



MEMORANDUM

To: Chair Angres and Members of the Planning Commission

From: Albert Frederick, Senior Planner

Through: Jason D. Sutphin, Community Development Division Chief
Brooke Hardin, Director of Community Development and Planning

RE: Addition of ten townhouses and parking at Fairfax Presbyterian Church
Public Hearing

Meeting Date: October 24, 2022

The attached documents are inclusive of all materials for the Planning Commission public hearing on the above-referenced items, including the materials that the applicant has provided in advance of this meeting. This memorandum serves to provide explanation of the purpose of this item.

The applicant, Fairfax Presbyterian Church, is requesting a public hearing on the submitted rezoning from RH Residential High to PDM Planned Development-Mixed Use and master development plan with modifications, waivers, and commitments to allow ten townhouses with two parking spaces per unit and 10 visitor parking spaces, a new surface lot with 30 additional parking spaces, while continuing the existing religious institutional use and ancillary uses on 8.25 +/- acres.



CITY OF FAIRFAX

Department of Community Development & Planning

Zoning Map Amendment (Z-21-00099)

PUBLIC HEARING DATE

October 24, 2022

APPLICANT

Fairfax Presbyterian Church
10723 Main Street
Fairfax, Virginia 22030

OWNER

National Capital Presbytery, Inc.
10723 Main Street
Fairfax, Virginia 22030

AGENT

David S. Houston, Attorney
Bean, Kinney & Korman, P.C.
2311 Wilson Boulevard, Suite 500
Arlington, Virginia 22201

PARCEL DATA

Tax Map ID

- ◇ 57-1-02-122A
- ◇ 57-1-02-123

Street Address

- ◇ 10723 Main Street

Zoning District

- ◇ RH, Residential High
- ◇ Architectural Control Overlay District (ACOD)

APPLICATION SUMMARY

The applicant is requesting a Zoning Map Amendment (Rezoning) from RH Residential High to PD-M Planned Development-Mixed Use while retaining the Architectural Control Overlay District (ACOD), and approval of Master Development Plan with modifications, waivers, and commitments; to allow the development of ten townhouses with two parking spaces per unit and 10 visitor parking spaces, a new surface lot with 30 spaces and drive aisle, while continuing the existing religious institutional use and ancillary uses on 8.25 +/- acres.

STAFF RECOMMENDATION

See Page 30 for staff recommendation with conditions of approval.



BACKGROUND INFORMATION

The original Fairfax Presbyterian Church building was constructed sometime around 1960 based on aerial photos and building permit records. The 1961 Zoning Map for the subject property was R-3 Residential. In August 1965, a variance was approved to construct a new church sanctuary in a residential district. In 1969, a 27,000 square foot structure was built to include a sanctuary and nursery school with playground. In March 1991, City Council approved Resolution 91-11 for a Special Use Permit (SU-1259-91-1) to allow a building expansion of 16,000 square feet, which increases the existing building size by approximately 59% and a Special Exception (SE-80-91-1) was granted to permit an aggregate increase in gross floor area of more than 30 percent without the required improvements to the existing non-conforming parking lot. Proposed uses included Sunday school classroom, fellowship hall, and a commercial kitchen to be constructed immediately southeast of the existing building. In May 1996, City Council approved Resolution 96-16 for a Special Exception (SE-173-96-1) to allow a portion of the required off-street parking for 10701 Main Street (Fairfax Nursing Center, Inc.) to be located off-site with the condition that the parking of vehicles at 10723 Main Street (Fairfax Presbyterian Church) be restricted to employees of the Fairfax Nursing Center. City Council approved the use of 70 spaces for employee and visitor parking on Fairfax Presbyterian Church property limited to the hours of 6 a.m. to 7 p.m. from Monday through Friday. In addition to the Special Exception, City Council approved a Special Use Permit (SUP-1415-96-2) to allow the construction of an asphalt path located in the Resource Management Area of the Chesapeake Bay Preservation Area. The subject property consists of two (2) parcels for a total of 8.25 +/- acres as summarized in Table 1 (below):

Table 1: Property Information

Address	Description	Parcel ID	Area	Current Zoning
10723 Main Street	Fairfax Presbyterian Church and ancillary uses	57-1-02-122A	3.02 +/- acres	RH, Residential High/ACOD
		57-1-02-123	5.23 +/- acres	RH, Residential High/ACOD
Total Area			8.25 +/- acres	

The current building is approximately 43,000 square feet with 225 parking spaces. Fairfax Presbyterian Church has approximately 600 members, a sanctuary seating capacity of 575 persons, a fellowship hall seating capacity of 200 persons (approximately 2,800 square feet), a multi-purpose room capacity of 75 persons, a library capacity of 10 persons, six classrooms with a total capacity of 127, a parlor with a capacity of 12 persons, and additional rooms for conferences with a capacity of 55 persons. The kitchen is approximately 900 square feet. The site has indoor recreational space inside of the fellowship hall (approximately 2,800 square feet) and outside play areas for children (approximately 10,000 square feet).

The Preschool has 5,471 square feet of floor area dedicated to classrooms, administrative office, and storage facilities. The maximum capacity to educate 88 children from ages 2½ to 5 years with a typical class size of 10 to 12 students. The preschool is licensed and accredited by the Virginia Department of Social Services and the National Association for the Education of Young Children. A maximum number of employees working at the preschool is 17 with weekday hours between 9:30 a.m. to 1:30 p.m. The Childcare Extended Day Care for children enrolled in the preschool operates from 1:30 p.m. to 6:30 p.m. on weekdays with approximately 10 children and four staff members. Parents drop-off and pick-up their children at the preschool entrance.

According to the Narrative provided by the applicant and information obtained from the church's website, the church conducts weekly and monthly meetings throughout the month on various time schedules, as such activities include choir, music, and ministry groups. Likewise, church facilities are open for pastoral

counseling, weddings, funerals and memorial services, educational groups, community service groups, choirs, civic associations, and it serves as a polling place during election time. The hours of operation for the church are 7:00 am to 10 p.m. Monday through Sunday, and 7:00 a.m. to 1 p.m. on Saturdays with six employees on site. Sunday worship services are at 8:45 am and 11:15 am on Sundays. Sunday worship services range between 50 to 350 people with eight employees on site. Each Sunday, there is education hour from 10:00 am to 11:00 am for age groups, as well as a hybrid format (in-person and online) at 11:00 a.m. and a monthly online bible study at 12:30 p.m. Finally, the Glebe and memorial garden is in the middle of the site and west of the proposed townhouses.

PRE-APPLICATION MEETINGS

On February 27, 2018, the applicant presented a preliminary proposal for affordable housing to City Council and on November 5, 2019, a joint briefing meeting with City Council and Planning Commission was held to discuss the potential development and associated applications. On March 2, 2021, the applicant submitted a formal land use application. On November 10, 2021, the applicant submitted a Board of Architectural Review application for a certificate of appropriateness.

MASTER DEVELOPMENT PLAN

The subject property consists of two (2) parcels under single ownership for additional development in a two (2) phased Master Development Plan with modifications and commitments:

- Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent.
- Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church.

Redevelopment of the subject property requires a rezoning from RH Residential High to PD-M Planned Development Mixed Use in the Architectural Control Overlay District (ACOD), approval of a master development plan with modifications and commitments, and a Certificate of Appropriateness for architecture and landscaping. The applicant seeks to retain several existing nonconforming site aspects, such as, landscaping in the existing parking lot, any encroachments into the Resource Protection Area, substandard road, and above ground utilities.

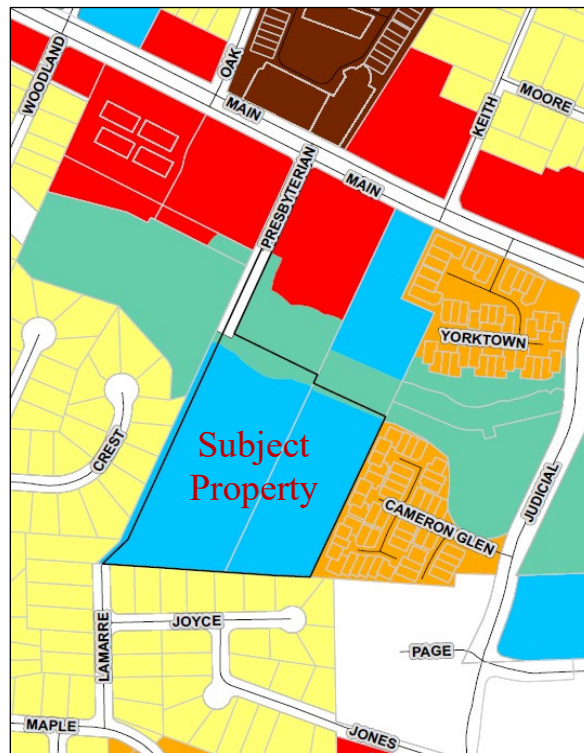
COMPREHENSIVE PLAN

Land Use: The Comprehensive Plan provides a general plan and communicates a vision for future land use and development in the city, while the Zoning Ordinance provides the regulatory mechanism to ensure the new development and changes in land use are consistent with the vision. The Social and Civic Network Place Type includes public and private schools, libraries, places of worship, post offices, and other public facilities. To support the recommendations of the Housing Guiding Principle in this chapter, 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. New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary (2035 Comprehensive Plan, Pg. 37).

The Comprehensive Plan and the Zoning Ordinance provide opportunities for flexibility in site design and whether a use is appropriate and compatible with the adjacent properties. Some consideration for appropriateness is the ability to mitigate through site design, density and height limitations, setbacks, buffer yards and landscaping. The developer is seeking to build ten townhouses with two parking spaces per unit and 10 new visitor surface parking spaces, 30 additional surface parking spaces and drive aisle on the west side of the existing church in conjunction with the existing church and its ancillary uses. The subject site is overlaid on the Future Land Use Map from the Comprehensive Plan in Figure 1 (below):

Figure 1: Comprehensive Plan



Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands (Comprehensive Plan, Pg. 53). Likewise, it is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, of which the majority of the City's stock was built in the 1960s, and townhomes, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, pg. 54). In addition to expanding housing choices, proactive strategies should be taken to ensure existing housing units that are affordable are preserved and that new units that are affordable added to the City's overall housing unit mix (Comprehensive Plan, pg. 54). Finally, the applicant is providing a housing type that is underrepresented in the City's existing stock of housing units (Outcome H1.1).

The Future Land Use designation for the subject property is Social and Civic Network, and the surrounding land use designations are a combination of Commercial Corridor, Commercial Office, Green Network – Public, and Social and Civic Network to the north, Single-Family Detached Neighborhood to the south and west, and Townhouse/Single Family Detached Neighborhood to the east.

Housing: The 2035 Comprehensive Plan provides guidance to the types of housing choices that are necessary to meet the needs and demands of current and future residents. The Comprehensive Plan has identified a shortage of multifamily and condominiums. Although significant single-family development is not anticipated as the city is primarily built-out, potential redevelopment and infill housing that keep up with modern expectations and meet demand are encouraged, provided they comply with the Zoning Ordinance (Comprehensive Plan, Page 54). Therefore, the Comprehensive Plan encourages redevelopment and infill housing to meet the demand for underrepresented types of housing in the City’s housing stock.

Housing Goal 1

Support a wide range of housing.

Outcome H1.1

Continued development of housing types that are underrepresented in the City’s existing stock of housing units.

It is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, of which the majority of the City’s stock was built in the 1960s, and townhomes, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, pg. 54). City staff estimates, since the Fact Book is only updated once per year, that the city’s housing stock is comprised of 45.5% single-family detached, 23.8% apartments, 14.2% townhouses, 13.4% condominiums and 3.1% duplex (includes new or approved projects).

Housing Goal 2

Ensure availability of housing that is affordable.

Outcome H2.1

Affordable housing units have been added to the City’s housing stock through redevelopment and strategic investments.

Action H2.1.4

Provide alternative means of accommodating new dedicated affordable housing units, such as leveraging vacant or underutilized public land; supporting or partnering with private, non-profit, or faith-based organizations; and co-locating affordable housing with public construction.

The proposed development provides for ten townhouses with a width of 20 feet and a height of 3-stories/40 feet. To this end, the proposal addresses Outcome H2.1 by adding affordable units to the City’s housing stock through redevelopment of an existing site. The applicant is proposing 10 townhouse units on 8.25 +/- acres with a density of 1.21 dwelling units per acre. Density is calculated as the number of dwelling units per gross acre located within the development site (City of Fairfax Zoning Ordinance, Pg. 1-6). The entire site has a land use designation of Social and Civic Network. Social And Civic Network and the proposed zoning district, PD-M Planned Development Mixed-Use, does not have a maximum density requirement.

Housing Affordability

During the Comprehensive Plan outreach process, affordable housing was the primary issue that rose to the forefront of the housing discussion. Code of Virginia Section 15.2-2201 defines affordable housing as housing that is affordable to households with incomes at or below the area median income, provided that the occupant pays no more than thirty percent of his gross income for gross housing costs, including utilities. However, the actions associated with this goal could target households with incomes below the median. In addition, Code of Virginia Section 15.2-2223 states that the Comprehensive Plan “shall include the designation of areas and implementation of measures for the construction, rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future needs of residents of all levels of income in the locality.” There are a number of tools available to encourage the establishment of new affordable residential units as well as to preserve existing “naturally occurring affordable housing” that is affordable to families earning below the region’s median household income (Comprehensive Plan, Page 56).

Affordable Dwelling Unit Ordinance

While this application is not subject to Section 3.9 (Affordable Dwelling Units) of the Zoning Ordinance because the proposal has less than thirty (30) total units, the following information regarding the City’s provisions is provided for reference. The Zoning Ordinance provisions are designed to provide affordable housing in the city by: (a) promoting the development of a full range of housing choices; (b) encouraging the construction and continued existence of dwelling units that are affordable for purchase by households whose collective income is 70% or less of the area median income (“AMI”) of households in the Washington-Arlington-Alexandria, DC-VA-MD-WV Metropolitan Statistical Area (“WMSA”); and (c) encouraging the construction and continued existence of dwelling units that are affordable for rental by households whose collective income is 60% or less of AMI. For purposes of determining whether a household’s income qualifies for participation in the city’s Program, the income of a household shall include the income of all household members 18 years or older who are not full-time students (Zoning Ordinance, Section 3.9.1, Page 3-68). Table 2 (below) provides an estimate of income qualification to determine if a household qualifies for the City’s program.

Table 2: 2022 Area Median Family Income Washington, D.C. Metropolitan Area

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
50% AMI (HUD document)	\$49,850	\$56,950	\$64,050	\$71,150	\$76,850	\$82,550	\$88,250	\$93,950
60% AMI (HUD document)	\$59,820	\$68,340	\$76,860	\$85,380	\$92,220	\$99,060	\$105,900	\$112,740
70% AMI (estimated)	\$69,790	\$79,730	\$89,670	\$99,610	\$107,590	\$115,570	\$123,550	\$131,530
80% AMI (estimated)	\$79,760	\$91,120	\$102,480	\$113,840	\$122,960	\$132,080	\$141,200	\$150,320
Median Family Income (100%)	\$142,300							

Source: US Department of Housing and Urban Development; Multifamily Tax Subsidy Income Limits

The applicant states, “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 (Narrative, Page 4-5). Habitat provides homeownership opportunities for families with incomes that range from 40% to 80% of \$142,300 annually (the area median income). In simple terms, a family of four with an income of \$56,920 to \$113,840 could qualify for Habitat's program. The City's program has a cap of 70% of the area median income on homes for purchase. Again, this application is not subject to Section 3.9 (Affordable Dwelling Units) of the Zoning Ordinance because the proposal has less than thirty (30) total units, so the applicant is not participating in the City's program. Thus, income levels and all other requirements of the affordable dwelling unit provisions City's Zoning Ordinance would not be regulated by the City with respect to this development proposal. However, through the application commitments, the church would be obligated to enter a lease for the property used for the development of the 10 townhomes with Habitat NOVA for a period of 75 years with an option to extend for an additional 50 years.

Green Building Practices and Energy Efficiency

With new public and private development projects, the city has ample opportunity to encourage the use of green building practices. In addition to the environmental benefits of green buildings (e.g., reducing energy use, greenhouse gas emissions, construction waste, etc.), they can also enhance the economics of local development. (Comprehensive Plan, Pg. 103). This City should seize the opportunity to promote energy efficient and sustainable redevelopments and retrofits of aging buildings while also encouraging designs that fit within the context of the existing community. This can involve incentives for privately-owned buildings as well as City investment in public facilities (Comprehensive Plan, Page 110). According to the applicant, Habitat for Humanity has participated in the EarthCraft certification program since 2008. 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 (Narrative, Page 9). As part of meeting the EarthCraft standards, the proposal includes the use of 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. The main goal for the EarthCraft building program is to improve energy and water consumption for the homeowner.

Natural Environment Goal 1

Preserve, promote, and enhance a healthy environment.

Outcome NE1.1

Clean and protected water resources and watersheds in the city.

Action NE1.1.1

Reaffirm and implement the City's Chesapeake Bay Preservation Plan (Appendix A) and zoning regulations.

Outcome NE1.5

Restored and preserved natural open spaces and contiguous greenway corridors that provide natural habitats for plants and wildlife.

Action NE1.5.3

Encourage new development that protects and preserves environmentally sensitive areas and natural features, such as tree cover (especially significant stands of trees and healthy, mature trees), native vegetation, streams, wildlife habitat, and natural topography.

Sustainability Initiatives Goal 1

Increase the use of sustainable practices, technology, design, and materials.

Outcome SI1.1

Minimized energy demand with the application of energy efficient design features, technologies, and best practices.

Action SI1.1.1

Promote the efficient use of energy by residents, business owners and government facilities and operations to achieve a 30% reduction in energy use from 2018 baseline levels by 2035; a 40% reduction from 2018 baseline levels by 2040; and a 55% reduction from 2018 baseline levels by 2050.

Action SI1.1.1.2

Support incentives, provide education, and partner with public and private groups to promote energy efficiency and sustainability improvements by private property owners.

Action SI1.2.4

Partner with other local governments, organizations, and individuals on renewable energy planning and implementation.

Solar Energy Installations

In recent years, the city has seen an increase in the number of solar energy installations. Increasing the use of renewable energy sources will benefit the resilience and economic competitiveness of our community. Since 2014, the city has participated in the Solarize NOVA campaign, a yearly effort to encourage incorporation of solar power into individual homes and businesses in Fairfax and several peer jurisdictions (Comprehensive Plan, Pg. 104). The applicant is proposing to install solar panels on the roof of each unit.

Sustainability Initiatives Goal 2

Support physical activity and healthy lifestyles.

Outcome SI2.2

Access to parks, recreation, community facilities, trails, and open space.

Action SI2.2.1

Promote walking and trail use as part of a healthy community initiative.

The subject property intersects with the proposed continuation of Judicial Drive Trail. The current trail stops at Presbyterian Way as users must exit the trail and enter onto private property before reconnecting to the City's trail. A City-sponsored project currently under design proposes to complete the missing portion of the trail that extends from Hallman Street to Judicial Drive. The applicant is proposing to provide a connection to the Judicial Drive Trail and plans to relocate the steps on the west side of the site that connect to the existing asphalt trail that extends to LaMarre Drive.

Multimodal Transportation: The intent of the Multimodal Transportation Plan is to recommend strategies that will improve the operation and safety of the City’s transportation system to achieve the larger community objectives for a vital, vibrant, and livable city (Comprehensive Plan, Page 66).

Multimodal Transportation Goal 2

Provide viable and attractive mobility choices.

Outcome MM2.1: Pedestrian safety is improved.

Action MM2.1.2 Ensure the pedestrian network is accessible to all and meets the requirements of the Americans with Disabilities Act (ADA).

Action MM2.1.4 Improve pedestrian crosswalks. Crosswalks should be provided across all legs of all intersections.

Action MM2.1.5 Expand the sidewalk network. Sidewalks should be provided with any significant street maintenance, rehabilitation, or reconstruction project and may be constructed independent of a street project.

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive and to the existing asphalt trail that extends to LaMarre Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love’s Outlet on the west side of site. The applicant has proposed a 4-foot asphalt path on the east side of Presbyterian Way to Main Street, which would impact the required transitional yard. The applicant is seeking a reduction from 15 feet to 12 feet to construct the asphalt path along Presbyterian Way. The applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to not construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way.

Outcome MM2.3 Bicycle network, facilities, and programs are improved.

Action MM2.3.3 Expand the provision of bicycle racks for short-term bicycle parking.

Bicycle parking and storage facilities shall be required for all multifamily and nonresidential uses (Zoning Ordinance, Section 4.2.8, Page 4-91). The applicant has provided two locations for bicycle parking on site near the existing church building and the proposed townhouses.

Multimodal Transportation Goal 3

Integrate transportation with land use.

Outcome MM3.2: Walkability to and within Activity Centers and between neighborhoods is increased.

Action MM3.2.4 – Improve the overall pedestrian environment, including pedestrian crossings, street trees, furnishing zones; buffering sidewalk from vehicle travel lanes; improved pedestrian scale lighting; and active ground floor uses along street edges.

