



FAIRFAX COUNTY

DPZ

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151

FAX: 703-324-3926

TTY: 703-324-3903

February 2, 2000

Michael J. Giguere, Esquire
McGuire, Woods, Battle and Boothe, LLP
1750 Tysons Boulevard - Suite 1800
McLean, Virginia 22102-3915

RE: Rezoning Application
Number RZ 1998-PR-028
(Concurrent with SEA 86-P-101-5)

Dear Mr. Giguere:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 10, 2000, granting Rezoning Application Number RZ 1998-PR-028 in the name of Paul and Teresa Klaassen, to rezone certain property in the Providence District from the R-1 District to the R-2 District, subject to the proffers dated October 6, 1999, on subject parcel 48-4 ((1)) 49, consisting of approximately 6.85 acres.

The Board also:

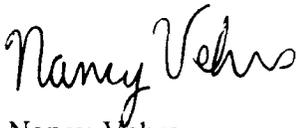
- **Modified the transitional screening along the south, east, and west property lines in favor of the existing landscaping, as shown of the Generalized Development Plan/Special Exception Amendment (GDP/SEA) Plat and as previously granted under Special Exception Amendment Application Plat SEA 86-P-101-4.**
- **Modified the barrier requirements along the south, east, and west property lines in favor of the existing fences, as shown on the GDP/SEA Plat and previously granted under application SEA 86-P-101-4.**

RZ 1998-PR-028
February 2, 2000

- 2 -

- **Waived the transitional screening and barrier requirements along a portion of the north property line, as shown on GDP/SEA Plat.**
- **Directed the Director of the Department of Public Works and Environmental Services to waive dedication along Arlington Boulevard/Route 50 to that shown on the GDP/SEA Plat.**

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Katherine K. Hanley
Supervisor-Providence District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Michael R. Congleton, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Thomas Conry, Dept. Mgr. - GIS - Mapping/Overlay
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation
Ellen Gallagher, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPW&ES
DPW&ES - Bonds & Agreements
Frank Edwards, Department of Highways - VDOT
Land Acq. & Planning Div., Park Authority
District Planning Commissioner
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES

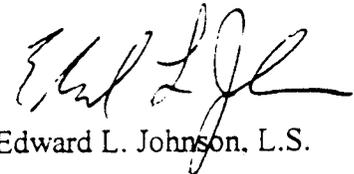
WALTER L. PHILLIPS, INCORPORATED

Founded 1945

Description of Talent House, Sunrise Retirement Homes. Providence District, Fairfax County, Virginia.

“Beginning at a point on the southerly right-of-way of Arlington Boulevard, Route 50, (25 meters [82 feet] from the southerly centerline of the Eastbound Lane thereof), said point being the northwesterly corner of the land of the Fairfax County Park Authority; thence, running with the Fairfax County Park Authority, S 01°17'03" E, 3.210 meters [10.53 feet] to a point; thence, S 03°54'50" W, 184.167 meters [604.22 feet], to a point at the northeasterly corner of the land of Thompson Associates; thence, running with Thompson Associates, S 86°22'50" W, 134.216 meters [440.34 feet] to a point at the southeasterly corner of another parcel of land of Thompson Associates; thence, running with this parcel of Thompson Associates, N 03°37'10" W, 192.427 meters [631.32 feet] to a point in the southerly right-of-way of Arlington Boulevard, Route 50; thence, running with Arlington Boulevard, N 88°46'50" E, 158.631 meters [520.44 feet] to the point of beginning and containing 27,743.4 square meters [298,626 square feet or 6.8555 acres] of land, more or less.”

RECEIVED
OFFICE OF COMPREHENSIVE PLANNING
FEB 25 1998
ZONING EVALUATION DIVISION



Edward L. Johnson, L.S.

