



Erickson
LIVING



Add more Living to your Life[®]



ERICKSON LIVING AT BRADDOCK – MEETING DISCUSSION

❖ Supervisor Cook Introduction and Remarks

❖ Brief Recap

- ❖ Who We Are
- ❖ Community Outreach and Task Force
- ❖ Comprehensive Plan and Zoning Ordinance Amendment Process

❖ Rezoning Application

- ❖ Overview of Proposal
- ❖ Environmental Preservation and Stormwater Enhancements
- ❖ Connectivity
- ❖ Transportation
- ❖ Age-Restricted (62+) Affordable Housing
- ❖ Public Recreation Facility

❖ Q&A and Next Steps

ERICKSON LIVING - PROGRAMMING AND DESIGN



❖ **Greenspring Village** – Opened in 1998

- 1,404 Independent Living Units (Fully Occupied) & 200 Health Care Units
- Waiting List of over 1,200 (1,241)

❖ **Ashby Ponds** – Opened 2008

- Approved for 1,792 Independent Living Units & 136 Health Care Units
- 1,058 Independent Living Units & 136 Health Care Units built to date (Under Development)
- Waiting List of nearly 900 (892)

NEED FOR SENIORS HOUSING AND SERVICES

❖ The 65+ population continues to grow

	2018	2023
65-74	96,967	111,976
75+	56,647	71,263
Total	153,514	183,239

ESRI Data

❖ Senior Housing is in Very High Demand

- Highest occupancy in Northern Virginia
 - Fairfax has the highest occupancy rate of any city or county in the Virginia, Washington DC Submarket, meaning there is not enough supply

	2018
65+ Population	153,514
IL Supply (units)	3,701

NIC Data

❖ **Comprehensive Plan Process**

- ❖ Task Force and Community Outreach

- ❖ Zoning Ordinance Amendment, Site-Specific & Policy Plan Amendments

❖ **Planned Continuing Care (PCC) District**

- ❖ Definition

- ❖ Relevance

❖ **Rezoning Application Filed (December 5)**

- ❖ Process



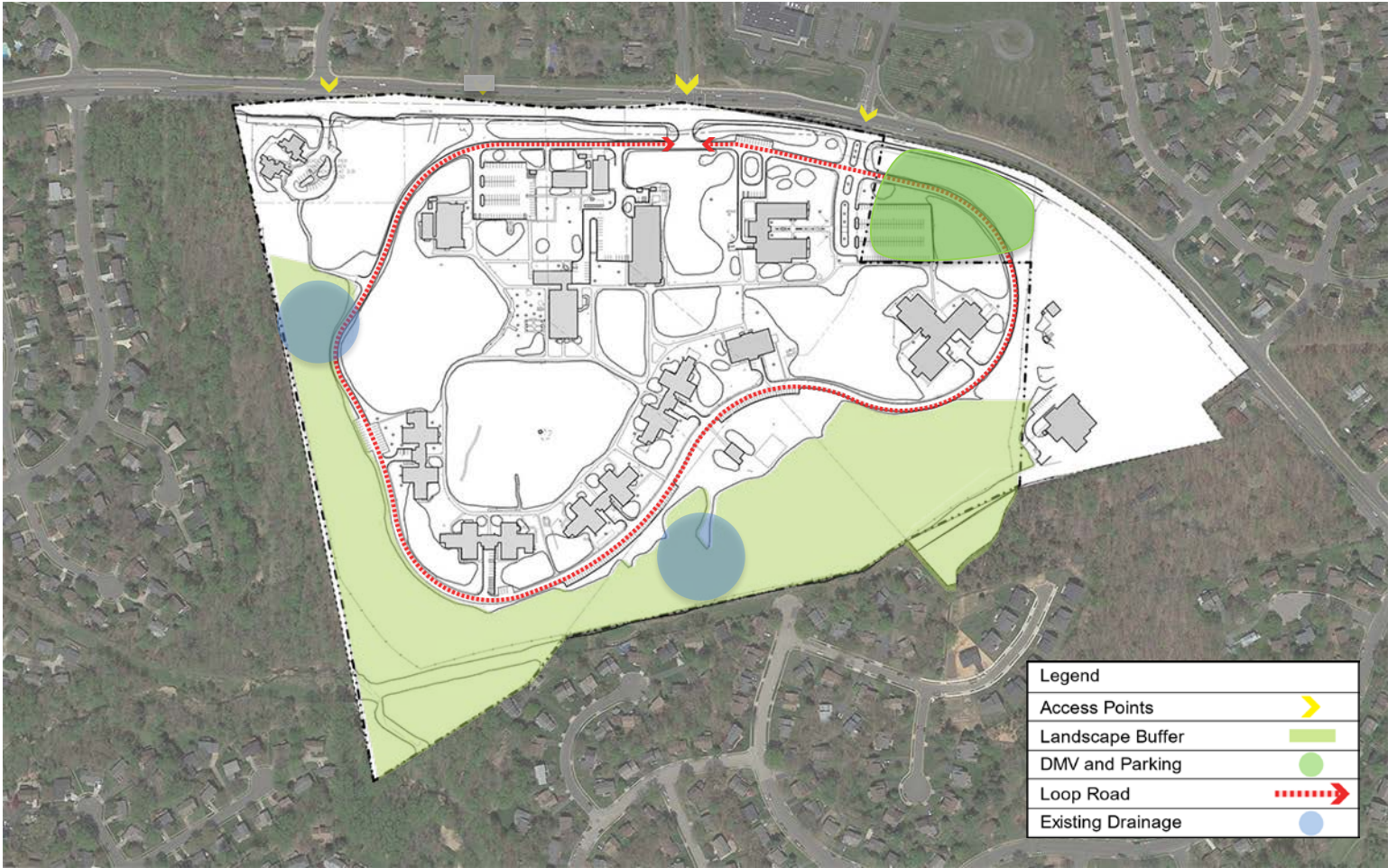
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING CONDITIONS