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail

for Judicial Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love's Outlet on the west side of the site. The applicant has proposed a four-foot asphalt path on the east side of Presbyterian Way to Main Street. However, the applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to not construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way. The applicant states that "existing topography along the sides of Presbyterian Way is very steep and falls off quickly from the edge of the existing pavement. A sidewalk could not be constructed without retaining walls, handrails, and disturbance within the RPA." (Narrative, Page 16). There is an existing sidewalk network from Presbyterian Way and Main Street to Kamp Washington. Metro Bus Gold Route provides daily service along Main Street and Fairfax Boulevard to/from Vienna/Fairfax-GMU Metro Station. The proposed Fairfax County Public School student bus stop is anticipated to be on Main Street. Fairfax County Public School may further evaluate the site for an internal bus stop or review alternative locations at existing bus stops in adjacent neighborhoods.

Parks: The master development plan shall provide recreation and open space in accordance with the requirements of Section 3.8.7. Recreation and open space are an integral part of planned developments (residential, commercial, industrial, and mixed use). At least 20 percent of each planned development site shall be designated and provided as recreation and open space (Zoning Ordinance, Section 3.8.2.G, Page 3-61).

Parks and Recreation Goal 1

Develop high-quality park infrastructure.

Outcome PR1.1

A well-connected system of parks that provides citizens with healthy choices for recreation.

Action PR1.1.1

Identify and address gaps in the connections between the City's parks and open space.

Action PR1.1.2

Identify opportunities for future open space in neighborhoods that are undersupplied in public recreation and open space opportunities.

Action PR1.1.3

Enhance public access to parks and recreational facilities by making necessary infrastructure improvements.

Action PR1.1.4

Partner with the Department of Public Works on efforts to improve pedestrian and bicycle networks throughout the city.

The development currently proposes a total of 116,100 +/- sf or 32% of open space on the property.

Environment: An essential component of a planned development is the natural environment through tree preservation, landscaping with tree canopy coverage and pervious areas. 10-year minimum tree canopy requirements as stated in Section 4.5.6 (Tree Requirements) of the Zoning Ordinance is 10% for proposed developments in the PD-M, Planned Development Mixed Use. Likewise, the proposal is subject to a minimum ten-foot landscaped strip along all streets. Street trees shall be required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet part (Section 4.5.6B, Zoning Ordinance, Page 4-101). The applicant has requested a modification to the landscape strip requirement and

tree requirements along internal private streets (Section 4.5.6.B of the Zoning Ordinance). The applicant seeks to retain the nonconforming landscaping in the existing parking lot and internal streets.

Environmental

Outcome NE1.5: Restored and preserved natural open spaces and contiguous greenway corridors that provide natural habitats for plants and wildlife.

Action NE1.5.3 Encourage new development that protects and preserves environmentally sensitive areas and natural features, such as tree cover (especially significant stands of trees and healthy, mature trees), native vegetation, streams, wildlife habitat, and natural topography.

The applicant is also required to have a 10-year minimum tree canopy of ten (10) percent (35,944 sf). The applicant proposes to provide a 10-year minimum tree canopy of 39.6% (142,460 sf) that includes new plantings and the preservation of existing trees. The existing impervious surface area is approximately 161,000 square feet or 44.8% of the site. Based on the proposed plan, the impervious surface area would be 180,600 square feet or 50.2% of the site.

Zoning: The Zoning Ordinance provides the regulatory mechanism to ensure the new development and changes in land use are consistent with the vision of the Comprehensive Plan. The current zoning district for the subject property is RH Residential High. The applicant is requesting to rezone the property from RH Residential High to PD-M Planned Development Mixed Use while remaining in the Architecture Control Overlay District.

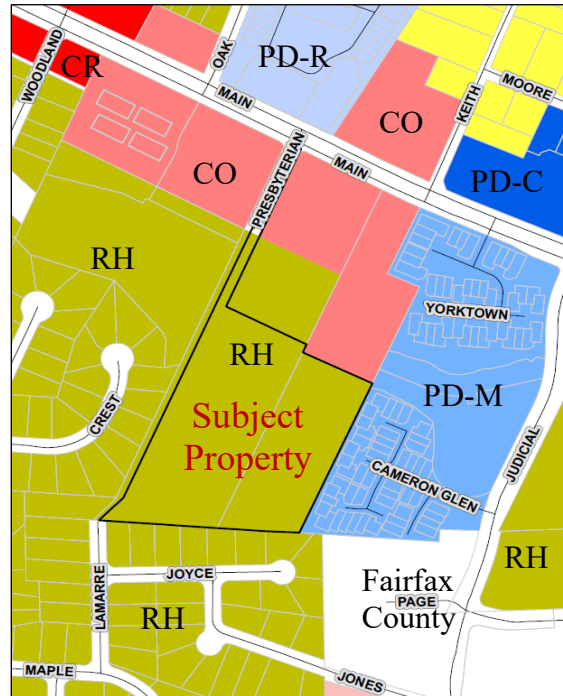
§3.2.1.A.3. The RH, Residential High District is established to provide areas for single-family detached residences with a minimum lot area of 6,000 square feet.

§3.2.3.B. The PD-M, Planned Development Mixed Use District, is intended to provide for coordinated mixed use developments which may include general residential and nonresidential uses within a planned development. The variety of land uses available in this district allows greater flexibility to respond to market demands and the needs of tenants, thereby providing for a variety of physically and functionally integrated land uses.

§3.8.2.B.2. Planned development district rezoning may be approved only when the applicant demonstrates to the satisfaction of the city council that a proposed planned development project would result in a greater benefit to the city than would development under general zoning district regulations.

Based on current zoning district minimum lot size requirement, the site could be developed with approximately sixty (60) single-family residential homes, not including streets and other requirements which could reduce the number of units. Figure 2 (next page) illustrates the zoning district for the subject property and the surrounding properties.

Figure 2: Current Zoning Map



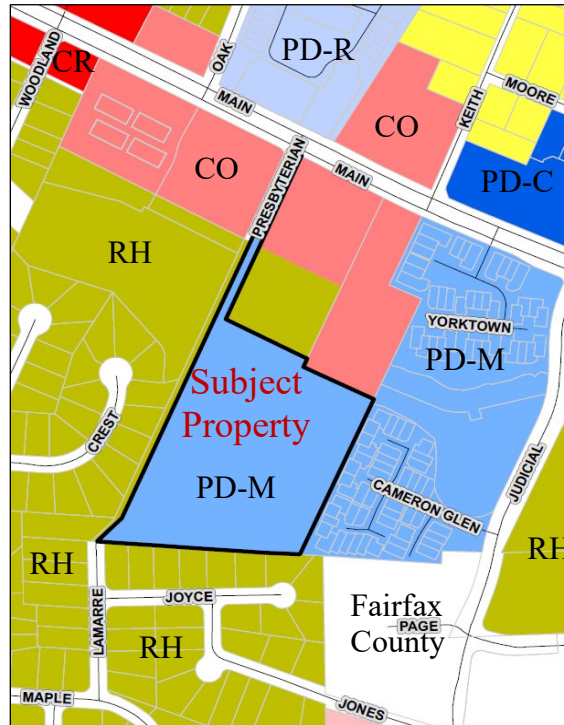
The surrounding zoning districts are a combination of RH Residential High, PD-M Planned Development-Mixed Use and CO Commercial Office. The subject property is immediately surrounded by uses that range from single-family detached homes in Joyce Heights, Warren Woods, Roberts Addition and Autumn Woods, and townhouses in Cameron Glen, medical offices and personal services in Kelly Square, and a nursing and rehabilitation center in Fairfax Subdivision. Joyce Heights is a 23-lot single family home subdivision to the south. Cameron Glen is a 49-unit townhouse development to the east. Warren Woods is a 145-lot single-family home subdivision and Roberts Addition is a 4-lot single family home subdivision to the southwest. Autumn Woods is a 34-lot single-family home subdivision to the west. Kelly Square is located to the west and northwest of the site. The Nursing and Rehabilitation Center is to the north of the site. The site has access from Presbyterian Way via Main Street. Further information on adjacent properties is provided in Table 3 (below):

Table 3: Surrounding Land Use and Zoning

	Existing Zoning	Existing Land Use	Future Land Use
Site	Religious Institution (Fairfax Presbyterian Church)/ACOD	RH, Residential High/ACOD	Social and Civic Network Green Network
North	Commercial – Office (Undeveloped Land/Office)/ACOD	CO, Commercial Office/ACOD	Commercial Corridor Social and Civic Network Green Network
South	Residential Single-Family Detached (Joyce Heights and Warren Woods)/ACOD	RH, Residential High/ACOD	Single Family Detached Neighborhood
East	Residential Single-Family Attached (Cameron Glen)/TOD	PD-M, Planned Development Mixed Use/ACOD	Townhouse/Single-Family Attached Neighborhood
West	Commercial – Office (Multiple Uses) Residential Single-Family Detached (Autumn Woods)/ACOD	CO, Commercial Office RH, Residential High/ACOD	Single Family Detached Neighborhood

The applicant is requesting to rezone the property from RH Residential High to PD-M Planned Development-Mixed Use. The PD-M, Planned Development-Mixed Use District, is intended to provide for coordinated mixed use developments which may include general residential and nonresidential uses within a planned development. The variety of land uses available in this district allows greater flexibility to respond to market demands and the needs of tenants, thereby providing for a variety of physically and functionally integrated land uses (Section 3.2.3.B, Page 3-3). The PD-M district is permissible only on sites of at least two contiguous acres unless the city council waives this requirement in the approval of a master development plan (Section 3.8.4.A, Page 3-62). Figure 3 (below) shows the proposed PD-M district and the zoning designations of the surrounding area.

Figure 3: Proposed Zoning Map



The proposed rezoning from RH Residential High to PD-M Planned Development-Mixed Use would allow for the “applicant to create special and unique developments by mixing and clustering, where appropriate, land uses and/or dwelling types and providing more usable recreation and open space in a master development plan proposed by the applicant and approved by the city council. Planned developments should create a more livable, affordable, and sustainable community. Starting from the baseline, which is current zoning, applicants may be given increased development rights, such as increased density and height, as well as increased flexibility, in return for providing benefits that make the project “superior” and the community better in accordance with the goals and objectives of the city, including, but not limited to, those set forth in the comprehensive plan” (Zoning Ordinance, Page 3-59).

REQUESTS

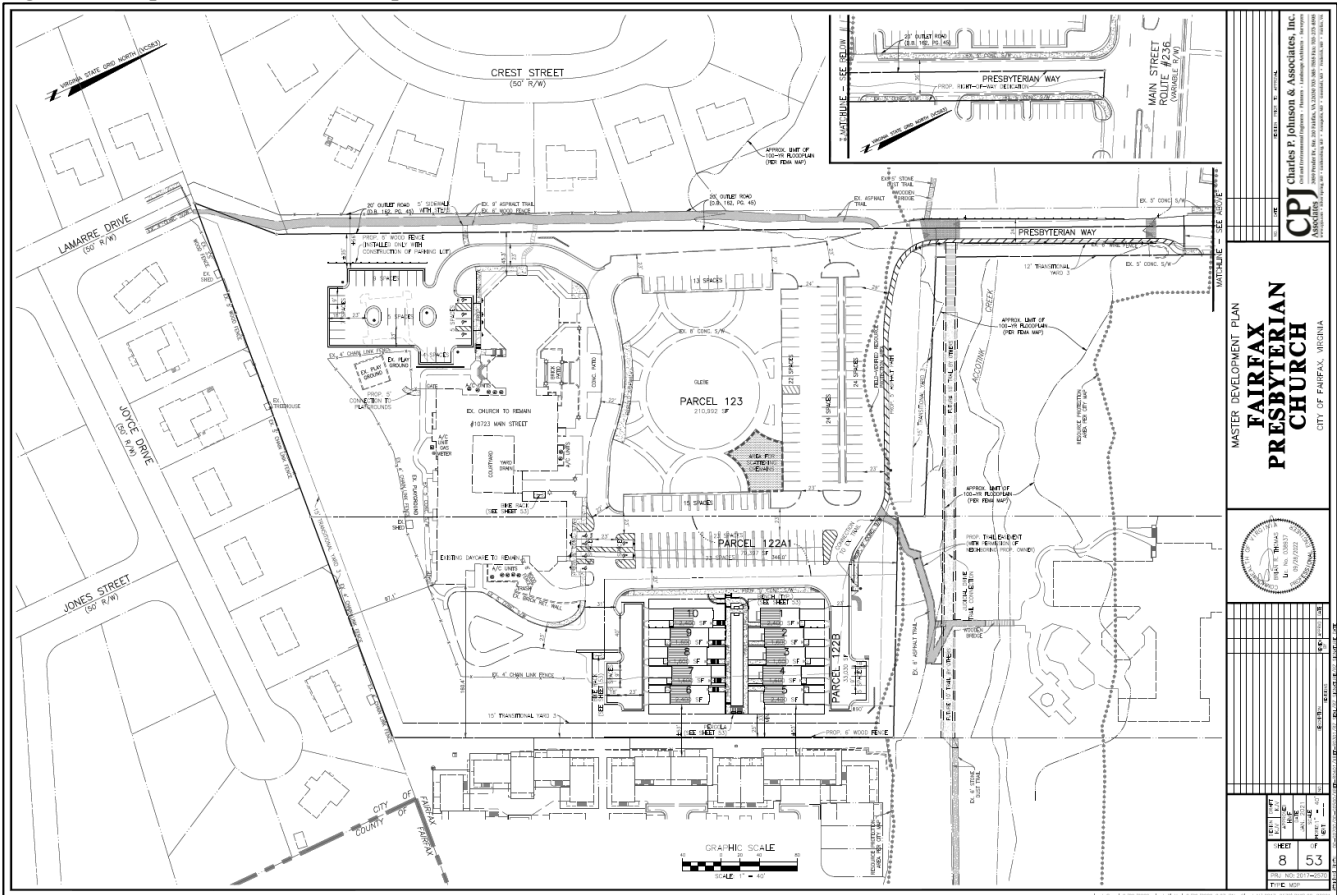
In addition to the rezoning request from RH Residential High to PD-M, Planned Development Mixed Use while retaining the Architectural Control Overlay District (ACOD), and a Master Development Plan with modifications and commitments, the applicant proposes the following land use requests for City Council action; however, formal action and recommendations by the Planning Commission are not required for the following items:

- Major Certificate of Appropriateness for architecture and landscaping

Rezoning application/Master Development Plan

In approving a rezoning for a planned development, the city council shall find the proposed district designation and master development plan comply with the general provisions for all planned development in Section 3.8.2 and the specific standards for the planned development listed in Section 3.8.3 through Section 3.8.6. Planned development district rezoning may be approved only when the applicant demonstrates to the satisfaction of the city council that a proposed planned development project would result in a greater benefit to the city than would a development under general zoning district regulations. The proposed redevelopment is dependent on City Council approval of a Map Amendment (Rezoning) from RH Residential High to PD-M, Planned Development-Mixed Use. The Fairfax Presbyterian Church is in the RH Residential High district, and the applicant would be developing a portion of the site with ten townhouses and associated infrastructure improvements on the east side of the property, as well as a driveway to a new parking lot on the west side of the existing church. The existing Church and ancillary uses on site are proposed to remain. Figure 4 (below) shows the proposed master development plan with the co-location of an existing church, ten townhouses and parking lot.

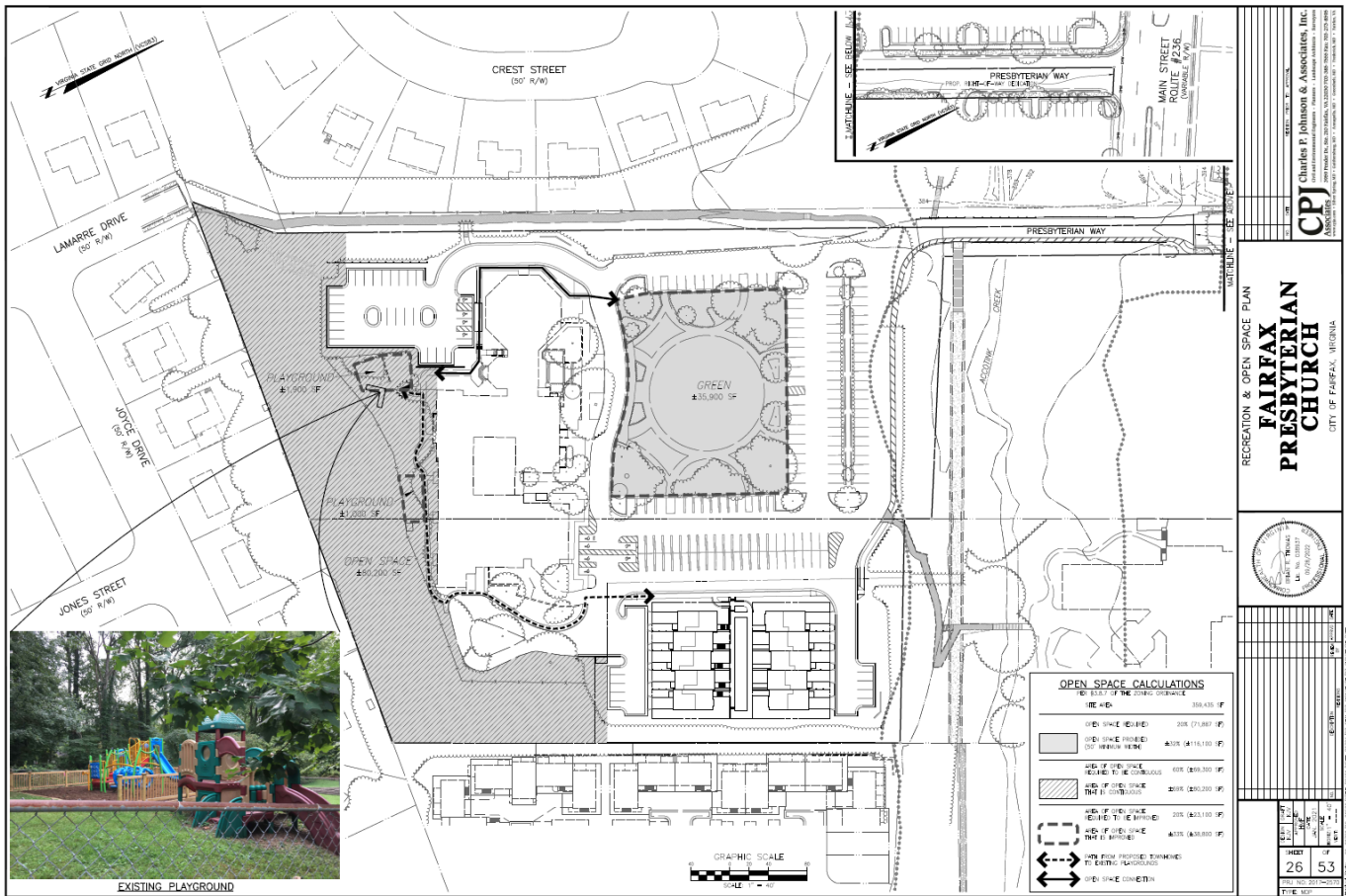
Figure 4: Proposed Master Development Plan



The Master Development Plan is proposed as two phases with the development of ten (10) townhouses and associated infrastructure (parking, sidewalks, etc.) in phase one. Each unit would be three levels, three bedrooms, two bathrooms and rear loaded one-car garages with driveways. In Phase One, there are ten additional parking spaces for visitors. Phase Two consist of the construction of a twenty-three (23) foot private driveway leading to thirty (30) parking spaces on the west side of the existing church. The applicant states the proposed development is in substantial conformance with the Comprehensive Plan.

Open Space: The Planned Development Districts requires at least twenty (20) percent of the site to be designated as recreation and open space for use and enjoyment of the residents and occupants of the development. The development currently proposes a total of 116,000 +/- sf or 32% of the property. These areas meet the zoning requirement that open spaces must be a minimum of fifty (50) feet in width as shown in Figure 5 (below). The Zoning Ordinance also requires at least 60% of the required open space be contiguous. The applicant has proposed 80,200 +/- sf or 69% of the open space areas as being contiguous space. The open space areas consist of active and passive recreation with two existing playgrounds and the glebe. The playground areas are to the rear of the church with the glebe covering 35,900 +/- square feet of green space in front of the existing church. Figure 5 (below) illustrates the proposed open space for the planned development:

Figure 5: Open Space



The applicant has provided two playgrounds to the rear of the existing church and these areas are connected to the glebe via a sidewalk on the west side of the building. The applicant is requesting a modification to Section 3.8.7.A.2 which states, “Where recreation and open space is included in a planned development in addition to the individual lots, such lands must be in one or more parcels dedicated to or otherwise protected as permanent (active or passive) recreation and open space” (Zoning Ordinance, Page 3-62). The subject property is owned by the National Capital Presbytery with a long-term ground lease to Fairfax Presbyterian Church. The open space area between the two rows of townhouses would be conveyed to a management association for property maintenance purposes. The applicant is also proposing to provide an open space area in front of the units that includes a pergola, solar pathway lights, benches, and landscaping.

