

## NARRATIVE STATEMENT OF JUSTIFICATION

*for*

### **Agape House Chantilly**

SSPA Nomination

Tax Map # 34-4 ((12)) C7 (the "Property")

October 3, 2022

### **EXECUTIVE SUMMARY**

The Nominator, Agape Property Management, LLC (Agape), is a family-owned and managed business that passionately believes in ensuring that our community's aging population is appropriately cared for. Agape takes pride in supporting the physical well-being and financial success of its participants with uncompromising services and integrity. Agape currently owns and operates three (3) adult day care facilities in Northern Virginia that provide quality care to elderly and disabled individuals.

Building off of the success of these facilities, Agape is pursuing additional facilities that logically collocate senior housing with adult day care services. Through the combination of Northern Virginia's strong demand for senior housing, the demonstrated success of Agape's existing facilities, and Agape's core business values, Agape is confident in the ability to develop and manage a new independent living facility with a unique affordable housing component and adult day care facility (the "Agape House Chantilly") at the Property.

Preliminary discussions with County planning and zoning staff and the Supervisor's office have confirmed the need to submit a Site-Specific Plan Amendment (SSPA) for the Property in order to establish the proposed independent living facility use for the Property. The Nominator has crafted the project program and concept plan to both enable an intelligent and forward looking senior living strategy while also maximizing the site's ability to deliver meaningful affordable housing opportunities.

### **BACKGROUND**

The 3.79-acre Property is zoned to the I-5 District and is currently vacant. There is a governing zoning approval (SEA 00-Y-017) for hotel uses that has not been constructed. The Property is located within Land Unit E-1 of the Dulles Suburban Center section of the Comprehensive Plan and is recommended for office and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development.

### **RELEVANT POLICY OBJECTIVES**

Agape's proposed facility will further a number of well-settled County objectives and emerging community interests geared towards increasing the types and overall supply of housing for older and physically disabled adults. Fairfax County has witnessed a dramatic increase in its older population and this trend is projected to continue in the

coming years. In response to this demographic trend, the Board of Supervisors adopted the *50+ Community Action Plan* to make Fairfax County a better place to age, and for older adults to live safely, independently, and with dignity.

This project is also poised to deliver the single largest infusion of new affordable units in Chantilly since the adoption of the ADU/WDU program. As stated in the *Housing Section of the Comprehensive Policy Plan*, the Board of Supervisors' Goal is to provide housing affordable for all income levels as close as possible to employment opportunities and to provide affordable housing in the County's mixed-use centers. This is reiterated by *One Fairfax's Policy Goals*, which promotes a full spectrum of housing opportunities.

Objectively, the potential outcome here is superior to options available under existing zoning. The site is zoned I-5 and portions could redevelop with a wide range of commercial and industrial uses without the benefit and oversight of the land use process. Perhaps obviously, development under existing zoning would produce no affordable or senior housing units. The Dulles Suburban Center also includes a performance based strategy to incentivize uses that clearly demonstrate lesser peak-hour transportation impacts. The proposed use would have a significantly lower transportation impact than by-right uses, would further diversify the land use mix in this portion of the Dulles Suburban Center, and would support the viability of existing businesses in the area.

## **DESCRIPTION OF PROPOSED SSPA REQUEST**

Agape proposes to amend the Property's site-specific planning guidance to recommend an option for independent living use, continuing care facility use, and/or other senior living uses with up to approximately 250 senior living apartments and supportive amenities such as an adult day care facility. It is envisioned that all of the independent living units will be reserved at 60% AMI or below. The units will be specifically designed and equipped with Universal Design features to accommodate the needs of seniors, and the overall facility will be designed with enhanced ADA accessibility.

