

PA 2019-II-M1 9439 LEESBURG PIKE CONTINUING CARE FACILITY

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Components of the Comprehensive Plan

- Comprehensive Plan Volumes:
 - Policy Plan
 - Area Plans:
 - Areas I, II, III, and IV
- Comprehensive Plan Land Use Map
- Other Maps: Transportation and Trails



Comprehensive Land Use Plan Map

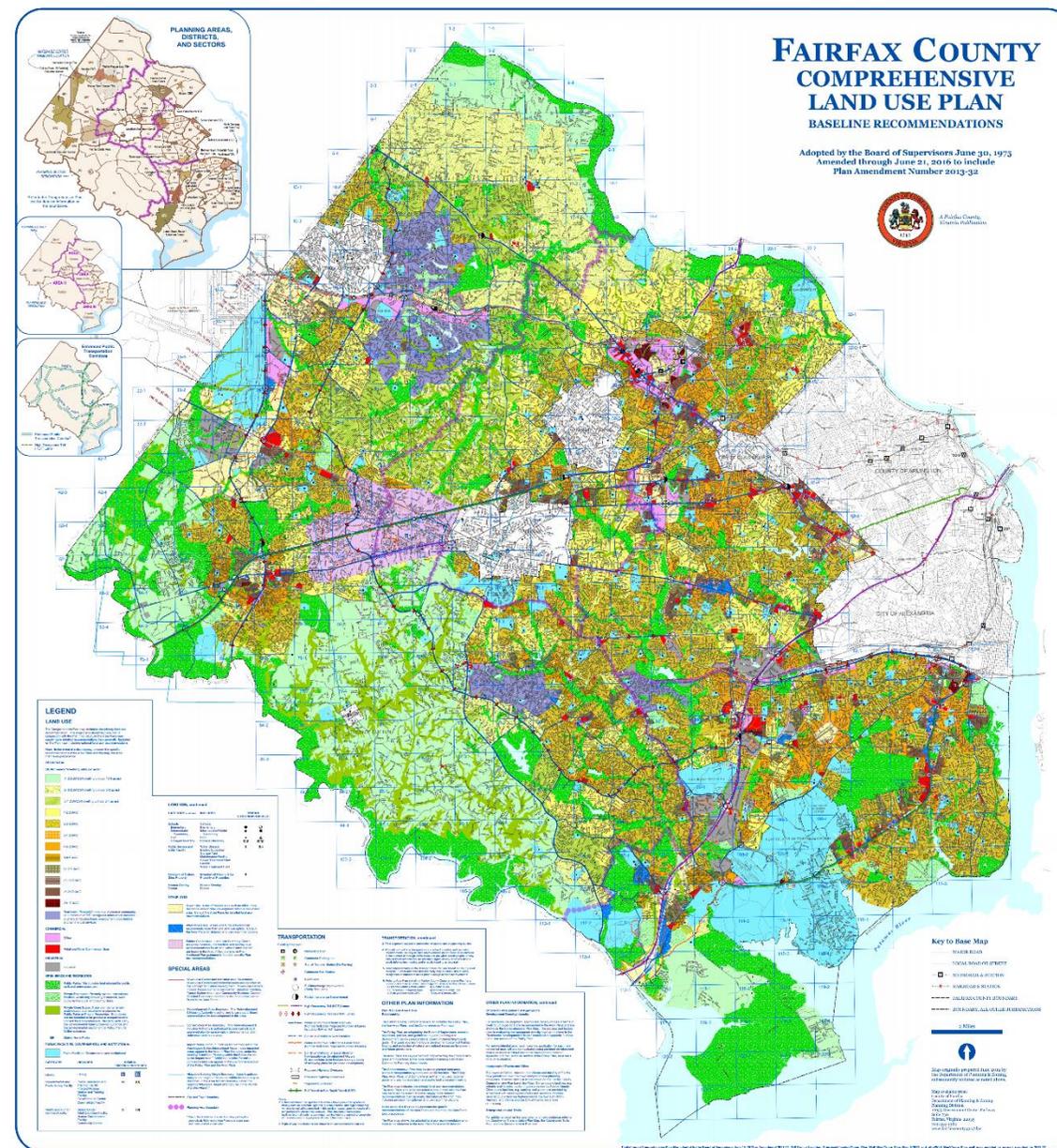
Land Use

- Residential (dwelling units per acre)
- Commercial (retail, office)
- Industrial
- Open Space (public, private)
- Public Facilities, Institutional, Government
- Mixed Use and Alternative Use

