



FAIRFAX COUNTY
SITE-SPECIFIC PLAN AMENDMENT PROCESS
COUNTYWIDE

Nomination Number	CPN22-SU-001
Supervisor District	Sully
Parcel ID Number(s)	34-4 ((12)) C7
Parcel Address(es)	3870 Centerview Drive, Chantilly, VA 20151
Nominator	Mike Van Atta
Plan Map Designation	Mixed Uses
Comprehensive Plan Recommendation for Nominated Property	Campus-style office and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development (see attached excerpt).
Proposed Land Use	MixedUse,Residential,Other
Summary of Proposed Comprehensive Plan Change	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. Please see attached narrative for more information.

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.

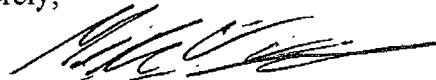
TIMING

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,

A handwritten signature in black ink, appearing to read "Mike Van Atta", with a stylized flourish at the end.

Mike Van Atta, Land Use Planner
McGuireWoods LLP



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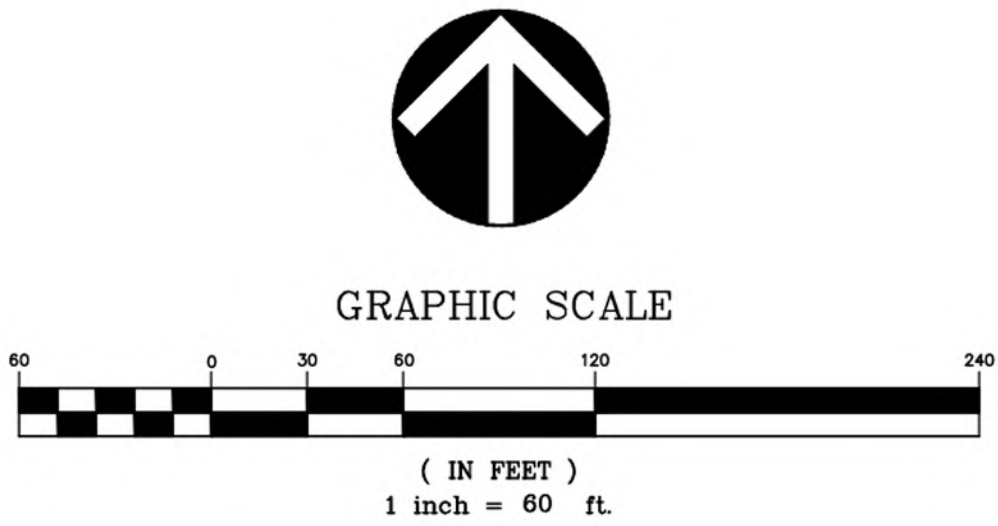
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PROFESSIONAL SEAL

AGAPE HOUSE
GDP/SE/PCA
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

AERIAL CONTEXT PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
RATE ISSUED:	JUNE 29, 2022
WG.	
SCALE:	1"=60'
VIKA	
D.	VV6143Q
SHEET	
D.	C-07







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PROFESSIONAL SEAL

AGAPE HOUSE
GDP/SE/PCA

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE PLAN

DRAWN BY:	NDR
DESIGNED BY:	VIKA
RATE ISSUED:	JUNE 29, 2022
WG.	
SCALE:	1"=20'
VIKA	
D.	VV6143Q
SHEET	
D.	L-01



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PROFESSIONAL SEAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL
ELEVATIONS

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	JUNE 29, 2022
DWG. SCALE:	N/A
VIKA NO.	VV6143Q
SHEET NO.	A-1



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY



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PROFESSIONAL SEAL

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ARCHITECTURAL
ELEVATIONS

DRAWN BY:	NDR
DESIGNED BY:	VIKA
DATE ISSUED:	JUNE 29, 2022
DWG. SCALE:	N/A
VIKA NO.	VV6143Q
SHEET NO.	A-2



NOTE: FOR ILLUSTRATIVE PURPOSES ONLY

Fairfax County Department of Planning and Development
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, VA 22035

RE: SSPA Nomination for Property referenced as Tax Map # 34-4 ((12)) C7.


