

**The Lamb Center Special Use Permit and Special Exception  
Summary of Commitments  
November 8, 2022**

**1. Purpose Built Permanent Supportive Housing and Commercial Space to House Lamb Center Job Program**

The 54 residential units will be located on floors 2-5 to serve persons with very-low incomes and will range from 350-750 square feet with a full kitchen and bathroom. Each unit shall be fully furnished by the Applicant. All leases shall be a minimum of six (6) months. Rent shall be payable in monthly installments in accordance with each lease. All common areas within the building shall remain available to all occupants and shall not be used as sleeping areas. Notwithstanding the foregoing commitments, the proposed development is subject to and the Applicant shall comply with all applicable state and federal fair housing laws.

**2. Architecture**

The property shall be developed in substantial conformance with the Special Use Permit and Special Exception (SUP) application prepared by Blankingship & Keith on behalf of The Lamb Center and Wesley Housing Development Corporation, dated May 9, 2022 and revised through November 8, 2022. The proposed construction, materials, and landscaping shall be in general conformance with the Special Use Permit and Special Exception (SUP) application prepared by Blankingship & Keith on behalf of The Lamb Center and Wesley Housing Development Corporation, dated May 9, 2022 and revised through November 8, 2022 and the Board of Architectural Review (BAR) package that was recommended for approval on October 5, 2022. Minor modifications to the SUP plan shall be permitted when necessitated by sound engineering or when necessary as part of the final site design, including, but not limited to, straightening or filling of space/voids along the building frontages and adjustments to the type and location of landscape materials and streetscape elements, provided such changes otherwise are in general conformance with the SUP plan.

**3. Exterior Building Features**

All exterior building features shall be in general conformance with the Special Use Permit and Special Exception (SUP) application prepared by Blankingship & Keith on behalf of The Lamb Center and Wesley Housing Development Corporation, dated May 9, 2022 and revised through November 8, 2022 and the Board of Architectural Review (BAR) package that was recommended for approval on October 5, 2022. Minor modifications to the SUP plan shall be permitted when necessitated by sound engineering.

**4. Exterior Building Façade Mural**

A façade mural will be designed for the SE Corner fiber cement panel in accordance with the Board of Architectural Review (BAR) package that was recommended for approval on October 5, 2022.

**5. Accessibility**

The building shall comply with applicable Fair Housing accessibility requirements and 2009 American National Standards Institute (ANSI) standards. Two percent (2%) of the total number of units that will be constructed shall be designed as Type-A units, and the remaining units shall be designed as Type-B units. Publicly accessible amenities including the parking garage, patio, commercial space, exterior terrace and management offices identified on the SUP, shall be designed in accordance with Americans with Disabilities Act (ADA) standards.

**6. Parking**

The Applicant may, in its sole discretion, establish rules, regulations and procedures for the structured parking garage shown on the SUP. The Applicant will institute a Parking Management Plan (PMP). Five parking spaces will be dedicated to the commercial space; 13 on-site parking spaces will be dedicated for the residential apartment uses.

The PMP will dictate the distribution of parking passes for any residents that own cars as well as for staff of the property. The policy will take into account that once a referred prospective resident passes the

screening and background checks, he/she/they will be approved and offered an on-site parking spot on a first-come, first-serve basis. Visitor parking spaces will be available through Applicant provided signage in the parking garage during posted hours. Visitors will be required to sign in with the property and will be provided a parking pass to use while parked onsite during posted hours. After posted hours, the spots will be used for resident parking. The Parking Management Plan will specify that all resident and employee vehicles will require registration and a property-provided parking pass.

## **7. Transportation Demand Management**

In an effort to reduce the number of vehicle trips generated by the proposed development, the Applicant shall implement Transportation Demand Management (TDM) strategies. These strategies may include, but shall not be limited to, the following:

- a. Designation of a Transportation Management Coordinator (TMC), which may be one of the duties assigned to the Applicant's property manager. The TMC will actively promote the use of public transit and alternative transportation options.
- b. The installation of a transit information center in the leasing office and/or lobby area of the building that includes information regarding bus routes, other local and regional resources, including the Commuter Connections Guaranteed Ride Home program. The TMC will ensure that the information displayed is current.
- c. The Applicant will partner with the Fairfax City-based Shepherd's Heart Anglican Church Bike Ministry to provide its residents with refurbished bikes and bike repair services.
- d. Bus tokens will be provided free to residents obtaining healthcare, employment, and other services. Most residents will be Medicaid recipients and thus entitled to use Medicaid Transportation Services for any healthcare or other Medicaid-approved services. Metro Access qualified users are eligible for special van transportation.

## **8. Vehicle Registration**

The Applicant shall inform all residents of the City's vehicle registration requirements. The Applicant shall provide the Commissioner of the Revenue and Treasurer, or their designee(s), with periodic access to the parking garage for the purpose of enforcing compliance with the City's vehicle registration requirements.

## **9. Deliveries**

The Applicant shall inform the United States Postal Service and other package delivery services as to the delivery location.

## **10. Trash Collection**

Trash and recycling receptacles shall be located partially within the building and will be screened from the public right of way.

## **11. Construction Management Plan**

Prior to site plan approval, the Applicant shall submit a construction management plan for approval by the City Manager, or designee, to be implemented during construction, and to ensure safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property. The construction management plan shall provide information regarding the following:

- a) Hours of construction;
- b) Anticipated construction entrances, vehicle routes and staging areas;
- c) Traffic control measures;
- d) Location of parking areas for construction employees; and
- e) Fencing details.

Prior to commencement of construction, the Applicant shall identify a community liaison that shall be available throughout the duration of construction on the Subject Property. The name and telephone number of the community liaison shall be provided to the Department of Community Development & Planning, the immediate property neighbors, and to any other community or civic association upon request.

**12. Security and Operations**

The proposed development shall be managed by a professional staff that maintains a 24/7 presence. An integrated property management and case management team will provide comprehensive resident services and support, address emergencies, and document concerns from the surrounding community. Additionally, during nights, weekends and non-business hours, the Applicant shall maintain a phone service to allow residents of the community and of the surrounding neighborhoods to call and report noise-related and other complaints on a 24-hour basis. Upon receipt of a complaint, the Applicant shall dispatch appropriate staff to investigate and respond to the complaint, as necessary. The Applicant shall provide the phone number to the City of Fairfax, and to designated representatives of nearby communities and businesses or individual(s) upon request.

**13. Move-In Procedures**

All resident move-ins shall occur in accordance with the to be developed Parking Management Plan by the Applicant that will be provided to the City. All apartments will be furnished and move-ins activities will therefore be minimal. The Applicant shall develop written move-in procedures that shall be distributed to future residents in advance of a resident's designated move-in date.