Transitional Yards: The project boundary transitional yard requirements are established to mitigate the effect of planned developments on adjacent properties (Zoning Ordinance, Section 4.5.5.C.2, Page 4-97). Table 4 (below) provides the TY3 requirements and what the applicant has submitted in the Master Development Plan. The applicant is seeking a modification to Section 4.5.5.C.2(b) and Section 4.5.5.D of the Zoning Ordinance to provide the minimum tree plantings as well as the minimum fence or wall height of the TY3 transitional yard specifications along the subject property’s boundaries. An alternative to seeking a modification is the alternative compliance review “in order to encourage creativity in landscape and screening design and to allow for flexibility in addressing atypical, site-specific development/redevelopment challenges, the zoning administrator is authorized to approve alternative compliance landscape plans.” (Zoning Ordinance, Section 4.5.10, Page 4-108).

Table 4: Transitional Yard Requirement

Required by Zoning Ordinance (Section 4.5.5.D)	Provided by the Applicant			
	Area 1/(275-feet)	Area 2/(520-feet)	Area 3/(512-feet)	Area 4/(570-feet)
Minimum Transitional Width – 15 feet (TY3)	15-feet to 12-feet	15-feet	15-feet	15-feet
Minimum Fence or Wall Height (feet) on lot line – 6-feet	6-foot fence (modification)	6-foot fence (modification)	6-foot fence (partial modification)	6-foot fence (modification)
Minimum Canopy Tree (4 per 100 feet)	11 canopy required	21 canopy required	20 canopy required	23 canopy required
Minimum Understory Tree (4 per 100 feet)	11 understory required	21 understory required; 2 provided	20 understory required	23 understory required
Minimum Shrubs (4 per 100 feet)	11 shrubs required	21 shrubs required; 8 shrubs	20 shrubs required	23 shrubs required
Number of Trees Preserved in Transitional Yard	11 canopy trees (100% of the bufferyard is in the tree saved area)	21 trees (91% of the bufferyard is in the tree saved area)	(100% of the bufferyard is in the tree saved area)	(100% of the bufferyard is in the tree saved area)

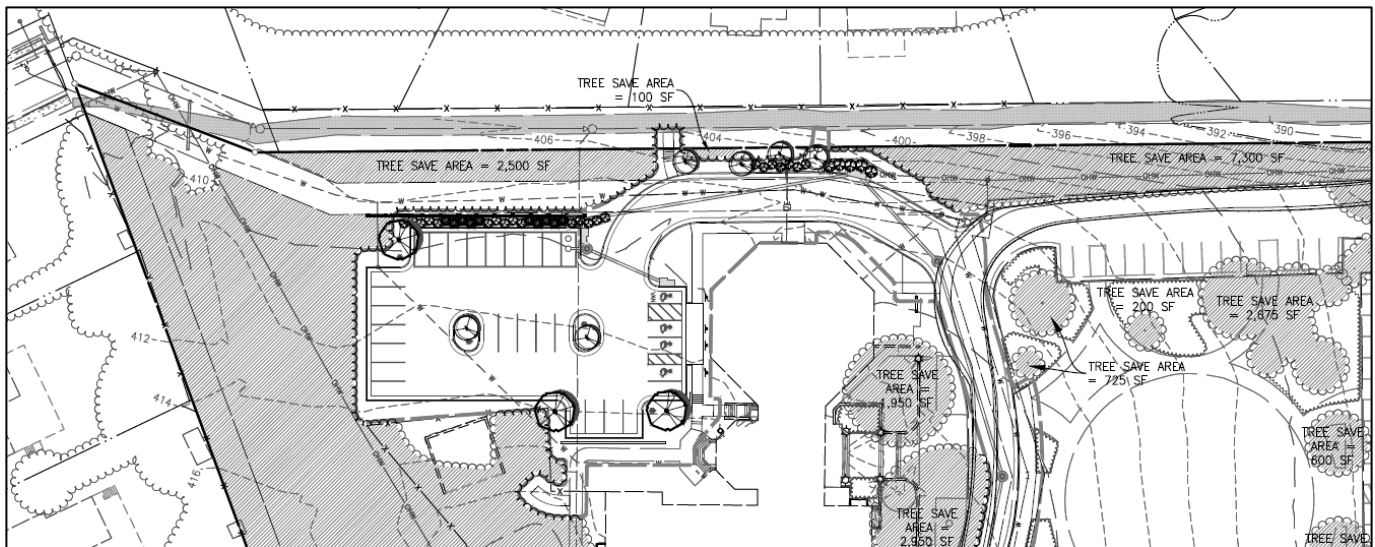
The applicant has provided a description of the transitional yard areas for the master development plan on Sheets 37-40. A transitional yard buffer of fifteen (15) feet is required along all site area boundaries and the applicant has met this requirement except for the east side of Presbyterian Way, which is described as Area 1. The applicant seeks to modify the transitional yard from 15-feet to 12-feet to allow a 5-foot asphalt path on the east side of Presbyterian Way. The applicant is seeking to modify the 6-foot fencing requirement for Area 1. Area 1 abuts the Resource Protection Area (RPA) and 100-year floodplain area that are both considered to be environmentally sensitive areas. The applicant is proposing to keep 11 trees within the required transitional yard. The applicant is seeking credit for this preservation area as 100% of the trees to be saved are within the transitional yard but would eliminate the required fencing leaving the area in its natural state.

Area 2 is located along the shared property line between the applicant and Fairfax Medical Center and Fairfax Nursing Center. The shared property line for Area 2 is located within the Resource Protection Area and 100-year floodplain. The applicant is seeking a waiver to the 6-foot fencing requirement as the construction of the required fence would detrimentally impact the resource protection area. The applicant is proposing to save 21 trees within this transitional yard. The applicant is seeking credit for this preservation area as 91% percent of the trees to be saved are within the transitional yard.

The applicant proposes a 25-foot transitional yard for Area 3 that exceeds the required 15-foot transitional yard prescribed by the Zoning Ordinance. The applicant is seeking a partial modification for fencing along the eastern property line by adding a 6-foot fence between the townhouses at Cameron Glen and the proposed Glebe View Townhouses. The applicant has proposed 4 canopy, 9 understory, and a mix of evergreens that are located beyond the required 15-foot transitional yard requirement. The applicant also proposes additional plantings with the addition of evergreens along the east side of the proposal to provide a dense year-round foliage against the Cameron Glen neighborhood. The applicant is seeking credit for this preservation area as 100% percent of the trees to be saved are within the transitional yard. Area 4 has an existing dense tree line that would remain undisturbed with this application. The applicant is seeking to modify the 6-foot fencing requirement in the southern transitional yard because the area is proposed to be undisturbed in its natural state. The applicant is seeking credit for the preservation area as one hundred percent of the trees to be saved are within the transitional yard.

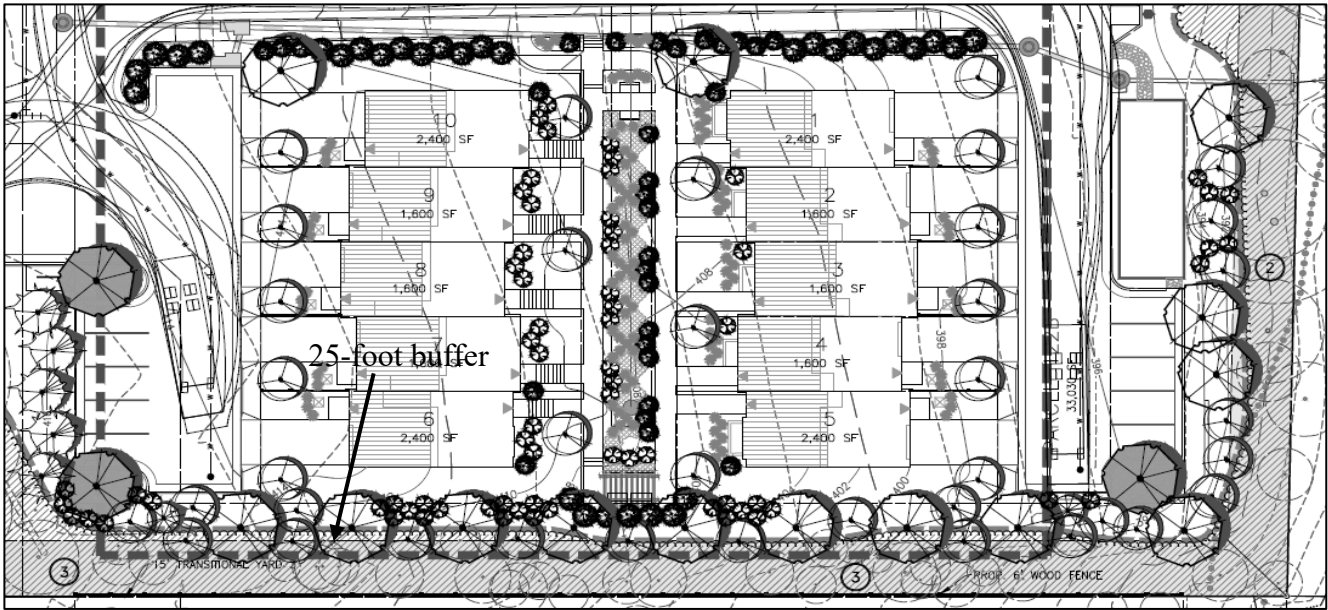
The applicant is no longer seeking a modification on the western property line to reduce the transitional yard from 15 feet to 10 feet for approximately 80 feet because Love’s Outlet has been determined to be a right-of-way (with undetermined ownership, but a history of public use and access). The applicant proposes 4 understory and 12 shrubs to be planted on the western property line along with the preserved area of existing trees and near the boundary adjacent to the rear parking lot, the applicant proposes to plant 25 shrubs and 1 understory. There are approximately 20 trees to be preserved along the western property line and approximately 30 additional trees off-site that would remain. As part of the second phase for the master development plan, the applicant proposes to install a 6-foot fence along the western edge of the proposed parking lot area if the parking lot area is constructed. Figure 6 (below) shows the proposed landscaped area on the western property line and the landscaped areas in the proposed parking lot.

Figure 6: Landscaped Western Property Line



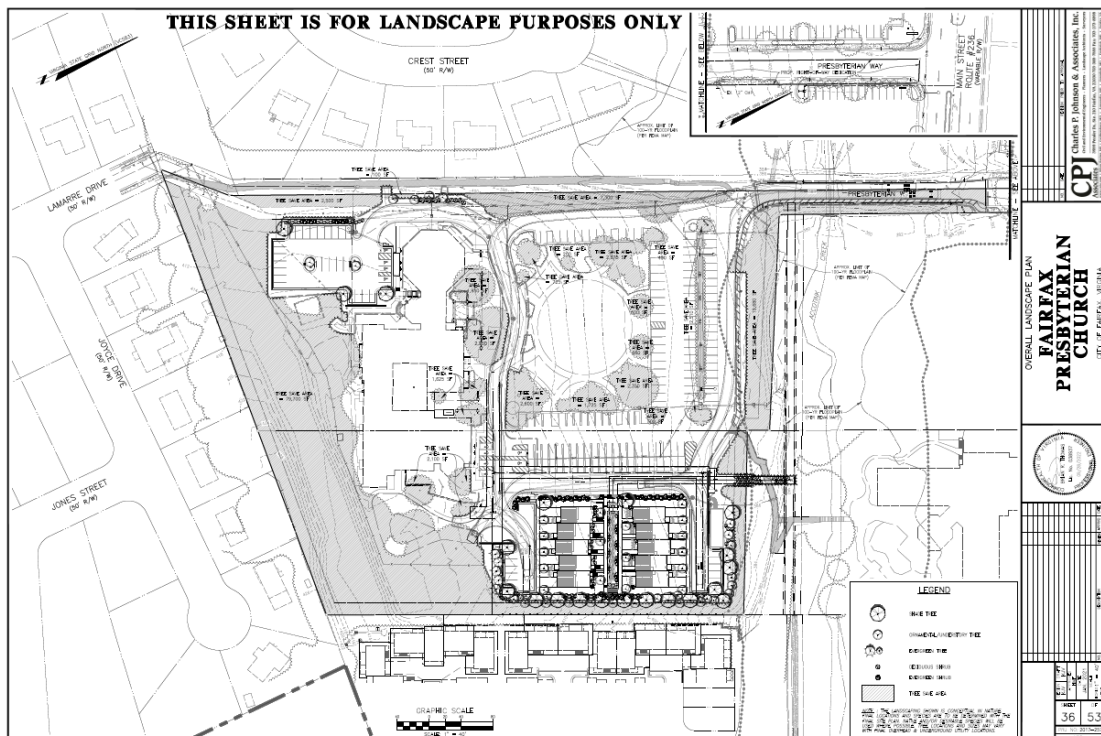
The applicant proposes a 25-foot transitional yard on the eastern property line that exceeds the required 15-foot transitional yard prescribed by the Zoning Ordinance with 30 trees remaining along the eastern property line. Figure 7 (next page) illustrates the depth of the transitional yard along the east property line abutting the Cameron Glen neighborhood.

Figure 7: Transitional Yard for Area 3



Tree Canopy: Tree canopy coverage offers many benefits, such as conserving energy due to the reduction of temperatures from shading, improving air quality, reducing stormwater run-off, improving property values, and beautifying our community. Because the City is almost entirely developed, few significant forested areas remain. Those that still exist, whether public or private, deserve specific attention so that their aesthetic and ecological benefits to the city are not lost (Comprehensive Plan, Pg. 101). The applicant is also required to have a 10-year minimum tree canopy of ten (10) percent (35,944 sf). The applicant proposes to provide a 10-year minimum tree canopy of 41% (148,100 sf) that includes new plantings and the preservation of existing trees. Figure 8 (below) shows the overall landscape plan for the proposed master development plan.

Figure 8: Tree Preservation



The applicant has requested a modification to only survey trees that are 5-inches in diameter and larger and are in disturbance for the construction of the ten townhouses. The applicant states, “there are large areas of construction which would be costly to survey but would not be relevant to the evaluation of the site development impacts.” (Narrative, Page 18). The applicant has inventoried 351 trees, resulting in the preservation of 165 trees and removal of 186 trees (See Sheet 35 of the Master Development Plan).

Scale: As part of a proposed master development plan, the applicant should demonstrate the proposed plan be in substantial conformance with the comprehensive plan. In addition to the substantial conformance to the comprehensive plan, the applicant should identify site planning features designed to ensure compatibility between on-site residential and nonresidential uses, and with the surrounding neighborhood and land uses; and provide an explanation of the relationship of the proposed development to existing development in the area. All ten units would have three levels, three bedrooms, two bathrooms, and rear loaded one-car garages with driveways. Each townhome would have rooftop solar panels, brick exteriors, and face a green space area and sidewalk. The entry to each unit would open to a central common area. The west side of the two rows would face the church parking lot, while the east side of the two rows would face the adjacent Cameron Glen neighborhood.

The existing church building is approximately 32 feet in height and the existing spire is approximately 100 feet in height. The existing church building is setback approximately 160 feet from the eastern property line, approximately 97 feet from the southern property line, approximately 45 feet from the western property line adjacent to two-story single-family homes in the Autumn Woods subdivision, and approximately 346 feet from the northern property line. The proposed ten townhouses would be designed with a width of 20 feet and a height of 3-stories/40 feet. The proposed townhouses would have a finished floor of 415.70 (Unit 6) and 407.83 (Unit 5). The proposed townhouse units are setback approximately 33 feet from the eastern property line and approximately 90 feet to the northern property line. Unit 5 and Unit 6 are approximately 53 feet to the back of units in Cameron Glen. The eastern property line would have a 25-foot landscaped buffer yard including preserved trees and new plantings of canopy trees, understory trees and shrubs. The townhouses in Cameron Glen are approximately 43 feet in height with unit widths of 24 feet. According to the as-built plans for Cameron Glen, the units that are adjacent to the proposed townhouses has a range in finished floor elevation of 416.82 (Lot 29) to 410.16 (Lot 38). Cameron Glen units are setback approximately 20 feet from the property line. The applicant is proposing 10 townhouse units with a density of 1.21 dwelling units per acre in comparison to the density for Cameron Glen of 8.33 dwelling units per acre. The overall residential densities and heights for other approved developments as compared to the subject application are provided in Table 5 (below):

Table 5: Residential Comparisons

Project	Site Area (Acres)	Number of Units	Density	Building Height
Glebe View Townhouses Fairfax Presbyterian Church Fairfax Presbyterian Church Spire	8.25	10	1.21	40' 32' 100'
Cameron Glenn (Phase II)	5.76	48	8.33	43'
Canfield Village	1.82	14	13.7	43'
Madison Mews	1.76	26	14.8	50'
Mayfair	0.93	25	28.5	43'
Metro Church/EYA	3.69	50	13.5	45'
Mount Vineyard	6.11	132	21.6	48' (townhouses); 55' (multifamily)

The townhouse unit dimensions proposed are generally like those in other townhouse developments in the city as shown in Table 6 (below):

Table 6: Townhouse Unit Width Comparison

Project	Total # of TH units	Townhouse Unit Width					
		16'	17'	20'	22'	24'	30'+
Glebe View Townhouses	10			x			
Cameron Glen (Phase II)	48					x	
Canfield Village	14					x	
Madison Mews	26					x	
Mayfair	25		x	x			
Metro Church/EYA	50	x		x		x	
Mount Vineyard	38				x		

The applicant has proposed ten rear loaded townhouses with a width of 20 feet. The lot width for the interior units is 20 feet and 30 feet for the end lots. The six interior units are proposed at 1,600 square feet and the four end units are proposed at 2,400 square feet. By comparison, units in Cameron Glenn are constructed at 24 feet in width and are approximately 2,400 square feet in size.

Transportation: The objective of a Transportation Impact Statement (TIS) is to evaluate intersections and roadways that potentially would be impacted by the proposed development activity. The TIS report studied the unsignalized, T-intersection of Presbyterian Way and Main Street. Presbyterian Way is a two-lane north-south roadway that provides access to commercial properties south of Main Street and to the subject property owned by National Capital Presbytery, Inc. Main Street is classified by the City’s Comprehensive Plan as an arterial roadway and is constructed as a four-lane, median-divided roadway with a posted speed limit of 35 miles per hour. Presbyterian Way is a two-lane north-south undivided roadway providing access to commercial properties south of Main Street and then to Fairfax Presbyterian Church and the proposed town homes. The Main Street and Presbyterian Way intersection is an unsignalized, T-intersection.

The Virginia Administrative Code defines level of service as a qualitative measure describing the operational conditions within a vehicular traffic stream, generally in terms of such service measures as speed, travel time, freedom to maneuver, traffic interruptions, and comfort and convenience (24 VAC 30-73-10. Definitions). In simple terms, level of service is a measure of traffic flow with A being the best and F being the worst. Table 7 (below) provides the existing level of service for Presbyterian Way and Main Street.

Table 7: Existing Intersection Capacity Summary

Intersections	Intersection Control	Existing LOS	
		AM Peak	PM Peak
Presbyterian Way at Main Street	Unsignalized Intersection	E	D

Townhomes at Fairfax Presbyterian Church Traffic Impact Study, February 8, 2020, conducted by Wells + Associates

The Main Street and Presbyterian Way unsignalized intersection northbound movement currently operates at level of service (LOS) “E” during the AM and a LOS “D” PM peak commuter period. The applicant has provided a Traffic Impact Study estimating 5 AM peak hour trips, 8 PM peak hour trips and 35 daily trips upon completion of the new townhouses. Table 8 (next page) provides a summary of existing trips and proposed trips:

Table 8: Trip Generation

Use	ITE Land Use Code	Number of Units	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Townhouses	220	10	1	4	5	5	3	8	35

Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition

Public Transportation is provided by City-University Energysaver (CUE) Bus “Gold Route” on Main Street. This service provides access between the George Mason University (GMU) campus and the Vienna/Fairfax GMU Metrorail station, via University Drive, Chain Bridge Road, West Street, Main Street, Lee Highway, Jermantown Road, Orchard Street, Bevan Drive, Warwick Avenue and Fairfax Boulevard.