The facility will be supported by a range of onsite amenities, including but not limited to an accessory adult day care flex space, an onsite pharmacy, a visiting doctor's office, a physical therapy room, fitness and recreational areas, computer/arts rooms, conference rooms, and a common dining/kitchen room. Free Wi-Fi will also be made available throughout the facility. Onsite staff will be made available to facilitate and support the daily living of the facility's residents, such as providing nursing and other supervision. Medical doctors will be stationed on site 2-3 times a week as well. Agape will also provide a range of services including transportation, meal services, and coordinating with third party providers for in-home care and other related medical and supportive services as needed.

As shown on the attached concept plan, the building will include up to 5 stories and will be designed to be compatible with the surrounding properties. Surface parking is

proposed to logically support resident and guest parking, shuttle services, and conveniently located handicap spaces. It is anticipated that most of the residents will rely on shuttle services provided by Agape. Vehicular circulation will also take advantage of the interior road network established by the adjacent hotel property to the east. The building will be oriented to maximize the viewshed to the adjacent pond, which also provides stormwater management for the site. Open space amenity areas will be oriented to the rear of the site, including walking paths that tie into the existing trail network and to take advantage of the existing pond amenity. Streetscape improvements and new landscaping will blend the site with adjacent uses.

The County Board recently amended the Policy Plan to permit residential and senior living uses within the 60-65 DNL airport noise contour lines. The building will be constructed to mitigate noise impacts from Route 28 and Dulles Airport and will also be sited to further mitigate noise impacts. Specifically, no residential development would be located within the 65 DNL. A site specific noise study will also be submitted as a part of the zoning application and commitments will be made for disclosure in all marketing and lease materials and to record an avigation easement over the Property. This is consistent with commitments that have been made by precedent zoning approvals in Land Unit J of the Dulles Suburban Center.

## **BENEFITS OF THE PROPOSED SSPA REQUEST**

At a high level, the proposed SSPA will advance a number of major policy objectives including advancing economic development, providing significant senior and affordable housing options, and better balancing land uses with transportation infrastructure and public facilities. Please see the below list for a more detailed list of benefits.

- Furthers a number of well-settled County objectives geared towards increasing the types and overall supply of housing for older and physically disabled adults.
- Delivers one of the single largest infusions of new affordable units in Chantilly since the adoption of the ADU/WDU program.
- Fewer impacts and better compatibility than unproffered uses that could occur in the existing I-5 District.
- Develop a productive use for vacant property that has an outdated and obsolete zoning approval for additional hotel uses.
- Significant reduction in vehicle trips compared to by-right uses, which is directly in line with the goals of the Dulles Suburban Center Comprehensive Plan.
- Diversify the mix of uses within this portion of the Dulles Suburban Center for enhanced viability.
- Provide new customers for nearby commercial uses.

- New job opportunities for the greater Chantilly area.

## **COMPATIBILITY WITH ADJACENT USES**

The proposed senior living use fits within the context of existing and planned uses in the area and the site and building design will ensure compatibility with surrounding properties. Similarly, the legislative planning and zoning processes will subject the development to the high quality standards of the Dulles Suburban Center. At a minimum, the proposed use and required approvals will provide a higher quality development with fewer impacts than what may be developed by-right. Beyond that, it is the nominator's intention to deliver an innovative and fully affordable senior living facility that furthers a range of County objectives for increasing housing options for the County's senior population and that also further supports the existing nearby uses. Please see below for additional information that supports the proposed development on the Property and its relationship to surrounding uses.

