

STAFFORD SENIOR HOUSING DESIGN STANDARDS	
The Arbors at Stafford Rezoning	
<b>A. <u>Introduction and Background</u></b>	
1. Purpose and Intent:	<p>These guidelines provide a framework to guide the planning, design, and review of new senior housing developments in the County. The guidelines represent preferred standards for senior housing design. Universal design and visitability elements and features are recommended that facilitate senior safety, access, and mobility. The Plan encourages equitable, safe, and affordable housing for the senior population of the County. Implementation of these guidelines ensures that housing is equitable to all senior residents of varying physical abilities. The Plan recognizes the need for siting senior housing projects in a manner that allows its senior residents to be part of the social fabric of the larger community. To this means, the Plan encourages siting of senior residential projects in established and planned communities, in close proximity to all age groups, public services and shopping opportunities. This factor may encourage opportunities for employment and volunteerism.</p>
2. Senior Housing defined:	<p>Senior Housing is defined as rental and/or ownership housing restricted to individuals a minimum of 55 years of age. Specifically, senior housing means housing that is in a facility or community intended for occupancy of at least 80 percent of all units by at least one person 55 years of age or older pursuant to the definition of "Housing for Older Persons" as stated in the Fair Housing Act (42 U.S.C. 3607(b)(2)).</p> <p>In Stafford, the highest intensity senior housing dwellings are permitted in the R-5, Age Restricted Housing zoning district. The purpose of the R-5 district is to provide areas of high-intensity residential uses designed and intended to be multifamily dwellings for persons fifty-five (55) years in age or older, in accordance with all federal and state laws and regulations. Such districts are to be located within the designated urban services area and outside of the military impact areas in the comprehensive plan, where public water and sewer are available and transportation systems are adequate.</p>
3. Basis for the Guidelines:	<p>The development of age-restricted housing products has been a growing trend in Stafford County. This is evidenced by population projection data from the Weldon Cooper Center for Public Service that shows the share of older residents in Stafford County, ages 65 and older, are expected to increase over the next two decades. From 2020 to 2040, the percentage of residents age 65 and over is expected to increase from 11.3% to 15.5%. During the same time period, younger age cohorts, experience a decrease in the population share. A report by the Weldon Cooper Center cites this trend of an aging population is common across Virginia, and is fueled by an aging baby boomer generation and declining birth rates.</p>
4. Application of Guidelines/ Type of Senior Housing :	<p>The intent is for these guidelines to apply to "independent living" types of senior housing. The typical resident in an independent living unit is as the name says, independent. They may still be active in the community, physically active, able to drive to area shopping and services, and may be employed. However, they may be experiencing declines in their mobility. Independent living communities do not provide 24 hour assistance or have staff to handle emergency situations.</p> <p>It is the intent that these guidelines apply to all independent living senior housing units in a given project, including single family detached, single family attached (townhomes or villas), and multi-family apartments and condominiums.</p> <p>It is not the intent of these guidelines to apply to other types of senior housing options, or those specific portions thereof, such as congregate care, assisted living, or skilled nursing facilities. In these situations, resident mobility is limited and often requires full-time staffing to ensure the safety of the residents. In addition, building codes mandate specific design features for these types of facilities that address safety concerns.</p>
5. Use of the Plan:	<p>Applications for zoning reclassification or Conditional Use Permit shall be evaluated against these guidelines. Best judgement should be used in considering if additional design criteria should be incorporated into a project with a primary focus of promoting a safe living environment. The Plan identifies minimum guidelines that should be incorporated into proposed projects. Furthermore, the plan identifies additional criteria that allow the project to achieve a higher level of conformance. Applicants are expected to meet the guidelines and, if necessary, provide justification why certain criteria are not included as part of the project. The County will evaluate the application for their ability to conform with these standards. These features can be incorporated through proffer statements, or if applicable, may be incorporated into Conditional Use Permit conditions.</p> <p>Several guidelines refer to "walking distance". In planning terms, this is referred to as a pedestrian shed, which equates to a 5 minute walk, and a distance of ¼ mile at a normal relaxed pace. This is considered to be the distance people are willing to walk before opting to drive.</p>

<b>B. Design Guidelines</b>				
	The design guidelines are divided into five sections that step down to a finer level of granularity. The guidelines include minimum standards that should be provided in every project, however it is feasible that criteria applicable to an apartment building may not necessarily apply to a single-family dwelling. These are the most important features that should be expected. Additional criteria are provided in certain instances. The County encourages projects incorporate as many features as possible that promote senior safety and mobility.			
