



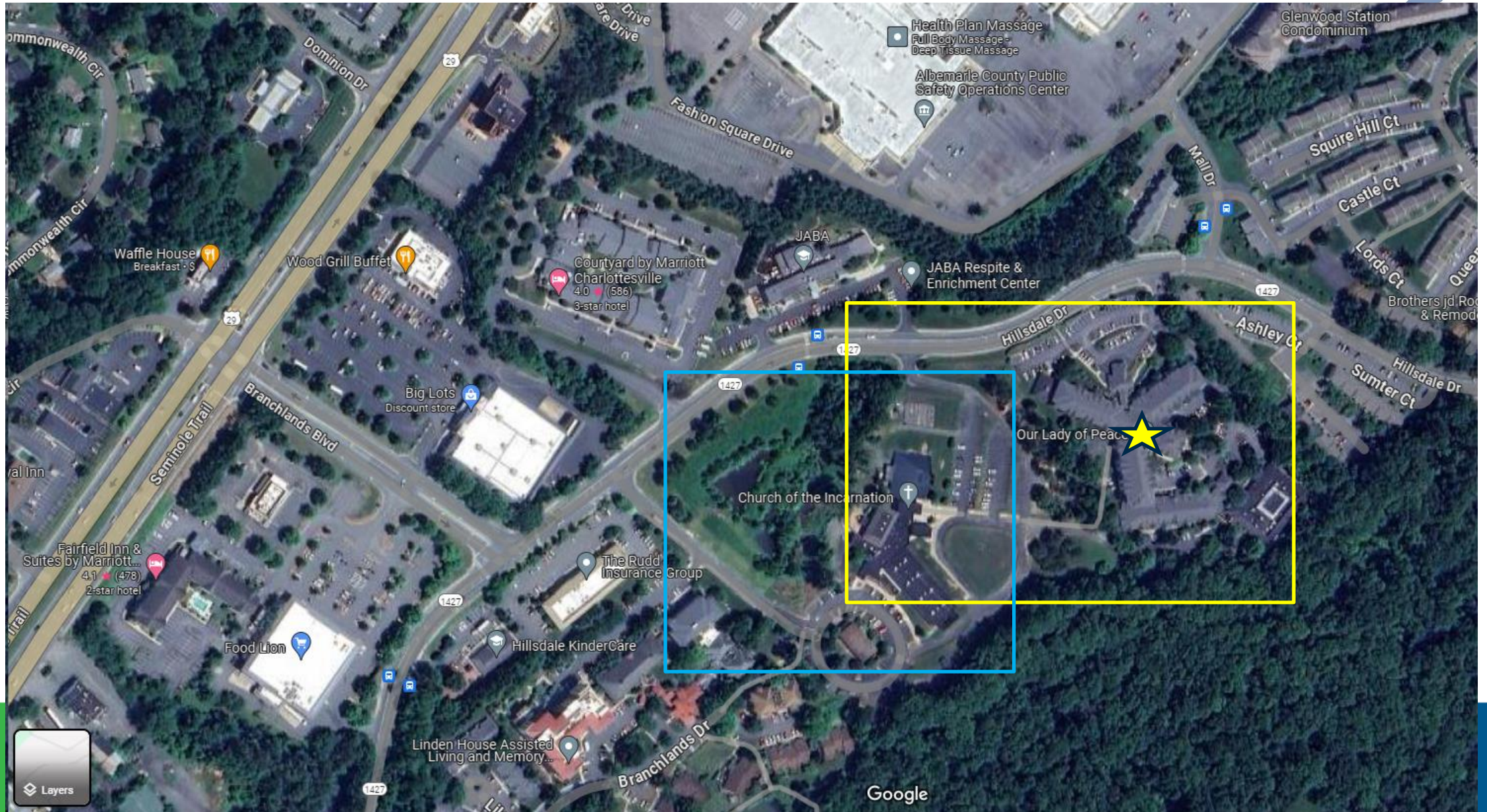
Our Lady of Peace

Special Use Permit + Special Exceptions
for New Wing

Places29-Rio Community Advisory Committee
Community Meeting

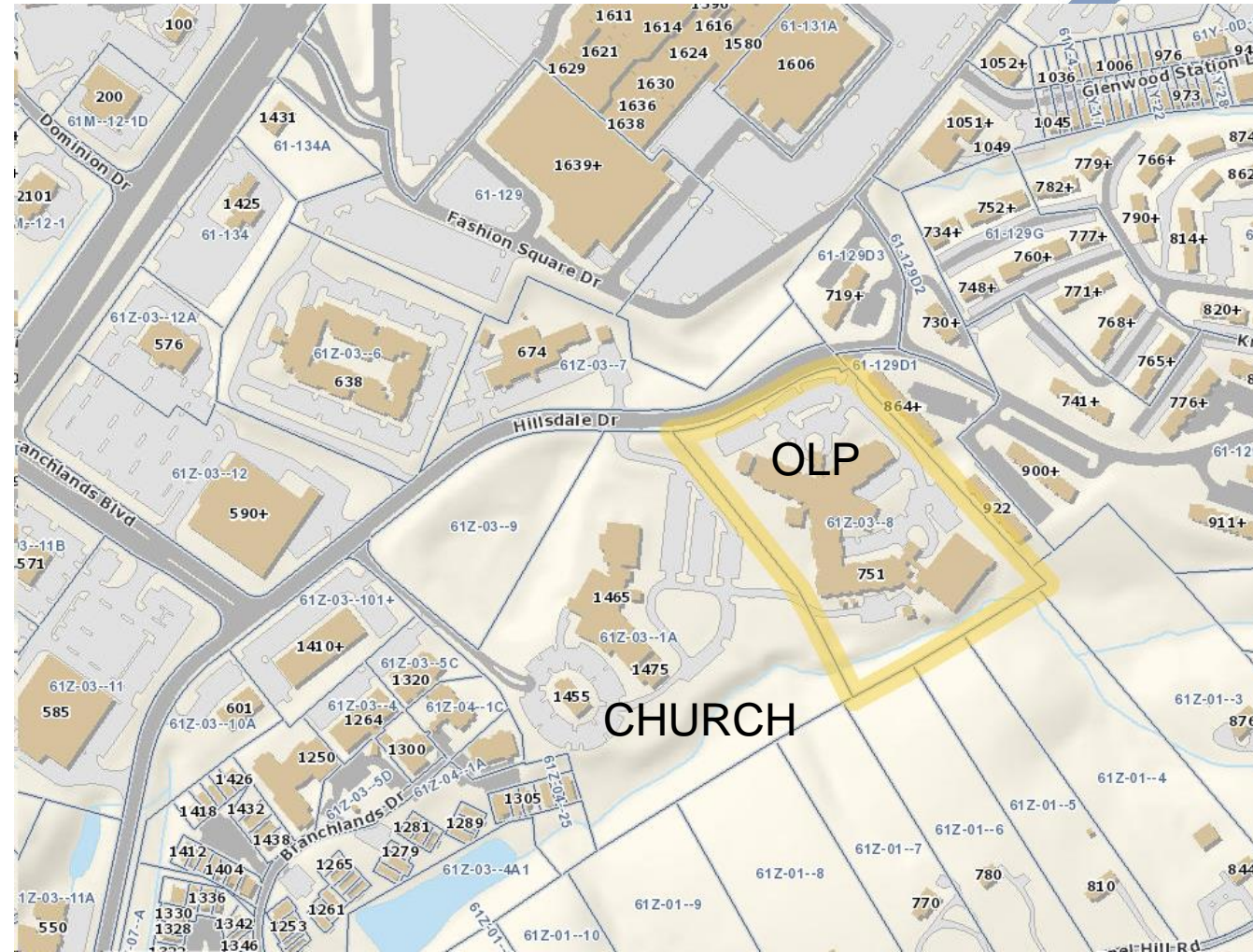
March 28, 2024

Context at 751 Hillsdale Drive & 1465 Incarnation Drive

