

Sunrise of South Arlington

JUNE 2023





Follow Up from SPRC #1

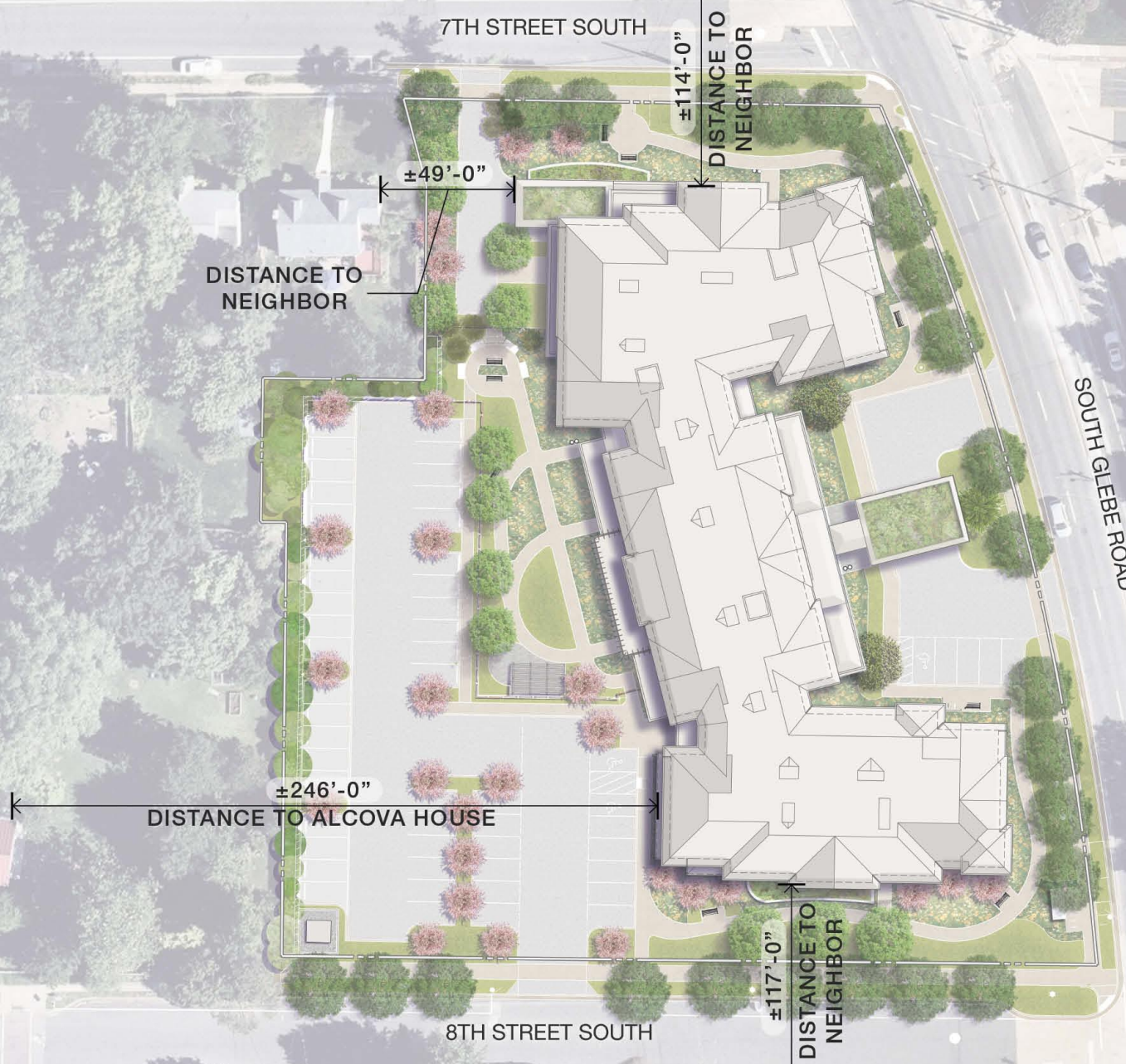
EXISTING BUILDING LOCATION



PREVIOUS BUILDING LOCATION



CURRENT BUILDING LOCATION



EXISTING LANDSCAPE SPACE

7TH STREET SOUTH

EXISTING PARKING LOT

EXISTING CHURCH

SOUTH GLEBE ROAD

8TH STREET SOUTH



PREVIOUS LANDSCAPE SPACE

7TH STREET SOUTH



SOUTH GLEEBE ROAD

8TH STREET SOUTH

CURRENT LANDSCAPE SPACE

7TH STREET SOUTH



8TH STREET SOUTH

SOUTH GLEBE ROAD

- BUILDING SHIFT EAST $\pm 6'$
- ADDITIONAL BIOPHILIC LANDSCAPING
- USE OF NATIVE PLANTINGS
- INCREASED INTERIOR COURTYARD SPACE BY ± 830 SF (14%)
- ADDITIONAL PARKING LOT TREES & PLANTING
- ADDITIONAL PLANTING ON BOUNDARY ADJACENT TO ALCOVA HOUSE & SINGLE-FAMILY HOMES
- DECREASED ASPHALT BY $\pm 3,277$ SF (-14.5%)
- ADDITION OF $\pm 2,938$ SF PERMEABLE PAVING