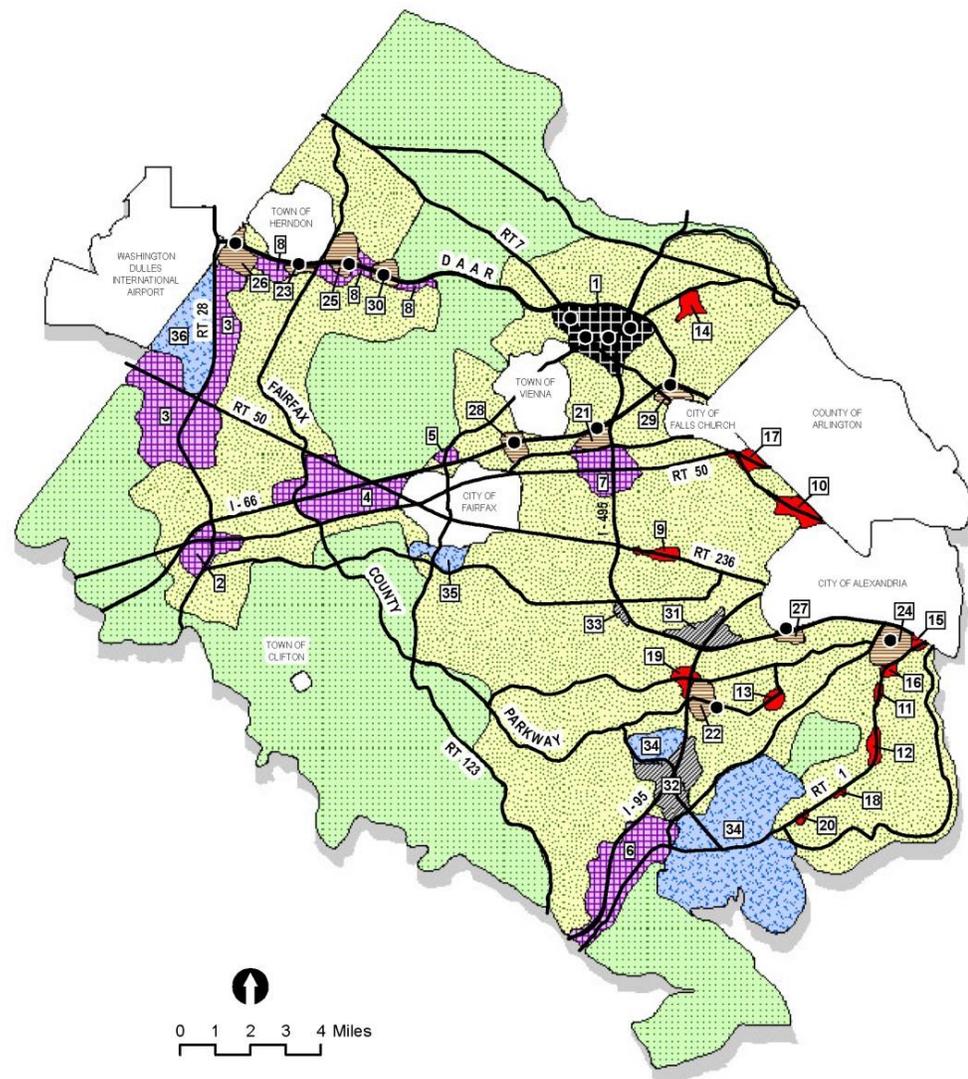
Transportation

- Existing / proposed
- Road improvements
- Transit corridors / stations

Other Maps: Transportation & Trails Plans



CONCEPT FOR FUTURE DEVELOPMENT MAP



LOCATIONS OF MIXED-USE CENTERS

- Urban Center**
 1. Tysons Corner
- Suburban Centers**
 2. Centreville
 3. Dulles (Route 28 Corridor)
 4. Fairfax Center
 5. Flint Hill
 6. Lorton-South Route 1
 7. Merrifield
 8. Reston-Herndon

