



FAIRFAX COUNTY

APPLICATION FILED: July 1, 2003
PLANNING COMMISSION: November 20, 2003
BOARD OF SUPERVISORS: Not yet scheduled

V I R G I N I A

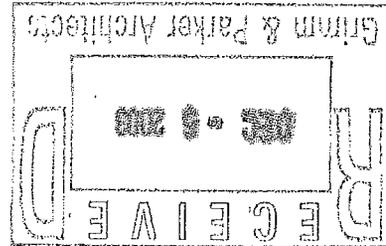
November 6, 2003

STAFF REPORT

APPLICATION SEA 94-D-002 and 2232-D03-9

DRANESVILLE DISTRICT

APPLICANT:	Fairfax County Redevelopment and Housing Authority
ZONING:	R-3
PARCEL:	30-3 ((1)) 42
ACREAGE:	8.65 acres
FAR:	0.24
OPEN SPACE:	50%
PLAN MAP:	Public Facilities and Institutional Use
SE CATEGORY:	Category 3 - Alternate Use of a Public Facility
PROPOSAL:	Sect. 15.2-2232 of the Code of Virginia review, and request to amend SE 94-D-002 previously approved for an alternative use of a public facility to permit a 52,500 square foot addition to the Center for a 60 bed assisted living facility and for an expansion of the existing senior center and adult day care center and other site modifications.



20305.00

STAFF RECOMMENDATIONS:

Staff recommends that the Planning Commission find that the 52,500 square foot addition to the existing Lewinsville Center proposed under 2232-P02-2 satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 94-D-002 subject to the proposed development conditions contained in Appendix 1 and is subject to a favorable recommendation from the Health Care Advisory Board.

Staff recommends approval of a modification of the transitional screening requirements to the north, south, east and west in favor of the existing and supplemental landscaping as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirements to the north, south, east and west in accordance with the special exception plat.

Staff recommends approval of a modification of the trail requirement along Great Falls Street in favor of the existing and proposed 4 foot wide sidewalk as shown on the special exception plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

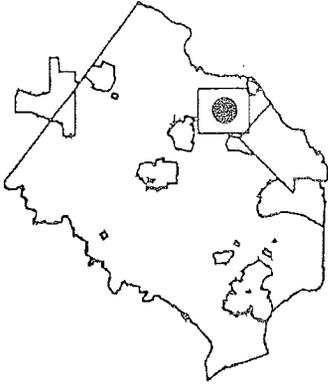
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334.

Special Exception Amendment

SEA 94-D-002



Applicant: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY

Filed: 07/01/2003

Proposed: TO AMEND SE 94-D-002 PREVIOUSLY APPROVED FOR ALTERNATE USE OF A PUBLIC FACILITY (CHILD CARE CENTER, SENIOR CENTER, HOUSING FOR THE ELDERLY, ADULT DAY CARE AND ASSISTED LIVING) TO PERMIT SITE MODIFICATIONS AND BUILDING ADDITIONS TO INCLUDE AN INCREASE IN THE NUMBER OF ASSISTED LIVING UNITS

Area: 8.65 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 03-0304 03-0304

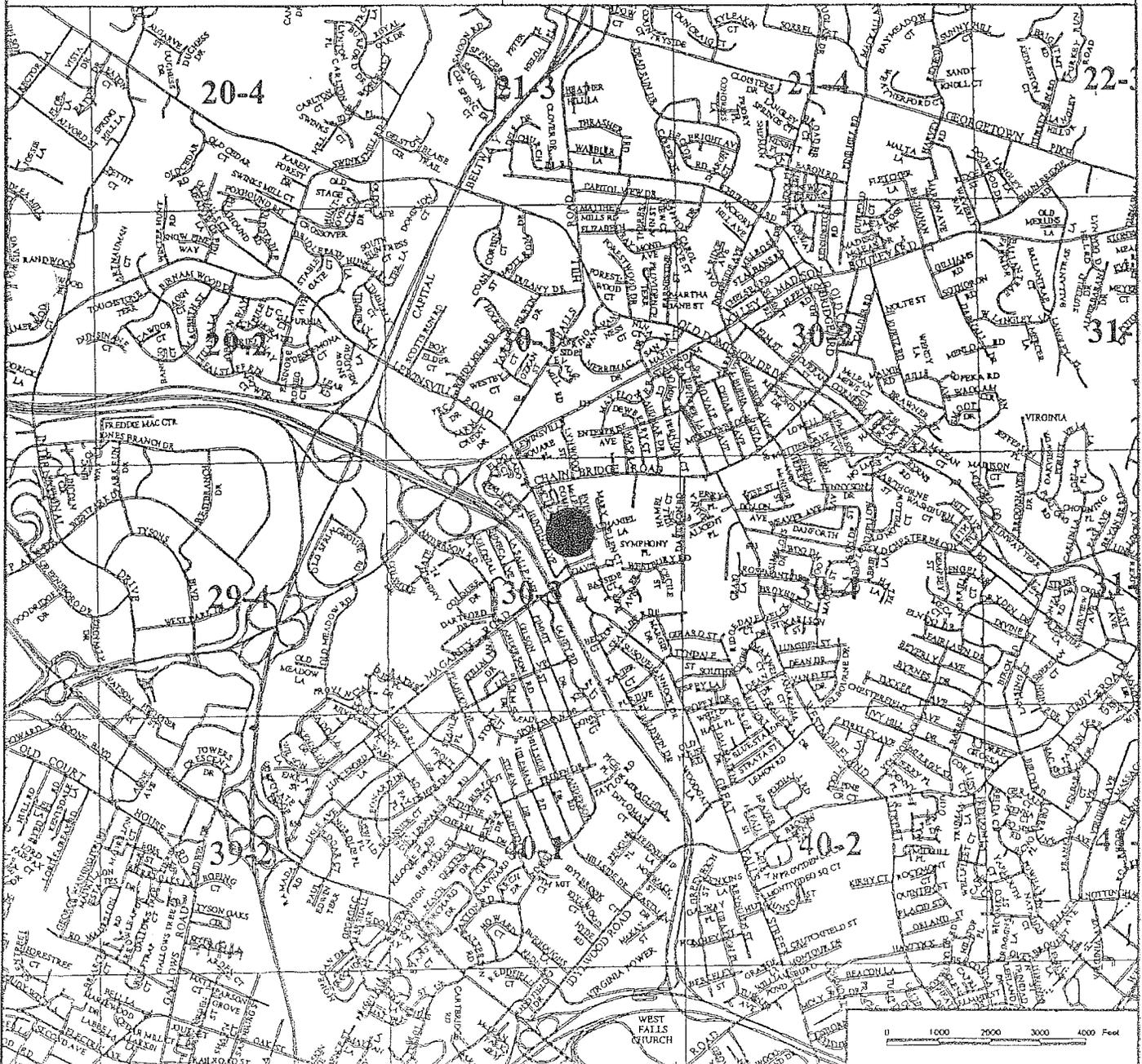
Art 9 Group and Use: 3-4 3-4

Located: 1609 GREAT FALLS STREET

Zoning: R-3 Plan Area: 2

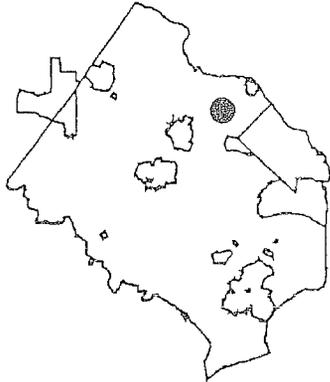
Overlay Dist:

Map Ref Num: 030-3- /01/ /0042



Special Exception Amendment

SEA 94-D -002



Applicant: FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY
Filed: 07/01/2003
Proposed: TO AMEND SE 94-D-002 PREVIOUSLY APPROVED FOR ALTERNATE USE OF A PUBLIC FACILITY (CHILD CARE CENTER, SENIOR CENTER, HOUSING FOR THE ELDERLY, ADULT DAY CARE AND ASSISTED LIVING) TO PERMIT SITE MODIFICATIONS AND BUILDING ADDITIONS TO INCLUDE AN INCREASE IN THE NUMBER OF ASSISTED LIVING UNITS

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Art 9 Group and Use: 3-4 3-4

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Zoning: R-3 Plan Area: 2

Overlay Dist:

Map Ref Num: 030-3- /01/ /0042



● LEWINSVILLE CENTER ●

SPECIAL EXCEPTION AMENDMENT APPLICATION

AND

VIRGINIA CODE, SECTION 15.2 - 2232 DETERMINATION SUBMISSION
FAIRFAX COUNTY, VIRGINIA

SEA-94-D-002

SHEET INDEX

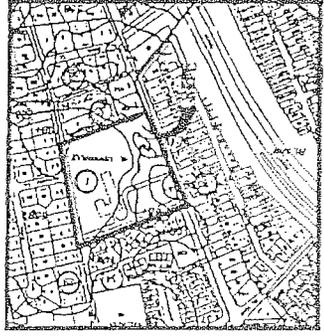
- C-1 COVER SHEET
- C-2 NOTES/TABULATIONS/DETAILS
- C-3 SPECIAL EXCEPTION PLAN
- C-4 LANDSCAPE PLAN
- C-5 EXISTING VEGETATION MAP
- A-1.1 FIRST FLOOR PLAN
- A-1.2 SECOND FLOOR PLAN
- A-1.3 BUILDING ELEVATION
- A-3.1 SITE PHOTOS
- A-3.2 SITE PHOTOS
- A-4.1 PHOTOMETRICS STUDY

OWNER
FAIRFAX COUNTY BOARD OF SUPERVISORS

APPLICANT/DEVELOPER
FAIRFAX COUNTY RECREATION AND HOUSING AUTHORITY
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
3700 PARKER AVENUE, SUITE 200
FAIRFAX, VIRGINIA 22030
CONTACT: MR. THOMAS W. ALDRIDGE
(703) 246-3100

ENGINEER
PKA, INC.
6100 UNCLESTON RD
SUITE 200
MCLEAN, VIRGINIA 22101
CONTACT: MR. JOHN F. AMATEY
(703) 443-7680

ARCHITECT
GRIMM AND PARTNER, PC
ARCHITECTS/PLANNERS
1305 BEVELY ROAD, SUITE 100
FAIRFAX, VIRGINIA 22030
CONTACT: MR. DOUGLAS CAMPBELL
(703) 943-8100



SOIL MAP
SCALE: 1"=500'



VICINITY MAP
SCALE: 1"=500'

SOILS DATA

SOIL ID. NUMBER	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODIBILITY	PROBLEM CLASS
BB+	WORTHAM	POOR-B, W, C	POOR-W	SLIGHT	A
1D B+	GLENVILLE	FAIR-B, W	MARGINAL-W	MODERATE	B
SS B1	GLENELC	GOOD	GOOD	SEVERE	C
SS B2	GLENELC	GOOD	GOOD	SEVERE	C
BLANK	BLANK				

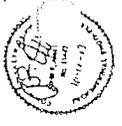


OCTOBER 10, 2003
JUNE 30, 2003
APRIL 18, 2003
SHEET C-1 OF 11

DATE: 11/15/2010
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 SCALE: 1" = 40'
 PROJECT: LEWNSVILLE CENTER
 SHEET NO. 101

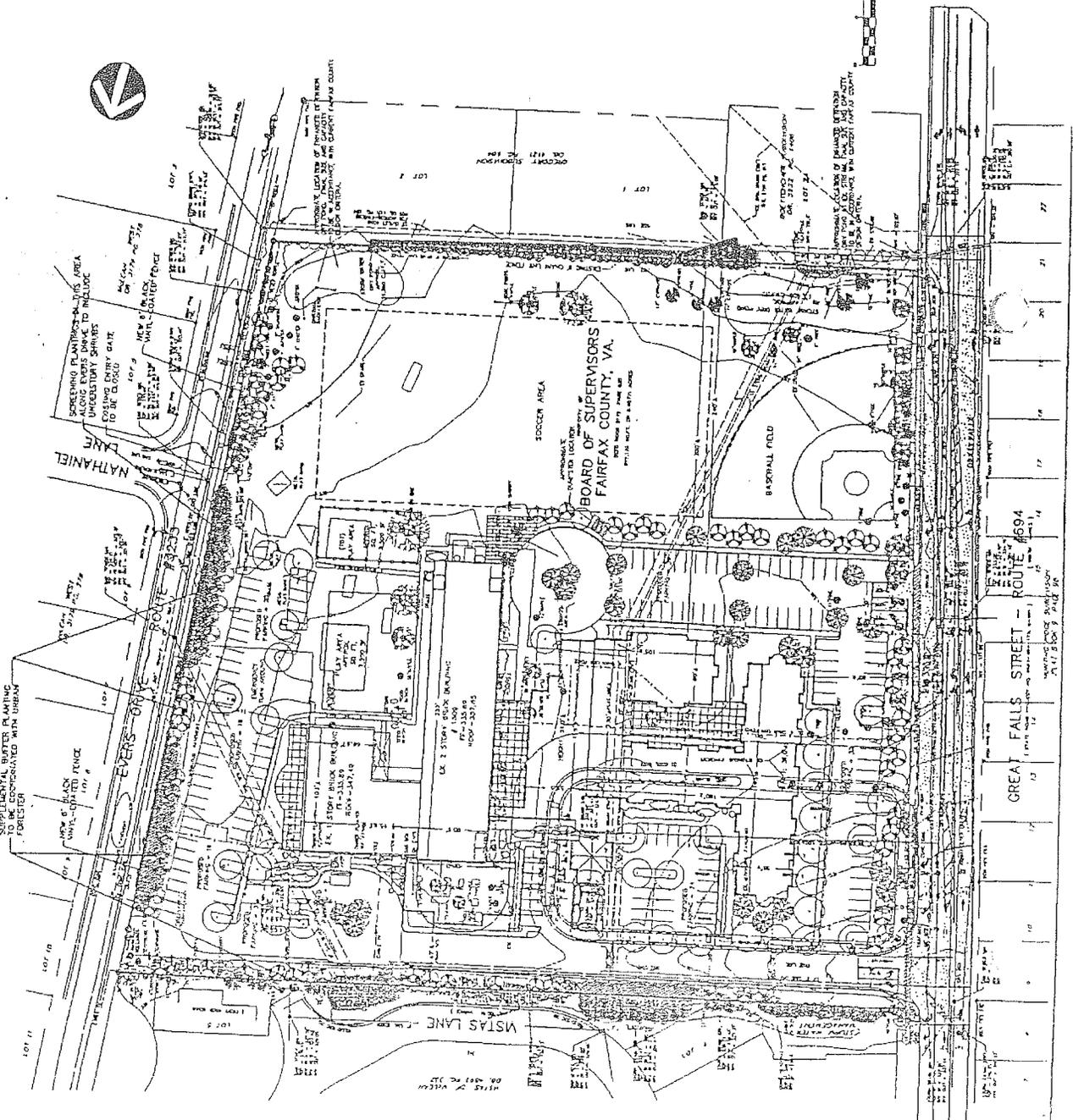
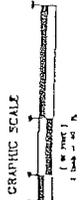
LANDSCAPE PLAN
 LEWNSVILLE CENTER
 FAIRFAX COUNTY, VIRGINIA

DATE: 11/15/2010	DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN	SCALE: 1" = 40'
PROJECT: LEWNSVILLE CENTER	SHEET NO. 101



