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Tracy Strunk, Director
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Fairfax County Department of Planning & Zoning
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Proposed Special Exception Application
Fairfax County Tax Map Reference: 33-2 ((13)) 2 (the "Application Property")
Applicant: Sandstone Care

Dear Ms. Strunk:

Our firm represents Sandstone Care (the "Applicant"). On behalf of the Applicant, please accept this letter as the statement of justification for a special exception application on the Application Property for a medical care facility.

I. The Property

The Application Property, which is currently developed with an existing office/industrial building, is located at 15100 Enterprise Court, Chantilly, Virginia. It is part of the Lafayette Business Park development located southeaster of the intersection of Pleasant Valley Road and Lee Jackson Memorial Highway/Route 50 within the Sully Magisterial District. It is surrounded by office and light industrial uses to the north, west, and south and is bordered by Cub Run Stream Valley Park to the east.

According to the Department of Tax Administration records, the Application Property is developed with a 36,565 square-foot wholesale, warehousing and storage building constructed in 1988, and is located on a 124,965 square-foot lot.

II. Zoning History

The Application Property is zoned to the I-4 Medium Intensity Industrial District and is located in the AN Airport Noise, H-C Highway Corridor, and WS Water Supply Protection Overlay Districts. It is subject to Rezoning Application RZ 78-S-087, which was approved by the Board of Supervisors (the "Board") on October 30, 1978. There are no proffers or development plan associated with this entitlement. The Application Property is also subject to Special Exception SE 86-S-037, which was approved by the Board on October 6, 1986, for stormwater management facilities in a floodplain.

III. Proposed Project

Pursuant to Fairfax County Zoning Ordinance (the "Zoning Ordinance") Sections 4101.3 and 8101.3C(2), the Applicant proposes a special exception to permit use of a portion of the existing building to be used as a medical care facility. Specifically, the Applicant proposes a 10,857 square-

foot Medical Detox and Residential Treatment Center open 24-hours a day, seven days a week. The center would offer voluntary, inpatient/residential addiction and co-occurring mental health treatment services for adult community members.

The Applicant offers a unique treatment approach to address the overwhelming need for substance abuse and co-occurring mental health treatment services in the region and has a proven track-record of success. Currently, the Applicant offers inpatient and outpatient substance abuse treatment services in Colorado, Maryland, and locally in Reston, Virginia.

The Applicant proposes to expand its footprint in Virginia by adding a Medical Detox and Residential Treatment Substance Abuse center in Fairfax County to complement the outpatient services offered at its Reston facility. The Applicant currently offers day treatment, intensive outpatient programs, and family support groups at its Reston facility; however, the addition of these higher levels of care in Fairfax would enhance its continuum of care and foster improved, long-term, sustainable outcomes.

Program services at the proposed Medical Detox and Residential Treatment Substance Abuse center would include medical detox services, intensive clinical therapy services, psychiatric support, and medication management. On average, patients will stay in the facility for approximately twelve (12) days. Individuals receiving treatment for detoxification only typically stay in the facility for four to six (4-6) days and receive clinical services six hour per day and daily medical services. Individuals receiving more comprehensive residential in addition to the medical detox services typically stay in the facility for approximately eighteen (18) days and receive clinical services six hours per day, six to seven (6-7) days a week along with medical services daily. Rarely will longer periods of care be required except in cases of more complex medical situations.

The facility will have twenty-one (21) inpatient beds. Staffing levels will fluctuate in relation to daily operations. Sandstone anticipates that approximately ten to twelve (10-12) staff members will be onsite during normal business hours and that four to five (4-5) staff members will be onsite after hours and during weekends. One company vehicle is anticipated to be parked onsite.

The Applicant has leveraged the clinical guidelines established by the American Society of Addiction Medicine (ASAM) to design its addiction and co-occurring mental health treatment program. The program will offer detoxification services followed by intensive clinical therapy services along with psychiatric support and medication management. Residents will participate in clinical sessions for six (6) hours a day, six to seven (6-7) days a week, which includes individual, group, and family therapy sessions. A smaller census offers an intimate community setting for group sessions and creates a bond amongst the group which produces the Applicant's excellent outcomes. The Applicant is furthermore committed to the utmost levels of clinical care and resident safety, as demonstrated by its Joint Commission accreditation. Although such accreditation is not required, the Applicant holds itself to the Joint Commission's rigorous performance standards for improved patient safety and enhanced quality outcomes.

