



November 15, 2019

Cindy Petkac, Director
Town of Vienna Planning and Zoning Department
127 Center Street S
Vienna, Virginia 22180

Via E-Mail

Applicant: Sunrise Development, Inc.

Subject Property: 374-380 Maple Avenue West

Proposed Proffer Amendment and Conditional Use Permit

Womble Bond Dickinson (US) LLP

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Dear Ms. Petkac:

Please accept this letter as a statement of support for a proffer amendment and conditional use permit for the property identified as Fairfax County Tax Map Reference 38-3 ((2)) 147 and addressed as 374-380 Maple Avenue West (the "Subject Property").

Zoned to the Maple Avenue Commercial (MAC) District, the Subject Property is comprised of approximately 0.84 acre and located in the southeast quadrant of the intersection of Maple Avenue West and Wade Hampton Drive. The Subject Property is currently improved with an approximately 23,620 square foot office building that is served by surface parking. The site is largely occupied by impervious surface. The Applicant proposes a proffer amendment to modify the approved Concept Plan and permit development of an assisted living facility.

Assisted living is a critical community need. As the care needs of the over 55 population increase, so too does the need for facilities that provide quality care. Individuals typically seek to live close to their doctors, places of worship, families, and friends. Vienna does not currently have a facility that will allow citizens to age in place in the Town. Sunrise at Vienna proposes to meet this need. Sunrise Senior Living is a nationally recognized leader, with over 322 existing communities and high customer satisfaction ratings.

With this proposed proffer amendment and accompanying conditional use permit application, the Applicant proposes up to 85 assisted living units and approximately 950 square feet of non-assisted living first floor commercial space in a 4-story, 54 foot building. The first level will include the entrance, ground floor lobby, and active accessory functions for the assisted living facility as well as approximately 950 square feet of additional commercial space. There will be three floors of assisted living units above the ground level. The Applicant intends to include units for both assisted living and memory care needs. The Applicant proposes one level of underground parking and one level of enclosed at-grade structured parking. The proposed building has been located on the Subject Property to create an attractive street edge that is consistent with the requirements of the MAC District.

The building's architecture has been designed to create the appearance of several individual building frontages. The building includes high quality materials which have been



varied around the building. The element at the corner of Wade Hampton Drive and Maple Avenue has been designed to anchor the building to this corner. The Applicant will continue to work with the community and Board of Architectural Review to ensure that the building materials and lighting enhance the development without adversely impacting adjacent single family residents.

The Applicant requests to provide a 10% increase in the maximum impervious surface. To permit this incentive as outlined in the MAC District, the Applicant proposes the following features from Schedule A and B:

- Inclusion of underground parking or parking structure sufficient to accommodate 51% or more of the off-street parking requirements (AA).
- Building constructed to earn the Design for Energy Star certification or similar program (BB).
- Inclusion of shower and dressing facilities for employees (B).

With the above features, the Applicant proposes two (2) features from Schedule A and three (3) features from Schedule B, consistent with the minimum number of features to be provided to allow a 10% increase in the maximum impervious surface.

The proposed development conforms to all MAC District requirements with the exception of the following:

- The Applicant hereby requests a modification of the loading space of 15 feet per 50 feet of building width in favor of the 15 foot wide loading space depicted on the enclosed plans. Given the small size of the proposed retail space, combined with the loading needs of the assisted living facility, a single 15 foot loading space will be sufficient to accommodate the loading needs of the proposed building, and is consistent with the loading space requirements in neighboring jurisdictions.

The Applicant requests an extension to the time period specified in Section 18-216 of the Zoning Ordinance. This section states that a conditional use permit shall become void six months after issuance if construction or operation related thereto has not commenced. Given the complexities of this project, it may well be that construction will not commence within six months. The Applicant hereby requests 24-months of additional time to commence construction.

In sum, the Applicant looks forward to providing a high quality facility that will serve the needs of Vienna.



Should you have any questions, or need additional information, do not hesitate to contact me.

Very truly yours,

Womble Bond Dickinson (US) LLP

A handwritten signature in blue ink that reads "Sara V. Mariska". The signature is fluid and cursive, with a long, sweeping underline.

Sara V. Mariska

cc: Jerry Liang
Aaron Vinson
Travis Brown
John Rust
Scott Fleming
William F. Johnson

WBD (US) 47925352v1