LANDSCAPE SYMBOLS

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- EXISTING TREE CANOPY
- TREE SAVE AREA



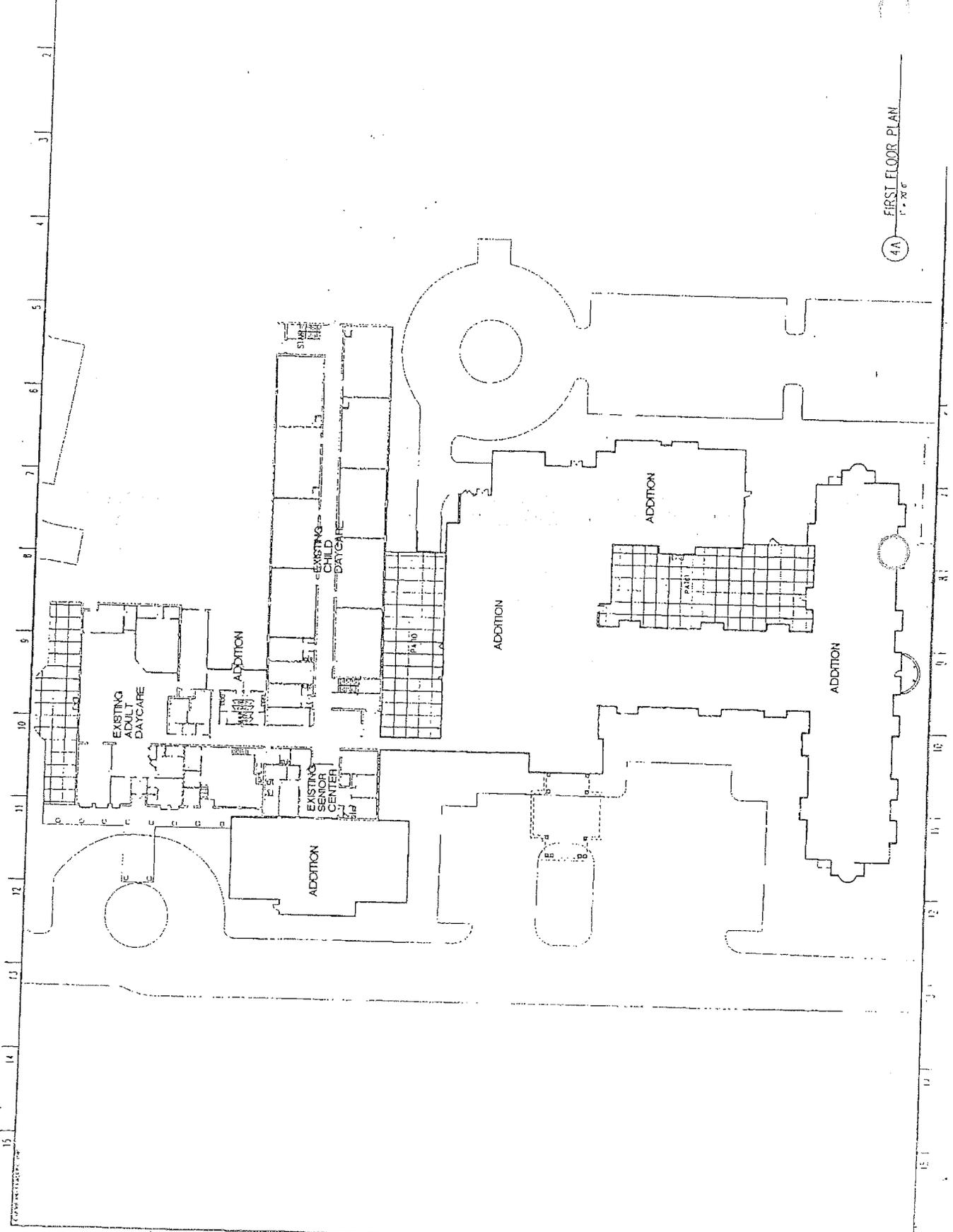
GREAT FALLS STREET - ROUTE #694
 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

A-11
PLAN
LEWISVILLE CENTER
MCKEAN, VIRGINIA

DATE	DESCRIPTION
02/21/2008	ISSUED FOR PERMIT
02/21/2008	ISSUED FOR PERMIT

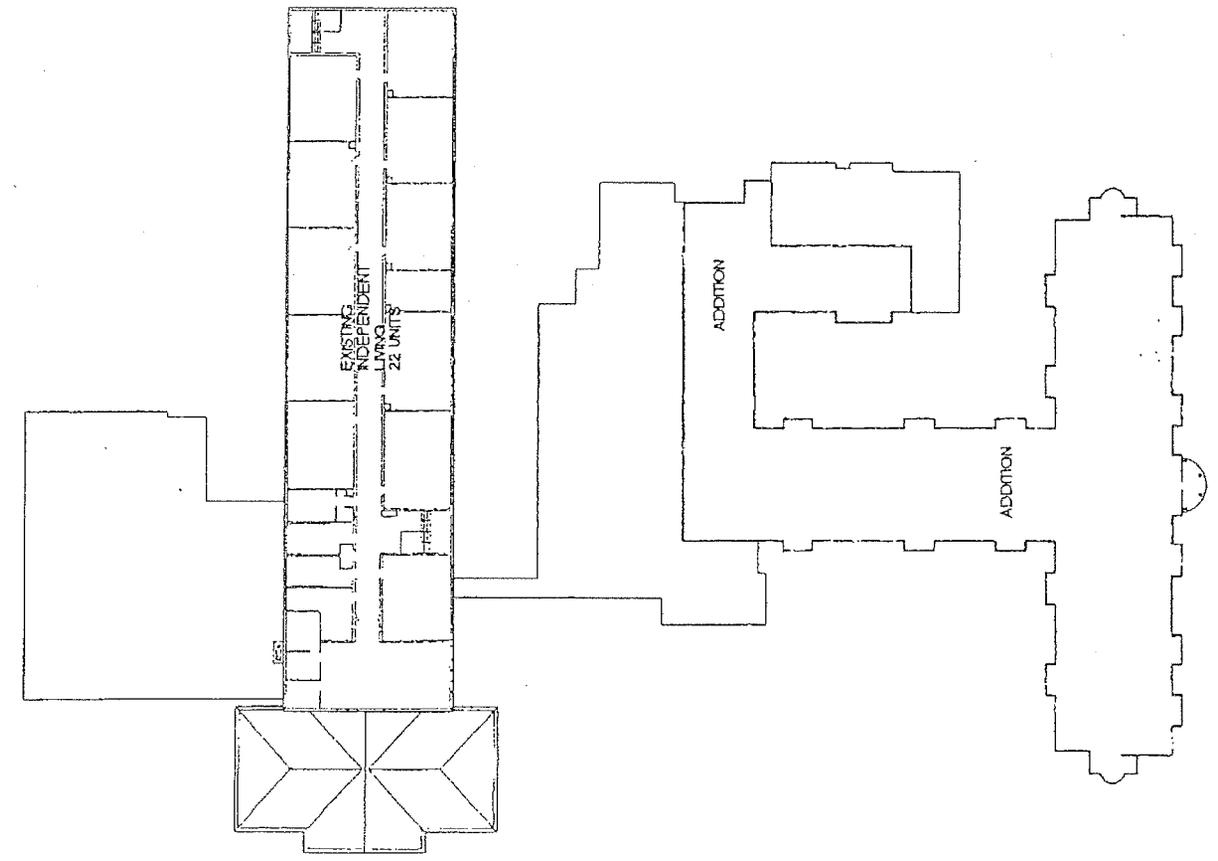
Grimm
and
Parker
Architects
11785 Beverly Dr.
Suite 100
McLean, VA 22101
703.595.1000
703.595.0089 Fax
703.595.0255 E-mail

4A FIRST FLOOR PLAN
1.2.2008



4A SECOND FLOOR PLAN
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15



A-12
4-18-03
PROJECT: 03/01/04

DATE	DESCRIPTION
1/15/03	ISSUED FOR PERMITS

PLAN
LEWISVILLE CENTER
MCLAN, VIRGINIA

Grimm
and
Parker
Architects

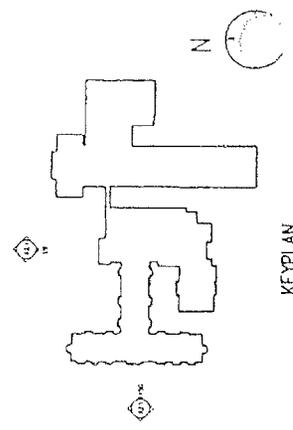
11705 Barnhill Dr. • 1355 Beverly Rd.
Suite 100
McLean VA 22101
703.903.9100
703.903.9100
201.595.0088 fax

ELEVATIONS

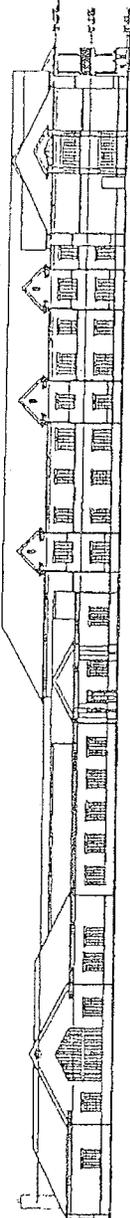
LEWISVILLE CENTER
LEWISVILLE, VIRGINIA

Griffin
Parke
Architects

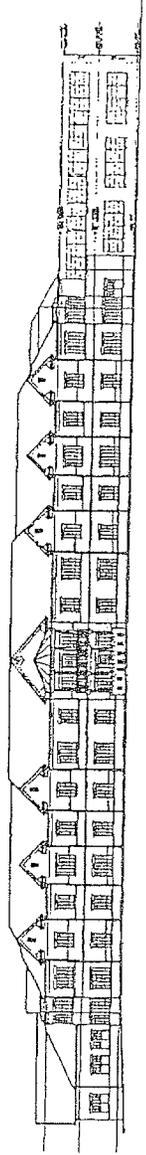
1725 Rockwell Drive
Suite 1100
Cherry Hill, MD 20705
301.595.1000
301.595.0888 Fax
1355 Raverly Rd.
Suite 105
McLean, VA 22101
703.803.5100



