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Curry Brandaw Architects
PARTNERSHIP

Yorktown Congregate Care Facility
Yorktown, Virginia
Special Use Permit Application

I. PROPOSAL

Holiday Retirement Corp. proposes to develop a 118-suite Congregate Care Facility on a site located along Fort Eustis Boulevard and US Route 17.

II. REQUEST

We respectfully request a Special Use Permit to allow this project within the General Business zoning district.

III. BACKGROUND INFORMATION

The following bound the property: General Business District to the north, Multi-Family Residential to the northwest, General Business District containing the Patriot Square Shopping Center development to the east, General Business District containing a McDonald's to the southeast, and Planned Development District containing the Bridge Crossing Condominium development to the south.

IV. ZONING REGULATIONS

The proposal for the Congregate Care Facility meets the development standards set forth within General Business District for Senior Housing as follows:

- **Minimum Lot Area**
  - Required 20,000 S.F.
  - **Proposed 355,715 S.F.**
- **Landscape Buffer**
  - Required 50 feet
  - **Proposed 50 feet**
- **Minimum Lot Width**
  - Required 100 Feet
  - **Proposed 780 Feet**
- **Maximum Density**
  - Required 20 units/acre

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- Proposed	**14.5 units/acre**

- **Building Setbacks**

- Required Side Yard	25 Feet
- Proposed West	**25 Feet**
- Proposed East	**27.7 Feet**
- Required Rear Yard	25 Feet
- Proposed	**70.6 Feet**
- Required Front Yard	25 Feet
- Proposed	**161.10 Feet**

- **Maximum Building Height**

- Required	45 Feet
- Proposed	**3 stories, 35′ to center of sloped roof (39′-6″ to ridge)**

- **Parking**

- Required	One (1) space per two (2) units: plus one (1) space per six (6) units for visitors.
- Proposed*	**79 total spaces are provided consisting of 70 open, 6 garage, and3 handicap accessible.**

***Please refer to included parking and traffic information located in the Concept Letter provided in this booklet.**

V. COMMUNITY IMPACT STATEMENT

This site is ideally suited for our Congregate Care Facility for seniors. The site is in close proximity to other services such as shopping, recreation and medical needs while still being located adjacent to an established residential area.

This proposal would meet these objectives and offer benefits, which include:

- Open spaces and setbacks. Over 60% of the site will be landscaped open space providing large open spaces and ample setbacks to create a park-like setting for the residents to enjoy.

- Quiet Senior Use – This project will not create the problems typically associated with higher density developments, such as traffic, noise or increased demand on public services.

- Low Traffic Generation - Our project will generate approximately 212 trips per day with less than 30 peak hour trips. To help you understand the traffic loadings, we have prepared these estimates based on 115 suites:

  10 service trips pe r day
  8 van trips
  78 resident trips (20% may have cars; 3 trips per day each)
  52 visitors t o residents (if 20% have visitors per day)
  40 other visitors per day
  24 staff trips per day to a nd from work

  This would result in an average total of 212 trips generated per day by the retirement residence.

  These numbers are based upon the "Congregate Care Facility (252)" classification from the Institute of Transportation Engineers "Trip Generation" report, which states a 2.15 average Trip Generation per suite per day. This report concludes that our project would generate only 35% of the total trips per day of a standard apartment building. This is comparable to approximately 22 homes but without the peak hour trip generation. This is significantly lower than a conventional residential or commercial development.

- Fiscal Impact - The project would have a positive fiscal impact to the community. We have taken a look at the effect our development would have on the site. The cost of land and construction for the Congregate Care Facility is estimated at $10,000,000. The cost of the personal property within the facility, owned by the facility entity, is estimated at $600,000 for a total estimated project cost of $10,600.000. This would generate approximately $91,160 in real estate taxes paid to the County yearly.

  Economic Impact - The facility would also have a positive impact on the economy in the area. The facility will create approximately 25-30 local full- and part-time employees. The average salary is about $10.00/hour. This will generate a payroll of approximately $350,000.

  Local food vendors will also benefit due to the commercial kitchen supplying three daily meals to the residents. This service would generate close to $420,000 yearly in local purchases.

  In determining if an area can support a facility, three factors are taken into consideration: Housing Demand, Senior Population, and Median Incomes. The Yorktown area met all three requirements.

Yorktown has been lacking in choices for Senior Housing. This was recognized by the County of York and was addressed by amending the Zoning Ordinance to include definitions for housing options such as Congregate Care Living, Assisted Living, and Independent Living Facilities, which may be in an individual site setting or part of a project offering full continuum care, and that these uses be incorporated into the Zoning Land Use Table. We feel that our proposed Congregate Care Facility is an ideal project for the area and will provide a new housing option for area seniors.

In addition, the senior population of the Yorktown area is above average. In looking at the area demographics, it shows that there were approximately 10,152 seniors between the ages of 55 and 79 years old. This is expected to increase by 475 people by the year 2007. The senior population of an area is key to the success of the proposed project.

Furthermore, The average median income for seniors between the ages of 55 and 75 years old in the Yorktown area is $30,500. Our residents have above average purchasing power and contribute to the local economy in the medical, financial and entertainment sectors.

- Low Impact on Public Services - The project will have very minimal impact to public services in the area. Impacts to schools, parks and libraries will be negligible, since residents are on average 80-years old. The facility is designed to be self-contained with an on-site reading room, exercise/craft room, card room, chapel, and beauty salon. The facility provides van transportation services to the residents, and shuttles them to medical, banking, entertainment and shopping needs.

- Fulfills Need for Congregate Care Facility - Our research has found that there is a strong need for the unique Holiday program in this area. It would complement the other choices available in Yorktown.

VI. CONCLUSION

In conclusion, we feel that this site is ideally suited for our use and would be a nice addition to the Yorktown area.

Thank you for your consideration.