December 23, 1997

1700 Park Avenue
Suite 2000, Fairfax, Virginia 22031
Telephone: 703-532-0100
Facsimile: 703-532-0101

50

CIVIL ENGINEERS
LAND SURVEYORS
PLANNERS
LANDSCAPE ARCHITECTS

YEARS OF PROFESSIONAL SERVICE

PROFFERS
Rezoning #RZ 1998-PR-28
October 6, 1999

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference Nos. 48-4-((1))-49 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Rezoning request for the R-2 District is granted. In the event said application request is denied, these proffers shall be null and void. The Applicant, for itself, its successors and assigns, agrees that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia in accordance with applicable County and State statutory procedures. The Applicant further agrees that these proffers shall remain fully binding on the Applicant and its successors or assigns and any and all future owners of the Property. These proffered conditions, if accepted, supersede all proffers existing on the Property. The proffered conditions are:

GENERAL

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, the development will be in substantial conformance with the Generalized Development Plan/Special Exception Amendment (GDP/SEA) Plat prepared by Walter

L. Phillips, Incorporated, dated January 6, 1998 and revised through October 6, 1999.

2. In order to achieve a maximum interior noise level of 45 dBA Ldn, Building 3 shall be constructed with the following acoustical attributes:

- (a) Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39;
- (b) Doors and windows shall have a laboratory STC rating of at least 28. If windows constitute more than 20% of any façade, they shall have the same laboratory STC rating as walls;
- (c) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

The Applicant may pursue other methods of noise mitigation if it can be demonstrated through an independent noise study to Department of Public Works and Environmental Services (DPW&ES) that these methods will reduce interior noise levels to 45 decibels.

ENVIRONMENTAL

3. The Applicant shall provide stormwater management for the property in accordance with Best Management Practice ("BMP") standards in accordance with Fairfax County requirements or as otherwise may be approved by DPW&ES.

4. The Applicant shall install the alternate sanitary sewer layout as shown on the development plan only if no other

alternatives are available to convey waste water from the cellar level of Building #10 to an existing sanitary sewer line, as determined by DPW&ES. In the event that the Applicant does not install this alternate sanitary sewer layout, the limits of clearing and grading in this area will be shifted to the west to the extent feasible consistent with other development shown on the GDP/SEA Plat, as determined by DPW&ES.

LANDSCAPING

5. Landscaping shall be provided in substantial conformance with the depth, quality and quantity of plantings identified in the landscaping concepts shown on the GDP/SEA Plat. The specific type, number and placement of plantings and landscaping shall be determined at the time of site plan, subject to review and approval of a landscape plan by the Urban Forester, DPW&ES. If, during the process of site plan review, any landscaping shown on the GDP/SEA Plat is removed in order to locate utility lines, trails, etc., as determined necessary by the Director, DPW&ES, then an area of additional landscaping of equivalent value, as determined by Urban Forester, DPW&ES, may be substituted at an alternate location on the site.

6. At the time of Site Plan review, the Applicant shall develop a supplemental planting program to provide additional understory and infill plantings in the general area of the driveway to the site and the open space generally located between the Elderly Assisted Living facility and the service drive. This proffer shall be fulfilled by providing replacement trees for those

trees lost as a result of the proposed construction on a tree for tree basis. Deciduous trees required pursuant to this proffer shall have a minimum caliper of 3" and evergreen trees shall have a minimum planted height of six (6) feet, provided that a smaller size may be installed if determined necessary and appropriate by the Urban Forester. Species of trees required shall be determined by the Applicant and the Urban Forester in accordance with standard and accepted horticultural practices.

7. The Applicant shall conform substantially to the limits of clearing and grading shown on the GDP/SEA Plat, subject to minor modification for sound engineering and construction practices and installation of utilities lines, if necessary, as determined by DPW&ES. Limits of clearing and grading shall be clearly marked with stakes on the site prior to the commencement of land disturbing activity.

8. For the purposes of maximizing the preservation of trees, the Applicant shall retain a certified landscape architect to consult on the preparation of a tree preservation/landscape plan at the time of site plan review. The tree preservation/landscape plan shall be submitted as part of the final site plan which shall be reviewed and approved by the Urban Forestry Branch. This plan shall provide for the preservation of specific quality trees or stands of trees located on the property without precluding the development shown on the GDP/SEA Plat. The Urban Forestry Branch and/or DPW&ES may require modifications to the landscape plan to the extent said modifications do not alter the configuration of

development shown on the GDP/SEA Plat. Prior to its submission to the Urban Forestry Branch, a copy of the tree preservation/landscape plan shall be reviewed with a representative of the Mantua Citizens Association.