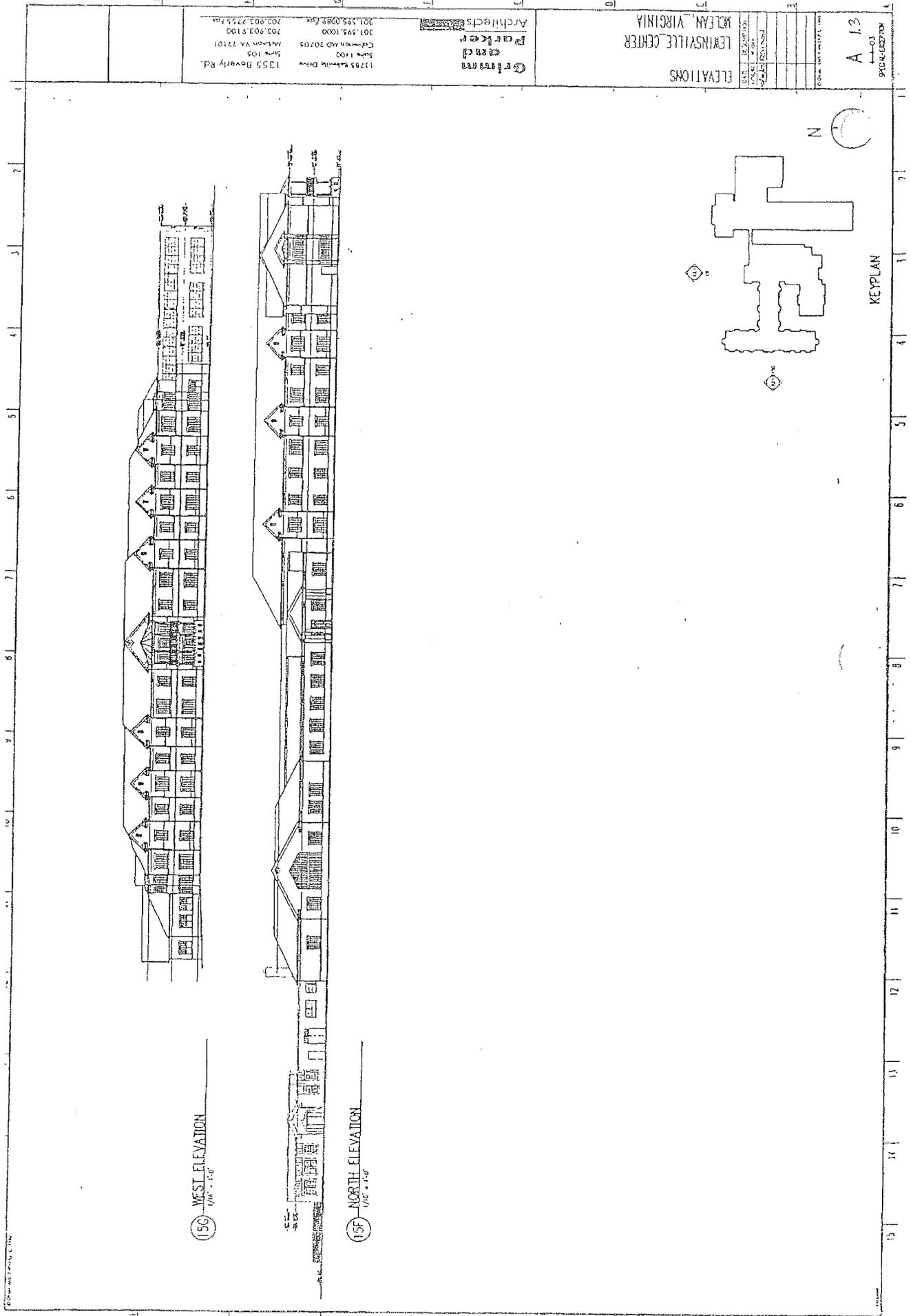
KEY PLAN

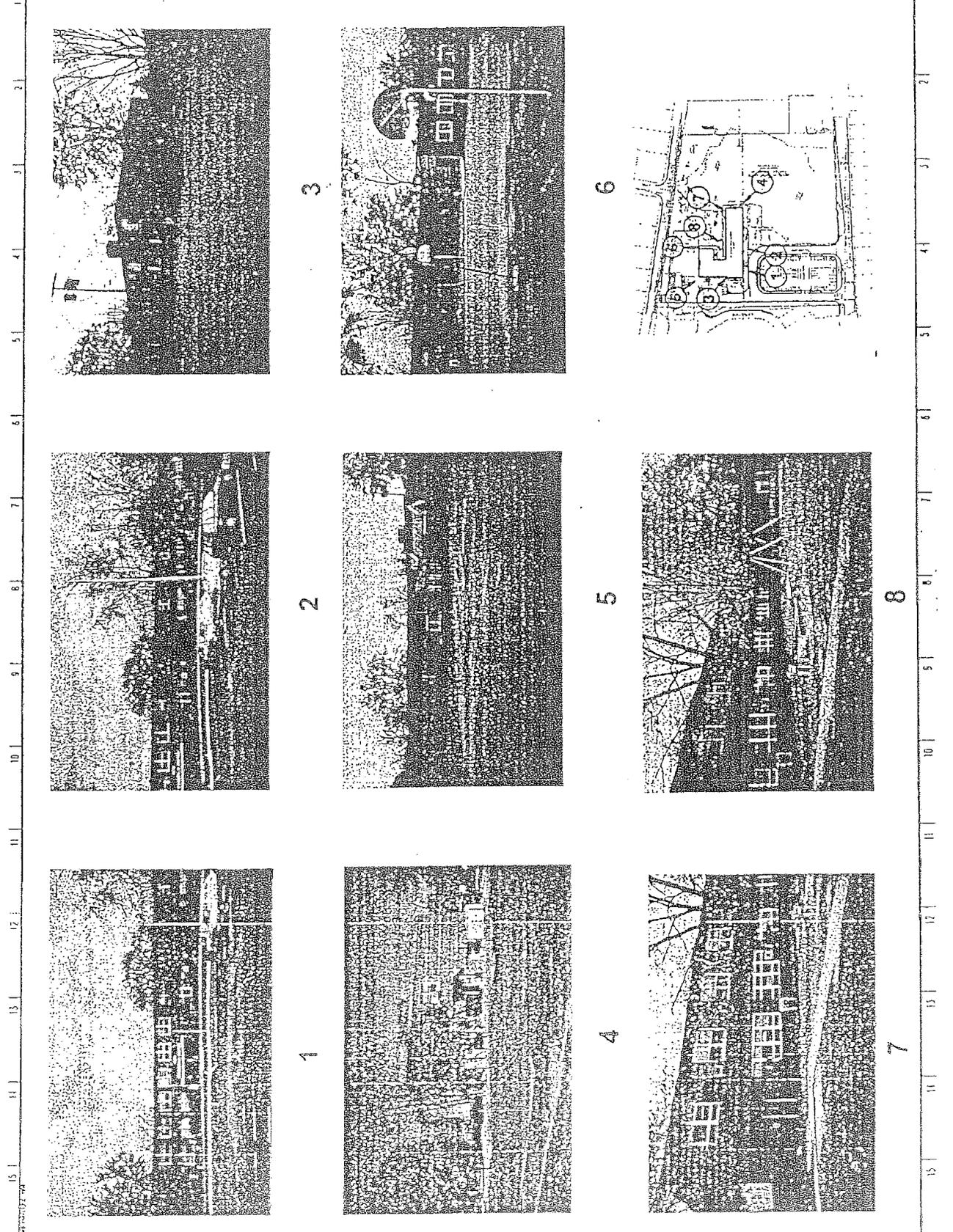


(15F) NORTH ELEVATION
1/16" = 1'-0"



(15G) WEST ELEVATION
1/16" = 1'-0"



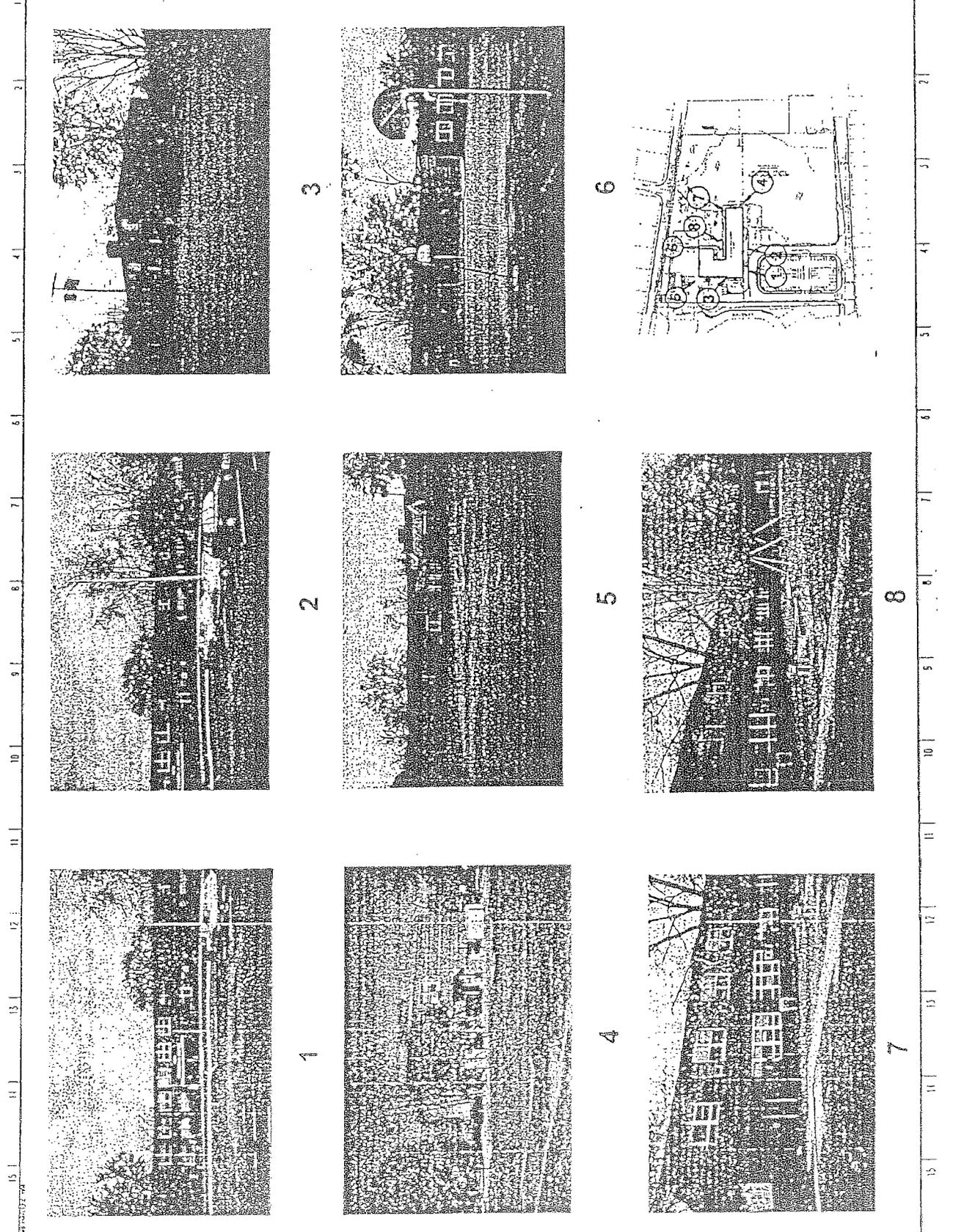
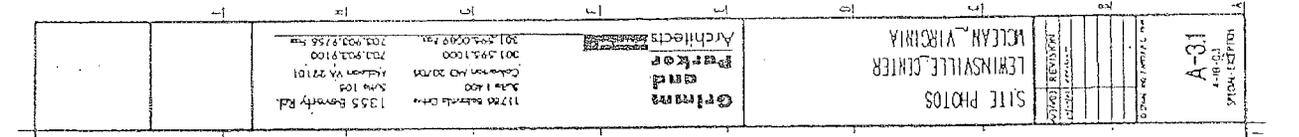


10/18/16
 A-81
 10/18/16

SITE PHOTOS
 LEWINSVILLE CENTER
 WCLLAN, VIRGINIA

Grimme
 and
 Parker
 Architects

11704 Seward Dr.
 Suite 100
 Columbia MD 21045
 301.295.1000
 301.295.0500 Fax
 1355 Beverly Rd.
 Suite 100
 Midtown VA 22101
 703.903.9100
 703.903.9155 Fax





A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

2232-P02-2 Proposal:

The applicant, the Fairfax County Redevelopment and Housing Authority (FCRHA), as an agent for the Board of Supervisors which own the property, has filed an application for review by the Planning Commission to determine whether a proposed addition to the Lewinsville Center satisfies the criteria of location, character and extent pursuant to Section 15.2-2232 of the Code of Virginia; and therefore, may be determined to be in substantial conformance with the Comprehensive Plan.

SEA 94-D-002 Proposal:

The applicant, the FCRHA, seeks to amend SE 94-D-002 previously approved for an alternate use of a public facility. The Lewinsville Center is a County-owned facility, operated by the FCRHA, located on Great Falls Street in the former Lewinsville Elementary School in McLean. Current uses within the within the existing 38,355 square foot Lewinsville Center include a child care center, adult day care center, a senior center and an independent living facility consisting of 22 units. A proposed 24,000 square foot addition to add 52 assisted living beds approved with SE 94-D-002 was never constructed. The applicant requested and was granted additional time until July 18, 2004 to commence construction. After a reassessment of the Center's needs, the FCRHA has redesigned the previously approved addition and with this application is requesting a 52,500 square foot building addition to provide for the establishment of a 60 bed assisted living facility and the expansion of the adult day care facility from 65 adults to 80 adults and the expansion of the senior center from 75 to 80 adults. The following chart illustrates the approval under SE 94-D-002 versus the requested amendment:

	SE 94-D-002 Approved	Currently Exists	SEA-94-D-002 Proposed
Child Care Center	210 children	210 children	200 children
Adult Day Care	65 adults	40 adults	80 adults
Senior Center	75 adults	50 adults	80 adults
Independent Living	22 units	22 units	22 units
Assisted Living*	52 beds	none	60 beds
Building Addition	24,000 sq ft	***	52,500 sq ft
Total GFA	62,355 sq ft	38,355 sq ft	90,855 sq ft

* Assisted Living Facilities fall under the broader categorization of Medical Care Facility in the Zoning Ordinance.

A copy of the previously approved development conditions and associated special exception plat under SE 94-D-002 are provided in Appendix 4 of this staff report.

Waivers and Modifications:

The applicant is seeking a modification of the transitional screening and barrier requirements along all property lines in favor of the existing and supplemental landscaping and fencing as shown on the SE plat.

The applicant is requesting a modification of the trail requirement along Great Falls Street to that shown on the special exception plat.

LOCATION AND CHARACTER

Site Description and Proposal:

The application property is the former Lewinsville Elementary School, which was transferred to the Board of Supervisors from the School Board in 1985. The 8.65 acre site is located on the east side of Great Falls Street, approximately 800 feet south of Chain Bridge Road in McLean at 1609 Great Falls Street and is zoned R-3. The western two-thirds of the site contains an existing building that is somewhat J shaped and contains a total of 38,355 square feet. The larger portion of the building is two stories in height and fronts onto Great Falls Street. The majority of the first floor of this portion of the building is leased to two child care providers. The Department of Community and Recreation Services utilizes a small area at the north end of the building as a senior center. The second story of this portion of the building accommodates 22 units of housing for the elderly who are able to live independently known as the Lewinsville Center Residences, which is operated by the Redevelopment and Housing Authority. A smaller one-story section of the existing building located behind the two-story portion accommodates the adult day care, which is operated by the Health Department. No modification to the existing building is proposed with this application.

The southern one-third of the site accommodates a soccer field and a little league baseball field, which are used as practice fields but not for scheduled games. These playing fields, with slight modifications in size and configuration, are proposed to remain.

The existing site access to the Lewinsville Center is provided by two driveways located along Great Falls Street. The southern driveway operates as a one-way inbound with access to the primary parking area which is located between the existing building and Great Falls Street. The northern driveway operates as an inbound and outbound access. Under the proposal, the site would maintain two access points from Great Falls Street but will be relocated slightly. The site also has frontage on Evers Drive, but no vehicular access is provided and this will

remained unchanged. The site currently contains 98 parking spaces that are located primarily at the front of the existing building adjacent to Great Falls Street. Under the new proposal, 163 parking spaces will be provided on site.

Surrounding Area Description:

Direction	Use	Zoning	Plan
North	Residential (SFD) (Vistas of McLean)	R-5	Residential, 4-5 du/ac
South	Residential (SFD) (Gregory Subdivision)	R-3	Residential, 2-3 du/ac
East	Residential (SFD) (McLean West)	R-3	Residential, 2-3 du/ac
West	Residential (SFD) (Hunting Ridge)	R-3	Residential, 2-3 du/ac

BACKGROUND

Special Permit 82-D-085 was approved by the Board of Zoning Appeals (BZA) on November 23, 1982 to allow a child care center with a maximum enrollment of 90 children to be located on the first floor of the vacated Lewinsville Elementary School.

Special Exception SE 82-D-099 was approved by the Board of Supervisors (BOS) on December 13, 1982 to allow a child care center with a maximum enrollment of 120 children also to be located on another portion of the first floor of the vacated Lewinsville Elementary School.

Special Exception SE 83-D-017 was approved by the Board of Supervisors on May 2, 1983 to permit a 22 unit residential facility for the elderly and/or handicapped (now called independent living facility) to be located on the second floor of the vacated Lewinsville Elementary School.

The former Lewinsville Elementary School was transferred to the Board of Supervisors in 1985.

Special Exception SE 91-D-030 was filed on July 26, 1991 to permit the construction of a shed on the property to store athletic equipment for the McLean Youth Group. The application was withdrawn.

Special Exception SE 94-D-002 was approved by the Board of Supervisors on July 18, 1994 for an Alternate Use of a Public Facility. The approval permitted the proposed construction of a 24,000 square foot two-story addition for a 52 bed

assisted living facility and to permit the continuation of two child care centers, an adult day care center, a senior center, and a 22 unit residence for the elderly. The proposed 24,000 square foot addition approved with SE 94-D-002 was never constructed. The applicant requested and was granted additional time until July 18, 2004 to commence construction under this approval.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: McLean Planning District, Area II

Planning Sector: Kirby Community Planning Sector

Plan Map: Public Facilities, Governmental and Institutional Use

In the Fairfax County Comprehensive Plan, Area II, 2002 Edition; McLean Planning District as amended through January 27, 2003, Overview, Public Facilities; page 12; the Plan states:

"2. Expand the Lewinsville Senior Center and Housing Facilities in Sector M3."

ANALYSIS

Special Exception/Variance Plat (Copy at front of staff report)

Title of SEA Plat: "Lewinsville Center"

Prepared By: Vika, Inc. and Grimm and Parker Architects

Original and Revision Dates: April 18, 2003, as revised through October 10, 2003

Description of Plat:

Sheet 1: Cover Sheet – sheet index, contact information, vicinity map, soils map and soils data.

Sheet 2: Notes/Tabulations/Details – general notes, waivers/modification description, bulk regulations, site tabulations, parking tabulations, bulk plane illustrations, limits of special exception illustration.

Sheet 3: Special Exception Plat – proposed site layout, area tabulation, stormwater management narrative.

Sheet 4: Landscape Plan – proposed landscape plan, landscape legend.

Sheet 5: Existing Vegetation Map – existing vegetation map, existing vegetation table, condition descriptions.

Sheet 6: First Floor Plan – existing areas for adult day care, existing child care center and existing senior center, and areas of first floor additions and patios.

Sheet 7: Second Floor Plan – existing area for 22 units of housing for the elderly (independent living facility) and the proposed addition.

Sheet 8: Building Elevation – architectural elevations from the north and from the west (as seen from Great Falls Street)

Sheet 9: Site Photos – photos of the existing building.

Sheet 10: Site Photos – photos of the peripheral boundaries of the site.

Sheet 11: Photometric Study – photometric study including luminaire locations, luminaire schedule and statistics.

