

Sunrise Assisted Living

100-112 Maple Avenue East MAC Rezoning

Public Hearing Follow-Up

General Information

Town Council held a public hearing June 3, 2019 related to a request from an applicant to rezone 100-112 Maple Avenue East from C-2 General Commercial zone and C-1A Special Commercial zone to Maple Avenue Commercial (MAC) zone. Town Council closed the public hearing but left the record open for written comments until June 10, 2019. Consideration of the request was continued to the June 17, 2019 Town Council meeting.

In the interim period, staff was directed to address questions that came up at the June 3 public hearing. This document provides answers to these questions. Additionally, staff has provided a few points of clarification.

Clarifications and Questions

Q: How many assisted living facilities are located in the surrounding jurisdictions?

A: The table below provides the number of assisted living facilities in neighboring jurisdictions per the Virginia Department of Social Services website.

(<http://www.dss.virginia.gov/facility/search/alf.cgi>)

Jurisdiction	Total Number of Assisted Living ¹ Facilities	Number of Facilities that also offer Special Care ²
Fairfax County*	59	23
City of Fairfax*	3	1
City of Falls Church	4	2
Town of Herndon	0	0
Arlington County	8	3

* Note: City of Fairfax facilities were included in Fairfax County numbers on the website. Staff verified addresses of City locations and revised the numbers accordingly for the above chart.

1 Assisted Living Care

Level of service provided by an assisted living facility for adults who require assistance with at least two activities of daily living. Included in this level of service are individuals who require assistance because of significant behavior problems.

Facilities licensed for the assisted living level of care also may provide care to residents who require only the residential level of care.

2 Special Care Unit

A self-contained safe, secure environment for individuals with serious cognitive impairments due to a primary psychiatric diagnosis of dementia who cannot recognize danger or protect their own safety and welfare. There may be one or more self-contained special care units in a facility or the whole facility may be a special care unit.

Q: Do other jurisdictions have different parking standards for memory care?

A: The following information has been gathered from the zoning ordinances of the jurisdictions identified in the chart included in the previous response.

Fairfax County classifies Assisted Living Facilities, Nursing Homes, Memory Care Facilities and general hospitals as Medical Care Facilities. Medical Care Facilities are defined as any facility that is operated for the prevention, diagnosis or treatment of human conditions and facilities for the care of aged/disabled persons receiving nursing care or services related to an acute or chronic condition. Memory care is included in classification of Medical Care Facilities and does not have a separate parking requirement.

The City of Fairfax defines assisted living facilities as "a residential care facility designed for limited care of ambulatory elderly persons, with spouses or companions when applicable, but not including any facility licensed as a health care facility by the state. A facility providing assisted living care but also licensed by the state as a nursing home or other health care facility shall be considered a nursing home." There is no separate definition or requirements for memory care. The consultant that worked with the City to update their zoning code used the same parking requirements for assisted living that they used for other clients including Waynesboro, Virginia.

The City of Falls Church defines assisted living facilities as "a special type of residential institution that provides personal care and support services to people who need help with daily living activities as a result of physical or cognitive disability, but do not require full-time daily medical care, distinguished from an independent living facility." There is no separate definition or requirements for memory care.

The Town of Herndon's defines assisted living for the elderly and persons with disabilities as "a facility for persons who are unable to live independently and that provides (i) private living quarters, which may include kitchen facilities limited to a sink, refrigerator and/or microwave, (ii) supervision and general care, including but not limited to the provision of meals, housekeeping, health care, and (iii) assistance with moderate activities of daily living." There is no separate definition or requirements for memory care.

Arlington County defines assisted living facilities as “a building or group of buildings designed for limited care and assistance of ambulatory persons, with spouses or companions when applicable, but not including any facility licensed as a nursing home or health care facility by the state. A facility providing assisted living care but also licensed by the state as a nursing home or other health care facility shall be considered a nursing home under the zoning ordinance.” Arlington also has a definition and requirements for nursing homes, “a facility licensed by the state as a health care facility for chronic or convalescent patients or the aged or infirm in which three or more persons are received, kept or provided with food, shelter and care, but not including hospitals, medical clinics or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured”, however, both uses have the same parking requirements.

Q: Why did Fairfax County change parking requirements for continuing care?

A: See attached information on pages 12-14 of this document, found on Fairfax County webpage “Fairfax County Creates New Zoning Rules to More Easily Accommodate Continuing Care Facilities”, posted 12/5/2018.

(<https://www.fairfaxcounty.gov/publicaffairs/fairfax-county-creates-new-zoning-rules-more-easily-accommodate-continuing-care-facilities>)

Q: What is the parking rate for assisted living facilities from the Institute of Transportation Engineers (ITE)?

A: “Average Peak Period Parking Demand” ratio was calculated to be 0.41 spaces per unit. The “85th Percentile” demand ratio was calculated at 0.54 spaces per unit.

Q: How will the ambulance access the ambulance space? How will ambulances know to use the garage space?

A: Per email from Applicant to staff on June 5, 2019, emergency calls vary but it is anticipated that they will occur 5-8 times per month. The “Ambulance Turning Movement Exhibit”, dated 04/29/2019 and received from the Applicant 06/05/2019, located on page 15 of this document illustrates how the ambulance will access the space internal to the garage.

Based on the applicant’s conversations with the Fairfax County Fire Marshal, ambulances are dispatched in two (2) different ways:

1. Private ambulances for non-emergency transfers and minor injury calls.
2. Fairfax County EMS for emergencies (typically fire department ambulances).

Both ambulance types use “Computer Aided Dispatch.” These computer systems provide first responders with location of access points for vehicles and for entering the building at stair towers, etc. They also provide additional instructions for accessing Knox boxes, fire department connections, and tactical deployment for fire suppression. There is always a dispatch person at the County who is providing verbal instructions via their radios to the emergency responders as well (both have an interface with the CAD system).

