



City of Fairfax, Virginia
City Council Work Session

**PRE-APPLICATION
DEVELOPMENT BRIEFING**

Agenda Item # 1c

City Council Meeting: 11/5/2019

TO: Honorable Mayor and Members of City Council and Planning Commission

FROM: Robert A. Stalzer, City Manager *RA Stalzer*

SUBJECT: Discussion of a potential development for 10 townhomes located at The Fairfax Presbyterian Church at 10723 Main Street, Tax Map 57-1-02-122A and 57-1-02-123.

SUMMARY: The potential applicant, Fairfax Presbyterian Church/Habitat For Humanity/Homestretch, may request a Rezoning from RH Residential High to PD-M Planned Development Mixed Use and approval of a Master Development Plan to allow 10 townhomes to be developed on site in conjunction with an existing church.

COMPREHENSIVE PLAN PLACE TYPE: Social and Civic Network/Green Network

PROPOSED USE: Townhomes/Existing Church

TRAFFIC IMPACT: No significant increase expected, traffic impacts would be reviewed in depth should an application be filed.

PROPOSED HEIGHT: 3 Stories/40 Feet

PROPOSED DENSITY (IF APPLICABLE): 1.21 du/acre

ADJACENT PROPERTIES: North: CO, Commercial Office – Undeveloped Land/Office
South: RH, Residential High – Warren Woods Subdivision
East: PDM, Planned Development Mixed Use – Cameron Glen Subdivision
West: RH, Residential High – Autumn Woods Subdivision

RESPONSIBLE STAFF/POC: Albert Frederick, Senior Planner
Jason Sutphin, Community Development Division Chief
Brooke Hardin, Director, Community Development & Planning

ATTACHMENTS: Brief and Conceptual Plans



Pre-Application Development Brief

10723 Main Street

November 5, 2019

Fairfax Presbyterian Church/ Habitat for Humanity of Northern Virginia/Homestretch

10723 Main Street

(RH, Residential High/ACOD – Architectural Control Overlay District)



PROPOSAL

The potential applicant, Fairfax Presbyterian Church/Habitat for Humanity of Northern Virginia/Homestretch, is proposing to add 10 townhomes to an existing church site. The existing church, Fairfax Presbyterian Church, is located in the Social and Civic Network Place Type, has a zoning district designation of RH, Residential High and is in the Architectural Control Overlay District. The subject property is approximately 8.25 +/- acres and the proposed townhomes are planned to be developed on 1.63 +/- acres of the site. The ten townhomes are proposed as rear entry garage units that range in size from 1,600 sf to 2,400 sf. A maximum height of 40 feet is anticipated for the proposed townhomes. There are 30 proposed parking spaces for the townhomes. The potential applicant describes that the intent is to provide the units as affordable but details have not been provided. The conceptual plan also rearranges parking for the existing church while



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providing 191 parking spaces. The total number of parking spaces based on the concept plan is 221 parking spaces.

ANTICIPATED APPLICATIONS

If an application were to be filed, then the proposal would require the following approvals from the City Council. Others may be required depending on review of a complete plan, if an application is filed:

- Rezoning from RH, Residential High to PD-M, Planned Development Mixed Use
- Approval of a Master Development Plan
- Certificate of Appropriateness for Architecture and Landscaping

BACKGROUND/EXISTING CONDITIONS

The subject property is a religious institution, Fairfax Presbyterian Church, which was constructed in 1969. In 1991, a Special Use Permit was approved to expand the footprint of the building. The building is approximately 44,000 square feet with 225 parking spaces. The current zoning is RH, Residential High and is within the Architectural Control Overlay District. If the proposal results in an application, it will supersede the existing SUP from 1991 for the religious institution, and the use would be governed through the rezoning.

HIGHLIGHTED COMPREHENSIVE PLAN AND ZONING ORDINANCE SECTIONS

The subject site is designated Social and Civic Network and the Social and Civic Network Place type includes public and private schools, libraries, places of worship, post offices, and other public facilities (Comprehensive Plan, Pg 37).

In order to support the recommendations of the Housing Guiding Principle, 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 (Comprehensive Plan, Pg 37).

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 (Comprehensive Plan, Pg 37).

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 (Comprehensive Plan, Pg 56).

The planned development districts are intended to allow the city, at the request of an applicant, to set aside rigid zoning rules in order to allow applicants 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



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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 (Section 3.8.1 of Zoning Ordinance, Pg 3-59).

The PD-R 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 3.8.3A of Zoning Ordinance, Pg 3-62).

