



NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK

Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: Lori Greenlief, on behalf of Vinson Hall Corp. Daytime Phone: (703)712-5433

Address: 1750 Tysons Blvd. Suite 1800
McLean, VA 22102

Nominator E-mail Address: lgreenlief@mcguirewoods.com

Signature of Nominator (NOTE: There can be only one nominator per nomination): [Handwritten Signature]

Signature of Owner(s) if applicable. (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.)

Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page.
Agent

THIS BOX FOR STAFF USE ONLY
Date Received: 6/27/08
Date Accepted: 7-15-08 CBR
Planning District: MCLEAN
Special Area:

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: [X] Dranesville [ ] Hunter Mill [ ] Providence [ ] Sully

Total number of parcels nominated: 2

Total aggregate size of all nominated parcels (in acres and square feet): 17.18 acres 748,387 square feet

Is the nomination a Neighborhood Consolidation Proposal? [ ] Yes [X] No

Are you aware that proposals that generate more than 5,000 vehicle trips per day over the current adopted Comprehensive Plan will trigger additional VDOT review? (See pages 8-9 for more information.) [X] Yes [ ] No

PART 3: PROPERTY INFORMATION - Attach either the Property Information Table found at the end of this application form or a separate 8 1/2 x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS

See Section IV of the APR Guide for instructions.

a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation. It is the most current version: No specific Plan text for this property. General area is planned residential 1 to 2 dwelling units per acre.

b. CURRENT PLAN MAP DESIGNATION: Lot 83 - Institutional; Lot 77A - Residential 1 to 2 dwelling units per acre

c. CURRENT ZONING DESIGNATION: R-2

**NOMINATION FORM**

d. PROPOSED COMPREHENSIVE PLAN DESIGNATION: (NOTE: The proposal you submit with your nomination is the proposal that is to be presented to the task force and will be the subject of their consideration and vote). No proposed change to Plan Map designation; proposal for increased units on existing Vinson Hall property

e. DESCRIBE what development under the new plan would look like. (What uses? Type of buildings? Building heights? Surface or structured parking? Typical unit size?) Creation of a retirement community campus - see attached statement and concept plan for dscription

f. NON-RESIDENTIAL: Check the appropriate use  Office  Retail  Government/Institutional  
 Industrial  Open Space  Mixed Use (specify uses in table) There is an assisted living component to the community which is considered a medical care facility by definition. FAR of AL not to exceed 0.2

g. TOTAL Floor Area Ratio (FAR) Proposed: \_\_\_\_\_ TOTAL Gross Square Feet: \_\_\_\_\_

Categories	Percent of Total FAR	Square feet
Office		
Retail		
Public Facility, Govt & Institutional		
Private Recreation/Open Space		
Industrial		
Residential*		
<b>TOTAL</b>	<b>100%</b>	

\*If residential is a component, provide the approximate number and size of each type of dwelling unit proposed in the chart below based on the approximate square footage.

h. RESIDENTIAL COMPONENT (Select the appropriate density range proposed and complete the table to the right):

- .1 - .2 du/ac (5-10 acre lots)
- .2 - .5 du/ac (2-5 acre lots)
- .5 - 1 du/ac (1 - 2 acre lots)
- 1 - 2 du/ac
- 2 - 3 du/ac
- 3 - 4 du/ac
- 4 - 5 du/ac
- 5 - 8 du/ac\*
- 8 - 12 du/ac
- 12 - 16 du/ac
- 16 - 20 du/ac
- 20+ (specify 10 unit density range)

Residential Unit Types			
Unit Type	Number of Units	Unit Size (sq ft)	Total Square Feet
Single Family Detached			
Townhouse			
Low-Rise Multifamily (1-4 stories)			
Mid-Rise Multifamily (5-8 stories)			
High-Rise Multifamily (9 + stories)			
<b>TOTAL:</b>			

\*Proposal involves an addtl 180 IL units with an average of 1,600 sf/unit

**PART 5: MAP OF SUBJECT PROPERTY**

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8½ x 11 inches and clearly legible. Maps in color will not be accepted.

