

STATEMENT OF SUPPORT AND BUSINESS PLAN

The Lamb Center and Wesley Housing (the “Applicants”) submit a special use permit request for the CR special use of Upper Story Residential to allow a mixed-use redevelopment of the Hy-Way Motel property at 9640 Fairfax Boulevard, Parcel Identification Number 48-3-09-020 (the “Property”). The Applicants also submit a special exception application to allow modification of parking standards. The applications are supported by concept diagrams by mark r. yoo architect, pllc. and a special use/special exception plan by Walter L. Phillips, Inc. The concept diagram shows a new, five-story structure with an entry lobby and retail area on the ground floor facing Fairfax Boulevard. The concept exhibit illustrates landscaping, vehicular access, parking and zoning requirements.

Special Use Permit Application

The special use application is for Upper Story Residential, a special use in the CR, Commercial Retail zoning district. The property is planned Commercial Corridor and is located just outside the Fairfax Circle Activity Center that lies to the east and directly across Fairfax Boulevard to the south. The special use permit would allow mixed use redevelopment of the hotel with small residential units on the upper floors and office and retail uses on the ground floor. Such redevelopment would honor the Commercial Corridor planning designation, while also providing a transition to the desired mixed use for the Fairfax Circle Activity Center directly across the street.

Residential units and supporting office

The 54 residential units would be located on floors 2-5 would serve very low-income persons and would be very small, ranging from 350 to 750 square feet (most either 350 square feet or 550 square feet) but with a full kitchen and bathroom. There would be case managers on site providing services to residents. At least 15% of the units will be fully accessible for persons with disabilities and will meet other universal design requirements for such units. The second floor will also include a community room and offices to support the residential case managers.

Ground Level Retail/Offices

The office space on the ground level of the proposed building is envisioned as an employment agency for persons who have graduated from the Lamb Center’s City Jobs workforce training program and, as such they, are ready to enter the general workforce. After successfully completing the training program, an individual would receive a referral and then be able to schedule an appointment at the Fairfax Blvd center.

The initiative would function much like a staffing agency supporting the needs of area employers with skills of Lamb Center clients ready for stable employment with the potential collection of fees. Like other employment agencies, assessments and interviews could be conducted at the Fairfax Blvd office. The focus will be to match the needs of area employers with individuals who have demonstrated skills and who are ready for employment. The Fairfax Blvd center will seek to build community connections through door-to-door discussions with

neighboring companies, meetings with area businesses, and business organizations. The goal will be to introduce the center, learn about the needs of area employers, and solicit cooperation in second-chance employment opportunities.

Use of this office space could include:

- Administrative office functions including but not limited to client paperwork, maintenance of jobs database, billings for any fees charged;
- Computer stations for resume development and online jobs applications; and
- Meeting rooms for interviews and employer relationship development.

The ground floor of the building would include gated parking and a 24-7 staffed entry lobby that would allow access to stairs and elevators to the upper floors.

Special Exception Applications

The special exception applications would be (1) to allow a reduction of the minimum parking standard and (2) to allow waiver of the Street Tree requirement in Code § 4.5.6.B.

The request for reduction in minimum parking is made in light of the unusual nature of the proposed development where residents-- being very low income—would rely on public buses for transportation. A bus stop is located immediately adjacent to the property at the corner of Campbell Drive and Fairfax Boulevard and the Lamb Center will continue to provide tokens to guests as part of its mission to assist the needy. There is precedent in other Northern Virginia jurisdictions for the reduction of parking where, as here, residents, would be limited to those with a low percentage of the average median income for the jurisdiction. The special exception could condition continuity of very low-income residents and public transportation strategies as the basis for the parking reduction. The Applicants will be supplementing their application with a transportation demand management (TDM) from Wells + and Associates, Inc. that will provide support for the requested reduction. We attach as part of this application a memorandum from Wells + and Associates dated May 3, 2022 that describes the approach for that parking study.

The special exception for waive of the Street Tree requirement in Code § 4.5.6.B is to allow the Applicants to conform to Comprehensive Plan guidance that requires at 4-foot barrier from the trail along the street frontage.