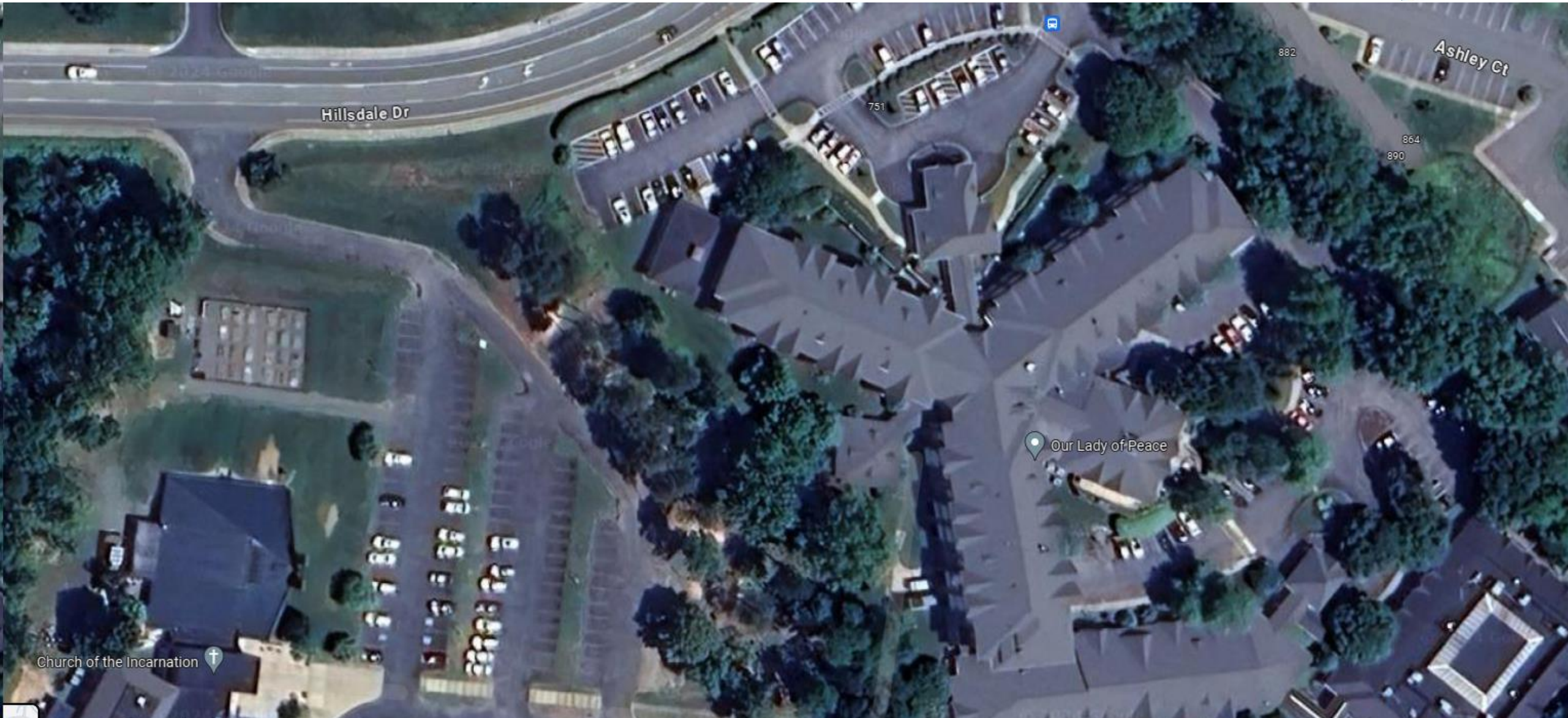


County GIS / Tax Map Parcels 61A-03-8 & 61Z-03-1A

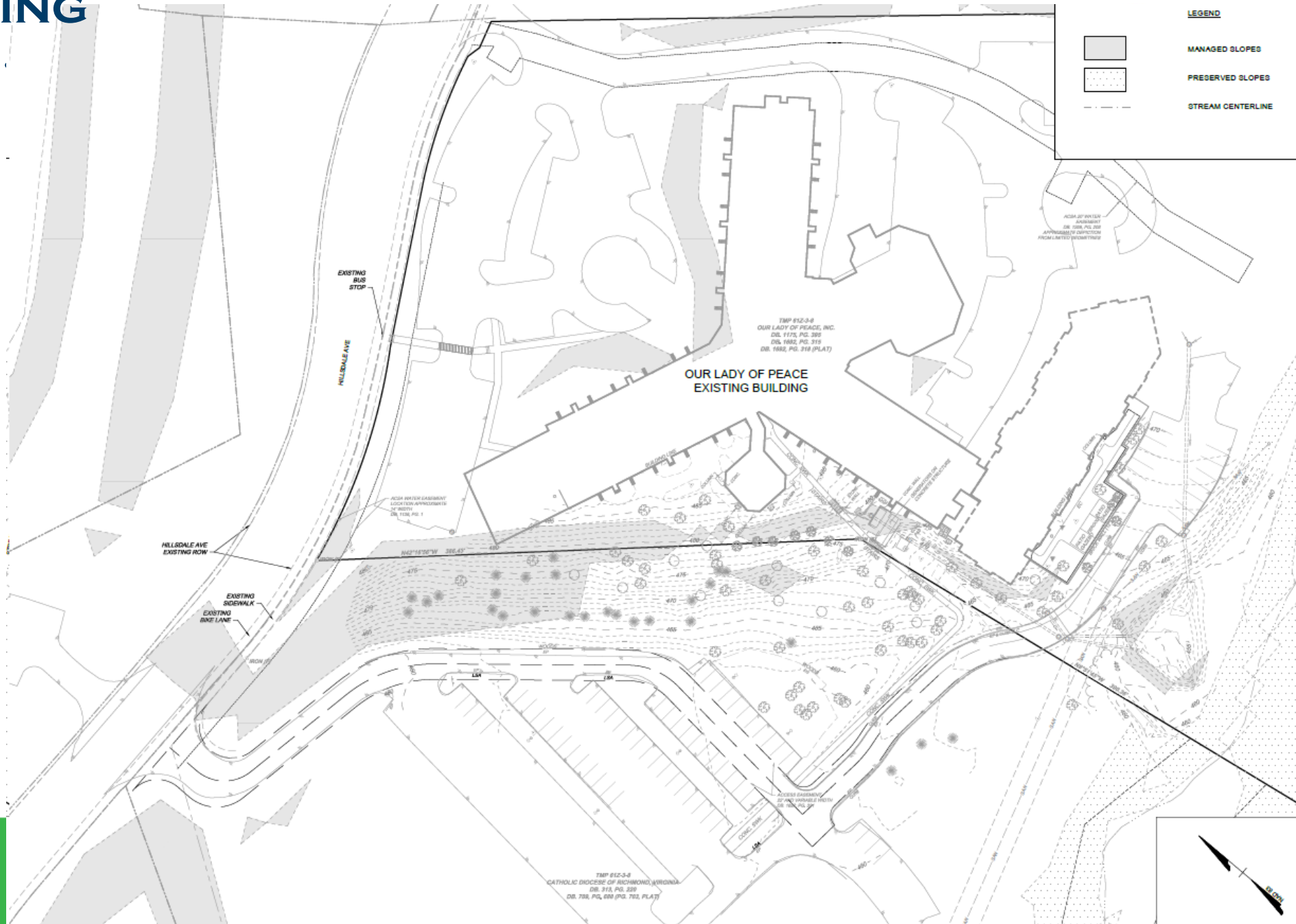
- > Zoning: Planned Unit Development (PUD)
- > Comprehensive Plan Land Use Designation: Urban Density Residential
- > Proposal: Amend SP 1997-042
- > Affected acreage: 7.95
