

APPLICATION OF FAIRFAX PRESBYTERIAN CHURCH

NARRATIVE TO THE
MASTER DEVELOPMENT PLAN FOR
GLEBE VIEW

Revised August 24, 2022

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 Washington D.C. & Northern Virginia, Inc.¹ (“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 ten new affordable residential townhouses in the northeast corner of the Property. The existing Church will continue to operate as currently approved pursuant to a 1991 Special Use Permit. As part of the application, the Church also proposes to develop up to 30 parking spaces in the southwest corner of the Property.

Fairfax Presbyterian Church is an uncommon Christian community, embracing all people with God's love and grace. FPC extends hospitality and grace to all people, serves a world in need and works for reconciliation among peoples of diverse perspectives. Habitat NOVA provides a hand-up to affordable homeownership for families looking to invest in themselves and

¹ Effective February 25, 2022, Habitat for Humanity of Northern Virginia, Inc. and Habitat for Humanity of Washington, D.C., Inc. merged into Habitat for Humanity of Washington, D.C. & Northern Virginia, Inc.

the community. HabitatNOVA has an open-door policy in that it welcomes volunteers and supporters from all backgrounds and serves people in need of decent housing regardless of race or religion.

According to a 2021 report from the Community Foundation of Northern Virginia's Insight Region Center for Community Research, 67% of Northern Virginians with low-to-moderate incomes are "severely burdened" by the cost of housing. Families in this category spend over one-half of their household income on rent/mortgage, taxes, fees, and basic utilities. FPC is answering the call for the community's need for affordable housing by collaborating with HabitatNOVA. As described in more detail below, FPC is using its land asset for the use of affordable housing and HabitatNOVA is using its volunteers/donors and expertise in building the actual housing. FPC will provide the land through a long-term ground lease and HabitatNOVA will construct the homes. The homes will be sold to low-to-moderate income families at their actual cost of construction.

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 assistance 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. Eight units will be sold with a long-term ground sublease to income eligible Habitat NOVA families and two of the units will be sold to Homestretch for their Sacred Homes Program.²

A. Fairfax Presbyterian Church

FPC will continue to reside and operate at the site. The existing 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. If the proposed rezoning is approved, the Church and its associated facilities will continue to operate in the same manner.

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's campus includes a large open space Glebe area (± 35,900 square

² For more information on the Homestretch Sacred Home Program please visit their website <https://homestretchva.org/sacred-homes/sacred-homes>

feet) that includes landscaping, benches and pedestrian walkways that is enjoyed by the Church members, preschool and daycare students, and neighbors. The Glebe has always been an important part of the Church's life and connection with its members and the larger Fairfax community. Church members and others in the community use the Glebe for exercise and contemplative thought, including the members of the nearby nursing home community. This area will be accessible to the proposed townhome residents.³

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 continues to operate the Fairfax Presbyterian Preschool on weekdays between 8:30 a.m. and 1:30 p.m. The Preschool, which is operated in a nonprofit manner and is affiliated with the Church, has been in operation at this location for over 50 years. The Preschool is licensed and accredited by the Virginia Department of Social Services and the National Association for the Education of Young Children.

The maximum enrollment is 88 children (ages 3 to 5) 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 1:30 p.m. and 6:30 p.m. with approximately 10 children and four staff. Many of the children live in the neighborhood around the Church. Parents may enroll their children for either 2-, 3-, 4- and 5-days weekday classes per week. Parents drop off and pick up their children at the Preschool Entrance. Ample parking in the Church parking lot is available during Preschool hours, so there are no dedicated Preschool parking spaces.

The Preschool has approximately 5,471 square feet of floor area dedicated to classrooms, administrative offices and storage facilities. In addition, the Church offers indoor recreation space inside the existing Fellowship Hall (approximately 2,800 square feet), the use of the Church kitchen (approximately 900 square feet), and outdoor play areas for the children (approximately 10,000 square feet). Pre-prepared snacks and lunches are offered to the children. There is no exterior signage associated with the Preschool and none is proposed with this zoning application.

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.