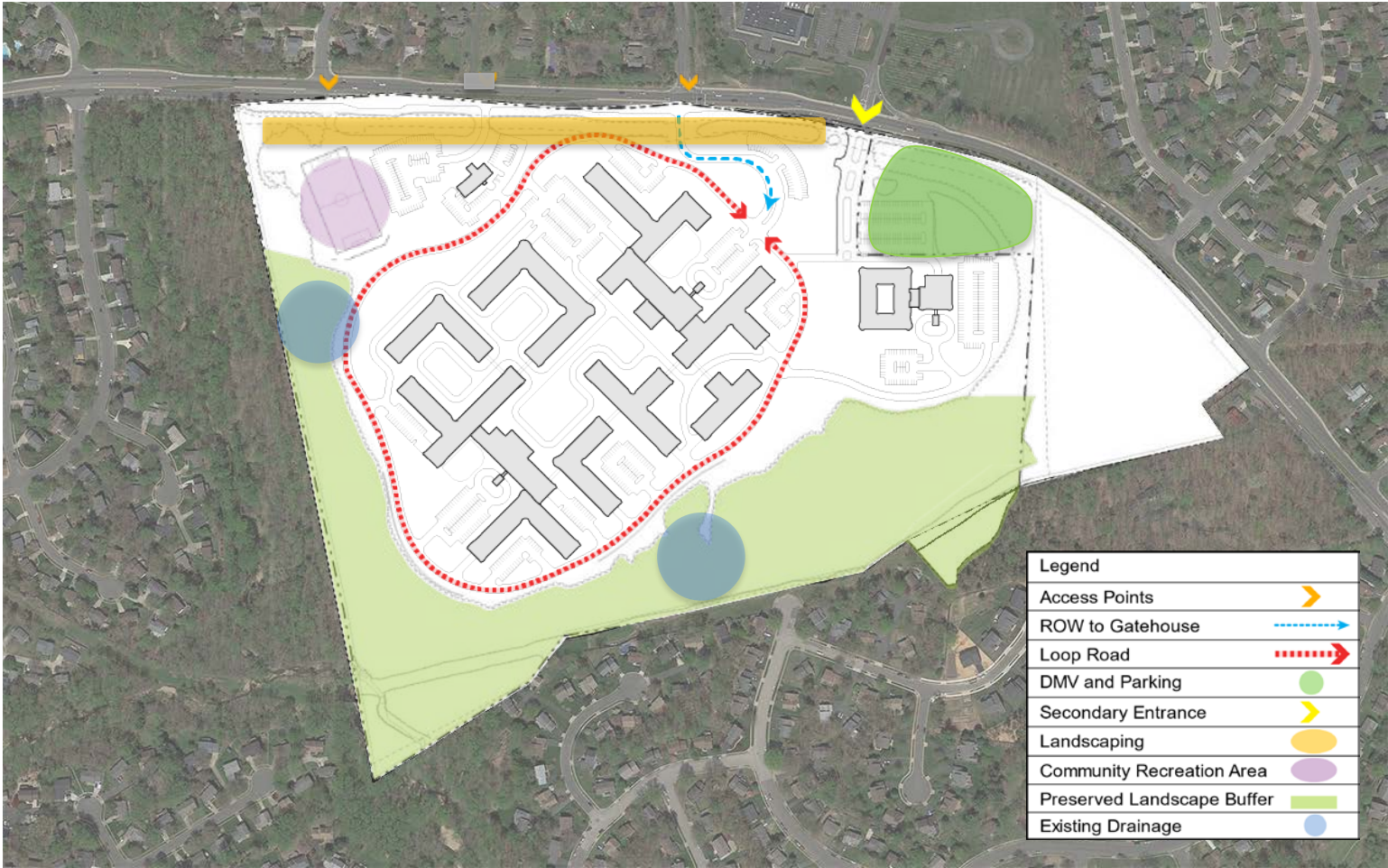


Add more Living to your Life®

CONSIDERATIONS

- ❖ **Stakeholder Feedback / Task Force**
 - ❖ **Need for Senior Housing and Services**
 - ❖ **Open Space, Dedications and Improvements**
 - ❖ **Aesthetics, Views, Building Height and Setbacks**
 - ❖ **Environmental Preservation and Buffering**
 - ❖ **Transportation and Access**
 - ❖ **Parking**

INITIAL CONCEPT PLAN



CURRENT PLAN



Affordable Age-Restricted Units

Continuing Care

Public Recreation

SETBACKS TO NEAREST HOMES



Add more Living to your Life®

SIGHT VIEWS FROM ADJOINING PROPERTIES



SUMMER



WINTER

SIGHT VIEWS FROM ADJOINING PROPERTIES



SUMMER



WINTER

ENVIRONMENT

Project Site

- ❖ Upper Area of the Pohick Watershed within the Rabbit Branch Watershed
- ❖ Project Site Outfalls to Rabbit Branch at the Southwest Corner of the Property
- ❖ Site is Located Approximately 1-mile Upstream of Royal Lake