ILLUSTRATIVE PLAN

7TH STREET SOUTH



SOUTH GLEBE ROAD

8TH STREET SOUTH



1

Original:
VIEW FROM GLEBE ROAD



1

Updated:
VIEW FROM GLEBE ROAD



2



Original:
VIEW FROM 7TH STREET & GLEBE ROAD



2



Updated:
VIEW FROM 7TH STREET & GLEBE ROAD



Original :
VIEW FROM CORNER OF 8TH STREET & GLEBE ROAD



Updated :
VIEW FROM CORNER OF 8TH STREET & GLEBE ROAD



Original :
VIEW FROM 8TH STREET



Updated :
VIEW FROM 8TH STREET

LOOKING EAST ON S. 8TH STREET



LOOKING EAST ON S. 8TH STREET



LOOKING NORTHEAST AT BUS STOP



ON S. 8TH STREET LOOKING AT BUS STOP



ON GLEBE ROAD LOOKING SOUTHWEST AT ENTRANCE



LOOKING SOUTH ON S. GLEBE ROAD



LOOKING EAST ON S. 7TH STREET



INTERIOR COURTYARD LOOKING NORTH FROM PERGOLA



INTERIOR COURTYARD LOOKING NORTH AT GARDEN



INTERIOR COURTYARD LOOKING SOUTH FROM GARDEN



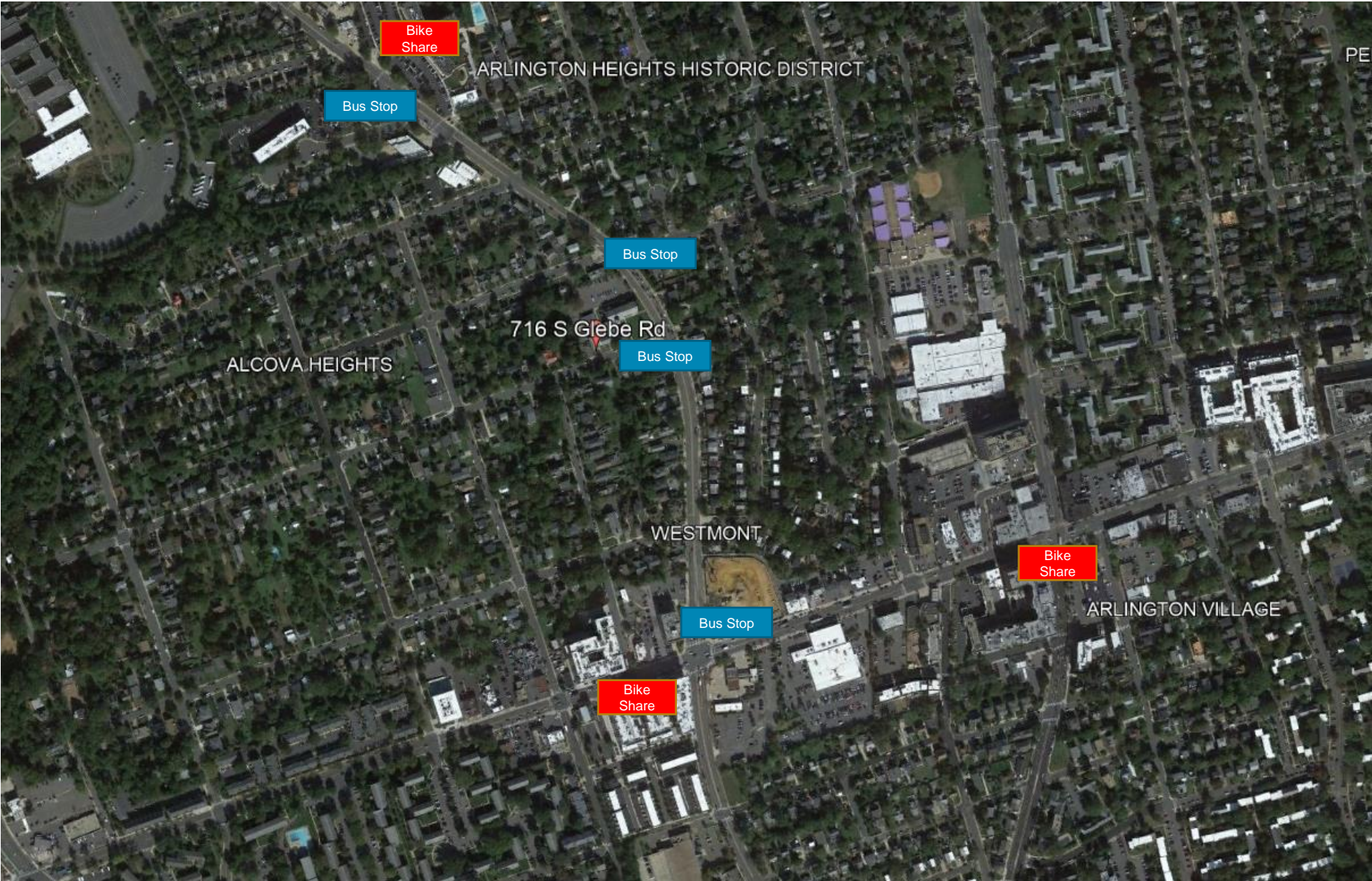
INTERIOR COURTYARD LOOKING SOUTH AT PERGOLA





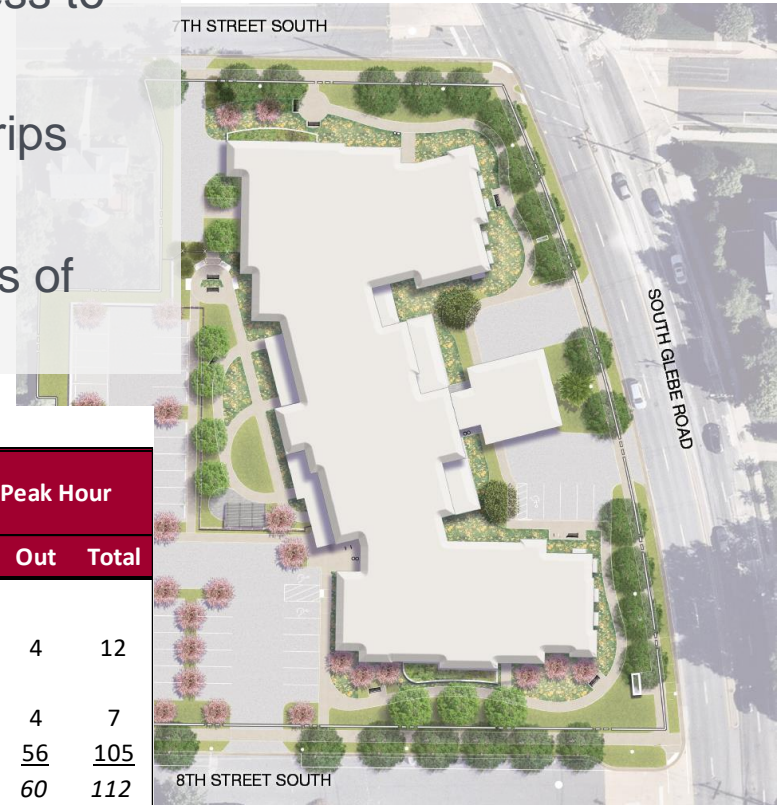
Transportation

Nearby Transport



TRANSPORTATION

- The site is well served by a connected roadway and sidewalk network, bus lines, easy access to Ballston-MU Metro, and bicycle facilities.
- The site would generate **fewer** peak hour trips than the existing uses.
- The TMP would encourage non-auto modes of transportation.



Trip Generation Analysis

Use	ITE			AM Peak Hour			PM Peak Hour		
	Land Use Code	Amount	Units	In	Out	Total	In	Out	Total
Permitted Uses (By-Right)									
Single Family Homes		13	DU	2	7	9	8	4	12
Existing Uses									
Church	560	15,000	SF	3	2	5	3	4	7
Daycare	565	133	Students	<u>55</u>	<u>49</u>	<u>104</u>	<u>49</u>	<u>56</u>	<u>105</u>
		<i>Total Existing Trips</i>		<i>58</i>	<i>51</i>	<i>109</i>	<i>52</i>	<i>60</i>	<i>112</i>
Proposed Uses									
Assisted Living	254	163	Beds	17	12	29	15	24	39
Comparison									
	Proposed minus Permitted (Net New)			15	5	20	7	20	27
	Proposed vs Existing			-41	-39	-80	-37	-36	-73