SURROUNDING PROPERTIES

Direction	Existing Land Use	Zoning	Future Land Use
Site	Religious Institution (Presbyterian Church)/ACOD	RH, Residential High	Social and Civic Network Green Network
North	Commercial – Office (Undeveloped Land/Office)/ACOD	CO, Commercial Office	Commercial Corridor Social and Civic Network
South	Residential Single-Family Detached (Warren Woods)/ACOD	RH, Residential High	Single Family Detached Neighborhood
East	Residential Single-Family Attached (Cameron Glen)/Old Fairfax Town Transition District	PDM, Planned Development Mixed Use	Townhouse/Single- Family Attached Neighborhood
West	Residential Single-Family Detached (Autumn Woods)/ACOD	RH, Residential High	Single Family Detached Neighborhood

DEPARTMENTAL OBSERVATIONS

There has been an initial staff discussion, but since an application with the required materials has not been filed, the following represents only an overview of potential issues.

- **Policy:** The potential applicant will need to address buffers and transitional yards as the property is bound by residential development on the southern, western and eastern property lines. The applicant should also address how the uses relate and function together, as well as, the potential impacts on the surrounding area. Any modifications to site development standards shall be clearly stated on the master development plan. Details on all proposed uses (residential and religious institution) will be required.
- **Architecture:** The potential applicant would be required to apply for a major certificate of appropriateness to be reviewed by the Board of Architectural Review and City Council.
- **Design:** The potential development is proposed to be 3 stories/40 feet (maximum) with similar materials and architectural style that is compatible with the existing church building.
- **Transportation:** Confirm the ownership and maintenance of Presbyterian Way. Improvements to Presbyterian Way may be required including sidewalks. Provide sidewalks



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from townhouses to the existing pedestrian network. Recommends providing enhance connections to and/or marketing of transit options.

- Public Works: Compliance with City storm water regulations is required. Potential development is also subject to a Resource Protection Area (RPA) site-specific study and Floodplain permits.
- Fire: Identify fire hydrant locations on the subject property.

ATTACHMENTS:

1. Development proposal and Conceptual Plan
2. Zoning Map
3. Comprehensive Plan Map
4. Summary of Districts



Pre-Application Development Brief

10723 Main Street

PREPARED BY:

Albert Frederick

Albert Frederick
Senior Planner, Community Development and Planning

10-29-19

DATE

REVIEWED AND APPROVED:

Jason Sutphin

Jason Sutphin
Community Development Division Chief

10/29/19

DATE

Brooke Hardin

Brooke Hardin
Director, Community Development and Planning

10/30/19

DATE



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10723 Main Street

DEVELOPMENT SUMMARY



We Build Strength, Stability, and Self-reliance

TOWNHOMES AT FAIRFAX PRESBYTERIAN CHURCH

Ten Affordable Homeownership Opportunities

10723 Main Street, City of Fairfax, Virginia 22030

Habitat for Humanity of Northern Virginia

Habitat for Humanity of Northern Virginia (HabitatNOVA) is a 501(c)(3) nonprofit organization, and a self-sustaining affiliate of Habitat for Humanity International, a global, nonprofit housing organization. Since 1990 HabitatNOVA has provided low- to moderate-income families in Northern Virginia with the opportunity to become first time home buyers through its affordable homeownership program.

HabitatNOVA homes are constructed to EarthCraft Gold and Energy Star standards. In partnership with Grid Alternatives, a nonprofit solar installer, our homes are equipped with solar panels. The energy efficient construction lowers the homeowner's energy costs which helps maintain the long-term affordability and provide the residents with a healthy living environment.

The homes are sold at cost of construction to qualified families who earn 40%- 80% of the area media income (AMI). The current AMI for our region is \$121,300. The partner families must have adequate income for a 1% down payment and monthly mortgage payments; 30yr, 0% mortgage.

Homeowners are selected through an extensive application process designed to find partner families who will succeed in a HabitatNOVA home. The application process seeks to determine the applicant's willingness to partner and need. Once selected, the partner families must complete 300-400 hours of "sweat equity" in the construction of their home alongside HabitatNOVA staff and volunteers. In addition, partner families also complete 20 hours of financial literacy and the Virginia Housing Development Authority's first time homebuyer course as part of their "sweat equity" commitment.

Existing Site Conditions

10723 Main Street is the current site of the Fairfax Presbyterian Church (FPC). The National Capital Presbytery owns the 8.251 acre property. Fairfax Presbyterian Church will continue to reside and operate at the site. With the approval of the National Capital Presbytery, the FPC has decided to expand its mission and serve the community by using a portion of the site (1.635 acre) to provide affordable housing.

The church building, built in 1969, the glebe, and its associated parking areas will remain. The site is bordered by Joyce Heights, a residential neighborhood on the south, Autumn Woods, a residential neighborhood on the west, a Resource Protection Area and wooded area to the north, and Cameron Glen, a townhome community to the east.