- Community Business Centers**
 9. Annandale
 10. Baileys Crossroads
 11. Beacon/Groveton
 12. Hybla Valley/Gum Springs
 13. Kingstowne
 14. McLean
 15. North Gateway
 16. Penn Daw
 17. Seven Corners
 18. South County Center
 19. Springfield
 20. Woodlawn

- Transit Station Areas**
 21. Dunn Loring
 22. Franconia/Springfield
 23. Herndon-Monroe
 24. Huntington
 25. Reston Parkway
 26. Route 28/CIT
 27. Van Dorn
 28. Vienna
 29. West Falls Church
 30. Wiehle Avenue

LOCATIONS OF LARGE INSTITUTIONAL AND INDUSTRIAL AREAS

- Industrial Areas**
 31. Beltway South
 32. I-95 Corridor
 33. Ravensworth
- Large Institutional Land Areas**
 34. Fort Belvoir (Main Post and North Area)
 35. George Mason University
 36. Washington Dulles International Airport

LEGEND

-  Tysons Corner Urban Center
-  Suburban Center
-  Community Business Center
-  Transit Station Area
-  Industrial Area
-  Large Institutional Land Area
-  Suburban Neighborhood
-  Low Density Residential Area
-  Major Road
-  Metro Station

Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

- **Guide – Recommendations**
- Provides policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Designates an area's recommended land use and density/intensity
 - Residential – du/ac
 - Industrial
 - Office
 - Mixed Use
 - Retail
 - Institutional
 - Public Parks

Zoning Ordinance

- **Law – Body of Regulations**
- Implements the Plan
- Identifies uses and standards (setbacks, height, open space & parking requirements)
- Zoning Districts
 - Residential (R-C, R-1, R-12)
 - Commercial (C-1, C-2, C-5)
 - Industrial (I-3, I-4, I-5)
 - Planned Development (PDC, PDH)

Proposals to rezone property are evaluated for conformance with the Comprehensive Plan

Summary

- The Comprehensive Plan is a **guide** to decision-making about land use, transportation, the environment, heritage resources, public facilities, and parks.
- The Zoning Ordinance is a body of **regulations** to implement the Comprehensive Plan

Dwelling Units Per Acre (du/ac)

Residential density expressed as du/ac.



3-4 du/ac (single family detached)



5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)

Floor Area Ratio (FAR)

