

APPLICATION OF FAIRFAX PRESBYTERIAN CHURCH
NARRATIVE
TO MASTER DEVELOPMENT PLAN

February 25, 2021

This Narrative is included as part of the Master Development Plan as if fully set forth therein and should be read in coordination with the physical plan sheets contained in the Master Development Plan. The contents of this Narrative address the requirements contained in Section 3.8.2.C.1 and Section 6.6.8 of the City of Fairfax Zoning Ordinance, as amended.

I. INTRODUCTION

Fairfax Presbyterian Church (“Applicant” or “FPC”) has submitted an application to rezone the existing FPC grounds (collectively, the “Property”), owned by the National Capital Presbytery, Inc. (“Owner” or “NCP”) and ground leased to FPC, and with Habitat for Humanity of Northern Virginia, Inc. (“Habitat NOVA”) acting as the master developer, to the Planned Development-Mixed Use (“PD-M”) zoning district to permit the additional development of the Property with a small residential townhome community that provides quality, energy efficient, and affordable housing options, generates fiscal benefits to the City of Fairfax (“City”), and preserves and respects the unique qualities and character of the neighborhood and surrounding vicinity.

The Property is bordered by Joyce Heights, a residential neighborhood to the south, Autumn Woods, a residential neighborhood to the west, a Resource Protection Area and wooded area to the north, and Cameron Glen, a townhome community to the east. The Property consists of two parcels, Parcel 57-1-02-122-A (3.02 acres), and Parcel 57-1-02-123 (5.23 acres), for a total of 8.25 acres. The address of the Property is 10723 Main Street, Fairfax, Virginia 22030.

The Property’s 8.25 acres are currently zoned Residential High (“RH”). The Comprehensive Plan Future Land Use Map designates the Property as a Social and Civic Network place. The Applicant is requesting to change the RH zoning designation of the Property to PD-M to allow for up to ten new affordable residential townhouses. The existing Church will continue to operate as currently approved pursuant to a 1991 Special Use Permit.

II. PROJECT DESCRIPTION SUMMARY AND BACKGROUND

Following the footsteps of the successful approval of a similar church-turned-affordable housing project in the City of Alexandria, Virginia, FPC and Habitat NOVA are proposing this redevelopment to help address the City of Fairfax’s dire need for affordable housing. The Applicant, with the help of Habitat NOVA, has carefully planned the Property and the project to strengthen the supply of quality affordable housing, while respecting the existing neighborhoods. With the endorsement of the NCP, FPC has decided to expand the Church’s mission and serve the community by using a portion of the Property, approximately 1.635 acres, to construct ten affordable townhouses.

A. Fairfax Presbyterian Church

FPC will continue to reside and operate at the site. The church building, built in 1969, the glebe, and parts of its associated parking areas will remain. The Church currently operates pursuant to a Special Use Permit, approved by the City on March 12, 1991. The Special Use Permit allowed an expansion of the church building subject to four conditions, and in accordance with a concurrent Special Exception approval to exempt improvements to the parking area. The conditions included tree retention, landscape screening addition, stormwater management, and undergrounding of certain utility wires. The current Church and its associated facilities will continue to operate in the same manner after the proposed rezoning is approved.

The Church's current hours of operation are 7:00 a.m. to 10:00 p.m. Monday through Sunday, and 7:00 a.m. to 1:00 p.m. on Saturdays. The Church has approximately 600 members and offers worship services at 8:45 a.m. and 11:15 a.m. on Sundays. Attendance of Sunday services range between 50 and 350 people. There are six employees on site Monday through Saturday, and eight on Sunday.

The Church conducts weekly and monthly meetings throughout the month on various time schedules. The activities include choir, music and ministry groups. The meetings last between one and three hours and the group sizes range between five and 40 people per group. Facilities at the Church range from small classrooms suitable for six people, up to the Fellowship Hall that can accommodate groups of 150+.

The Church also currently operates the Fairfax Presbyterian Preschool on weekdays between 8:30 a.m. and 1:30 p.m. The maximum enrollment is 88 children and classes typically have between 10 and 12 students. The maximum number of staff at any one time is 17. There is also a childcare extended day program for children enrolled in the Preschool that operates between 1:15 p.m. and 6:00 p.m. with approximately 10 children and four staff. Due to the pandemic, however, the Preschool is currently only offering distance learning and the childcare program is closed.

