



**McLean Citizens Association Revised Resolution
Lewinsville Senior Center Expansion
Special Exception Amendment 94-D-002-02
1609 Great Falls Street
Tax Map 30-3 ((1)) 42
February 4, 2015**

Whereas, the Lewinsville Senior Center (LSC) is a Fairfax County-owned facility that operates under a Special Exception Permit approved in 1994; and

Whereas, the current permit allows five active uses on this 8.66-acre property, namely:

1. A 22-bed independent living facility
2. A senior center providing activities for up to 80 adults
3. Adult day care for up to 80 adults
4. Child day care for up to 210 children
5. An athletic area with a rectangular field and a diamond; and

Whereas, in 2004 Fairfax County approved a Special Exception Amendment to construct and operate an 82- unit assisted living facility on the property while maintaining the existing five uses; and

Whereas, Fairfax County has concluded the development of an assisted living facility is not economically feasible and is therefore seeking a Special Exception Amendment (SEA) permit to instead develop an 82-unit independent living facility while preserving the existing uses; and

Whereas, the independent living facility (ILF) would be leased and operated by Wesley Housing Lewinsville LLC, and 100% of the units would be Affordable Dwelling Units; and

Whereas, the developer proposes to demolish the existing structure constructed in 1965 and develop a 2-story building along Great Falls Street for the ILF, and a second 1-story building at the rear of the property to house the senior center and child/adult day care uses; and

Whereas, the proposed 108,540 square feet of gross floor space represents a 20% increase over the 90,000 square foot development approved in the 2004 SEA; and

Whereas, although the ILF is a more active use than an assisted living facility, the enrollment of the senior center and adult and child day care center would remain at the existing levels; and

Whereas, the existing athletic field would be reduced in size over the approved 2004 development plan in order to accommodate a stormwater detention pond, and this change would limit the

athletic facility to a single, natural-turfed and unlighted U-13 soccer field, and remove the baseball diamond; and

Whereas, the development would implement dual stormwater management facilities that include:

- a) An extended detention pond that would drain into Saucy Branch and,
- b) An underground vault that would drain into an existing stormwater sewer along Evers Drive, and

Whereas, utilizing dual stormwater management facilities would decrease the amount of outfall into the Saucy Branch stream channel adjacent to the site, and increase the available area for the athletic field, a children's play area and a tree save area; and

Whereas, the proposed 6-foot high, board-on-board fence along the Vistas subdivision and Evers Drive property lines would be constructed prior to any construction activities; and

Whereas, an opening in the fence across from Nathaniel Lane would allow pedestrian access to the SEA property from Evers Drive; and

Whereas, from this access point, a wide trail extending to Great Falls Street would serve as a mid-block connection accommodating both pedestrian and bicycle traffic, and

Whereas, a playground would be provided for public use near the athletic field; and

Whereas, an Independent Living Facility is a residential development that is primarily limited in occupancy by elderly persons 62 years of age and older, and/or persons with handicaps; and

Whereas, the applicant is requesting a waiver to allow residents of 55 years of age or older, and

Whereas, residents in this lower age group would have more active lifestyles and hold jobs which would result in a higher rate of vehicle ownership; and

Whereas, the SEA proposes 162 ground-level parking spaces and, per the staff report, this exceeds the 157 parking spaces the Zoning Ordinance would require for the five uses; and

Whereas, of the 157 required parking spaces, 21 would be allocated to the ILF residents; and

Whereas, the terms of the 99-year lease between Fairfax County and Wesley Hamel Lewinsville LLP, allocate 50 spaces for the residents, a 240% increase over the standard IFL rate; and

Whereas, an allocation of 50 parking spaces would effectively park 80% of the units at the standard ILF rate of 0.25 spaces per unit, and 20% percent of the units at the standard multi-family rate of 1.6 spaces per unit; and

Whereas, the applicant commissioned a consultant study on parking that concluded 162 spaces would be sufficient among the 5 uses if a shared parking arrangement were implemented; and

Whereas, a shared parking plan would be based on staggering the hours of operation for 2 or more of the uses to alter the hourly parking accumulation characteristics of such uses; and

Whereas, the subject SEA has no development conditions citing the hours of operation for any of the four non-ILF uses; and

Whereas, the staff report is silent on the hours of uses, notwithstanding a declaration of the hours of operation is a requirement of a Special Exception application; and

Whereas, SEA development condition #23 defers, until the time of Site Plan approval, the provision of a parking tabulation which demonstrates that all uses on site independently satisfy the Zoning Ordinance requirements for their use; and

Whereas, the concern is not compliance with the Zoning Ordinance requirements for parking, but rather the disparity between the Zoning Ordinance requirement and the number allocated to the IFL by the terms of the lease and the method of achieving accommodation; and

Whereas, as a condition of site plan approval, development condition #23 further requires that:

- a) All parties to enter into a private shared use agreement for parking onsite, a copy of which is to be posted in the Dranesville Supervisor's office,
- b) The agreement details the conditions for the allocation and administration of the common parking facilities on the property,
- c) The agreement be amended from time to time as deemed necessary, and with the consent of the users onsite; and

Whereas, it is not clear how parking issues would be reported by the public and handled, and the amending of the lease's parking provisions would seemingly not include public notice or comment; and

Whereas, it is irregular for a Special Exception Amendment application with such uses in the McLean Planning District to go to public hearing with unresolved hours of operations and the parking tabulations;

Now, therefore, be it resolved that the McLean Citizens Association opposes the approval of Special Exception 94-D-002-02 unless:

1. Effective measures are taken to minimize the potential for overflow parking and the impacts of off-site parking on the surrounding community,
2. A dedicated, center left-turn lane is provided on Great Falls Street for entry into the subject property,
3. The stormwater management facilities are placed underground to maximize the recreational area,

And, be it further resolved that the McLean Citizens Association requests that Fairfax County staff evaluate the demand for baseball diamonds and identify properties for the construction of new fields.

*Approved by the MCA Board of Directors
February 4, 2015*

McLean Citizens Association, PO Box 273, McLean, Virginia 22101

cc: John Foust, Dranesville District Supervisor
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Fairfax County Planning Commission
Fairfax County Board of Supervisors