³ Please note that a small portion of the Glebe area in its northwest corner is designated as a Memorial Garden. The Church inters ashes in this Memorial Garden approximately three times a year, but they have never done and have no intention of using this area for full body burials. At all times, consistent with how the Church oversees this portion of the Glebe, users will be asked to be respectful of sacred nature of this area and the Church may implement any additional protections to this area and the Glebe in general.

As part of the overall project, a new parking area is proposed in the southwest corner of the Property for the Church's use that will contain 30 parking spaces, including much needed handicap accessible spaces. Currently, the handicapped parking spaces in the existing parking lot near the building are located at the farthest distance from the sanctuary. Members needing accessibility assistance must walk or use their wheelchair to traverse a breezeway and then a hallway to reach the Church's elevator that takes them to the narthex of the sanctuary. The proposed parking lot will allow the members needing accessibility to walk or wheel themselves up a small ramp into the narthex and then into the sanctuary.

This proposed parking lot is also needed to enhance the security and safety of the members. Worship services and meetings held in the evening in the sanctuary wing of the building are much closer to the proposed parking lot. Also, the proposed parking will provide much easier access to the Church's offices for visits from parishioners and other visitors.

Finally, the proposed parking area is needed to address future Church growth. In past years, the Church had many more members and used most of the parking spaces on Sundays. More recently, there has been a decline in membership, but Church membership has ebbs and flows. The new parking area is essential in the event that the membership increases.

B. Habitat NOVA Proposal and Program Information, including Homestretch

For over 30 years, Habitat NOVA has helped low-to-moderate income families achieve the dream of affordable homeownership. It performs 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 \$129,000. Therefore, the applicant households must earn approximately \$51,600 to \$103,200 for a family of four in 2021 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.

As mentioned above, two of the ten townhomes will be sold to Homestretch. Homestretch is a non-profit organization designed to address the root causes of homelessness for each family and reverse it. The mission of Homestretch is to empower homeless families with children living in Virginia to attain permanent housing and self-sufficiency by giving them the skills, knowledge and hope they need to become productive participants in the community. Since its inception in 1990, Homestretch has assisted over 2,000 families to achieve stability and self-sufficiency.

Sacred Homes is a Homestretch partnership program that connects faith communities directly to individual families working to propel themselves out of poverty. This connection is made possible by the faith community “adopting” a Homestretch home and assisting the resident family on their journey to self-sufficiency. FPC has agreed to join other current Sacred Homes non-profit partners (e.g., The Falls Church Anglican, St. Stephen’s United Methodist Church, Vienna Presbyterian Church, Burke Presbyterian Church, and Christ Crossman United Methodist Church) to assist and sponsor two eligible families.

After participating in the Homestretch program families are able to find a full-time job and stay employed, graduate from high school, complete college, or vocational school, focus on building self-sufficiency, pay taxes, pay off debt and own a home. Homestretch graduates break the cycle, which means their lives, and their children’s lives, are uplifted.

All of 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 has concurrently processed a review and has received a positive 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.

C. FPC and Habitat NOVA Community Outreach Statement

Fairfax Presbyterian Church and Habitat NOVA began their community outreach on this project more than two years ago. A timeline of these efforts and activities is below:

- Jan 13-24, 2020: Members from Fairfax Presbyterian Church (FPC) conducted door-to-door outreach in the Cameron Glen, Autumn Woods and Warren Woods/Joyce Heights neighborhoods to publicize the January 25, 2020 Town Hall meeting and answer any questions about the project. Held personal engagements with at least a dozen residents.
- Jan 25, 2020: Held open Town Hall with 83 attendees. Attendees included one member of the Planning Commission and two City of Fairfax Council Members.
- February 2020 – The Church created a link about the application on the FPC website (<https://fairfaxpresbyterian.org/fpc/affordable-housing>). This link provides information about the project, including architectural drawings and details, and over 20 frequently asked questions (FAQs). It also provides a link to City of Fairfax website to view submitted documents. The link was last updated on March 31, 2022.
- Feb 22, 2021: Representatives from FPC and Habitat NOVA attended and answered questions at a virtual meeting of the Fairfax City Citizens for Smarter Growth.
- May 25, 2021: Representatives from FPC and Habitat NOVA attended and answered questions for 90 minutes at a virtual meeting of the Westmore Citizens Association. One City Council Member attended.
- May 2021: As a follow up to the meeting, FPC Provided written responses to a list of questions the Westmore Citizens Association submitted to the FPC Outreach Team.
- September 22, 2021: FPC Outreach Team representative Andy Bloome made an appearance on "Your Need to Know" with Catherine Read to discuss the project. This video is available for viewing at the following link: <https://www.youtube.com/watch?v=YWRT-48af7I>
- October 28, 2021: FPC Outreach Team met with a City Council member.
- December 18, 2021: FPC Outreach Team placed "Glebe View" sign at the entrance to the Church property that included a "Take One" box with informational flyers about the project.
- January 5, 2022 – FPC Outreach Team met with the Chairman of the Planning Commission.
- January 13, 2022 – FPC Outreach Team met with a Planning Commissioner.
- October 2021, November 2021 and December 2021 - FPC Outreach Team sent invitations to representatives of the Cameron Glen townhouse development requesting a meeting or permission to attend an upcoming homeowners' association meeting in order to discuss/answer development questions or concerns. A response was finally received

in January 2022, and a meeting date with the Board of Directors was scheduled as described below.

- March 2, 2022 – Representatives from the FPC Outreach Team, Habitat and their consultants met via Zoom with Cameron Glen HOA board members and one resident.
- Proposed Open House by the Church about the project is scheduled for May 21, 2022, and the entire community will be invited to attend.

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.”⁴

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.⁵ 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 2021 AMI for the Washington Metropolitan region is \$129,000 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.”⁶ Religious institutional use and townhouse use are acceptable in a mixed-use development as indicated in the Plan.⁷ They are also highly

⁴ 2035 Comprehensive Plan (adopted February 12, 2019), City of Fairfax, at 37.

⁵ Mayor’s Advisory Committee on Housing Report (August 7, 2018), City of Fairfax, at 4.

⁶ 2035 Comprehensive Plan, at 32.

⁷ Id. at 33.

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 is in a residential neighborhood to “complement the character of the surrounding properties and provide transitional screening where necessary.”⁸ 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.⁹ 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.¹⁰ Townhomes constitute the least available housing type at 14%, lagging single-family detached/duplex at 57%, and multifamily at 29%.¹¹

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”¹² 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. It should be noted that while this application is consistent with the City’s Affordable Dwelling Unit (ADU) policy of promoting

⁸ Id. at 37.

⁹ Id. at 53.

¹⁰ See Figure 12 Housing Units by Type, Comprehensive Plan, at 55.

¹¹ Id.

¹² Id. at 56.

more affordable housing opportunities because by providing 10 townhomes affordable for purchase and rent by households whose income is 70% or less of the AMI in the Washington region, the application is not subject to Section 3.9 of the Zoning Ordinance because there are fewer than 30 dwelling units proposed.

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 to “complement the character of the surrounding properties and provide transitional screening where necessary.”¹³ A 15-foot wide area on the eastern border of the Property will be dedicated to a transitional yard, and a portion of the 36 proposed shade trees, as well as shrubs, will be planted. Another 15-foot 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 to 10-feet is requested for the aisleway to the proposed 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 solar panels on the roofs of the townhomes. Sustainability Initiative Goal 1 asks the City to increase the use of sustainable practices, technology, design, and materials.¹⁴ This Goal includes Action Items that encourage the promotion of efficient use of energy (SI1.1.1), the support of incentives and partnership with private groups to promote energy efficiency and sustainability improvements by private property owners (SI1.1.1.2), and the partnership with organizations on planning and implementation of renewable energy systems and sustainable technologies (SI1.2.4). As the solar power generated can reduce the townhomes’ 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.¹⁵ 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.

¹³ Id. at 37.

¹⁴ Id. at 110.

¹⁵ Id. at 146.

EarthCraft is a high-performance green building certification program that addresses the challenging energy, water and climate conditions in the Southeast Region of the US. The program certifies buildings that are sourced, constructed and designed to reduce environmental impacts. EarthCraft homes also save homeowners a projected 35 percent on their energy bills, relative to comparable buildings that use standard construction methods.