As part of the Church's missions, groups and community connections, the facilities are open and available for monthly, weekly, and occasional meetings held throughout the month on various schedules for numerous educational groups, community service groups, choirs, civic associations, voting, etc. with use times ranging from one hour to 12 hours per meeting and the number of participants between five and 200. More details on the types of programs and groups can be found at the Church's website: www.fairfaxpresbyterian.org.

B. Habitat NOVA Proposal and Program Information

For 30 years, Habitat NOVA has helped low-to-moderate income families achieve the dream of affordable homeownership. They perform site selection/acquisition, coordination of professional services, home construction, mortgage lending and underwriting, as well as family selection. Habitat NOVA serves families in Fairfax and Arlington counties, as well as the cities of Alexandria, Fairfax and Falls Church, whose income is less than the area median income (AMI) thus precluding them from ownership on the open market.

A Habitat NOVA applicant must live in the affiliate region (Fairfax and Arlington counties or the cities of Alexandria, Fairfax and Falls Church) for at least one year prior to the time of application and must be a legal resident of the United States. The applicant families must demonstrate an ability to make a monthly mortgage payment. They must also meet current HUD income guidelines to qualify. All Habitat NOVA homeowners invest in their future by helping build their own homes. Working along with dedicated corporate and individual volunteers, these families put in more than 400+ hours in “sweat equity” to build their home.

All prospective residents of the proposed townhomes must qualify through Habitat NOVA’s standard application cycle that it implements in conjunction with each of its projects. Habitat NOVA endeavors to select families living in over-crowded, substandard, or unsafe conditions and unable to obtain a conventional mortgage due to income level. Circumstances that constitute need vary from family to family. Applicants submit a statement of need with their application and demonstrate proof of need in an interview and/or a home visit. Financial prerequisites must be met to qualify for the housing. These prerequisites include an ability to make a 1% down payment on the home, a demonstration of credit and fiscal responsibility (minimum credit score of 650), and a reported income of between 40% and 80% of the AMI - which is currently approximately \$126,000. Therefore, the applicant households must earn approximately \$50,400 to \$100,800 for a family of four in 2020 dollars.

For this project Habitat NOVA will work with third party lenders to provide the prospective homeowners with affordable 30 year mortgages. The sale price of the home will be below market value because the Church is providing the land. If and when the homeowners need to sell their homes, they must agree to sell to another income-eligible family that meets the income requirements at the time of sale.

The new affordable townhouses proposed with this application will deliver stable long-term housing for vulnerable households to meet the family housing shortage in the City. The Master Development Plan calls for a quality, energy efficient, and affordable townhouse community with commonly accepted building heights buffered by existing trees and proposed landscaping from adjacent residences. The proposed townhomes will be located on the east side of the property, adjacent to the Cameron Glen townhome community. All ten units will have three levels, three bedrooms, two bathrooms, and rear loaded one-car garages with driveways.

There will be two rows of townhomes with five units per row. The entry to the units will open to a central communal green space. The west side of the two rows will face the church parking lot, while the east side of the two rows will face the adjacent townhome development with appropriate transition. The materials and architectural style of the townhomes will be designed with compatibility and consistency with the existing church building in mind. The Applicant will concurrently process a review and recommendation from the City’s Board of Architectural Review as part of this entitlement request.

The project will encourage and support the conservation of the floodplain and Resource Protection Area, as well as offer opportunities for increasing public understanding and appreciation of the Property’s architectural and cultural history.

III. NARRATIVE PROVISIONS AND APPROVAL CONSIDERATIONS FOR PLANNED DEVELOPMENT DISTRICT

A. SECTION 3.8.2. C.1.(a) - A STATEMENT OF HOW THE PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE COMPREHENSIVE PLAN

The proposed development will contribute to the future goals and success of the Comprehensive Plan (“Plan”). The proposal conforms to the Comprehensive Plan objectives regarding housing, land use, sustainability initiative, and infrastructure and utility. The Applicant believes the project as depicted on the Master Development Plan is in harmony with the guidance in the City's Plan. The Property’s designation on the current Future Land Use Map is Social and Civic Network Place Type. The uses that fall within this place type include public and private schools, libraries, places of worship, post offices, and other public facilities. However, the Comprehensive Plan expressly states that to support the Housing Guiding Principle of the Land Use Chapter of the Plan, “residential uses may be considered in conjunction with other uses in the Social and Civic Network Place Type, provided such residential uses are considered affordable.”¹