- The existing 38,355 square foot building was constructed in 1961 and is located on the northern two-thirds of the site towards the eastern property line. The building is somewhat J shaped, with the longer portion being 2 stories, approximately 22 feet in height, and the remaining portion being one story, approximately 12 feet in height. The longer portion is used as a child care facility, a senior center and an independent living facility. The smaller portion located to the east is used as an adult day care.
- The applicant proposes to construct a 40,000 square foot addition that will be located to the west of the existing building (towards Great Falls Street), which will accommodate a kitchen and dining facility for the Lewinsville Center, as well as the 60 bed assisted living facility. The kitchen and dining facility will be one story. The assisted living facility will be two-stories. The applicant is also proposing a 12,000 square foot addition to be located to the north of the existing building and will accommodate an expansion for the senior center and the adult day care. This addition will be one story. The proposed building additions will total 52,500 square feet and result in an overall GFA of 90,855 square feet and a FAR of 0.24. The buildings of the Lewinsville Center will be located in the northern two-thirds of the site.
- The southern one-third of the site accommodates a soccer field and a little league baseball field. The soccer field is located closer to the Evers Drive property line, while the little league baseball field is located closer to the Great Falls Street property line. These fields are not lighted and there is no proposal to light them in the future.

- The proposed two story addition to accommodate the assisted living facility will be oriented toward Great Falls Street. The other additions will be visible from the north. In an attempt to echo the surrounding residential character, the façade of this building will be predominantly brick with siding making up the balance of the façade. The colors proposed range from dark red brick to off white and tan siding. Multiple bays with roof peaks will be provided to break up the long wall areas into smaller sections. See Sheet 8 (A 1.3) of 11 of the SE plat for building elevations.
- The site has frontage on both Evers Drive and Great Falls Street. No vehicular access to the site is provided from Evers Drive. There are two points of access to the site from Great Falls Street. Both the northern most and southern most access point provides one entrance lane into the site, and one right turn only and one left turn only exit from the site. The northern most entrance is intended to primarily serve the adult day care and the assisted living facility. Vehicles entering the site from the northern most access point can drop off/pick up people from the assisted living facility at the proposed porte cochere (covered entrance) that the applicant proposes to provide to the north of the building, or can drop off/pick up people from the senior center or adult day care at the proposed circular drive further to the north as part of the porte cochere. The southern most entrance is intended to primarily serve the child care facilities. The southern most entrance leads directly into a circular driveway/drop-off/pick-up point for the child care facilities and an entrance to the loading/delivery dock.
- Currently the portion of Great Falls Street adjacent to the site is a two-lane undivided arterial roadway with a right turn lane into the northern in-bound only driveway. With this proposal, the applicant is providing a north bound and south bound through lane to facilitate traffic movement, as well as providing a right turn lane into both the northern and southern site entrances and a left turn lane into the southern entrance.
- 163 surface parking spaces will be provided on site and which are evenly disturbed around the building to accommodate each individual use on site. The parking layout accommodates easy access into and out of each of the buildings based on the close proximity of parking to each front door.
- An approximately 7,500 square foot play area for the older children and an approximately 3,500 square foot fenced play area for the younger children attending the child care facility are located to the east of the existing building.
- A four foot wide sidewalk exists on the southern end of the site along Great Falls Street. The applicant proposes to continue this sidewalk along the site's entire frontage on Great Falls Street and will stripe the pavement with a pedestrian cross walk at each entrance. The applicant is requesting a waiver of the requirement for an eight foot wide trail along Great Falls Street in favor

of the existing four foot wide sidewalk, and construction of a four foot wide sidewalk for the portions of street frontage which do not currently have a sidewalk. Sidewalks are provided into the site from Great Falls Street and throughout the site, specifically around the periphery of the buildings.

- A pedestrian entry gate is currently provided from Evers Drive into the site. This pedestrian entrance is to be removed and no vehicular or paved pedestrian access will be provided from Evers Drive or from the Vistas of McLean community. A six foot black vinyl-coated fence will be provided along the property line adjacent to Evers Drive. The fence will continue west for approximately 30 feet along the northern property line adjacent to Vistas Lane.
- The site is currently not served by a stormwater management/best management practices (SWM/BMP) facility. The applicant proposes two dry enhanced detention ponds to be located in the southeast and southwest corners of the site adjacent to the soccer field and little league baseball field.
- A 6 foot high chain link fence exists on the southern property line and will remain unchanged.
- The site is significantly vegetated, specifically around the periphery of the site. The applicant proposes to preserve much of the existing vegetation along the periphery and to supplement this landscaping with a mix of deciduous, ornamental and evergreen trees as prescribed on the SE plat.

Land Use/2232 Analysis (Appendix 5)

Location

The 8.65-acre subject property is planned for public facilities and is developed as a community center which contains a Senior Center, an adult day health care facility independent living units for low income seniors and two child care centers under leases with Fairfax County. The Comprehensive Plan contains a recommendation to renovate and expand the existing Lewinsville Center. The proposed location conforms with Plan recommendations for co-locating public facilities on public property for accessibility and cost-savings. The proposed expansion is intended to improve the service for residents in Fairfax County, in conformance with the Plan recommendations for a facility's location to be in relation to its service area. Public utilities are currently located at the site. The design for the proposed facility must comply with the requirements of the Zoning Ordinance and Public Facilities Manual.

Character

The proposed building expansion will retain the two-story height of the existing facility, which is compatible with the existing surrounding residential community

and helps support the Plan recommendations to design facilities to enhance the community character. The proposed expansion will match the brick color and materials of the existing building, which furthers the Plan recommendations to mitigate visual impacts. The architectural design will be compatible with the surrounding residential development as well as with the existing structure. Landscaping which includes screening along each of the property boundaries of the subject property will be added to help buffer the expanded facility from the surrounding residences. Increases in traffic to and from the facility are estimated to be minimal with minor impacts on surrounding properties or roadways. This property is located in close proximity to public transportation; therefore the proposed facility expansion is consistent with Plan recommendations for placing public facilities in areas accessible to public transportation.

Extent

After completion of the proposed expansion, the site will have an FAR of 0.24 overall, which is less than the maximum 0.25 FAR allowed in an R-3 zoning district. Therefore, the building size needed for the proposed expansion will be within zoning requirements and is consistent with Plan objectives. Approximately 50% of the subject property will remain as vegetated open space. Also, as detailed on the SEA plat dated October 10, 2003, the applicant is providing landscaping and/or supplemental landscaping along the subject property boundaries which are adjacent to existing residential development. The proposed expansion of the Lewinsville Center is consistent with the Plan recommendations to provide substantial open space and adequate buffering and screening. While the proposed parking for the expanded structure will be reconfigured and 33 parking spaces above the 130 parking spaces will be provided, this increase will accommodate the parking needs of not only the senior and child care users but also the users of the soccer and baseball fields.

Environmental Analysis (Appendix 6)

No environmental issues have been identified for this site.

Transportation Analysis (Appendix 7)

Issue: Construction of lanes and restriping of Great Falls Street adjacent to the site and improvements to the Great Falls Street and Chain Bridge Road intersection

The applicant's consultant, Gorove/Slade Associates, Inc., prepared a traffic and parking impact study for the Lewinsville Center based on its proposed expansion. Based on their findings, The Fairfax County Department of Transportation (DOT) recommended that the applicant construct and restripe Great Falls Street adjacent to the site and to construct the site access as demonstrated on the, "Proposed Lane Configuration Along Great Falls Street" sketch located on page 22 of the submitted traffic impact study. In addition, the applicant should restripe

the intersection of Great Falls Street and Chain Bridge Road to facilitate vehicular movement as demonstrated on the, "Proposed Lane Configuration Along Great Falls Street" sketch located on page 24 of the submitted traffic impact study. Furthermore, the applicant should be responsible for any necessary traffic signal equipment that may need to be repositioned, replaced or added due to the new intersection approach lane segments.

Resolution:

As indicated on the SE plat, the applicant will provide the frontage improvements and lane restriping adjacent to the site and provide site access as demonstrated on the "Proposed Lane Configuration Along Great Falls Street" sketch. Because the intersection of Great Falls Street and Chain Bridge Road is located approximately 800 feet north of the site, a development condition has been proposed that would require the applicant to provide the restriping of the intersection of Great Falls Street and Chain Bridge Road as demonstrated in the sketch attached to the development conditions. This improvement does not require any additional pavement, only the restriping of the intersection. The proposed development condition also requires the applicant to be responsible for any signal head re-alignment or any additional signal head that might be needed when the lanes are restriped and therefore realigned. The applicant has agreed to construct these off-site improvements. Therefore, this issue has been resolved.

ZONING ORDINANCE PROVISIONS (Appendix 8)

Applicable bulk regulation(s) and additional location regulations are set forth below.

Bulk Standards (R-3)		
Standard	Required	Provided
Lot Size	10,500 square feet	8.65 acres
Building Height	60 feet maximum	36 feet
Front Yard	40° ABP, but not less than 30 feet	80 feet (Great Falls St.) 115 feet (Evers Drive)
Side Yard	35° ABP, but not less than 10 feet	47 feet and 78 feet
FAR	0.25	0.24
Open Space	0%	50%
Parking Spaces	130 spaces*	163 spaces

* required by Ordinance: child care center – 40 spaces; senior center – 30 spaces; adult day care – 17 spaces; independent living facility – 7 spaces; assisted living facility – 36 spaces.

Transitional Screening and Barrier Requirements		
Direction	Required	Proposed
North	Transitional Screening 2* Barrier D, E or F*	15 foot wide landscape strip** No barrier***
South	Transitional Screening 2 Barrier D, E or F	10 foot wide landscape strip** 6 foot high chain link fence
East	Transitional Screening 2 Barrier D, E or F	20 foot wide landscape strip** 6 foot high black vinyl coated fence
West	Transitional Screening 2 Barrier D, E or F	15-20 foot wide landscape strip** 6 foot high chain link fence & no barrier***

* Transitional Screening 2 and Barrier D, E or F is required adjacent to the residential units. This site is mixed-use and therefore the screening and barrier requirement is based on the most intense use on the site, the Assisted Living Facility (Medical Care Facility). Transitional Screening 2 shall consist of an unbroken strip of open space a minimum of 35 feet wide and planted with: (1) One large evergreen tree with an ultimate height of 40 feet or greater for every 10 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one deciduous tree with an ultimate height of 50 feet or greater for each 30 linear feet OR (2) With approval of the Director, one large deciduous tree with an ultimate height of 50 feet or greater for every 15 linear feet, plus one medium evergreen tree with an ultimate height of 20 to 40 feet for every 5 linear feet, plus one small deciduous tree with an ultimate height of 20 feet or less for each 12 linear feet. Barrier D shall consist of a 42-48 inch chain link fence and may be required by the Director to have inserts in the fence fabric, to be coated, or to be supplemented by trees and/or shrubs. Barrier E shall consist of a 6 foot wall, brick or architectural block faced on the side facing the existing use and may be required to be so faced on both sides as determined by the Director. Barrier F shall consist of a 6 foot high solid wood or otherwise architecturally solid fence.

** The applicant is requesting a modification of the required transitional screening.

*** The applicant is requesting a waiver of the barrier requirement.

Waivers/Modifications

Transitional Screening and Barrier Requirements

Transitional Screening 2 (35-foot wide planting strip) and Barrier D, E, of F (six foot tall wood fence or wall) are required between the site (defined as a medical care facility for the purposes of transitional screening and barrier requirements) and the single-family detached residences surrounding the site. The applicant requests to modify the transitional screening requirements for all barriers in accordance with the special exception plat. The applicant requests a waiver of the barrier requirement to the north and west in accordance with the special exception plat. Par. 14 of Sect. 13-304 of the Zoning Ordinance states that the transitional screening and barrier requirements may be waived or modified for any public use when the use has been specifically designed to minimize adverse impacts on adjacent property owners. The addition to the Lewinsville Center is located to the north and west of the existing building and the properties to the north and west are not significantly impacted by the site modifications. The addition is limited to thirty six (36) feet in height and will incorporate the architectural style and materials of the surrounding community and will be an aesthetic improvement to the existing structure which was built in 1961. In addition, additional landscaping to supplement the existing landscaping along

the northern boundary is proposed, and a 15-20 foot wide landscape strip along the western boundary is also proposed to minimize any adverse impacts. The southern portion of the site will continue to be utilized as a soccer field and little league baseball field and the existing 6-foot high chain link fence and existing screening will remain. The applicant will provide a 20 foot wide landscape strip of existing vegetation and supplemental landscaping and a new 6-foot high black vinyl-coated fence to buffer the residential uses to the east. In staff's opinion, the applicant has minimized the adverse impacts of the site and staff recommends approval of the requested modifications and waivers.

Trail requirement

The Countywide Trails Plan indicates an 8-foot wide asphalt trail is required along Great Falls Street adjacent to the subject property. The southern portion of the site has an existing 4-foot wide concrete sidewalk adjacent to Great Falls Street. The applicant proposes to continue the sidewalk along the rest of the site's frontage on Great Falls Street and is therefore requesting a waiver of the trail in favor of the existing sidewalk and an extension of the 4-foot wide concrete sidewalk. The Dranesville Trails Committee has indicated that it would support a waiver of the trail in favor of existing sidewalk and the completion of the sidewalk, therefore staff recommends that the trail requirement be modified in favor of the existing and proposed 4 foot sidewalk as depicted on the SE Plat.

OTHER ZONING ORDINANCE REQUIREMENTS

An Alternate Use of a Public Facility is a Category 3 Special Exception use in the R-3 District. All uses on the site must meet the Additional Standards for Alternate Uses of a Public Facility (Sect. 9-311), as well as meet the Standards for all Category 3 Uses (Sect. 9-304), and General Standards for Special Exceptions (Sect 9-006). The proposed Assisted Living Facility is categorized as a Medical Care Facility under the Zoning Ordinance and therefore must meet the additional standards for Medical Care Facilities (Sect. 9-308). There are also specific standards in the Zoning Ordinance for the senior center, the adult day care, the child care centers (Sect. 9-309) and independent living facility (Sect. 9-306). These existing uses were considered to be in conformance with the Zoning Ordinance standards at the time of their original approval and are not reevaluated in this report.

General Standards (Sect. 9-006)

General Standards 1 through 3 require that the proposed use be in harmony with the adopted Comprehensive Plan, the general purpose and intent of the applicable zoning district regulations and not adversely affect the use, development or value of the neighboring property. As stated in the Comprehensive Plan/2232 Analysis, staff believes the proposal is in harmony with the Plan and with the intent of the Zoning Ordinance and will not adversely affect the neighboring properties.

General Standard 4 requires that the proposed use be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. Currently the portion of Great Falls Street adjacent to the site is a two-lane undivided arterial with only a right turn lane into the northern in-bound only driveway; therefore, traffic must slow down if a vehicle turns into the Center. With this proposal, the applicant is providing north bound and south bound through lanes to facilitate traffic movement, as well as providing a right turn lane into both the northern and southern access points and a left turn lane into southern access point. Furthermore, the applicant is making improvements to the intersection of Great Falls Street and Chain Bridge Road that will improve the through movement at that intersection. The applicant is providing crosswalks and sidewalk connections in order to assist pedestrians walking to or along the Lewinsville Center's frontage. Therefore, staff believes this standard has been met.

General Standards 5, 6, 7 and 8 require landscaping, screening, open space, utility, drainage, parking, loading spaces and signage to be regulated in accordance with the Zoning Ordinance. The applicant requested a modification of the transitional screening and a waiver of the barrier requirements and staff supports that request. The application meets the parking requirements of the Ordinance and is subject to Article 12 of the Zoning Ordinance for signage. In staff's opinion, these standards have been met.