Sunrise of South Arlington – Overview

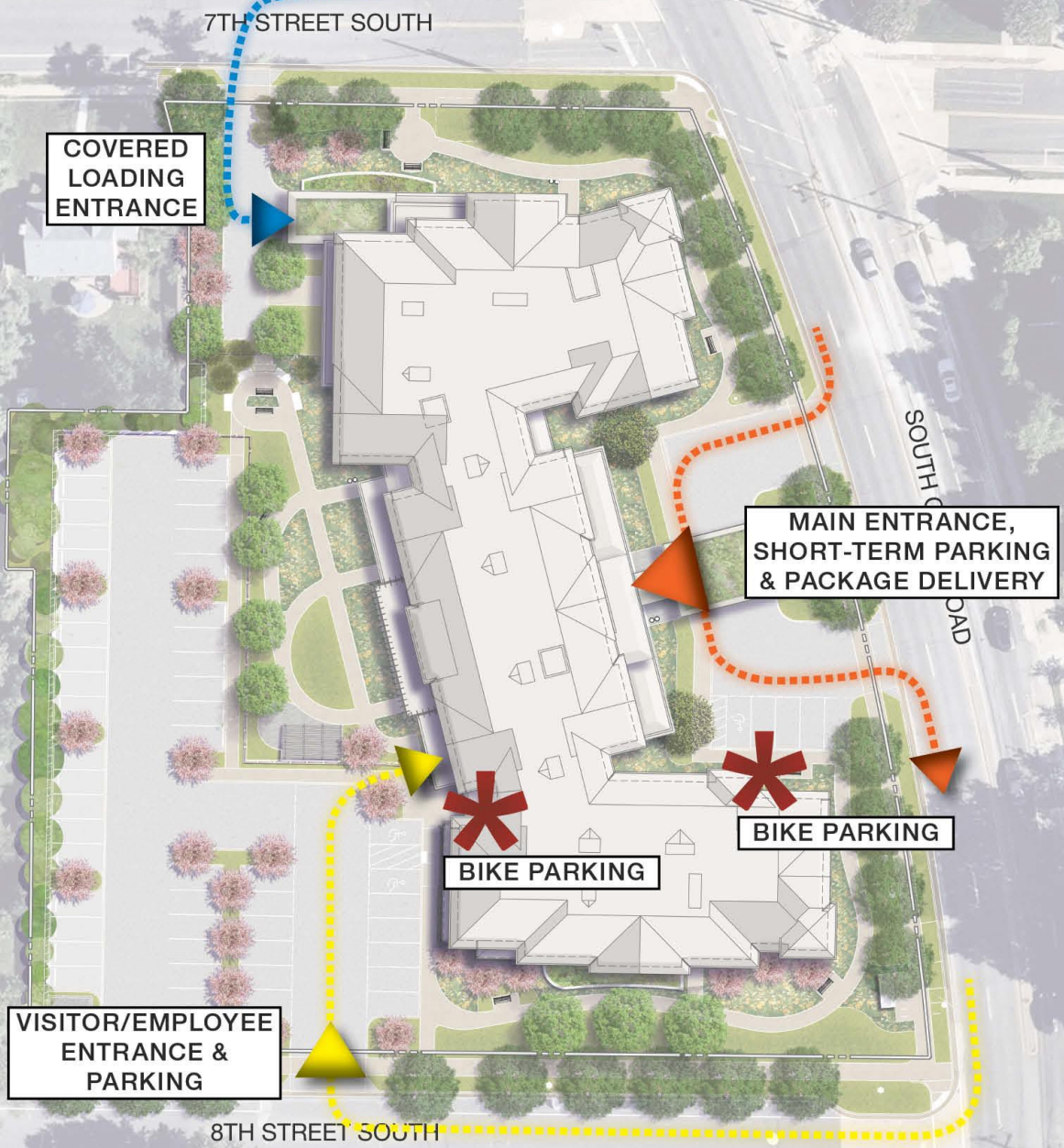
Proposed Program Overview		
	Original	Updated
Assisted Living (GSF)	~93,306	~93,306
Units	108	99
Bedrooms	141	120
Height (FT)	~49'	~49'
Parking Spaces	55	54

Employee Shifts - At Full Occupancy:

- 7am- 3pm: ~33 employees
- 3pm – 11pm: ~17 employees
- 11pm – 7am: ~6 employees

	Original	Updated
PARKING PROVIDED	55	54
PARKING RATIO PROVIDED	0.39	0.45
ACZO PARKING SPACES	71	60
ACZO PARKING RATIO	0.50	0.50
PARKING SPACES BELOW ACZO	16	6