When new buildings are brought online, the fire department and EMS services do what is called a “Pre-Plan” exercise where they meet with the building engineer to determine how the building will be accessed for different types of emergencies and that helps them create an emergency plan for each property in the “Computer Aided Dispatch” system. For this property, the ambulance will pull into the garage and then back into the ambulance parking space which has been located near the building entrance and near the elevator that would be used to transport residents to an ambulance.

For life threatening emergency calls, an engine truck will accompany the ambulance to assist with moving patients who cannot move under their own power and to provide an additional EMS responder. Sunrise has verified that both the length and height of engine truck can be accommodated within the parking garage without blocking Center Street and would not completely block the aisle for cars entering/exiting the garage.

Q: How will move-ins work?

A: Per email from Applicant to staff on June 5, 2019, move-ins will be scheduled with Sunrise staff so as not to conflict with other loading or delivery times. A moving truck will use the loading space accessed off Center Street and furniture and personal items may be moved in the standard elevator or the service elevator. Given the small size of resident rooms, the move-ins can be accomplished within a small window of time, generally 1-2 hours.

Q: How will loading and deliveries work in the garage?

A: Per the Applicant’s testimony at the June 3, 2019 hearing, comment response letter dated April 8, 2019 and as shown on the “Truck Turn Exhibit” sheet P-0302 of the concept plans dated 05/22/2019 and included as page 16 of this document, delivery trucks and moving vehicles will back into the loading space from Center Street North. Box trucks deliver supplies 2-3 times per week and supplies are brought in using a hand truck.

Q: How will trash pick-up occur and how frequently will trash pick-up occur?

A: Per email from Applicant to staff on June 5, 2019 and comment response letter dated April 8, 2019, there are no dumpsters proposed for this location. Trash and recycling for the assisted living will be stored in 95 gallon heavy duty two-wheel trash containers that will be wheeled to the loading space for pickup on collection days. Based on the volume of collection necessary at other Sunrise Assisted Living facilities, the Applicant has provided storage for approximately 12 containers for trash and 4 for recycling.

Trash and recycling for the retail space will be stored in a separate trash room and will also utilize 95 gallon heavy duty two-wheel trash containers that will be taken to the loading space on collection days. As the retail tenant has not yet been determined, the size of this room will be evaluated as tenant selection is finalized.

Trash will be picked up from the loading space. The trash truck will back into the space from Center Street. The loading space has been sized so that the trash truck does not block the sidewalk on Center Street. Trash pick-up will occur approximately 3 times per week.

Q: Is bike parking permitted to be provided in the right-of-way?

A: The locations proposed by the Applicant meet Town Code [Section 18-95.10.F](#) which states:

1. General standards:
 - a. Bicycle parking facilities shall be conveniently located and publicly accessible, but in no case shall such facilities be located more than 75 feet from the primary building entrance. This standard shall not apply to the long-term bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users required for residential uses or for additional spaces beyond the required spaces for commercial uses.
 - d. Bicycle facilities shall include a rack or other device to enable bicycles to be secured.

Q: Does Inova have a business tax waiver for their current location?

A: The Finance Director Marion Serfass confirmed that Inova is following the same rules in their new location, 180 Maple Avenue W. The Town is not collecting business license taxes there either.

**Q: How do the shift changes occur and how much employee crossover will there be?
How many employees are on site for each shift?**

A: Per email from Applicant to staff on June 5, 2019, shift times are as follows:

7:00 a.m. to 3:00 p.m.

3:00 p.m. to 11:00 p.m.

11:00 p.m. to 7:00 a.m.

Each shift will overlap for approximately 15-30 minutes.

At peak time, there will be 35 employees on site. Of those 35 employees, there will be 18-20 shift employees. For the 3:00 p.m. to 11:00 p.m. shift there are approximately 10 shift employees, such that the biggest employee fluctuation is around 2:30 p.m. and at maximum represents 45 total employees.

Q: How many beds will be in this facility?

A: Per email from Applicant to staff, the facility will be limited to 108 beds. This commitment has been added to the proffers.

Q: What are the size of the units? Are there cooking facilities?

A: Per email from Applicant to staff, units range in size from 300 square feet per unit to 750 square feet per unit. Units will have small refrigerators and a microwave, but they will not have cooking facilities.

Q: How will valet parking work?

A: Per email from Applicant to staff, the Applicant will develop a Parking Management Plan (PMP) collaboratively with Town Staff. The PMP will identify days during which valet parking will be used and will further identify situations in which valet parking should be used (e.g. if/when Sunrise plans to hold a special event). Based on the PMP, Sunrise will have valet attendants that will park cars for employees and visitors on days when valet parking is required to be used. The PMP will require monitoring of the parking and the PMP may be amended based on parking usage. Such modifications may include different parameters that will trigger the use of valet parking or use of off-site parking, among other solutions. The proposed valet parking spaces are located in the lower level of the garage and are highlighted in red in the diagram below.



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Q: What is the peak demand for parking?

A: Per information emailed from the Applicant to staff, the applicant's proposal utilizes 59 parking spaces provided in the parking garage (including compact and tandem spaces). The retail use requires 12 spaces leaving 47 spaces for employees and visitors for the assisted living. Per the proffers, no residents will be permitted to have vehicles at this location.