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Current Zoning

The property is currently zoned RH (Residential High). The Church currently operates pursuant to a Special Use Permit in this zoning district. Such use will continue in the same manner after the proposed rezoning. Any existing development conditions will be addressed in the Applicant's Narrative.

Comprehensive Plan and Proposed Zoning

FPC and HabitatNOVA are proposing this project to address the City's need for affordable housing. As noted in the City's recently adopted Comprehensive Plan, there are very few affordable residential units in the City. This is especially true for townhomes. The new Comprehensive 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 so-called Social and Civic Network Place Types. Fairfax Presbyterian Church is such a place type. More specifically, Housing Goal 2 in the Plan is a mandate by the City to ensure the availability of housing that is affordable. Action Item H2.1.4 promotes the type of development being proposed by FPC and HabitatNOVA because it is an alternative means of building new dedicated affordable units through a partnership among private, non-profit and faith-based organizations.

Development Proposal

HabitatNOVA in partnership with the Fairfax Presbyterian Church, Homestretch and HomeAid, is proposing to construct ten affordable townhomes on a 1.635 acre of the Fairfax Presbyterian Church site.

The townhomes, as proposed, will be located on the east side of the property, adjacent to Cameron Glen which is currently zoned PD-M and is located in the Old Town Fairfax Transition District. All ten units will have three levels, three bedrooms, two baths with rear loaded garages. There will be two rows of townhomes with five units per row. The entry to the units will face a communal green space. The west side of the two rows will face the church parking lot and the east side of the two rows will face the adjacent townhome development with a 15' transitional yard between the two developments. The materials and architectural style of the townhomes will be compatible and consistent with the existing church building.

HabitatNOVA as the nonprofit developer and general contractor will take the lead in the development process with assistance from HomeAid Northern Virginia—the official nonprofit of the Northern Virginia Building Association (NVBIA) and a chapter of HomeAid America. HomeAid Northern Virginia connects regional builders and housing industry professionals with nonprofits focused on affordable housing. HomeAid's partner builders and trade professionals will donate their expertise, time, and resources to help build the ten affordable townhomes on this site. Eight of the townhomes will be sold to HabitatNOVA partner families and two of the townhomes will be sold to Homestretch for inclusion in their Sacred Homes Program.



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Development Proposal continued

Sacred Homes is a Homestretch partnership program which connects faith communities with low-income families. The faith community "adopts" a family and assists them on their journey to self-sufficiency. In a Sacred Homes partnership, the faith community helps defray the financial costs of providing the home to a Homestretch family. They also engage in hands-on acts of support to help maintain the home and, often provides additional assistance for the family as needed.

Benefits

HabitatNOVA, and its partners, are proud to propose quality, energy efficient, affordable homeownership opportunities to low and moderate income families in the City of Fairfax. This development will deliver stable long term housing for vulnerable households.

Stable housing is a crucial foundation for helping low to moderate-income families find a path out of poverty. Today, one in four households in Northern Virginia is spending more than half of their income on housing. Sixty percent of families are severely cost burdened. Housing costs are rising faster than wages, and the supply of affordable housing cannot meet the demand.

