

## Response to Questions on the FY 2011 Budget

**Request By:** Chairman Bulova

**Question:** Please provide additional information on the Lewinsville Project. What are some of the outstanding issues and what are some of the timing difficulties with this project?

**Response:** The Lewinsville Elementary School was constructed in 1965 and is located on 8.65 acres at 1609 Great Falls Street (Dranesville District). Ownership was transferred from the School Board to the Board of Supervisors in 1985. The former school building, now called the Lewinsville Center, contains approximately 38,355 square feet and houses the Lewinsville Senior Center, the Lewinsville Residences and two private child day care providers. An adult day health care center was constructed later as an addition to the first floor.

- Senior Center: Occupies approximately 3,000 square foot of space on the first floor and provides daily lunch, social activities and special events for seniors in the McLean community; operated by the Department of Community and Recreation Services.
- Senior Residences: In 1984 the classrooms on the second floor were converted to 22 efficiency units for independent living senior citizens; managed by the Department of Housing and Community Development on behalf of the Fairfax County Redevelopment and Housing Authority (FCRHA).
- Child Day Care: Most of the remaining space on the first floor is leased to two private child day care providers which provide services to up to 200 children per day. Each provider has designated outdoor playground areas for its children.
- Adult Day Health Care: A one-story addition to the school building accommodates adult day health care services for impaired seniors living in the community; operated by the Health Department. Up to 40 seniors are served daily by this program.

On March 9, 1998, the Board authorized the execution of a 99-year ground lease with the FCRHA at a nominal rate to provide for the development of the Lewinsville Assisted Living facility.

On February 9, 2004 the Board of Supervisors approved development consistent with SEA 94-D-002 and 2232 D03-9. This approval permits a newly constructed 55,500 square feet addition to the existing 38,355 square foot Lewinsville Center which includes a 60-bed Assisted Living facility with a commercial kitchen and dining facility to serve meals for senior services. Construction commencement for SEA 94-D-002 was extended on March 30, 2009 to August 11, 2011. The Special Exception Amendment was required in order to allow for an expanded senior center, a family respite center to serve seniors with mild to extreme Alzheimer's disease, and a 60-bed Assisted Living Facility.

The physical condition of the existing building has been evaluated and monitored by the Department of Public Works and Environmental Services (DPWES). DPWES staff has confirmed that the present condition of the 38,355 square foot building is as follows:

- the roof of the building requires replacement as of 2005;

- the heating system and the lack of insulation in the cinder block walls of the building have resulted in inefficient energy use;
- the windows contribute to this inefficiency; and
- the plumbing and sewer systems require improvement, and, similarly, the electrical system is the original system and will be obsolete when building modifications are made.

Over the past eight months several feasibility studies indicated that, as a licensed medical facility, Assisted Living would require unsustainable, ongoing operating subsidies. After several meetings with the Dranesville Supervisor's office, direction was given to pursue the alternative of developing Independent Living units within the 55,500 square foot building footprint approved for Assisted Living beds. Preliminary drawings indicate that approximately 73 Independent Living Units could replace the 60-bed Assisted Living facility and commercial kitchen and dining room. Preliminary work on redesigning the facility within the footprint has taken place. This scenario provides a newly constructed senior apartment building on the property in front of the existing building but does not address rehabilitation of the existing building or the services within it. A new entrance for the Senior Center will have to be designed. Also, a new entrance way to the property from Great Falls Street has been proposed for the drop-off to the children's day care, as the existing drop-off is eliminated by the new building. A playground to be eliminated by the new building would also be replaced elsewhere on the property.

The preliminary total cost of developing 73 units of Independent Living in a separate building in front of the existing building is approximately \$16.2 million. Sources available for redesign and to implement a plan total \$4.7 million, therefore the estimated funding required for this development is \$11.5 million

Additional time is required to:

- Sort out zoning issues. In speaking with the Department of Planning and Zoning, the Zoning Evaluation Division (ZED) must review the Zoning approvals in place under SEA 94-D-002 and 2232 D03-9. The worst case would require another amendment for the Special Exception; however, since this is approved in general terms as an "alternate use of a Public Facility" an interpretation request may be possible. Parking and transportation requirements are increased for Independent Living units as opposed to Assisted Living units but there is space on the property to address those concerns under an interpretation request. An interpretation request and a favorable response from ZED may take two to three months.
- Increased architectural and engineering services. Construction documents are required for a completely new 73-unit interior layout within the footprint to provide an accurate set of plans and specifications suitable for submission and permitting. The Site Plan will require engineering adjustments for grading, parking, transportation (VDOT permit at Great Falls Street), playgrounds and utilities prior to submission to DPWES for obtaining permits. Increasing contracts through the approval process and completion and submission of these plans would require six to eight months after a favorable Zoning interpretation is received.
- Existing facilities. Consideration must be given to addressing deteriorating conditions and related costs associated with these conditions in the existing non-residential portion of the facility, including the senior center, adult day health program and the child care programs.