The proposed townhouses satisfy the affordability condition. Although Fairfax City has a good supply of mid-range and high-end single-family housing, the supply of housing that is affordable to households with income below \$82,725 is extremely limited.² Thus, the townhouses will be sold at the actual cost of construction to qualified families who earn between 40% and 80% of the AMI. As noted above, the current AMI for the Washington Metropolitan region is \$126,000 for a family of four persons. Affordable mortgages having a 30-year term and low interest rates will be provided to empower partner families to save and use a portion of their incomes on preventative healthcare, education for their children, and other essential needs.

The Comprehensive Plan defines mixed-use development as “pedestrian-oriented development that allows multiple activities to take place by layering compatible land uses, public amenities, and active streets accommodating multimodal transportation, and community-serving commercial.”³ Religious institutional use and townhouse use are acceptable in a mixed-use development as indicated in the Plan.⁴ They are also highly compatible uses. On the one hand, the low-density residential townhouses can take advantage of the existing open space on the Property and the peacefulness of the surroundings; while on the other hand, the church can continue to advance its social and civic network functions without the disturbance that comes with retail or office uses.

The project is consistent with the Social and Civic Network Place Type designation. The residential townhouses will be developed in conjunction with the retention of the church on the Property. The Plan encourages the modifications to an existing Social and Civic Network site that

¹ 2035 Comprehensive Plan (adopted February 12, 2019), City of Fairfax, at 37.

² Mayor’s Advisory Committee on Housing Report (August 7, 2018), City of Fairfax, at 4.

³ 2035 Comprehensive Plan, at 32.

⁴ Id. at 33.

is in a residential neighborhood to “complement the character of the surrounding properties and provide transitional screening where necessary.”⁵ The combination of the existing trees and proposed landscaping will be able to provide the recommended transitional screening. Additionally, the architectural style of the townhouses will be designed to avoid negative impacts to the character of the Cameron Glen community. As they are of the same housing type and material composition, that risk is little to none.

The proposed development aligns with the Plan’s Housing Guiding Principle, which explains that “proactive strategies should be taken to ensure that” new affordable units are added to the City’s housing mix.⁶ This project’s conversion of surface parking on church ground to ten three-level townhouses should be considered such a proactive strategy. The primary hurdle to the City’s efforts to increase the number of affordable housing units is the lack of available land within City limits. Churches in the City of Fairfax are among the last landowners that have property which could be converted to affordable housing alternatives. The Property’s 8.25 acres have the potential to support building affordable housing with dedicated open space.

The proposed development also closely adheres to Housing Goal 1 and reinforces Outcome H1.1’s vision to continue develop housing types that are underrepresented in the City’s existing housing stock. As noted in the Comprehensive Plan, few affordable residential units exist in the City. This is especially true for townhomes.⁷ Townhomes constitute the least available housing type at 14%, lagging single-family detached/duplex at 57%, and multifamily at 29%.⁸

Further, the proposed development directly promotes Housing Goal 2, which calls for ensuring the availability of housing that is affordable. The new Plan created a recommendation and goal to increase the supply of affordable units by advocating for new residential uses to be considered on land currently used for Social and Civic Network purposes. The Property is such a place type. Specifically, Action Item H2.1.4 urges the provision of “alternative means of accommodating new dedicated affordable housing units, such as . . . supporting or partnering with private, non-profit, or faith-based organizations”⁹ The type of development being proposed by FPC and Habitat NOVA implements the call to action of H2.1.4, because it constitutes an alternative means of building new dedicated affordable units through a pioneering partnership among private, non-profit, and faith-based organizations.

The proposed development also complies with Land Use Strategies Action Item LU1.1.2. This project uses the Future Land Use Map, Place Types, and general text from the Comprehensive Plan to guide the development process so that the townhouse community is complementary to surrounding areas. In particular, the Plan encourages the modifications to an existing Social and Civic Network site that is in a residential neighborhood “complement the character of the surrounding properties and provide transitional screening where necessary.”¹⁰ A 15-foot wide area on the eastern border of the Property will be dedicated to a transitional yard, where a 6-foot fence will be erected, and a portion of the 36 proposed shade trees, as well as shrubs, will be planted. Another 15-foot

⁵ Id. at 37.