EarthCraft certifications are determined through a points-based worksheet, which allows builders to select the sustainability measures that are best suited for their project. Worksheet items address proper site planning, energy-efficient appliances and lighting, resource-efficient building materials, indoor air quality, water conservation, homebuyer education, and all are verified during site visits and inspections. EarthCraft-certified homes must also pass diagnostic tests for air infiltration and duct leakage standards. EarthCraft Technical Advisors provide technical assistance to the builder during the initial design review and throughout project design and construction.

HabitatNOVA has participated in the EarthCraft program since 2008. They typically build to, and often exceed, EarthCraft Gold certification and have received several awards for High Performance Homes in the state of Virginia. For more information about EarthCraft Program visit the Viridiant website: <https://www.viridiant.org/residential-programs/>

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 proposed Master Development Plan should be considered in substantial conformance with the City's 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.

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 and would not be able to be priced as "affordable," 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 affordable townhomes offered to families, including eight for sale units that would be owner-occupied and two rental units. 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 eight 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. The proposed development will consist of compatible townhomes, in terms of size, height, setback, and materials, on the periphery of the Property to the adjacent existing townhome community (Cameron Glen) on the eastern boundary. In a 2022 study by the Urban Institute prepared for the Alexandria Housing Affordability Advisory Committee, the findings presented stated that new affordable housing developments do not have a negative impact on neighboring property values – in fact, they have a slight positive impact on housing values.¹⁶
5. Establishment of a More Pedestrian-Friendly Circulation System. A 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. In addition, the Applicant is proposing upgrades to the portion of Presbyterian Way that the NCP/Church will retain ownership of with the addition of traffic calming measures such as speed humps, lighting

¹⁶ The Study found that affordable housing units in the City of Alexandria are associated with an average increase in property values of 0.09% within 1/16th of a mile of the units, and then has no effect on property values between 1/16th and 3/16th of a mile.

and signage, and the widening of the pavement to accommodate a pedestrian pathway, as shown and identified on the Master Development Plan.

6. Positive Fiscal Impact. The existing church use is exempted from real estate taxes. The proposed townhomes will now generate real estate tax revenues for the City based on the value of the improvements.
7. Addition of Stormwater Drainage Improvements. Upgrade the public infrastructure serving the Property by adding a new underground stormwater drainage system where none currently exist.
8. Universal Design Features. The proposed townhouse dwelling units shall be designed and constructed with a selection of universal design features as determined by the Applicant. Said features will improve the accessibility of the units and may include, but are not limited to, emphasis on lighting in stairs and entrances, open floor plans with flexible space and reduced hallways, prioritizing straight stair design without turns, slip resistant floor, hand-held shower heads at tubs and showers, lever door handles, and rocker light switches.
9. Private Ownership, Maintenance and Management of Common Areas. The common areas shall be maintained and managed by either the Owner (NCP), the Church or a common interest community association or similar entity formed in conformance with Section 3.8.7.E. of the Zoning Ordinance (collectively, such parties shall be referred to as the “Management Association”). Specific duties of the Management 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 Management 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 the deed of conveyance, 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 Management Association documents.
 - o The Applicant, or the Management Association, may, in its sole discretion, establish rules, regulations and procedures for the residential and institutional parking areas and spaces to responsibly manage such spaces for their intended purpose.
 - o The Management 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 contract of sale, the deed of conveyance or the Management Association documents.

10. 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.
11. 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 the 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.
12. 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. As the master developer of this project, Habitat NOVA will construct the 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 extremely 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 underutilized surface parking area with ten townhouses, to preserve the existing Church building and operations, to add Church some replacement parking spaces in the southwest corner of the Property, 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, 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 approximately 32% of site area, beyond the 20% requirement of the Zoning Ordinance.
- The project will contribute a total of approximately 36.5% 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 116,100 square feet will contribute to overall combined open space within the project.
- The provision of 30 designated Church 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 for the waivers and modifications listed below and stated on Sheet 2 of the Master Development Plan.