 - Our Lady of Peace = 6.95 acres
 - Church of the Incarnation = 12.51 acres



Existing Building in Relation to Church Property



EXISTING BUILDING



Proposed Addition

Existing Units:

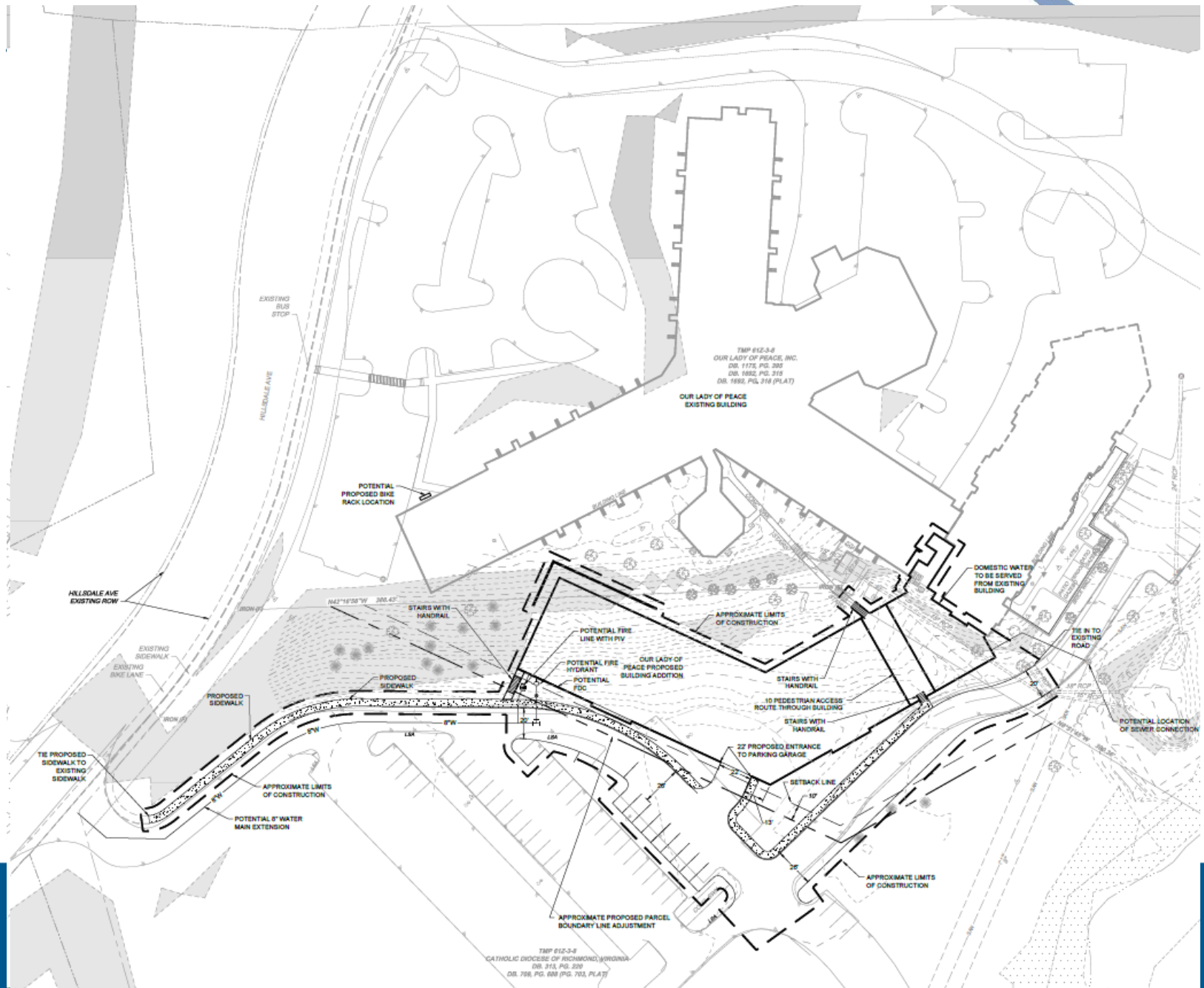
Independent Living	25
Assisted Living	84
Assisted Living Memory Care	24
Nursing Home	30

