

HUNTER MILL ASSISTED LIVING PROPOSAL at 2347 Hunter Mill Road



ORR
PARTNERS

DEVELOPMENT

Sully Land Use Committee Meeting
April 15, 2019





Our Vision and Mission

We believe in the power of human connection to transform lives

Vision: We see a world in which every person feels meaningfully connected to what and who matters most, throughout their lives.

Our Mission: To deeply understand people, meet them where they are, and connect them to what's meaningful and possible, at every stage of life.



Benchmark Senior Living at a Glance

59

SENIOR LIVING
COMMUNITIES

5,000+

RESIDENTS

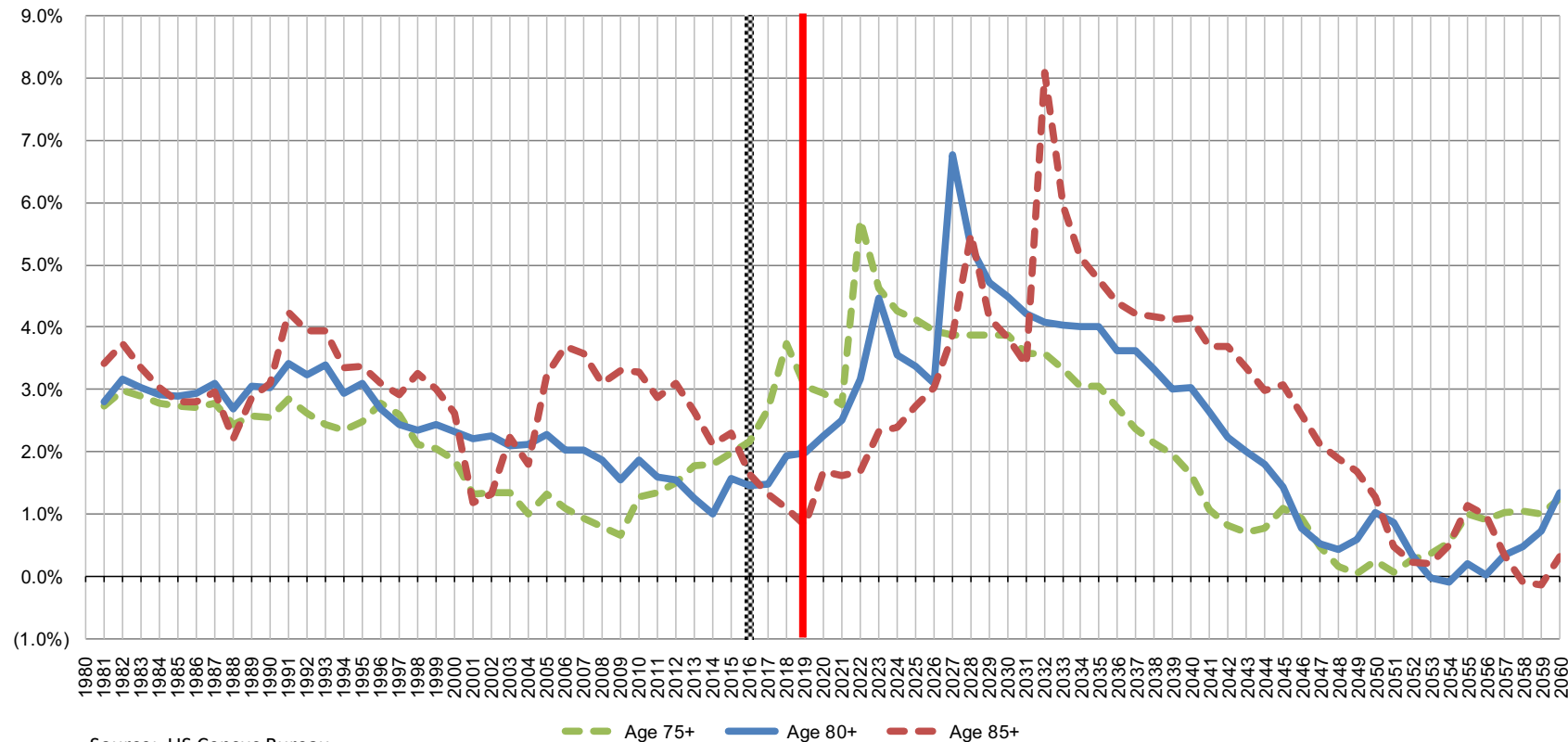
6,000+

EMPLOYEES

The Need for Senior Housing -National

- 10,000 people turn 65 every day
- 5.5 Million Americans are living with Dementia...expected to more than **triple** of next 30 years.

