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**Via PLUS**

Suzanne L. Wright, Director  
Zoning Evaluation Division  
Fairfax County Department of Planning & Development  
12055 Government Center Parkway, Suite 801  
Fairfax, Virginia 22035

Re: Proposed Special Exception for Independent Living  
Applicant: CM Beulah LLC  
Fairfax County Tax Map Reference: 91-3 ((8)) 1, 2, 3, 4, 5A, A and B (the  
“Subject Property”)

Dear Ms. Wright:

Please accept the following as a statement of justification for a special exception to permit an independent living community on the Subject Property.

The Applicant is the contract purchaser of approximately 10.97 acres located on the west side of Beulah Street (Route 613) and north of Steinway Street (Route 993) within the Franconia Magisterial District of Fairfax County (“County”). The Subject Property is zoned to the R-1 District and is not subject to previously approved proffers or development conditions. The Property does not include any floodplain, Resource Protection Areas (RPA) or Environmental Quality Corridors (EQC) that would limit development. Surrounding uses include single-family homes to the north and west, commercial uses including a convenience store, florist, dry cleaner and single-family home subdivision to the north, and a childcare center and townhomes to the east. The Subject Property is presently developed with two single-family homes that will be removed with the proposed development.

The proposed development will address a recognized need throughout Fairfax County for age-restricted housing. As residents of Fairfax County age, they desire to remain in the community where they have spent their lives, maintain their social networks, and continue visiting familiar

stores and events. The proposed residential community provides an opportunity for residents to downsize and have less maintenance responsibilities in homes specifically designed for aging in place. As these older residents downsize, more family-sized homes will become available, thereby creating additional home ownership opportunities for younger families. The proposed independent living community has been thoughtfully designed to fit within the existing development pattern of the area, which includes residential and non-residential uses. The proposed development includes indoor and outdoor recreation opportunities appropriate for an older adult community, as well as options for on-site meals, physician services, and wellness activities.

### **Development Proposal**

The Applicant proposes a special exception to permit the development of 86 townhome style independent living units on the Subject Property as shown on the special exception plat prepared by Walter L. Phillips, Incorporated and dated November 25, 2025 (the "SE Plat"). The independent living community will be limited to persons 55 years of age and older, and 15% of the units will be affordable.

Each unit will be four stories and approximately 50 feet in height. All units will have an elevator and will incorporate universal design features allowing residents to age in place. Each unit will include a two-car garage and a driveway. For the majority of units (54 units) the driveway will be sized to provide space for at least one additional car. The community will also include 48 guest parking spaces, for a total of 274 spaces serving the proposed development. Four bicycle parking spaces will also be provided for the community.

The community is designed with many amenities and features specifically for use by older residents. Approximately 60% of the Subject Property will be open space. Within this open space, the Applicant is proposing a variety of active and passive outdoor recreation opportunities, including gazebos and pergolas, a putting green, benches, and fitness equipment. The Applicant will install a 10-foot wide paved trail through the Subject Property that connects to the public trail the Applicant will construct along Beulah Street. The Applicant will also provide a 5-foot wide trail connecting the proposed development's sidewalk network to Gene Street to the south.

A community center will include indoor amenities, comprised of a wellness and fitness studio, a massage table, a community gathering room, a commercial kitchen and bar, a dedicated medical office, and an on-site concierge office. The community center will also have an outdoor patio with seating. An optional meal delivery service for residents featuring health-conscious meals will be available. The Applicant will provide on-site healthcare services for residents at the community center through a third-party home health care provider, including primary care visits, physical therapy and rehabilitation. Physician visits will occur in the on-site dedicated medical office while physical therapy and rehabilitation sessions can be conducted in the on-site fitness and wellness studio.

The Applicant proposes a network of private streets through the Subject Property with 5-foot wide sidewalks. Private Street A will include a raised crosswalk as shown on the SE Plat. Access to the Subject Property will be via a single driveway onto Steinway Street. The Applicant

will construct a five-foot wide sidewalk along the Subject Property's Steinway Street frontage and a 10-foot wide public trail along the Subject Property's Beulah Street frontage. To provide residents with transportation options, the Applicant will enter into a contract with a ride sharing service for resident transportation or provide a scheduled shuttle service, or a hybrid of both options. Bus service is available along Beulah Street and directly accessible from four pedestrian connections to Beulah Street through the proposed development.

The Subject Property will include underground stormwater management facilities to meet stormwater management quality and quantity requirements. A facility is shown on the SE Plat that addresses all stormwater management requirements on-site.

### **Comprehensive Plan**

The Subject Property is located in the RH4 Lehigh Community Planning Sector of the Rose Hill Planning District in Area IV of the Fairfax County Comprehensive Plan (the "Plan"). The Concept for Future Development refers to stable residential neighborhoods in the area and the Plan Map for the Subject Property recommends 1-2 dwellings per acre. There is no specific plan text for parcels 91-3 ((8)) 2, 3, 4, or 5A. The Plan provides specific guidance that parcels 91-3 ((8))1, A and B "are planned for residential use at 1-2 dwelling units per acre to be compatible with the existing residential neighborhood to the south." The Applicant's proposal conforms with the use and density recommended in the Plan.