Category 3 Standards (Sect. 9-304)

In addition to the general special exception standards, all Category 3, special exception uses shall comply with the lot size requirements, bulk regulations, performance standards of the Zoning Ordinance and are subject to Article 17, Site Plans. The site will be subject to Article 17 and currently meets all applicable lot size, bulk regulations and performance standards of the Zoning Ordinance. In addition, the Zoning Ordinance requires the Board to conclude that the proposed location of the special exception use is necessary for the rendering of efficient governmental services. The special exception amendment will permit the Redevelopment and Housing Authority to continue to provide 22 units of low income housing for the elderly as well 60 assisted living beds, the Department of Community and Recreation Services to continue to operate and to expand its senior center, and to allow the Health Department to continue and expand its adult day care program. In staff's opinion, the Lewinsville Center provides necessary services to the citizens of Fairfax County and creates a more efficient use of government services.

Additional Standards for Alternate Use of Public Facilities (Sect. 9-311)

Medical care facilities, independent living facilities, senior centers, adult day cares and child care centers are permitted special exception uses in the R-4 District in accordance with Additional Standard 1. Additional Standard 2 is not

applicable. The application meets the parking requirements and staff has proposed a development condition to require signage to be in accordance with Article 12 which satisfies Additional Standards 3 and 4. Additional Standard 5 requires the Board to determine that the proposed uses will not adversely impact the adjoining residential community in terms of traffic, vehicular access, parking, lighting, signs, and outside storage, length and intensity of outside activity, or general visual or noise impact. The Center will provide additional parking to meet the requirements of the Zoning Ordinance and will provide improvements to Great Falls Street adjacent to the site as well as improvements to the intersection of Great Falls Street and Chain Bridge Road to facilitate the traffic flow in the area adjacent to the site. The applicant also proposes to increase the landscaping and screening along the perimeter of the site to minimize the impact of the building addition. There is no change in the playing fields. In staff's opinion, the proposed addition and site modifications will not adversely impact the adjoining residential community.

Additional Standards for Medical Care Facilities (Sect. 9-308)

The Health Care Advisory Board is required to provide a recommendation to the Board of Supervisors regarding the issuance of special exceptions for medical care facilities. The Lewinsville Center is scheduled to be heard before the Health Care Advisory Board on November 10, 2003. The Health Care Advisory Board recommendation will be forwarded to the Planning Commission and Board of Supervisors prior to the Planning Commission public hearing. All other Additional Standards for medical care facilities have been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff finds that the proposed application is in harmony with the Comprehensive Plan and in conformance with the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends that the Planning Commission find that the 52,500 square foot addition to the existing Lewinsville Center proposed under 2232-P02-2 satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the Code of Virginia and is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SEA 94-D-002 subject to the proposed development conditions contained in Appendix 1 and is subject to a favorable recommendation from the Health Care Advisory Board.

Staff recommends approval of a modification of the transitional screening requirements to the north, south, east and west in favor of the existing and supplemental landscaping as depicted on the SE Plat.

Staff recommends approval of a modification of the barrier requirements to the north, south, east and west in accordance with the special exception plat.

Staff recommends approval of a modification of the trail requirement along Great Falls Street in favor of the existing and proposed 4 foot wide sidewalk as shown on the special exception plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. SE 94-D-002 Development Conditions and Plat
5. Comprehensive Plan/2232 Analysis
6. Environmental Analysis
7. Transportation Analysis
8. Applicable Zoning Ordinance Provisions
9. Glossary

PROPOSED DEVELOPMENT CONDITIONS

SEA 94-D-002

November 6, 2003

If it is the intent of the Board of Supervisors to amend SE 94-D-002 located at 1609 Great Falls Street (Tax Map 30-3 ((1)) 42) previously approved for an alternative use of a public facility for a child care center, an adult day care facility, a senior center, an independent living facility, and an assisted living facility to permit site modifications, building additions and to permit an increase in the number of assisted living units and an expansion of the adult day care and senior center, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supercede all previous development conditions. Conditions marked with an asterisk (*) are carried forward from previous approval.

1. *This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. *This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Permitted uses include child care facilities, adult day care centers, senior centers, independent living facilities and an assisted living facility.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Lewinsville Center", prepared by Vika, Inc. consisting of eleven sheets dated April 18, 2003, as revised through October 10, 2003, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. *A copy of the Special Exception SHALL BE POSTED in a conspicuous place on the property along with the Non-Residential Use Permit (Non-RUP) of the use and shall be made available to all Department of the County of Fairfax during hours of operation of the permitted use.
5. *The maximum combined daily enrollment for the child care centers shall not exceed 210 children. The maximum number of dwelling units in the elderly housing program shall be twenty-two (22).
6. The maximum number of participants in the adult day care on site at any one time shall be eighty (80). The maximum number of participants on site at any one time in the senior center shall be eighty (80). The maximum number of beds in the Assisted Living Facility shall be sixty (60).

- Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 39.
 - Doors and windows shall have a laboratory STC rating of at least 28. If glazing constitutes more than 20% of any façade, they shall have the same laboratory STC ratings as walls.
 - Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
12. Prior to the issuance of a Non-RUP for the assisted living facility, frontage improvements along Great Falls Street be constructed as depicted on the SE plat, subject to approval of the Virginia Department of Transportation (VDOT).
 13. Prior to the issuance of a Non-RUP for the assisted living facility, the applicant shall construct improvements to the intersection at Great Falls Street and Chain Bridge Road in accordance with Attachment 1 of these conditions. If necessary, the applicant shall be responsible for any signal head re-alignment or any additional signal head that might be needed to accommodate the lane realignment as determined by VDOT.
 14. *A four (4) foot wide sidewalk shall be provided along the site's Great Falls Street frontage.
 15. No paved pedestrian connection shall be provided to the Lewinsville Center from the Evers Drive frontage or from the Vistas of McLean subdivision.
 16. No construction activities associated with the proposed addition shall occur on Evers Drive. Construction activities shall include the parking of construction or associated vehicles.
 17. Signage shall comply with Article 12 of the Zoning Ordinance and shall be consistent with one another in terms of materials, style and color. If lighted, signs shall be internally lit or lighted from the top downward. There shall be no pole mounted signs.
 18. All outdoor lighting, including security, pedestrian and/or other incidental lighting, shall be in accordance with the Performance Standards for outdoor lighting contained in Part 9 of Article 14 of the Zoning Ordinance. The outdoor soccer and baseball fields shall not be lit.
 19. *All outdoor dumpster(s) on site shall be enclosed with a board-on-board fence, or comparable material. Trash pick-up shall not occur on Saturday or Sunday, and shall not occur before 10:00 a.m. and after 7:00 p.m. Monday through Friday.

The above proposed conditions are staff recommendations a favorable recommendation from the Health Care Advisory Board, and shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-

Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



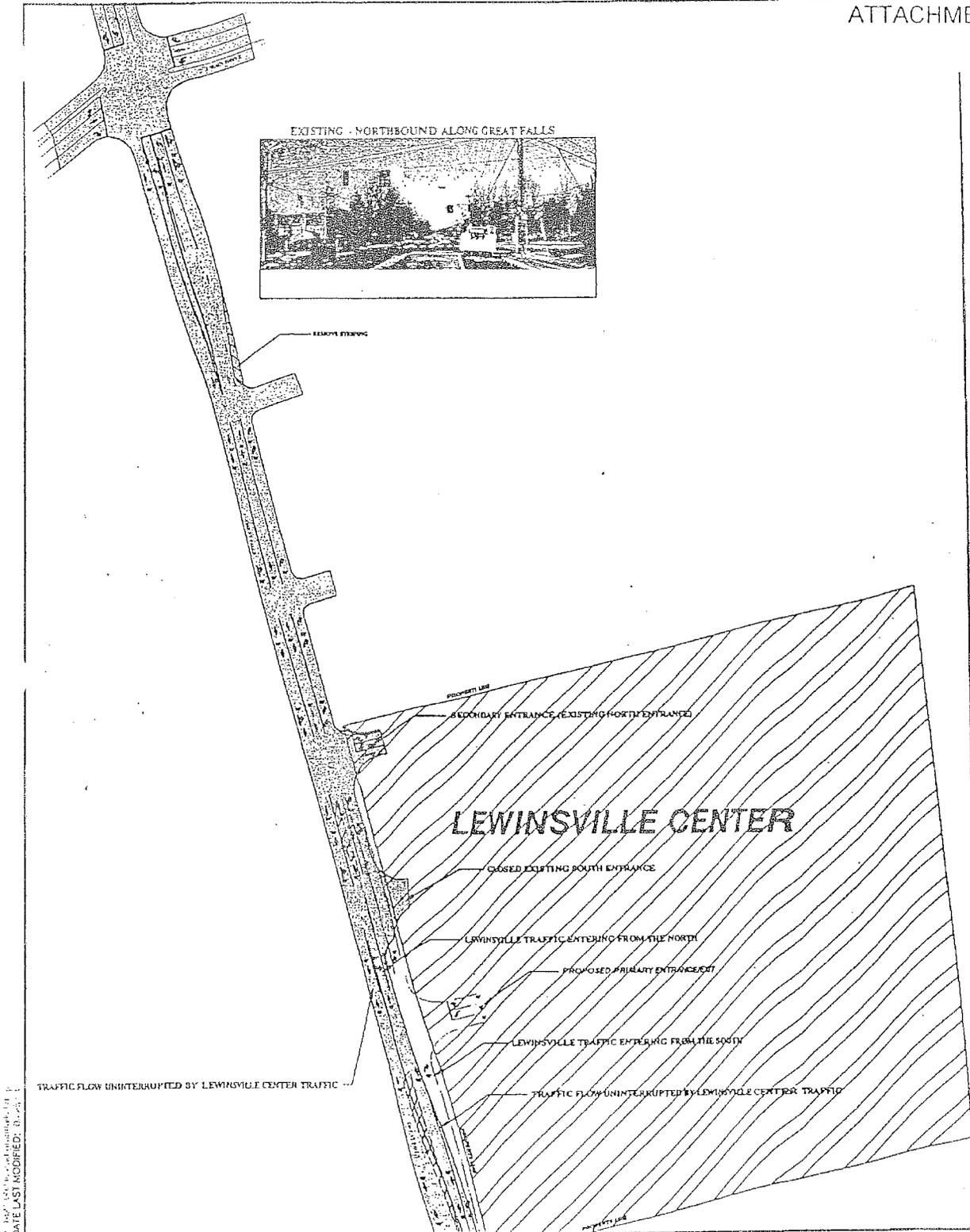


Figure 8A
Proposed Lane Configuration Along Great Falls Street

Scale: 1" = 50'

View Number: *



FILE: 11/27/02/11/27/02/11/27/02/11/27/02
 DATE LAST MODIFIED: 11/27/02

VIEW NUMBER:

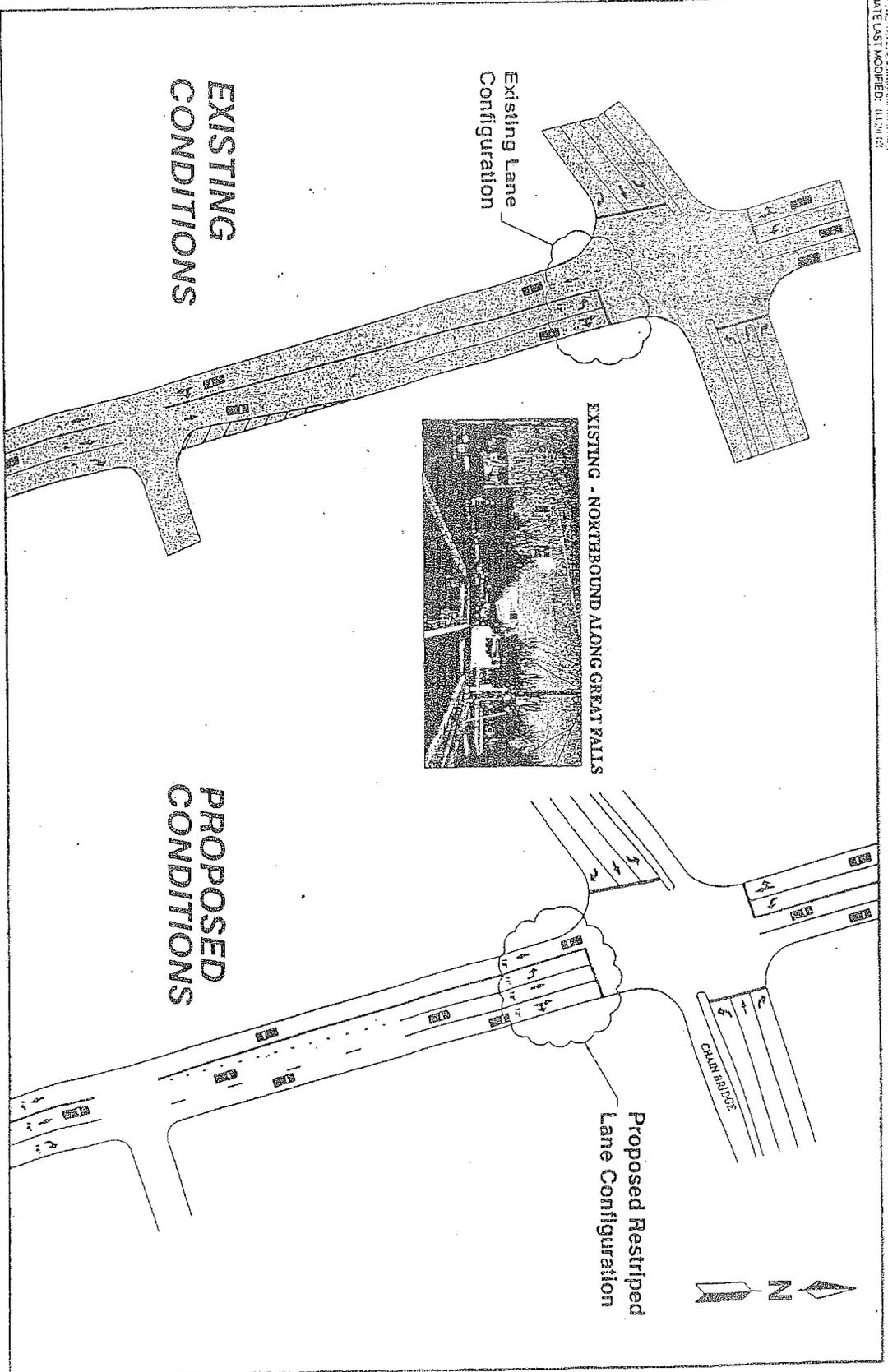


Figure 8B
 Proposed Lane Configuration Along Great Falls Street
 Scale: 1" = 30'

TO: Bette Crane
7-11-03

SPECIAL EXCEPTION AFFIDAVIT

APPENDIX 2

DATE: MAY 8, 2003
(enter date affidavit is notarized)

I, PAULA C. SAMPSON, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): _____
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE***, each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
BOARD OF SUPERVISORS FAIRFAX COUNTY	12000 GOVERNMENT CENTER PKWY FAIRFAX, VA 22035	OWNERS
FAIRFAX COUNTY REDEVELOPMENT AND HOUSING AUTHORITY	3700 PENDER DRIVE FAIRFAX, VA 22030	LESSEE, APPLICANT- AGENT FOR TITLE OWNERS
PAULA C. SAMPSON ASSISTANT SECRETARY FCRHA	3700 PENDER DRIVE FAIRFAX, VA 22030	AGENT
JOHN PAYNE, DIRECTOR DESIGN DEVELOPMENT AND CONSTRUCTION DIVISION, HCD.	3700 PENDER DRIVE FAIRFAX, VA. 22030	AGENT

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 8, 2003
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(b). The following constitutes a listing** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

VIKA, INCORPORATED
830 GREENSBORO DRIVE, SUITE 200
MC LEAN, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

JOHN F. ANATETTI
CHARLES T. IRISH JR.