PROJECTED U.S. SENIOR POPULATION GROWTH, BY STANDARD AGE COHORT



The Need for Senior Housing in Fairfax County

- **250,000+ population (8,500 senior households)** within 5-miles
- Senior population within 5-miles growing at **nearly twice the national average**
- **70,000+ Caregivers (adults aged 45-64)** within 5 miles
- Seniors are underserved with existing and planned communities
 - **Only 1 existing similar community (Sunrise) within 3 miles**
- Occupancies historically **90%+** (98%+ for memory care)

PROPOSAL

2347 HUNTER MILL ROAD

Existing View from Intersection of Hunter Mill Road and Hunters Valley Road



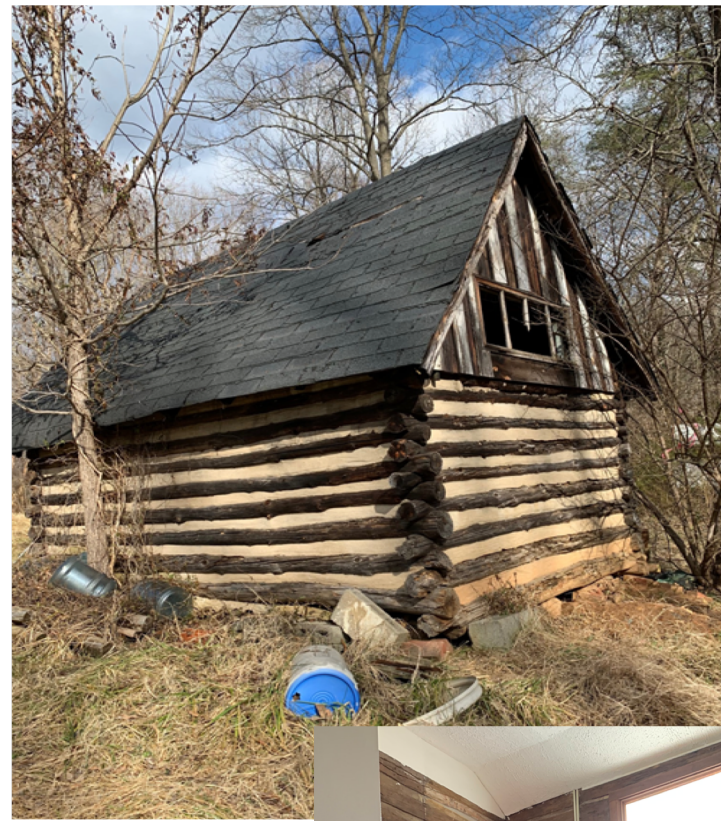
Top of Good Shepherd Church to the right