⁶ Id. at 53.

⁷ See Figure 12 Housing Units by Type, Comprehensive Plan, at 55.

⁸ Id.

⁹ Id. at 56.

¹⁰ Id. at 37.

transitional yard with similar configuration will be installed on the west end of the Property adjoining the Autumn Woods community, except for a portion of the boundary where a modification is requested adjacent to a parking area. Transitional yards will be provided respectively along the southern and northern borders. The combination of the existing trees and proposed landscaping will be able to provide the recommended transitional screening. Additionally, the architectural style of the townhouses will be designed to complement the character of the abutting Cameron Glen community.

Moreover, the project's proposed solar power features are aligned with Sustainability Initiative Goal 1, and Infrastructure and Utility Goal 2. Habitat NOVA will partner with another nonprofit for the procurement and installation of the solar panels for the townhomes. Sustainability Initiative Goal 1 asks the City to increase the use of sustainable practices, technology, design, and materials.¹¹ This Goal includes Action Items that encourage the promotion of efficient use of energy (SII.1.1), the support of incentives and partnership with private groups to promote energy efficiency and sustainability improvements by private property owners (SII.1.1.2), and the partnership with organizations on planning and implementation of renewable energy systems and sustainable technologies (SII.2.4).

As the solar power generated can reduce the townhouses' traditional utility usage, the rooftop solar panels will certainly help the City to accomplish those necessary action steps in reaching Sustainability Initiative Goal 1. Besides assisting the Plan's sustainability goal, the solar power feature coincides with Infrastructure and Utility Goal 2's recommendation to expand the use of advanced technology.¹² Goal 2's Action Item IU2.1.3 specifically encourages the implementation of innovative initiatives that advance new technologies like regenerative power. Should the City approve this application, the solar-powered affordable townhouses will set an innovative example for future solar power initiatives.

The proposed townhomes will be constructed to meet the EarthCraft building certification program for high-performance, above-code building requirements and industry-recognized energy modeling practices. Compared to regular code-built homes, EarthCraft construction achieves improved performance in energy and water consumption. Habitat Nova will strive to achieve as many EarthCraft badges as possible, but at a minimum will include the following: Energy Star appliances, formaldehyde/chemical free insulation with highest R-value possible (denim insulation <https://bluejeansgogreen.org/receive-insulation/>), enhanced HVAC systems with airtight ductwork or a ductless system, air-tight building envelope, and the recycling of as much of the construction waste as reasonably possible.

For the above reasons, the development plan should be considered in substantial conformance with Comprehensive Plan, thus justifying the proposed combination of institutional and residential townhouse uses. The Master Development Plan focuses on conforming the designs with many key elements in the Comprehensive Plan for the Property. Overall, the Applicant believes that the development proposal is in keeping with numerous goals and action items recommended in the Comprehensive Plan.

¹¹ Id. at 110.

¹² Id. at 146.

B. SECTION 3.8.2.C.1.(b) - A DESCRIPTION OF HOW THE PROPOSED DEVELOPMENT PROVIDES GREATER BENEFITS TO THE CITY THAN WOULD A DEVELOPMENT CARRIED OUT IN ACCORDANCE WITH GENERAL ZONING DISTRICT REGULATIONS

FPC believes that the Master Development Plan strikes the proper balance among use allocation to meet an unmet demand for family housing that is high quality, energy-efficient, and affordable. The current zoning of the Property does not permit the type of housing proposed. By right residential development on the Property would result in single-family detached houses that have a saturated supply, large lot sizes, significant setbacks, large impervious driveways, and a weakened community due to the extent of the distance separating the houses. Traditional RH development would fall short of meeting the Comprehensive Plan's various objectives and goals for affordable family housing supply.