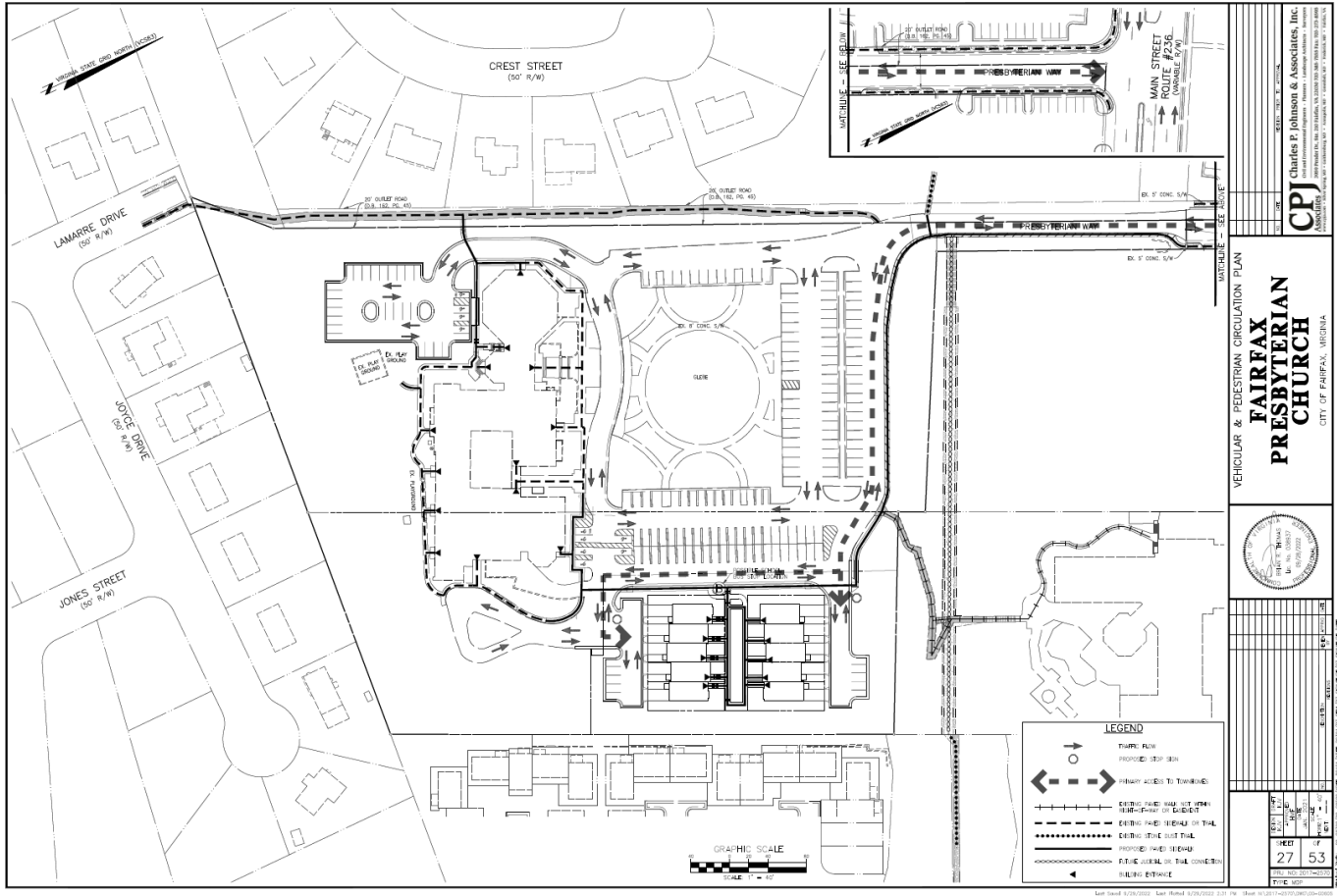
The applicant is seeking a waiver to Section 4.3.1 of the Zoning Ordinance and Section 2.2 and Section 2.4.1.A of the Subdivision Ordinance requirement that lots be located on a public or private street. “No principal building, structure or use may be erected or established on any lot which does not abut an existing public street, or a new street constructed in accordance with the standards in the public facilities manual and dedicated as a public street to the city or the state, or as a private street and maintained by a common interest community” (Zoning Ordinance, Section 4.3.1.A, Pages 4-10, 11). Each street shall be configured, to the extent practicable, to conform to the natural topography, to minimize the disturbance of critical slopes and natural drainage areas, and to provide site related vehicular interconnections and improvements within the subdivision, to existing or future development on adjoining lands, and in accordance with the comprehensive plan (Subdivision Ordinance, Section 2.2.1, Page 2-1). Every lot shall have frontage either: (a) On a public street which, once constructed and improved by the applicant will qualify for acceptance into the city's street system; or (b) On a private street approved as part of a planned development (Subdivision Ordinance, Section 2.4.1A, Page 2-5).

Vehicular Circulation/Pedestrian Access: The applicant proposes to use the existing Presbyterian Way to access the site and Presbyterian Way is partially located on the subject property. The Public Facilities Manual require private driveways be constructed at 30 feet in width. The existing driveway is approximately 20 feet in width. The applicant is requesting a waiver to Public Facilities Manual Detail 401.01 to permit a reduction of the minimum width of private accessways. No new vehicular access points are planned to connect to the existing neighborhoods surrounding the subject property. The applicant is proposing to dedicate a portion of Presbyterian Way to the city (the acceptance of the dedication is not required to implement the proposed development plan but could be considered at the City’s discretion in the future). The proposed townhouse development would have access to Main Street through the existing church parking lot and Presbyterian Way. The applicant is also proposing to provide ingress and egress easements from Presbyterian Way (minus 300 feet to Main Street, which is proposed to be dedicated to the City) to the townhouses on the east side of the property.

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love’s Outlet on the west side of site. The applicant has proposed a 4-foot asphalt path on the east side of Presbyterian Way to Main Street, which would impact the required transitional yard. The applicant is seeking a reduction from 15 feet to 12 feet to construct the asphalt path along Presbyterian Way. The applicant proposes improvements on Presbyterian Way to help facilitate safe travel for pedestrians and motorists. On the east side of Presbyterian Way, the applicant seeks to install a four-foot asphalt trail that connects to an existing sidewalk from Main Street. This four-foot asphalt trail extends south to a proposed five-foot asphalt trail at the parking lot and continues in an eastern direction to the proposed townhouses. The applicant

extends the existing road pavement on the west of Presbyterian Way by a few feet to help facilitate pedestrian improvements and vehicular traffic. Both sides of Presbyterian Way are impacted by environmental conditions that limit improvement opportunities. The applicant also proposes to add traffic calming measures like speed humps, posted speed limit signs, and striping. Figure 9 (below) provides the circulation plan for vehicles and pedestrians:

Figure 9: Vehicular and Pedestrian Circulation



The applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to not construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way. The applicant states that “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 and Main Street. A modification is requested for providing an asphalt pedestrian path along the northern edge of the parking lot and the eastern edge of Presbyterian Way in lieu of a concrete sidewalk on both sides of the parking lot/street. (Narrative, Page 17).

The applicant also seeks a waiver to Subdivision Ordinance Section 2.2.6 and Public Facilities Manual Section 2.1 to construct curb and gutter along existing Presbyterian Way. The applicant states that “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.” (Narrative, Page 17). Concrete sidewalks are provided along both sides of Main Street for the first 300 feet of Presbyterian Way. Controlled pedestrian crossed walks are provided at the intersection of Main Street and Oak Street and to the east of Presbyterian Way, there is an uncontrolled crosswalk at Main Street and Keith Avenue.

Parking: The existing church and its ancillary uses are required to have 126 parking spaces based on Zoning Ordinance standards. The existing site has 225 spaces. In May 1996, City Council approved Resolution 96-16 for a Special Exception to allow a portion of the required off-street parking for 10701 Main Street to be located off-site with the condition that the parking of vehicles at 10723 Main Street (Fairfax Presbyterian Church) be restricted to employees of the Fairfax Nursing Center. City Council approved the use of 70 spaces for employee and visitor parking on Fairfax Presbyterian Church property limited to the hours of 6 a.m. to 7 p.m. from Monday through Friday. The existing church requires 101 spaces, and the pre-school requires 25 spaces. The proposed residential units are required two (2) parking spaces per unit. Table 9 (below) summarizes the required parking requirements and proposed parking spaces provided by the applicant.

Table 9: Existing and Proposed Parking for Master Development Plan

Existing Uses	Units	Parking Requirement	Required Parking	Provided Parking
Church	404 seats	1 space/4 seats	101	197
Pre-School	5,471 sf	5 spaces/1,000 sf	27	28
<u>Total Spaces</u>			128	225

Proposed Use	Units	Parking Requirement	Required Parking	Provided Parking
Church	404 seats	1 space/4 seats	101	197
Pre-School	5,471 sf	5 spaces/1,000 sf	27	28
Glebe View Townhouses (Phase I)	10	2 spaces/unit	20	20
Surface Parking (Phase I)				10
Surface Parking (Phase II)				30
Parking removed to construct townhouses				-75
<u>Total Spaces</u>			148	210

Table 9 shows that the development would be able to accommodate the mix of proposed uses (i.e., existing church, pre-school, and townhouses) on the site. The total number of spaces required for the proposed master development plan is 148 spaces and the applicant has proposed 180 parking spaces in Phase One. The applicant is proposing to add 30 spaces in Phase Two bringing the total number of parking spaces to 210. If the 30 surface parking spaces in Phase Two are not considered, the development would have 180 surface parking spaces exceeding the required 148 spaces. The Phase Two parking lot is approximately 35 feet from the western property line and the drive aisle would require several trees to be removed.

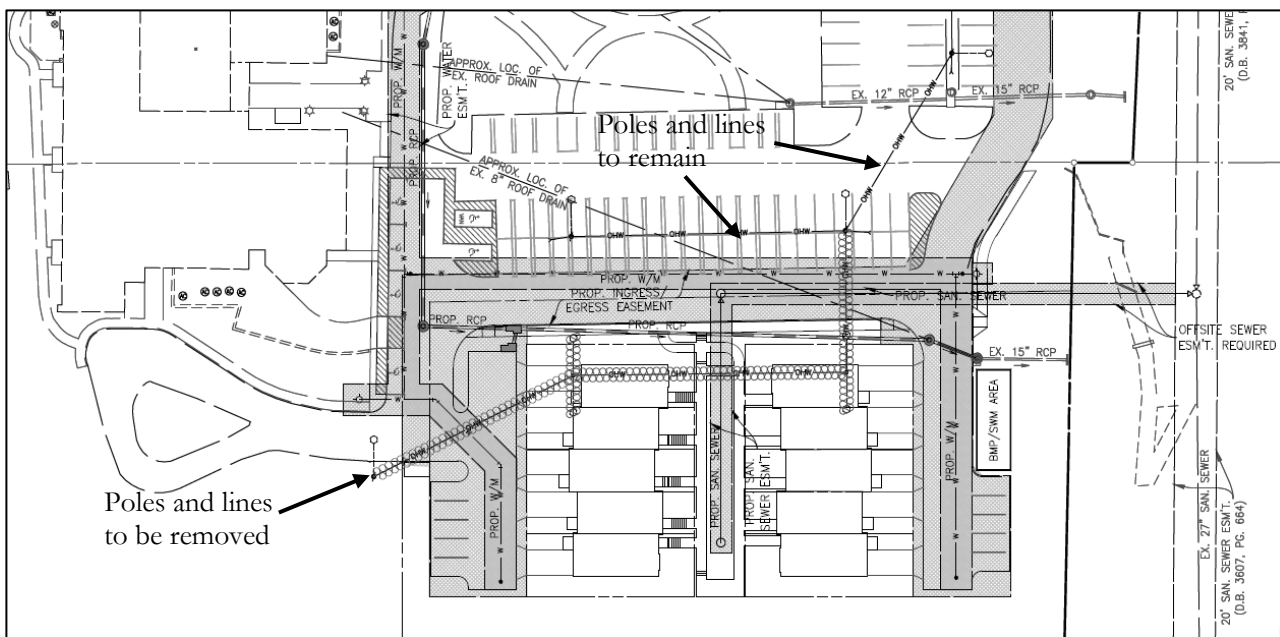
Sheet 15 of the master development plan shows total number of parking spaces being requested to provide off-site parking for the nursing home. The applicant is showing a reduction from 70 spaces to 21 spaces for employees at Fairfax Nursing Center in Phase One. If Phase Two is constructed the applicant could provide 51 spaces to the Fairfax Nursing Center. However, the Fairfax Nursing Center is a 200-bed rehabilitation center with 52 on-site parking spaces that exceeds today's Zoning Ordinance standards without any additional off-site parking spaces.

Bicycle Parking: Bicycle parking and storage facilities are required for all non-residential uses and multifamily uses. This proposal requires nine (9) bicycle parking spaces for ten townhomes and existing church. The applicant has provided two locations for bicycle parking on site near the existing church building and the proposed townhouses.

Utilities: 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 (Section 4.11.B, Page 4-135). When the proposed development will result in moving or relocating existing overhead utilities located in adjoining rights-of-way, the applicant shall be responsible for placing such utilities underground and dedicating any additional right-of-way or easement that is necessary. Equipment such as electric distribution transformers, switch gear, meter pedestals and telephone pedestals which is normally installed above ground in accordance with generally accepted utility practice for underground distribution may be so installed (Section 4.11.C, Page 4-135-136). The applicant states that “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” (Narrative, Page 17). The applicant is requesting a modification to allow existing poles and the overhead lines to remain in the areas on site that are not impacted by land disturbance for the proposed townhouses and parking lot. There are transmission lines to rear of the church running in east/west direction that would remain on site. The existing utilities are not visible from Main Street or from any of the surrounding streets. Figure 10 (below) shows the location of the poles and overhead lines to remain and to be removed from the site.

Figure 10: Existing Utility Poles and Lines



Stormwater Management: Storm drainage facilities must be provided by landowners to control rainfall runoff from and across their property in a manner not detrimental to other inhabitants of the city and to preserve, where possible, presently existing natural creek channels. It is the intent of stormwater management to minimize the adverse effects of stormwater runoff on downstream drainageways within the city. Stormwater BMPs, on-site detention facilities, and on-site drainage facilities shall be designed and maintained in such a manner as to minimize economic and environmental costs to the city and its inhabitants. (Zoning Ordinance, Section 4.16, Page 4-159). Impervious areas have structures such as pavement and buildings that do not allow rainwater to pass through into the ground and increase the speed and amount of stormwater runoff resulting in negative impacts to streams. The city has an opportunity to increase the amount of pervious areas with redevelopment and to improve the stormwater management system in order to adequately manage stormwater runoff. (Comprehensive Plan, Pg. 100).

A water quality impact assessment shall be required for any proposed land disturbance, development or redevelopment within a resource protection area or a resource management area. The zoning administrator may waive the requirement for a water quality impact assessment in a resource management area upon

determination that the proposed land disturbance, development or redevelopment would not significantly impact water quality. If a water quality impact assessment is required, the assessment shall include the entire lot, parcel, or development project as the area of impact and shall be conducted in accordance with Section 4.18.8. (Zoning Ordinance, Section 4.18.4.E, Page 4-183). The proposed development is adjacent to Resource Protection Area and outfalls directly to the waterway within. This requirement for the applicant to provide the WQIA study at land use approval stage is consistent with other development projects of similar scale that are also located adjacent to Resource Protection Area as it is necessary to meet the city’s obligations to evaluate the development according to Section 4.18.8.F.2. of the Zoning Ordinance.

The subject property was developed with a church and ancillary uses prior to stormwater management requirements. The proposed development activity would trigger an upgrade for onsite stormwater management where none exists today. The proposed plan provides stormwater improvements with the construction of townhouses in Phase One and the proposed parking lot in Phase Two. Figure 11 (below) shows the proposed location for the underground stormwater improvements for the townhouses in Phase One of the Master Development Plan.

Figure 11: Stormwater Management for Townhouses

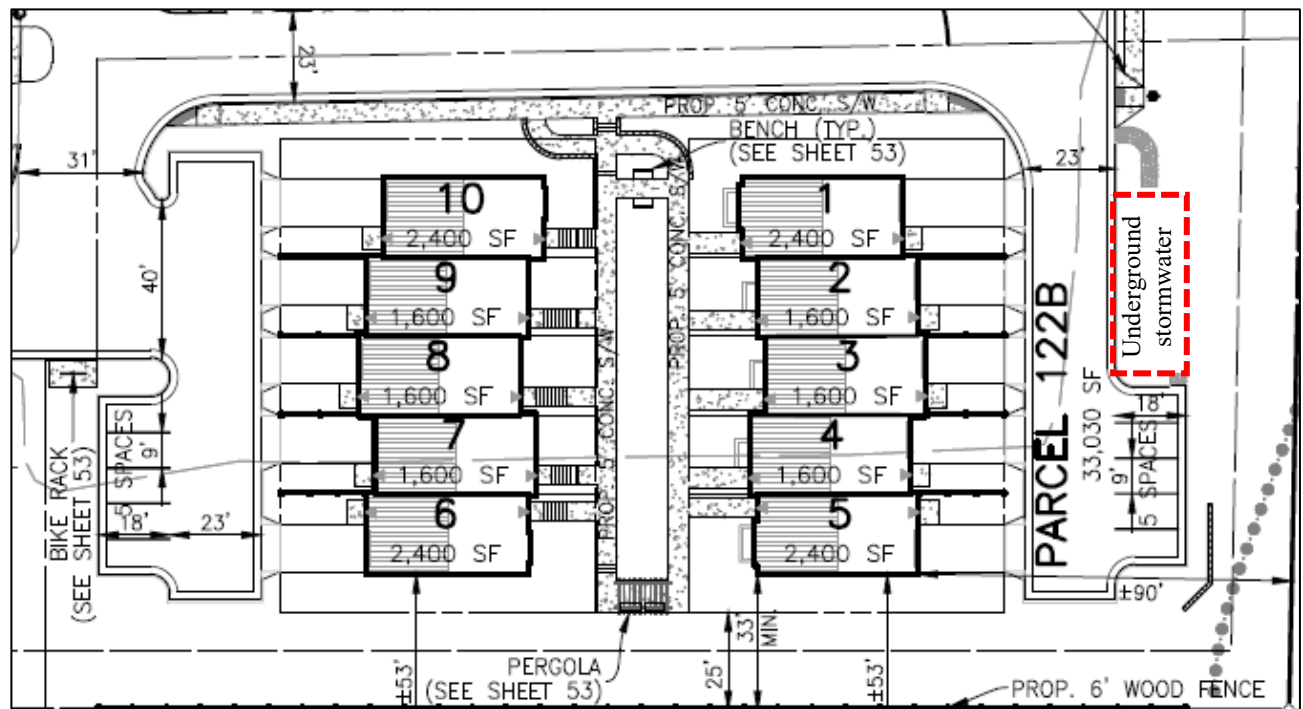


Figure 12 (next page) shows the proposed locations for the underground stormwater improvements for the new parking lot in Phase Two in the Master Development Plan.

Figure 12: Stormwater Management for Parking Lot

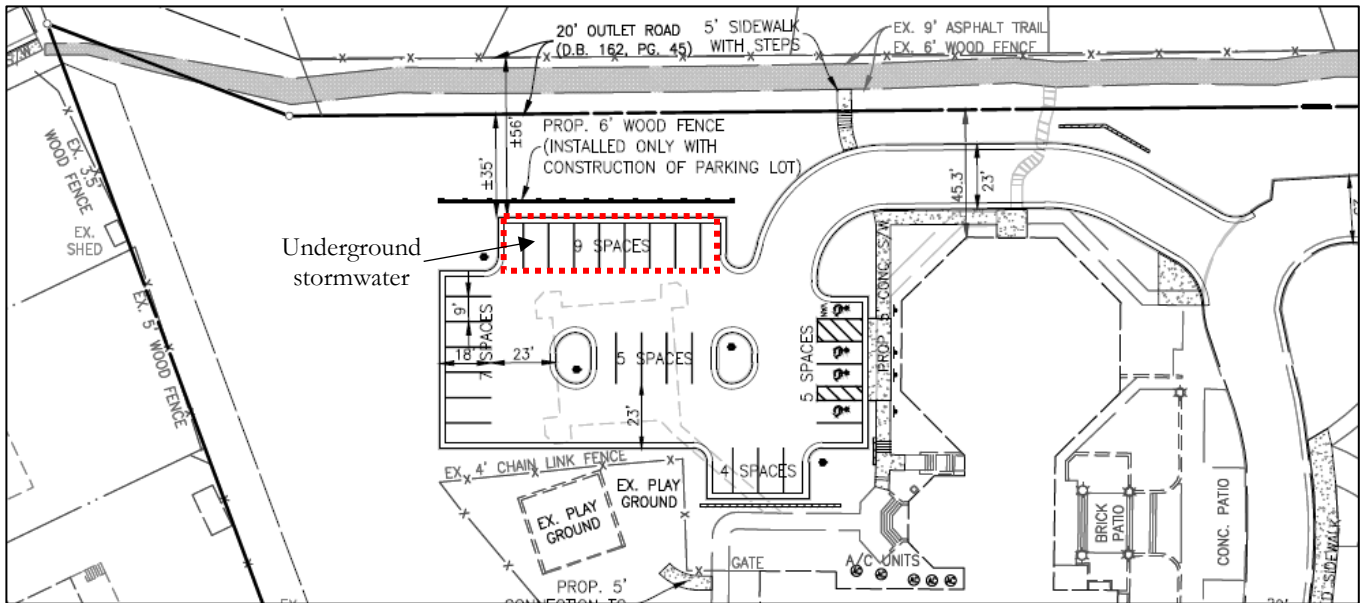
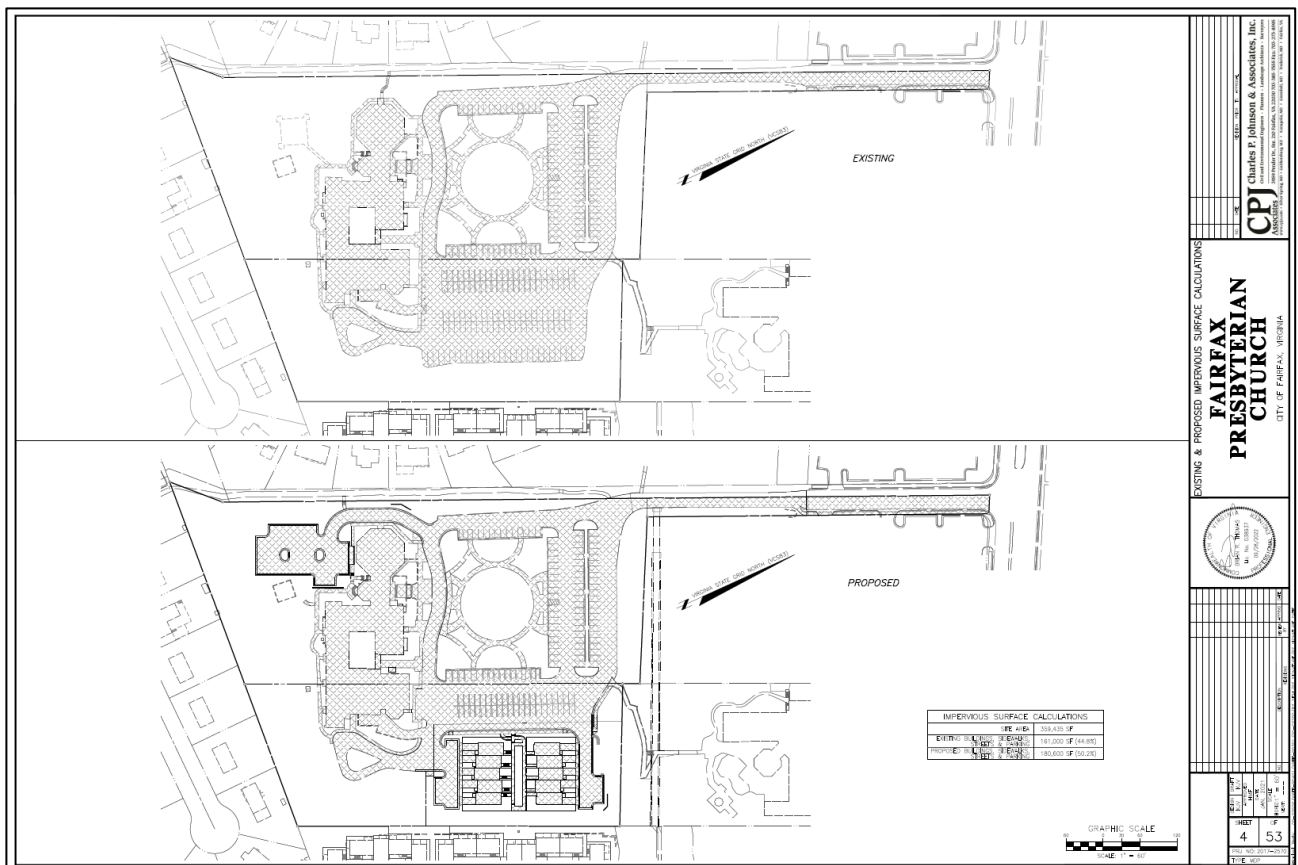


Figure 12 (below) shows the existing impervious and proposed surface area. The existing impervious surface area is approximately 161,000 square feet or 44.8% of the site. Based on the proposed plan, the impervious surface area would be 180,600 square feet or 50.2% of the site.