Proposed:

Independent Living	25
Assisted Living	84
Assisted Living Memory Care	44
Nursing Home	64

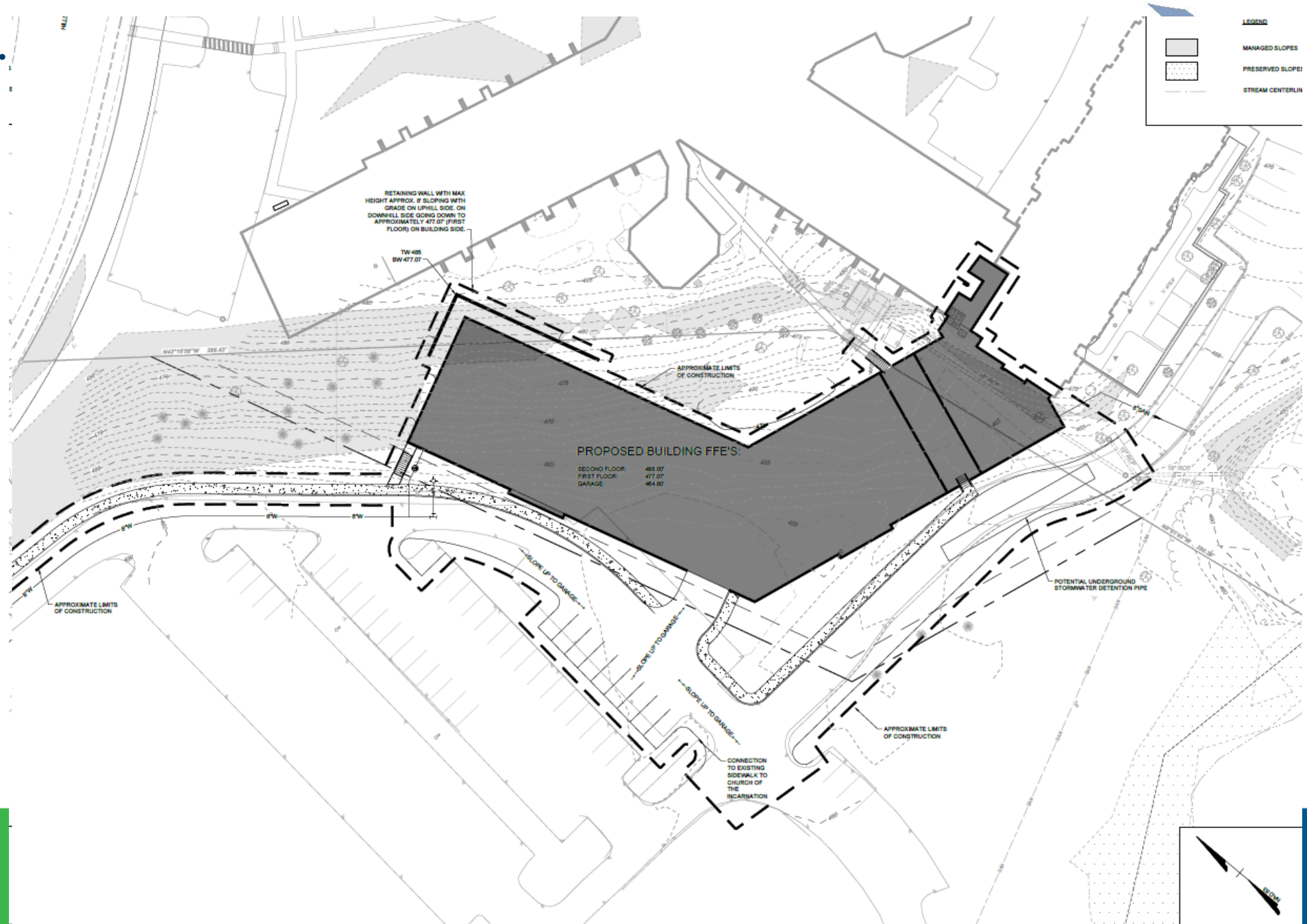
Expansion allows addition of

- 20 New Memory Care units
- 34 New private nursing home beds with ADA bathrooms



New Wing

New wing will include a parking garage with pedestrian passage from sidewalks south of the building through to the courtyard.