Add more Living to your Life®

ENVIRONMENT

Existing Site Conditions

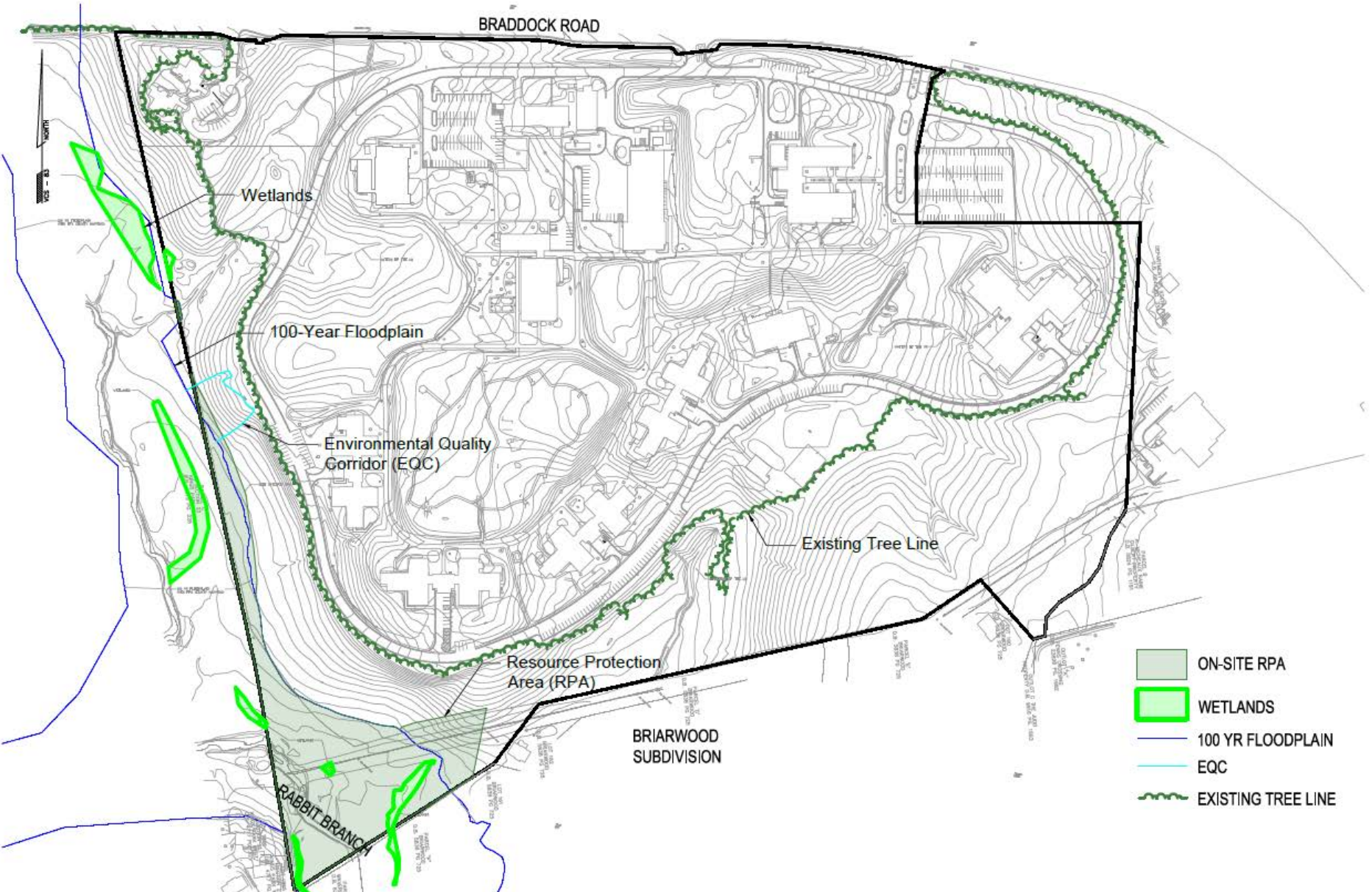
- ❖ Environmental Site Constraints along West Side of Property Associated with Rabbit Branch include:
 - ❖ 100-Year Floodplain
 - ❖ Resource Protection Area
 - ❖ Jurisdictional Wetlands
 - ❖ Environmental Quality Corridor

- ❖ Project Site Lacks Stormwater Management Provisions
 - ❖ Predates Regulations

- ❖ Fairfax County DPW Watershed Management Area Recommendations include:
 - ❖ Stabilizing Inadequate Storm Sewer Outfall
 - ❖ Reducing Stream Channel Erosion

ENVIRONMENT

Environmental Considerations



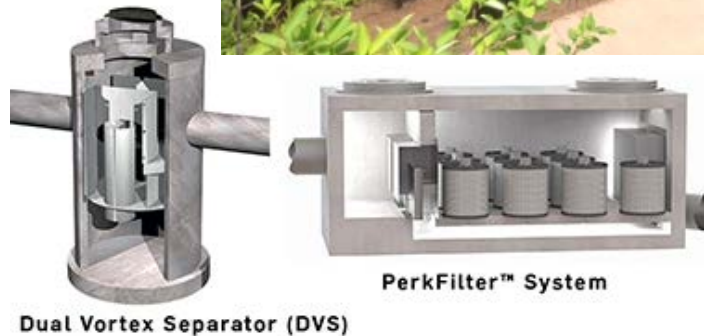
Project Stormwater Management Quantity Improvements

- ❖ Discharge to Natural Channels based on Energy Balance Requirements for the 1-year, 24-hour Storm
- ❖ 2- and 10-year, 24-hour Post-Development Peak Flows Reduced to Pre-Development Levels
- ❖ All Site Outfalls will be Evaluated for Adequacy and Stabilized if Required
- ❖ Storm Water Management Facilities may include:
 - ❖ Wet Pond
 - ❖ Underground Manufactured Storage Vaults

