

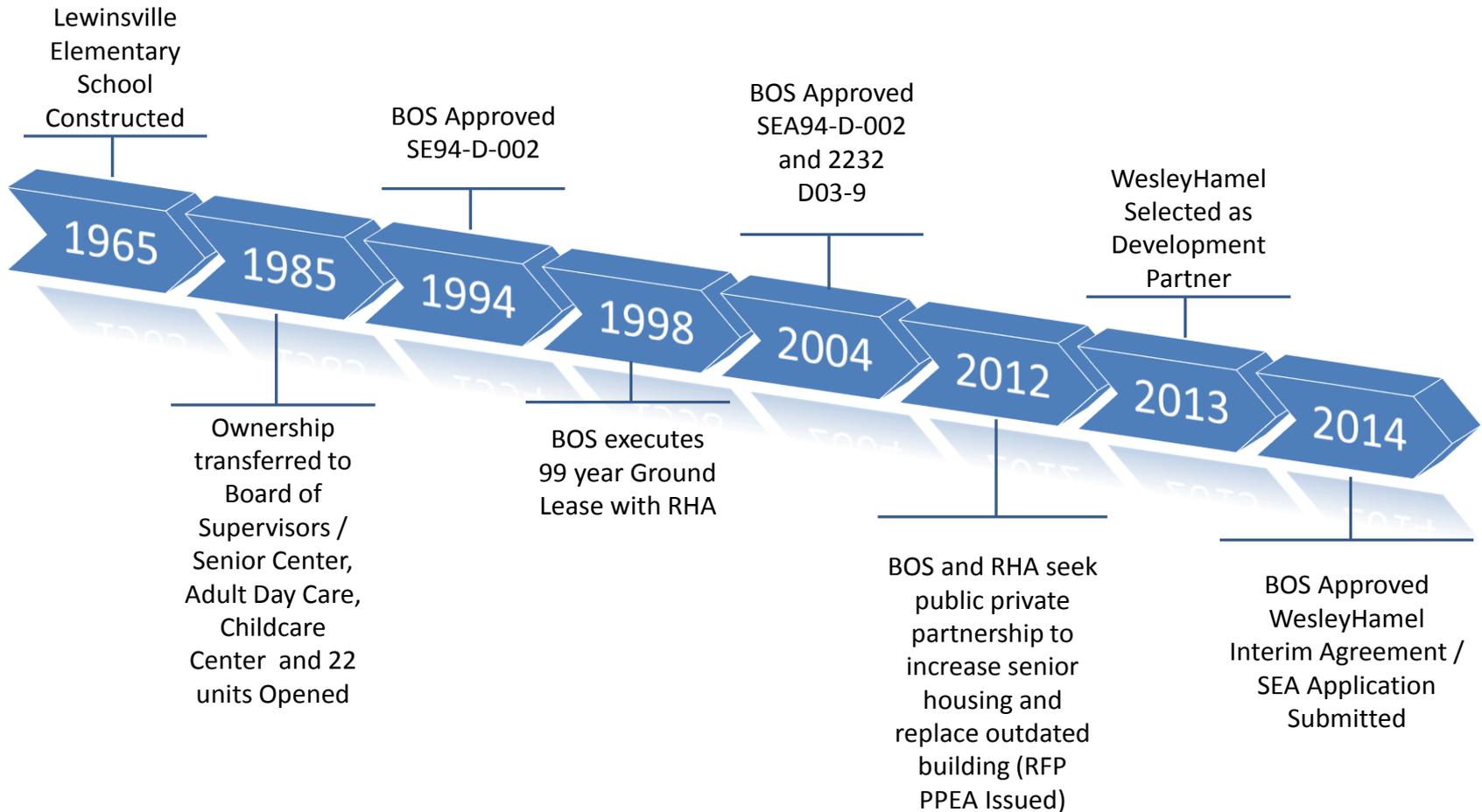
LEWINSVILLE CENTER REDEVELOPMENT

INFORMATIONAL MEETING

September 16, 2014



Project History



Team Members

Independent Living

- Fairfax County Department of Housing and Community Development (HCD)
- Fairfax County Redevelopment Housing Authority (FCRHA)
- Wesley Housing Development Corporation
- Hamel Builders
- Wiencek + Associates Architects + Planners
- VIKA Virginia
- Walsh, Colucci, Lubeley, and Walsh
- Gorove / Slade Transportation Planners and Engineers

Senior / Childcare Center

- Fairfax County Department of Housing and Community Development (HCD)
- Fairfax County Redevelopment Housing Authority (FCRHA)
- Fairfax County Department of Public Works and Environmental Services (DPWES)
- Fairfax County Department of Health and Human Services (HHS)
- Fairfax County Department of Neighborhood and Community Services (NCS)
- Grimm + Parker Architects

About Wesley Housing

- 40 years developing affordable housing in Northern Virginia
- Completed the development of 24 housing communities totaling over 1,600 units
- Operate 4 on-site Community Resource Centers and 4 on-site Resident Service Centers for Seniors and people with disabilities

Existing Site Conditions



Currently Approved SEA Site Plan



Proposed SEA Site Plan*



* For illustrative purposes, subject to change.

SEA Program Comparison

	2004 Approved SEA GSF	2004 Approved SEA Occupancy	2014 Proposed SEA GSF	2014 Proposed SEA Occupancy
Senior Residences	19,000 GSF <u>40,000 GSF</u> 59,000 GSF	22 Independent Living <u>60</u> Assisted Living 82 Total	77,290 GSF	82 Independent Living
Senior Center	7,500 GSF	80 Participants	8,500 GSF	80 Participants
Adult Day Care	13,500 GSF	80 Participants	10,250 GSF	80 Participants
Child Day Care	10,000 GSF	210 Children	12,500 GSF	210 Children

Other Site Tabulations

	Existing	Zoning Regulations	2014 Proposed SEA
Parking Spaces	105	104	140
Height	30'	60' MBH	35' Max - Residential 35' Max - Public Facility
Setbacks			
Front Yard (Great Falls St.)	100+	50' min.	40' (w/ mod.)
Front Yard (Evers Drive)	115'	30' min.	90' +/-
Side Yard (North)	105'	10' min.	48' +/-
Side Yard (South)	265'	10' min.	255'' +/-

	Existing	Fairfax County Park Authority U13 Standard	2014 Proposed SEA
Soccer Field	120' x 180'	150' x 300'	165' x 300'

Proposed Independent Living Building Street Perspective*



* For illustrative purposes, subject to change.

Proposed Independent Living Building Elevations



* For illustrative purposes, subject to change.

Proposed Senior Center and Daycare Facility Perspective



* For illustrative purposes, subject to change.

Proposed Senior Center and Daycare Facility Elevations



SENIOR CENTER AND DAYCARE FACILITY - NORTH ELEVATION



SENIOR CENTER AND DAYCARE FACILITY - WEST ELEVATION

* For illustrative purposes, subject to change.

Anticipated Schedule

- January 2015 Planning Commission
Public Hearing on SEA
- February 2015 BOS Public Hearing on SEA / MDA
- March 2015 Residential Funding Application
- October 2015 Site Plan Approval
- Spring 2016 Building Permits Issued /
Construction Start
- Spring 2017 Construction Completion
- Fall 2017 Final Lease-up / Occupancy

During Construction

- Adult Day Care / Senior Center Services
- Two Child Daycare Centers
- 22 Existing Residents
- Fields will be offline during construction



Q & A

Contacts

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