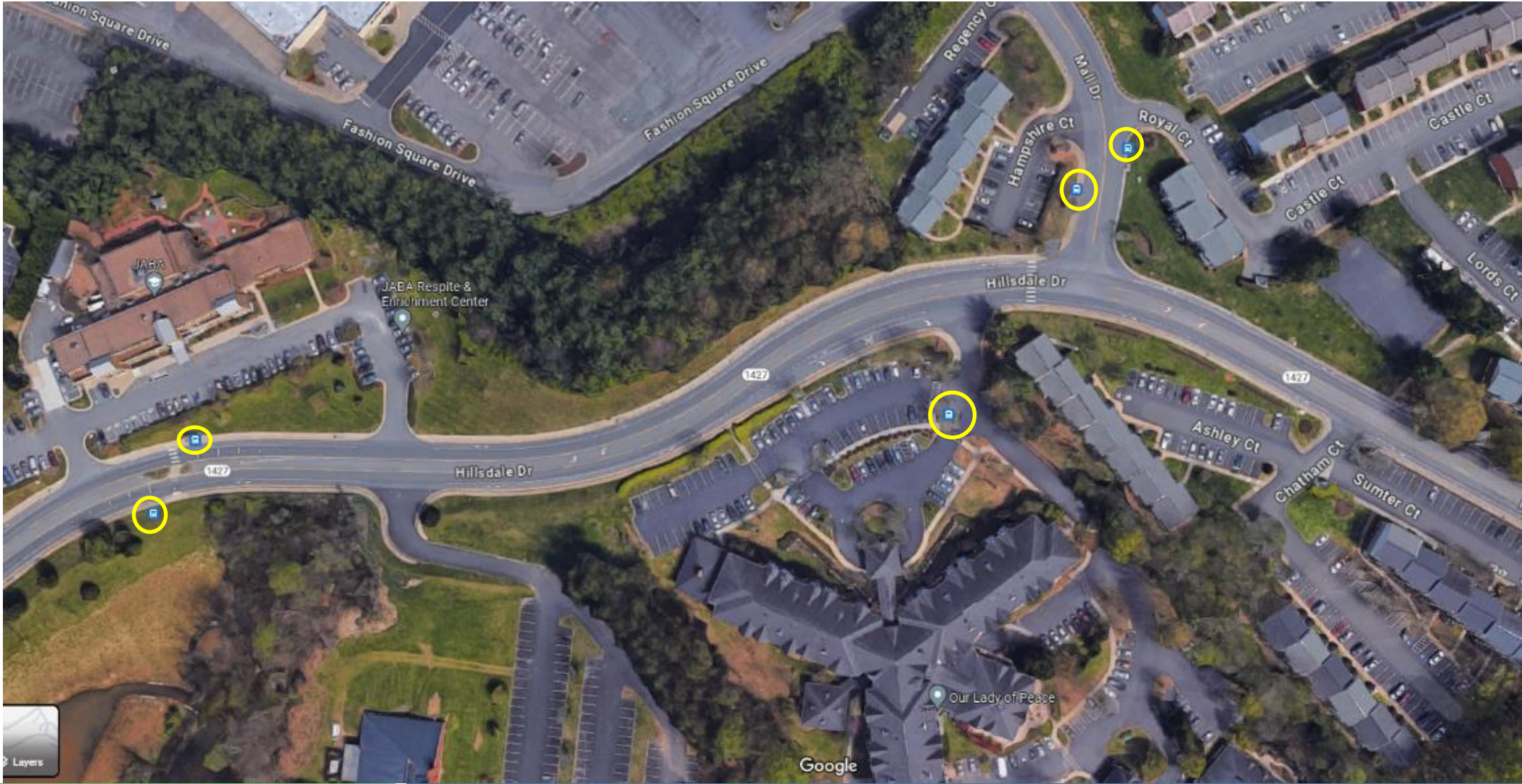
No Significant Traffic Impact



LAND USE	ITE CODE	AMOUNT	UNITS	WEEKDAY							
				ADT	AM PEAK HOUR			PM PEAK HOUR			
					IN	OUT	TOTAL	IN	OUT	TOTAL	
Existing											
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6	
Assisted Living	254	84	Beds	218	9	6	15	8	12	20	
Assisted Living Memory Care	254	24	Beds	62	3	1	4	2	4	6	
Nursing Home	620	30	Beds	92	3	1	4	1	3	4	
TOTAL		163		454	17	12	29	15	21	36	
Proposed											
Independent Living (Senior Adult Housing) - Apartments	252	25	Beds	81	2	3	5	4	2	6	
Assisted Living	254	84	Beds	218	9	6	15	8	12	20	
Assisted Living Memory Care	254	44	Beds	114	5	3	8	4	7	11	
Nursing Home	620	64	Beds	196	6	3	9	3	6	9	
TOTAL		217		610	22	15	37	19	27	46	
Net Difference - Trips				156	5	3	8	4	6	10	
% Difference				34.4%	29.4%	28.9%	29.2%	26.7%	26.0%	26.3%	

SOURCE: Institute of Transportation Engineers' *Trip Generation Manual* 11th Edition (2021)

Transit Stops in the Area of Our Lady of Peace



Slopes and Tree Replacement



No impact on preserved slopes (green). The disturbance of the managed slopes (yellow) will be in accordance with the design standards for managed slopes and stormwater management will be designed in accordance with the County WPO/VSMP and State requirements.

Trees to be removed consist mainly of pine trees in poor health on the hillside between the Church and Our Lady of Peace. Re-plantings pursuant to County landscape regulations.