PROPOSED BUILDING ACCESS



7TH STREET SOUTH

COVERED
LOADING
ENTRANCE

MAIN ENTRANCE,
SHORT-TERM PARKING
& PACKAGE DELIVERY

SOUTH D...
ROAD

BIKE PARKING

BIKE PARKING

VISITOR/EMPLOYEE
ENTRANCE &
PARKING

8TH STREET SOUTH

TRANSPORTATION IMPROVEMENTS

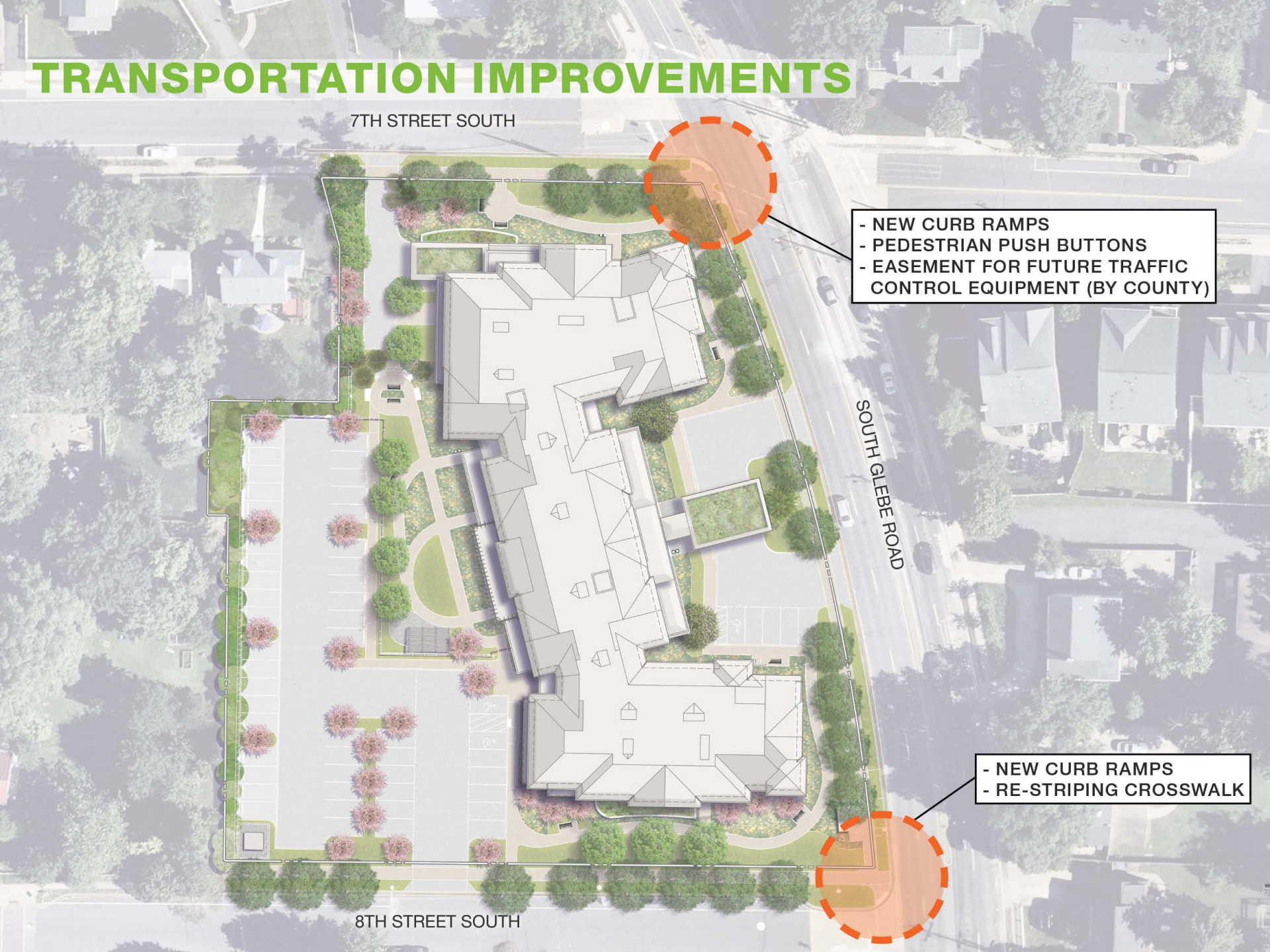