	Standard Number	Description	(Y/N)	Notes pertaining to The Arbors at Stafford:
1. Siting Location within the County	1	Urban Services Area	Y	
	2	Encouraged in a Targeted Growth Area	Y	Courthouse Targeted Development Area
	3	Within 3 miles of shopping center	Y	
	4	Within 5 miles of a hospital	Y	0.25 miles to Stafford Hospital
	5	Located along VDOT roadways	Y	
	6	Located within 5 miles of a Fire Station	Y	Station #2
	7	Located within 3 miles of a County Park	Y	
	8	Located in close proximity to existing residential areas or within planned residential or multi-use developments.	Y	
	9	Preferably within walking distance of existing or planned transit routes.	Y	Germana Community College and Hospital
2. Site Design / Layout	10	Stone or Brick monument sign	Y	brick will be featured in the monumnet sign
Development Entryway	11	monument sign located adjacent to the main entrance	Y	
	12	A landscaped median should be provided at the entrance to the project.	N	
Building Access / Pedestrian Circulation	13	Safe convenient access between buildings , parking and amenities. Sidewalks connections off-site.	Y	
	14	Automatic doors with security system	Y	Automatic doors are located at the main entrance and every entrance has secure access
	15	Continuous walkways, suitable for walking, scooters, and wheelchairs from the building entrance shall be provided to the sidewalks connecting to parking areas or other site amenities. The walkway shall be clearly defined as a pedestrian walkway.	Y	
	16	Handicap ramps/access shall be provided from sidewalks.	Y	
	17	Provide adequate lighting to ensure a safe environment	Y	
	18	Ground-level site lighting should be added along all pathways, stairs, and ramps to increase visibility at night.	N	
	19	Provide designated wheelchair access near every main building entrance in conformance with ADA requirements.	Y	The main building entrance will conform
	20	All sidewalks internal to the project should be lightly textured, non-slip surfaces	Y	

	21	Provide parking spaces for guests, equivalent to 15 percent above the minimum requirement. In larger projects, distribute such spaces throughout the development in close proximity to dwelling units.	N/A	We developed our parking ratio with staff taking into account the need for guest parking. We will be above 15% of needed spaces for residents.
	22	If located along a transit route, and the design and location are approved by the transit agency, installation of a shelter and bench is required.	Y	There is an existing transit stop across the street at The Abberly. We are also willing to install a shelter and bench if a transit stop can be located on our property.
Site Amenities	23	Adequate accessible outdoor landscaped area and patio space is recommended for resident's access and use. Outdoor amenities may also include space for gardens, a dog park, and walking trails.	Y	All outdoor amenities will be accessible
	24	For individual dwellings, a front porch, rear patio, and landscaping is recommended.	Y	each apartment will have a patio or balcony
	25	Multi-use paths should be constructed within the development, to the greatest extent practicable, and should connect to any regional trail network and any street-side sidewalks.	N/A	This is a multifamily building not a single family community.
	26	A variety of seating areas should be provided, from more solitary seating areas to larger social areas.	Y	A variety of seating areas shall be provided.
	27	Seating and tables should be included in common outdoor patio areas.	Y	
	28	Provide convenient seating areas along pedestrian pathways.	Y	
Recreational Amenities	29	All senior housing projects should provide recreational amenities commensurate with the size and scope of the development.	Y	
	30	For larger communities, a variety of recreational opportunities should be provided such as a swimming pool(s), clubhouse, and tennis and/or pickleball courts.	Y	This project will have the following amenities: community room, business center, library, game room, media room, multi-purpose room, fitness center, beauty salon, raised garden beds, grilling area, outdoor seating area and dog park
	31	Comfortable convenient seating areas should be provided near areas of activity to allow for observation.	Y	
	32	In communities with individual ownership lots, any common ownership retaining walls should be located in common areas, and not on homeowner lots.	N/A	
3. Building Features		This section focuses primarily on building details and primarily on multi-family residential buildings, where there is a higher concentration of residents. There are many shared spaces. In these situations, extra attention should be given to safety and convenience factors. Regardless, some of the guidelines may still be applicable to single family residential unit types.		