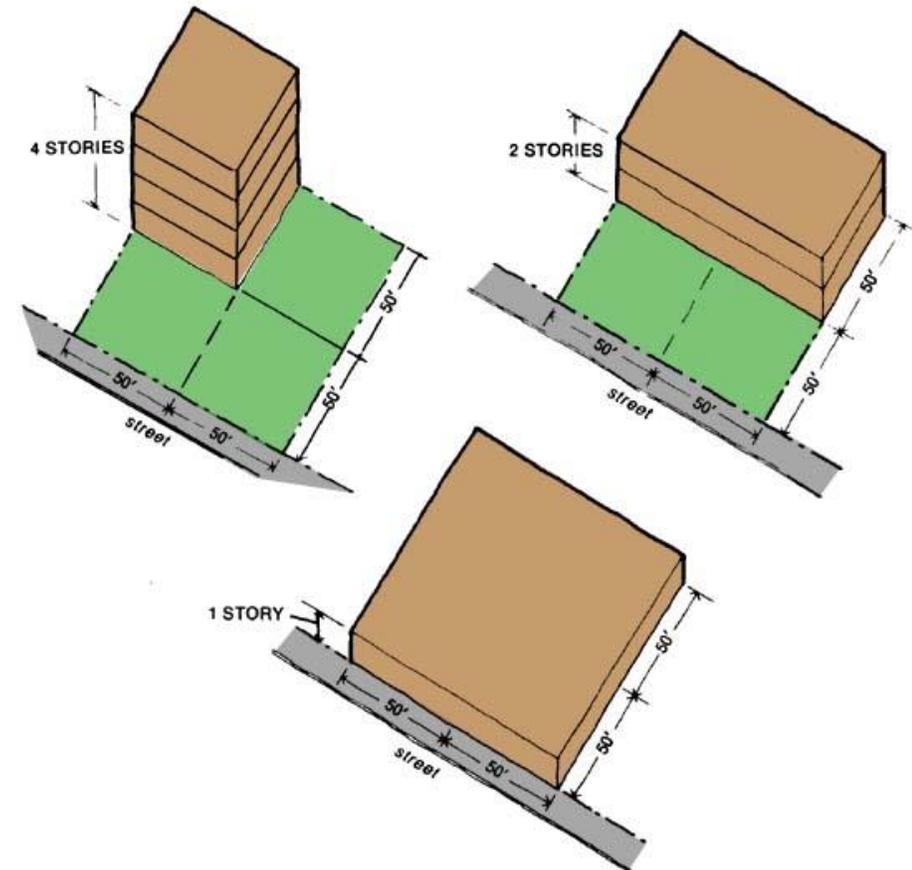
Non-residential Intensity = Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

FLOOR AREA (sq. ft.)
LAND AREA (sq. ft.)

EXAMPLE:

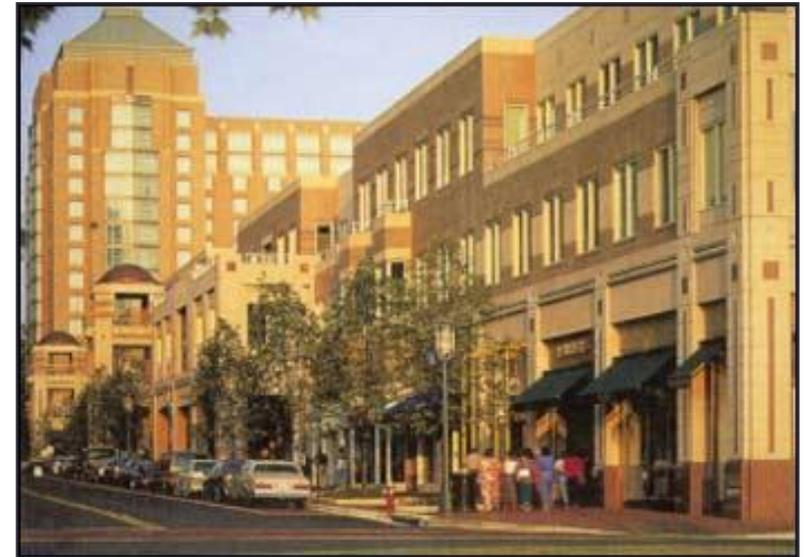
$$\frac{100,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = 1.0 \text{ FAR}$$



Examples of FAR

Some Examples:

- Retail use at .35 FAR
- Office use at .50 FAR
- Mixed use at 1.0 FAR (mix of office, retail and residential)