To Whom it May Concern,

I am the owner of property located at 3870 Centerview Drive [Tax Map # 34-4 ((12)) C7], which is being nominated for a Comprehensive Plan land use change as a part of the 2022-2023 Site-Specific Plan Amendment (SSPA) Process. I have reviewed the subject nomination and consent to the property being submitted for consideration. Furthermore, I understand the expectations for the process and am willing to participate in review, analysis, and community engagement, as needed.

I also authorize McGuireWoods LLP to act as my agent with regard to the processing of this SSPA application, and any related applications, on the Subject Property.

Sincerely,

Agape Property Management LLC



By: Daniel Choi
Its: President

LAND UNIT E-1

CHARACTER

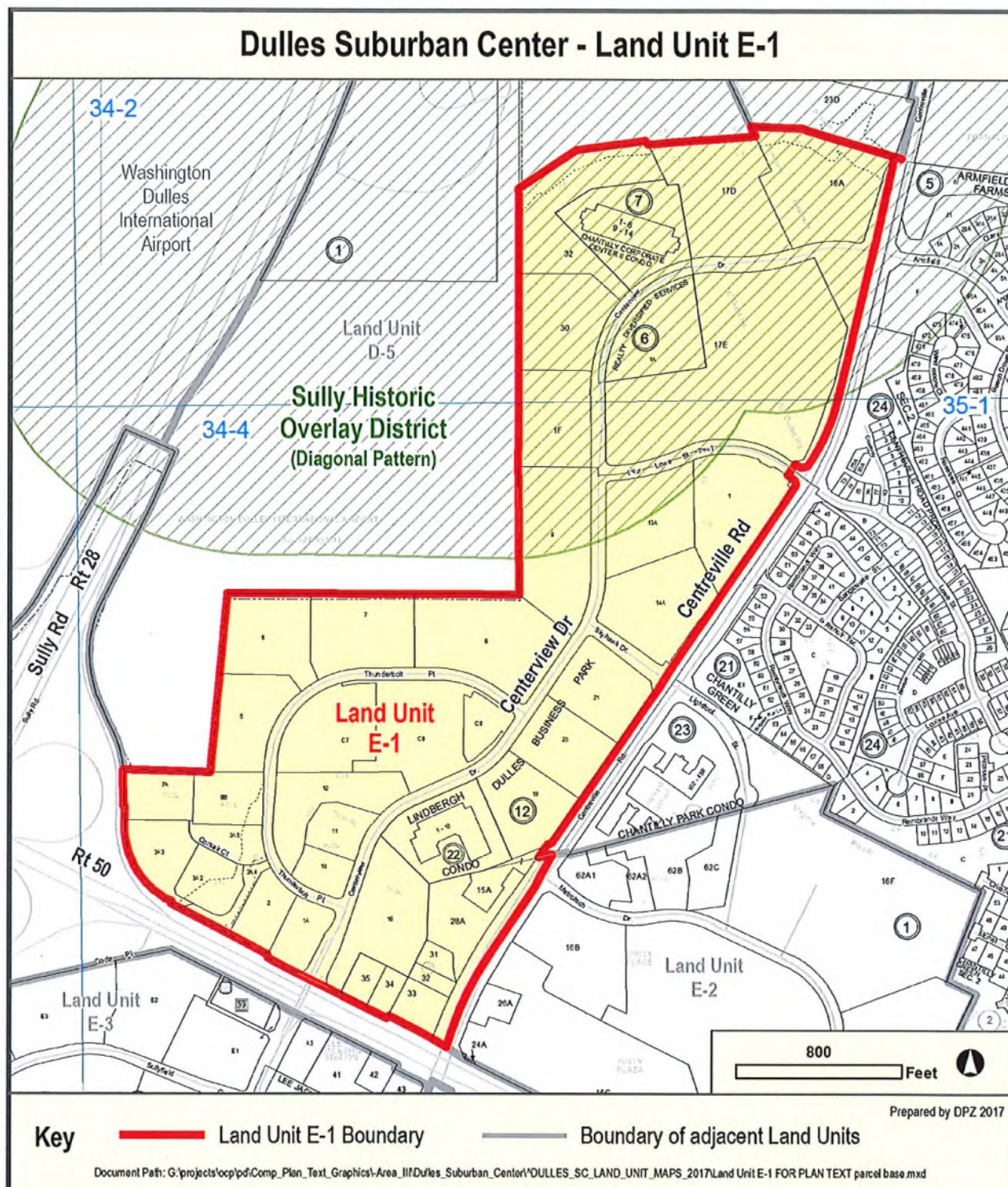
Land Unit E-1 consists of approximately 159 acres and is located in the northwest quadrant of the intersection of Route 50 and Centreville Road. It is bounded on the east by Centreville Road, Sully Historic Site on the north, Dulles Airport property and Route 28 on the west, and Route 50 on the south. The northern portion of the land unit is within the Sully Historic Overlay District (Figure 27).