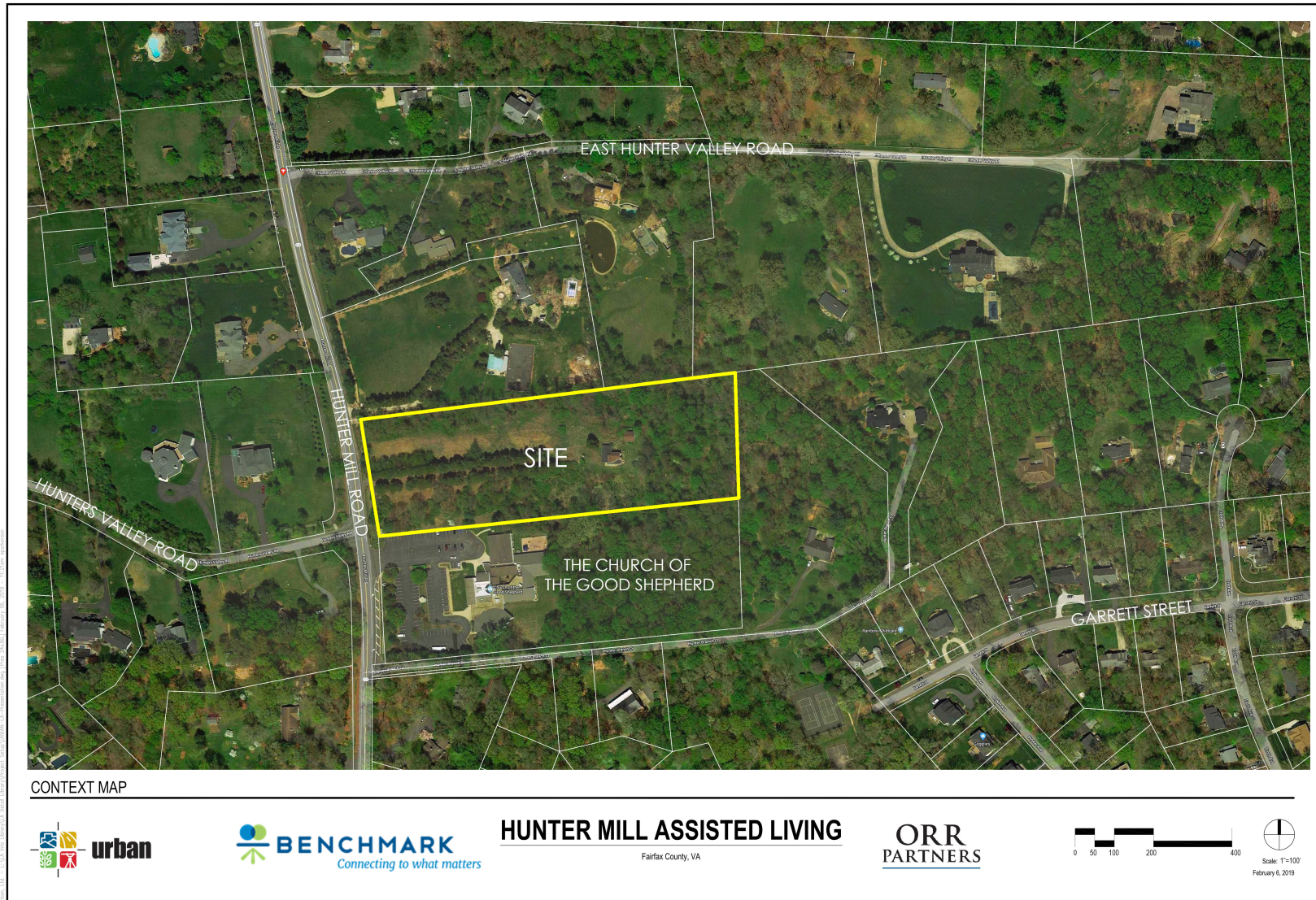
Property entrance to the left

On-Site Structures

- Developed with a two-story home with multiple sheds and outbuildings.
- An archeological consultant and Fairfax County staff have visited the site and both believe the structures are log cabin replicas built in the 1960s.
- An Archeological Phase I Report has been submitted to staff.
- The existing structures are recommended not eligible for the Historic Registry, and no further archeological work is recommended for the site.



Location



Location

- **Underserved market** (only one other similar provider within 3-miles)
- **Centrally located** within the community it serves
- **Compatible use** with surrounding residential development
- **Identified community need** in the Comprehensive Plan
- **Good access** via Hunter Mill Road
- **Adjacent to another community resource** (Church of the Good Shepherd)

Current Proposal – Building Sketch



Conceptual Elevations



WEST ELEVATION



SOUTH ELEVATION

MOSELEYARCHITECTS
8001 BRADDOCK ROAD, SUITE 400, SPRINGFIELD, VA 22151
PHONE (703) 426-9057 FAX (703) 426-9260
MOSELEYARCHITECTS.COM