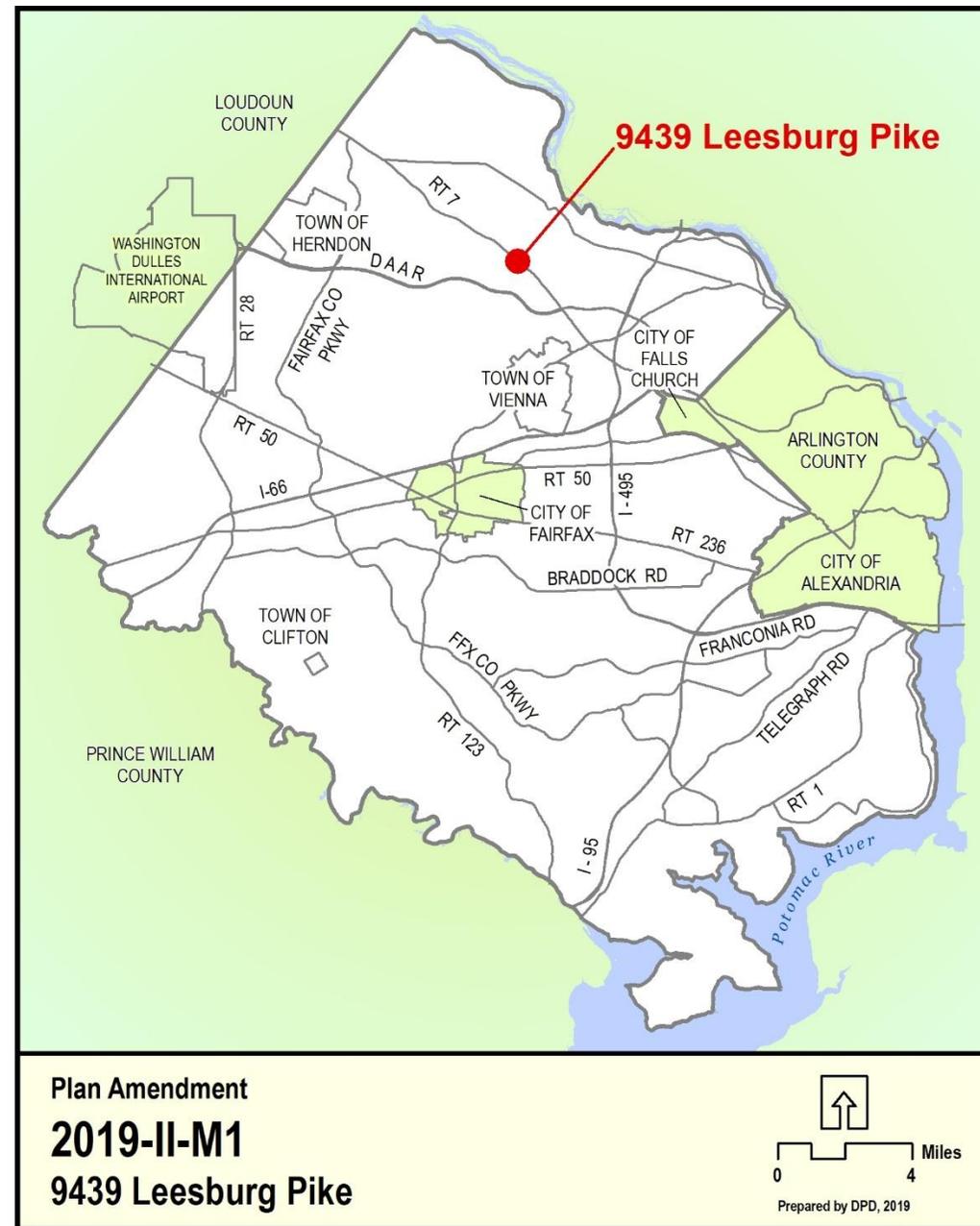


Amending the Comprehensive Plan

Comprehensive Plan Amendment Work Program: Developed by Planning Commission, staff and the community and approved by the Board of Supervisors.