Service to Very Low-Income Persons

The proposed redevelopment project—including the requested parking reduction--is best understood in the context of the Lamb Center and Wesley Housing initiatives providing shelter and housing to the homeless. The [Lamb Center](#) is a daytime drop-in shelter for homeless individuals in the central Fairfax area. Since opening its doors in 1992, thousands of guests have been welcomed and served. The Lamb Center provides a variety of services without cost to its guests, including breakfast, lunch, showers, laundry service, case management, Bible studies, housing referrals and job counseling, AA meetings, a nurse practitioner clinic, a dental clinic, and much more. The Lamb Center partners with both the City of Fairfax and Fairfax County to provide approximately 20 guests each week with paid jobs maintaining city parks and public

spaces. The Lamb Center is sustained through generous community support from over 100 churches, more than 2000 individual donors, dozens of local businesses, and hundreds of volunteers. [Wesley Housing](#), a leading nonprofit developer in Northern Virginia and the District of Columbia, has been working to provide affordable rental housing for individuals families for nearly 50 years. Since its founding, Wesley Housing has emerged as a premier developer of affordable housing. Wesley Housing has acquired or developed over 2,700 rental units, providing quality housing for thousands of at-risk individuals and families each year. Wesley Housing supplements housing with supportive services to build up the lives of its residents, including low- and moderate-income families, older adults, and individuals with disabilities and/or chronic disease.

This project would continue these needed services. The apartments will be rented through long-term leases with security and safety stipulations. Most units will be dedicated to very low-income residents at or below 30% area median income (currently \$27,090 for a single person). According to the National Alliance to End Homelessness (NAEH), a chronically homeless person costs the taxpayer an average of \$35,578 per year. An NAEH study found that supportive housing can cut that cost in half. The Lamb Center - Wesley housing partnership will reduce the number of people sleeping on the streets and in the woods, reduce the number of people cycling through emergency rooms and jails, and will provide housing not currently available in the city. Once housed, residential case managers will assist residents with accessing community services and resources, monitoring the quality and effectiveness of those services, and ensuring coordination of care. Residential case managers will help each tenant formulate and achieve individual goals such as securing income or work, improving physical and mental health conditions, and maintaining housing. Case managers will also provide skills training to improve individuals' abilities to budget, manage medication, maintain employment, and develop positive social supports.

Section 3.5(D) Standards

The concept diagrams show how proposed development demonstrates compliance with City Code Section 110-3.5.1D.1 that the at least 75% of the ground floor Upper Story residential /mixed uses be used solely for nonresidential uses. The special use/special exception plan shows how development also complied with the nonresidential dimensional standards referenced in Section 110-3.5.1.D.2, and set forth in Section 110-3.6.2, including lot area, required yards, bulk plane, height, building coverage, lot coverage. **[Could Aaron/Monica provide more detail here]** Floor height will also comply will comply with the standard in Section 110-3.5.1.D.3 that the ground floor have at least twelve feet of clear interior height and that 80% of each upper story have interior clear height of at least nine feet. **[could Mark provide more detail here]**

Section 6.6.8 Special Use Review Criteria

As required by the Special Use Request Instructions, the Applicants set forth responses to the applicable Special Use Review Criteria.

A. Substantial Compliance with Comprehensive Plan

As stated above, the Upper Story Residential mixed use is consistent with preservation of commercial uses along Fairfax Boulevard while also providing a transition from the

Fairfax Circle Activity Center to the east and across the road through the very low-income residential component.

- B. Any greater benefits the proposed development provides to the city than would a development carried out in accordance with the general zoning regulations

The proposal provides needed housing to very low-income persons, a goal of the City.

- C. Suitability of the subject property for the development and uses permitted by the general zoning district regulations versus the proposed development

The property, being currently used for a hotel, is suited to continued residential use under a special use permit as opposed to commercial strip retail.

- D. Adequacy of existing or proposed public transportation facilities, public safety facilities, public school facilities, and public parks.