**PART 6: JUSTIFICATION**

Each nomination must conform to the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

*All completed nomination forms must be submitted between May 1, 2008 and June 27, 2008 to:*



Fairfax County Planning Commission Office  
Government Center Building  
12000 Government Center Parkway, Suite 330  
Fairfax, Virginia 22035-5505

**PROPERTY INFORMATION TABLE**

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

**IMPORTANT NOTE:** Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Street Address of Parcel if available	Name of Property Owner	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
31-3((1))77A	1738 Kirby Rd, McLean, VA 22101	Vinson Hall Corp.	6251 Old Dominion Dr, McLean, VA 22101	4.19	7004 2510 0000 1595 6492
31-3((1))83	6251 Old Dominion Dr., McLean VA 22101	Vinson Hall Corp.	6251 Old Dominion Dr., McLean, VA 22101	12.99	

## **PART 4: CURRENT COMPREHENSIVE PLAN DESIGNATIONS**

### Current Comprehensive Plan

The site is located in the M3-Kirby Community Planning Sector of the McLean Planning District in Area II. The plan language recommendations are included in bullet 7 as indicated on Figure 22, page 99. The plan language speaks to the area north of Chesterbrook Shopping Center (which is north of the subject property) and speaks to Franklin Park and areas south of the subject property without specific reference to the Vinson Hall site in particular. The surrounding areas, however, are planned for residential use at 1-2 dwelling units per acre. (See background discussion within Part 6 for discussion of history of Plan language for the site).

### Current Comprehensive Plan Map Designation

The Plan Map shows the Vinson Hall portion of the property (northern portion) as planned for institutional use and the southern portion or the Arleigh Burke property as planned for residential use at 1-2 dwelling units per acre.



## **PART 6: JUSTIFICATION**

### Background/Reason for Request

Vinson Hall Retirement Community opened its doors in McLean in 1969 in order to provide affordable housing for the retired military community. In 1987, the community added an assisted living component through the approval of a special exception for Housing for the Elderly. Language contained in the Comprehensive Plan at that time allowed such an expansion to a total of 276 units in the Vinson Hall building with an additional 49 assisted living units within a separate building, now called Arleigh Burke Pavilion, on the adjacent lot. Since the 1987 approval, several factors have arisen which created the impetus to study the existing programs/physical features of Vinson Hall and develop a campus master plan for the retirement community:

- Over the years, market demand has dictated a change in apartment size so several of the apartments have been combined to create larger living units, thus, decreasing the number of units on site.
- The expectations for the provision of recreational and social amenities for the elderly have risen, thereby leading to enhanced spatial requirements.
- There is a national movement, which recent County initiatives have underscored, toward "aging in place" - the creation of communities where our elderly can remain in place as their dependent needs progress, having the chance to retain convenience to customary services, safety and security within a familiar environment.
- The County Zoning Ordinance has been revised to delete the Housing for the Elderly category and add separate definitions for independent and assisted living facilities.
- The existing Vinson Hall building is approaching 40 years old and there is a very basic need to upgrade the facility in order to remain a viable housing choice for the elderly. The facility is owned and managed by a non-profit corporation and the improvements and expansion described in this nomination are necessary in order for Vinson Hall to remain economically viable.

The goal of the "master plan" for the Vinson Hall Retirement Community is coordinating the different levels of care within the community to enhance the aging in place concept and creating an economically healthy community that can remain viable in today's market while maintaining the integrity of the very beautiful property that Vinson Hall is blessed to have within McLean.

### Description of Nomination/Concept

During the Fairfax Horizons Planning effort in the early 1990's, the Plan language which was in place when the Vinson Hall expansion was approved in 1987 was, for largely unexplained reasons, removed from the Plan. This occurred, according to staff, as part of a general "cleaning" exercise, since the property had already redeveloped in conformance with the Plan. Unfortunately, this deletion also had the practical effect of making the current development out of step with the current Comprehensive Plan and at this time, there is no specific plan language for this important parcel in the M-3 Kirby Planning Sector. The Comprehensive Plan map shows the Vinson Hall portion of the property as planned for institutional use and the Arleigh Burke Pavilion portion as planned for residential use at 1-2 dwelling units per acre.