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 8, 2003
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(c). The following constitutes a listing** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

N/A

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

N/A

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 8, 2003
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: MAY 8, 2003
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

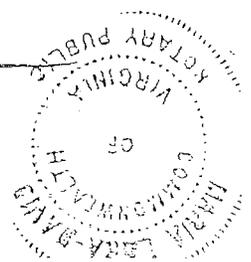
Applicant's Authorized Agent

PAULA C. SAUNDSON, ASST. SECTY FCRHA
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 8th day of May 2003, in the State/Comm. of Virginia, County/City of Fairfax

Maria Lisa Salvi
Notary Public

My commission expires: 10/31/2004



Special Exception Attachment to Par. 1(a)

DATE: MAY 8, 2003
 (enter date affidavit is notarized)

for Application No. (s): _____
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
HARRY SWANSON DEPUTY DIRECTOR REVITALIZATION AND REAL ESTATE, HCD	3700 PENDER DRIVE FAIRFAX, VIRGINIA 22030	AGENT
THOMAS W. ARMSTRONG DEVELOPMENT OFFICER, HCD	3700 PENDER DRIVE FAIRFAX, VIRGINIA 22030	AGENT
VIKA, INCORPORATED JOHN AMATETTI CHARLES IRISH JR.	8180 GREENSBORO DRIVE MCLEAN, VIRGINIA 22102	ENGINEER / AGENT AGENT AGENT
GRIMM + PARKER, PC STEPHEN L. PARKER JOHN M. HILL MELANIE HENNEGAN LOGAN C. SCHUTZ	11785 BELTSVILLE DR STE 400 CALVERTON, MD 20705	ARCHITECT / AGENT AGENT AGENT AGENT AGENT
GOROVE/SLADE ASSOC. INC. [REDACTED]	1140 CONNECTICUT, SUITE 700 WASHINGTON D.C. 20036	AGENT
FREDERICK E. GOROVE LOUIS J. SLADE		AGENT AGENT

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(b)

DATE: MAY 8, 2003
(enter date affidavit is notarized)

for Application No. (s): _____
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state; and zip code)

GRIMM + PARKER, PC
11785 BRITTSVILLE DRIVE SUITE 1400
CALVERTON, MD 20705

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

<u>STEPHEN L. PARKER</u>	<u>LOGAN C. SCHVITZ</u>
<u>JOHN M. HILL</u>	
<u>MELANIE HENNIGAN</u>	

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

GROVE SLADE

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

_____	_____
_____	_____
_____	_____

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

APPLICATION FOR SPECIAL EXCEPTION
STATEMENT OF JUSTIFICATION
LEWINSVILLE HOME FOR ADULTS

October 9, 2003

Items 1. through 6. are provided in the preceding information and in the attached 11 page set of drawings entitled "LEWINSVILLE CENTER Special Exception Amendment Application".

7. PROPOSED USE

The Fairfax County Redevelopment and Housing Authority (FCRHA) submits this application, as agent for the Board of Supervisors, the owner of the property, requesting a Special Exception Amendment for an alternate use of a public facility to construct additional space at the existing Lewinsville Senior Center, a county owned facility located at 1609 Great Falls Street, McLean in the Dranesville Magisterial District (Tax Map 30-3((1)) 0042). The FCRHA proposes to construct the following:

- * 60 beds of assisted living for seniors unable to live independently,
- * A kitchen and dining facility,
- * Additional activity and office space for the existing Senior Center,
- * Additional space for adult day care services for persons suffering from Alzheimer's and other aging related diseases.

These improvements will be made adjacent and connecting to the existing Lewinsville Senior Center. Additionally, the eight acre site also accommodates a soccer and a little league baseball field. The FCRHA also requests the reaffirmation of the modification and/or waiver of the transitional screening and barrier requirements granted under SE-94-D-002 (approved 7-18-94) and SE 82-0-099 (approved 12-16-82) in favor of the existing vegetation supplemented with additional plantings and fencing as shown on the landscape plan.

A. Operation of Assisted Living and Kitchen/Dining Facility

The assisted living facility with a kitchen and dining facility is estimated to encompass approximately 40,000 square feet of the 52,500 square feet of additional space and will provide a two-story residence for 60 elderly persons who are unable to live independently but do not require nursing home care. The remaining 12,000 square feet will be attributed to the expanded senior center and adult day care and ancillary facilities. The assisted living facility will provide 24 hour supervision and non-medical care. Services will include three daily meals; assistance with activities of daily living such as dressing and medication supervision. Units of approximately 300 to 400 square feet will be a combination of individual bedroom units with a private "roll-in" bath and double-occupancy units with individual sleeping alcoves and a shared bathroom. There will be a beauty parlor, common lounge areas, activity areas, a library and a small country store. There will be a room providing a common bathing facility with a hair washing sink for those in need of assistance with personal hygiene. Laundry facilities are also provided. In addition to serving the residents in the assisted living units, the dining facility will provide at least one meal for the independent elderly residences, the seniors participating in the adult day health care center programs and the senior center programs. When not in use for meal service, the dining facility may

be available as a multipurpose area for the senior center, the adult day care services and other activities.

B. Hours of Operation

The 60 bed assisted living facility will be occupied and staffed twenty-four hours a day, seven days a week. The other senior services provided at this site will maintain their current hours.

C. Estimated Number of Participants, Residents and Guests

Many participants at the Adult Day Care and Senior Center use the Fast-Tran system operated by Fairfax County. The estimated number of participants, residents and guests are as follows:

<u>Service</u>	<u>Estimated number of participants, residents and guests</u>
Senior Center	80
Adult Day Care	80
Assisted Living	60
Independent Senior Living Units	22
Child Day Care	200

D. Proposed Number of Employees

The numbers of current and anticipated employees for the various senior services are as follows:

<u>Service</u>	<u>Current # of Employees</u>	<u>Anticipated # of Employees</u>
Senior Center	2	3
Adult Day Care	9	23
Assisted Living	0	16
Independent Senior Living Units	1	1
Child Day Care	49	49

It is anticipated that three shifts of 16 employees will be employed for assisted living services and will have the following work schedule; 10 employees from 7:00 am to 4:00 pm, 4 employees from 3:30 pm to 11:30 pm and 2 employees from 11:00 pm to 7:00 am.

E. Traffic/Parking

The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. A traffic analysis conducted by Gorove/Slade and Associates, Inc. concluded that the proposed 60-unit assisted living facility, the expanded adult day care services and the expanded senior center will generate only 9 (AM) & 15 (PM) additional peak hour trips. This is an increase of only 6.5% (AM) & 10.9% (PM) percent in existing site trips generation. Trips generated were based on trip generation rates for the Institute of Transportation Engineers (ITE) congregate care facilities. The study also found that the site driveways presently operate at acceptable levels of service. There are currently 98 parking spaces on-site. An additional 65 spaces will be provided, yielding a total of 163 parking spaces which are allocated in the following way:

<u>Parking Spaces</u>	<u>Required</u>	<u>Total Provided</u>
Senior Center	30	58
Adult Day Care	17	18
Assisted Living	36	40
Child Day Care	40	40
Independent Senior Residences	7	7
Total	130	163

F. Area Being Served

Occupancy will be restricted to residents of Fairfax County or the immediate family of Fairfax County residents who are income eligible. Residents of the assisted living facility will be 62 years or older and require some level of assistance with Activities of Daily Living (ADL). Residents will not be able to function independently due to age or disability.

G. Description of Building Façades

The façades of proposed two story addition and redesigned building will generally be masonry and glass with articulations to echo a residential character. Two focal points of the addition will be the senior assisted living façade fronting Great Falls Street (west elevation) and a main entranceway for senior services (north elevation). The roof will generally be a hip type with asphalt shingles. The additions to the Lewinsville Center will be designed to be compatible with the surrounding, residential structures. Adjacent houses are predominantly two and three story masonry houses. Directly adjacent to the site, at the northern property line, is a group of two-story homes that are clad in wood siding. Most of the three story houses are located across Great Falls Street. Colors of the various materials will range from dark red brick to off white and tan siding. The building materials, and the scale, and character of the Lewinsville Center will enhance the residential feel of the building. The proposed additions will be two stories in height and have sloping rooflines. Multiple bays will be expressed on the elevations to break up long wall areas with roof peaks into smaller sections. Brick will be the predominant exterior material, with siding making up the balance of the elevations. Windows openings will be large, to let in a great deal of light, but kept small in scale by breaking up each opening into smaller sashes. Railings and metal work will all be residential in character.

H. Hazardous or Toxic Substances

There are no known hazardous or toxic substances at the proposed construction site. A Phase I Environment Study was completed by VIKA, Inc. on July 12, 1993. VIKA observed no obvious indication of hazardous or toxic substances which could pose a threat to human health or the environment at the site.

I. Conformance to Applicable Ordinances

This submission is in accordance with the recommendations of the adopted Comprehensive Plan which identifies the proposed expansion of the Lewinsville Center as a future need of a public facility for assisted housing. This submission is in harmony with the general purpose and intent of the applicable zoning district regulations. The subject property is zoned R-3. The parcel is 8.65771 acres (377,130 sq. ft.). The proposed addition will consist of approximately 52,500 square feet. The existing building consists of 38,355 square feet. The construction of the addition will provide a

total gross floor area for all buildings on the lot of 90,855 square feet, yielding a floor area ratio (FAR) of .241, which is below the permitted FAR of .25. The applicant requests the reaffirmation of the modification (as has been approved previously) for the transitional screening and barrier requirements in favor of the existing vegetation supplemented with additional plantings as approved by the Urban Forester. The applicant also requests a waiver of the biking trail and proposes a 4 foot concrete sidewalk to match the existing sidewalk at both ends of the property. The Storm Water Management System will consist of at least two above ground enhanced detention ponds and a series of underground pipes, which will convey the runoff to the ponds. The ponds will collect and provide extended detention of the runoff by treating it as part of the Best Management Practices (BMP) element. The proposed system will provide both storm water quantity and quality controls for the site where none exist today by utilizing more than one pond.

J. Existing Uses

The existing Lewinsville Center is situated in the building constructed in 1960 which previously housed the Lewinsville Elementary School. Special Exception Numbers SE 82-0-099, SE 82-0-085, SE 83-0-017 and SE 94-D-002 have previously been approved by the Board of Supervisors for the existing uses described below.

Lewinsville Center Residences: The FCRHA developed a 22 unit congregate residential facility for the elderly on the second floor of the Lewinsville Center in 1984. The FCRHA rents the residences to lower income elderly persons who can live independently. (SE 83-0-017)

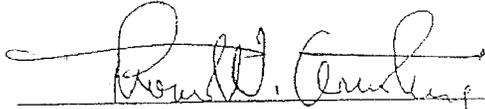
Adult Day Health Care Center: The Lewinsville Adult Day Health Care Center comprises 6,000 sq. ft. of space which was originally the school cafeteria and kitchen. The space was substantially renovated in 1985 for use as the Adult Day Health Care Center, which is operated by the Health Department for elderly persons requiring supervision during the day while their families are at work. It serves, on average, 40 participants. Service area for adult day care will be increased by approximately 7,500 square feet providing increased care to seniors suffering from Alzheimer's and other aging related diseases. There are currently 10 employees, which will increase to 23 with the expansion of services.

Children's Day Care Center's: Approximately 10,000 sq. ft. of space on the first floor is rented to two child day care providers which are permitted to care for a total of 210 children (SE 82-D-099 & SE 82-D-085). These services will not be increased however a relocation of the entrance/exit for drop off and pick up of the children will occur. Additionally, the exterior playground equipment for the child day care facilities will be relocated but remain comparable to what is currently provided. There are 41 full-time and 8 part-time employees at the day care center.

Senior Center: The Lewinsville Senior Center currently occupies approximately 2,400 square feet of space on the first floor of the building. The senior center is operated by the Department of Community and Recreation Services. The average daily attendance is approximately 50 participants with a maximum of 75. This maximum number of participants will be increased to 80. The square footage of the Senior Center will be increased by approximately 4,500 square feet in order to provide an upgraded, larger facility to accommodate an increased number of senior citizens in the community.

8. SITE OWNERSHIP

The Fairfax County Redevelopment and Housing Authority (FCRHA) is submitting this application as an agent for the Board of Supervisors, owner of the Lewinsville Center site located at 1609 Great Falls Street (30-3 ((1)) 0042) in McLean, Virginia (Dranesville District).



Thomas W. Armstrong,
Development Officer, Agent
Fairfax County Redevelopment and Housing Authority



FAIRFAX
COUNTY

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 Fax: 703-324-3926

V I R G I N I A

July 27, 1994

Walter D. Webdale, Assistant Secretary
Fairfax County Redevelopment and Housing Authority
3700 Pender Drive - Suite 300
Fairfax, Virginia 22030

RE: Special Exception
SE 94-D-002

Dear Mr. Webdale:

At a regular meeting of the Board of Supervisors held on July 18, 1994, the Board approved Special Exception Number SE 94-D-002 in the name of Fairfax County Board of Supervisors, located at Tax Map 30-3 ((1)) 42 for an alternate use of a public facility pursuant to Section 3-304 of the Fairfax County Ordinance, by requiring conformance with the following development conditions which supersede all previous development conditions:

1. This approval is granted for and runs with the land indicated in the application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) (Child Care, Home for Adults, Senior Residences, Adult Day Health Care, Senior Center, outdoor recreation) indicated on the Special Exception Plat approved with this application, as qualified by these development conditions.
3. A copy of this Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Board of Supervisors Fairfax County", prepared by VIKA, dated June 1993, revised through May 1994, and these development conditions.

4. The maximum number of beds in the Home for Adults shall be fifty-two (52). The facade of the addition shall be masonry and glass, or a comparable material, with articulations to convey a residential character, as determined by the Department of Environmental Management (DEM).
5. Landscaping shall be provided and existing vegetation shall be preserved, as shown on the Special Exception Plat, subject to the approval of the Urban Forester.
6. Stormwater management shall be provided as shown on the Special Exception Plat and in accordance with the requirements of the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, subject to the approval of the Department of Environmental Management (DEM). An access easement for maintenance of the dry detention facility shall be provided, as required by DEM. Alternative Best Management Practice (BMP) measures to that shown on the Special Exception Plat may be provided, subject to the approval of DEM, as long as such measures are in substantial conformance with the Special Exception Plat.
7. A minimum ten (10) foot wide landscaped strip of evergreen trees (6 foot tall at planting) shall be provided between the southern boundary of the extended dry detention pond and the southern property boundary, where such trees do not conflict with the outfall structure, subject to the approval of the Urban Forester. Landscaping utilizing native vegetation to the extent possible is to be planted around the pond, subject to the approval of the Urban Forester.
8. Doors, windows and walls of those portion of the building within 130 feet of the centerline of Great Falls Street shall be acoustically treated to insure that interior noise levels shall not exceed 45 dBA Ldn.
9. The existing pavement along the site's Great Falls Street frontage shall be restriped in order to provide a left turn lane into the site's southernmost entrance, subject to the approval of the Virginia Department of Transportation (VDOT).