ENVIRONMENT

Project Stormwater Management Quality Improvements

- ❖ Stormwater Management Quality Measures may include:
 - ❖ Wet Pond
 - ❖ Manufactured BMP's for Pretreatment and Final "Polishing"
 - ❖ Maintenance Agreements to Ensure Long-Term Viability of Selected Measures



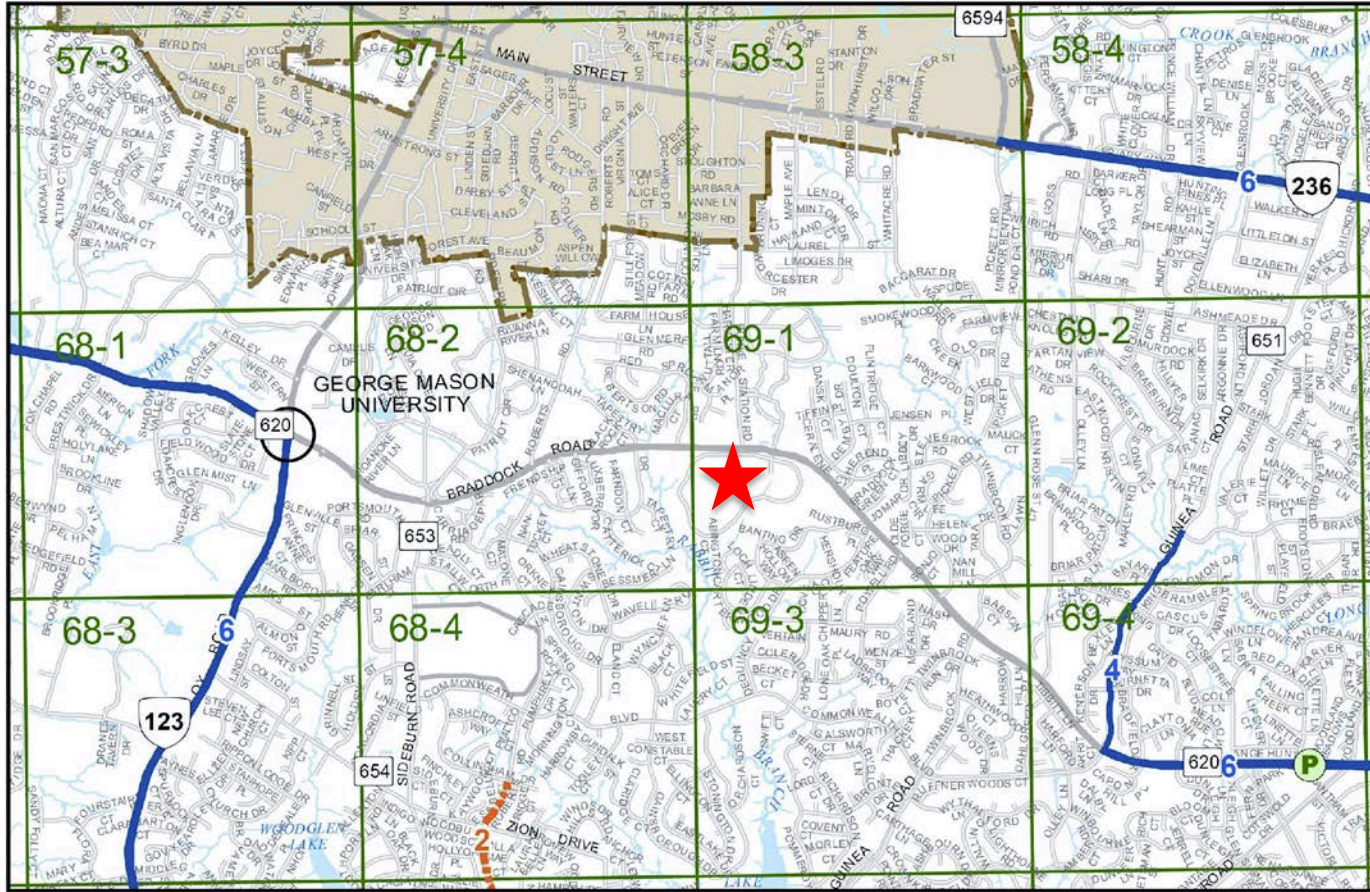
Dual Vortex Separator (DVS)