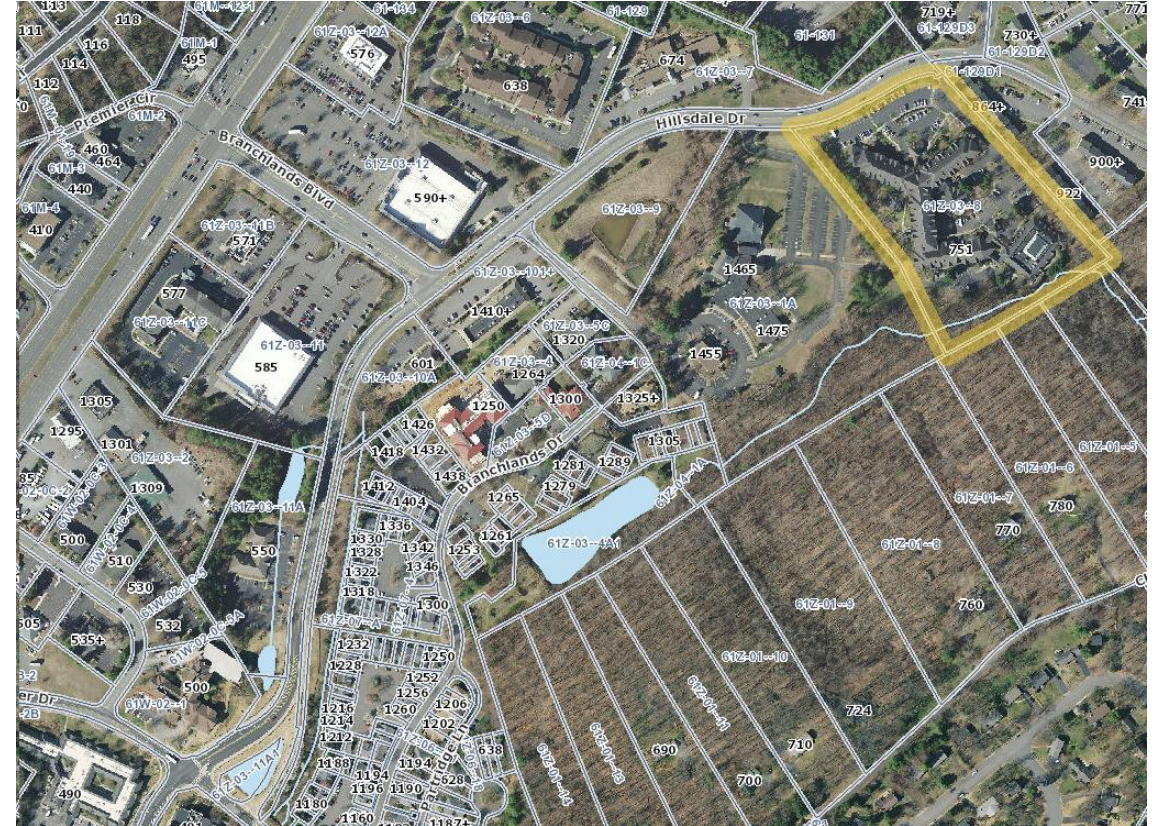


Steep Slopes Map (yellow = managed slopes; green = preserved slopes)

Storm Water Management pursuant to State Regulations



- > Peak flow of 1-year storm of disturbed area will be reduced per state storm water requirements. Initial calculations show that a reduction of 20%-50% will be required.
- > 10-year storm must be held to pre-construction conditions
- > Method(s) to be determined during site planning
- > Project site's contributing drainage area appears to be about 2% of the pond area



Consistency with Neighborhood Model Principles



- > **Mixture of uses** within the PUD area, including office, commercial, retail, daycare, multifamily and townhomes
- > **Neighborhood Center.** Part of larger neighborhood with Fashion Square Mall and shops along Branchlands serving as Centers within walking/biking distance.
- > **Mixture of housing types and affordability** within the project (senior living apartments, assisted living, nursing home) and surrounding the project (apartments, townhomes).
- > **Interconnected Streets and Transportation Networks:** two entrances from Hillsdale Drive; new parking accessible from the Church; existing pedestrian access from the Church to remain; new sidewalks from Hillsdale to parking garage, through to courtyard.
- > **Multi-Model Transportation Opportunities:** existing pedestrian and bike facilities along Hillsdale; multiple transit stops, new bike rack proposed.

