



Site Plan Review Committee

Community Engagement Comments and Responses

716 S Glebe Road – Sunrise South Glebe (SPLN22-00007)

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Site Plan Project Information

Project Name: 716 S Glebe Road – Sunrise South Glebe

Items Requested: Rezoning & New Site Plan

Online Engagement Opportunity: March 20 – 30, 2023

Review Focus Topics: Land Use & Density, Site Design & Layout, Building Height, Form & Architecture, Transportation, Open Space & Landscaping, Other



About this Document

This document contains comments received as a part of the Site Plan Review Committee’s (SPRC) Online Engagement Opportunity for the Sunrise South Glebe project. A total of 34 respondents provided comments during the Online Engagement Opportunity period between March 20-30. The feedback results and responses to common topics can be found below. All comments beyond the review focus topics are categorized as “Other”.

Feedback Results

- [Feedback Form](#)
- [All Participants](#)
- [SPRC Members](#)
- [Other Board, Commission, or Committee Members](#)
- [Community Members](#)

Responses to Common Topics

Below are common topics or themes received through the online engagement session that were identified by County staff. The list includes a summary of the topics and responses from County staff and the applicant. Please note that the topics have been summarized to provide an overview of the common themes and may not fully capture the concerns expressed by each individual respondent.

- **Land Use & Density:** While most respondents agree the assisted living facility use is appropriate and will help address the County's need for senior housing, some believe the proposed density would negatively impact local traffic, on-street parking availability and the historic character of the neighborhood. A few respondents also note the proposal does not address the need for affordable senior housing in the County.

Staff Response: The total proposed density is 93,306 sf or 1.08 FAR, which is below the ACZO maximum of 1.5 FAR. As a result, additional density is not being requested by the applicant. Typically, site plans requesting additional density above the ACZO maximum need to earn the additional density through the provision of community benefits, such as affordable housing, community facilities and/or sustainable design. However, since the proposed total density is greater than 1.0 FAR, the site plan is subject to the base affordable housing contribution (choice of on-site units, off-site nearby units, off-site units elsewhere, or cash contribution to the Affordable Housing Investment Fund).

Applicant Response: With respect to design and the character of neighborhood, Sunrise's architects have approached this project from the start with an eye to creating a structure that is consistent with the character of the surrounding area. Sunrise's analysis shows that the proposed use will not impact local traffic. Affordable senior housing is a complex issue, as there are many more factors that go into licensing, care, and other standards than for "typical" housing. Nevertheless, the Applicant has and will continue to evaluate opportunities for affordable senior housing.

- **Site Design & Layout:** Several respondents believe the placement of the building close to Glebe Road is appropriate. However, many respondents had questions about the multiple vehicular entrances and location of the parking lot, loading dock and porte-cochere/driveway. Safety concerns were raised regarding the porte-cochere/driveway off Glebe Road as it relates to visitors and emergency vehicles entering/exiting onto a busy road, as well as areas of conflict for pedestrians.

Staff Response: Staff will continue to review the proposed site layout with respect to the multiple curb cut locations and internal site circulation for residents, visitors and emergency vehicles.

Applicant Response: The site today contains multiple curb cuts, and the proposal does not increase the total number of curb cuts at the property. In terms of the porte-cochere, this type of direct drop-off area is necessary in order to provide access to residents who may have mobility issues and to allow for ease of access for emergency vehicles.

- **Building Height, Form & Architecture:** Some respondents commented the architecture is too generic and not reflective of the neighborhood aesthetic, noting opportunities for potential re-use of existing church building materials or features. While some believe the building height is appropriate, others believe the building is too massive and dwarfs the adjacent properties.

Staff Response: Staff will continue to review the building height, architecture and building separation/transitions with adjacent properties.

Applicant Response: As stated, Sunrise's architects have worked and will continue to refine building architecture to complement the surrounding community.

- **Transportation:** Most respondents commented the on-site parking will be insufficient to meet the needs of future residents, visitors and employees and raise concerns about future impacts on on-street parking availability and local traffic. Some respondents note they would like to see underground parking and a wider sidewalk on Glebe Road.

Staff Response: As part of the [2019 zoning ordinance amendment](#) which established new minimum parking standards for elder care uses, the minimum parking requirement of 0.50 spaces per bedroom for assisted living facilities encompasses the parking needs of employees, family members, visitors, caregivers, and others who serve the needs of the elder care community's residents. Staff will continue to review the applicant's proposed reduced parking ratio of 0.39 spaces per bedroom, as well as overall vehicular and pedestrian circulation.

Applicant Response: Sunrise has over 250 facilities nationwide, and as a result has significant data on parking usage. Based on this data, the Applicant is confident that sufficient parking is provided. In general, assisted living is a very low generator of single occupancy vehicle trips.

- **Open Space & Landscaping:** Many respondents believe there should be additional open space, landscaping and trees throughout the site, especially to improve screening of the parking lot and loading dock.

Staff Response: Staff have provided comments on adding trees or plantings to adequately screen the parking and loading area from the adjacent properties to the west. Staff will continue to review the conceptual landscape plan for opportunities for additional trees and plantings.

Applicant Response: The Applicant has worked to increase green space and plantings dramatically over what exists at the site today. Specifically, landscaped area will increase by 2,220 sf, tree canopy will increase by 56%, and asphalt on the site will decrease by 39%. There will also be a significant addition of street trees and buffering screening that do not exist today.

- **Other:** Many respondents expressed concerns related to the lack of biophilic design and sustainability commitments (LEED Certified). Some respondents are disappointed in the removal of the existing church building and closure of the preschool and daycare, with a few respondents suggesting there should be on-site childcare.

Staff Response: Staff have advised the applicant to achieve additional sustainability commitments to meet the site plan standard of at least LEED Silver certification. The preschool will be relocating to the Trinity Episcopal Church on Columbia Pike and is targeting a Fall 2023 opening. Meanwhile, the daycare will be relocating to the Church of the Covenant in the Donaldson Run neighborhood.

Applicant Response: From its initial acquisition of the property, Sunrise has assisted the preschool and other tenants in working to find new space within the community. Although there was no lease in place for the preschool, based on the comments from neighbors, Sunrise allowed the preschool to continue to operate until new space was secured. We are happy to report that the three major tenants, two

preschools and another religious institution, have found new homes. In terms of sustainability, this type of use presents challenges when compared to a typical multifamily building – the specific programmatic needs of seniors make sustainability measures more difficult to reach. That said, the Applicant will continue to work with its consultants and staff to provide the greatest level of sustainability possible.