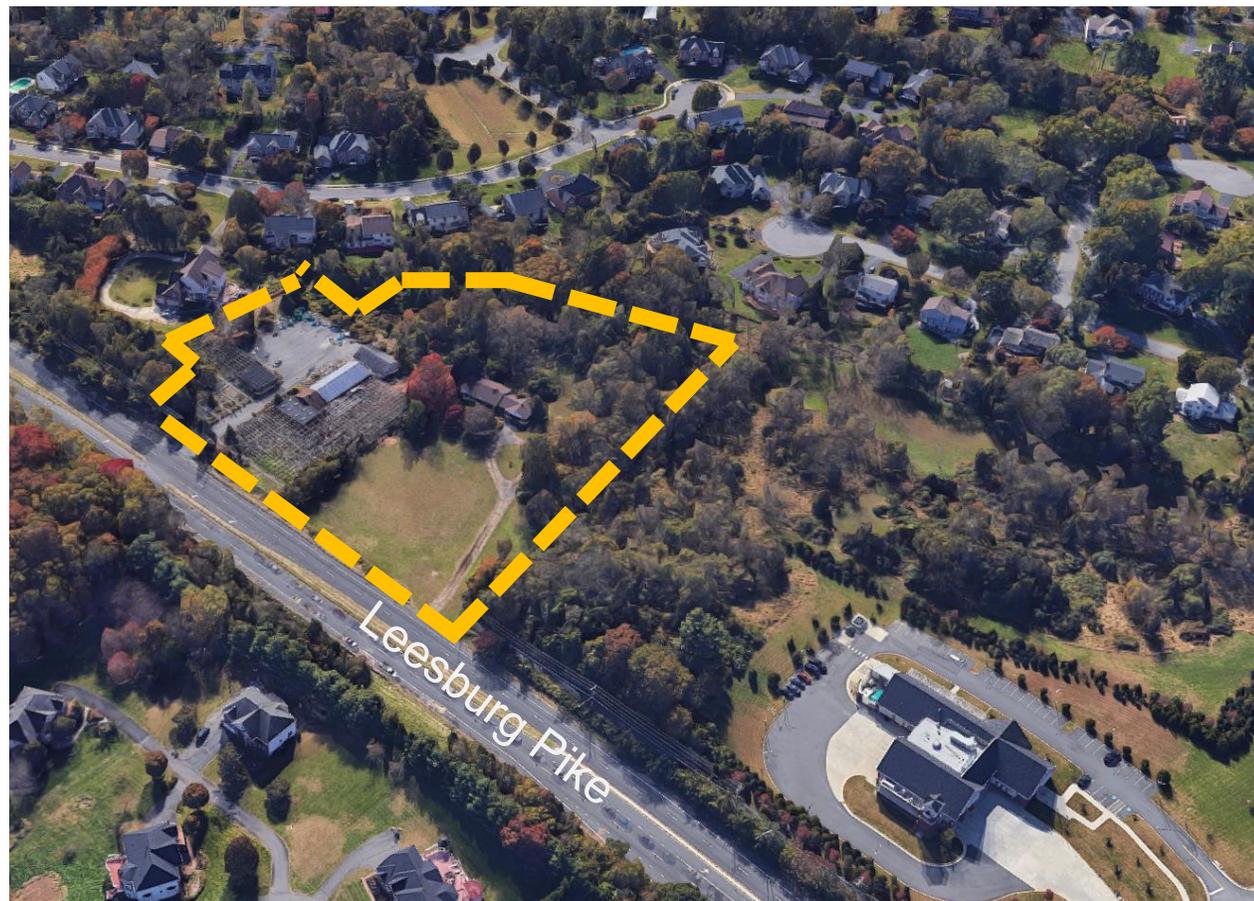


9439 Leesburg Pike Continuing Care Facility PA 2019-II-M1



9439 Leesburg Pike

- Authorized July 30th, 2019
- 6.72-acre parcel planned for 1-2 dwelling units per acre
- Zoned R-1
- Suburban neighborhoods surrounding
- Neighboring fire station
- Currently operating as a retail plant nursery, Wolf Trap Nursery



Map base: Google

Existing Conditions



Proposed Amendment - Continuing Care Facility

- Continuing care facilities provide different levels of support for older adults as their needs change
 - Independent living
 - Assisted living
 - Memory care
- Countywide Policy Plan includes guidance for continuing care facilities
- Zoning Ordinance allows intensities up to 0.40 FAR for properties planned at 1-2 du/ac
- The proposed amendment would add an option for a continuing care facility at a density of up to 0.65 FAR, with conditions

Policy Plan Guidance for Continuing Care

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2017 Edition
Land Use – Appendix, Amended through 12-04-2018

POLICY PLAN
Page 44

APPENDIX 14

CONTINUING CARE FACILITY GUIDELINES

The Continuing Care Facility (CCF) use is intended to provide for the development of a wide array of accommodations and service choices to facilitate the opportunity for occupants to age-in-place or move within levels of support as care needs change. The development of secondary uses such as offices, restaurants, recreation, and stores may be appropriate to support the CCF use and its occupants. Continuing Care Facilities are considered community service facilities under Virginia Code § 15.2-2223(C).