The Master Development Plan maintains the Comprehensive Plan's institutional feel at the Property, while enabling ample land necessary for a successful project and the ability to plan appropriate transitions. Under the Master Development Plan, and in addition to the project's key features listed above, the proposed development would offer the following greater benefits to the City:

1. Housing Types. Construction of new owner-occupied affordable townhomes offered to families. No rental units will be developed or offered. All residential units will comply with all applicable municipal, state and federal accessibility and anti-discrimination requirements in place at the time of building permit submission.
2. Affordable and Workforce Options. The promotion of a family housing option that is affordable to existing and future residents so that they may age in place in the City. The project proposes the sale of affordable townhouses at the actual cost of construction, which will appeal to low- and moderate-income earners, such as teachers, health care workers, firefighters, and police officers. The project will help increase the first responder workforce housing supply in the City to address the demand of the expanding employment base.
3. Adaptive Development of Underutilized Area. The Applicant will adaptively develop an underutilized surface parking area and put in place necessary utilities, water, and sewer systems to ensure the compliance with applicable codes and regulations. Overall parking provided for the Property will exceed code requirements.
4. Transition to Neighborhoods. Development of compatible townhomes, in terms of size, height, setback, and materials, on the periphery of the Property adjacent to existing townhomes on the eastern boundary.
5. Establishment of a Pedestrian-Friendly System. Sidewalk with steps will be added to connect the church with the Autumn Woods community. A connection on the north side of the townhouses to the adjacent existing trail by the Accotink Creek will be added. Please note that the City is currently proposing to extend the Judicial Drive trail connection at this

location with completion of the project by the Spring of 2023. The Applicant will cooperate with the City on this effort.

6. Positive Fiscal Impact. The existing church use is exempted from real estate taxes. The proposed townhomes will generate real estate tax revenues for the City.
7. Addition of a Stormwater Drainage Improvements. Upgrade the public infrastructure serving the Property by adding a new underground stormwater drainage system where none currently exist.
8. Private Ownership, Maintenance and Management of Common Areas. Formation of a common interest community association or similar entity pursuant to Section 3.8.7.E. of the Zoning Ordinance. In accordance with Virginia law, the Church and Habitat NOVA will create a homeowners' association. Specific duties of the homeowners' association shall include, but not limited to, the following:
 - o Prior to entering a contract of sale, prospective purchasers will be notified in writing by the Applicant of the maintenance responsibility for walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and will acknowledge receipt of this information in writing. The initial deeds of conveyance and homeowners' association governing documents will expressly contain these disclosures.
 - o Each townhouse in the project will have a rear-loaded garage. Prospective purchasers will be advised in writing prior to entering into, or as a part of, a contract of sale that any conversion of garages or use of garages that precludes the parking of vehicles within the garage shall be prohibited. This restriction will also be disclosed in the homeowners' association documents.
 - o The Applicant, or the homeowners' association, may, in its sole discretion, establish rules, regulations and procedures for the residential and institutional parking areas and spaces to properly manage such spaces for their intended purpose.
 - o The homeowners' association will govern maintenance of the common areas in coordination with the Church. All prospective purchasers will be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the homeowners' association documents.
5. Energy Saving Techniques. To promote energy conservation and green building techniques, and help keep the utilities bills low, the Applicant will incorporate energy efficient construction practices, energy efficient appliances and lighting, including rooftop solar panels in constructing the townhouses. The new homes will meet the EarthCraft certification standard.

6. Construction Management. Implementation of specific construction management policies and procedures during the build-out of the project. The Applicant will abide by all provisions of the City of Fairfax Noise Ordinance with respect to construction activities at that site which include, in part, that construction equipment may not be used outside before 7:00 a.m. and after 6:00 p.m. on weekdays, before 8:30 a.m. and after 5:00 p.m. on Saturdays and federal and state holidays, and at any time on Sundays, except in the case of urgent necessity in the interest of public health and safety, and then only when authorized by a City building official. Interior work which does not generate noise discernible at the property line shall not constitute a prohibited act. Prior to site plan approval, the Applicant will submit the construction management plan for approval by the City Manager, or designee, to be implemented during construction of each townhouses, as appropriate, and to always ensure safe and efficient pedestrian and vehicle circulation on the Property and on the public roadways adjoining the Property.
7. Habitat NOVA's Track Record of Successful Affordable Housing Project Completion and Maintenance. Habitat NOVA is a nonprofit developer with 30 years of experience with over 100 affordable units constructed or rehabilitated. The master developer constructs their homes with long-term durability in mind. The partner homeowners take great pride in their homes and have a long history of maintaining their property to very high standards.