Figure 12: Existing and Proposed Impervious Surface Area



Architecture and Landscaping:

On March 2, 2022, the Board of Architectural Review held a work session with the applicant to discuss the certificate of appropriateness including architecture, materials, landscape materials and arrangement, and hardscape materials. The applicant is proposing 10 rear loaded 3-story townhouses and a parking lot on the west side of the existing church. However, the applicant did not present any information on the design and landscaping of the surface parking lot and drive aisle on the west side of the property. Each townhome would have rooftop solar panels, brick exteriors, and face a green space area and sidewalk.

On June 15, 2022, the Board of Architectural Review held a public hearing to discuss the certificate of appropriateness for ten townhouses at Fairfax Presbyterian Church. Review of the certificate of appropriateness does not establish height, density, setbacks, or other standards of the zoning ordinance. Review of the certificate of appropriateness includes architecture, materials, landscape materials and arrangement, and hardscape materials. The MDP establishes the height, setback, site layout, and other requirements in a planned development rezoning. The applicant is proposing 10 rear loaded 3-story townhomes. All townhomes would have rooftop solar panels, brick exteriors, and face a green space area and sidewalk.

The renderings (below) depict the front elevations for the proposed townhouses.

Lots 1-5:

The applicant is proposing a window well in the front elevation. Door colors are seen on the material sheet of the plan set. The building width would be 20 feet on the front elevation. The height of the townhome stick would be approximately 31'. The side elevation of the townhome stick would consist of six windows. In the rear elevation, the applicant is proposing a garage and rear door. A green space area and fence would separate units in each rear yard between driveways. The fence would be approximately 6 feet in height. Gutters have been rendered in the plan set. Figure 13 (below) shows the front elevations for Lots 1-5:

Figure 13: Lots 1-5 Front Elevations



The applicant is proposing stairs leading to the door in the front elevation. Door colors are seen on the material sheet of the plan set. The building width would be 20 feet on the front elevation. The height of the townhomes would be approximately 39 feet. The side elevation of the townhomes would consist of seven (7) windows. In the rear elevation, the applicant is proposing a garage and rear door. A green space area and fence would separate units in each rear yard between driveways. The fence would be

approximately 6 feet in height. Figure 14 (below) shows the front elevations for Lots 6-10:

Figure 14: Lots 6-10 Front Elevation



Additional elevations are included in the Board of Architectural Review public hearing staff report (Attachment 12).

Open space front yard amenities:

The open space area in the front yard of all 10 townhouses would include a pergola, solar pathway lights, benches, and landscaping. Figure 15 (below) shows the open space area between the two rows of townhouses:

Figure 15: Open Space between Units



This area does not meet the Zoning Ordinance requirement for a 50x50 space for open space. However, it does provide for a nice common area for future residents.

Staff believes that the proposal is substantially conforming to the City’s design criteria contained in the Design Guidelines, and therefore recommended that the Board of Architectural Review provide a conditional recommendation of approval to the City Council with the following conditions:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in May 2022 and approved by the Board of Architectural Review as of June 15, 2022.
2. The Applicant shall secure all required zoning approvals and permits prior to construction.

The Board of Architectural Review recommended approval of the application with the following conditions:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in May 2022 and recommended for approved by the Board of Architectural Review as of June 15, 2022.
2. The Applicant shall secure all required zoning approvals and permits prior to construction.
3. The Applicant shall adjust façades to match site plan.

Due to the additional site improvements associated with Presbyterian Way, staff will request an additional condition on the certificate of appropriateness to include administrative approval of the improvements.

Building and Code Administration

The applicant should adjust fire lane markings on Sheet 18 (Fire Protection Plan) to show no parking fire lanes in red paint for the driveways to the 10 townhomes and in front of the handicap spaces next to the existing church. Also, staff requests that the applicant does not provide striping (do not paint) the remaining areas of the existing parking spaces in phase one.

Public Works/Civil

City of Fairfax code 4.16.6.B.1, states that technical criteria shall apply to the entire land disturbing activity. Staff have requested overall stormwater calculations for the site demonstrating that the entire project, start to finish (phase I and phase II), adequately addresses stormwater management on site. The applicant has only provided the Virginia Runoff Reduction Method (VRRM) calculations by phases of the project. On Sheet 45, discussing phase II of the project, it states “Please note that the proposed manufactured devices do not completely address the required phosphorus removal for phase II as a stand-alone project as per VRRM spreadsheet on this sheet. The minor residual amount of pollutant loading is addressed by the excess pollutant removal by the phase I water quality facility.” Sheet 45 also references a permeable paver section, which is not included in phase II VRRM calculations.

To adequately address the code requirements cited previously, the applicant must also include an overall VRRM output that demonstrates the project has addressed stormwater on site. Additionally, Sheet 43 of the 5th submission set states that “The BMP and SWM design shown are preliminary and may change at the time of final engineering...” As such, the city has not been provided with satisfactory information with which to review the stormwater design for this project.

Public Works/Transportation

Love’s Outlet has been determined to be a right-of-way (with undetermined ownership, but a history of public use and access). The applicant should modify the proposed design for Presbyterian Way to provide a 6-foot pedestrian lane and 18 feet vehicle lane, along with the other elements, such as striping, flexible bollards, lighting, raised crosswalk, etc.

City Schools

Providence ES (PES) has a program capacity of 974 students. The current membership is 881, placing the school at 90% capacity. According to Fairfax County Public Schools FY 23-27 Approved Capital Improvement Program, Providence's average projected membership for the next five years is 862 students, placing the school at 88% capacity. Providence ES student membership is approximately 70% City students, with a remaining 30% county students. Like City residential developments, residential developments are being discussed, planned, and approved in the county, which are slated to impact Providence's membership.

It is projected that the Fairfax Presbyterian Church (FPC) residential development would include 10 affordable housing units. According to City staff's projections, the FPC project would generate 5 students. While that number, in isolation, is minimus, the combined yields of other planned and approved City residential projects may require 2-3 additional classrooms at Providence. These developments would contribute to Providence's membership. City Schools staff and Board are monitoring the city and residential developments attribution to membership and hence capacity at Providence ES.

Recommendation

1. Staff recommends conditional approval of the Zoning Map Amendment (Rezoning) with modifications to the Zoning Ordinance, Subdivision Ordinance and Public Facilities Manual from RH Residential High to PD-M Planned Development Mixed Use:
 - a. The applicant shall revise Commitment 11 to be consistent with the off-site employee parking for the nursing center as depicted on Sheet 15 of the master development plan.
 - b. The applicant shall modify the proposed design for Presbyterian Way to provide a 6-foot pedestrian lane and 18 feet vehicle lane, along with the other elements, such as striping, flexible bollards, lighting, raised crosswalk, etc.
 - c. The applicant shall revise the fire lane markings on Sheet 18 (Fire Protection Plan) of the master development plan to show no parking fire lanes in red paint for the driveways to the 10 townhomes and in front of the handicap spaces next to the existing church.
 - d. The applicant shall include in the master development plan an overall Virginia Runoff Reduction Method (VRRM) output that demonstrates the project has addressed stormwater on site.

Analysis

Staff analysis of the compliance of this proposal with the Comprehensive Plan, Zoning Ordinance and other City goals and policy is provided in Attachment 1 – Analysis.

ATTACHMENTS

- A01 – Analysis
- A02 – Rezoning Application
- A03 – Zoning Summary
- A04 – Narrative
- A05 – Master Development Plan
- A06 – Traffic Impact Statement
- A07 – Summary of Commitments
- A08 – Fiscal Impact Analysis
- A09 – Resource Protection Area Application
- A10 – Resource Protection Area Delineation
- A11 – Water Quality Impact Assessment Application
- A12 – Major Water Quality Impact Assessment
- A13 – Board of Architectural Review Staff Report
- A14 – Posting and Notifications
- A15 – Order and list – Motions
- A15A – Sample Motions
- A16 – Ordinance

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DATE



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Director, Community Development & Planning

10/19/22

DATE

**ATTACHMENT 1
ANALYSIS
(Z-21-00099)**

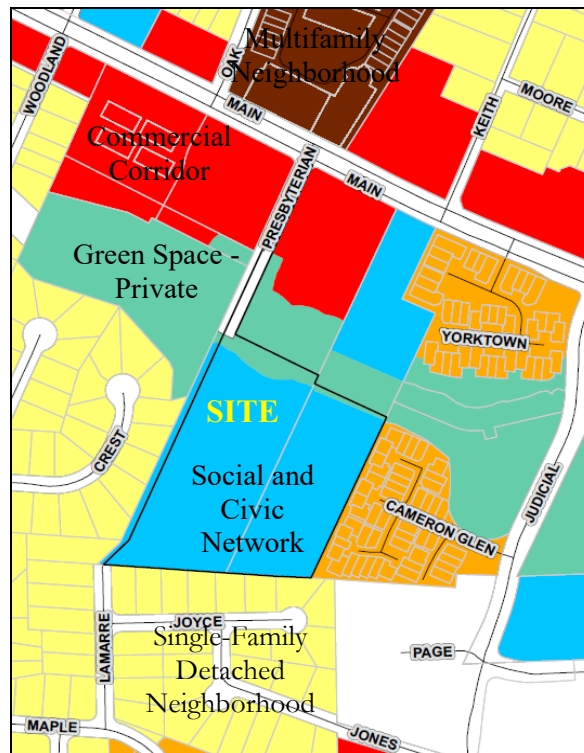
This attachment contains staff analysis on the submitted proposal for the redevelopment of the Breezeway site. It is divided into three primary sections:

- A. Comprehensive Plan: Analysis of the conformance of the application with the Comprehensive Plan and the Future Land Use Map.
- B. City Policy: Analysis of the conformance of the application with general requirements of the Zoning Ordinance and other City goals and policy.
- C. Procedural Requirements and Review Criteria: Analysis of conformance of the plan with specific citations from the Zoning Ordinance.

PART A: CONSISTENCY WITH COMPREHENSIVE PLAN

The Comprehensive Plan is a guide for future growth of the city, focusing on community needs through 2035. There are numerous nonresidential properties throughout the City with the potential for redevelopment or to reposition themselves for current market demands. The proposed applications are reviewed based on its consistency with the Comprehensive Plan as a whole. The applicant is seeking to build a mixed-use development that is comprised of two phases as stated in the Narrative, detailed in the Master Development Plan and in the Summary of Commitments. To develop this project, the applicant seeks a Zoning Map Amendment (Rezoning) from RH Residential High to PD-M Planned Development Mixed Use in the Architectural Control Overlay District. This proposal does not require a Comprehensive Plan Amendment. The subject site is overlaid on the Future Land Use Map from the Comprehensive Plan in Figure 1 (below):

Figure 1: Comprehensive Plan



The Social and Civic Network Place Type includes public and private schools, libraries, places of worship, post offices, and other public facilities. To support the recommendations of the Housing Guiding Principle in

this chapter, 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. New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary (2035 Comprehensive Plan, Pg. 37).

The proposed development would be consistent with the Comprehensive Plan Place Type of Social and Civic Network. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church.

Although the City is primarily built out, a variety of new housing types can be accommodated through redevelopment on a relatively limited basis to broaden the current offerings and accommodate changing demands (Comprehensive Plan, Pg. 53). Likewise, it is vital that a variety of high-quality, attractive housing choices continue to be available in the city to support differing needs and demands of residents. Housing needs and demands are reflective of the existing housing stock and fluctuating market trends, making them subject to change over time. Specific housing types are identified in the Land Use Strategies Section of the Comprehensive Plan. Current shortages could include multifamily rentals and condominiums, of which the majority of the City's stock was built in the 1960s, and townhomes, of which the city currently has a lower ratio than many surrounding communities in Fairfax County (Comprehensive Plan, pg. 54). In addition to expanding housing choices, proactive strategies should be taken to ensure existing housing units that are affordable are preserved and that new units that are affordable added to the City's overall housing unit mix (Comprehensive Plan, pg. 54). Finally, the applicant is providing a housing type that is underrepresented in the City's existing stock of housing units (Outcome H1.1).

The Future Land Use designation for the subject property is Social and Civic Network, and the surrounding land use designations are a combination of Commercial Corridor, Commercial Office, Green Network – Public, and Social and Civic Network to the north, Single-Family Detached Neighborhood to the south and west, and Townhouse/Single Family Detached Neighborhood to the east. The co-location of uses can be a good solution for areas that are experiencing a shortage of affordable housing or in communities that are largely built out. The Comprehensive Plan supports affordable housing on the sites designated as Social and Civic Network Place Type.

The proposed applications are reviewed based on its consistency with the Comprehensive Plan as a whole. Descriptions of specific Comprehensive Plan strategies and other language that influence the staff recommendations are provided below.

Neighborhoods

Goal 1 – Enhance neighborhood character.

Outcome N1.1: Infill housing that complements the character of surrounding homes in existing neighborhoods.

Action N1.1.1: Maintain regulatory standards to ensure infill housing fits in with the surrounding neighborhood context.

Outcome N1.2: Residents have regular communication and positive interactions with other members of their neighborhood as well as the larger City community.

Action N1.2.1: Encourage and support community engagement through homeowner, condominium, and civic associations.

Action N1.2.2: Establish regular communication with homeowner, condominium, and civic associations and residential property managers as a means to keep individual citizens informed about City business.

Staff Analysis:

The proposed master development plan is in the Comprehensive Plan Social and Civic Network Place Type. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church.

The subject property is immediately surrounded by uses that range from single-family detached homes in Joyce Heights, Warren Woods, Roberts Addition and Autumn Woods, and townhouses in Cameron Glen, medical offices and personal services in Kelly Square, and a nursing and rehabilitation center in Fairfax Subdivision. Joyce Heights is a 23-lot single family home subdivision to the south. Cameron Glen is a 49-unit townhouse development to the east. Warren Woods is a 145-lot single-family home subdivision and Roberts Addition is a 4-lot single family home subdivision to the southwest. Autumn Woods is a 34-lot single-family home subdivision to the west. Kelly Square is located to the west and northwest of the site. The Nursing and Rehabilitation Center is to the north of the site.

The existing church building is approximately 32 feet in height and the existing spire is approximately 100 feet in height. The existing church building is setback approximately 160 feet from the eastern property line, approximately 97 feet from the southern property line, approximately 45 feet from the western property line, and approximately 346 feet from the northern property line. The proposed ten townhouses would be designed with a width of 20 feet and a height of 3-stories/40 feet. The proposed townhouses would have a finished floor of 415.70 (Unit 6) and 407.83 (Unit 5). The proposed townhouse units are setback approximately 33 feet from the eastern property line and approximately 90 feet to the northern property line. Unit 5 and Unit 6 are approximately 53 feet to the back of units in Cameron Glen. The eastern property line would have a 25-foot landscaped buffer yard including preserved trees and new plantings of canopy trees, understory trees and shrubs. The townhouses in Cameron Glen are approximately 43 feet in height with unit widths of 24 feet. According to the as-built plans for Cameron Glen, the units that are adjacent to the proposed townhouses has a range in finished floor elevation of 416.82 (Lot 29) to 410.16 (Lot 38). Cameron Glen units are setback approximately 20 feet from the property line. The applicant is proposing 10 townhouse units with a density of 1.21 dwelling units per acre in comparison to the density for Cameron Glen of 8.33 dwelling units per acre.

Goal 2 – Provide neighborhood pedestrian connections.

Outcome N2.1: Residents of all abilities safely and easily move about the community.

Action N2.1.1 Identify opportunities for future open space and trails in neighborhoods that are currently deficient in offering these amenities.

Action N2.1.2 Expand existing pedestrian network to increase connectivity within neighborhoods and to other destinations.

Staff Analysis:

The applicant proposes to use the existing Presbyterian Way to access the site and Presbyterian Way is partially located on the subject property. The Public Facilities Manual requires private driveways be constructed at 30 feet in width. The existing driveway is approximately 20 feet in width. The applicant is requesting a waiver to Public Facilities Manual Detail 401.01 to permit a reduction of the minimum width of private accessways. No new vehicular access points are planned to connect to the existing neighborhoods surrounding the subject property. The applicant is proposing dedicate a portion of Presbyterian Way to the city. The proposed townhouse development would have access to Main Street through the existing church parking lot and Presbyterian Way. The applicant is also proposing to provide ingress and egress easements from Presbyterian Way (minus 300 feet to Main Street, which is proposed to be dedicated to the City) to the townhouses on the east side of the property.

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church and to the glebe. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love's Outlet on the west side of the site. The applicant has proposed a five-foot asphalt path on the east side of Presbyterian Way to Main Street. However, the applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way. There is connectivity between the existing church and the proposed townhouses, a planned connection point to Judicial Drive Trail and the existing asphalt trail that extends to LaMarre Drive. The subject property intersects with the proposed continuation of Judicial Drive Trail. The current trail stops at Presbyterian Way as users must exit the trail and enter onto private property before reconnecting to the City's trail. A City-sponsored project currently under design proposes to complete the missing portion of the trail that extends from Hallman Street to Judicial Drive. There is an existing sidewalk network from Presbyterian Way and Main Street to Kamp Washington. Metro Bus Gold Route provides daily service along Main Street and Fairfax Boulevard to/from Vienna/Fairfax-GMU Metro Station. The proposed Fairfax County Public School student bus stop is anticipated to be on Main Street. Fairfax County Public School may further evaluate the site for an internal bus stop or review alternative locations at existing bus stops in adjacent neighborhoods.

Housing

Goal 1 – Support a wide range of housing types.

Outcome H1.1: Continued development of housing types that are underrepresented in the City's existing stock of housing units.

Action 1.1.1.2: Support development of housing types that are not heavily represented in the City's housing stock, as identified in the housing assessment, where reasonable.

Goal 2 – Ensure availability of housing that is affordable.

Outcome H2.1: Affordable housing units have been added to the City's housing stock through redevelopment and strategic investments.

Outcome H2.2: Preservation of and reinvestment in the City’s existing supply of affordable multifamily rental housing units.