A CCF may be established in an area that is planned for institutional, residential, mixed use, or commercial development; or where those uses are compatible with, or recommended by the Comprehensive Plan. The maximum floor area ratio is based on the land use recommendation in the Plan for a CCF or on the land use recommendation for other uses, as modified by the conversion table in the Zoning Ordinance.

A CCF proposed per this appendix may be deemed to be compatible with the Comprehensive Plan even if not specifically shown on the Comprehensive Plan Map or recommended in the Comprehensive Plan text as a particular use for a property.

1. Compatibility

Any proposed CCF development should seek to achieve a harmonious and compatible relationship between the scale and design of the proposed CCF and existing and planned land uses around the property. The CCF proposal should demonstrate that the use will not create an adverse impact on adjacent land uses and/or neighborhoods. Compatible transitions between a CCF and any adjoining lower density land uses can be achieved through such techniques as the control of height and setbacks, the use of landscaping and screening, and the concentration of intensity in the center of a development site. In designated mixed-use activity centers, taller buildings that complement the planned and built environment may be appropriate especially when a more compact building footprint provides an opportunity for the creation of larger public open spaces.

2. Transportation

To better accommodate traffic, the site should have access to an arterial or to a collector street. A transportation analysis should be performed in conjunction with a proposed CCF development that demonstrates the satisfactory resolution of any identified transportation issues.

For larger facilities, access to public transportation and community retail and services are desirable to serve residents and employees. The CCF should provide mobility options such as shuttles that can offer residents access both within and outside the facility.

3. Site and Building Design

Site design should promote safe vehicular, non-motorized, and pedestrian movements within the CCF. High quality open space should be preserved and/or included throughout the site. Site layout should provide logical, functional, and appropriate relationships among buildings with specific consideration to providing accessible movement around the site for persons with mobility challenges.

- Compatibility, building heights, and transitions to adjacent land uses
- Site and building design, internal circulation, open space and natural resources
- Affordability
- Parks, recreation, other public facilities

Considerations

- Transportation
 - Route 7 Corridor Improvement Project
 - Transit connectivity; pedestrian amenities
- Design
 - Memory care facilities located at the back of the property away from the road
- Environment
 - Noise and environmental studies during potential zoning process