HUNTER MILL ROAD, VIRGINIA

580038

FEBRUARY 6, 2019

Conceptual Elevations



EAST ELEVATION



NORTH ELEVATION

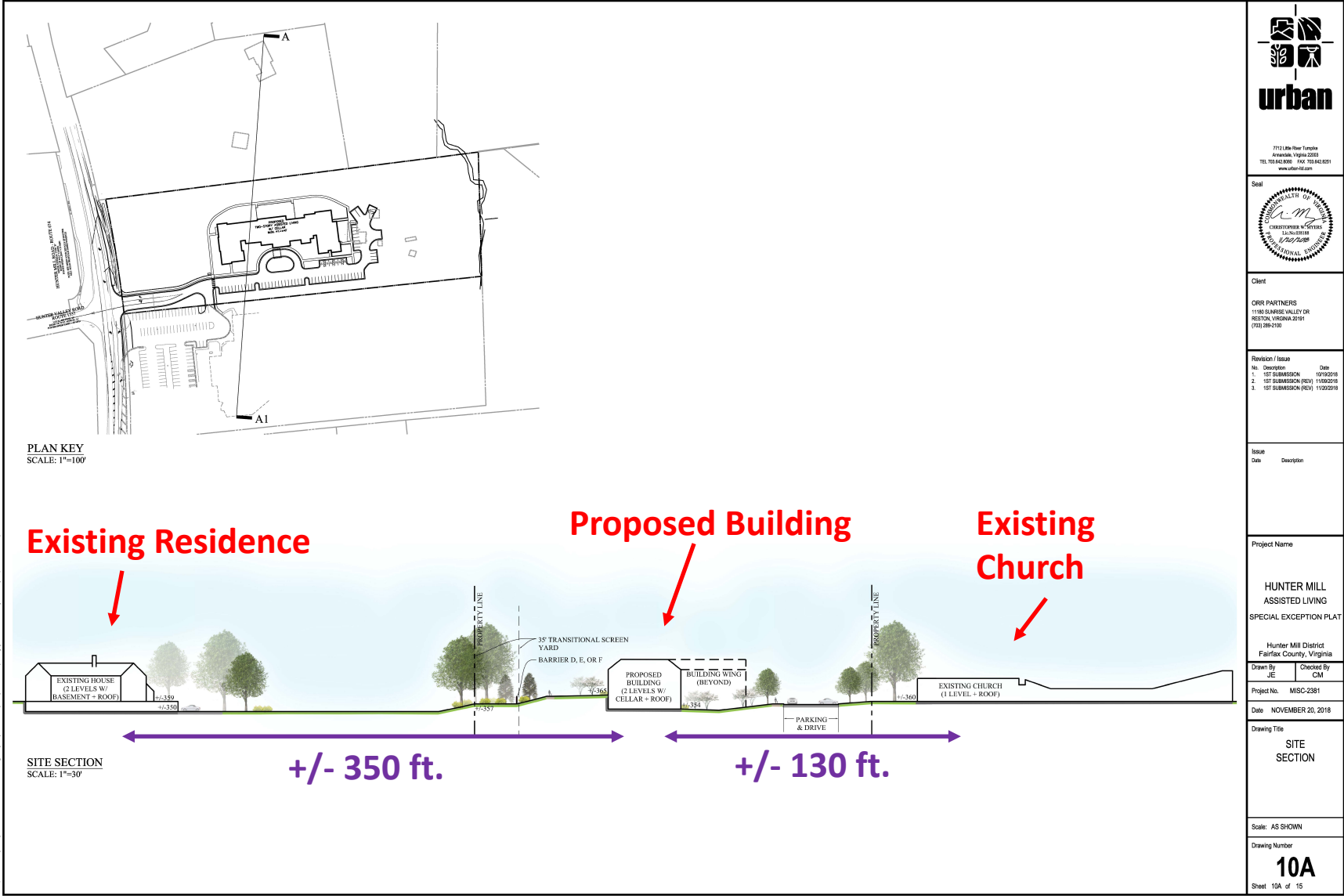
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MOSELEYARCHITECTS.COM