Staff Analysis:

The applicant is providing a housing type that is underrepresented in the City’s existing stock of housing units (Outcome H1.1). City staff estimates, since the Fact Book is only updated once per year, that the city’s housing stock is comprised of 45.5% single-family detached, 23.8% apartments, 14.2% townhouses, 13.4% condominiums and 3.1% duplex (includes new or approved projects). The Master Development Plan is proposed as two phases with the development of ten (10) affordable townhouses and associated parking in phase one. Eight units would be sold with a long-term ground lease to income eligible families vetted through the Habitat DC-NOVA program and two units would be sold to Homestretch for their rental program with Sacred Homes. Each unit would be three levels, three bedrooms, two bathrooms and rear loaded one-car garages with driveways. In Phase One, there are ten additional parking spaces for visitors. Phase Two consist of the construction of a twenty-three (23) foot private driveway leading to thirty (30) parking spaces on the west side of the existing church.

The applicant states, “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 (Narrative, Page 4-5). Habitat provides homeownership opportunities for families with incomes that range from 40% to 80% of \$142,300 annually (the updated 2022 area median income). In simple terms, a family of four with an income of \$56,920 to \$113,840 could qualify for Habitat’s program. The City’s program has a cap of 70% of the area median income on homes for purchase. Again, this application is not subject to Section 3.9 (Affordable Dwelling Units) of the Zoning Ordinance because the proposal has less than thirty (30) total units, so the applicant is not participating in the City’s program. Thus, income levels and all other requirements of the affordable dwelling unit provisions City’s Zoning Ordinance would not be regulated by the City with respect to this development proposal. However, through the application commitments, the church would be obligated to enter a lease for the property used for the development of the 10 townhomes with Habitat NOVA for a period of 75 years with an option to extend for an additional 50 years.

Multimodal Transportation

Goal 1 – Connect with the region.

Outcome MM1.2: Safety and operations in the regional network are improved.

Action MM1.2.2 Simplify multi-leg and offset intersections, such as the intersection of McLean Avenue, Warwick Avenue, and Fairfax Boulevard.

Action MM1.2.3 Address safety and operational deficiencies at major intersections, such as the intersection of Eaton Place and Chain Bridge Road.

Goal 2 – Provide viable and attractive mobility choices.

Outcome MM2.1: Pedestrian safety is improved.

Action MM2.1.1: Fill critical gaps in the pedestrian network. Develop and act on a prioritized list of sidewalk improvements in the commercial areas and provide sidewalks on at least one side of every residential street in neighborhoods that are in agreement.

Action MM2.1.2: Ensure the pedestrian network is accessible to all and meets the requirements of the Americans with Disabilities Act (ADA).

Action MM2.1.5: Expand the sidewalk network. Sidewalks should be provided with any significant street maintenance, rehabilitation, or reconstruction project and may be constructed independent of a street project.

Action MM2.2.1: Identify and fill gaps in the trail network. Find opportunities for future trails, complete connections to existing segments, implement projects proposed by the Parks and Recreation Master Plan, and pursue new trail connections to create a more functional trail network.

Outcome MM2.3 Bicycle network, facilities, and programs are improved.

Action MM2.3.3 Expand the provision of bicycle racks for short-term bicycle parking.

Staff Analysis:

The site has access from Presbyterian Way via Main Street. The applicant has proposed speed humps, speed tables, and tabular lane markers on Presbyterian Way. Staff believes that the pedestrian network provided in the Master Development Plan is consistent with the Comprehensive Plan and the Zoning Ordinance. Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love's Outlet on the west side of the site. The applicant has proposed a 4-foot asphalt path on the east side of Presbyterian Way to Main Street. However, the applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way. The applicant has provided two locations for bicycle parking on site near the existing church building and the proposed townhouses. There is an existing sidewalk network from Presbyterian Way and Main Street to Kamp Washington. Metro Bus Gold Route provides daily service along Main Street and Fairfax Boulevard to/from Vienna/Fairfax-GMU Metro Station. The proposed Fairfax County Public School student bus stop is anticipated to be on Main Street. Fairfax County Public School may further evaluate the site for an internal bus stop or review alternative locations at existing bus stops in adjacent neighborhoods.

Goal 3 – Integrate transportation with land use.

Outcome MM3.2 – Walkability to and within activity centers and between neighborhoods is increased.

Action MM3.2.4 – Improve the overall pedestrian environment, including pedestrian crossings, street trees, furnishing zones; buffering sidewalk from vehicle travel lanes; improved pedestrian scale lighting; and active ground floor uses along street edges.

Staff Analysis:

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love's Outlet on the west side of site. the applicant has not provided sidewalks to Main Street and a waiver to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to construct pedestrian facilities for both sides of all streets internal and along Presbyterian

Way. Concrete sidewalks are provided along both sides of Main Street and the first 300 feet of Presbyterian Way. Controlled pedestrian crossed walks are provided at the intersection of Main Street and Oak Street and to the east of Presbyterian Way, there is an uncontrolled crosswalk at Main Street and Keith Avenue. Public Transportation is provided by City-University Energysaver (CUE) Bus “Gold Route” on Main Street. This service provides access between the George Mason University (GMU) campus and the Vienna/Fairfax GMU Metrorail station, via University Drive, Chain Bridge Road, West Street, Main Street, Lee Highway, Jermantown Road, Orchard Street, Bevan Drive, Warwick Avenue and Fairfax Boulevard.

Parks and Recreation

Goal 1 – Develop high-quality park infrastructure.

Outcome PR1.1: A well-connected system of parks that provides citizens with healthy choices for recreation.

Action PR1.1.1 Identify and address gaps in the connections between the City’s parks and open space.

Action PR1.1.2 Identify opportunities for future open space in neighborhoods that are undersupplied in public recreation and open space opportunities.

Action PR1.1.3 Enhance public access to parks and recreational facilities by making necessary infrastructure improvements.

Staff Analysis:

The Planned Development Districts requires at least twenty (20) percent of the site to be designated as recreation and open space for use and enjoyment of the residents and occupants of the development. The development currently proposes a total of 116,000 +/- sf or 32% of the property. These areas meet the zoning requirement that open spaces must be a minimum of fifty (50) feet in width. The Zoning Ordinance also requires at least 60% of the required open space be contiguous. The applicant has proposed 80,200 +/- sf or 69% of the open space areas as being contiguous space. The open space areas consist of active and passive recreation with two existing playgrounds and the glebe. The playground areas are to the rear of the church with the glebe covering 35,900 +/- square feet of green space in front of the existing church. The applicant has provided two playgrounds to the rear of the existing church and these areas are connected to the glebe via a sidewalk on the west side of the building. The applicant is requesting a modification to Section 3.8.7.A.2 which states, “Where recreation and open space is included in a planned development in addition to the individual lots, such lands must be in one or more parcels dedicated to or otherwise protected as permanent (active or passive) recreation and open space” (Zoning Ordinance, Page 3-62). The subject property is owned by the National Capital Presbytery with a long-term ground lease to Fairfax Presbyterian Church. The open space area between the two rows of townhouses would be conveyed to a management association for property maintenance purposes. The applicant is also proposing to provide an open space area in front of the units that includes a pergola, solar pathway lights, benches, and landscaping.

Environmental

Goal 1 – Preserve, promote, and enhance a healthy environment.

Outcome NE1.5: Restored and preserved natural open spaces and contiguous greenway corridors that provide natural habitats for plants and wildlife.

Action NE1.5.3 Encourage new development that protects and preserves environmentally-sensitive areas and natural features, such as tree cover (especially significant stands of trees and healthy, mature trees), native vegetation, streams, wildlife habitat, and natural topography.

Staff Analysis:

The applicant is required to have a 10-year minimum tree canopy of ten (10) percent (35,944 sf). The applicant proposes to provide a 10-year minimum tree canopy of 41% (148,100 sf) that includes new plantings and the preservation of existing trees. The applicant has requested a modification to only survey trees that are 5-inches in diameter and larger and are in disturbance for the construction of the ten townhouses. The applicant states, "there are large areas of construction which would be costly to survey but would not be relevant to the evaluation of the site development impacts." (Narrative, Page 18). The applicant has inventoried 351 trees, resulting in the preservation of 165 trees and removal of 186 trees (See Sheet 35 of the Master Development Plan). The proposal is subject to a minimum ten-foot landscaped strip along all streets. Street trees shall be required along all streets at the rate of one canopy tree for every 40 linear feet and spaced a maximum of 50 feet part (Section 4.5.6B, Zoning Ordinance, Page 4-101). The applicant has requested a modification to the landscape strip requirement and tree requirements along internal private streets (Section 4.5.6.B of the Zoning Ordinance). The applicant seeks to retain the nonconforming landscaping in the existing parking lot and internal streets.

The applicant has provided a description of the transitional yard areas for the master development plan on Sheets 37-40. A transitional yard buffer of fifteen (15) feet is required along all interior property boundaries. The applicant is seeking to modify the 6-foot fencing requirement in the northern transitional yard. Area 1 abuts the Resource Protection Area (RPA) and 100-year floodplain area with trees saved in the project boundary limits and within the environmentally sensitive areas. The applicant intends to meet the quantity and type of plant species along the northern property line but would eliminate the required fencing leaving the area in its natural state. Area 2 is located along the shared property line between the applicant and Fairfax Medical Center and Fairfax Nursing Center. The shared property line for Area 2 is located within the Resource Protection Area and 100-year floodplain. The applicant is seeking a waiver to the 6-foot fencing requirement as the construction of the required fence would detrimentally impact the resource protection area. The applicant is proposing to save 21 trees within this transitional yard. The applicant is seeking credit for this preservation area as 91% percent of the trees to be saved are within the transitional yard. The applicant proposes a 25-foot transitional yard on the eastern property line (Area 3) that exceeds the required 15-foot transitional yard prescribed by the Zoning Ordinance with 30 trees remaining along the eastern property line. The eastern property line shared with Cameron Glen is proposed to be developed with a 6-foot fence. The applicant has proposed 4 canopy, 9 understory, and a mix of evergreens that are located beyond the required 15-foot transitional yard requirement. The applicant also proposes additional plantings with the addition of evergreens along the east side of the proposal to provide a dense year-round foliage against the Cameron Glen neighborhood. Area 4 has an existing dense tree line that would remain undisturbed with this application. The applicant is seeking to modify the 6-foot fencing requirement in the southern transitional yard because the area is proposed to be undisturbed in its natural state.

PART B: CITY POLICY

This section is divided into the following subjects:

1. Land Use
2. Scale
3. Circulation (including vehicular circulation, pedestrian circulation, and parking)
4. Architecture and Landscaping
5. Historic Resources
6. Stormwater Management
7. Utilities
8. Open Space
9. Tree Coverage
10. Fiscal Impact

Land Use

The current land use designation for the site is Social and Civic Network Place Type. Guidance from the Comprehensive Plan for the land use place type is provided below with a description of the physical characteristics.

Social and Civic Network Place Type

The Social and Civic Network Place Type, identified in blue on the Future Land Use Map, includes public and private schools, libraries, places of worship, post offices, and other public facilities. There are no specific corresponding Link + Place Street Types for this category because the varying types of Social and Civic Network land uses are appropriate in a variety of conditions. There is no zoning district specifically related to this Place Type. More information on the zoning districts for which uses in this Place Type are permitted, or constitute a special use, is provided in the Principal Use Table in the Zoning Ordinance. In order to support the recommendations of the Housing Guiding Principle in this chapter, 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.

New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary. Any new, or modifications to, existing social and civic uses located in an Activity Center should reflect the typical context of the center. New buildings should be oriented towards the street network and provide additional pedestrian connections to surrounding uses as recommended in the Multimodal Transportation Chapter of the Comprehensive Plan.

Staff Analysis:

Staff believes the uses shown on the master development plan are generally in conformance with the Future Land Use Map category and the guidance of the Comprehensive Plan. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church.

The existing church building is approximately 32 feet in height and the existing spire is approximately 100 feet in height. The existing church building is setback approximately 160 feet from the eastern property line, approximately 97 feet from the southern property line, approximately 45 feet from the western property line, and approximately 346 feet from the northern property line. The proposed ten townhouses would be designed with a width of 20 feet and a height of 3-stories/40 feet. The proposed townhouses would have a finished floor of 415.70 (Unit 6) and 407.83 (Unit 5). The proposed townhouse units are setback approximately 33 feet from the eastern property line and approximately 90 feet to the northern property line. Unit 5 and Unit 6 are approximately 53 feet to the back of units in Cameron Glen. The eastern property line would have a 25-foot landscaped buffer yard including preserved trees and new plantings of canopy trees, understory trees and shrubs. The townhouses in Cameron Glen are approximately 43 feet in height with unit widths of 24 feet. According to the as-built plans for Cameron Glen, the units that are adjacent to the proposed townhouses has a range in finished floor elevation of 416.82 (Lot 29) to 410.16 (Lot 38). Cameron Glen units are setback approximately 20 feet from the property line. The applicant is proposing 10 townhouse units with a density of 1.21 dwelling units per acre in comparison to the density for Cameron Glen of 8.33 dwelling units per acre.

Scale

Density/Intensity/Height: New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide

transitional screening where necessary (2035 City of Fairfax Comprehensive Plan, Page 37). The Planned Development Mixed Use District does not have maximum requirement for density, intensity, and height.

Staff Analysis:

Staff believes the use shown on the MDP is generally in conformance with the Future Land Use Map category and the guidance of the Comprehensive Plan. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat DC-NOVA would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church. The overall densities for other approved projects as compared to the subject application is provided in Table 1 (below):

Table 1: Comparable Projects in the City

Project	Site Area (Acres)	Number of Units	Density	Building Height
Glebe View Townhouses Fairfax Presbyterian Church Fairfax Presbyterian Church Spire	8.25	10	1.21	40' 32' 100'
Cameron Glenn (Phase II)	5.76	48	8.33	43'
Canfield Village	1.82	14	13.7	43'
Madison Mens	1.76	26	14.8	50'
Mayfair	0.93	25	28.5	43'
Metro Church/EYA	3.69	50	13.5	45'
Mount Vineyard	6.11	132	21.6	48' (townhouses); 55' (multifamily)

The existing church building is approximately 32 feet in height and the existing spire is approximately 100 feet in height. The existing church building is setback approximately 160 feet from the eastern property line, approximately 97 feet from the southern property line, approximately 45 feet from the western property line, and approximately 346 feet from the northern property line. The proposed ten townhouses would be designed with a width of 20 feet and a height of 3-stories/40 feet. The proposed townhouses would have a finished floor of 415.70 (Unit 6) and 407.83 (Unit 5). The proposed townhouse units are setback approximately 33 feet from the eastern property line and approximately 90 feet to the northern property line. Unit 5 and Unit 6 are approximately 53 feet to the back of units in Cameron Glen. The eastern property line would have a 25-foot landscaped buffer yard including preserved trees and new plantings of canopy trees, understory trees and shrubs. The townhouses in Cameron Glen are approximately 43 feet in height with unit widths of 24 feet. According to the as-built plans for Cameron Glen, the units that are adjacent to the proposed townhouses has a range in finished floor elevation of 416.82 (Lot 29) to 410.16 (Lot 38). Cameron Glen units are setback approximately 20 feet from the property line. The applicant is proposing 10 townhouse units with a density of 1.21 dwelling units per acre in comparison to the density for Cameron Glen of 8.33 dwelling units per acre. Table 2 (next page) provides a project comparison for unit widths to other townhome units in the city.

Table 2: Townhouse Unit Width Comparison

Project	Total # of TH units	Townhouse Unit Width					
		16'	17'	20'	22'	24'	30'+
Glebe View Townhouses	10			x			
Cameron Glen (Phase II)	48					x	
Canfield Village	14					x	
Madison Mews	26					x	
Mayfair	25		x	x			
Metro Church/EYA	50	x		x		x	
Mount Vineyard	38				x		

The applicant has proposed ten rear loaded townhouses with a width of 20 feet. The lot width for the interior units is 20 feet and 30 feet for the end lots. The six interior units are proposed at 1,600 square feet and the four end units are proposed at 2,400 square feet. By comparison, units in Cameron Glenn are constructed at 24 feet in width and are approximately 2,400 square feet in size.

Circulation

Vehicular Network: The applicant proposes to use the existing Presbyterian Way to access the site and Presbyterian Way is partially located on the subject property. The Public Facilities Manual require private driveways be constructed at 30 feet in width. The existing driveway is approximately 20 feet in width. The applicant is requesting a waiver to Public Facilities Manual Detail 401.01 to permit a reduction of the minimum width of private accessways. No new vehicular access points are planned to connect to the existing neighborhoods surrounding the subject property. The applicant is proposing to dedicate a portion of Presbyterian Way to the city. The proposed townhouse development would have access to Main Street through the existing church parking lot and Presbyterian Way. The applicant is also proposing to provide ingress and egress easements from Presbyterian Way (minus 300 feet to Main Street, which is proposed to be dedicated to the City) to the townhouses on the east side of the property.

Staff Analysis:

A Transportation Impact Statement (TIS) evaluates intersections and roadways that potentially would be impacted by the proposed development activity. The TIS report studied the unsignalized, T-intersection of Presbyterian Way and Main Street. Presbyterian Way is a two-lane north-south roadway that provides access to commercial properties south of Main Street and to the subject property owned by Fairfax Presbyterian Church. Main Street is classified by the City’s Comprehensive Plan as an arterial roadway and is constructed as a four-lane, median-divided roadway with a posted speed limit of 35 miles per hour. Presbyterian Way is a two-lane north-south undivided roadway providing access to commercial properties south of Main Street and then to Fairfax Presbyterian Church and the proposed townhomes. The Main Street and Presbyterian Way intersection is an unsignalized, T-intersection. Table 3 (below) provides a summary of existing trips and proposed trips:

Table 3: Trip Generation

Use	ITE Land Use Code	Number of Units	AM Peak Hour			PM Peak Hour			Daily Trips
			In	Out	Total	In	Out	Total	
Townhouses	220	10	1	4	5	5	3	8	35

The applicant has provided a Traffic Impact Statement estimating 5 AM peak hour trips, 8 PM peak hour trips and 35 daily trips upon completion of the new townhouses. The applicant proposes to use the existing Presbyterian Way to access the site and Presbyterian Way is partially located on the subject property. The Public Facilities Manual require private driveways be constructed at 30 feet in width. The existing driveway is approximately 20 feet in width. The applicant is requesting a waiver to Public Facilities Manual Detail 401.01 to permit a reduction of the minimum width of private accessways. No new vehicular

access points are planned to connect to the existing neighborhoods surrounding the subject property. The applicant is proposing dedicate a portion of Presbyterian Way to the city. The proposed townhouse development would have access to Main Street through the existing church parking lot and Presbyterian Way. The applicant is also proposing to provide ingress and egress easements from Presbyterian Way (minus 300 feet to Main Street, which is proposed to be dedicated to the City) to the townhouses on the east side of the property.

The applicant is seeking a waiver to Section 4.3.1 of the Zoning Ordinance and Section 2.2 and Section 2.4.1.A of the Subdivision Ordinance requirement that lots be located on a public or private street. "No principal building, structure or use may be erected or established on any lot which does not abut an existing public street, or a new street constructed in accordance with the standards in the public facilities manual and dedicated as a public street to the city or the state, or as a private street and maintained by a common interest community (Zoning Ordinance, Section 4.3.1.A, Page 4-92). Each street shall be configured, to the extent practicable, to conform to the natural topography, to minimize the disturbance of critical slopes and natural drainage areas, and to provide site related vehicular interconnections and improvements within the subdivision, to existing or future development on adjoining lands, and in accordance with the comprehensive plan (Subdivision Ordinance, Section 2.2.1, Page 2-1). Every lot shall have frontage either: (a) On a public street which, once constructed and improved by the applicant will qualify for acceptance into the city's street system; or (b) On a private street approved as part of a planned development (Subdivision Ordinance, Section 2.4.1A, Page 2-5).

Pedestrian Network: The applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way.

Staff Analysis:

Internal pedestrian connections are proposed from the proposed townhouses to the playground area to the rear of the church. A connection point is also proposed from the townhouses to the proposed asphalt trail for Judicial Drive and to the existing asphalt trail that extends to LaMarre Drive. The applicant proposes to relocate the existing stairs connecting to the existing asphalt trail on Love's Outlet on the west side of site. The applicant has proposed a 4-foot asphalt path on the east side of Presbyterian Way to Main Street, which would impact the required transitional yard. The applicant is seeking a reduction from 15 feet to 12 feet to construct the asphalt path along Presbyterian Way. The applicant is requesting a modification to Zoning Ordinance (Section 4.4.4), Subdivision Ordinance (Section 2.3), and Public Facilities Manual (Section 2.1) to construct pedestrian facilities for both sides of all streets internal and along Presbyterian Way. Concrete sidewalks are provided along both sides of Main Street and the first 300 feet of Presbyterian Way. Controlled pedestrian crossed walks are provided at the intersection of Main Street and Oak Street and to the east of Presbyterian Way, there is an uncontrolled crosswalk at Main Street and Keith Avenue.

Parking: The existing church and its ancillary uses are required to have 126 parking spaces based on Zoning Ordinance standards. The existing site has 225 spaces. The proposed residential units are required two (2) parking spaces per unit. In phase two, the applicant proposes the construction of thirty (30) parking spaces and a driveway on the west side of the existing church. Table 4 (next page) provides a breakdown of the required and provided parking spaces for the proposed Master Development Plan.

