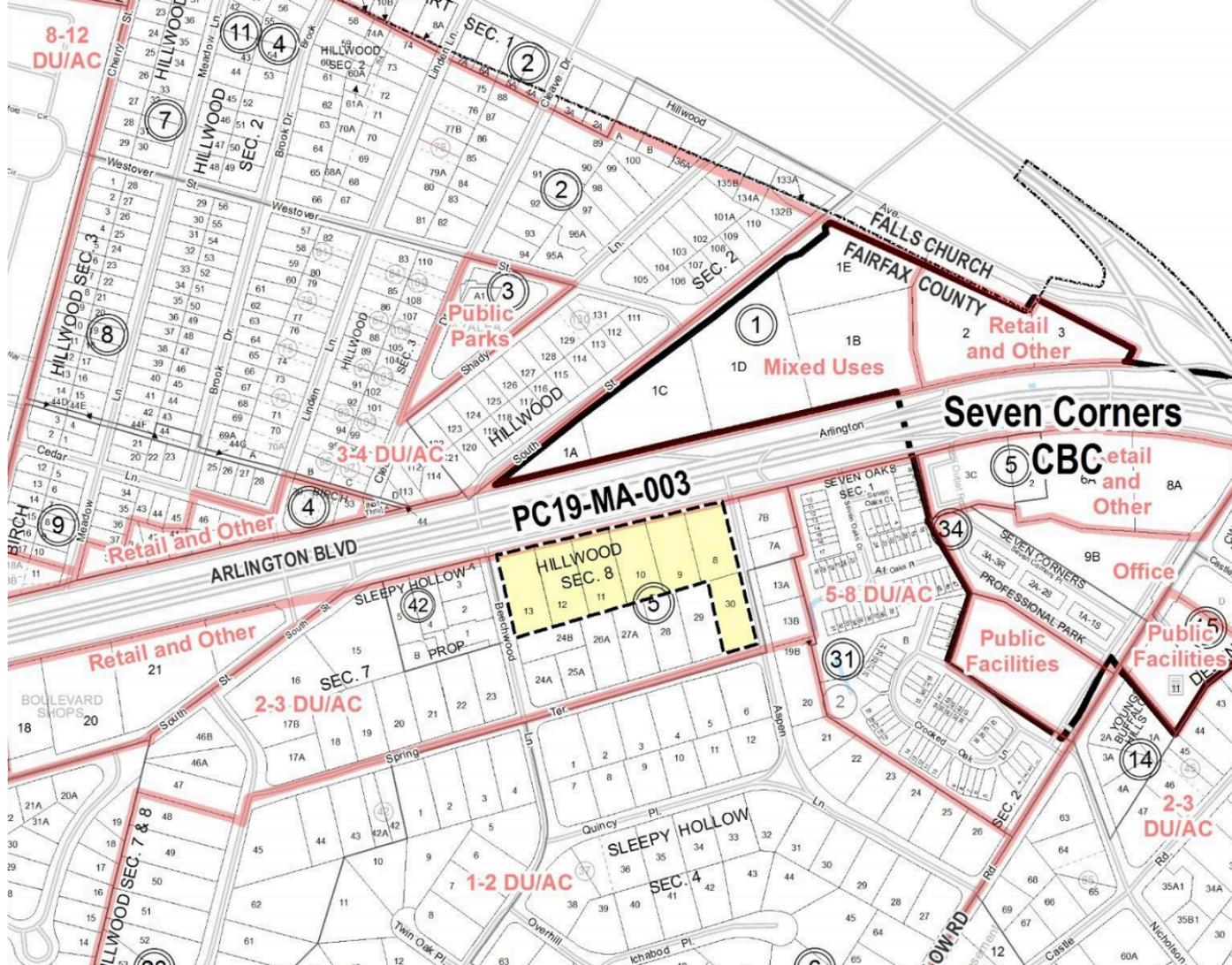


Nomination PC19-MA-003

2019 South County SSPA Process





Current Use

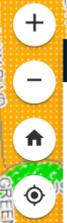
- 7 parcels = 4.4 acres
- R-3
- CP: 2-3 DU/acre
- Years built: 1942 - 1957
- Building condition: Average (4), Fair (1), Poor (1), NA (1)





