

**PRELIMINARY
STAFF REPORT
2008-2009 NORTH COUNTY AREA PLANS REVIEW**

SUPERVISOR DISTRICT: DRANESVILLE

APR ITEM: 08-II-1M

NOMINATOR: Lori Greenlief, on behalf of Vinson Hall Corp.

ACREAGE: 17.18 Acres

TAX MAP I.D.: 31-3((1)) 77A, 83

GENERAL LOCATION: SE of Old Dominion Drive and NE of Kirby Road.

PLANNING AREA: II

District: McLEAN

Sector: Kirby (M3)

Special Areas: N/A

ADOPTED PLAN MAP: Tax Parcel 77A: residential use at 1-2 dwelling units per acre, Tax Parcel 83: public facilities

POLICY PLAN TEXT:

The Policy Plan of the Fairfax County Comprehensive Plan recommends the following:

- **Land Use: Page 5, Objective 8: Fairfax County should encourage a land use pattern that protects, enhances and/or maintains stability in established residential neighborhoods.**
Policy a) Protect and enhance existing neighborhoods by ensuring that infill development is of compatible use, and density/intensity, and that adverse impacts on public facility and transportation systems, the environment and the surrounding community will not occur.
- **Land Use: Page 9, Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which maximizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.**
Policy e) Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land uses, vegetated buffers and/or architectural screens, and the control of vehicular access.
- **Land Use, Appendix 1, Page 13, Guidelines for Multifamily Residential Development for the Elderly:**
1) Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals).

ADOPTED PLAN TEXT:

No specific plan text for subject property, however, page 98 of the Comprehensive Plan, McLean Planning District, M3 Kirby Community Planning Sector, contains guidance relating to infill development being of a compatible

character in stable residential neighborhoods in accordance with Objectives 8 and 14 of the Policy Plan.

PROPOSED PLAN AMENDMENT: Expand independent living units to a maximum of 350 units; expand existing assisted living component up to an intensity .25 FAR on approximately six acres.

BACKGROUND

The subject property is located in the McLean Planning District, just west of the Fairfax County/ Arlington County line. The Vinson Hall Retirement Community opened in 1969 in order to provide affordable housing for the retired military community. In 1987, the community added an assisted living component (the Arleigh Burke Pavilion) through the approval of a special exception for Housing for the Elderly. The special exception allows a maximum of 276 independent living units and 70 (49 nursing units, 21 living units) assisted living units. To date, all of the assisted living units have been constructed, with 170 of the independent living units constructed. The nomination would add guidance that would support building 74 new independent units to the approved special exception for a total of 350 units and provide for the expansion of the assisted living pavilion to add a community room and accessory uses.

CRITICAL ISSUES

Land Use

The Vinson Hall facility provided affordable elderly housing in Fairfax County for many years. The facility is located near public transit and other community services, and serves as a transitional use between the more intensely developed commercial areas to the northeast of the property, and the low density residential areas to the south and west of the subject property.

The visual impact on the surrounding community of new structures associated with the proposed expansion of the Vinson Hall facility is the main concern. The location, orientation and height of the proposed new independent living and assisted living structures on the Vinson Hall site will determine whether there is a negative impact on neighboring properties. Locating the new independent living and assisted living components on the more level areas of the site's northwest corner near abutting commercial properties and other Vinson Hall property, or in the interior portion of the site away from abutting residential properties is preferred. Expansion of the Vinson Hall facilities on the on the eastern half of the site may be problematic as it contains the only useable open space area for residents and/or has steep slopes, where construction should be avoided.

Parks

Residents of the proposed assisted living facility should be able to enjoy recreational amenities in close proximity to their units. Development should integrate accessible on-site park facilities that provide visual enhancement, a sense of identity, opportunities for exercise and social interactions, and enjoyment of outdoor open space. These spaces should feature sidewalk and trail access and be integrated with development on this site. Facilities may include a fitness trail network throughout the site.

The Park Authority owns and operates parkland adjacent to and downstream of this property. The original facilities were developed without stormwater detention in 1969. Newer construction has some on-site stormwater management facilities. The proposed application would increase the impervious surface area on the property even further. This may increase the runoff into the unnamed tributary of Little Pimmit Run further affecting the stream quality.