Architectural Design	33	Buildings should incorporate the Architectural Design recommendations of this NDS Plan.	Y	
	34	On multi-story buildings, use only non-combustible exterior wall finish materials around at least the entire first level above grade. Fires originating outside of the structures spreading rapidly up the combustible exteriors have historically been an increasing and deadly issue at multi-story buildings marketed to older adults.	Y	first level will be brick

	35	Senior housing buildings should not exceed 3-stories in height, inclusive of underground parking.	Y	
	36	Garages, if provided, should include sufficient space to allow for the parking of vehicles and storage of recreational items. Minimum dimensions of garages include: For a single-stall garage, 12 feet width by 22 feet depth area dimensions, and 9-foot wide garage door width, and; For a double-stall garage, 20 feet width by 22 feet depth area dimensions, and 16-foot wide garage door.	N/A	
	37	Rain gutters with debris covers shall be provided on all single family homes.	N/A	
Building Entry Areas	38	Provide a covered portico at the passenger pick-up/drop-off area. The covered portico should be located at or near the front entrance if possible and be able to accommodate paratransit vehicles.	Y	Main entrance is the passenger pick-up/drop-off area and has a two story drive up covered area. It is not drive through.
	39	Provide weather protection at the entrance to maintain comfort in the lobby and waiting areas at the entrance.	Y	Main entrance has a two story drive up covered area. It is not drive through.
	40	Accessible mailboxes, either individual or centralized, shall be provided.	Y	
	41	Provide seating within the building that allows visual surveillance of the entrance area to provide a comfortable waiting area for residents.	Y	
	42	Stairways should be avoided at the entrance to the building. If no other acceptable access is available, a ramp should be provided adjacent to the stairways.	Y	
	43	Entry phones and signage should have large scale buttons, and large scale, high contrast lettering and numbering. Entry phones are to be located to facilitate access and use by persons in wheelchairs.	N	The system currently used in our communities is the Mircom TX3 Telephone entry system, which features a large scrolling 8 or 6 line backlit display with large fonts for easy readability, and backlit 16 digit keypad with dedicated operational buttons.
	44	Provide weather protected access to all units with the use of interior corridors, central hallways, or covered walkways.	Y	every unit is accessed by an interior corridor
	45	In multi-family buildings, corridor width should be a minimum width of 48 inches to provide enough room for a walker, mobility scooter, or wheelchair to easily pass.	Y	
Common Areas	46	Provide common amenity areas to accommodate a majority of residents that will include a central meeting room, sitting rooms and social areas.	Y	See Question 30 above.
	47	Non-skid and non-glare surfaces should be considered throughout common areas.	Y	
	48	Contrasting floor and wall coverings throughout common areas.	N/A	No wall coverings, but painted walls will be a different color than the flooring
	49	Provide the following uses: private dining room for family visits, library, computer room, hair salon, exercise facility, and community kitchen.	Y	All are provided with the exception of a private dining room. Every resident will have their own dining area in their apartment.

	50	Provide space for on-site or visiting health care professionals.	Y	There are spaces that can be utilized by healthcare professionals for group and one-on-one meetings with residents
	51	Provide single occupancy, wheelchair accessible restrooms in common areas.	Y	
	52	Provide adequate storage space for each residential unit, amounting to at least 10 percent of the floor area of the unit. At least a portion of the storage shall be provided within the dwelling unit, with the balance provided in a shared storage area located elsewhere on the property.	N/A	This is more appropriate for facilities offering a higher level of care and smaller units. Arbor residents will be renting full size apartments with ample storage space. They will also have the opportunity to rent additional space.