Table 4: Parking

Existing Uses	Units	Parking Requirement	Required Parking	Provided Parking
Church	404 seats	1 space/4 seats	101	197
Pre-School	5,471 sf	5 spaces/1,000 sf	25	28
Total Spaces			126	225

Proposed Use	Units	Parking Requirement	Required Parking	Provided Parking
Church	404 seats	1 space/4 seats	101	197
Pre-School	5,471 sf	5 spaces/1,000 sf	25	28
Glebe View Townhouses (Phase I)	10	2 spaces/unit	20	20
Surface Parking (Phase I)				10
Surface Parking (Phase II)				30
Parking removed to construct townhouses				-75
Total Spaces			146	210

Staff Analysis:

The existing church requires 101 spaces, and the pre-school requires 25 spaces. The proposed residential units are required two (2) parking spaces per unit. The total number of spaces required for the proposed master development plan is 146 spaces. Table 4 shows that the development would be able to accommodate the mix of proposed uses (i.e., existing church, pre-school, and townhouses) on the site. If the 30 surface parking spaces in Phase Two are not considered, the development would have 180 surface parking spaces exceeding the required 146 spaces. The Phase Two parking lot is approximately 35 feet from the western property line and the drive aisle would require several trees to be removed. Sheet 15 of the master development plan shows total number of parking spaces being requested to provide off-site parking for the nursing home. The applicant is showing a reduction from 70 spaces to 21 spaces for employees at Fairfax Nursing Center in Phase One. If Phase Two is constructed the applicant could provide 51 spaces to the Fairfax Nursing Center.

Architecture and Landscaping:

The Architectural Control Overlay District (ACOD) is established to encourage the construction of attractive buildings, to protect and promote the general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values (Zoning Ordinance, Section 3.2.2.B.2, Pg. 3-3). The ACOD shall apply city-wide to all development outside of the historic and transition districts. The requirements of the ACOD include review and recommendation by the Board of Architectural Review (BAR) and issuance of a Certificate of Appropriateness for architecture and landscaping for City Council. Guidance on architecture and landscaping for new development in the ACOD is provided in the Design Guidelines.

Staff Analysis:

The Master Development Plan is subject to a public hearing with the Board of Architectural Review for architecture and landscaping with a recommendation to the City Council. On June 15, 2022, the Board of Architectural Review held a public hearing to discuss the certificate of appropriateness for ten townhouses at Fairfax Presbyterian Church. The BAR recommended to approve the application with conditions:

1. The proposed modifications shall be in general conformance with the plans and renderings received by staff in May 2022 and recommended for approved by the Board of Architectural Review as of June 15, 2022.
2. The Applicant shall secure all required zoning approvals and permits prior to construction.
3. The Applicant shall adjust façades to match site plan.

Stormwater Management:

Even though stormwater management typically is not fully designed until administrative site plan review, the Master Development Plan would be subject to the requirements of the state code and the City's stormwater management regulations.

Staff Analysis:

The applicant must demonstrate during site plan review that the stormwater management system is sufficient to handle a 1-year and 10-year 24-hour storm event. Likewise, the design and construction of stormwater management facilities shall comply with Virginia Stormwater Management Program (VSMP) Permit Regulations. The subject property was developed with a church and ancillary uses prior to stormwater management requirements. The proposed development activity would trigger an upgrade for onsite stormwater management where none exists today. The proposed plan provides stormwater improvements with the construction of townhouses in Phase One and the proposed parking lot in Phase Two. The applicant has only provided the Virginia Runoff Reduction Method (VRRM) calculations by phases of the project. To adequately address the code requirements cited previously, the applicant must also include an overall VRRM output that demonstrates the project has addressed stormwater on site.

Utilities:

Section 4.11 of the Zoning Ordinance requires all on-site above-ground utilities to be relocated underground for any development that will require site plan approval. When the proposed development will result in moving or relocating existing overhead utilities located in adjoining rights-of-way, the applicant shall be responsible for placing such utilities underground and dedicating any additional right-of-way or easement that is necessary. Equipment such as electric distribution transformers, switch gear, meter pedestals and telephone pedestals which is normally installed above ground in accordance with generally accepted utility practice for underground distribution may be so installed (Section 4.11.C).

Staff Analysis:

Section 4.11.B states, "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." The applicant states that "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" (Narrative, Page 17). The applicant is requesting a modification to allow existing poles and the overhead lines to remain in the areas on site that are not impacted by land disturbance for the proposed townhouses and parking lot. There are transmission lines to rear of the church running in east/west direction that would remain on site. The existing utilities are not visible from Main Street or from any of the surrounding streets.

Parks and Open Space:

Section 3.8.2.G of the Zoning Ordinance requires that a Master Development Plan provide recreation and open space. At least twenty (20) percent of each of each planned development site shall be designated and provided as recreation and open space. The Master Development Plan has provided 20.2 percent of the site as recreation and open space. The Zoning Ordinance requires at least 60% of the required open space be contiguous and may be bisected by a residential street which it is in this proposal.

Staff Analysis:

The Planned Development Districts requires at least twenty (20) percent of the site to be designated as recreation and open space for use and enjoyment of the residents and occupants of the development. The development currently proposes a total of 116,000 +/- sf or 32% of the property. These areas meet the zoning requirement that open spaces must be a minimum of fifty (50) feet in width. The Zoning Ordinance also requires at least 60% of the required open space be contiguous. The applicant has proposed 80,200 +/- sf or 69% of the open space areas as being contiguous space. The open space areas consist of active and passive recreation with two existing playgrounds and the glebe. The playground areas are to the rear of the church with the glebe covering 35,900 +/- square feet of green space in front of the existing church. The subject property is owned by the National Capital Presbytery with a long-term ground lease to Fairfax Presbyterian Church. The open space area between the two rows of

townhouses would be conveyed to a management association for property maintenance purposes. The applicant is also proposing to provide an open space area in front of the units that includes a pergola, solar pathway lights, benches, and landscaping.

Tree Coverage:

The applicant has provided a landscape plan as part of the master development plan. Section 4.5.6.A of the Zoning Ordinance requires a 10% tree coverage for the site and the proposed Planned Development Mixed Use.

Staff Analysis:

The applicant is also required to have a 10-year minimum tree canopy of ten (10) percent (35,944 sf). The applicant proposes to provide a 10-year minimum tree canopy of 41% (148,100 sf) that includes new plantings and the preservation of existing trees. The applicant has requested a modification to the landscape strip requirement and tree requirements along internal private streets (Section 4.5.6.B of the Zoning Ordinance). The applicant seeks to retain several existing nonconforming site aspects, such as, landscaping in the existing parking lot, any encroachments into the Resource Protection Area, substandard road, and above ground utilities. In phase one of the master development plan, the applicant has proposed landscaping around the proposed ten townhomes and parking lot to clearly delineate the boundaries of the proposed residential component of the master development plan. In phase two of the master development plan, the applicant proposes to landscape the parking lot to rear and the west side of the church including a 6-foot fence with landscaping to buffer the parking lot from the single-family homes in Autumn Woods subdivision.

A transitional yard buffer of fifteen (15) feet is required along all site area boundaries and the applicant has met this requirement except for the east side of Presbyterian Way, which is described as Area 1. The applicant seeks to modify the transitional yard from 15-feet to 12-feet to allow a 4-foot asphalt path on the east side of Presbyterian Way. The applicant is seeking to modify the 6-foot fencing requirement for Area 1. Area 1 abuts the Resource Protection Area (RPA) and 100-year floodplain area that are both considered to be environmentally sensitive areas. The applicant is proposing to keep 11 trees within the required transitional yard. The applicant is seeking credit for this preservation area as 100% of the trees to be saved are within the transitional yard but would eliminate the required fencing leaving the area in its natural state. Area 2 is located along the shared property line between the applicant and Fairfax Medical Center and Fairfax Nursing Center. The shared property line for Area 2 is located within the Resource Protection Area and 100-year floodplain. The applicant is seeking a waiver to the 6-foot fencing requirement as the construction of the required fence would detrimentally impact the resource protection area. The applicant is proposing to save 21 trees within this transitional yard. The applicant is seeking credit for this preservation area as 91% percent of the trees to be saved are within the transitional yard.

The applicant proposes a 25-foot transitional yard for Area 3 that exceeds the required 15-foot transitional yard prescribed by the Zoning Ordinance. The applicant is seeking a partial modification for fencing along the eastern property line by adding a 6-foot fence between the townhouses at Cameron Glen and the proposed Glebe View Townhouses. The applicant has proposed 4 canopy, 9 understory, and a mix of evergreens that are located beyond the required 15-foot transitional yard requirement. The applicant also proposes additional plantings with the addition of evergreens along the east side of the proposal to provide a dense year-round foliage against the Cameron Glen neighborhood. The applicant is seeking credit for this preservation area as 100% percent of the trees to be saved are within the transitional yard. Area 4 has an existing dense tree line that would remain undisturbed with this application. The applicant is seeking to modify the 6-foot fencing requirement in the southern transitional yard because the area is proposed to be undisturbed in its natural state. The applicant is seeking credit for the preservation area as one hundred percent of the trees to be saved are within the transitional yard.

The applicant is no longer seeking a modification on the western property line to reduce the transitional yard from 15 feet to 10 feet for approximately 80 feet because Love's Outlet has been determined to be a right-of-way (with undetermined ownership, but a history of public use and access). The applicant proposes 4 understory and 12 shrubs to be planted on the western property line along with the preserved area of existing trees and near the boundary adjacent to the rear parking lot, the applicant proposes to plant 25 shrubs and 1 understory. There are approximately 20 trees to be preserved along the western property line and

approximately 30 additional trees off-site that would remain. As part of the second phase for the master development plan, the applicant proposes to install a 6-foot fence along the western edge of the proposed parking lot area if the parking lot area is constructed.

Fiscal Impact:

Staff anticipated fiscal impact estimate for the proposed development of ten affordable townhomes ranges from -\$52,000 to -\$85,000. The applicant conducted their fiscal impact estimate (See Attachment 8).

PART C: PROCEDURAL REQUIREMENTS AND REVIEW CRITERIA

Following is an analysis of citations from the Zoning Ordinance related to procedural requirements and review criteria from Section 6.6.8 of the Zoning Ordinance:

A. Substantial conformance with the comprehensive plan;

Staff believes the uses shown on the MDP are generally in conformance with the Social and Civic Network Place Type and the guidance of the Comprehensive Plan. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces and a driveway on the west side of the existing church. The applicant would be required to obtain approval of a Major Certificate of Appropriateness, site plan approval, building permits and other necessary approvals.

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

The subject property is currently RH Residential High. Under the current lot configuration, the proposal could not be developed, and the sites would be limited to uses for RH Residential High. Based on current zoning district minimum lot size requirement, the site could be developed with approximately sixty (60) single-family residential homes, not including streets and other requirements which could reduce the number of units. Therefore, the applicant is requesting to rezone the property from RH Residential High to PD-M Planned Development-Mixed Use. The PD-M, Planned Development Mixed Use District, is intended to provide for coordinated mixed use developments which may include general residential and nonresidential uses within a planned development. The variety of land uses available in this district allows greater flexibility to respond to market demands and the needs of tenants, thereby providing for a variety of physically and functionally integrated land uses (Zoning Ordinance, Section 3.2.3.B, Pg. 3-3). The proposed MDP in two phases would allow for 10 affordable townhomes with parking to be developed in conjunction with an existing church and its ancillary uses, and 30 additional parking spaces in phase two, on 8.25-acres in the Social and Civic Network Place Type. The proposal exceeds the minimum 20% open space requirement and exceeds the minimum 10% tree canopy requirement. The proposed master development plan is compatible with the surrounding neighborhood.

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

The proposed MDP in two phases would allow for 10 affordable townhomes with parking to be developed in conjunction with an existing church and its ancillary uses in phase one, and 30 additional parking spaces in phase two, on 8.25-acres in the Social

and Civic Network Place Type. The proposal exceeds the minimum 20% open space requirement and exceeds the minimum 10% tree canopy requirement. The proposed master development plan is compatible with the surrounding neighborhood.

D. Adequacy of existing or proposed public facilities such as public transportation facilities, public safety facilities, public school facilities, and public parks;

The site has adequate public facilities to support an approval of a rezoning from RH Residential High to PD-M Planned Development Mixed Use. The subject property is located on a mass transit route and the adjoining road has capacity to support the proposed uses. There are adequate public safety facilities in the area. Providence ES (PES) has a capacity of 910 students. Providence ES (PES) has a program capacity of 974 students. The current membership is 881, placing the school at 90% capacity. According to Fairfax County Public Schools FY 23-27 Approved Capital Improvement Program, Providence's average projected membership for the next five years is 862 students, placing the school at 88% capacity. Providence ES student membership is approximately 70% City students, with a remaining 30% county students. Like City residential developments, residential developments are being discussed, planned, and approved in the county, which are slated to impact Providence's membership. It is projected that the Fairfax Presbyterian Church (FPC) residential development would include 10 affordable housing units. According to City staff's projections, the FPC project would generate 5 students. While that number, in isolation, is minimus, the combined yields of other planned and approved City residential projects may require 2-3 additional classrooms at Providence. These developments would contribute to Providence's membership. City Schools staff and Board are monitoring the city and residential developments attribution to membership and hence capacity at Providence ES.

The nearest city owned park is Pat Rodio Park, a four (4) acre neighborhood park, located at the corner of Keith Avenue and Cedar Avenue. This city park offers a Little League Field, multipurpose field, and a playground. The Fairfax City Fire Department is part of the Northern Virginia regional response system with mutual aid to neighboring jurisdictions. Fire Station #3 is located at 4081 University Drive, which is approximately 1 +/- mile from the subject property. Fire Station #3 includes an advanced life support (ALS) transport unit. Public Transportation is provided by City-University Energysaver (CUE) Bus "Gold Route" on Main Street. This service provides access between the George Mason University (GMU) campus and the Vienna/Fairfax GMU Metrorail station, via University Drive, Chain Bridge Road, West Street, Main Street, Lee Highway, Jermantown Road, Orchard Street, Bevan Drive, Warwick Avenue and Fairfax Boulevard.

E. Adequacy of existing and proposed public utility infrastructure;

The public utility infrastructure is adequate and proposed on-site stormwater facilities would reduce impact on infrastructure. Fairfax Water has reviewed the project and there are no noted issues for the project.

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

The proposed planned development is consistent with the general requirements set forth in Section 3.8.2 and Section 6.6 of the Zoning Ordinance with exception to street design standards.

G. Compatibility of the proposed planned development with the adjacent community;

The applicant has proposed uses at a scale that is outlined in the Comprehensive Plan. The proposal as submitted is consistent with the Comprehensive Plan and is compatible with the surrounding area. The surrounding zoning districts are a combination of RH Residential High, PD-M Planned Development-Mixed Use and CO Commercial Office. The subject property is immediately surrounded by uses that range from single-family detached homes in Joyce Heights, Warren Woods, Roberts Addition and Autumn Woods, and townhouses in Cameron Glen, medical offices and personal services in Kelly Square, and a nursing and rehabilitation center in Fairfax Subdivision. Joyce Heights is a 23-lot single family home subdivision to the south. Cameron Glen is a 49-unit townhouse development to the east. Warren Woods is a 145-lot single-family home subdivision and Roberts Addition is a 4-lot single family home subdivision to the southwest. Autumn Woods is a 34-lot single-family home subdivision to the west. Kelly Square is located to the west and northwest of the site. The Nursing and Rehabilitation Center is to the north of the site. The site has access from Presbyterian Way via Main Street.

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

The applicant has proposed a mixed use planned development in two phases. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces with a fence and landscaping and a driveway on the west side of the existing church.

I. Compatibility of each component of the overall development with all other components of the proposed planned development;

The proposed planned development is compatible with the surrounding uses. Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces with a fence and landscaping and a driveway on the west side of the existing church.

The existing church building is approximately 32 feet in height and the existing spire is approximately 100 feet in height. The existing church building is setback approximately 160 feet from the eastern property line, approximately 97 feet from the southern property line, approximately 45 feet from the western property line, and approximately 346 feet from the northern property line. The proposed ten townhouses would be designed with a width of 20 feet and a height of 3-stories/40 feet. The proposed townhouses would have a finished floor of 415.70 (Unit 6) and 407.83 (Unit 5). The proposed townhouse units are setback approximately 33 feet from the eastern property line and approximately 90 feet to the northern property line. Unit 5 and Unit 6 are approximately 53 feet to the back of units in Cameron Glen. The eastern property line would have a 25-foot landscaped buffer yard including preserved trees and new plantings of canopy trees, understory trees and shrubs. The townhouses in Cameron Glen are approximately 43 feet in height with unit widths of 24 feet. According to the as-built plans for Cameron Glen, the units that are adjacent to the proposed townhouses has a range in finished floor elevation of 416.82 (Lot 29) to 410.16 (Lot 38). Cameron Glen units are setback approximately 20 feet from the property line. The applicant is proposing 10 townhouse units with a density of 1.21 dwelling units per acre in comparison to the density for Cameron Glen of 8.33 dwelling units per acre.

Staff believes the applicant has provided transitions between uses through building setbacks, transitional yards, tree preservation and additional plantings, and fencing in appropriate locations to integrate the proposed master development plan with the surrounding residential and non-residential uses.

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 build-out;

The applicant has proposed a mixed use planned development in on large tract in the Civic and Social Network Place Type with one access point from Main Street. The applicant has engaged the community and heard from City Council, the Planning Commission and city staff to minimize any real or perceived negative impacts for the co-location of 10 affordable units and existing religious institutional use with parking at this location.

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

The applicant is proposing to develop the site in two phases: Phase One is ten affordable townhouses with two parking spaces for each unit and ten visitor surface parking spaces with a density of 1.21 units per acres. The applicant is proposing two rows of townhouses with five units per row. All ten units would have three levels, three bedrooms and two bathrooms, and rear loaded one-car garages and driveways. Habitat for Humanity would develop all ten of the units with two of the ten units sold to Homestretch for their Sacred Home program. The townhouses are proposed at approximately 40 feet in height. Phase One also includes all existing uses on site: an existing 43,000 square foot church with a height of approximately 32 feet with parking and ancillary uses, an existing church spire at a height of approximately 100 feet, and glebe with a memorial garden. This phase also includes infrastructure associated with the development of ten units, as well as the infrastructure improvements for Phase Two. Phase One also includes the required open space of twenty (20) percent. Phase Two is the construction of thirty (30) parking spaces with a fence and landscaping and a driveway on the west side of the existing church.

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

The applicant has proposed a mixed-use planned development with 10 affordable units with parking, 30 parking spaces, and an existing religious institution and its ancillary uses. The mixed-use planned development also provides open space, landscaping, transitional yards, sidewalks, and tree coverage. The impervious surface area has been increased from 3.69 acres of the site to 4.14 acres. The applicant has provided a landscaping plan with a tree canopy of 39.6% (132,460 sf) exceeding the required 10% tree canopy requirement. The existing tree canopy is 51.2% (184,000 sf).

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.

The Social and Civic Network Place Type includes public and private schools, libraries, places of worship, post offices, and other public facilities. To support the recommendations of the Housing Guiding Principle in this chapter, 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. New development of, or modifications to existing, social and civic uses located in any Residential Neighborhood should complement the character of the surrounding properties and provide transitional screening where necessary (2035 Comprehensive Plan, Pg. 37). The applicant states, "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 (Narrative, Page 4-5). Habitat provides homeownership opportunities for families with incomes that range from 40% to 80% of \$142,300 annually (the area median income). In simple terms, a family of four with an income of \$56,920 to \$113,840 could qualify for Habitat's program. The City's program has a cap of 70% of the area median income on homes for purchase. Again, this application is not subject to Section 3.9 (Affordable Dwelling Units) of the Zoning Ordinance because the proposal has less than thirty (30) total units, so the applicant is not participating in the City's program.

RECEIVED

ATTACHMENT 2

March 2, 2021

Community Dev & Planning

Application No. PLN21-00099

CITY OF FAIRFAX
PLANNED DEVELOPMENT APPLICATION

I/We Fairfax Presbyterian Church by David S. Houston, Esq. / Applicant's Agent
(Name of applicant) (Authorized agent's name and relationship to applicant)
a corporation / general partnership / limited partnership / sole proprietorship/individual (circle one) which is the
property owner / contract purchaser / lessee (circle one)
of Lots Parcel ID: 57 1 02 122 A and 57 1 02 123, Block _____, Section _____ of the
_____ Subdivision containing 359,436 (Sq. Ft.) on the premises known as
Fairfax Presbyterian Church, 10723 Main Street requests that the property currently zoned RH be
rezoned to PD-M. This property is recorded in the land records of Fairfax County in the name of
National Capital Presbytery, Inc. in Deed Book 1968; 1228, Page 164; 486.
(Name and address of subject property)

I certify that I have read and understand my application to comply with Zoning Ordinance Section 6.2.3.C Application Requirements, which states:

- 1. An application shall be sufficient for processing when it contains all of the information necessary to decide whether or not the development as proposed will comply with the applicable requirements of this chapter.
- 2. The burden of demonstrating that an application complies with applicable review and approval criteria is on the applicant. The burden is not on the city or other parties to show that the standards or criteria have not been met.
- 3. Each application is unique and, therefore, more or less information may be required according to the needs of the particular case. Information needs tend to vary substantially from application to application and to change over time as result of code amendments and review procedure changes. Staff has the flexibility to specify submission requirements for each application and to waive requirements that are irrelevant to specific situations. The applicant shall rely on the review official as to whether more or less information should be submitted."