The proposed Medical Detox and Residential Treatment Substance Abuse center will differ in many material respects from a crisis stabilization unit, such as the one that was approved by the Fairfax County Board of Supervisors in 2020 with SE 2020-SU-013 (Recovery Innovations, Inc.). Crisis stabilization units are intended for patients who are typically involuntarily admitted and are there for fewer than twenty-four (24) hours up to a maximum of three (3) days. As a result, such centers

generate a good deal of in and out traffic twenty-four (24) hours a day, seven (7) days a week. In addition, given the psychiatric acuity of these patients, safety is also a much bigger concern as they can have homicidal and/or suicidal ideation and are therefore often brought to the facility by ambulances or police. By contrast, the Applicant will offer a voluntary program (patients choose to be there as opposed to being forced to be there) and patients with the noted acute psychiatric needs are not appropriate for admission in the facility.

IV. Comprehensive Plan

The Application Property is planned for Mixed Uses and is located in Area III of the Fairfax County Comprehensive Plan (the "Plan"). It is part of the Dulles Suburban Center, Land Unit G, which is planned for low-rise office, light industrial, research and development, and industrial/flex use to be compatible with the existing uses, up to a maximum intensity of .35 FAR.

V. General Special Exception Standard § 4102.1.F(2)

All special exception uses must satisfy the following general standards:

- a. *The proposed use at the specified location must be in harmony with the Comprehensive Plan.*

The proposed use will be in harmony with the Comprehensive Plan, which designates the Application Property as Mixed Use.

- b. *The proposed use must be in harmony with the general purpose and intent of the zoning district where it is to be located.*

The proposed use is permitted as a special exception within the zoning district. As such, so long as the proposed use satisfies the applicable special exception standards, the use is in harmony with the general purpose and intent of the I-4 District regulations.

- c. *The proposed use, including its design and operational characteristics, must not adversely affect the use or future development of neighboring properties and must be in accordance with the applicable zoning district regulations. The location, size and height of buildings, structures, walls, and fences, as well as the nature and extent of screening, buffering and landscaping cannot hinder or discourage the appropriate development and use, or impair the value of, adjacent or nearby land or buildings.*

The proposed medical care facility would make use of the existing building located on the Application Property. No exterior building or site modifications are proposed.

- d. *Pedestrian and vehicular traffic associated with the use must not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The proposed use will not generate significant additional traffic and is not anticipated to be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.

- e. *Adequate utility, drainage, and other necessary facilities to serve the proposed use must be*

provided.

Adequate facilities will continue to be provided for the proposed use. No exterior building or site modifications are proposed.

f. Signs are regulated by Article 7; however, the Board or BZA may impose stricter requirements for a given use than those set forth in this Ordinance.

All signage will comply with Article 7 of the Zoning Ordinance.

VI. Supporting Information § 8101.3.C(2)

In accordance with Section 8101.3.C(2) of the Zoning Ordinance, please accept the following information:

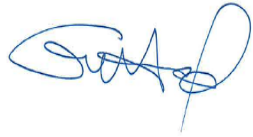
- The type of use proposed is a medical care facility.
- The hours of operation of the use will be twenty-four (24) hours per day, seven (7) days per week.
- The estimated number of patients is twenty-one (21) maximum.
- The estimated number of employees is a maximum of twelve (12) on-site at any one time.
- The Institute of Transportation Engineers (ITE) Trip Generation Manual does not provide a specific land use for this unique medical care facility. However, based on a review of related land uses provided in ITE's 11th Edition manual (e.g. Assisted Living, Hospital, Nursing Home, Office), the proposed use is estimated to generate approximately 75 or fewer vehicle trips per day and approximately 10 or fewer vehicle trips during the weekday peak hour(s).
- The general area to be served by the proposed medical care facility includes Fairfax County and the Washington metropolitan region.
- No exterior building modifications are proposed for the existing building.
- To the best of the Applicant's knowledge, no hazardous or toxic substances will be utilized or stored on the Application Property.
- The proposed use conforms to all applicable ordinances, regulations, adopted standards and conditions.

Should you have any questions regarding the Applicant's proposal, or require additional information, please do not hesitate to contact me.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission at your earliest convenience.

Very truly yours,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read "G. Pritchard", with a stylized flourish at the end.

G. Evan Pritchard, Esq.