The following presents the highest potential parking demand ("worst case scenario"). If all assisted living facility employees drive alone, the peak demand for employee parking will require 45 spaces from approximately 2:45 pm to 3:15 pm on weekdays when 35 employees are there during peak shift (both full-time and shift employees) and 10 employees are arriving for the next shift. During that 30-minute period, there would be 2

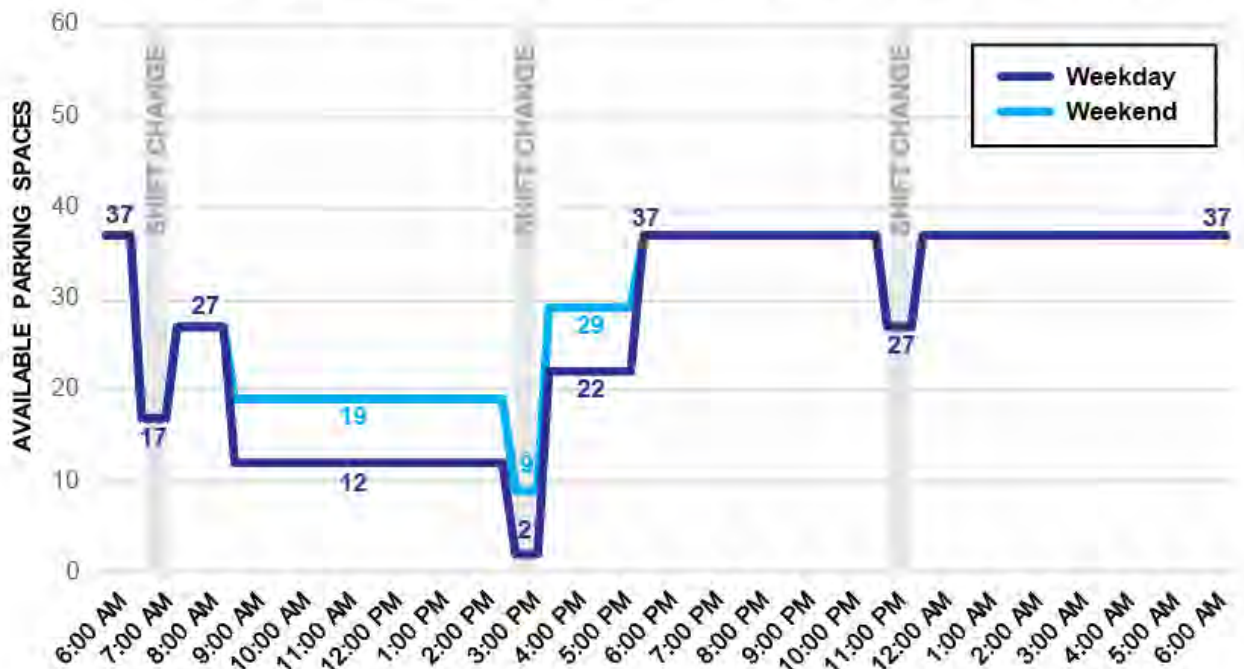
spaces available for visitors. Outside of that 30-minute period, the minimum spaces available is 12 until after 5 pm when it increases to 37 available spaces.

While the above scenario presents the highest potential parking demand if all employees, visitors and other users drive independently, there are other factors that will lessen the parking demand.

- A portion of the employees will take transit or other modes of transportation based on evidence from other Sunrise facilities in the region and the proffered commitment to employ a Transportation Demand Management (TDM) program including an annual budget of \$20,000 for transit incentives for employees of the assisted living facility.
- There will likely be some additional parking spaces available within the 12 spaces needed to meet the retail requirements because the retail demand will likely occur outside the peak shift change.
- The peak shift represents the peak Monday through Friday shift. Weekend staffing is typically less than weekday staffing. The parking data collected consistently shows less demand during the weekend.

See chart on next page.

Available Parking for Visitors and Other Users of Assisted Living Facility Based on Maximum Utilization of Parking by Employees



- Notes:
1. Total of 59 parking spaces provided in the proposed parking garage, including compact and tandem spaces. Chart does not include 10 proposed valet spaces for special events.
 2. In the interest being conservative, 12 spaces required for retail are assumed to not be available for all hours for this chart. Proposed retail tenant and associated hours of demand are unknown at this time.
 3. Does not include 1.25 parking incentive.
 4. Assumes all employees drive individual vehicles for all shifts which does not take into account the proffered Transportation Demand Management program which will reduce use of single occupancy vehicles.
 5. Number of employees per shift as provided by Applicant. See chart below.

Type of Employee	Work Hours	Number of Employees	
		Weekdays	Weekends
Full Time Employees	9 am - 5pm	15	8
	7 am - 3 pm	20	20
Shift Employees	3 pm - 11 pm	10	10
	11 pm - 7 am	10	10

Clarification and Update from June 3 staff report

The proposed parking garage provides 59 spaces; however, 4 tandem parking spaces and 3 compact spaces proposed in the garage do not meet the dimensions of required parking in the Town Code. The four spaces provided as tandem spaces and the 3 compact spaces may not be included toward the parking requirement leaving a total of 52 spaces provided. Per [Section 18-95.10.A.2](#), spaces within a parking structure are credited at a rate 1.25 times the number of spaces. In this case, the 52 spaces are counted as 65 spaces. The applicant's revised parking summary does not remove the non-regulation spaces in their calculations. Staff's analysis of the revised parking provided on site is shown in Table 1 below.

Table 1 – Proposed Development Parking Calculations on Site by Use				
	Without Incentive		With Incentive	
	Spaces Provided	Parking Rate	Spaces Provided	Parking Rate
Retail (2,264 square feet)	12	1/200 sf	15	1/200 sf
Assisted Living (82 units)	40	0.49/unit	50	0.61/ unit
ON-SITE TOTAL SPACES*	52		65	

* Total spaces does not include the 3 compact and 4 tandem non-regulation spaces or proposed valet spaces for special events

The applicant has revised their proffers to include securing off-site parking to accommodate a minimum of twelve (12) spaces for a minimum of twelve (12) months. Table 2 below analyzes the per unit parking spaces for the assisted living use with the additional off-site parking.