7TH STREET SOUTH

SOUTH GLEBE ROAD

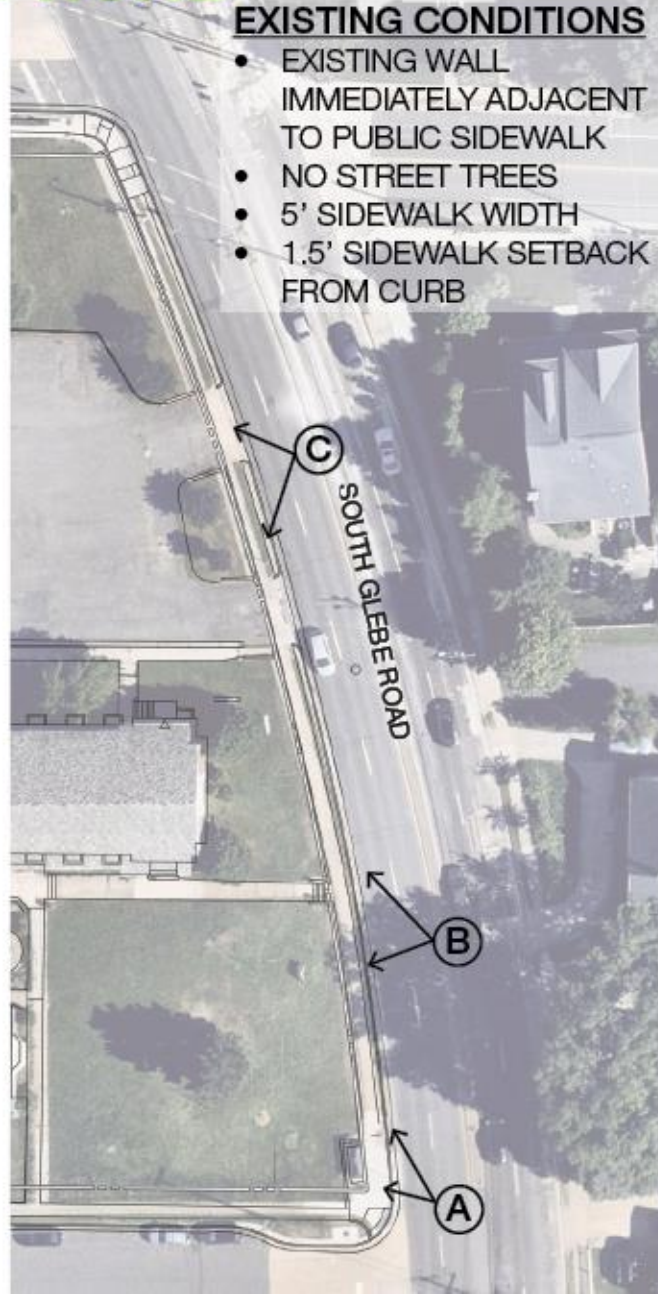
8TH STREET SOUTH

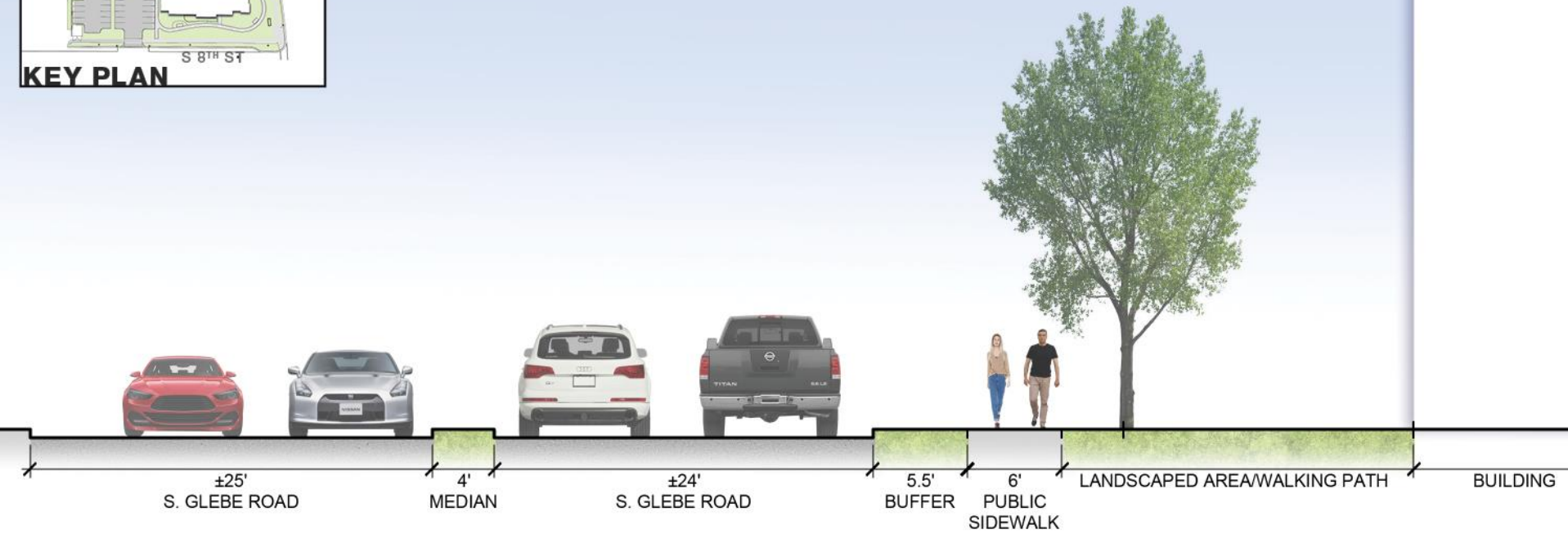
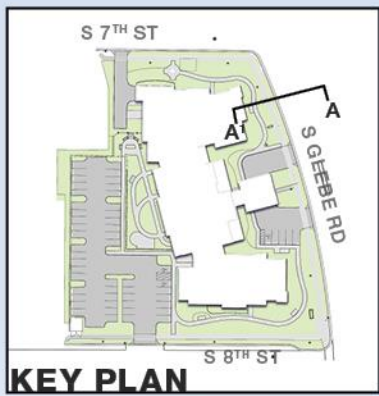
- NEW CURB RAMPS
- PEDESTRIAN PUSH BUTTONS
- EASEMENT FOR FUTURE TRAFFIC CONTROL EQUIPMENT (BY COUNTY)