PerkFilter™ System



Add more Living to your Life®

ROADWAY NETWORK



Fairfax County Transportation Plan Map
Amended through September 2, 2015

-  Full Interchange Improvement
-  Widen or Improve Arterial Roadway (Number indicates proposed number of lanes)
-  Proposed Commuter Parking Lot
-  Construct Collector or Local Street on new location as development occurs



Erickson Living (NVTC)
Fairfax County, Virginia



T1

Erickson
LIVING

Add more Living to your Life®

PROPOSED ACCESS



Concept Site Plan

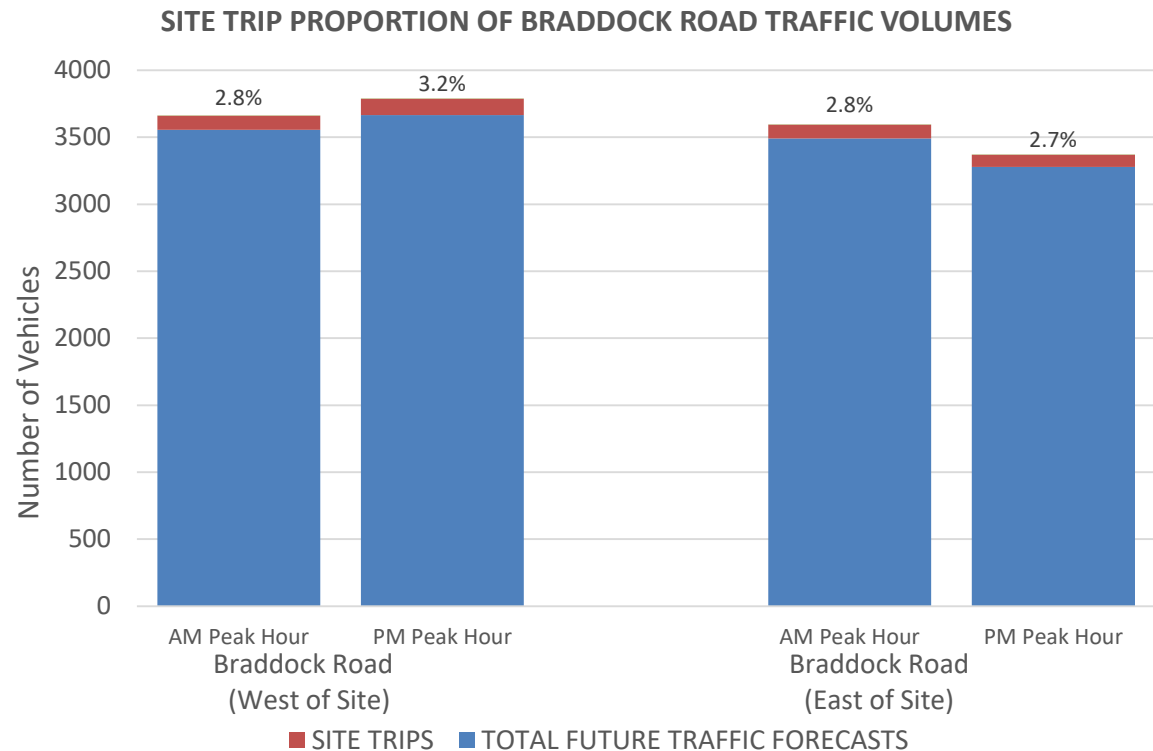


TRAFFIC ANALYSIS

Trip Generation

	AM Peak Hour	PM Peak Hour	Daily
Continuing Care Facility	175	200	3,000
Affordable Age-Restricted	16	21	296
Public Recreation	36	47	591
TOTAL	227	268	3,887

Impact on Braddock Road



QUESTIONS AND ANSWERS



Concept Site Plan



ERICKSON AT BRADDOCK – OVERVIEW AND KEY FACTS

- ❖ **Acreage:** **78.87 acres**
- ❖ **Number of Units:** **1,050 (Independent Living Units)**
175 (Assisted/Skilled Units)
- TOTAL:** **1,225**
- ❖ **Parking:** **1,781 Spaces or 1.45 Per Unit**
- ❖ **Height:** **5 Stories**
- ❖ **Open Space:** **50% (20% Required)**