Table 2 – Total Parking Provided for Assisted Living Use				
Assisted Living (82 units)	Without Incentive		With Incentive	
	Spaces Provided	Parking Rate	Spaces Provided	Parking Rate
On-Site Parking	40	0.49/unit	50	0.61/ unit
Off-Site Parking (Per Proffer dated June 10, 2019)**	12		12*	
TOTAL SPACES PROVIDED	52	0.63/unit	62	0.76/ unit

* Off-site parking spaces provided by proffer are not eligible for the 1.25 multiplier parking incentive.

** Proffer 9.B (iv) Prior to the issuance of a certificate of occupancy for assisted living use, the Applicant shall secure off-site parking to accommodate a minimum of twelve (12) spaces for a minimum of twelve (12) months and shall provide proof of such off-site parking to the Department of Planning and Zoning. Upon the conclusion of the twelve (12) month period, the Applicant shall provide parking usage information to the Department of Planning and Zoning consistent with Proffer 9.ii. If, subsequent to twelve (12) months, or anytime thereafter, the Applicant can demonstrate that all parking is accommodated on the Subject Property the Applicant shall have the option of discontinuing the off-site parking.

Table 3 provides a comparison of the required parking rate for assisted living uses in nearby jurisdictions. Using a total maximum occupancy of 108 residents and 35 employees at peak shift, per statements made by the applicant in public hearings, updated proffers, the parking required for this proposal in each jurisdiction and the parking rate required per unit for 82 units are shown below.

Table 3 – Comparison of Parking Requirements for Assisted Living in Other Jurisdictions			
Jurisdiction <i>Use</i>	Required Parking Rate	Parking Required for Proposal	
		Required Spaces	Per Unit Rate
Fairfax County <i>Nursing, Convalescent, Assisted Living or Congregate Living Facility</i>	One (1) space per three (3) residents, plus one (1) additional space for each employee	71	0.87
City of Fairfax <i>Assisted living facility</i>	1 space per 4 beds	27	0.33
City of Falls Church <i>Convalescent, human care, nursing or rest home, sanitarium</i>	1 per 4 beds of maximum capacity, plus 1 for every full-time staff member on the maximum shift, and 1 per attending physician	62	0.76
Town of Herndon <i>Convalescent Homes</i>	1 per 4 beds, plus 1 space for each 2 employees, plus 1 space for each doctor assigned to the facility per shift	45	0.54
Arlington County <i>Hospitals, rest homes, sanitariums, convalescent homes & institutions</i>	1 per 4 beds, plus 1 space for each 2 employees (other than staff doctors), plus 1 space for each doctor assigned to the staff	45	0.54
AVERAGE		50	0.61

Summary

The applicant is providing 0.49 regulation spaces per unit on site for the assisted living use.

Per updated proffers, the applicant is providing an additional 12 parking spaces off-site which results in a rate of 0.63 parking spaces per unit without the parking incentive.

The applicant's analysis shows 0.57 spaces per unit; however, that includes the compact and tandem spaces.



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Public Affairs



CONTACT INFORMATION: Open during regular business hours, 8 a.m. - 4:30 p.m., Monday - Friday.



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Tony Castrilli,
Director of Public Affairs

Fairfax County Creates New Zoning Rules to More Easily Accommodate Continuing Care Facilities

December 5, 2018

To accommodate the new models for senior living facilities, **Fairfax County created new zoning rules for continuing care facilities.**

The Board of Supervisors adopted the zoning changes on Dec. 4, 2018. **The action establishes a new zoning district—the Planned Continuing Care Facility District—and it also creates continuing care facilities as a new land use category.**

Zoning officials said the **change was needed to meet more modern operational needs of retirement communities and nursing facilities.** They often provide multiple types of housing and services in a single facility, from independent living to assisted living to nursing or medical care. These combined uses were previously not allowed in a single, integrated facility, but **now the new rules give senior living companies the flexibility to determine the**

features and services best suited to serve their residents.

Previously, the county's zoning rules made distinctions between independent living, assisted living and nursing homes, regulating them as separate uses. The ordinance imposed limits based on housing features, such as whether kitchens are provided; type of person living at the facility; and type of services provided.



The change is akin to how the county's zoning rules treat colleges and universities, zoning officials say. Rather than separately regulating each individual use at these institutions—which can range from housing to restaurants to sports stadiums—zoning rules look at colleges and universities as a whole that's a sum of its parts.

The new zoning district makes continuing care facilities the primary use, but it also could allow for secondary, accessory uses in these districts like offices, restaurants, retail and recreation in certain circumstances. **The new district also includes limitations to ensure they are compatible with surrounding neighborhoods, including:**

- Located in areas with **adequate road capacity.**
- Located in areas with **public water and sewer service.**
- Located on **properties that are a minimum of five acres** unless modified by the Board of Supervisors.
- Be up to 75 or 100-feet tall and provide 30 or 50-foot setbacks, depending on what kind of development is adjacent to the continuing care facility.
- Set aside a **minimum of 20 percent of the site as open space** unless modified by the Board of Supervisors.
- Allow the Health Care Advisory Board to provide recommendations to the Planning Commission on proposed continuing care facilities in rezoning cases.

The adopted new zoning rules also allow continuing care facilities in planned districts like Burke, Tysons or Reston.

