

McLean Citizens Association Resolution
Area Plan Review Nomination 08-II-1M
Vinson Hall Corporation
Tax Map 31-3 ((1)) 77A and 83
January 7, 2009

Whereas, the Vinson Hall Retirement Community (VHRC), located at 6251 Old Dominion Drive, comprises 169 independent living (IL) units and 49 assisted living (AL) units on 17.18 acres and operates under Special Exception 1987-D-025; and,

Whereas, the APR nominator, Vinson Hall Corporation, proposes to add Comprehensive Plan text specific to the VHRC parcels that would allow an option to expand the facility to 350 IL units and permit a maximum FAR of 0.25 for the assisted living component under several conditions such as, 1) site ingress/egress from Old Dominion Drive and Kirby Road only, no access from Park Road, 2) preservation of specimen trees, 3) building to 'green' construction standards, 4) preservation of open space and protection of natural environment, 5) new development to be compatible with the existing architecture, 6) predominantly underground parking and, 7) limiting building height to 2 stories; and,

Whereas, Special Exception 1987-D-025 permits a maximum of 276 independent living units and 49 nursing (assisted living) units as an accessory use; and,

Whereas, the Special Exception further specifies development conditions to mitigate impacts on the surrounding community such as transitional screening, a limit on building height, and architectural compatibility with the existing residential neighborhood; and,

Whereas, VHRC plans to expand the facility by 100 IL units over two phases of development, which would be permissible under its current Special Exception permit; and,

Whereas, the proposed 350 IL units alone would establish a density of 20 DUs/acre, a very intense use and in all likelihood inappropriate for that R-2 zoned property,

Now, therefore, be it resolved that the McLean Citizens Association opposes the nominated Plan language that would allow the facility to expand to 350 IL units and permit a FAR of 0.25 for the AL units.

cc: John Foust, Dranesville Supervisor
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