- NEW CURB RAMPS
- RE-STRIPING CROSSWALK

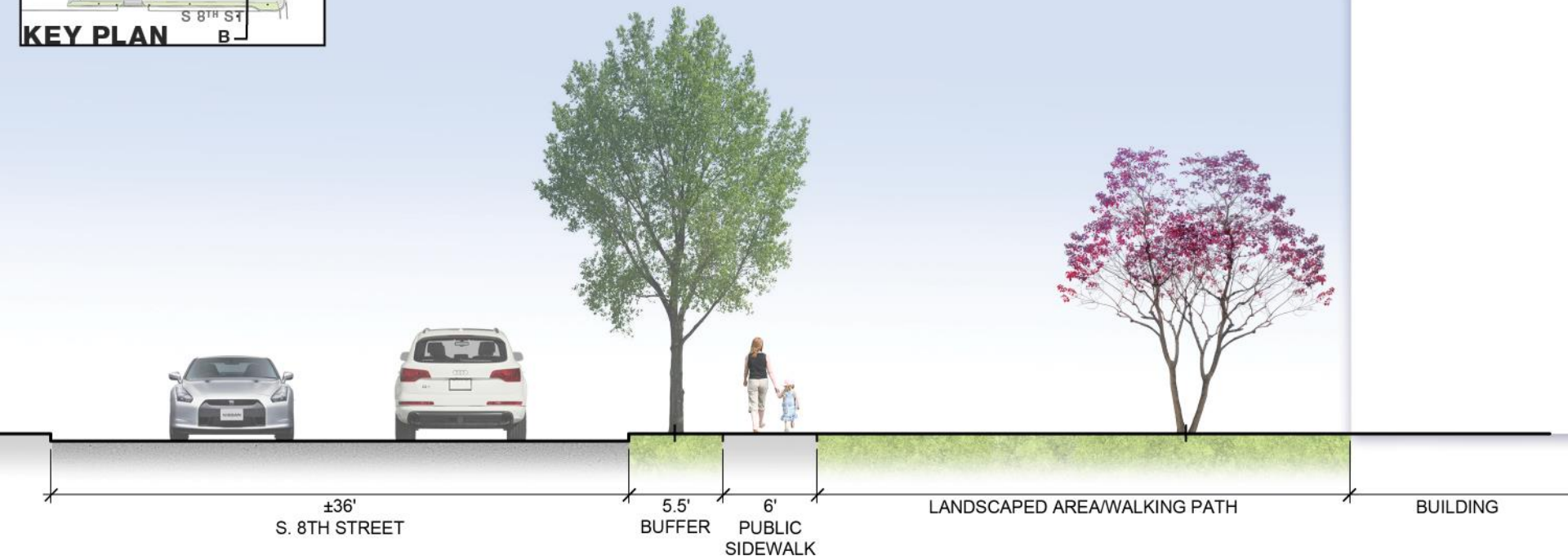
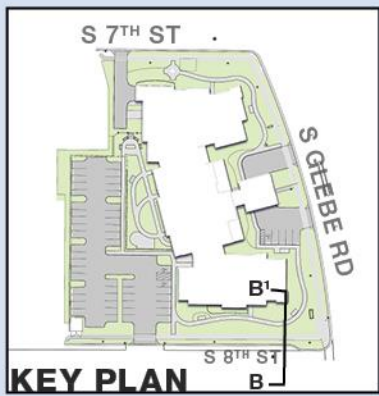