	53	Refuse and recycling areas should be sited to be as unobtrusive as possible while still providing convenient access.	Y	
Public Safety	54	Provide and maintain an NFPA 13 commercial fire sprinkler system and NFPA 14 standpipe system for fire protection in all multi-story buildings. Mobility concerns are likely over the lifespan of the residents and the added protection provided by these systems is key.	Y	
	55	For single family dwellings, a sprinkler system should be offered as a buyer's option.	N/A	
	56	Provide at least two elevators per multi-family building.	Y	
	57	Ensure that each elevator is provided with emergency power. This helps residents not only in their quality of life but also for emergency response include medical emergencies.	N	At least one elevator will have emergency power.
	58	Elevator controls should be designed for accessibility and legibility for the visually impaired and including a delay setting for wheelchairs.	Y	The elevators that are used on our communities are designed to meet all ADA and accessibility standards and requirements.
	59	Provide one automated external defibrillator (AED) per floor in multi-family dwelling unit buildings.	N	AEDs have not typically been provided in our communities.
4. Unit Features		Promote aging in place and visitability with features that comprise the "universal design" concept for senior housing and accommodating residents with mobility issues that require the use of wheelchairs, scooters, or walkers.		
Universal Design and Visitability Features				
Entry Area	60	Provide clear passage to front door from parking area or street.	Y	
	61	Outside entry door "landing area" should have 25 square feet of space, and measure a minimum of 48 inches on one side, and clear of obstructions and door swing. This excludes any access walk or ramp. Landings should be level, while allowing for positive drainage away from the entry.	Y	This is a requirement for single family homes, however our Main entrance meets this criteria
	62	Provide motion detection outside lights at the entrance to single-family homes.	N/A	
	63	Accessible peephole or other method for inside viewing of anyone outside the front door.	Y	

	64	Inside entry door should have a minimum of 25 square feet of space (e.g., foyer). Foyer should measure a minimum of 48 inches on one side and be clear of obstructions and door swing.	Y	This is a closed corridor building and the space provided outside the building entry door meets this requirement. Space inside of the apartment units either meets or is relatively close to these requirements depending on floor plan.
	65	The entry door should measure a minimum of 36 inches wide with no step. Threshold may be 0.5 inch high (maximum). Entry should be on an accessible, barrier-free route with a hard surface.	Y	
	66	Permanent weather protection, such as roof or porch, should cover required landing and door swing area, if outer swinging door.	Y	Every unit is off of an interior corridor
Accessible Bathrooms:		Provide an accessible bathroom, or half bath on the main floor, meeting the accessible bathroom criteria listed below. If an accessible bathroom is not provided on the main floor, provide an accessible bathroom on an upper floor if accessed by an elevator, and consistent with the same criteria.		
	67	A wide hallway leading to accessible bathrooms, a minimum of 42 inches in width. Open plan design without hallways is preferred.	N	This project is an elevatored buiding, so all units meet the accessible Type "B" unit design with halls approximatly 39" wide and the code required full accessible Type "A" units exceed this with approxiamtely 46" wide halls.
	68	Entrance should be a minimum of 36 inches wide.	Y	All doors used for passage, Unit entry or within the unit are 36" wide
	69	Provide ample, clear floor space of 30 x 48 minimum at fixtures to ensure maneuverability at lavatories, toilets, and tubs/showers. Provide turnaround space, either 5 feet diameter or "T" shaped turning space per diagram in Americans with Disabilities Act (ADA) manual.	Y	This project is an elevatored buiding, so all units meet the accessible Type "B" unit design with one bathroom meeting the ICC/ANSI requirements for floor clearance at the fixtures, and the code required full accessible Type "A" units with one bathroom meeting ICC/ANSI Type "A" requirements for floor clearance at the fixtures as well as either a 5' dia or "T" turning space.
	70	Toilets should be installed 30 inches from the centerline to the adjacent wall to allow for alternative grab bar configurations and transfers.	N	This project is an elevatored buiding, so all units meet the accessible Type "B" unit design with one bathroom meeting the ICC/ANSI requirements for floor clearance at the fixtures, and the code required full accessible Type "A" units with one bathroom meeting ICC/ANSI Type "A" requirements for floor clearance at the fixtures.
