

**McLean Citizens Association Resolution**  
**Vinson Hall Corporation**  
**Special Exception Amendment SE-87-D-025-02**  
**Tax Map 31-3 ((1)) 77A and 83**  
**November 4, 2009**

**Whereas**, the Vinson Hall Retirement Community (VHRC), located at 6251 Old Dominion Drive, comprises 169 independent living (IL) units, 49 assisted living (AL) units and 21 nursing beds and operates under Special Exception 87-D-025; and,

**Whereas**, VHRC plans to expand the facility by 88 IL units which would be keep the facility under its SE approved maximum of 276 IL units; and,

**Whereas**, the development would add:

- a) A 5-story, 180,176 sf addition containing 88 new market-rate IL units,
- b) A community center/commons building,
- c) Executive offices,
- d) A parking garage with one deck below ground and one above;

and,

**Whereas**, at build-out, the facility would have a maximum 91 employees per shift and would generate approximately 1,187 trips per day; and,

**Whereas**, the total number of parking spaces on-site would increase to 351; and,

**Whereas**, the existing gross floor area (GFA) of the site is 400,304 sf; and,

**Whereas**, the proposed expansion would add 233,902 sf for a total gross floor area of 634,206 sf; and,

**Whereas**, in 2009 Fairfax County approved a 3,100 sf addition as a minor modification to the SE plat and after the expansion, a 6,300 sf addition would qualify as a minor modification precluding an SE amendment; and,

**Whereas**, the 17.18-acre site would have a 0.847 FAR, inappropriately high density in the R-1/R-2 residential districts and not consistent with the scale of the surrounding community; and,

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

**Whereas**, the proposed heights of the new IL building and commons building are 56' and 55' respectively and the applicant is requesting a modification of the 50-foot height limitation established by the special exception standards for IL facilities; and,

**Whereas**, the proposed IL building is 465 feet long; and,

**Whereas**, the proposed IL building has underground parking which is partially above ground; and,

**Whereas**, the Franklin Area Citizens Association (FACA) supports the present MCA resolution in its entirety;

**Now, therefore, be it resolved** that the McLean Citizens Association supports Special Exception Amendment 87-D-025-02 provided the applicant accepts the following conditions:

- 1) A development condition specifying trees of at least a 5-inch caliper shall be planted along the property border between the new IL building and Kirby Road and Old Dominion Drive,
- 2) A development condition specifying shift changes shall not be scheduled during the peak traffic hours of 7:30-9:00 AM and 5:00-6:30 PM,
- 3) The height of the new independent living building is lowered from 56' to 50',
- 4) Vinson Hall enters into an enforceable agreement with FACA and MCA or, if appropriate, a covenant that runs with the land that specifies:
  - a. No further development will take place on the property without the consent of FACA and MCA,
  - b. The balance of the 276 approved IL units can only be yielded by remodeling the approved buildings.

cc: John Foust, Dranesville Supervisor  
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