9. Subject to the approval of the Urban Forestry Branch and/or DPW&ES, the Applicant shall perform the following measures relating to tree preservation on the property:

(a) Perform a pre-construction evaluation of the existing vegetation to determine the condition of the trees designated to be saved. The Applicant shall have the limits of clearing flagged prior to construction. Prior to construction the applicant shall walk the limits of clearing with a certified arborist, an Urban Forestry Branch representative, and the landscape architect to determine where minor adjustments to the line may be made to ensure the preservation of trees in the tree save area.

(b) The trees designated to be saved shall be marked on the ground with 36" high orange fencing or equivalent demarcation prior to clearing and grading and at all times during construction. Signage affirming restricted access shall be provided on the temporary fence highly visible to construction personnel. Individual trees or groups of trees to be preserved shall be root pruned at the limits of clearing and grading prior to clearing. In addition, trees designated for preservation shall receive a liquid fertilization and inoculation with a root bio-stimulant and mycorrhizae fungi. The landscape architect contracted by the

Applicant shall monitor the construction of the proposed development to ensure consistency with the landscape/tree preservation plan.

(c) The Applicant shall conform to the limits of clearing and grading as shown on the GDP/SEA Plat subject to the installation of necessary utilities. If it is necessary to locate the utility lines outside the limits of clearing and grading, those lines shall be located and installed in the least disruptive manner possible, considering cost and engineering. A replanting plan shall be developed and implemented for any areas outside the limits of clearing and grading that must be disturbed.

(d) In addition, where it is determined feasible, adjustments to the proposed grading and location of the proposed buildings on the application property may be modified at the time of final engineering to enhance specific tree preservation.

(e) If as a result of final engineering, the areas designated as tree save areas on the GDP/SEA Plat are modified or cannot be preserved, equivalent tree save areas or tree replacement areas shall be provided as determined by Urban Forestry Branch and/or DPW&ES. Upon final engineering, in the event the Urban Forestry Branch determines that tree replacement areas are needed to fulfill the intent of the tree save areas designated on the GDP/SEA Plat, any such replacement area shall be designed to provide canopy coverage generally equivalent to the area shown to be saved on the GDP/SEA plat. Deciduous trees used in connection with this supplemental planting program shall have a minimum

caliper of three (3) inches at the time of planting.

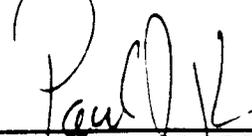
PARKING

10. A minimum of 87 parking spaces shall be provided at all times. The Applicant shall not reconfigure the use of the approved structures so as to increase the number of parking spaces required.

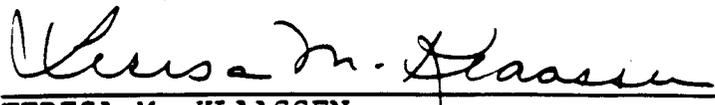
These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

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TITLE OWNERS:



PAUL J. KLAASSEN

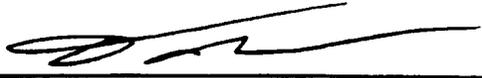


TERESA M. KLAASSEN

LESSEE

SUNRISE ASSISTED LIVING
LIMITED PARTNERSHIP

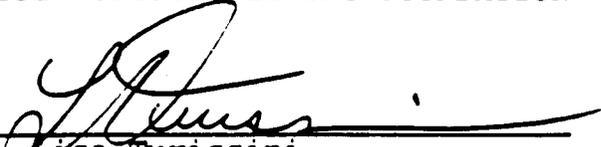
By: SUNRISE ASSISTED LIVING
INVESTMENT, INC.,
its general partner

By: 