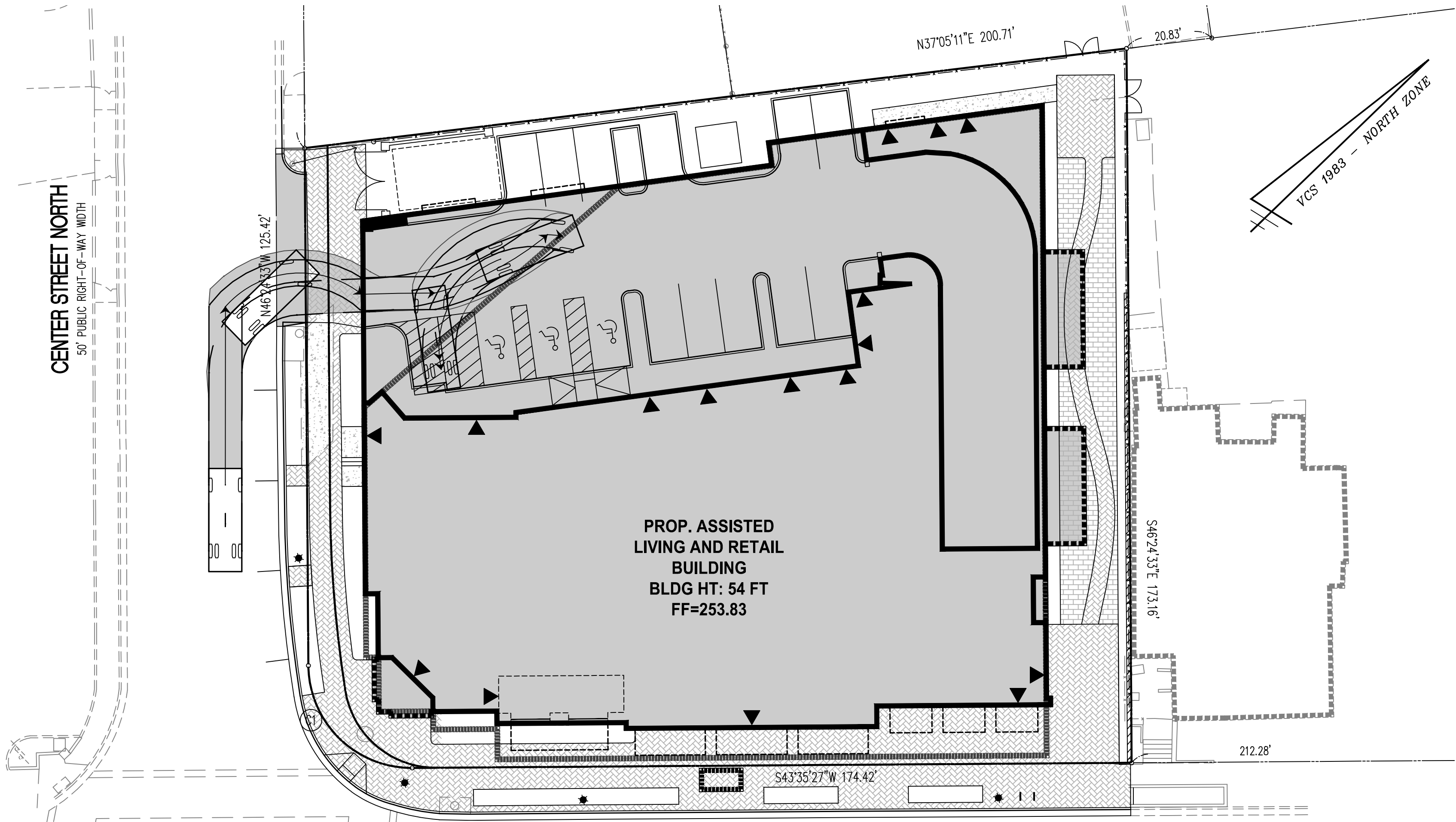
The zoning changes support the county's 50+ Action Plan. As demographic experts forecast a major uptick in the numbers of older adults in the county, there will be an increasing demand for senior housing. **By 2040, people age 50 or older will make up about 33 percent of Fairfax County residents—or about 452,000 people.** In the next 22 years, the number of residents between ages 70-79 will more than double compared to 2010.

For more information, contact the Zoning Administration Division of the Department of Planning and Zoning, at 703-324-1314, TTY 711.