HUNTER MILL ROAD, VIRGINIA

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FEBRUARY 6, 2019

Site Section - Adjacent Neighbors



COMPATIBILITY

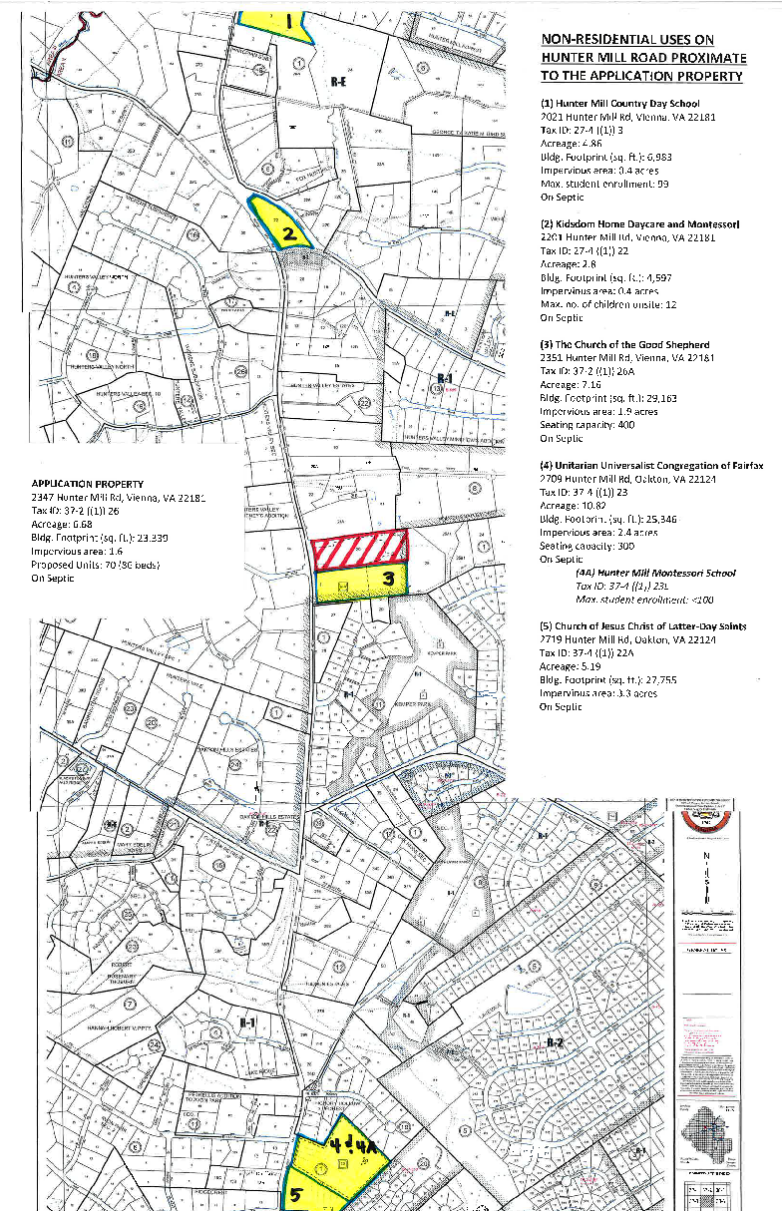
- **Following all Fairfax County Ordinance requirements for the R-E District**
 - Assisted Living **use specifically allowed in R-E District**
 - **Meets or exceeds** all setback, buffering, and FAR requirements
 - **Comparable and proportionate** in building height, width, and setback to the adjacent properties that also front Hunter Mill Road
- **Max. Bldg. Height = 35 feet**
 - Consistent with **residential development**
- **No parking or driveways on the north side of building, which faces the closest neighboring homes**
- **No added curb and gutter along Hunter Mill Road**
- **Architectural elements that reflect a residential character:**
 - Craftsman style with building materials such as masonry, painted lap siding, double-hung windows, and pitched-roof parapets
- **Strategically located so that short side of the proposed building fronts Hunter Mill Road**

COMPATIBILITY

Other Non-Residential Uses Nearby:

- All on septic systems
- Application Property has a **SMALLER building footprint** and **impervious area** than that of the Church of the Good Shepherd, the Unitarian Church, and the Church of Latter-Day Saints

	Hunter Mill Assisted Living	Church of the Good Shepherd	Unitarian Universalist Church w/ Montessori School	Church of Latter-Day Saints	Hunter Mill Country Day	Kidsdom Home Daycare
Parcel (ac.)	6.7	7.1	10.8	5.2	4.9	2.8
Bldg. Footprint (sq. ft.)	23,339	29,163	25,346	27,755	6,983	4,597
Impervious area (ac.)	1.6	1.9	2.4	3.3	0.4	0.4