	71	Toilets used by residents should allow sufficient clearance on both sides to enable physical access and maneuvering by caregivers who may have to assist residents in wheelchair-to-toilet transfers and returns.	N	The Arbors is an independent living apartment community. Although not designed per this guideline, all full bathrooms are provided with space between the toilet and tub / shower.
	72	Comfort height toilet which is ADA compliant (added to general notes on plans).	Y	All toilets meet this description
	73	Provide reinforced main bathroom walls, including bath or shower to permit installation of grab bars and fixtures.	Y	All full bathrooms are provided with in wall blocking for future installation of grab bars.
	74	Install at least one grab bar in the tub or shower that meets ADA standards.	Y	Grab bars are installed in the Type "A" units and in Type "B" units blocking is provided for the installation of future grab bars.
	75	Towel bars shall be reinforced with the same strength as that of a grab bar.	N	Towel bars will be reinforced with blocking, but do not meet the force requirement of grab bars
	76	Provide a flexible hand held and/or height adjustable shower head extension.	Y	Not in every unit. This is provided in the Type "A" unit bathroom.
	77	Offset shower and tub valves and controls toward front edge for easy access, which are ADA compliant.	Y	Not in every unit. This is provided in the Type "A" unit bathroom.

	78	A hot and cold water single-mixing valve should be provided with faucets to avoid scalding.	N	
	79	Provide knee space beneath the sink and vanity, or adjustable height sink and countertop, which is ADA compliant. Compliance includes either dedicated open space or cabinet doors that open to accessible space.	Y	This is available in Type "A" units and all remaining units are adaptable
	80	Provide horizontal surface and/or countertop adjacent to the sink.	Y	Space is provided adjacent to every sink.
	81	Placement of the mirror should be evaluated to accommodate adaptable heights based on the resident population.	Y	The bottom of all framed mirrors are set slightly above the counter back splash.
	82	The shower and/or bathtub provided should include an integral or movable/adjustable seat.	Y	This is provided in the Type "A" unit bathroom.
	83	Where the shower includes a threshold, a rubber gasket or removable threshold should be provided for wheelchair accessibility.	N/A	There are no "roll-in" showers
	84	Where the shower is curb-less (open to the room), a sealed waterproof floor with a floor drain should be provided. Provision of a general floor drain in the bathroom, in addition to the floor drain in the shower, is recommended unless a trough drain is used for the shower.	N/A	
	85	Provide a walk-in bath tub as a buyers-option.	N	Will not be offered.
Outlets and Controls:	86	Outlets located 18 inches or more from the floor, unless windows prevent using this location.	Y	Outlets are to be installed to meet all required building codes and accessibility requirements.
	87	Electric light rocker or touch switches and thermostat controls located 44 – 48 inches from the floor.	Y	All electrical and control devices are to be installed to meet all required building codes and accessibility requirements.
	88	Bottom of circuit panel is not to exceed 36 inches in height.	Y	All electrical and control devices are to be installed to meet all required building codes and accessibility requirements.
	89	Provide lighted switches.	N	This is more appropriate for assisted living facilities or short term housing.
Kitchen Features:	90	Ample clear floor space, with a 5-foot diameter circle.	N	The space between the cabinets is approximately 49" with most units providing space adjacent to those cabinets that would meet this requirement.
	91	Provide accessible work surfaces (countertops, sink, cooktop) with knee space beneath, variable height, and/or adjustable heights which are ADA compliant. This may be accommodated with cabinet doors that open to accessible space.	Y	The full accessible Type "A" units meet the ICC/ANSI Type "A" requirements for work surfaces with floor clearance.
	92	Variable height work surfaces, including 32 inch high surfaces.	N	
	93	Pull out shelves, where applicable, in base cabinets.	N	
	94	Appliances should be located so they can be accessed within ADA acceptable reach ranges.	Y	All units meet the accessible Type "B" unit design meeting the ICC/ANSI requirements or the accessible Type "A" units meeting ICC/ANSI Type "A" requirements.

		95 Stove controls should be located in front, at counter top height.	Y	The accessible Type "A" units meeting ICC/ANSI Type "A" requirements for front controls on stoves, Type "B" have rear controls.