Directly to the north is the Chesterbrook Shopping Center, a busy neighborhood retail hub as well as other institutional uses such as the Chesterbrook United Methodist Church which just received approval of an increase in enrollment of its private school, addition of child care center and building additions. The Chesterbrook Shopping Center is planned for additional density beyond its current development level. The Vinson Hall grouping of properties serves and should continue to serve as a transition area between the commercial intensity to the north and the residential uses to the south and east. Independent living and assisted living facilities are an appropriate transitional use between these two intensities. This nomination will serve to marry the two Vinson Hall properties

with their very different Plan map designations under appropriate transitional use language and create a more clear vision for this important combination of properties.

The goal of the Vinson Hall draft concept plan is to produce a campus-like atmosphere where the buildings on site are physically linked and landscaped courtyards are maintained and created for visual pleasure and passive activity. The concept plan, attached for reference, shows possible areas for building expansion and/or the possible addition of amenities, including but not limited to landscaped or recreational features appropriate to the site and the area, as well as existing and proposed courtyards and buffering. The addition of independent living units would be phased as shown on the concept plan. The specifics of Phases 1 and 2 are more clear at this stage than Phase 3 or 4. The number of units and size of buildings for Phases 3 and 4 will be based on future business, marketing and financial factors. Additional parking to serve the new units would be generally provided as underground below the building expansion(s). As referenced within this statement, redevelopment of the retirement campus will also include certain renovations within the existing Vinson Hall building. While the concept plan shows expansion areas adjacent to Vinson Hall, in support the goal of coordinated care and campus atmosphere, a connection building is also shown between Vinson Hall and Arleigh Burke Pavilion, the assisted living/rehab facility. This connection would be included in Phase 1 or 2. The types of amenities or uses provided in the Commons building and it's exact size or location between the two existing buildings have yet to be determined. While the two different special exception uses, independent living and medical care facility (assisted living) are computed as different densities, the concept is that they will appear seamlessly coordinated in the final development and each would meet the requirements of the Ordinance in terms of density.

#### Proposed Comprehensive Plan Change

*See Attachment*

~~From a land use planning standpoint, the nominator proposes the addition of an "option" that will carefully and narrowly allow for the strategic redevelopment of Vinson Hall Retirement Community without setting an adverse precedent for further intensification of development on surrounding land. Similarly, and as is done frequently in the County, the necessary Plan language can and should be structured to emphasize key components or parameters of the elderly housing proposal and not be a "blanket" endorsement of a specific density or floor area ratio. The Plan language should also acknowledge the existence of Arleigh Burke Pavilion which is the assisted living component of the community. There are several aspects of development which are important factors to the community and we suggest that these be included with any adopted plan language such as: no vehicular access to Park Road, open space and buffering adjacent to the residences on Park Road and Dominion Crest Circle, preservation of mature trees on site to the largest extent possible, green building practices in keeping with the general county initiative for this element in new construction, architectural compatibility with the existing building, recognizing that the existing building is of a former architectural style, underground or structured parking so as to limit additional asphalt on the site, adequate stormwater management facilities and low impact development techniques to ensure no future drainage issues in the steeply sloped areas. These "development criteria" are included as an attachment to the concept plan.~~

#### Summary

Vinson Hall Retirement Community must make certain changes to its programmatic and physical facilities in order to remain a viable entity in today's growing elderly housing market. The existing use is strategically located as an acceptable transitional use between the intense commercial activity to the north and the residential uses to the south. Increased intensity for these properties (expansion of the Vinson Hall community) was clearly recognized as appropriate when the facility was expanded in the late 1980's. This nomination requests that consideration, once again, be given to allowing the needed expansion of elderly housing in order for Vinson Hall to remain a viable transitional use for the property.