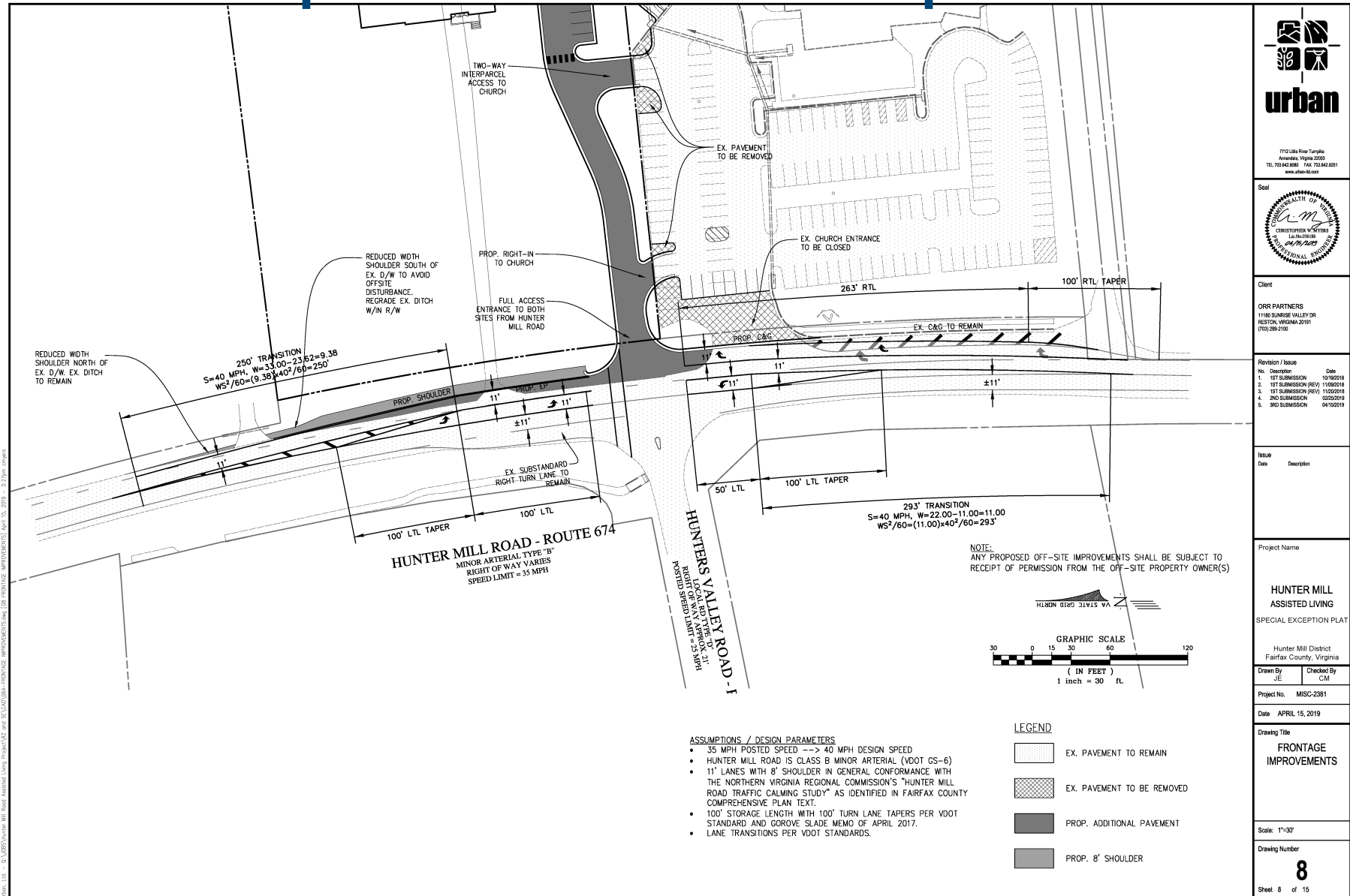
Illustrative View from the North Side of the Site