Applicant's Agent/Attorney

(Signature of applicant or authorized agent)

(Title or relationship)

Address 2311 Wilson Blvd., Suite 500, Arlington, VA 22201 Phone 703-284-7245

Email DHouston@beankinney.com

STATE OF VIRGINIA to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 31st day of July, 2022, do hereby certify that this day personally appeared before me in the State aforesaid DAVID HOUSTON, ATTORNEY
(Name) (Title)
whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the 25th day of February, 2021, and acknowledged the same before me.

GIVEN under my hand and seal this 25th day of FEBRUARY, 2021

Notary Public



THE FOLLOWING MUST BE COMPLETED BY THE PROPERTY OWNER

I/We National Capital Presbytery, Inc. by Heather A. Deacon hereby certify that the applicant named above has the authority vested by me to make this application.

Heather A. Deacon _____ Treasurer
(Signature of owner or authorized agent) (Title or relationship)

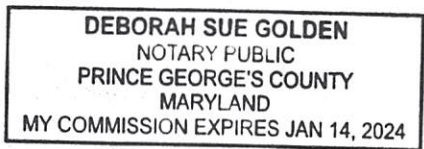
Address 11300 Rockville Pk Suite 408 Phone: 240.514.5356
Rockville, MD 20852

STATE OF _____ to-wit:

I, the undersigned, a Notary Public in and for the State aforesaid, whose commission as such will expire on the 14 day of January, 2024, do hereby certify that this day personally appeared before me in the State aforesaid Heather A Deacon, Treasurer whose name(s) is (are) signed to the foregoing and hereunto annexed agreement bearing date of the day 8th of January, 2021, and acknowledged the same before me.

GIVEN under my hand and seal this 8 day of January, 2021

Deborah Sue Golden
Notary Public Registration # _____



FOR OFFICE USE ONLY

Proposal filed: _____ Received by: _____
Fee Paid: _____ Receipt No: _____
Previous Cases: _____
Current status of business license and fees: _____
Treasurer: _____
Commissioner of Revenue: _____

DEVELOPER AND AGENT AUTHORIZATION

I, GARY G. SOWERS as Clerk of Session of the Fairfax Presbyterian Church in its capacity as the Applicant for a Rezoning Application regarding the property located at 10723 Main Street, Fairfax, Virginia 22030, further identified by Tax Map Identification Numbers 57-1-02-122-A and 57-1-02-123 (the "Property"), and, in such capacity, the Church does hereby authorize Habitat for Humanity of Northern Virginia, to act as the "Developer," and David S. Houston and Dean Q. Luo of Bean, Kinney & Korman, P.C. to act as the "Applicant's Agents," in the filing and processing of the Rezoning Application, and any other necessary zoning relief, regarding the Property.

FAIRFAX PRESBYTERIAN CHURCH

By: Gary G. Sowers
Name: GARY G. SOWERS
Title: Clerk of Session

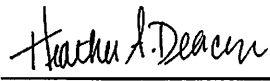
Parcel ID Numbers: 57-1-02-122-A; 57-1-02-123
Address: 10723 Main Street, Fairfax, VA 22030

TITLE OWNER ENDORSEMENT AND AUTHORIZATION

I, Heather A. Deacon as Treasurer of the National Capital Presbytery, Inc., the fee title owner of the property located at 10723 Main Street, Fairfax, Virginia 22030, further identified by Tax Map Identification Numbers 57-1-02-122-A and 57-1-02-123 (the "Property"), do hereby authorize Fairfax Presbyterian Church, as "Applicant," Habitat for Humanity of Washington, D.C. & Northern Virginia, Inc., as "Developer," and David S. Houston of Bean, Kinney & Korman, P.C. to act as the "Applicant's Agent," in the filing and processing of a Rezoning Application, and any other necessary zoning relief, regarding the Property, and do hereby endorse the application(s) on behalf of the title owner.

NATIONAL CAPITAL PRESBYTERY, INC.

Dated: June 16, 2022

By: 
Name: Heather A. Deacon
Title: Treasurer

DEVELOPER AND AGENT AUTHORIZATION

I, GARY G. SOWERS as CLERK OF SESSION of the Fairfax Presbyterian Church in its capacity as the Applicant for a Rezoning Application regarding the property located at 10723 Main Street, Fairfax, Virginia 22030, further identified by Tax Map Identification Numbers 57-1-02-122-A and 57-1-02-123 (the "Property"), and, in such capacity, the Church does hereby authorize Habitat for Humanity of Washington, D.C. & Northern Virginia, Inc., to act as the "Developer," and David S. Houston of Bean, Kinney & Korman, P.C. to act as the "Applicant's Agent," in the filing and processing of the Rezoning Application, and any other necessary zoning relief, regarding the Property.

FAIRFAX PRESBYTERIAN CHURCH

By: Gary G. Sowers
Name: GARY G. SOWERS
Title: CLERK OF SESSION

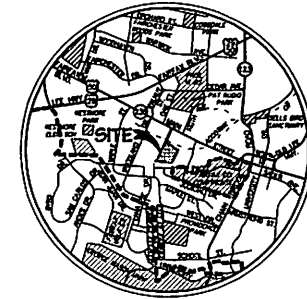
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AREA/ZONING TABULATION

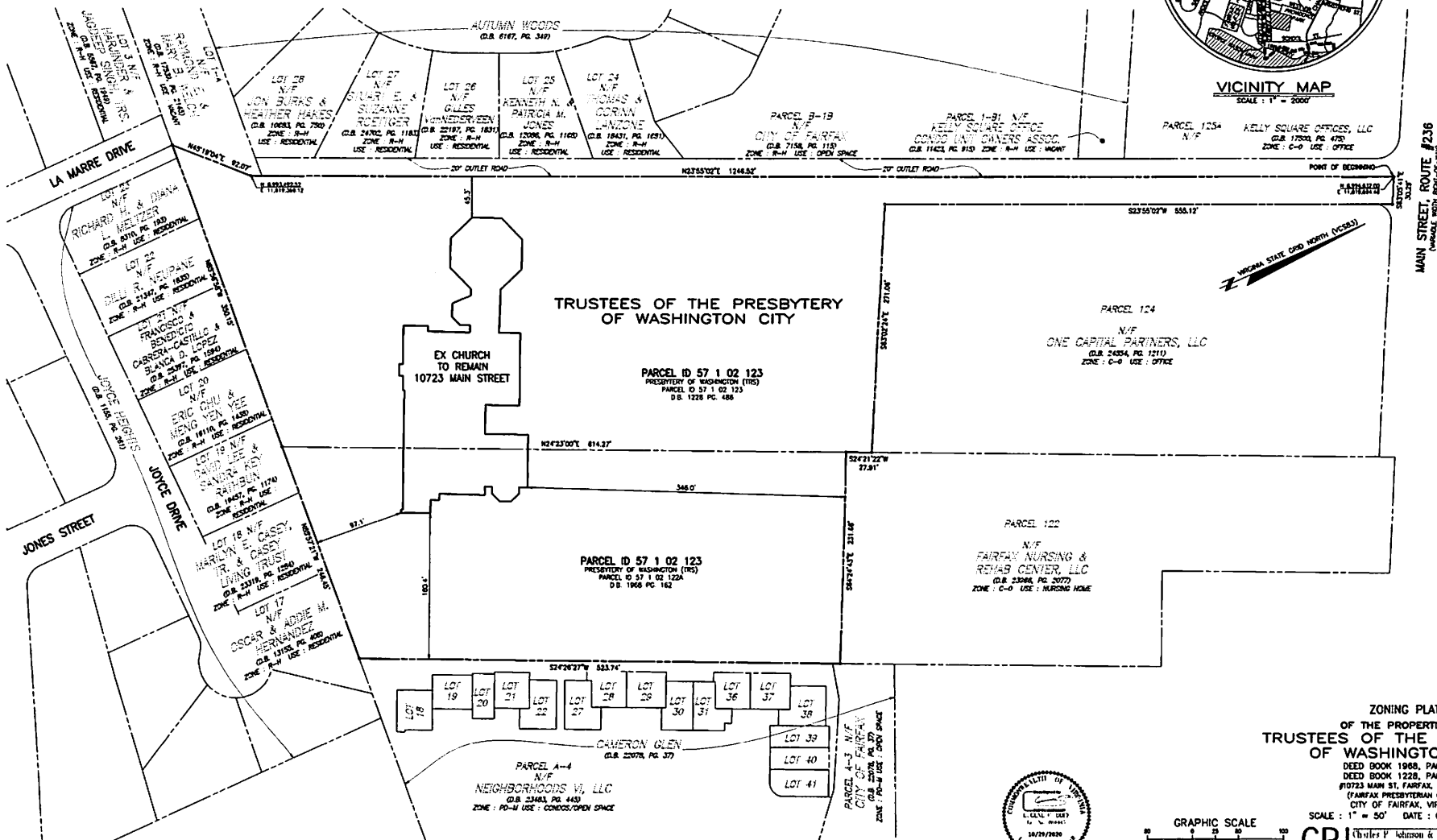
PARCEL ID	SITE AREA	EXISTING ZONE	PROPOSED ZONE
57 1 02 122A	131,827 S.F. OR 3,021.73 AC.	R-H	PD-M
57 1 02 123	227,828 S.F. OR 5,207.71 AC.	R-H	PD-M
TOTAL	359,655 S.F. OR 8,229.45 AC.	R-H	PD-M

NOTES:

- THE SUBJECT PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON CITY OF FAIRFAX MAP NUMBER 57-1(22)122A & 123. THE SITE IS CURRENTLY ZONED R-H. THE PROPOSED ZONE IS PD-M.
- THE PROPERTIES SHOWN HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF PRESBYTERY OF WASHINGTON, TRUSTEES IN DEED BOOK 1968 AT PAGE 182 (PARCEL 122A) AND DEED BOOK 1226 AT PAGE 406 (PARCEL 123), AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY LINES FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED JULY 2019, THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCE TO THE VIRGINIA COORDINATE SYSTEM (VCS) 1983.
- A PORTION OF THE SUBJECT PROPERTIES LIES WITHIN ZONE "AE", AN AREA DETERMINED TO BE WITHIN A SPECIAL FLOOD HAZARD AREA, THE REMAINDER OF THE SITE LIES WITHIN ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, AS DELINEATED ON FEMA FLOOD INSURANCE RATE MAP (FIRM), NO. 5155240001D, WITH AN EFFECTIVE DATE OF JUNE 2, 2006.



VICINITY MAP
SCALE: 1" = 2000'

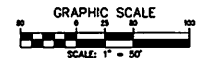


MAIN STREET ROUTE #236
(ADJACENT WITH PORTION OF PARCEL)

ZONING PLAT
OF THE PROPERTIES OF
TRUSTEES OF THE PRESBYTERY
OF WASHINGTON CITY

DEED BOOK 1968, PAGE 182
DEED BOOK 1226, PAGE 406
(10723 MAIN ST, FAIRFAX, VA 22030
(FAIRFAX PRESBYTERIAN CHURCH)
CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 50' DATE: OCTOBER, 2020



CPJ Charles P. Johnson & Associates, Inc.
 Surveyors
 10723 Main St, Fairfax, VA 22030
 (703) 271-1111
 www.cpjva.com

October 29, 2020

For Zoning Purposes only

EXISTING ZONE: R-H
PROPOSED ZONE: PD-M

Description of
The properties of
Trustees of the Presbytery of Washington City
Deed Book 1968, Page 162 and Deed Book 1228, Page 486
City of Fairfax, Virginia

Beginning at a point on the southwesterly right of way line of Main Street, Route 236 (variable width right of way), marking the northeasterly corner of a 20 foot wide Outlet Road;

thence with said southwesterly right of way line of Main Street

South 63° 05' 41" East, 30.29 feet

to a point;

thence continuing with the said southwesterly right of way line of Main Street and with the northwesterly and southwesterly lines of the property now or formerly of One Capital Partners, LLC (Deed Book 24554, Page 1211)

South 23° 55' 02" West, 555.12 feet to a point and

South 63° 02' 24" East, 271.06 feet

to a point on the northwesterly line of the property now or formerly of Fairfax Nursing & Rehab Center, LLC (Deed Book 23966, Page 2077), said point also marking the southeasterly corner of One Capital Partners, LLC;

thence with said northwesterly line and continuing with the southwesterly line of Fairfax Nursing & Rehab Center, LLC

South 24° 21' 22" West, 27.91 feet to a point and

South 64° 24' 43" East, 231.66 feet

to a point on the northwesterly line of Parcel A-3, Cameron Glen (Deed Book 22078, Pg. 37), said point also marking the southeasterly corner of Fairfax Nursing & Rehab Center, LLC;

thence with the northwesterly line of Parcel, A-3 Cameron Glen and continuing with the northwesterly line of Parcel A-4, Cameron Glen

South 24° 26' 27" West, 523.74 feet

Description of
The properties of
Trustees of the Presbytery of Washington City
Page 2

to a point on the northerly line of Lot 17, Joyce Heights (Deed Book 1155, Page 261), said point also marking the southwesterly corner of Parcel A-4, Cameron Glen;

thence with the said northerly lines of Joyce Heights

North 85° 57' 21" West, 246.45 feet to a point and

North 85° 56' 58" West, 350.15 feet

to a point in La Marre Drive at its northerly terminus, said point also marking the southeasterly corner of the property now or formerly of Raymond E. and Mary B. Welch (Deed Book 17539, Page 2145);

thence with the southeasterly line of said Welch

North 45° 19' 04" East, 92.07 feet

to a point;

thence continuing with the southeasterly line of Welch and with the southeasterly line of the aforementioned 20 foot wide Outlet Road

North 23° 55' 02" East, 1,246.52 feet

to the point of beginning.

Containing 359,436 square feet or 8.25150 acres of land.



SUMMARY OF ZONING DISTRICTS AND OVERLAYS

GENERAL ZONING DISTRICTS: Unless within a planned development district, each property in the City belongs to one of the following zoning districts, which spells out permitted uses and types of development for all parcels within each district, as summarized below:

RL, RM & RH RESIDENTIAL DISTRICTS: Permits single-family detached housing and select types of supportive, complementary uses that create quiet and comfortable neighborhoods. Development must be consistent with the character of a residential neighborhood and fit within certain parameters, including:

- **RL RESIDENTIAL LOW:** 20,000 minimum lot size and 40' front setback from the street;
- **RM RESIDENTIAL MEDIUM:** 7,500 minimum lot size and 25' front setback from the street;
- **RH RESIDENTIAL HIGH:** 6,000 minimum lot size and 20' front setback from the street.

RT & RT-6 TOWNHOUSE DISTRICTS: Provides townhouses in both districts, as well as duplexes, single-family attached, and single-family detached housing in the RT district.

- **RT-6:** Limited to 6 units per acre;
- **RT:** Limited to 12 units per acre.

RMF MULTIFAMILY DISTRICT: Provides for multifamily housing as well as townhouses, duplexes, single-family attached, and single-family detached housing. Buildings may be no taller than 3 stories and 35' or 4 stories and 45' (where not adjacent to a single-family detached district) with a density limited to 20 units per acre. Permitted uses also include nursing homes, assisted living facilities, congregate living facilities and select directly related, complementary uses.

CL COMMERCIAL LIMITED DISTRICT: Provides for limited, low intensity office development as a transitional use between residential and commercial areas with buildings limited to 3 stories and 35' in height that may not exceed 17,500 sq. ft. in floor area.

CO COMMERCIAL OFFICE DISTRICT: Provides for offices for business, governmental and professional uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CR COMMERCIAL RETAIL DISTRICT: Provides for office and general business and retail establishments, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

CU COMMERCIAL URBAN DISTRICT: Provides an urban, mixed use development option for appropriate parts of the downtown area and sites in the general vicinity of the three key Fairfax Boulevard intersections: Main Street, Chain Bridge Road, and Old Lee Highway, or as may be more precisely specified by a current or future adopted plan. Buildings may be up to 5 stories and 60'.

CG COMMERCIAL GENERAL DISTRICT: Provides areas for office, general retail, automobile-related uses, and uses accessory or complementary thereto. Buildings may be up to 5 stories and 60'.

IL INDUSTRIAL LIGHT DISTRICT: Provides areas for light industrial uses. Buildings may be up to 3 stories and 35'.

IH INDUSTRIAL HEAVY DISTRICT: Provides areas for general industrial uses. Building may be up to 6 stories and 60'.

PLANNED DEVELOPMENT DISTRICTS AND ZONING OVERLAYS: Some properties are included in planned development districts and/or are governed by regulations that exceed that of the underlying general zoning district through overlays and other development standards. These are summarized below:

PD-R, PD-M, PD-C & PD-I PLANNED DEVELOPMENT DISTRICTS: Provides for coordinated developments and communities with appropriate boundary transitional yards and recreation and open space. The districts provide additional flexibility not available in general zoning districts and allows for innovations and special features in site development that make the community better.

- **PD-R PLANNED DEVELOPMENT RESIDENTIAL:** Allows for permitted/special uses in the R districts;
- **PD-M PLANNED DEVELOPMENT MIXED USE:** Allows for permitted/special uses in the R and C districts;
- **PD-C PLANNED DEVELOPMENT COMMERCIAL:** Allows for permitted/special uses in the C districts;
- **PD-I PLANNED DEVELOPMENT INDUSTRIAL:** Allows for permitted/special uses in the CG, IL, and IH districts.

HISTORIC OVERLAY DISTRICTS: Provide additional protection to areas of historic interest in the City in order to ensure that development or building modifications do not alter or diminish the historic quality of the district:

- **OLD TOWN FAIRFAX HISTORIC DISTRICT:** Encourages a compatible mixture of residential, retail and office uses within the district.
- **FAIRFAX PUBLIC SCHOOL HISTORIC DISTRICT:** Includes the property containing the Fairfax Museum & Visitor Center; the district controls uses and structures built on the property.
- **BLenheim HISTORIC DISTRICT:** Includes the property at Historic Blenheim; the district preserves Blenheim mansion and controls uses and structures built on the property.

OLD TOWN FAIRFAX TRANSITION OVERLAY DISTRICT: Established to encourage a compatible mixture of residential, retail and office uses in areas close to the Old Town Fairfax Historic District. New development must complement the scale, siting and design of the Historic District.

ARCHITECTURAL CONTROL OVERLAY DISTRICT: Includes all land in the city which is located outside of an historic district and zoned and used for anything other than a single-family detached residence. This district seeks to encourage the construction of attractive buildings, to protect and promote the general welfare and to prevent deterioration of the appearance of the city, to make the city more attractive for the development of business and industry, and to protect land values.

RESOURCE PROTECTION AREA (RPA): Includes land within 100 feet of water bodies that have perennial flow, as well as other natural features such as wetlands and intermittent streams. The RPA seeks to protect these waters from significant degradation due to land disturbances.

RESOURCE MANAGEMENT AREA (RMA): Includes all land in the City that is not part of an RPA. Land disturbances in the RMA can have cause water quality degradation and diminish the functionality of RPA lands. Together, the RMA and RPA form the Chesapeake Bay Preservation Area, which encompasses all of the City.

100-YEAR FLOODPLAIN: Includes land subject to inundation by the “100-year flood” as on FEMA flood maps (a flood that has a 1% chance of occurring each year).

APPLICATION OF FAIRFAX PRESBYTERIAN CHURCHNARRATIVE TO THE
MASTER DEVELOPMENT PLAN FOR
GLEBE VIEW

Revised September 28, 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 transitional yard of varying width but with similar configuration will be installed on the west end of the Property abutting the Love’s Outlet right-of-way next to the Autumn Woods community. 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.

road striping, a handrail, vertical lane markers, 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 for the Church 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 will be 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 and Main Street. A modification is requested for providing an asphalt pedestrian path along the northern edge of the parking lot and the eastern edge of Presbyterian Way in lieu of a concrete sidewalk on both sides of the parking lot/street.

5. Modification of the requirement to provide a Transitional Yard for the eastern side of Presbyterian Way. (Zoning Ordinance Section 4.5.5.C)

A modification of the Transitional Yard is being requested for the eastern side of Presbyterian Way. This modification is for three (3) feet in width for approximately 275 feet in length, due to the existing pavement being less than 15-feet from the property line.

6. Waiver of the requirement to provide a fence along all property lines, with the exception of the areas between the proposed townhomes and Cameron Glen and the area in the Phase 2 parking lot and the existing Love's Outlet trail/outlet road. (Zoning Ordinance Section 4.5.5.D)

A waiver of the fence requirement is being requested for along all property lines, with the exception of the areas between the townhomes and Cameron Glen and the Phase 2 parking lot and the existing trail/outlet road. The areas to be waived have an existing vegetated buffer that would be disturbed in order to install a fence and/or are not directly impacted by this development.

7. 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.

8. 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 Master 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.

9. 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 Presbyterian Way.

10. 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 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.