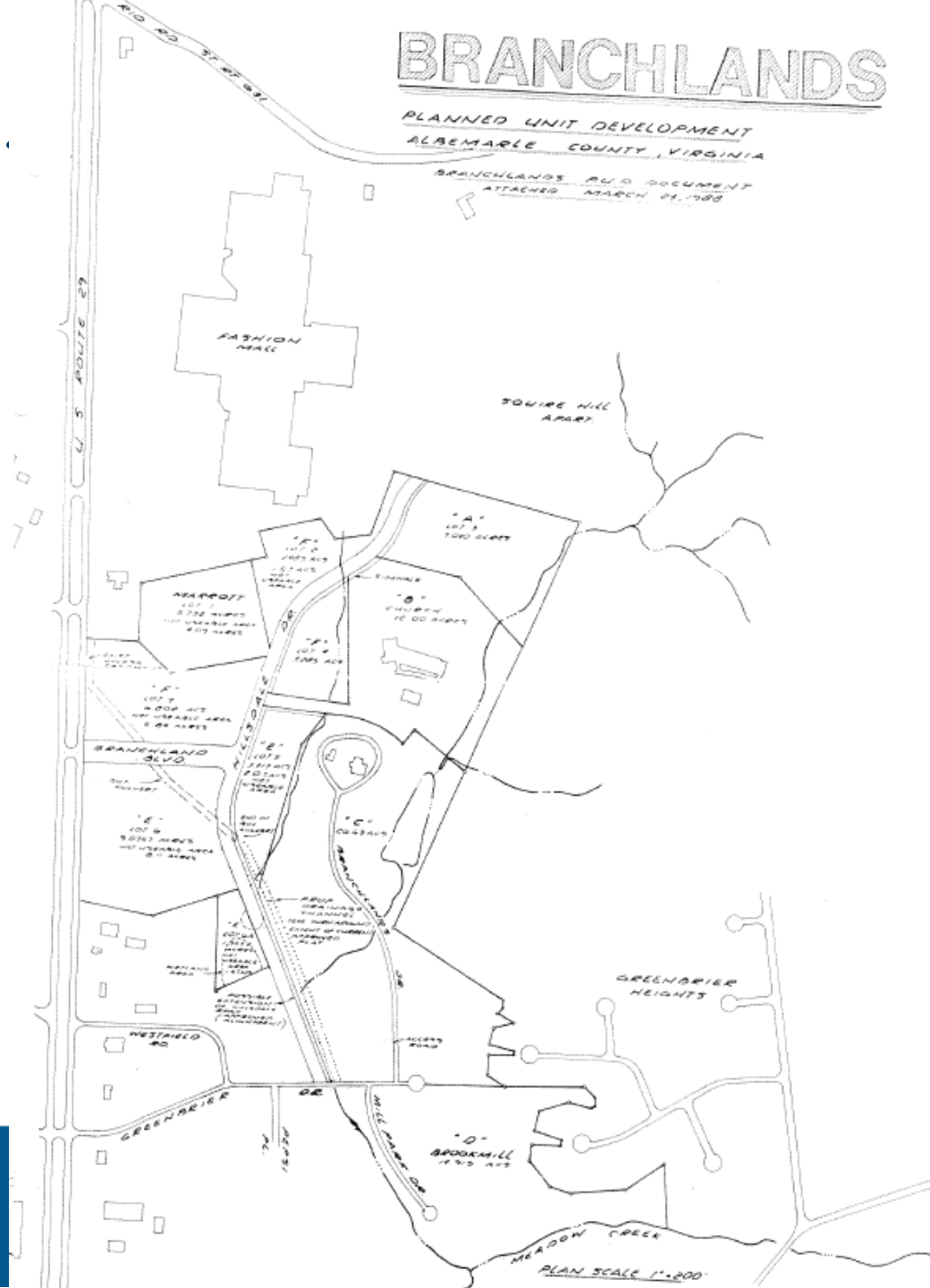
Consistency with Neighborhood Model Principles, continued



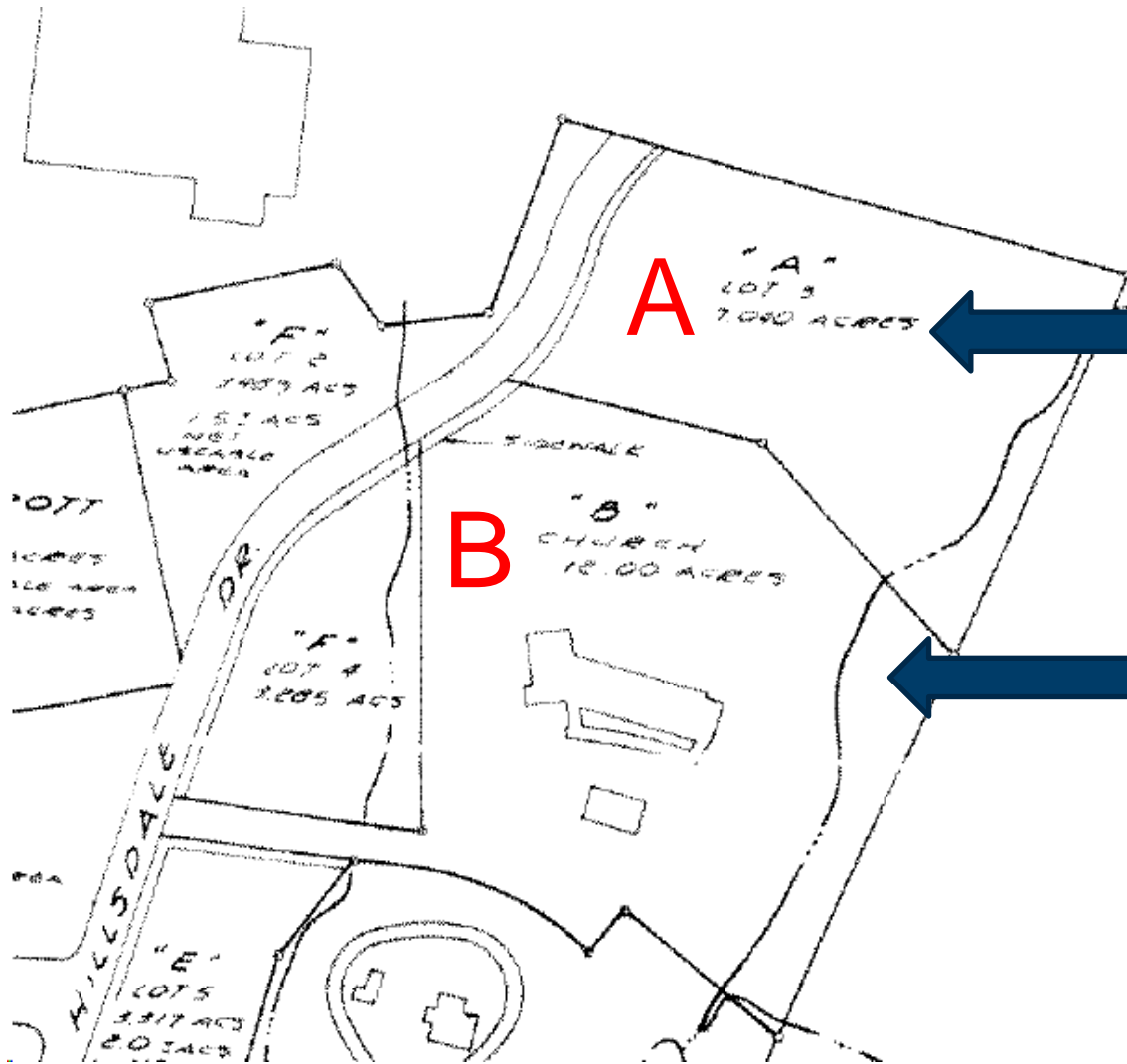
- > **Parks, Recreational Amenities, Open Space:** development is interior to the parcels; OLP providing common areas and amenities for residents within courtyards.
- > **Buildings and Spaces of Human Scale:** PUD permits 65' maximum; proposed addition will be approximately 46' in two stories + parking level; architectural features and detailing to eliminate blank walls and add visual interest.
- > **Relegated parking:** parking will be on the ground floor of the addition, not visible from Hillsdale Drive.
- > **Redevelopment:** addition is proposed for a vacant area between the Church of the Incarnation and OLP (not applicable).
- > **Respecting terrain:** no impact on preserved slopes; impact on managed slopes will meet regulations; addition will step down the hill and use the terrain in its design.