10. A raised median shall be constructed to separate ingress and egress movements at the site's southernmost entrance, subject to the approval of VDOT.
11. The northernmost entrance shall be reconstructed to permit only right-in/right out operation and prohibit left turns out of the site.
12. A four (4) foot wide sidewalk shall be provided along Great Falls Road.
13. All outdoor pole-mounted lights and building security lights on the site shall be shielded and directed away from the adjacent residences. The lighting fixtures shall comply with the R-3 Zoning District performance standards as they relate to glare.
14. All outdoor dumpsters on the site shall be provided with a board-on-board, or comparable material, enclosure.
15. Modification to the outdoor recreation area/ball fields shall be permitted without the need for a Special Exception Amendment.
16. Signs shall provided in accordance with Article 12 of the Ordinance.
17. The maximum combined daily enrollment for the child care centers shall be 210.
18. The maximum number of dwelling units in the elderly housing program shall be twenty-two (22).
19. The maximum number of participants on site at any one time in the adult day care center shall be 65.
20. The maximum number of participants on site at any one time in the senior center shall be 75.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be personally responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

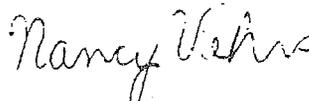
July 27, 1994

Under Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the subdivision has been recorded in the land records of Fairfax County, or unless additional time is approved by the Board of Supervisors. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also modified the transitional screening and barrier requirements in favor of existing and supplemental landscaping and fencing as shown on the Special Exception Plat, pursuant to Paragraph 14 of Section 13-304.

If you have questions regarding the expiration of this Special Exception or filing a request for additional time they should be directed to the Zoning Evaluation Division of the Office of Comprehensive Planning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: John M. Yeatman, Director, Real Estate Dvs., Assessments
Melinda M. Artman, Deputy Zoning Administrator
Frank Jones, Assistant Chief, PPRB, OCP
Audrey Clark, Chief, Inspection Svcs., BPRB, DEM
Barbara A. Byron, Director, Zoning Evaluation Dvsn., OCP
Robert Moore, Trnsprt'n. Planning Dvs., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Dvs., Park Authority

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING

JUL 28 1994

ZONING EVALUATION DIVISION

COUNTY OF FAIRFAX, VIRGINIA

MEMORANDUM

TO: Barbara A. Byron, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: 
David B. Marshall, Chief
Facilities Planning Branch, Planning Division
Department of Planning and Zoning

SUBJECT: Section 15.2-2232 Review
Application 2232-D03-9
TAX MAP: 30-3 ((1)) 42

REFERENCE: SEA 94-D-002

DATE: October 30, 2003

In accordance with the Standard Operating Procedures approved by the Board of Supervisors on July 25, 1994, which provide guidance to Department of Planning and Zoning ("DPZ") staff regarding the review of public facilities projects pursuant to Va. Code Sec. 15.2-2232, the Facilities Planning Branch of the Planning Division offers the following comments on the site modifications and building additions to include an increase in the number of assisted living units. This review is concurrent with Special Exception Amendment 94-D-002 for an alternative use of a public facility to construct additional space at the exiting Lewinsville Center.

BACKGROUND

The existing Lewinsville Center is situated in the building constructed in 1960 which previously housed the Lewinsville Elementary School. The former Lewinsville Elementary School was transferred to the Board of Supervisors in 1985. Special Exception numbers SE 82-D-085, SE 82-D-099, SE 83-D-017, SE 91-D-030 and SE 94-D-002 have previously been approved by the Board of Supervisors for the existing uses described in the following descriptions.

Lewinsville Center Residences: The FCRHA developed a 22-unit congregate residential facility for the elderly on the second floor of the Lewinsville Center in 1984. The FCRHA rents the residences to lower income elderly persons who can live independently (SE 83-D-017).

Adult Day Health Care Center: The Lewinsville Adult Day Health Care Center comprises 6,000 square feet of space which was originally the school cafeteria and kitchen. The space was substantially renovated in 1985 for use as the Adult Day Health Care Center, which is operated by the Health Department for elderly persons requiring supervision during the day while their families area at work. It serves, on average, 40 participants.

Children's Day Care Centers: Approximately 10,000 square feet of space on the first floor is rented to two child day care providers which are permitted to care for a total of 210 children (SE 82-D-099 and SE 82-D-085). There are 41 full-time and 8 part-time employees at the children's day care center.

Senior Center: The Lewinsville Senior Center currently occupies approximately 2,400 square feet of space on the first floor of the building. The senior center is operated by the Department of Community and Recreation Services. The average daily attendance is approximately 50 participants with a maximum of 75.

In 1994, a special exception application was approved by the Board of Supervisors which authorized the addition of a 52-bed home for adults with a kitchen and dining facility. Increased demand for senior services has required an amendment of the former SE 94-D-002 to provide a 60-bed home for adults with a kitchen and dining room as well as increased space for senior activities and adult day care. The proposed plan adds screening for adjacent properties, improved traffic circulation and parking for the various uses on this site and will implement much need changes to Great Falls Street, including the creation of turn lanes into the site which will allow the continuation of through traffic.

PROJECT DESCRIPTION

(Attachment A)

As the applicant and agency of the Fairfax County Government, the Fairfax County Redevelopment and Housing Authority (FCRHA) proposes to undertake the construction of additional square footage and site improvements to the existing Lewinsville Center, located on the subject property at 1609 Great Falls Street, McLean. For this application, the subject property is identified by FCRHA as an approximately 8.65-acre site, which includes one structure which is a two-story, former elementary school building approximately 38,355 square feet in size. Presently, the Lewinsville Center contains a Senior Center, an adult day health care facility, 22 units of independent living for low income seniors and two child day care centers under leases with Fairfax County. The building grounds contain two separate playgrounds with play equipment for the child day care centers, athletic field areas for soccer, baseball and softball adjacent to two asphalt basketball courts. The soccer field and little league baseball field are used as practice fields but not for scheduled games. The site includes approximately 100 lighted parking spaces for public and employee use surrounding the building. Public access is from an entrance on Great Fall Street. Screening trees are located along the perimeter of the site.

Proposed improvements will include the following building addition and related site improvements (all dimensions and areas are approximate):

- Building Addition and Improvements – An addition of 52,000 square feet will be added to the existing 38,355 square-foot two story building (a 12,500 square foot one-story addition to the northern end of the existing two-story brick building and 40,000 square foot addition to the western side of the same two- story building). Interior improvements will include the

following elements:

- 60 beds of assisted living for seniors unable to live independently (part of the 40,000 square foot addition);
 - a kitchen and dining facility (part of the 40,000 square foot addition);
 - additional activity and office space for the existing Senior Center; and
 - additional space for adult day care services for persons suffering from Alzheimer's and other aging related diseases.
- Site Improvements – These will accommodate the proposed building expansion and include the following elements:
 - Storm water detention ponds;
 - Off-street parking for the various uses on this site;
 - Improved on-site traffic circulation;
 - Creation of turn lanes into the site which will allow the continuation of through traffic; and
 - Buffering and screening of adjacent properties.

Operation of Assisted Living and Kitchen/Dining Facility: The assisted living facility with a kitchen and dining facility is estimated to encompass approximately 40,000 square feet of the 52,500 square feet of additional space and will provide a two-story residence for 60 elderly persons who are unable to live independently but do not require nursing home care. The remaining 12,000 square feet will be attributed to the expanded senior center and adult day care and ancillary facilities. The assisted living facility will provide 24-hour supervision and non-medical care. Services will include three daily meals; assistance with activities of daily living such as dressing and medication supervision. Units of approximately 300 to 400 square feet will be a combination of individual bedroom units with a private "roll-in" bath and double-occupancy units with individual sleeping alcoves and a shared bathroom. There will be a beauty parlor, common lounge areas, activity areas, a library and a small country store. There will be a room providing a common bathing facility with a hair washing sink for those in need of assistance with personal hygiene. Laundry facilities are also provided. In addition to serving the residents in the assisted living units, the dining facilities will provide at least one meal for the independent elderly residences, the seniors participating in the adult day health care center programs and the senior center programs. When not in use for meal service, the dining facility may be available as a multipurpose area for the senior center, the adult day care services and other activities.

Hours of Operation: The 60 bed assisted living facility will be occupied and staffed twenty-four hours a day, seven days a week. The other senior services provided at this site will maintain their current hours.

Estimated Number of Participants, Residents and Guests: Many participants at the Adult Day Care and Senior Center use the Fast-Tran system operated by Fairfax County. The estimated number of participants, residents and guests broken down by the Lewinsville Center major service users are as follows: Senior Center – 80; Adult Day Care – 80; Assisted Living – 60; Independent Senior Living Units – 22; and Child Day Care – 200.

Proposed Number of Employees: The number of current and anticipated employees for the various Lewinsville Center major service users is as follows:

<u>Service</u>	<u>Current # of Employees</u>	<u>Anticipated # of Employees</u>
Senior Center	2	3
Adult Day Care	9	23
Assisted Living	0	16
Independent Senior Living Units	1	1
Child Day Care	49	49

It is anticipated that three shifts of 16 employees will be employed for assisted living services and will have the following work schedule; 10 employees from 7:00 am to 4:00 pm, 4 employees from 3:30 pm to 11:30 pm and 2 employees from 11:00 pm to 7:00 am.

Traffic/Parking: The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. A traffic analysis conducted by Gorove/Slade and Associates, Inc. concluded that the proposed 60-unit assisted living facility, the expanded adult day care services and the expanded senior center will generate only 9 (AM) and 15 (PM) additional peak trips. This is an increase of only 6.5 % (AM) and 10.9% (PM) in existing site trips generation. Trips generated were based on trip generation rates for the Institute of Transportation Engineers (ITE) congregate care facilities. The study also found that the site driveways presently operate at acceptable levels of service. There are currently 98 parking spaces on-site. An additional 65 spaces will be provided, yielding a total of 163 parking spaces. The number of parking spaces required is 130 and the total number of parking spaces provided is 163 parking spaces.

Area Being Served: Occupancy will be restricted to residents of Fairfax County or the immediate family of Fairfax County residents who are income eligible. Residents of the assisted living facility will be 62 years or older and require some level of assistance with Activities for Daily Living (ADL). Residents will not be able to function independently due to age or disability.

Description of Building Facades: The facades of the proposed two-story addition and redesigned building will generally be masonry glass with articulations to echo a residential character. Two focal points of the addition will be the senior assisted living façade fronting on Great Falls Street (west elevation) and a main entranceway for senior services (north elevation). The roof will generally be a hip type with asphalt shingles. The additions to the Lewinsville Center will be designed to be compatible with the surrounding, residential structures. Adjacent houses are predominately two- and three-story masonry houses. Directly adjacent to the site, at the northern property line, is a group of two-story homes that are clad in wood siding. Most of the three-story houses are located across Great Falls Street. Colors of the various materials will range from dark red brick to off white and tan siding. The building materials, the scale, and the character of the Lewinsville Center will enhance the residential feel of the building. The proposed additions will be two stories in height and have sloping rooflines. Multiple bays will be expressed on the elevations to break up long wall areas with roof peaks into smaller sections. Brick will be the predominant exterior material, with siding making up the balance of the elevations. Window openings will be large, to let in a great deal of light, but kept small in scale by breaking up each opening into smaller sashes. Railings and metal work will all be residential in character.

PROJECT JUSTIFICATION

The Fairfax County Health Department currently operates an adult day care center at the Lewinsville Center. The Fairfax County Department of Community and Recreation Services operates the Senior Center and there are 22 units of independent living for seniors on the upper floor of the building and are currently managed by the Fairfax County Department of Housing and Community Development. The approved Special Exception 94-D-002 allows the development of a 52-bed home for adults. The increasing need for senior services in the community has required reconsideration of this plan and the submission of this 2232 application and the Special Exception Amendment SEA 94-D-022.

A market analysis for assisted living completed in January, 2003 indicates that 15 to 20 percent of seniors to be served by the development of assisted living units in the Fairfax County market area are "doubled up" with other family members. Regarding seniors quality of life, this analysis indicates that: 1) approximately 30 percent of all persons over 75 years of age require assistance with activities of daily living (ADL); 2) 25 percent of this same age group require mobility devices; 3) 50 percent of all persons over 65 suffer from some physical disability; and 4) 30 percent of those over 75 years of age suffer from Alzheimer's disease. Currently Fairfax County has only one assisted living facility (52 beds in 26 units) for low income residents. This is located at Lincolnia Senior Center. In order to address the ever increasing elderly population in Fairfax County, a design team which included the three Fairfax County Departments mentioned in the previous paragraph created by a plan to expand the Lewinsville Center building by adding a 60-bed assisted living facility and expanded space for senior activities and day care.

ALTERNATIVE SITES CONSIDERED FOR THE PROPOSAL

(Attachment A)

According to the applicant, there are no other publicly or privately owned sites appropriate for this expansion development in the vicinity. This neighborhood is residential in nature and the former elementary school building provides a centrally located and convenient site to provide senior services. Due to the available space on this site, which is now used for parking, no other site was considered for this expanded provision of seniors services. The 1994 Special Exception anticipated the development of a 52-bed home for adults to be provided at this site and the amendment of the approved Special Exception increases senior services on this eight acre parcel. This site has been chosen because it is an ideal location to consolidate senior services where seniors now congregate. Furthermore, it is reasonable to expand the existing building which already contains the Senior Center, the adult day care center and the 22 units of independent living. Currently the Senior Center provides daily services and activities to approximately 35 seniors and another 30 to 40 are provided adult day care on a daily basis. Providing these services at this site allows an economic benefit to Fairfax County since this property is owned by Fairfax County and therefore no site and/or building acquisition is required. In addition, there will be a savings for design and construction of an addition to the existing building. The design and construction of a new Senior Center and adult day care facility along with the relocation of the present services to another location for these services would be the most costly alternative. Providing full staff at another location for these facilities would require additional cost whereas development at this location will require only a supplement to existing staffing levels.

LOCATION AND CHARACTER OF THE AREA

The proposed facility expansion will be located at the Lewinsville Center, located on the eastern side of Great Falls Street, approximately 800 feet south of the intersection of Great Falls Street and Chain Bridge Road. The Lewinsville Center is generally bounded by Vistas Lane to the north, Evers Drive to the east, Magarity Road/Davis Court to the south and Great Falls Street to the west.

Single family detached homes which are part of the Vistas of McLean subdivision are located along the northern boundary of the Lewinsville Center (subject property). This area is planned for residential use at 4-5 dwelling units per acre and zoned R-5. The McLean West subdivision of single family detached homes is located along the eastern and southern boundary of the subject property. This area is zoned 2-3 dwelling units per acre and zoned R-3. Along the western boundary of the Lewinsville Center, across Great Falls Street is located the Hunting Ridge subdivision of single family detached homes which are planned for residential use at 2-3 dwelling units per acre and zoned R-3.

The adjacent houses are predominately two- and three-story single family detached masonry houses. Directly adjacent to the site, at the northern property line, is a group of two-story single family detached homes that are clad in wood siding. Most of the three-story single family detached houses are located across Great Falls Street.