The northern portion of the land unit is developed with office and industrial/flex uses as well as retail uses located primarily along Route 50. Most of the retail uses adjacent to the intersection of Centreville Road and Route 50 will be impacted when planned interchange improvements are made.

RECOMMENDATIONS

Land Use

1. This land unit, except for parcels 34-4((1))15A, 28A, 29, 31, 32, 33, 34 and 35 is planned for campus-style office, and industrial/flex use up to a maximum FAR of .35 to be compatible with existing development. Ancillary retail use up to 20 percent of the total development may be appropriate within office or industrial/flex buildings. In no event, however, should retail uses be developed as free-standing uses or as a shopping center.
2. Parcels (Tax Map 34-4((1))15A, 28A, 31 and 32), fronting on Centreville Road are planned for low intensity office use, including medical office, up to a maximum FAR of .25 if 1) all the parcels are consolidated, 2) circulation and access are coordinated, and 3) land is dedicated for the planned interchange, as appropriate. As an option, community-serving retail use may be appropriate if the same conditions are met.
3. Parcels in the northwestern quadrant of the intersection of Route 50 and Centreville Road (Tax Map 34-4((1))33, 34 and 35), fronting on Route 50, are planned for and generally developed with low intensity retail uses at an average FAR of .15. Development on parcel 35 should be contingent on consolidation with at least parcel 34 and access should be via Centerview Drive.
4. Several hotels have been developed in this land unit. Hotel use is appropriate as an option to the office and industrial/flex uses under the following conditions:
 - The hotel use does not have direct access to Route 50 or Centreville Road; and
 - The hotel use will result in fewer peak hour trips than the planned office and industrial/flex uses at .35 FAR, in accordance with the "Performance Criteria for Optional Uses" found in the Dulles Suburban Center Overview.
5. Much of the land in the vicinity of the intersection of Route 50 and Centreville Road may be used to accommodate the planned interchange; therefore, any development of this area should dedicate land for the interchange as appropriate.



**LAND UNIT E-1
 LOCATION AND COMPREHENSIVE PLAN MAP DESIGNATION**

FIGURE 27

Transportation

If future studies determine that right-of-way is needed in Land Unit E-1 to facilitate development of an integrated transit system for the Dulles Suburban Center, then the needed right-of-way should be provided through dedication, easements or other mechanisms, as appropriate.

Heritage Resources

Part of the Sully Historic Overlay District lies within this land unit. The provisions of the Sully Historic Overlay District are found at Appendix A, A1-300 of the Zoning Ordinance. The provisions have been adopted to protect Sully structures and grounds and to control development and uses that would have visual and operational impacts on the Sully complex and its environs. All improvements shall be designed to be compatible with the scale and appearance of Sully. All development proposals must be reviewed by the Architectural Review Board. (Part 7-200 of the Zoning Ordinance). If there appears to be a conflict between Plan text and the provisions of the Sully Historic Overlay District, the overlay district regulations should be used for development of land within the historic overlay district.

Any development or ground disturbance in this sector, both on private and public land, should be preceded by heritage resource studies, and alternatives should be explored for the avoidance, preservation or recovery of significant heritage resources that are found. In those areas where significant heritage resources have been recorded, an effort should be made to preserve them. If preservation is not feasible, then, in accordance with countywide objectives and policies as cited in the Heritage Resources section of the Policy Plan, the threatened resource should be thoroughly recorded and in the case of archaeological resources, the artifacts recovered.

Trails/Connectivity

Trails planned for this land unit are delineated on the Countywide Trails Plan Map and are an integral part of the overall county system. Specific land unit recommendations may be found below.

The countywide trail should be developed along the west side of Centreville Road and along the north side of Route 50. Connections should be provided across Route 28 to enhance the continuity of non-vehicular circulation across Route 28 and along Route 50.

As a critical component of the trails system, non-vehicular access should be provided via the countywide trail across Route 50 to Sully and the Udvar-Hazy Center of the Smithsonian National Air and Space Museum.