C. SECTION 3.8.2.C.1.(c) - AN IDENTIFICATION OF SITE PLANNING FEATURES DESIGNED TO ENSURE COMPATIBILITY BETWEEN ON-SITE RESIDENTIAL AND NONRESIDENTIAL USES, AND WITH THE SURROUNDING NEIGHBORHOOD AND LAND USES

The project is intended to create a quality, energy efficient, and affordable townhouse community that will be marketed to families. As such, the Applicant proposes to replace an existing surface underutilized parking area with up to ten townhouses, to preserve the existing Church building and operations, to add Church replacement parking spaces, and to modify existing landscape patterns to fit the project into place and mitigate the impact on the surrounding neighborhoods. The breakdown of specific features is depicted in the Master Development Plan.

Key features of the Master Development Plan include:

- The project is designed with appropriate transitions. The townhouses are situated at least 23 feet from the adjoining lot where the Cameron Glen community is located. Of this distance, a 15-foot wide area will be dedicated to a transitional yard, where a 6-foot fence will be erected, and a portion of the 36 proposed shade trees (e.g., red maple, ginkgo, oaks, and tulip poplar), as well as shrubs will be planted. Final locations and species of the proposed trees and shrubs will be determined with the final site plan. Native and/or desirable species will be used where possible. Other transitional yards with similar configurations are proposed along other boundaries of the Property. Existing trees and vegetation will remain undisturbed in the along the Resource Protection Area and wooded areas.

- The proposed PD-M District will provide significant amount of permanent recreation and open space dedicated for the use of those visiting the church or the glebe, and the use of the townhouse residents, at proximately 54% of site area, beyond the 20% requirement of the Zoning Ordinance.
- The project will contribute a total of 40% of the site area to tree canopy coverage, above the 10% zoning requirement.
- The planting of various species of shade trees (e.g., red maple, ginkgo, oaks, tulip poplar), ornamental trees (e.g., redbud, serviceberry, dogwood), evergreen trees (e.g., American Holly, arborvitae, blue spruce), medium deciduous shrubs (e.g., dogwood, viburnum, hydrangea), and medium evergreen shrubs (e.g., holly, juniper, rhododendron) along the western border of the townhouse community will provide buffer and shield the townhouses from the church and its parking lot. Final locations and species of the proposed trees and shrubs are to be determined with the final site plan.
- The preservation of large tree-save areas around the boundaries and at the center of the Property totaling around 133,400 square feet will contribute to overall combined open space within the project.
- The provision of 38 designated parking spaces at the southwestern corner of the Property and 10 designated parking spaces at the wings of the townhouses for use by visitors of the church and the glebe will offset the loss of existing parking spaces to the townhouse construction. Each townhome will have two parking spaces (one in a garage and one in a driveway).
- A process is set up to ensure high quality townhomes are built and sold at a below-market rate. This is one of the benefits of the unprecedented partnership between FPC, Habitat NOVA and their other partners. The factors that enable the proposed homes to be built at prices below the traditional market value, and be sold at prices affordable for families at 40% to 80% of AMI include:
 - Land cost per home will be a nominal amount if the project is constructed on the Property. To build similar homes elsewhere in the Fairfax, the land costs would range from \$200,000-\$300,000 per house.
 - Labor costs and materials are significantly low. Habitat NOVA (with FPC's help) will provide the volunteer labor and materials. As mentioned previously, each prospective resident is required to spend time constructing their unit or some other form of "sweat equity."
 - Habitat NOVA partners with a nonprofit solar panel installer who provides the photovoltaic panels and installation at a greatly reduced cost. Solar panels reduce the monthly utility expenses for the families such that they add to the long-term affordability of the townhomes.

- Habitat NOVA and its partners will seek grants, and/or undertake fundraising activities to further reduce the purchase price of the townhomes.
- To maximize the affordability benefits of the townhouses, homeowners are selected through an extensive application process designed to find partner families who will succeed.
- All structures will be designed and tailored to be compatible with each other, and with the surrounding uses and neighborhoods.

The Applicant reserves the right to request administrative adjustments and minor modifications to the Master Development Plan and this Narrative pursuant to the procedures permitted by the Zoning Ordinance, or as otherwise allowed in the approval of the application.