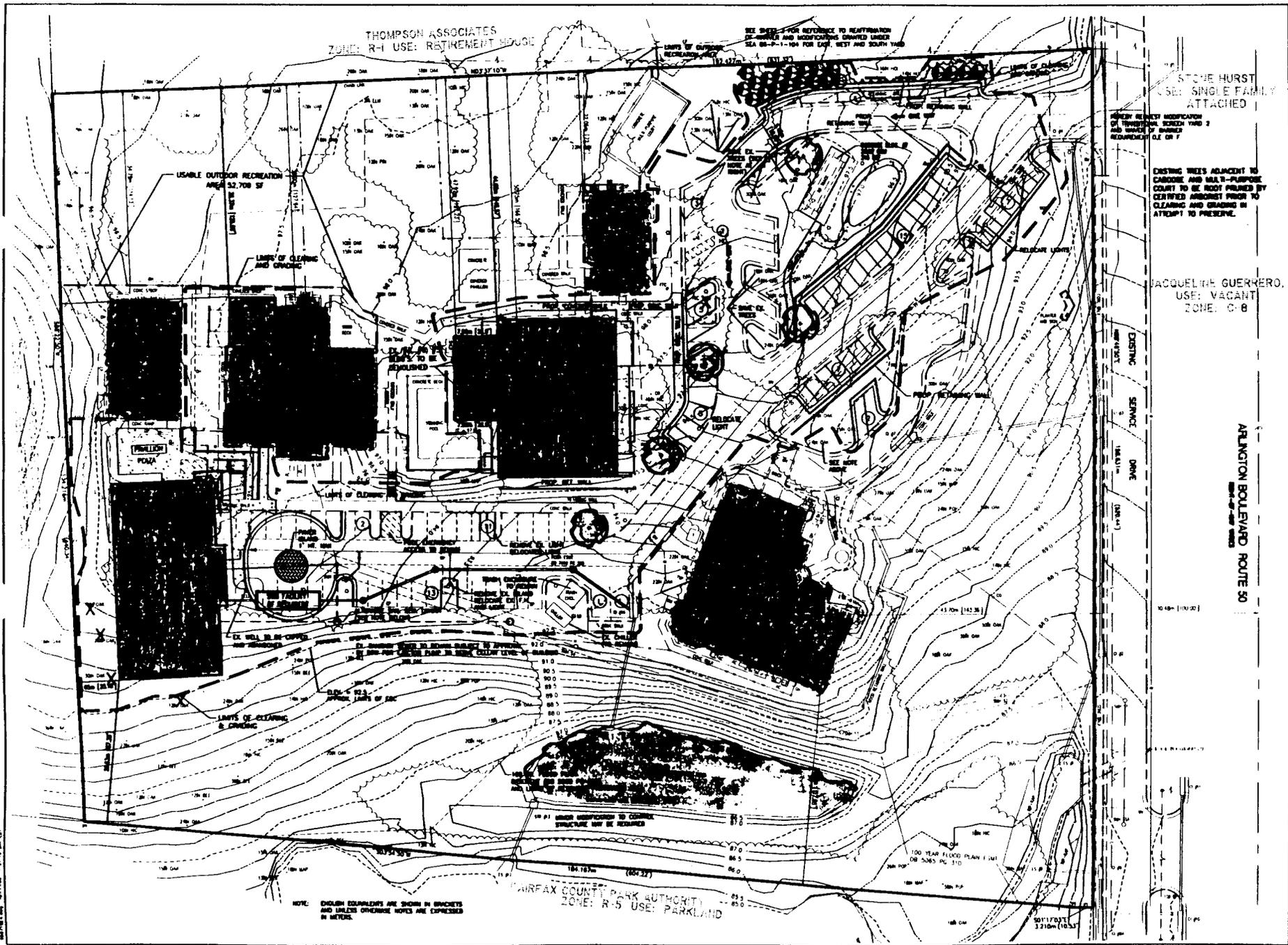
Name: Thomas Newell, Esquire
Its: Executive Vice President

SUBLESSEE/OPERATOR

SUNRISE ASSISTED LIVING FOUNDATION

By: 

