

LEWINSVILLE CENTER REDEVELOPMENT

Community Meeting

December 16, 2014



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

Existing Site Conditions



Existing Site Conditions



Understory and
Fence at Evers Drive



Evers Drive Typical View



Great Falls Street

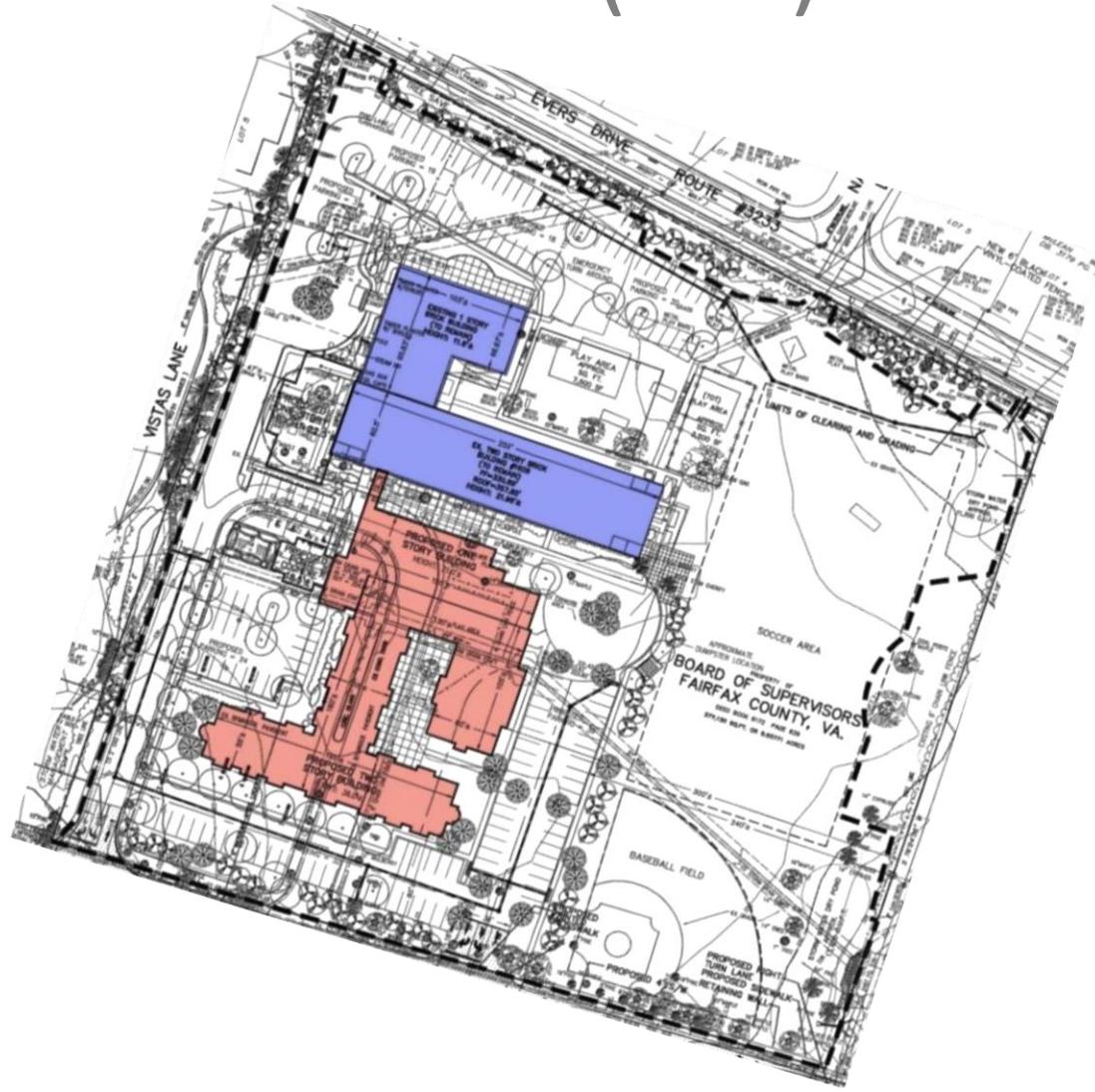


Vistas Lane Typical View



Southern Boundary (at Fields)

Currently Approved Special Exception Amendment (SEA) Site Plan



Proposed SEA Site Plan*



* As of 12/2/14. 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	140 162
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'	150' x 300'

Primary Changes

- More Parking
 - Added 22 space
 - Shared Parking Analysis concludes adequacy
- More Community Connectivity
 - Added Pedestrian walkway/opening between fields and Evers Drive
 - Increased width and direct sidewalk from Evers to Great Falls
- More Landscaping and Screening
 - Increased supplemental trees and shrubs at periphery
 - Added new fencing upgrades at Evers and Vistas boundaries
 - Added trees and shrubs around SWM dry pond
- Better Traffic Circulation
 - Eliminated Left-turn in at Northern entrance
 - Operational Analysis prepared is currently under VDOT/FCDOT review

Proposed SEA Site Plan Changes*



* As of 12/2/14. For illustrative purposes, subject to change.