- Notwithstanding the generous bonus density/density exclusions for affordable housing associated with senior care uses, the form and scale of the proposed development will be designed to be compatible with surrounding uses. The proposed building will be 5 stories. The adjacent hotel building to the east is 4 stories. Any by-right development in the underlying I-5 District can be constructed to up to 75 feet tall.
- The site is zoned I-5 and could redevelop with a wide range of commercial and industrial uses without the benefit and oversight of the land use process. On the contrary, this development will be subject to the design requirements of the Dulles Suburban Center, which in turn will enhance the quality of the site and building design.
- Development impacts will be minimal compared to by right uses. Peak hour vehicle trips will be significantly lower in comparison to by-right office uses. In addition, the impacts of the proposed use will be equal to or less than the existing hotel approval for the Property that was not constructed.
- The adjacent properties to the east, south, and southwest are developed with hotel uses. Senior living development is inherently compatible to hotel uses given the similarities in building design and because both uses are on the spectrum between commercial and residential. Visitors of the senior living facility will have the opportunity to stay in the adjacent hotels, further supporting the adjacent hotel properties. While the properties to the north are developed with low-rise industrial flex/office uses, these properties are clearly evolving away from traditional industrial uses. Uses within these buildings include office, design studios, retail show rooms, and a child care center.

- The Property benefits from close proximity to a range of other commercial uses including restaurants, retail, and additional medical care options.
- Transit opportunities in the form of bus stops are located within walking distance along Route 50 and Centreville Road, as well as close proximity to future BRT stops.
- Streetscape improvements will provide new pedestrian connectivity across the site's frontage.
- The site design will take advantage of interparcel connectivity established by the existing hotel to the east. The building will be oriented to maximize scenic views of the adjacent pond and new recreation / open space areas will be integrated with the pond and surrounding trail network.
- The proposed development will meet the *Guidelines for Multifamily Residential Development for the Elderly* per Appendix 1 of the Land Use Policy Plan. The site is within walking distance to transportation and community services via paved and lit walkways. The nominator will consider proffering to new pedestrian crosswalks in the area. Shuttle bus services will also be provided to nearby community services. The topography of the site and surrounding area is relatively flat. The design of the building will maximize safety and security by focusing outdoor recreation areas to the rear of the building. Onsite staff will also be available to maximize safety and security for tenants and visitors.

## PROPOSED COMPREHENSIVE PLAN LANGUAGE

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center, amended through 2-23-2021, Dulles Suburban Center Land Unit Recommendations, pages 93 – 95:

*[Add new recommendation]*

6. As an option, Parcel 34-4 ((4)) 12 C7 may be developed with independent living use, continuing care facility use, and/or other senior living uses to include up to 250 senior living apartment units and supportive amenities and services, which may include but not be limited to an adult day care center. The senior living apartment units should be made affordable such that all of the units are reserved at 60% AMI or lower.

## COMMUNITY OUTREACH

The nominator has been working closely with County staff and the Supervisor's office in advance of this submission to discuss the proposed use and design. Extensive outreach has also been conducted with the Dulles Business Park prior to purchasing the Property and there has been overwhelming support from the Business Park's property owners. The Business Park's Board of Directors has voted to amend the Declaration of

Protective Covenants and Restrictions to permit the proposed development. The nominator will continue to work through the established design review process of the Business Park. The nominator also anticipates additional community outreach by hosting an open community meeting and presenting before the Sully District Council Land Use and Transportation Committee.

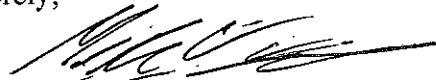
## **TIMING**

A concurrent Rezoning and Special Exception has been filed with the County for concurrent consideration. The review of the SSPA will logically inform the specifics of the zoning applications and it is expected that the project design will evolve accordingly. However, the proposed zoning details will also inform the SSPA review with respect to development aspects such as layout, scale, form, and compatibility.

## **CONCLUSION**

Agape is excited for the opportunity to deliver a forward thinking senior living use that collocates needed affordable senior housing with a range of supportive services and amenities. The SSPA nomination clearly addresses a range of policy objectives including providing new affordable senior living options, reducing the impact of vehicle trips, and supporting a balanced mix of uses for increased viability for this portion of the Dulles Suburban Center. Agape looks forward to working with County staff, the community, and other stakeholders during the review of this SSPA nomination.

Sincerely,



Mike Van Atta, Land Use Planner  
McGuireWoods LLP