**Klibaner, Aaron K.**

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**From:** Klibaner, Aaron K.  
**Sent:** Wednesday, July 30, 2008 10:47 AM  
**To:** 'lgreenlief@mcguirewoods.com'  
**Subject:** Fairfax County Comprehensive Plan APR Nomination-Vinson Hall

Dear Ms. Greenlief:

I am the planner responsible for reviewing PC-2008-31-North County Area Plans Review Nomination for the Vinson Hall Corporation retirement community. This email concerns Part 4, items d and e of the nomination form, that describe the proposed change to the comprehensive plan and new proposed plan text. The section of the written addendum attached to the nomination form that is entitled "Proposed Comprehensive Plan Change" is somewhat lengthy and unclear and there is a sentence that refers to how plan language should and should not be structured which seems to imply that you and/or the nominator would like DPZ (myself as the reviewing planner) or Planning Commission staff to formulate the proposed plan text for you and/or the nominator. Unfortunately, that is not the proper procedure for the APR process. I am sure that this was not your intent, however, I would just like to make it clear that it is the nominator's or their agent's responsibility to write the proposed plan text.

With this in mind, I do have some suggestions that might be helpful. In your description it says that the proposed option should be carefully and narrowly structured to allow for redevelopment of the Vinson Hall property and that this redevelopment should avoid having adverse impacts on surrounding properties. I would suggest that you precisely describe what the option should include. For example, if the option you are proposing is only for additional independent living units, then state this. If there are other elements that you would like to include in the redevelopment of the property, state and describe those elements specifically. You need to describe specifically in your proposed plan option text what the "key components and parameters" of the redevelopment are, that you are proposing. These descriptions should form the first paragraph of your proposed plan text. The second paragraph could be the list of development conditions that you listed on the page entitled "Development Criteria". These would be the conditions that would prevent the proposed redevelopment of the Vinson Hall property from having adverse impacts on surrounding properties in the area.

Please clarify the proposed comprehensive plan change and proposed new plan text as I have outlined above, as simply and concisely as possible. Also, please update the density and total number of living units if those change, and if other nonresidential components of the proposed redevelopment are included, you will need to give specific square footage areas for those and compute a floor area ratio for the entire site.

As stated on page 8 of the North County APR Guide, you have 10 working days to reply to this request for clarification (4:30 PM, Wednesday, August 14). Please do not hesitate to contact me if you have any questions, and I would also be happy to meet with you in person at our offices if you so desire.

Thank you,

*Aaron Klibaner, AICP  
Planner II  
Fairfax County Department of Planning & Zoning  
703-324-1497 phone  
703-324-3056 fax  
[Aaron.Klibaner@fairfaxcounty.gov](mailto:Aaron.Klibaner@fairfaxcounty.gov)*

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7/30/2008

Attachment

August 8, 2008

HAND DELIVERED

Aaron Klibaner  
Department of Planning and Zoning  
12055 Government Center Parkway  
7th Floor  
Fairfax, VA 22035

RE: Additional Information – APR PC 2008-31

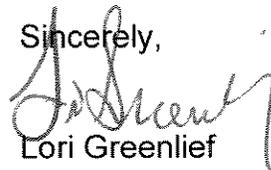
Dear Mr. Klibaner:

Per your email request of July 30, 2008 and our subsequent meeting held on August 4, 2008, I am submitting Plan language for the above referenced APR nomination. Although Marianne Gardner suggested in our meeting that actual language was not necessary, I went ahead and created a draft (attached).

In summary, Vinson Hall is proposing to add an additional 180 units for a total of 350 units on the IL portion of the site. As Donna Pesto suggested, we can create a line between the two uses in order to have separate acreages on which to calculate the different densities but that line does not become a lot line. As I mentioned in our meeting, we would hope that we won't have to request a rezoning in order to make the existing AL building work on the site, but that may be a possibility. Hence, we would keep the FAR on the AL portion at no more than .25.

Please feel free to contact me at (703)712-5433 or Greg Riegle at (703)712-5360 if you have any questions regarding this submittal. Thank you for arranging the meeting and for your help. I look forward to working with you throughout this APR process.