SOUTH GLEBE ROAD

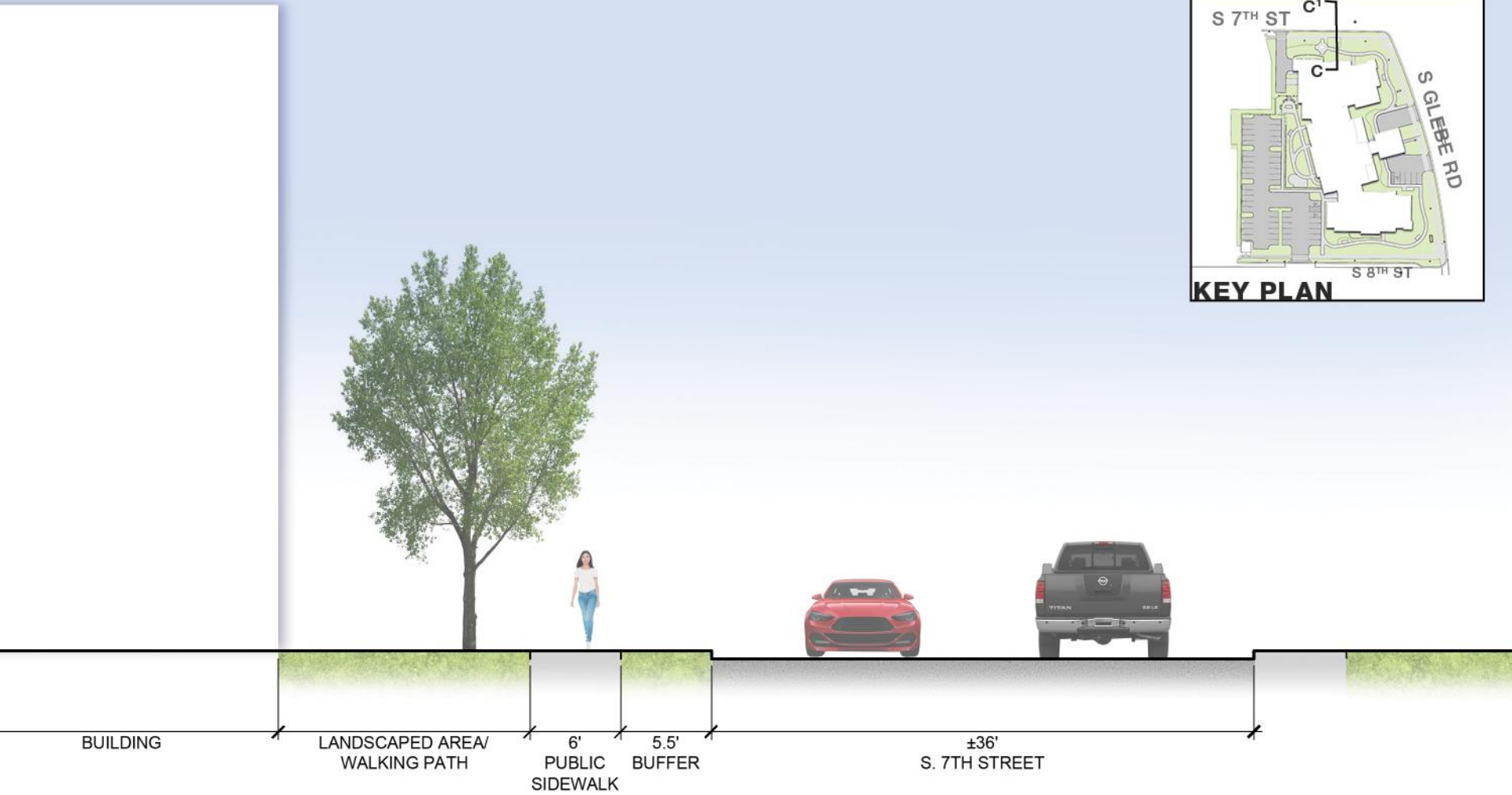
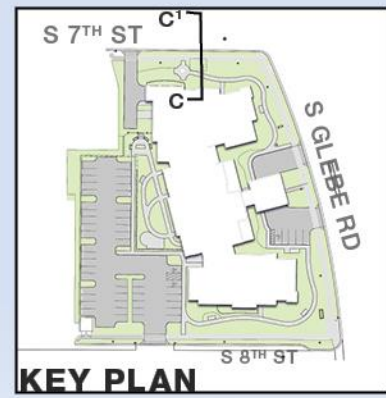




SECTION A-A'
LOOKING SOUTH ON S. GLEBE ROAD



SECTION B-B'
LOOKING WEST ON S. 8TH STREET



SECTION C-C'
LOOKING WEST ON S. 7TH STREET



BUFFER SECTION (TYP)

LOOKING WEST IN PARKING LOT TOWARDS ADJACENT HISTORIC RESIDENCE



Sustainability

Sustainability-LEED Silver

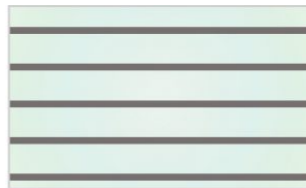
Sunrise LEED Efforts:

- Bicycle Facilities
- Electric Vehicles (3 charging stations)
- Site Development – Protect or Restore Habitat
- Heat Island Reduction
- Light Pollution Reduction
- Outdoor & Indoor Water Use Reduction
- Process Water Use Reduction (commercial kitchen and laundry equipment).
- Enhanced Commissioning
- Optimize Energy Performance – 16% savings (will pursue 20%).



Addressing Bird Glass Request

- Normally only applicable to lower than 3 stories.
- Double or single-hung windows with insect screens have a lower bird threat factor than UV coated glass or most glass with a frit pattern.
- Sample threat factors:
 - Insect screens: 5
 - Translucent UV coated glass: 23-30
 - Fritted glass, 1/8" lines spaced 1/2" apart (20% coverage): 6
 - Fritted glass, staggered 2" array, 6mm dots: 25
 - Fritted glass, horizontal lines 2" apart: 30
 - Clear glass: 100
- Transparent (UV) coatings are required to be laminated between two sheets of glass (1 1/8" thick) which is commonly seen in storefront or curtainwall systems. However, Sunrise prefers the more residential look of double or single-hung windows for residents.
- Frit patterns are disorienting to seniors, particularly those with a threat factor below 15 which have more dense patterns. Furthermore, Frit patterns reduce views to the exterior and may impact the LEED credit.
- Other Sunrise facilities in the area have not observed bird strikes or found birds that appear to have died from striking the building.
- The project is pursuing LEED Light Pollution Reduction which will also help prevent migratory birds from being attracted to and disoriented by lights at night.



Threat Factor 6

Color: VBC2109 Dark Gray

Pattern: 1/8" horizontal lines alternating with 1/2" spaces (screen 2256);

20% coverage



Threat Factor 24

Color: V951 White

Pattern: 1/8" dots (screen 5006); 40% coverage

Thank You