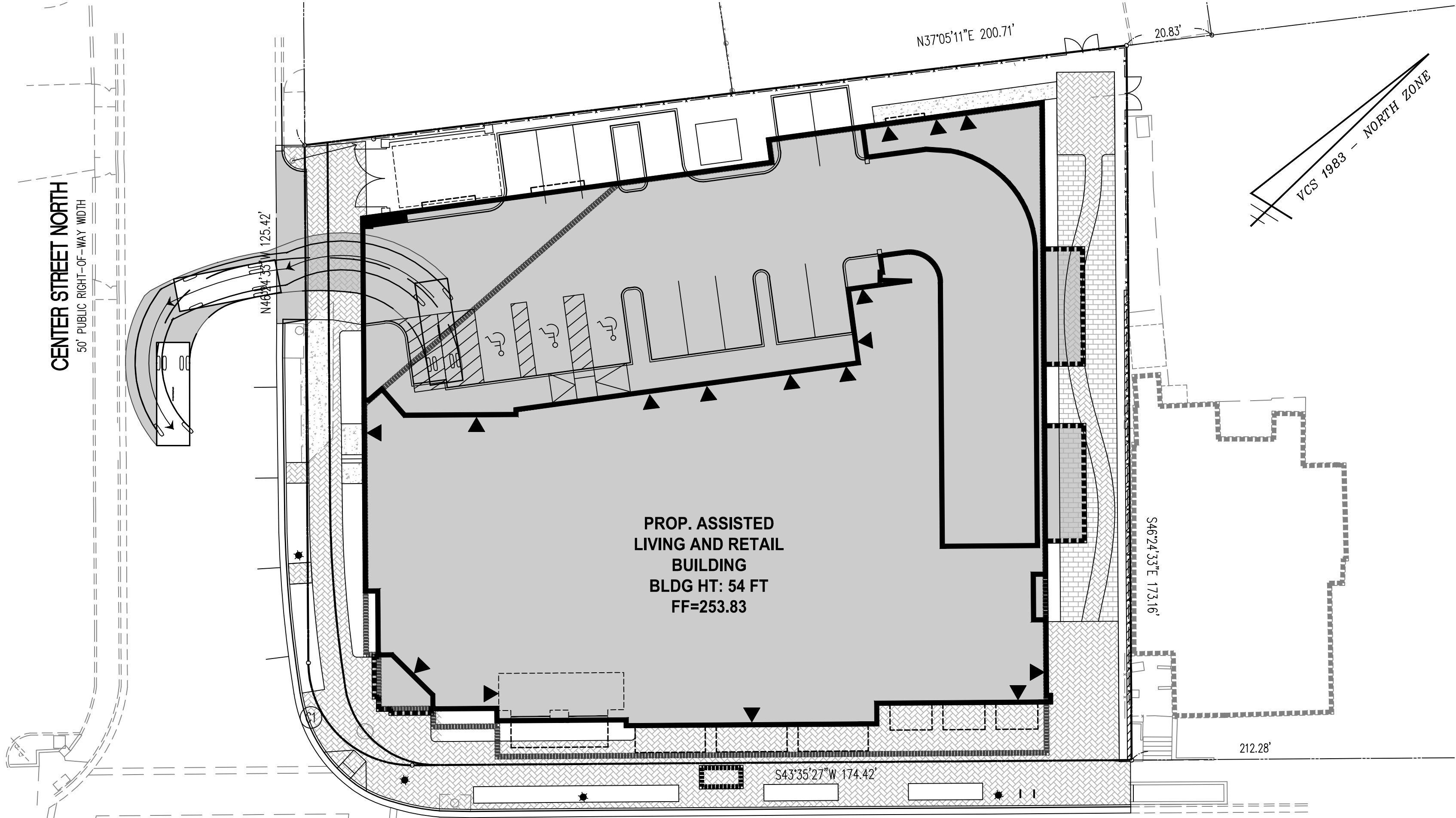
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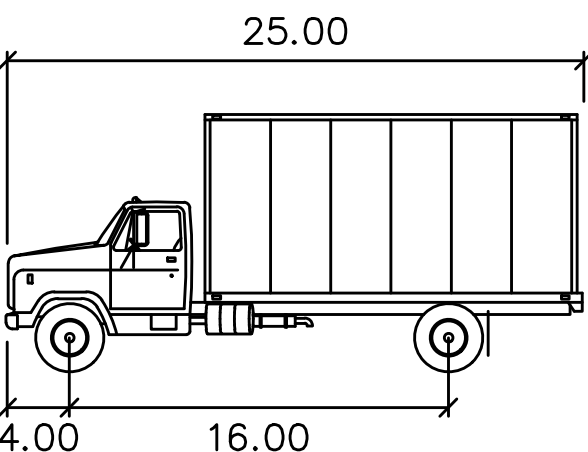
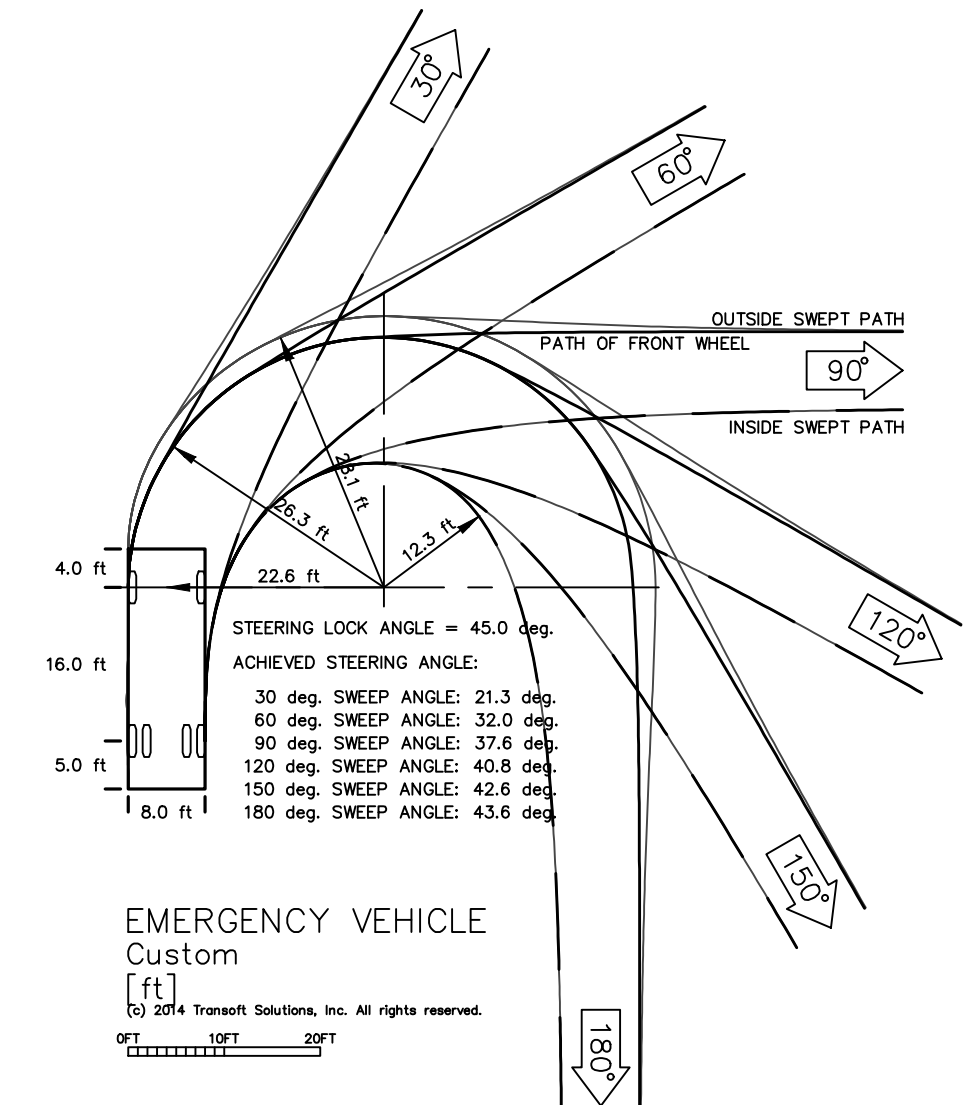
MAPLE AVENUE EAST - ROUTE 123
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY



MAPLE AVENUE EAST - ROUTE 123
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

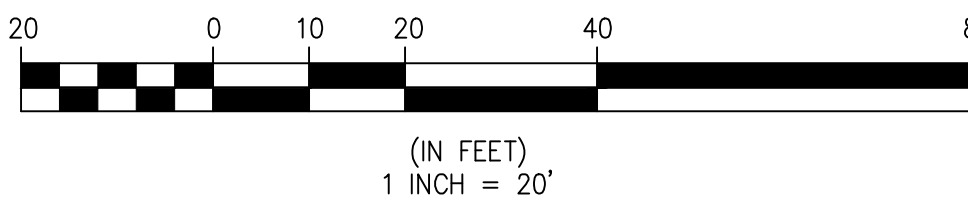
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	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
	FIRE HYDRANT	
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
	UNDERGROUND ELECTRIC	
	TELEPHONE	
	GAS MAIN	
	ELECTRICAL	
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	CONTOURS	
	SPOT ELEVATION	
	DRAINAGE FLOW DIRECTION	
	TOP OF CURB	
	BOTTOM OF CURB	
	TOP OF WALL	
	BOTTOM OF WALL	
	HIGH POINT	
	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

LEGEND



EMERGENCY VEHICLE

Width : 8.00
Track : 8.00
Lock to Lock Time : 6.0
Steering Angle : 45.0



AMBULANCE TURNING MOVEMENT EXHIBIT

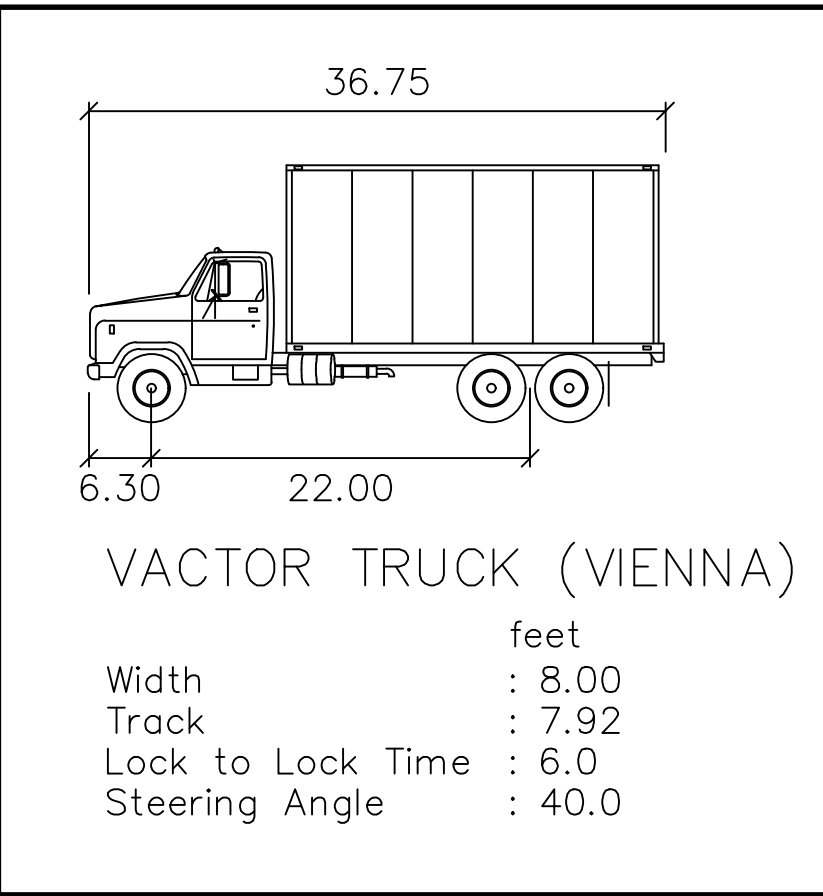
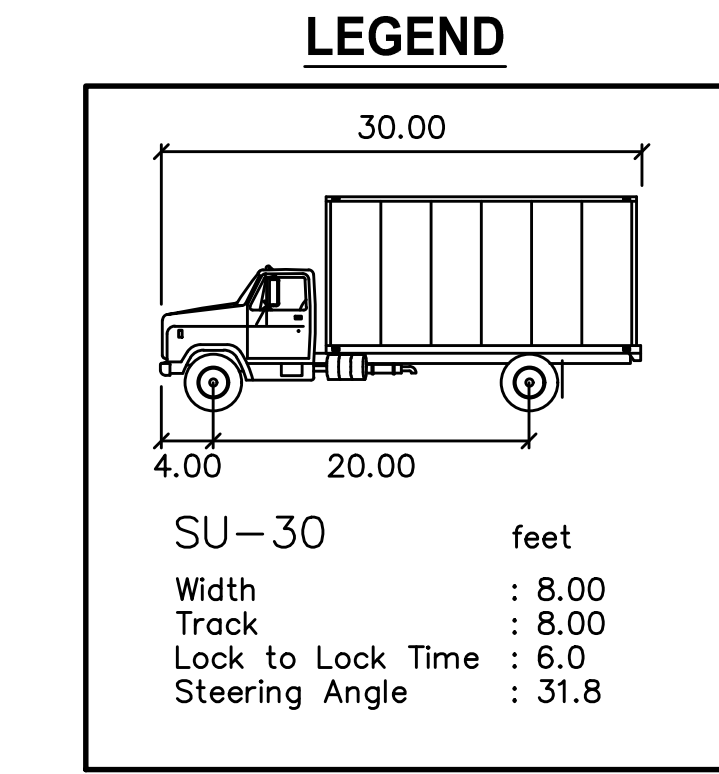
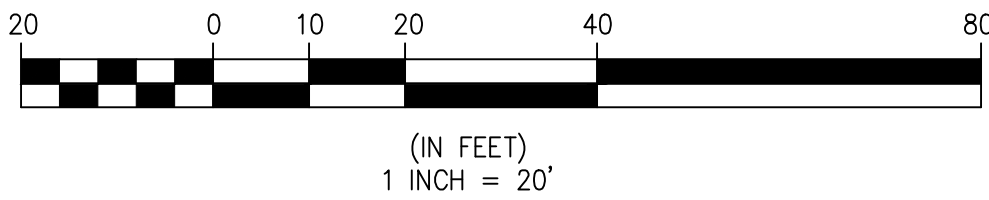