Sincerely,



Lori Greenlief

cc: Marianne Gardner, DPZ  
Donna Pesto, DPZ  
Greg Riegle, Esquire

*Add the following language as a last paragraph to 7.*

As an option, the properties identified as Tax Map 31-3((1))77A and 83, currently developed with Vinson Hall Retirement Community, may be expanded to include additional independent living and/or assisting living units. The permitted density may be calculated on the basis of a planned density range of 5-8 dwelling unites per acre for a maximum of 350 independent living units and a maximum floor area ratio for the assisted living component of 0.25 provided the following conditions are met:

1. There shall be no access, pedestrian or vehicular, to Park Road. Access points shall be from Old Dominion Drive and Kirby Road.
2. Screening and buffering shall be provided along the southern and eastern lot lines to ensure a proper transition between existing uses.
3. A reasonable number of existing specimen trees shall be preserved..
4. Building and site design should incorporate “green” ideas for building and site design including a LEED building rating or comparable certification from a qualified third party rating system.
5. Proposed building additions shall be designed to complement the existing architecture.
6. To preserve open space, new parking should be provided in a predominately underground configuration.
7. Site design and engineering should mitigate drainage and erosion issues on steep slopes.
8. All construction traffic and service deliveries shall utilize the Kirby Road access point.
9. Any new lighting should be shielded and directed downward.
10. Maximum building height in the area of the property near Park Road should be 2 stories.

## DEVELOPMENT CRITERIA

1. New construction on site should contain a maximum of 180 independent living units which can be constructed in phases.
2. There should be no vehicular access to Park Road. Access points should be from Old Dominion Drive and Kirby Road.
3. Along the lot lines abutting residential uses, screening and buffering which incorporates a mixture of existing vegetation and supplemental plantings should be provided to ensure a proper and attractive transition between existing uses.
4. A reasonable number of existing specimen trees internal to the site should be preserved.
5. "Green" concepts should be incorporated into building and site design.
6. Proposed building additions should be designed to complement the existing community architecture.
7. To preserve open space, new parking should be provided in a predominately underground configuration in order to minimize total open air parking.
8. Special attention should be paid to site design and engineering in steeper sloped areas to ensure mitigation of drainage and erosion issues.
9. All construction traffic and service deliveries should utilize the Kirby Road access point.
10. Heights of new buildings should be no higher than the existing Vinson Hall building with the exception of any possible construction in Phase 4 which should be limited to two stories in height.
11. Any new outdoor lighting should be shielded and directed downward.

**Klibaner, Aaron K.**

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**From:** Greenlief, Lori R. [lgreenlief@mcguirewoods.com]  
**Sent:** Tuesday, August 12, 2008 1:21 PM  
**To:** Klibaner, Aaron K.  
**Cc:** Riegle, Gregory A.  
**Subject:** RE: Vinson Hall nomination

Aaron -

As we discussed in the meeting, the density for the AL and for the IL need to be calculated on separate pieces of land. We can't double count any land in both densities so, we will be calculating the .25 on only a portion. At this point in time, I can give you an estimate as the land would be resurveyed, etc. but it looks like approximately 6.26 acres of the total land area of both parcels will be devoted to the AL component. Thanks for looking at this and please let me know if there is anything else you need.

Lori R. Greenlief  
Land Use Planner

**McGUIREWOODS**  
McGuireWoods LLP  
1750 Tysons Boulevard  
Suite 1800  
McLean, VA 22102-4215  
703.712.5433 (Direct Line)  
703.712.5050 (Direct FAX)  
lgreenlief@mcguirewoods.com

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*This e-mail may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.*

-----Original Message-----

**From:** Klibaner, Aaron K. [mailto:Aaron.Klibaner@fairfaxcounty.gov]  
**Sent:** Monday, August 11, 2008 9:42 AM  
**To:** Greenlief, Lori R.  
**Subject:** Vinson Hall nomination

Dear Lori:

I received your letter on Friday that included the proposed plan language for your Vinson Hall North County APR nomination. Thank you for sending that to me. This looks like everything that I will need, however, I was wondering if you could tell me if you wanted to calculate the .25 FAR on the entire nominated area, or only that portion of the site with assisted living component? If it is only where you are drawing the line between the two uses (IL and AL) I will need the acreage for the portion of the site that is AL only, in order to perform our impact analysis.

Thank you,

Aaron Klibaner, AICP  
Planner II  
Fairfax County Department of Plannir  
703-324-1497 phone

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