Illustrative View of Proposed Building from Hunter Mill Road



Road Improvements and Interparcel Access



Traffic Analysis

HUNTER MILL ROAD TOTAL TRAFFIC

(Source: 2017 VDOT Daily Traffic Volume Estimates)

- 15,000 vehicles per day (annual average)
- 16,000 vehicles per (weekdays only)
- 1,410 peak hour trips

SITE GENERATED TRAFFIC

(Source: Technical Memorandum prepared by Gorove Slade, September 25, 2018)

- Weekday AM peak hour trips: **16**
- Weekday PM peak hour trips: **22**
- Total Daily Trips: **224**

CONSIDERATIONS

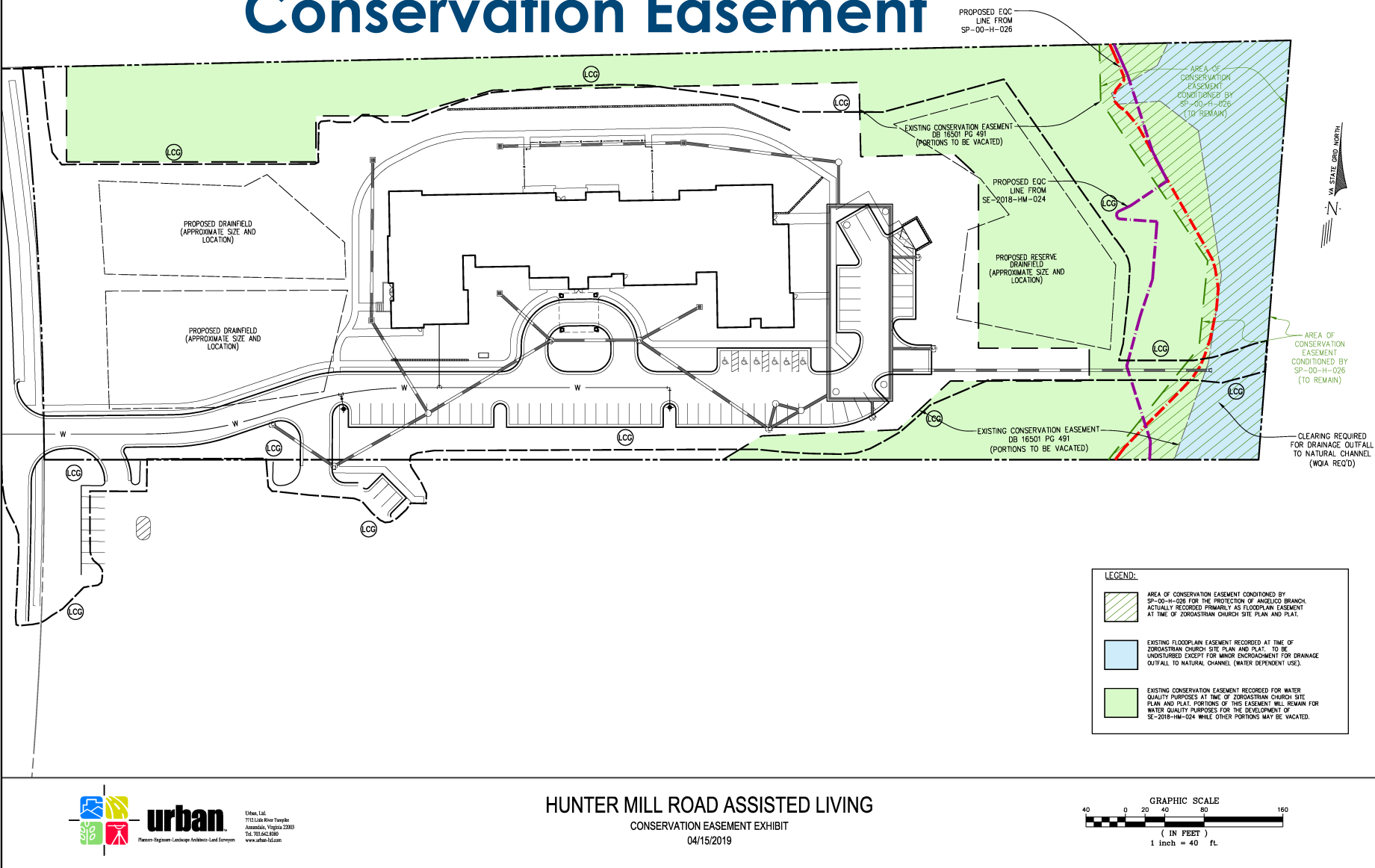
- Residents typically do not drive
- Staff shifts occur off-peak
(shifts are 7 AM-3 PM, 3 PM-11 PM and 11 PM-7 AM)
- Entrance consolidation with church will provide increased efficiency and safety
- Proposal includes northbound and southbound turn lanes where none exist today