		96 Install oven with side-swinging door.	N	
		97 Utilize contrasting color counter edge for visually impaired.	N	
		98 Provide accessibility features for upper kitchen cabinets.	N	Upper cabinets are installed to meet ICC/ANSI requirements.
		99 Provide a pantry to maximize accessible storage.	Y	
		100 Utilize raised dishwasher.	N	Dishwashers are to be installed to meet ICC/ANSI requirements.
Stairways, exterior and interior		101 Handrails on both sides of the stairs	N/A	There are no stairs within the apartment units
		102 Interior and exterior stairs well-lighted	N/A	multifamily building
		103 Non-slip stair treads. If stairs are carpeted, it is non-moveable, low-pile carpet	N/A	
		104 Stair treads are in high contrast colors for increased visibility	N/A	
Master Bedroom:		105 Bedroom has adequate turnaround: 60 inches or other approved turnaround configuration.	Y	
		106 Closet doors have 32 inch clearance.	Y	
		107 Some lower height storage in closet.	Y	The accessible Type "A" units meeting ICC/ANSI Type "A" requirements are provided with lower height shelving.
Other Features:		108 All doors, faucets, and other mechanisms will use levers and easy grasp pulls which are ADA compliant.	Y	The accessible Type "A" units meeting ICC/ANSI Type "A" requirements are provided with lever handles.
		109 Provide view windows with sill height from floor no higher than 36 inches.	Y	
		110 Washers and dryers shall be provided in all units and rest on pedestals measuring at least 13 inches tall.	N	
Safety Features:		111 Non-skid and non-glare surfaces should be considered throughout residential units.	Y	Carpet is to be installed in the bedrooms and the remaining unit will have a LVT floor with the resin coating aids to provide a non-skid, anti-slip surface.
		112 Contrasting floor and wall coverings throughout residential units.	Y	Wall will be a different color than flooring
		113 Use hard surface flooring or low-pile carpet, securely attached along edges.	N	Hard surface flooring is used throughout the apartment, standard pile carpet is in the bedrooms.
		114 Provide adequate lighting.	Y	
		115 Multi-story single family detached, semi-attached, and townhouse dwellings should have interior designs that allow for chair lifts or elevators to be installed either up front or after the fact to allow residents to age in place. Stacked closets in a multi-story house will provide an area for possible future conversion to an elevator.	N/A	
		116 Minimum two, no-step, accessible egresses from central living area.	N/A	
		117 House number easily visible from street.	N/A	
		118 Emergency egress windows in sleeping areas require minimal effort to open and close with closed fist.	Y	
		119 Window locks are between 19 and 54 inches from the floor.	Y	



	120	Pre-wired for future installation of the following features for the hearing impaired: flashing lights and/or vibrating smoke alarm, door bell, or other alerting feature.	N	
	121	Reinforced floors for bariatric needs, power wheelchair.	Y	
	122	Provide smoke alarms and carbon monoxide detectors with 10-year lithium batteries.	Y	we only provide smoke alarms
5. Operations / Management				
	123	For multi-family unit buildings, prepare and maintain an emergency evacuation response plan in accordance with the Fire Prevention Code, updated annually, and approved by the Fire Marshal and County Office of Emergency Management. The plan should include provisions for at least 72-hours of operation and off-site evacuation.	Y	A plan will be provided by the property management company in consultation with Emergency Services
	124	Provision of shuttle services for larger developments to provide transportation within larger complexes and connections to community services and amenities, where it would be cost-effective, and commensurate with the size and scope of the development.	Y	The community will have its own wheel chair accesible shuttle . The shuttle will be used for weekly shopping trips and group activities
	125	Provide the option of hosting local businesses and community organizations to the development to improve accessibility to necessary goods and services. Categories may include, but would not be limited to food, health, beauty, and retail goods.	Y	We will work with local business and organizations to provide services for residents. A local provider will be allowed to use the beauty salon at no cost.
		# that are N/A	18	
		# that comply	85	
		# that don't comply	22	
		Subtotal:	125	
		% in compliance	79%	