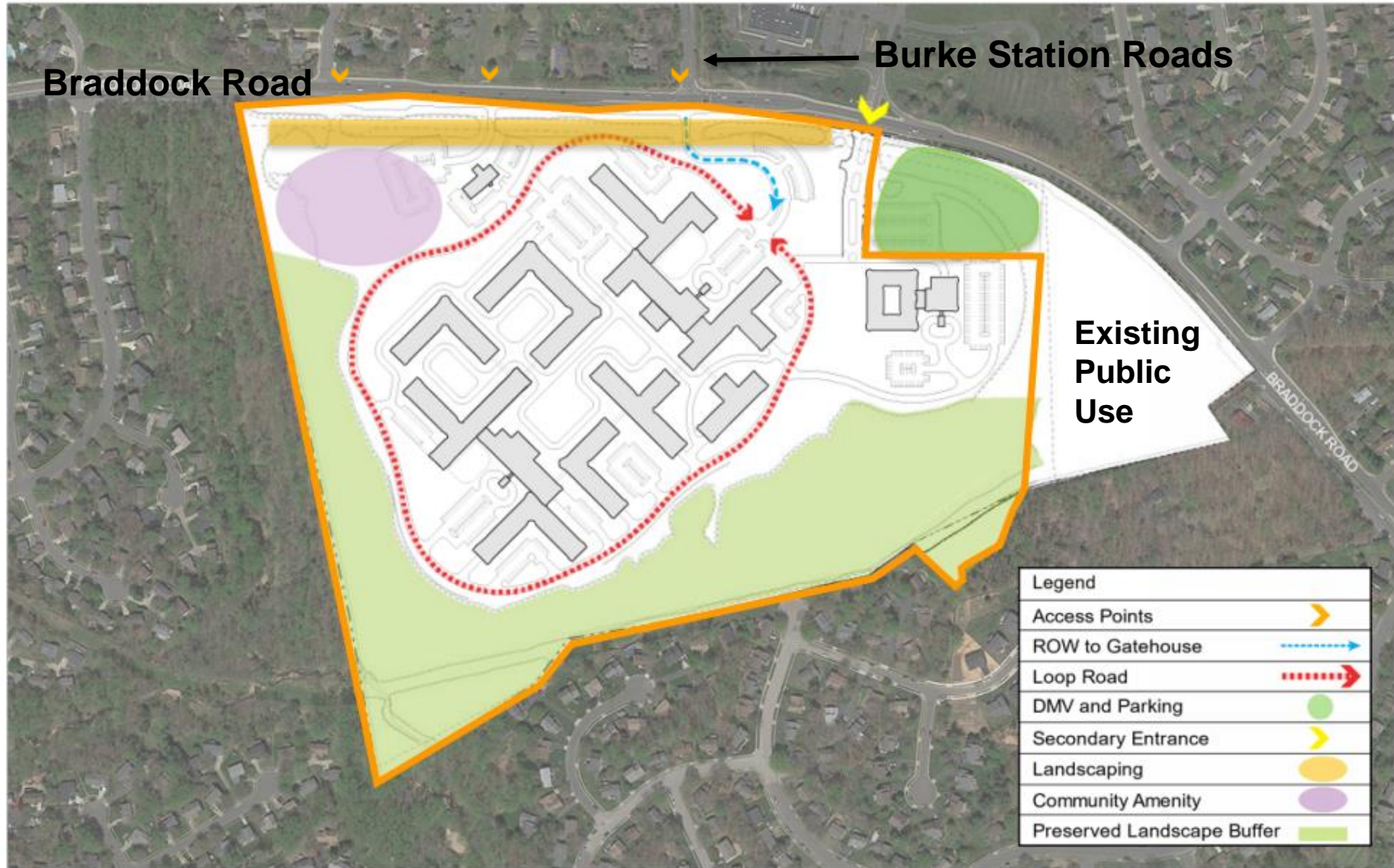


# NORTHERN VIRGINIA TRAINING CENTER - ENVIRONMENT

## Environmental Considerations



# NORTHERN VIRGINIA TRAINING CENTER – POSSIBLE CONCEPT





# ERICKSON LIVING – BRADDOCK DISTRICT, FAIRFAX VIRGINIA

October 17, 2017

## QUESTIONS – DISCUSSION

*Greenspring Village, Fairfax, Virginia*