The Fairfax County Zoning Ordinance (the "Zoning Ordinance") provides a multiplier for independent living proposals, which allows a density of 4 to 8 dwelling units per acre on the Subject Property. The Applicant proposes 7.84 units per acre, which is within the allowed density range. The proposed independent living units are single family attached and similar in density to the adjacent townhome community to the east. The Applicant proposes a greater concentration of units in the northeast section of the Subject Property proximate to higher intensity retail and childcare uses and a step down in density toward the single-family homes to the south and west. The proposed development includes a significant buffer area consisting of landscaping and open space between the independent living units and existing homes to the south. Both the Subject Property and the homes to the south are encumbered by a 100-foot wide VEPCO easement which ensures a larger setback will be maintained. The proposed development includes full pedestrian connectivity through the Subject Property, including trails and sidewalks. These pedestrian amenities will also link existing homes in the vicinity to transit opportunities on Beulah Street.

### **Special Exception Application Requirements**

In accordance with the Zoning Ordinance requirements of Section 8101.3, please accept the following information regarding the Applicant's proposal:

- Type of Operation: An independent living community restricted to individuals 55 years of age and older. Units will have complete kitchens and the Applicant will

provide on-site staff, meal service, transportation, recreation, and healthcare services.

- Hours of Operation: 24 hours per day, 7 days per week.
- Estimated Number of Residents: The community will consist of 86 independent living homes and each is expected to have one or two residents. We therefore anticipate that between 86 and 172 people will reside in the community.
- Proposed Number of Employees: An on-site concierge will provide services to all residents within the community.
- Total Number of Vehicle Trips: As an age-restricted community, the impact on peak traffic hours is expected to be minimal. The estimated number of trips per day is approximately 204 vehicles. The peak trip generation for the Subject Property is anticipated between the hours of 8:30 a.m. and 9:30 a.m. in the morning and 5:15 p.m. to 6:15 p.m. in the evening. Based on the Institute of Transportation Engineers (ITE) Trip Generation, 10<sup>th</sup> Edition for senior adult housing, the trip estimates are 35 in the a.m. peak hour and 39 in the p.m. peak hour. These trips are not anticipated to have a significant impact on the surrounding network.
- Vicinity or General Area to be Served. The community will primarily attract residents from the surrounding area including Franconia, Springfield, and Alexandria who wish to downsize from a larger traditional home.
- Proposed Architecture. The architectural design will feature traditional style and massing including pitched, gabled roof forms. The front elevations will be predominantly masonry. Architectural interest and articulation will be enhanced through a series of one- and two-story bay projections detailed with trim panels, as well as reverse gables and dormer elements. The homes with rear-loaded garages will include front porches to promote social engagement. Masonry detailing, including projecting soldier-course brick headers, rowlock sills, and precast accents, will further reinforce the traditional character. Side and rear elevations will transition to high-quality fiber cement siding (such as Hardie Plank) to provide material variation while maintaining durability and visual continuity. The architecture of the proposed development will be further refined during the site plan and building permit process.
- Hazardous Materials. To the best of the Applicant's knowledge, there will be no hazardous materials used, generated or stored on the Subject Property.
- Modifications. The proposed use conforms to all provisions of applicable ordinances, regulations and adopted standards except as may be noted on the special exception SE Plat and as follows:

- A waiver of the additional standards for independent living facilities under Zoning Ordinance Section 4102.Q(2) to allow residents aged 55 and older to reside in the proposed independent living community.
- A waiver of the additional standards for independent living facilities under Zoning Ordinance Section 4102.4.Q(9) to allow the development not to include direct vehicular access onto an arterial or collector street. The Applicant requests this waiver to be consistent with VDOT's direction to limit access to Beulah Street which is the only arterial or collector street adjacent to the Subject Property. The proposed development has access to Steinway Street which directly intersects with Beulah Street approximately 300 feet north of the Subject Property's access drive.
- A modification of Zoning Ordinance Table 5108.2 to allow portions of the transitional screening yard to be free of plantings as shown on the SE Plat. An approximately 100-foot wide VEPCO easement encumbers the Subject Property's southern boundary and prohibits development that would interfere with transmission line operations and maintenance, including planting of landscape screening. The Applicant requests this waiver to allow portions of the transitional screening yard not to be planted with landscaping as shown on the SE Plat.
- A waiver of Zoning Ordinance Section 5108.2 to eliminate the barrier requirement along the southern property line. The Applicant requests this waiver due to the VEPCO easement on the Subject Property's southern boundary which prohibits development that could interfere with transmission line operations and maintenance, including installation of a solid wall or fence barrier. The Applicant will screen the Subject Property from properties to the south with landscaping adjacent to the proposed units outside of the easement area as shown on the SE Plat.
- A modification to Zoning Ordinance Section 5108.3.A to allow the Applicant to plant fewer street trees than required along the east side of Private Street B in order to accommodate unit driveways. The Applicant proposes to plant the remaining trees required for the eastern frontage along the western frontage of Private Street B as shown on the SE Plat.
- The Applicant will request a waiver of Public Facilities Manual (PFM) Chapter 12-0308 at the time of site plan to permit a deviation from the tree preservation target as shown on the SE Plat. A high percentage of existing trees on the Subject Property are in poor condition or undesirable/invasive species. The proposed development will exceed its tree canopy requirement through a combination of tree preservation and new plantings.