ANTICIPATED IMPACTS ON ADJOINING PROPERTIES

The Lewinsville Center site has been providing seniors services, adult and child day care, and independent living for seniors since the mid 1980s. The property abuts to residential property on the north, south, and east property lines. There will be no noise impact from this development on the surrounding residential property. Noise impacts should be minimal, or reduced. Currently, the Center's dumpster area is located adjacent to one of the residential streets. The proposed plan moves this to the center of the site, fully screened by the building and as far as practicable from adjoining residences. Care has been taken to separate the Children's Day Care traffic from other traffic on the site, resulting in the building acting also as a screen to the queue of vehicles at pick-up and drop-off. Exterior exits will be illuminated as required by Code, but a minimum number of building light fixtures will be visible from the adjacent properties. Current parking lot lighting will be completely replaced. The existing lighting has a small number of high-intensity discharge lamps, mounted some 50 feet above the parking lots. The lamps are unshielded and have no cut-off features. New lighting is proposed to have a larger number of fixtures at a lower elevation, to create a much more even light level across the lot. All fixtures will have cut-off optics to preclude light from escaping the site. Residential style lighting, similar to the lighting proposed in the McLean Business District, will be used near building entrances.

The applicant has indicated that in meetings with the adjacent neighbors and the County's Urban Forester, it has been recommended that supplemental plantings be installed to enhance the natural and man-made barriers that already exist. In conjunction with the Special Exception Amendment application, a request for a modification and/or waiver of the transitional screening and barrier requirements as granted under SE 94-D-002 (approved 7-18-94) and SE 82-D-099 (approved 12-16-82) be reaffirmed in favor of the existing tree cover and vegetation in accordance with the requirements of the Urban Forester.

The Storm Water Management System will consist of at least two above ground enhanced detention ponds and a series of underground pipes, which will convey the runoff to the ponds. The ponds will collect and provide extended detention of the runoff by treating it as part of the Best Management Practices (BMP) element. The proposed system will provide both storm water quantity and controls for the site where none exist today by utilizing more than one pond.

In addition, the impact of the traffic generated by the new and expanded uses at the site is presented in Table 6 on page 20 of the Lewinsville Center Traffic and Parking Impact Study, dated March 25, 2003. School buses now being parked on the site will be eliminated. Included in the plans for this expansion will be widening of the current narrow portion of Great Falls Street in front of the Lewinsville Center in order to create two turn lanes from north and south which will provide open through lanes for continuous traffic flow.

COMPREHENSIVE PLAN PROVISIONS

The property is located in the Kirby Community Planning Sector (M3) of the McLean Planning

District in Area II. The Comprehensive Plan Map shows that the subject property is planned for public facilities, governmental and institutional use. An assessment of this proposal for conformity with land use and design recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Area II, 2002 Edition; McLean Planning District as amended through January 27, 2003, Overview, Public Facilities; page 12; the Plan states:

"2. Expand the Lewinsville Senior Center and Housing Facilities in Sector M3."

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Public Facilities as amended through January 27, 2003; Countywide Objectives and Policies, pages 3 and 4, the Plan states:

"Objective 1: Locate new facilities to provide convenient service to the greatest number of people or service consumers and users.

Policy a. Site facilities appropriately to the area they are intended to serve...

Objective 2: Construct and maintain facilities in accord with expected levels of service objectives and fiscal limitations.

Policy a. Program the establishment of facilities through the County's Capital Improvement Program. Projects programmed for construction in the CIP should ...3) be supported ...by the County Executive's recommendation as evidenced by CIP inclusion...

Objective 4: Mitigate the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate public facilities in areas of compatible land use, if service efficiency and cost effectiveness can be achieved...

Policy b. Co-locate public facilities whenever appropriate to achieve convenience and economies of scale, as long as the integrity of the Comprehensive Plan is not impinged.

Policy c. Design facilities to promote and enhance the community identity of existing character.

Policy d. Ensure that public facilities are properly screened and buffered in order to mitigate visual impact on adjacent planned development of a different use or nature...

Objective 5: Acquire sites which are appropriate for the facility's specific purpose. Apply acceptable criteria when evaluating public facility sites.

Policy a. Consider accessibility in siting facilities. In general, public facilities should have access to primary arterial roadways...

Policy e. Locate, as possible, facilities on sites with public water and sewer."

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Land Use as amended through September 9, 2002; Countywide Objectives and Policies, Land Use Compatibility, page 9, the Plan states:

"Objective 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses...

Policy g. Consider the cumulative effect of institutional uses in an area prior to allowing the location of additional institutional uses."

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Human Services as amended through August 5, 2002; Countywide Objectives and Policies; pages 3 through 6; the Plan states:

"Objective 4: Identify the impact of public facilities on adjacent planned and existing land uses.

Policy a. Locate human services facilities in areas of compatible land use.

Policy b. Design facilities to promote or enhance the community identity.

Policy c. Design facilities that are architecturally and environmentally appropriate.

Policy d. Publicize the value of the human services facilities in promoting community identity...

Objective 5: Acquire sites which, given applicable location criteria, are appropriate for the facility's specific purpose.

Policy a. Locate facilities on sites which have adequate acreage for short-term needs, but which can also accommodate expansion, if expansion is anticipated or projected...

Objective 10: Develop sufficient adult day health care centers.

- Policy a. Provide centers in areas of high concentration of elderly persons.
- Policy b. Ensure programmatic integration, by co-locating adult day health care centers with senior centers, and senior housing, where possible and where feasible.
- Policy c. Locate centers in or near residential communities to minimize transportation requirements of families.
- Policy d. Locate adult day health care centers, co-located with other programs, e.g., senior centers, housing, etc., in areas having appropriate zoning.
- Policy e. Provide a minimum of 8,000 square foot of facility space for all program activities in adult day health care centers.
- Policy f. Develop architecturally and environmentally appropriate facilities on sites with adequate space for outdoor activities. Parking needs are limited as clients do not drive. Provide ample space for para-transit vans and handicapped loading. A five mile service radius is desirable for the convenience of commuting adult children and for para-transit services.
- Policy g. Utilize the facility standards in the Senior Center Study (1988) that establish the criteria for adult day health care centers...

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Human Services as amended through August 5, 2002; Housing and Community Development; page 6; the Plan states:

“Objective 11: Provide and design elderly housing in a manner that facilitates optimal independent living.

- Policy a. Co-locate elderly housing with senior centers or locate in areas of compatible high density land use. This type of housing usually has a maximum of 100 units or 50,000 square feet.
- Policy b. Design for and provide levels of care that are appropriate for one remaining in Fairfax County as one ages.
- Policy c. Provide one elderly housing unit per 570 elderly residents over the age of 62.”

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Housing as amended through August 5, 2002; Objective 5; page 5; the Plan states:

“Objective 5: The County should increase the supply of housing available to special populations, including the physically and mentally disabled, the homeless, and the low-income elderly.

- Policy a. Locate housing resources for special populations in all parts of the County as a way of improving accessibility to employment opportunities, County services, as well as cultural and recreational amenities.
- Policy b. Facilitate the development of shelters and single room occupancy residences for homeless persons and families, as well as others in need of these housing options.
- Policy c. Enforce fair housing laws and nondiscriminatory practices in the sale and rental of housing to all citizens.
- Policy d. Promote multifamily housing for the elderly and the handicapped that is conveniently located to public transportation and community services.
- Policy e. Encourage the creation of handicapped accessible housing units or units that can be easily modified for use by the disabled.”

In the Fairfax County Comprehensive, Policy Plan, 2002 Edition; Land Use as amended through September 9, 2002; Appendix 3 Locational Guidelines for Child Care Facilities; page 17; the Plan states:

“In Fairfax County, as in other areas of the country, there is an increasing need for high-quality child care facilities. Such facilities should be encouraged throughout the County to the extent that they can be provided consistently with the following criteria:..

- “1. Child care facilities should have sufficient open space to provide adequate access to sunlight and suitable play areas, taking into consideration the size of the facility...
- 4. Child care facilities should be located and designed to ensure safe and convenient access. This includes appropriate parking areas and safe and effective on-site circulation of automobiles and pedestrians...”

ZONING ANALYSIS

(Attachment B)

Staff of the Zoning Administration Division (ZAD in the Department of Planning and Zoning (DPZ) reviewed the application and noted that the property is zoned R-3 and that any development must be in substantial conformance with SE 94-D-002. SEA 94-D-002 has been accepted and is scheduled for a Planning Commission public hearing on November 20, 2003.

ENVIRONMENTAL ANALYSIS

(Attachment C)

The staff of the Planning Division in DPZ reviewed the application and noted the following issues: While no significant environmental issues have been identified as a result of this evaluation, further discussion and a formal request for a trail waiver will be required at the time of site plan review to determine if it is appropriate to permit a 4-foot concrete sidewalk in lieu of the 8-foot asphalt trail which is indicated for this area on the Countywide Trails Plan.

TRANSPORTATION ANALYSIS

(Attachment D)

The Fairfax County Department of Transportation staff reviewed the subject application and noted that the applicant should construct and re-stripe Great Falls Street and the site accesses as demonstrated on the "Proposed Lane Configuration Along Great Falls Street" sketch located on page 23 and 24 of the submitted traffic impact study (see enclosure of FCDOT memorandum). In addition, the applicant should be responsible for any necessary traffic signal equipment that may be repositioned, replaced or added due to the new intersection approach lane segments. The Virginia Department of Transportation reviewed the subject application and recommended that the existing signal timings remain and the proposed striping along Great Falls Street appears to meet the design criteria for right and left turn lanes. The 11-foot lanes, although not preferred, should not be depicted on through lanes. The plat should be revised accordingly.

CONFORMANCE WITH THE COMPREHENSIVE PLAN

Section 15.2-2232 of the *Code of Virginia*, as amended, charges the Planning Commission with the determination whether the general location or approximate location, character, and extent of the proposed facility are substantially in accord with the adopted Comprehensive Plan.

- Location

The Comprehensive Plan contains a recommendation to expand the Senior Center and housing at the existing Lewinsville Center. The 8.65-acre subject property is planned for public facilities and is developed as a community center which contains a Senior Center, an adult day health care facility, 22 units of independent living for low income seniors and two child day care centers under leases with Fairfax County. The proposed location conforms with Plan recommendations for co-locating public facilities on public property for accessibility and cost-savings. The proposed expansion is intended to improve the service for residents in Fairfax County, in conformance with the Plan recommendations for a facility's location in relation to its service area. Public utilities are currently located at the site. The design for the proposed facility must comply with the requirements of the Zoning Ordinance and Public Facilities Manual.

- Character

The proposed building expansion will retain the two-story height of the existing facility, which is compatible with the existing surrounding community and helps support the Plan recommendations to design facilities to enhance the community character. The proposed expansion will match the brick color and materials of the existing building, which furthers the Plan recommendations to mitigate visual impacts. The architectural design will be compatible with the surrounding residential development as well as the existing structure. Landscaping will be added to help buffer the expanded facility from the surrounding residences which includes buffering and/or screening along each of the property boundaries

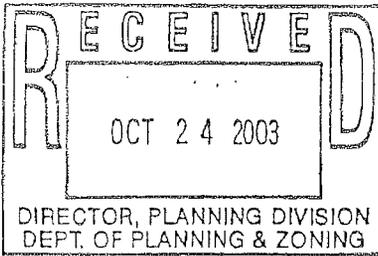
of the subject property. Increase in traffic to and from the facility are estimated to be minimal with minor impacts on surrounding properties or roadways. This property is located in close proximity to public transportation, therefore the proposed facility expansion is consistent with Plan recommendations for placing public facilities in areas accessible to public transportation.

- Extent

After completion of the proposed expansion, the site will have an FAR of .24 overall, which is less than the maximum .25-FAR allowed in an R-3 zoning district. Therefore, the building size needed for the proposed expansion will be within zoning requirements and is consistent with Plan objectives. Approximately 50 % of the subject property will remain as vegetated open space. Also, as detailed in the SEA plat dated October 10, 2003, the applicant is providing landscaping and/or supplemental landscaping along the subject property boundaries which are adjacent to existing residential development. The proposed expansion of the Lewinsville Center is consistent with the Plan recommendations to provide substantial open space and adequate buffering and screening. While the proposed parking for the expanded structure will be reconfigured and 33 parking spaces above the 130 parking spaces will be provided, this increase will accommodate the parking needs of not only the senior and child care users but also the recreation users.

CONCLUSIONS AND RECOMMENDATIONS

Staff concludes that the subject proposal, Application 2232-D03-9, for Fairfax County to expand the Lewinsville Center located at 1609 Great Falls Street in McLean, satisfies the criteria of location, character, and extent as specified in Section 15.2-2232 of the *Code of Virginia*, and recommends that the Planning Commission find the proposal substantially in accord with provisions of the adopted Comprehensive Plan.



FAIRFAX COUNTY, VIRGINIA
MEMORANDUM

TO: James P. Zook, Director
Department of Planning and Zoning

DATE: October 24, 2003

FROM: *AW* Thomas W. Armstrong, Development Officer
Fairfax County Redevelopment and Housing Authority

SUBJECT: Request for 15.2-2232 Determination to Permit the Addition of a 60-bed Assisted Living Facility with space for a commercial kitchen and dining room, increased space for Senior Center services and Adult Day Care services and, to the existing building located at 1609 Great Falls Street, McLean, Virginia.

PURPOSE:

This memorandum transmits a revised application (first submitted May 8, 2003) for a 15.2-2232 Determination to permit the addition of approximately 52,500 square feet to the building owned by the Fairfax County Board of Supervisors located at 1609 Great Falls Street, McLean, Virginia (Tax Map # 30-3 ((1)) Parcel 42. The addition to the existing building will provide a 60-bed Assisted Living Facility, increased space for senior activities at the Lewinsville Senior Center, increased space for adult day care services and a kitchen and dining facility.

RECOMMENDATION:

It is recommended that the Planning Commission take appropriate action pursuant to Section 15.2-2232 of the Code of Virginia to enable the construction of additional square footage to the existing Lewinsville Senior Center to provide increased services to seniors in Fairfax County.

BACKGROUND:

The attached application details the purpose and impact of an addition to the existing Lewinsville Center located at 1609 Great Falls Street, McLean Virginia. The previous Special Exception application approved by the Board of Supervisors in 1994 authorized the addition of a 52-bed home for adults with a kitchen and dining facility. Increased demand for senior services has required an amendment of the former SE 94-D-002 to provide a 60-bed assisted living facility with a kitchen and dining room and increased space for senior activities and adult day care. The proposed plan adds screening for adjacent properties, improved traffic circulation and parking for the various uses on this site, and will implement much needed changes to Great Falls Street, including the creation of turn lanes into the site which will allow the continuation of through traffic.

Attached is the application for the 15.2-2232 Determination for this site. The enclosed application also includes the following attachments; A) Map at 500' scale, B) Special Exception Amendment Plat (8 1/2" X 11"), C) Proposed Site Plan and Façade Rendering, D) Special Exception Amendment Plat, 10 pages, 24" X 36", E) Elevation Drawing, F) Board Summary from the Board of Supervisors Meeting on 4/28/03 authorizing submission of applications for expansion of the Lewinsville Senior Center.

Attachment: Application for 15.2-2232 Determination for Tax Map 30-3((1)) 0042.