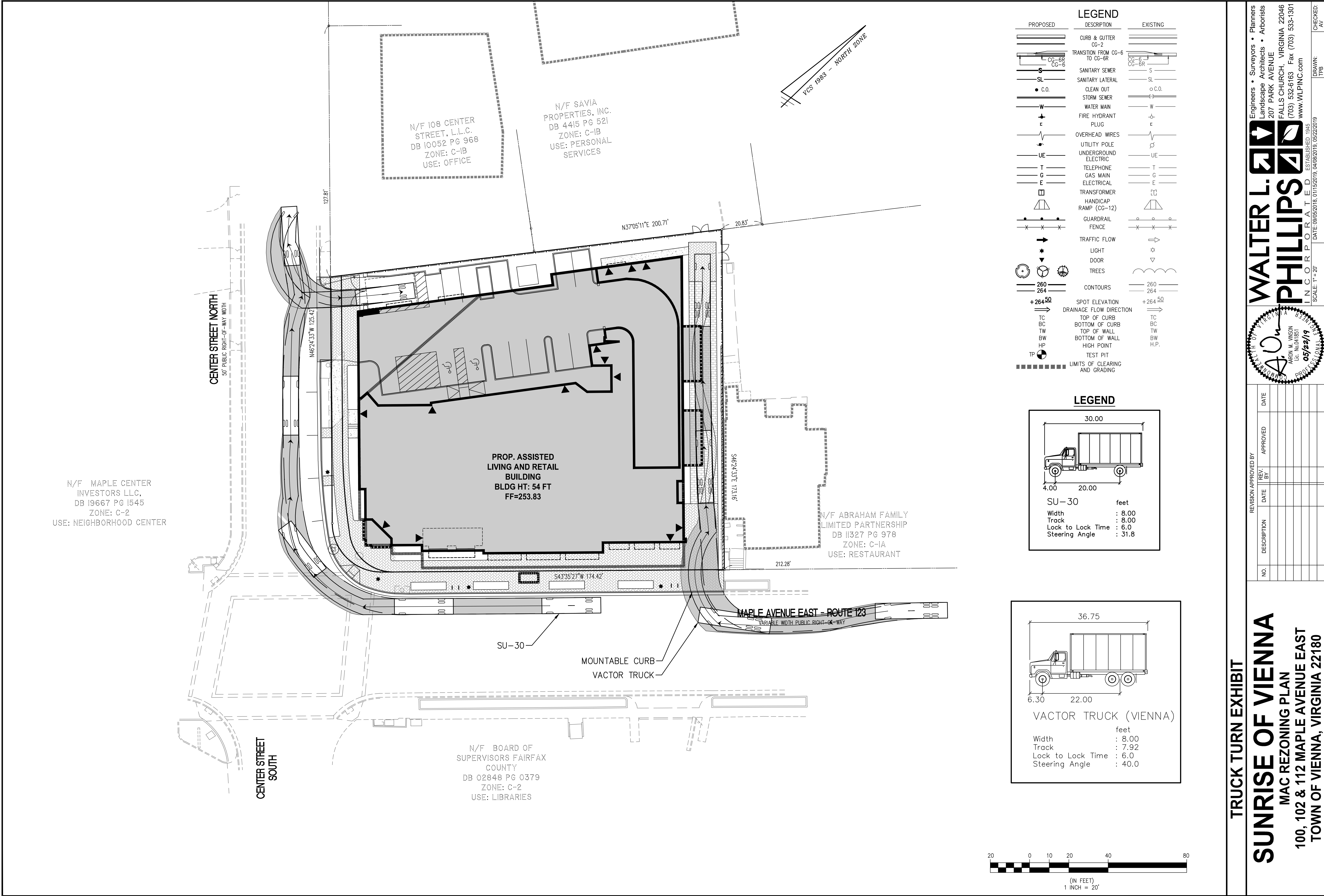
SUNRISE OF VIENNA

MAC REZONING PLAN
100, 102 & 112 MAPLE AVENUE EAST
TOWN OF VIENNA, VIRGINIA 22180

WALTER L. PHILLIPS
Engineers • Surveyors • Planners
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IN CORP. OR A.T.E.D. ESTABLISHED 1945
SCALE: 1" = 20'
DATE: 04/23/2019
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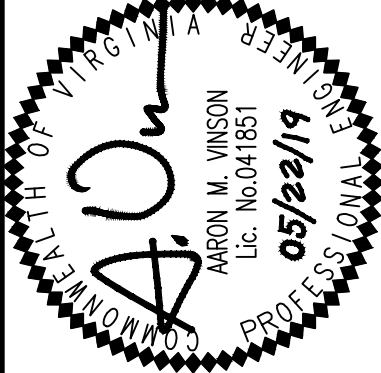
REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED



PROPOSED	DESCRIPTION	EXISTING
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	TRANSITION FROM CG-6 TO CG-6R	
	SANITARY SEWER	
	SANITARY LATERAL	
	CLEAN OUT	
	STORM SEWER	
	WATER MAIN	
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	TEST PIT	
	LIMITS OF CLEARING AND GRADING	

TRUCK TURN EXHIBIT

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