As noted above, the property is well served by public transportation facilities, with a bus stop on its Fairfax Boulevard frontage. It is also served by police, fire and rescue, as well as nearby parks, including Draper Park, Wilcoxon Trail, and Thaiss Park. The low-income adult residents would place no demand on public schools.

- E. Adequacy of existing and proposed public utility infrastructure.

All public utilities are available and of adequate capacity.

- F. Consistency with applicable requirements of this chapter, including the general provisions of § 3.8.2

Section 3.8.2 is not applicable to this property because it is not in a development district. The proposed development is consistent with all applicable requirements of the Zoning Ordinance except for the parking standard that is sought to be reduced through the special exception application.

- G. Compatibility of the proposed development with the adjacent community

As noted above, the mixed-use development is consistent with that encourage by the Fairfax Circle Activity Center to the east and across Fairfax Boulevard.

- H. Consistency with the general purpose of the planned development districts in § 3.8.1 and the stated purposes of § 3.2.3

The property is not in a planned development district.

- I. Compatibility of each component of the overall development with all other components of the overall development.

As stated above, the second story offices will provide support services to the residential use and the first-floor retail will provide employment agency services to benefit businesses and graduates of the Lamb Center Work Force Training Program.

- J. The quality of design intended for each component of the project and the ability of the overall master development plan to ensure a unified, cohesive environment at full buildout.

The quality of design is reflected in the concept diagrams. This is a single building redevelopment such that there is no need for a master development plan.

- K. Self-sufficiency requirements for each phase of the overall project of § 3.8.2.H

The project is not phased nor located in a planned development district.

- L. The effectiveness with which the proposed planned development protects and preserves the ecologically sensitive areas within the development.

The project is a redevelopment project without ecologically sensitive areas.

- M. The extent to which the residential component of the proposed planned development promotes the creation and preservation of affordable housing suitable for supporting the current and future needs of the City.

As explained above, the residential component of the project is entirely devoted to affordable housing.

WELLS + ASSOCIATES

MEMORANDUM

To: Tara Ruskowski
The Lamb Center

Copy: Aaron Vinson, P.E.
Walter L. Phillips

From: Michael J. Workosky, PTP, TOPS, TSOS
Evan S. Gittelman

Date: May 3, 2022

Re: The Lamb Center
Parking Reduction Study Approach
Fairfax, Virginia



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Tysons, VA 22102
703-917-6620
WellsandAssociates.com

INTRODUCTION

This memorandum summarizes the approach to prepare a parking reduction study for the proposed redevelopment of the 9640 Fairfax Boulevard property, located in the City of Fairfax, Virginia. The subject site is bounded by Campbell Drive to the west, Fairfax Boulevard to the south, and Roanoke Street to the east. The Applicant proposes to demolish the existing 12-room Hy-Way Motel building and redevelop the site with 54 affordable residential dwelling units and 1,400 SF of office uses. Nearly all of the units (51 units) are studio or one-bedroom units. The proposed uses would be served a ground-level parking garage with a total of 18 parking spaces.

The building would require a total of 77 parking spaces based on the City of Fairfax Zoning Ordinance. Thus, based on the proposed parking supply, a parking reduction of 59 spaces would be required.

PARKING REDUCTION STUDY APPROACH

The building is planned to primarily serve as permanent supportive housing for those that fall into the 60% of the Average Median Income (AMI) category. Many of the residents do not own a car or create the need for a parking space. The office space will serve administrative staff and provide space for job interviews or other training services for residents of the building. Therefore, the parking supply is likely to be primarily used by office visitors and staff, with only limited use by residents.

The proposed parking reduction will be evaluated through a review of the anticipated operations of the proposed building, a survey or review of comparable buildings if available, or through other published sources such as the Institute of Transportation Engineers (ITE) or surrounding jurisdictions. The study will also document the multiple bus lines that provide direct access to the nearby Vienna/Fairfax George Mason University metro station and other services.

WELLS + ASSOCIATES

MEMORANDUM

The results of the study will be documented in a summary report for review by the City.

Questions regarding this document should be directed to Wells + Associates.

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