Name: Lisa Turissini
Its: Executive Vice President



GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAN

TALENT HOUSE
SUNRISE RETIREMENT HOMES
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

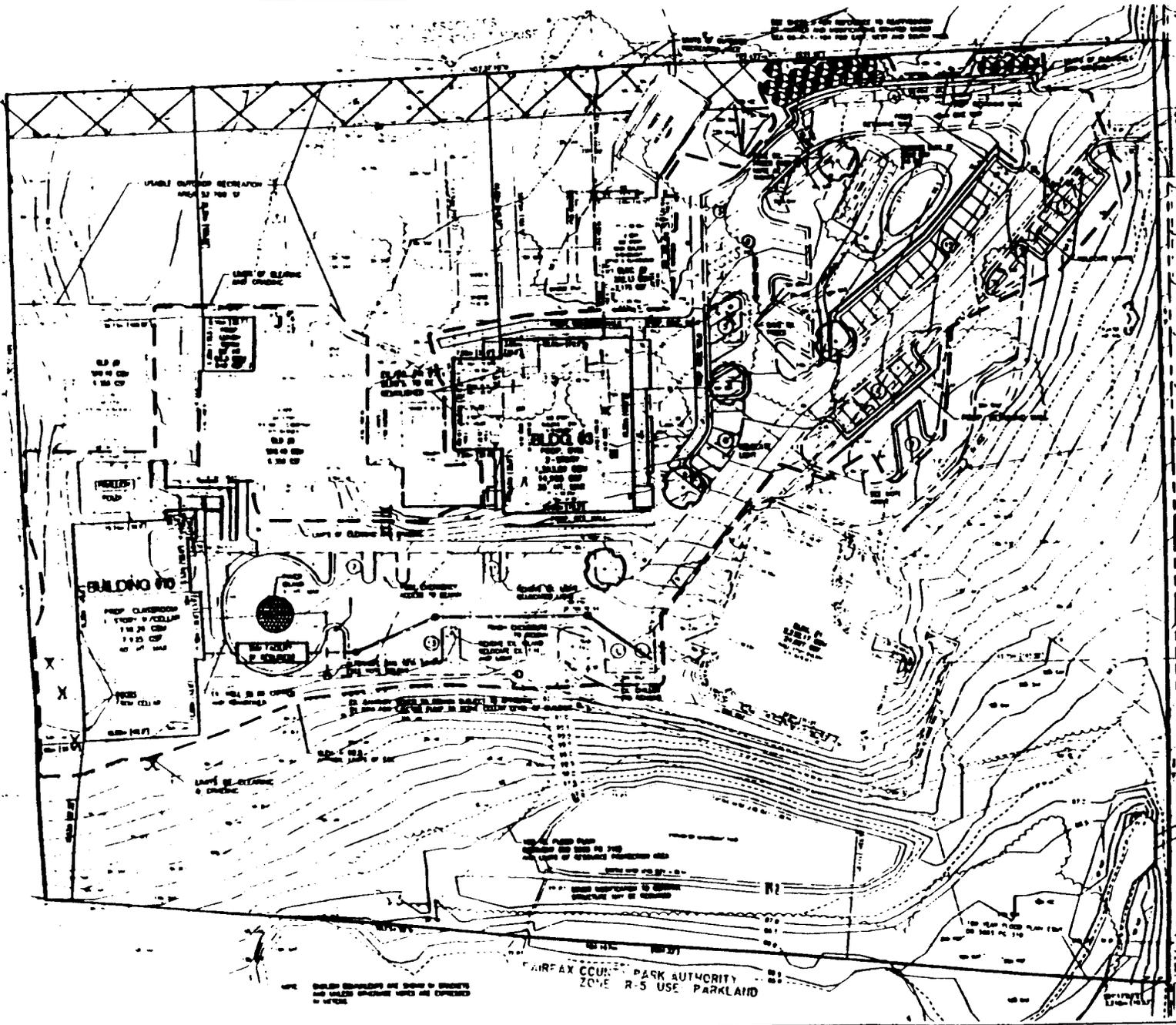
WALTER L. PHILLIPS
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE, FLOOR 1000
ARLINGTON, VIRGINIA 22202
TEL: 703-261-1200 FAX: 703-261-1201