D. SECTION 3.8.2.C.1.(d) - EXPLANATION OF THE RELATIONSHIP OF THE PROPOSED DEVELOPMENT TO EXISTING DEVELOPMENT IN THE AREA

The Master Development Plan depicts a proposal that has been carefully designed after a tremendous amount of input from the abutting neighborhoods and other key stakeholders in the area. The result is a project that contains affordable townhouses with compatible architectural styles in terms of size, height, setback, and design along the eastern border of the Property; the existing religious institutional use; the provision of significant open space; the replenishment of parking spaces serving the church; and energy-saving advanced technologies.

In the Comprehensive Plan’s discussion of Land Use, affordable housing is emphasized as one of the City’s highest priorities. In particular, the Plan voices its endorsement for building affordable residences in the Social and Civic Network Place Type in support of the Housing Guiding Principle. The proposed townhouses will be sold at the actual cost of construction to qualified families who earn 40% to 80% of the AMI, making the townhouses truly affordable to many.

As previously stated, the proposed development will offer numerous community benefits that would not otherwise result from the current use or from by right development under the existing zoning. With the Property currently zoned RH (Residential High), by right development would consist of fewer than 10 single-family detached houses due to the large minimum lot size, significant setbacks, and other zoning requirements. A development under such a scenario would restrict the number of low- and moderate-income earners that can benefit from FPC’s affordable housing initiative and disregard the City’s affordable housing efforts.

The Master Development Plan will result in not only more affordable housing but also better site design for the project. The Applicant is providing a compatible transition to the existing surrounding residential areas by committing to three-story townhouses, with the entrances of one row of townhouses facing those of the other row. The residential townhouse use is also highly compatible with the existing religious institutional use as they both benefit from a relatively quiet and private environment. Landscape buffers and transitional yards throughout the Property will provide smooth transitions from the church to the affordable townhouses,

and from the affordable townhouses to the abutting Autumn Woods and Joyce Heights single-family detached houses and the Cameron Glen townhouses. No vehicular connections are proposed to these communities. Additionally, the added sidewalk, as well as a connection to the existing naturalistic trail along the Accotink Creek (which will soon be upgraded by the City) aim to connect the streets, houses, and people on the Project to the surrounding neighborhoods and properties.

The Applicant's proposal presents an opportunity to redevelop an underutilized surface parking area into a quality, energy-efficient, and affordable townhouse community that advances the Comprehensive Plan's objectives and goals while providing appropriate transition to the surrounding stable neighborhoods. Most significantly, the project will help the City achieve its housing policy by constructing affordable townhouses and selling to select families with low- to moderate-income at below market rate. The resulting community is designed to meet the applicable zoning requirements, and to demonstrate compatibility with the existing institutional use and the existing residential neighborhoods.

IV. WAIVERS AND MODIFICATIONS

The proposed development will provide residential development, and conform to all applicable ordinances, regulations, and adopted standards, except as noted below and as stated in the Master Development Plan.

- A. Waivers of Zoning Ordinance Section 4.3.1 and Subdivision Ordinance Section 2.2 are hereby requested to allow structures not located on a public or private street. An ingress/egress easement will be granted to permit access to and from Main Street (Route 236).
- B. Waivers of Zoning Ordinance Section 4.4 and Subdivision Ordinance Section 2.2 are hereby requested to waive the requirement of constructing pedestrian facilities. No public sidewalks are proposed. The project will connect the Property to the existing trail that the City is proposing to upgrade.
- C. A modification of the project boundary transitional yard and fencing requirements of Zoning Ordinance Section 4.5.5.C.2(b) is hereby requested. There is a 15 foot wide transitional yard provided along the northern, southern and eastern boundaries of the Property. The western boundary also has a 15 foot wide transitional yard except for a small portion of its length adjacent to the existing Church building. A ten foot wide yard is proposed in this area, in addition to a planned driveway serving the 38 parking spaces that are proposed for the Church's use.
- D. A modification of the Master Development Plan checklist requirement to locate all trees on the project having a diameter of five inches or greater is hereby requested. Since only a small portion of the 8.25 acre Property is proposed to be disturbed, the Applicant requests a modification to only locate and certify the existing tree areas that will be impacted by the development.

E. A waiver of the requirement to submit a Water Quality Impact Assessment (WQIA) is hereby requested. The Applicant proposes to submit such assessment at the time of site plan review and approval.