1. Modification of the requirement that open space must be located in parcels dedicated to or otherwise protected as permanent (active or passive) recreation and open space. (Zoning Ordinance Section 3.8.7.A.2)

The open space which meets the City's requirement for a minimum 50-foot-wide dimension is shown on Sheet 25. This is property to be retained by the Church and as such is already protected without the need for dedication or other protection such as easements. Thus, a modification of this requirement is appropriate. Open space areas around the proposed townhouses (which do not meet the 50-foot dimension rule) which is contained in future Parcel 122B will be conveyed to the Management Association that will be created for ownership and maintenance purposes and thus protected as open space.

2. Waiver of the requirement that lots be located on a public or private street. (Zoning Ordinance Section 4.3.1 and Subdivision Ordinance Sections 2.2 and 2.4.1.A)

The proposed townhouse lots will have access to Main Street through the existing Church parking lot and via Presbyterian Way. An ingress/egress easement is being provided to assure access to a public right-of-way (Main Street).

3. Waiver of the requirement to construct curb and gutter. (Subdivision Ordinance Section 2.2.6 and Public Facilities Manual Section 2.1)

A waiver is requested from the requirement to construct curb and gutter along existing Presbyterian Way is requested. Currently, drainage sheet flows off the pavement into the RPA. Providing curb and gutter would require the removal of existing vegetation, construction within the RPA along with the addition of storm sewer and the resulting concentrated storm discharge.

4. Modification of the requirement to construct pedestrian facilities. (Zoning Ordinance Section 4.4.4, Subdivision Ordinance Section 2.3, and Public Facilities Manual Section 2.1)

Internal pedestrian facilities are being provided to allow access to the playground and to create a connection from the townhouses to the proposed Judicial Drive trail. A modification is requested for the pedestrian facilities through the Church parking lot and along Presbyterian Way. The existing topography along both of the sides of Presbyterian Way is very steep and falls off quickly from the edge of the road. Thus, the Applicant is only able to provide a pedestrian path that does not meet the Subdivision Ordinance standards.

5. Modification of Transitional Yard and Fencing requirements. (Zoning Ordinance Section 4.5.5.C.2(b))

A modification is requested for a portion of the Transitional Yard on the western property line and a waiver of the fence requirement. The modification is necessary to accommodate the access to the future parking lot in Phase 2 within the constraints of the existing improvements. The amount of the Transitional Yard modification is approximately four feet for a length of 80 linear feet. Landscaping proposed along the western property line and in the area of the Transitional Yard is designed to mitigate the Transitional Yard modification and fence waiver.

6. Waiver of the requirement to provide a 10-foot-wide landscape strip and street trees. (Zoning Ordinance Section 4.5.6 B)

A waiver is requested of the requirement of 10-foot-wide landscape strip and street trees along streets. As noted above, the requirement for a street is requested to be waived, in effect obviating the need for the landscape strip and trees. However, it is important to note that particularly along Presbyterian Way, the vegetation is very dense and is being retained. Providing street trees would actually be contrary to the very natural look of Presbyterian Way and given the existing tree canopy coverage, would likely result in the trees not surviving.

7. Waiver of the requirement that all on-site utilities shall be installed underground at the applicant's expense in accordance with city and applicable utility company standards; provided that temporary overhead facilities required for construction purposes shall be permitted. (Zoning Ordinance Section 4.11.B)

The development plan indicates which existing poles are expected to remain and which are expected to be removed. All new utilities will be placed underground. The poles which are expected to remain will do so since they are not impacted by the proposed construction or development. More detailed "dry" utility plans will be provided with the final site plan. However, it is requested that the waiver be approved to allow existing poles and the overhead wires to remain as generally indicated on the Master Development Plan.

8. Modification to permit a reduction of the Minimum Width of Private Accessway. (Public Facilities Manual Typical Detail 401.01)

A modification is requested to reduce the private accessway width from 30 feet to 20 feet to reflect the existing condition of the travel way along the north side of the church.

9. Modification of the tree survey requirement. (No code section, but a MDP submission checklist item)

A modification is requested to allow the Applicant to survey only those trees that are 5-inch diameter and larger and only in the areas impacted by proposed townhome construction. There are large areas of trees outside of the area of construction which would be costly to survey but would not be relevant to the evaluation of the site development impacts.