Stormwater Management Improvements

- Onsite water quality provided by preservation of open space and filtering devices in accordance with all State and County requirements
- Onsite water quantity control provided by underground detention system
 - 1-year storm released at rate less than if the site was entirely wooded
 - 2- and 10-year storms released at rates less than current conditions, at a minimum

AFTER development, the runoff release rate from the site will be LESS than existing.

Conservation Easement



Training and Qualifications

- **Staff Credentials**

- Qualified Administrator – Licensed by the State of VA
- RN's/LPN's - Licensed by the State of VA

- **Training**

- State training requirements
- Benchmark University
- CPR and first-aid certified

- **Other Qualifications**

- Qualifying education and work experience
- Background checks
- Medical clearance

Emergency Response

- 24-hour resident care staff (reduces emergency calls)
- 24-hour access to nursing staff (reduces emergency calls)
- Contract with private ambulance for non-emergencies (reduces emergency calls)
- 9-1-1 calls for medical emergencies
- Most residents from local community – likely to reduce overall burden on emergency services
- **Nearest Hospitals:** INOVA Fair Oaks (<5 miles), Reston Hospital Center (<10 miles), INOVA Fairfax (<10 miles)

Septic System

- **State and Fairfax County Health Department approval**
- **One of the Best Septic System Standards in the United States**
- **Proposed system will achieve Treatment Level III standards and will have a wastewater processing area that effectively removes 90-95% of the waste before it enters the drain field**
- **Commercial facilities exist in Fairfax County that successfully use septic as their wastewater treatment system (many are Treatment Level I)**
 - Great Falls Shopping Center
- **Established protocol in the event of a spill or malfunctioning of system**

Health Department Site Visit

- Health Department confirmed the adequacy of the area and soil loading rates for the primary drainfield in the front of the property.
- Health department confirmed the adequacy of the area for the reserve in the rear of the property.
- Applicant will continue to work with Fairfax County Health Department to perform additional testing as requested.
 - Applicant has several upcoming meetings with the Department of Health on the proposed septic system to ensure compliance with local and State regulations

To gain special exception approval = Certification Letter

PROPOSED DEVELOPMENT CONDITIONS

- **SEPTIC**

- Incorporate odor control devices within the design of the septic system
- Install a remote monitoring system – provide sensors in critical areas that deliver alerts to the Applicant and system operator
- Submit inspection and operation reports to the Fairfax County Health Department based on the local regulations but not less than quarterly
- As permits are renewable (currently, every 5 years) – will be required to implement any new advances to update system and adhere to new regulations
- Monitoring wells

- **DRAINFIELDS**

- Plant native grasses and/or wildflowers over drainfields
- Existing trees will remain on reserve drainfield until it becomes necessary to utilize the reserve area

PROPOSED DEVELOPMENT CONDITIONS

- **Private Ambulance Service**
 - Contract with an independent service to provide private, non-emergency transportation service
- **Trash Pick-Up**
 - Will not occur before 7:00 AM
- **Maintenance Activities/Deliveries**
 - Will not occur before 7:00 AM (week days) and 9:00 AM (weekends)
- **Generator**
 - Will provide a back-up generator on site that incorporates noise mitigation measures, including a sound attenuated enclosure
- **Lighting**
 - Conform to all zoning regulations on outdoor lighting
 - Install parking lot lighting timers that will shut off the lights between 11:00 PM and 6:00 AM
- **Signage**
 - Conform to all zoning regulations on signage
 - One monument sign – NOT internally lit and downward facing lighting

QUESTIONS AND DISCUSSION