Since a portion of the site has no stormwater controls, any redevelopment of the site should reduce stormwater discharges by at least 10% over existing conditions and seek to improve water quality to the greatest extent possible through the use of Best Management Practices and Low Impact Development design methods.

Transportation

As part of this Plan Amendment, the nominator has submitted proposed plan language that states: "1. There shall be no access, pedestrian or vehicular, to Park Road. Access points shall be from Old Dominion Drive and Kirby Road". Restricting pedestrian access is contrary to the County's pedestrian policy. Based on the trip numbers, it does not appear that another vehicular access point is needed. However, if an additional vehicular access point is warranted, it is preferable that it not be located on Old Dominion Drive, as it currently has a road entrance. Access to Kirby and/or Park Road would not pose an issue from a transportation perspective.

Affordable Housing

Fairfax County encourages affordable housing in elderly housing developments. In most areas of the county, elderly housing developments located in residential areas are approved through the Special Exception process. The regulations include a housing multiplier to increase the density of elderly housing developments located in residential areas, and must include a minimum of 15 percent of the units as Affordable Dwelling Units (ADUs). At a minimum, the current proposal for additional density for an independent living facility should meet this requirement.

SUMMARY OF STAFF RECOMMENDATION:

- Approve Nomination as submitted
- Approve Staff Alternative
- Retain Adopted Plan

The Vinson Hall facility serves a need for affordable elderly housing in the county and meets a number of Policy Plan goals for elderly housing including being located within walking distance of public transit and community services. The subject property also serves as a transitional use between the higher intensity commercial area to the north and east of the site, and the lower density residential area to the south and west of the site.

Staff supports revising the Plan to facilitate the development of up to 350 units of housing for the elderly and expansion of assisted living/medical care facility. However, conditions sufficient to ensure compatibility with the surrounding neighborhood, reduce stormwater runoff, and provide affordable housing should be incorporated.

ADD: Fairfax County Comprehensive Plan, Area II, 2007 edition, McLean Planning District, as amended through September 24, 2007, M3 Kirby Community Planning Sector, page 101:

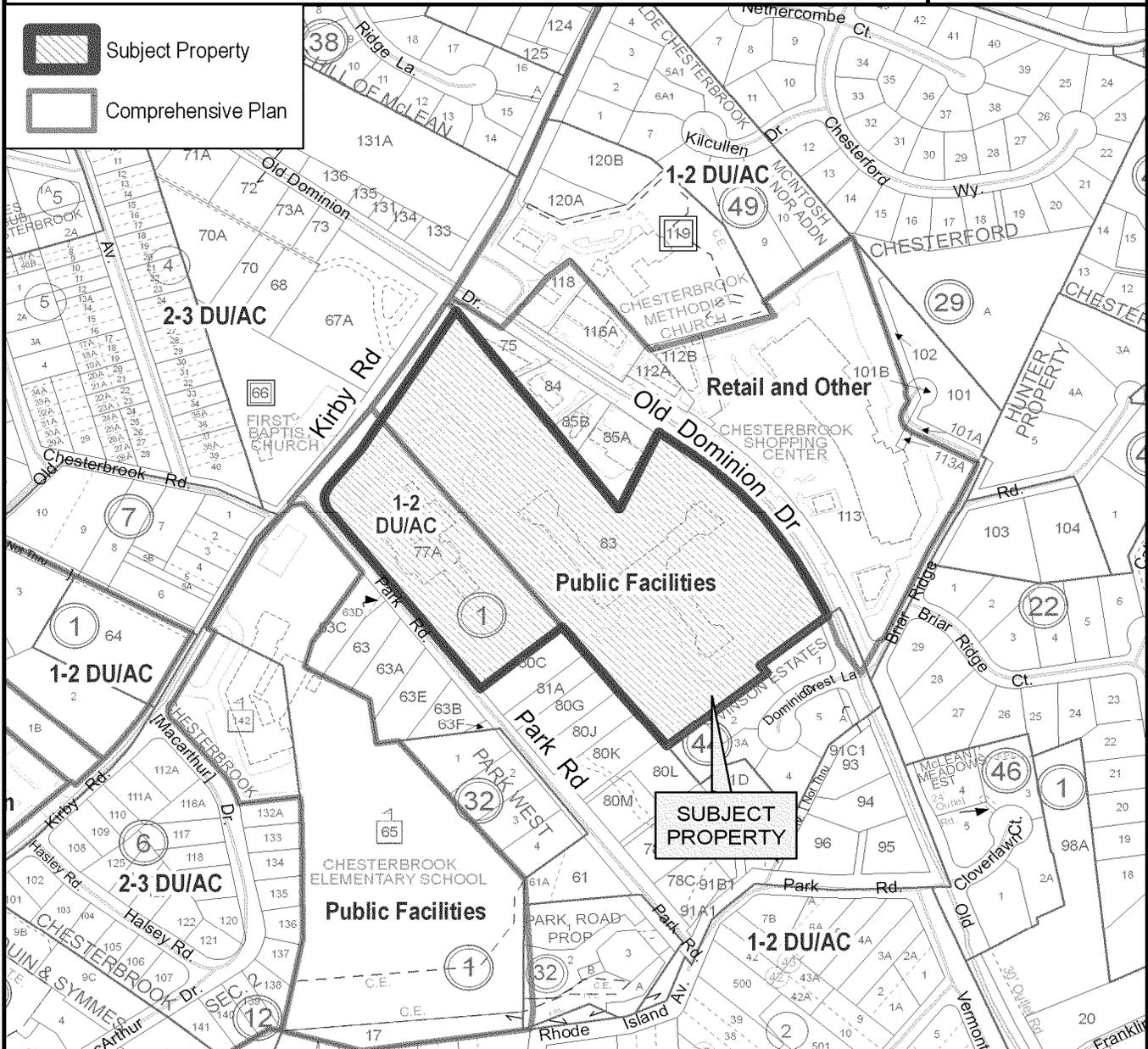
14. Tax Map parcel 31-3((1)) 77A is planned for residential use at 1-2 dwelling units per acre. Tax Map parcel 31-3((1)) 83 is planned for public facilities, governmental and institutional uses. The parcels are developed with Vinson Hall, an independent living facility for the elderly with assisted care. Expansion of the facility to include up to 350 independent living units and expansion of the assisted living facility up to .25 FAR on approximately 6 acres to include parcel 77A and a portion of parcel 83 may be appropriate if the parcels are consolidated under a unified development plan and if the following conditions are met:

- No vehicular access to Park Road;
- Existing specimen trees are preserved to the extent possible, subject to review by the County's Urban Forest Management Division;
- Screening and buffering are provided along the southern and eastern lot lines to ensure a proper transition between existing uses;
- At a minimum, LEED certification or comparable certification from a qualified third party rating system is achieved with any redevelopment;
- Proposed building additions are designed to complement the existing architecture;
- To preserve open space, new parking is provided in a predominantly underground configuration;
- Any redevelopment of the site reduces stormwater discharges by 10% or more and improve water quality over existing conditions to the greatest extent possible through the use of Best Management Practices and Low Impact Development design methods per the Comprehensive Plan, Policy Plan, and the Pimmit Run Watershed Plan;
- All construction traffic and service deliveries utilize the Kirby Road access point;
- All lighting is shielded and directed downward;
- Maximum building height in the area of the property near Park Road and surrounding R-2 lots does not exceed 2 stories, up to a maximum of 40 feet in height;
- At least 15% of the additional proposed units are affordable as defined by the Fairfax County Affordable Dwelling Units (ADU) ordinance.

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CURRENT PLAN AND NOMINATED PLAN CHANGE
PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS

-  Subject Property
-  Comprehensive Plan



Subject Property Current Plan: Public facilities and residential at 1-2 du/ac.

Nominated Plan Change: Option to expand the existing Vinson Hall Retirement Community w/additional independent living and assisted living units planned at 5-8 du/ac with a maximum of 350 independent living units and a maximum FAR of .25 provided specific conditions are met.

Preliminary Staff Recommendation: Adopt nomination as submitted.

400 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
PARCEL INFORMATION CURRENT TO SEPTEMBER 2008