Trip Generation Analysis

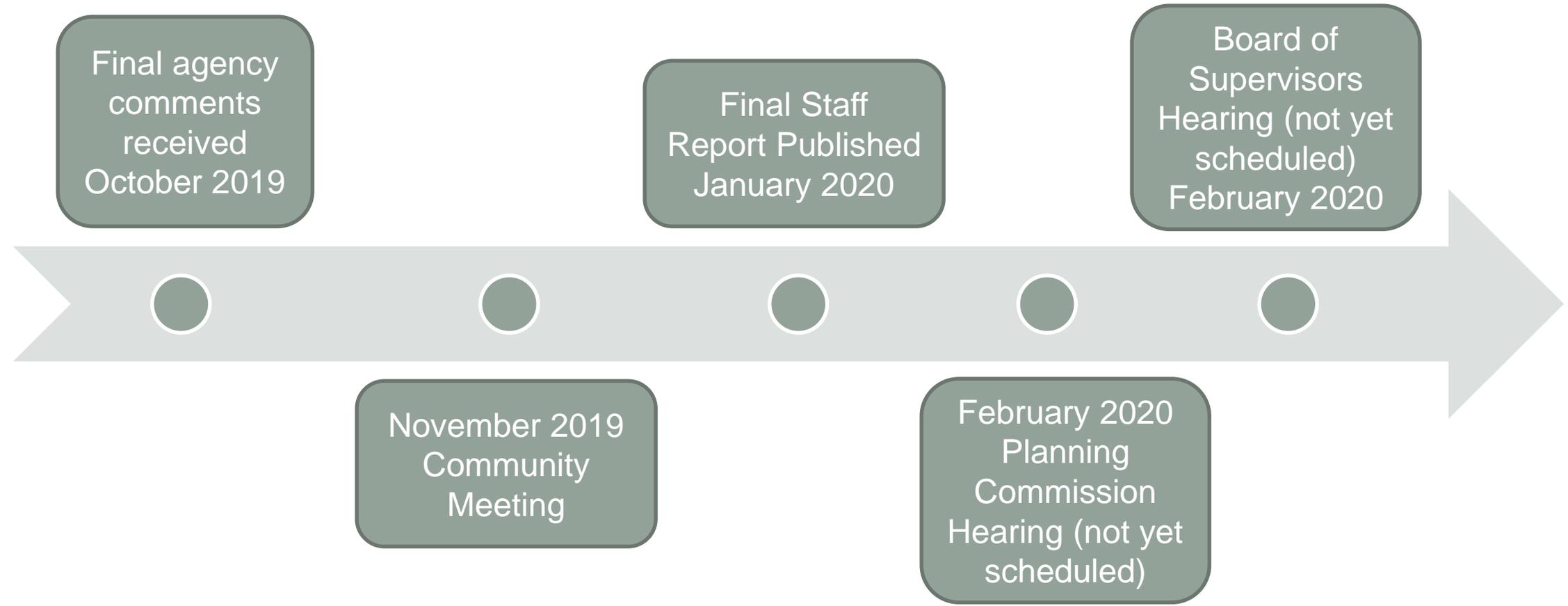
PA 2019-II-M1	Quantity	Unit	Daily	Weekday AM			Weekday PM			Saturday			Sunday		
Development Type				In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Existing Development															
Nursery - Garden Center (817)	6.4	KSF	436	27	24	51	26	28	54	427	427	854	340	340	680
Total			436	27	24	51	26	28	54	427	427	854	340	340	680
Net (versus Current Plan)			277	24	14	38	16	22	38	-	-	-	-	-	-
Current Plan (1 - 2 DUs per acre)															
Single Family Housing (210)	13	DU	159	3	10	13	10	6	16						
Total			159	3	10	13	10	6	16						
Net (versus Current Plan)			0	0	0	0	0	0	0						
Alternative Plan A (117 KSF - 0.40 FAR CCF)															
Continuing Care Retirement Community (255)	105	DU	252	11	9	20	13	13	26						
Total			252	11	9	20	13	13	26						
Net (versus Current Plan)			93	8	-1	7	3	7	10						
Alternative Plan B (191 KSF - 0.65 FAR CCF)															
Continuing Care Retirement Community (255)	172	DU	413	17	15	32	22	22	44						
Total			413	17	15	32	22	22	44						
Net (versus Current Plan)			254	14	5	19	12	16	28						
* Trip generation estimates are derived from the Institute of Transportation Engineers (ITE), Trip Generation Manual, 10th Edition (2018). Trip Generation estimates are provided for general, order-of-magnitude comparisons only, and do not account for pass-by, internal capture, or mode-share traffic reductions.															

Current Plan:
159 daily trips

CCF at 0.40 FAR:
252 daily trips

CCF at 0.65 FAR:
413 daily trips

Timeline



Resources

- **DPD Web site:** www.fairfaxcounty.gov/planning-development
- **Project Web site:** www.fairfaxcounty.gov/planning-development/plan-amendments/2019-ii-m1
- **Contact Lauren Colonna** for project-specific inquiries:
(703) 324-4092 or lauren.colonna@fairfaxcounty.gov
- **Contact the Planner of the Day (POD):**
(703) 324-1380 for general planning information

Questions