### **Additional Standards for Independent Living**

The Applicant's proposal meets the additional standards for independent living facilities in Section 4102.4 of the Zoning Ordinance:

- The Applicant will comply with all of the requirements of the Federal Fair Housing Amendment Acts of 1988. The Applicant proposes that residents be restricted to age 55 and over. This age limitation will be included in a restrictive covenant that will be recorded on the Subject Property.
- On-site services will be provided to adequately address the needs of the residents. An on-site concierge will operate out of the community center and coordinate services for the residents. The concierge will coordinate community events, provide maintenance services for all units, and manage the meal order program for residents. The community will offer transportation services (ride sharing memberships, shuttle services, or both), and an option for on-site healthcare through a third-party home health care provider in a designated medical office and wellness studio in the community center. A proposed community association will maintain all landscaping and lawn areas to reduce on-site maintenance. The extensive pedestrian network through the Subject Property and connections to Beulah Street, which has two existing bus stops in the vicinity, will facilitate residents' access to the Kingstowne and Newington commercial areas. In addition to community amenities and services, the residential units will be designed to allow individuals to age in place with universal design elements, such as wider doors, grab bars in the bathrooms, and elevators.
- The Applicant's proposal is compatible with adjacent properties and consistent with the recommendations of the Plan. The Subject Property is proximate to commercial retail uses, a childcare center and townhomes to the north and east. To the south and west are single family homes. The Applicant proposes a greater concentration of units in the northeast section of the Subject Property closer to the higher intensity uses and a step down in intensity toward the single-family homes to the south and west. The Applicant's proposal fits within the area and provides a residential transitional use to the less dense single-family homes. Setbacks, a minimum of 50 feet in width, are proposed to all property lines with significant screening. Due to the 100-foot wide VEPCO easement along the southern boundary of the Subject Property, much larger setbacks are proposed between the southern edge of the development and existing single-family homes. The Plan recommends residential development at a density of 1 to 2 dwelling units per acre. In accordance with the Zoning Ordinance, the Plan density may be increased to a range of 4 to 8 dwelling units per acre for an independent living community in accordance with a special exception. A proposed residential community at this density is not detrimental to property or improvements in the neighborhood and meets the special exception criteria of the Zoning Ordinance as detailed herein.

- As described in the prior paragraph, the Applicant's proposal provides a transition between commercial and institutional uses and lower density housing. It is consistent with the scale of the attached homes to the northeast. The proposed number of dwelling units is shown on the SE Plat submitted with this application.
- The Subject Property directly abuts Beulah Street which is a minor arterial road in this location. Beulah Street is the only arterial or collector road adjacent to the Subject Property. The Applicant is requesting a waiver of the requirement to provide direct vehicular access to Beulah Street and instead proposes a single vehicle access for the development to Steinway Street, located approximately 300 feet from Beulah Street. VDOT discourages new vehicular connections to Beulah Street and the Applicant will provide alternative access to Beulah Street in proximity. The proposed development includes four direct pedestrian connections to Beulah Street from the Subject Property.
- The Applicant is proposing 60% of the Subject Property as open space consistent with the Zoning Ordinance. The open space will include existing and new vegetation as well as high quality active and passive recreational amenities for the residents as described herein. These amenities have been designed for use by older residents.
- A minimum of 15% of the total number of dwelling units are provided as affordable dwelling units that will be administered in accordance with the provisions of Section 5101 of the Zoning Ordinance.
- The Applicant does not propose any accessory assisted living facilities or skilled nursing facilities. The Applicant's proposal is limited to an independent active adult community.
- The facilities proposed within the community will be for the sole use of residents, employees and invited guests.
- The maximum building height is limited to 50 feet in accordance with the Zoning Ordinance and minimum yards of 50 feet in width are provided on all sides of the Subject Property.

### **Conclusion**

The proposed development is designed to provide opportunities for older Fairfax County residents to maintain their ties to the community in housing that is designed to facilitate aging in place. The proposed community includes amenities designed for older adults and options for on-site services including meals, recreation, healthcare, and wellness. The Subject Property is adjacent to a variety of housing types and non-residential uses. The proposed development

includes a transition from commercial and institutional uses to established single family homes and steps down in intensity adjacent to the lower density housing.

I would appreciate the acceptance of this application and the scheduling of a public hearing before the Fairfax County Planning Commission. Should you have any questions regarding this submission, or require additional information, please do not hesitate to contact me.

As always, I appreciate your consideration.

Very truly yours,

WALSH, COLUCCI, LUBELEY & WALSH, P.C.



Allison J. Reynolds

cc: Robert Malm  
Monica Hawkins  
Aaron Vinson  
Michael Workosky  
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