Special Exceptions for Modifications to ZMA 1988-007 Branchlands PUD

- > To revise the acreage and uses designated for Areas A and B



ZMA-88-7 Branchlands PUD



> Parcel A designated as 7.04 acres for dwelling units (now 6.95 acres)

> Parcel B designated as 12.00 acres for Church (now 12.51 acres)

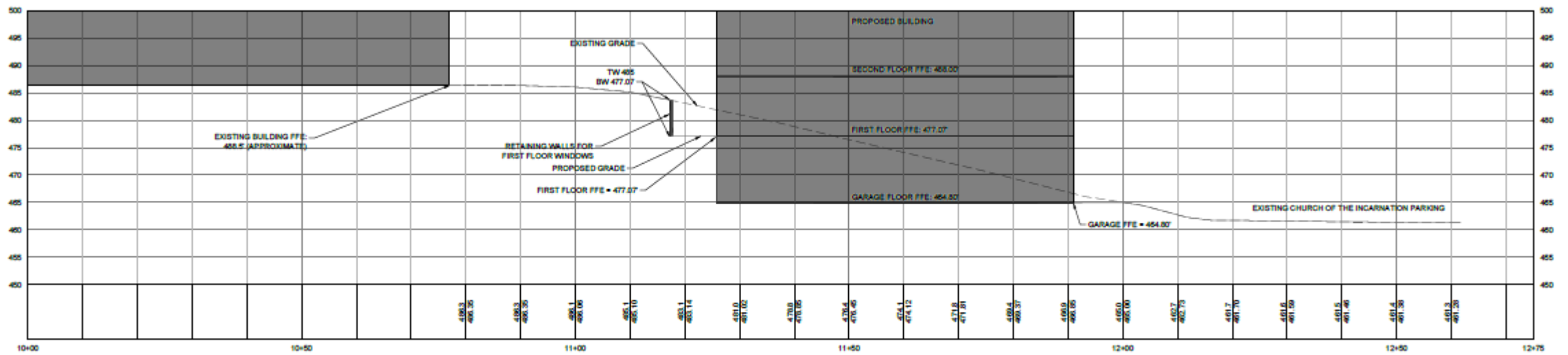
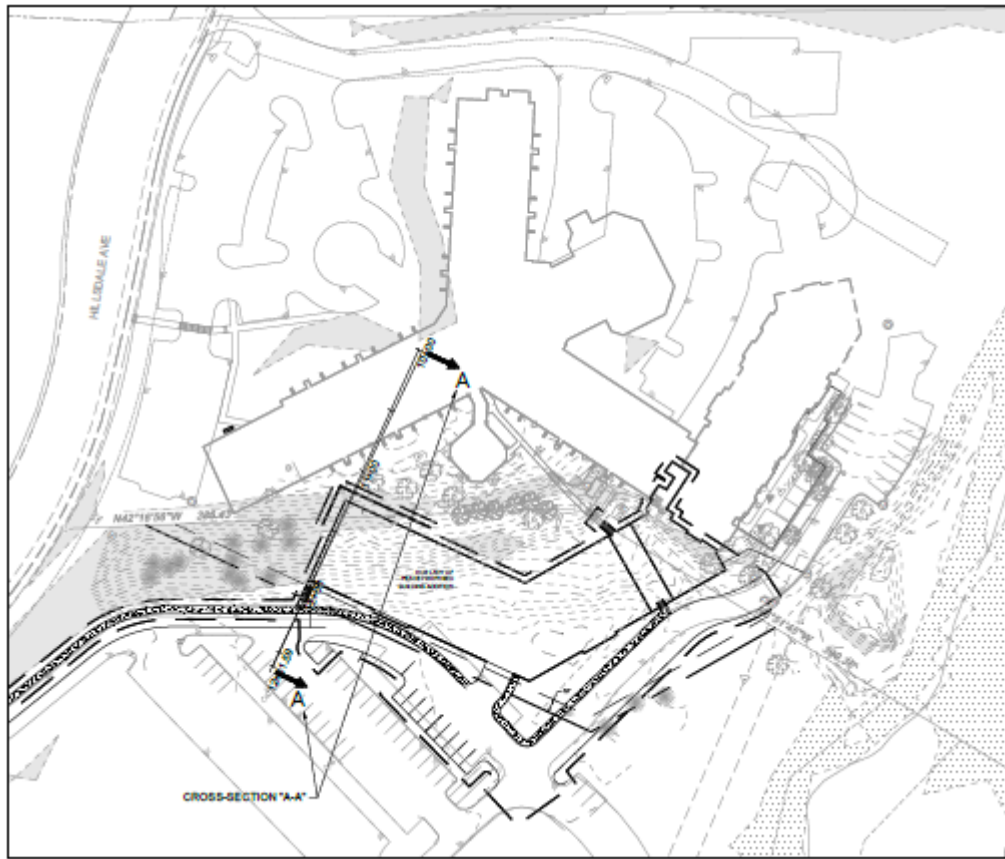
> Boundary Line Adjustment will add approximately 1 acre to Parcel A to be used for assisted living and nursing home



Thank You Questions?

Please note: This presentation contains general, condensed summaries of actual legal matters, statutes and opinions for information purposes. It is not meant to be and should not be construed as legal advice. Individuals with particular needs on specific issues should retain the services of competent counsel.

BUILDING STEPDOWN ON SLOPE



CROSS-SECTION 'AA' PROFILE OF PROPOSED BUILDING SITE