REVISION APPROVED BY

| NO. | DATE | BY | APPROVED BY |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |

ARLINGTON BOULEVARD ROUTE 50
100' - 100.00'

25'



ATTACHED
 1. GENERALIZED DEVELOPMENT PLAN
 2. SPECIAL EXCEPTION AMENDMENT PLAN
 3. SITE PLAN
 4. TRAFFIC STUDY
 5. ENVIRONMENTAL IMPACT STATEMENT
 6. LANDSCAPE ARCHITECTURE PLAN
 7. LIGHTING PLAN
 8. SIGNAGE PLAN
 9. UTILITIES PLAN
 10. FLOOD HAZARD STUDY
 11. HISTORIC PRESERVATION STUDY
 12. AIR QUALITY STUDY
 13. NOISE AND VIBRATION STUDY
 14. OTHER STUDIES AS REQUIRED

ALANSON BOULEVARD ROUTE 50

GENERALIZED DEVELOPMENT PLAN / SPECIAL EXCEPTION AMENDMENT PLAN
 TALENT HOUSE
SUNRISE RETIREMENT HOMES
 PHARRIS DISTRICT

WALTER L. PHILLIPS
 ARCHITECT
 1000 N. 10TH ST., SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 FAX: 303.733.1112

PREPARED BY: WALTER L. PHILLIPS ARCHITECTS
 DATE: 10/18/18

F A I R F A X C O U N T Y

BOARD OF SUPERVISORS ACTION
ZONING MAP AMENDMENT
DATE OF ACTION 01/10/00

APPLICATION NUMBER: RZ 98-P-028

PROVIDENCE DISTRICT

APPLICANT: PAUL AND TERESA KLAASSEN

STAFF: LEWIS

APPLICATION DATA

EXISTING ZONING AND ACREAGE

ZONING: R- 1

ACRES: 6.85

PROPOSED:

R- 2
6.85

ACTION:

R- 2
6.85

TOTAL ACRES

6.85

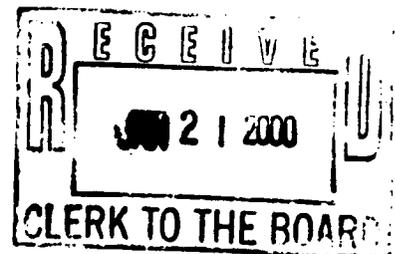
TOTAL ACRES

6.85

MAP NUMBERS

048-4- /01/ /0049-

REMARKS:



ZONING MAP AMENDMENT

RZ 98-P-028

ZONING DISTRICT DATA

ZONING DISTRICT: R- 2

PROFFERED/CONDITIONED DWELLING UNIT DATA

| TYPES | UNITS | ACRES | DENSITY | RANGE | LOMOD INCL | LOMOD ADD |
|-------|-------|-------|---------|-------|------------|-----------|
|-------|-------|-------|---------|-------|------------|-----------|

PROFFERED/CONDITIONED NON-RESIDENTIAL GROSS FLOOR AREAS

| USE | GFA | FAR | USE | GFA | FAR |
|-------------------|-----|-----|-------------------|--------|-----|
| COMMERICAL-GEN | | | PUBLIC/QUASI PUB | | |
| HOTEL/MOTEL | | | OFFICE | | |
| INDUSTRIAL-GEN | | | TRAN-UTIL-COMM | | |
| CULT/EDU/RELG/ENT | | | RETAIL-EATING EST | | |
| INDUST-WAREHOUSE | | | *****TOTAL***** | 58,243 | .20 |

REMARKS:

ZONING MAP AMENDMENT

RZ 98-P-028

CONDITION/CONTRIBUTION DATA

| COND CODE DESCRIPTION | COND CODE DESCRIPTION |
|-------------------------------------|-----------------------------------|
| 3I PARKING/LOADING | 1A GENERALIZED DEVEL PLAN |
| 4Z OTHER - ENVIRONMENT | 4B TREES/COUNTY ARBORIST |
| 4G TRANSITN *SCRN/BARRIER:WAIVE/MOD | 4Z OTHER - ENVIRONMENT |
| 4Z OTHER - ENVIRONMENT | 4E NOISE ATTENUATION |
| 4H LANDSCAPING | 1Z OTHER - GENERAL |
| 1Z OTHER - GENERAL | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | 7A OTHER MISCELLANEOUS - SEE FILE |
| 7A OTHER MISCELLANEOUS - SEE FILE | |

| CONTRIB DATA: | CND CODE | AMOUNT | CONDITIONED | EXPIRES | CONTRIB CODE |
|---------------|----------|--------|-------------|----------|--------------|
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |
| | | \$0 | | 00/00/00 | |

REMARKS:

BOS VOTED TO DIRECT THE DIRECTOR OF DPWES TO WAIVE DEDICATION ALONG A RRLINGTON BOULEVARD (ROUTE 50) TO THAT SHOWN ON THE GDP/SEA PLAT.

9/27/99

3:30 p.m. Items - RZ-1998-PR-028 – PAUL & TERESA KLAASSEN
SEA-86-P-101-5 – PAUL & TERESA KLAASSEN
Providence District

On Thursday, September 23, 1999, the Planning Commission voted unanimously (Commissioners Alcorn and Kelso not present for the votes) to recommend to the Board of Supervisors the following actions pertinent to the subject applications:

- 1) approval of RZ-1998-PR-028, subject to the executions of proffers consistent with those dated August 20, 1999;
- 2) approval of SEA-86-P-101-5, subject to the development conditions dated September 9, 1999;
- 3) reaffirmation of the modification of transitional screening along the south, east and west property lines in favor of the existing landscaping, as shown on the GDP/SEA plat and as previously granted under application SEA-86-P-101-4;
- 4) reaffirmation of the modification of barrier requirements along the south, east and west property lines in favor of the existing fences, as shown on the GDP/SEA plat and previously granted under application SEA-86-P-101-4;
- 5) waiver of the transitional screening and barrier requirements along a portion of the north property line, as shown on the GDP/SE plat.

Planning Commission Meeting
September 23, 1999
Verbatim Excerpts

RZ-1998-PR-028 - PAUL & TERESA KLAASSEN
SEA-86-P-101-5 - PAUL & TERESA KLAASSEN

After Close of the Public Hearing

Chairman Murphy: The public hearing is closed; recognize Mr. Coan.

Commissioner Coan: Mr. Chairman, we decided this once before and it held over too long to go forward so it had to come back to us with a few minor changes. Therefore, I didn't see any sense in wasting the Commission's time in listening to what we already heard. Therefore, Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE RZ-1998-PR-028, SUBJECT TO THE PROFFERS DATED AUGUST 20, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ-1998-PR-028, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Coan: Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SEA-86-P-101-5, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED SEPTEMBER 9, 1999.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SEA-86-P-101-5, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Coan: Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT REAFFIRM THE MODIFICATION OF TRANSITIONAL SCREENING ALONG THE SOUTH, EAST AND WEST PROPERTY LINES IN FAVOR OF THE EXISTING LANDSCAPING, AS SHOWN ON THE GDP/SEA PLAT AND PREVIOUSLY GRANTED UNDER SEA-86-P-101-4.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Coan: Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT REAFFIRM THE MODIFICATION OF BARRIER REQUIREMENTS ALONG THE SOUTH, EAST AND WEST PROPERTY LINES IN FAVOR OF THE EXISTING FENCES, AS SHOWN ON THE GDP/SEA PLAT AND PREVIOUSLY GRANTED UNDER SEA-86-P-101-4.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of that motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Coan: Mr. Chairman, I MOVE THAT WE RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT WAIVE THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG A PORTION OF THE NORTH PROPERTY LINE, AS SHOWN ON THE GDP/SEA PLAT.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Discussion of the motion? All those in favor of the motion, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

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(Each motion carried unanimously with Commissioners Alcorn and Kelso not present for the vote.)

GLW