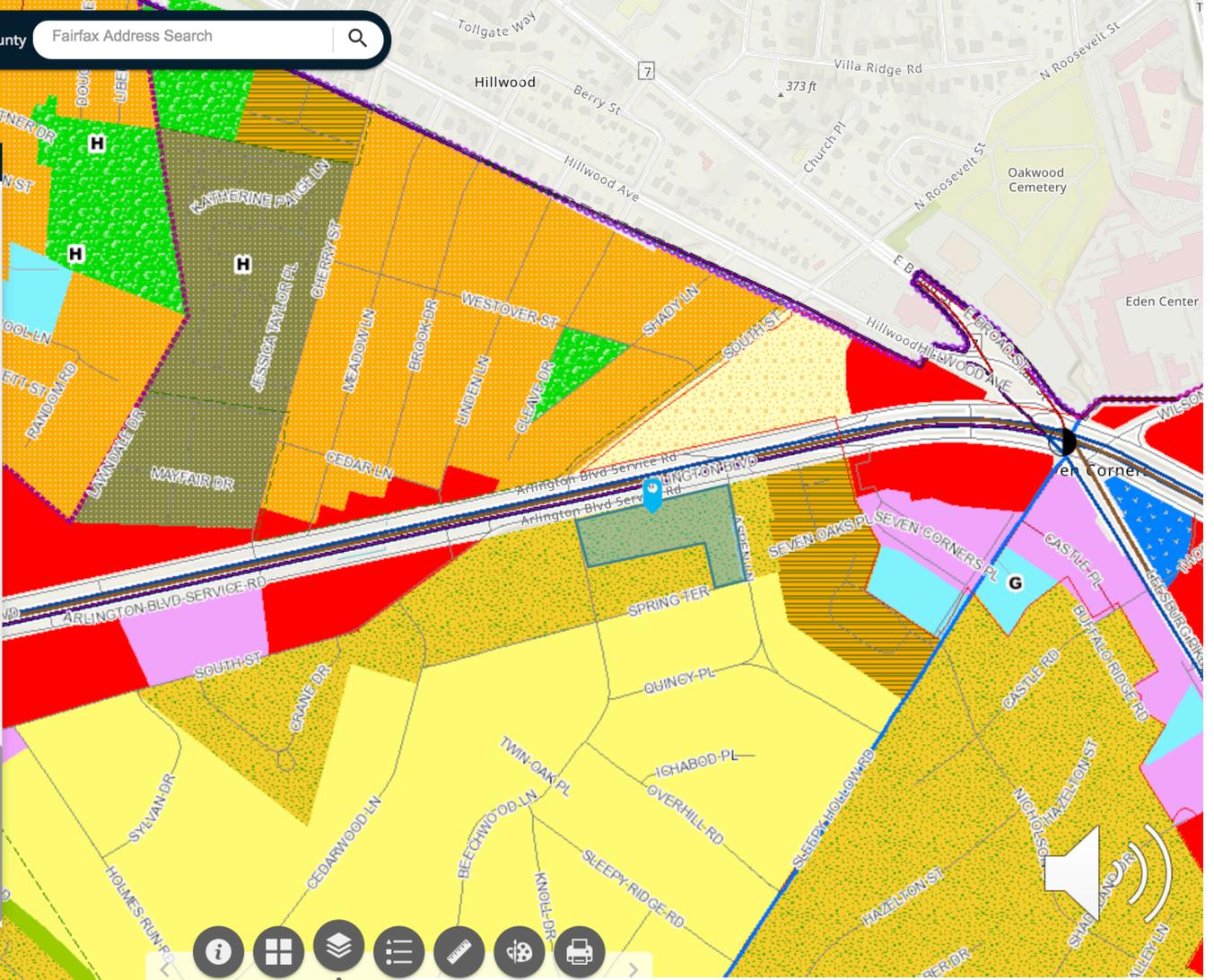
- Similarly located parcels along Arlington Blvd are denominated as retail or mixed use (**next slide**)
- Arlington Blvd is scheduled for widening which will increase traffic and noise in the neighborhood
- The value and appeal for low-density residential use will continue to diminish

CONTEXT



Layer List

- Fairfax Center Area
- .1-.2 DU/AC
- .2-.5 DU/AC
- .5-1 DU/AC
- 1-2 DU/AC
- 2-3 DU/AC
- 3-4 DU/AC
- 4-5 DU/AC
- 5-8 DU/AC
- 8-12 DU/AC
- 12-16 DU/AC
- 16-20 DU/AC
- 20+ DU/AC
- RPC
- Office
- Retail and Other
- Industrial
- Public Parks
- Private Recreation
- Private Open Space
- Public Facilities
- Mixed Uses
- Alternative Uses



PROPOSAL

Institutional Use

CONTINUING CARE FACILITY:

- Assisted living
- Nursing care
- Memory care



HOW WILL IT
ADVANCE THE
COUNTY'S POLICY
OBJECTIVES?



Revitalization of designated areas

- Buffer the noise from Arlington Blvd onto the neighborhood
- Aesthetic architecture that will incorporate neighborhood characteristics



Economic development

- Take advantage of the site's strategic location along Arlington Blvd
- Provide resources for the aging population
- Create jobs in the continuing care industry



Balancing transportation infrastructure and public facilities with growth and development

- Reduce the stark division between high traffic roadway and residential neighborhood
- Adapts the use of the land in accordance with the increased traffic and noise
- Fewer access points to Arlington Blvd can serve to direct traffic



How will it look like?

- Two-story building
- Underground and surface parking
- 90,000 square feet
- 0.48 floor-area ratio (FAR)
- Up to 3 acres of open space



Source: Oaks Senior Living at Grove Park in Columbus, GA





Spring Arbor Assisted Living. Midlothian, VA



Sunrise Senior Living. McLean, VA



SUMMARY

- Adapt to the changing needs and growth of the County
- Build an asset for the community





Sunrise Senior Living