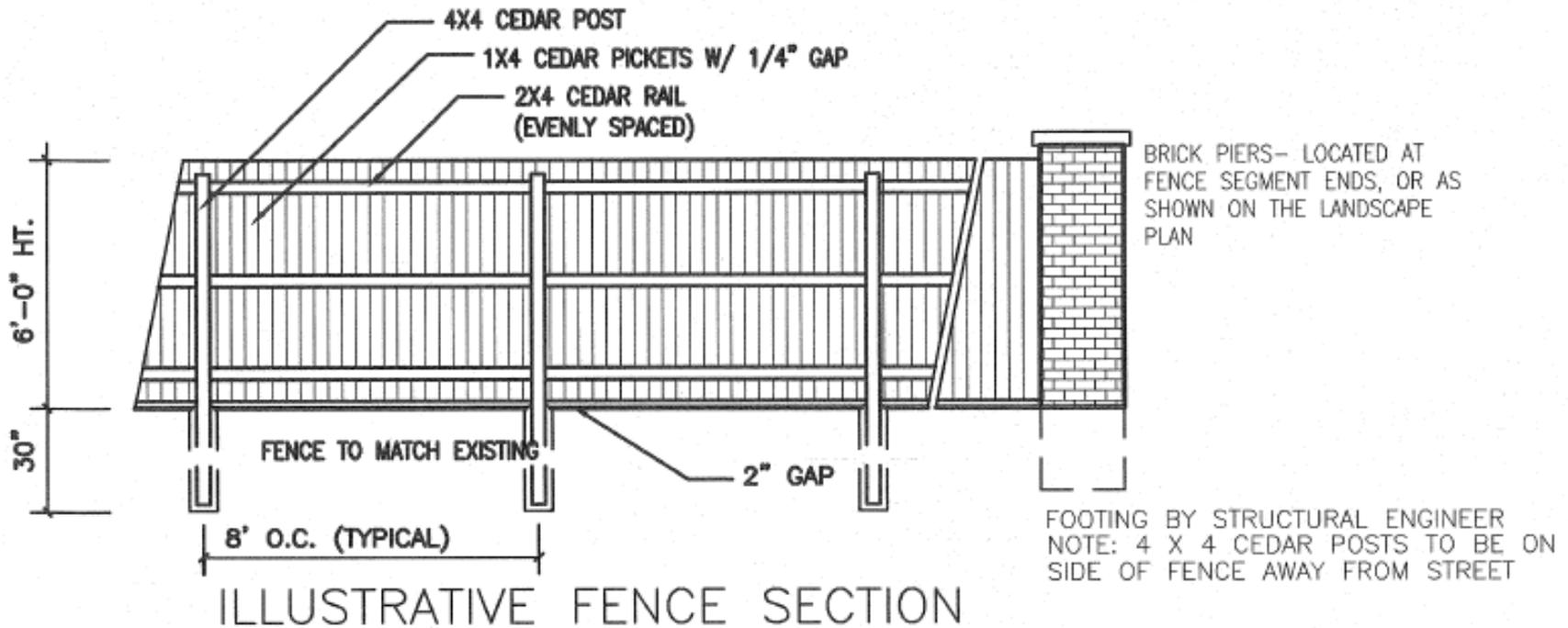
Stormwater Management (SWM)

- SWM Improvements
 - Fully Compliant with PFM Requirements
 - Diverting the current direct flow from Vistas to outfall pipe into the on-site pond and detaining for slower release

SWM Pond Precedent



New Fencing



N.T.S.

NOTE: THIS DRAWING IS TO CONVEY INTENT ONLY--FINAL DESIGN TO BE REVIEWED AND APPROVED AT TIME OF FINAL SITE PLAN REVIEW.

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 Elevations



SENIOR CENTER AND DAYCARE FACILITY - NORTH ELEVATION | CONTEXT



SENIOR CENTER AND DAYCARE FACILITY - SOUTH ELEVATION | CONTEXT

* For illustrative purposes, subject to change.

Anticipated Schedule

January 22, 2015	Planning Commission Public Hearing on SEA
January 27, 2015	BOS Public Hearing on Infrastructure Development Agreement (IDA) / Ground Lease (GL)
February 17, 2015	BOS Public Hearing on SEA
March 3, 2015	BOS Decision on IDA/GL
Fall/Winter 2015	Site Plan Permit
Spring 2016	Building Permits Issued / Construction Start
Spring 2017	Residential Construction Completion
Fall 2017	Final Lease-up / Occupancy

Q & A

Contacts

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