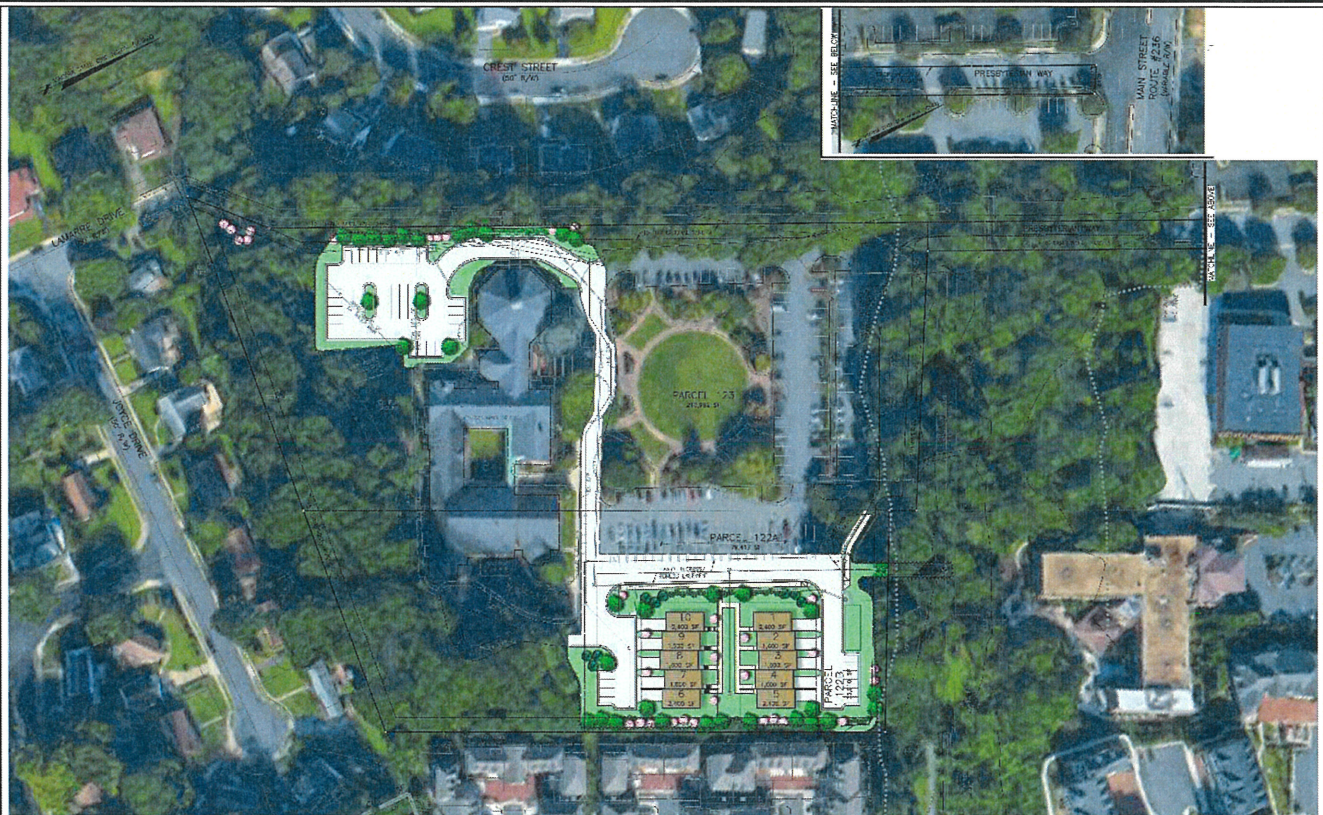
These townhomes will be sold at their actual cost of construction with an affordable mortgage, allowing families to save and use a portion of their incomes on preventative healthcare, education for their children and other essential needs.



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CONCEPTUAL DEVELOPMENT PLAN



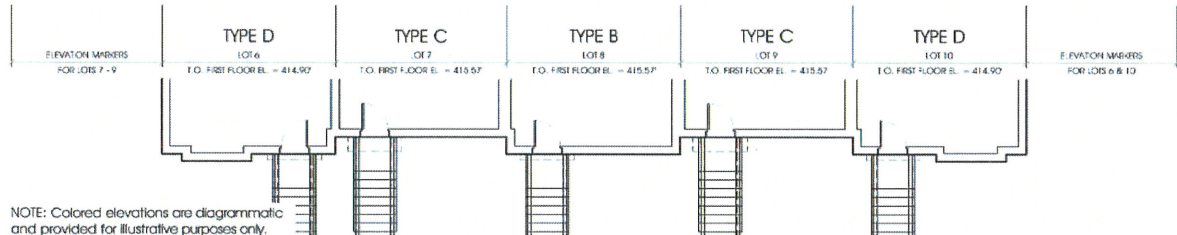
TOWNHOMES AT FAIRFAX PRESBYTERIAN CHURCH

CITY OF FAIRFAX, VIRGINIA



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10723 Main Street



ASK#: 017

Units 6-10 North Elevation

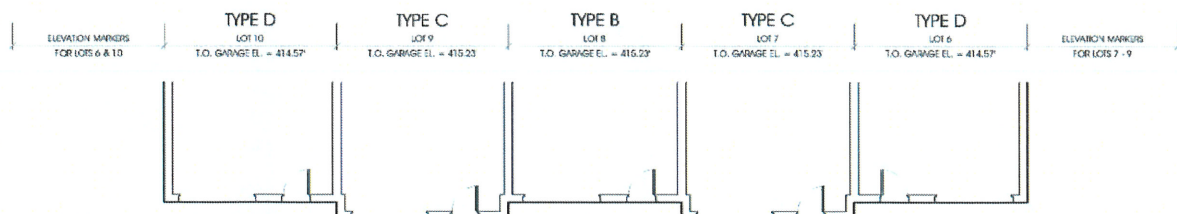
October 17, 2019

SCALE: 1/8" = 1'-0"

The Townhomes at Fairfax Presbyterian Church
19.031

RUST | ORLING
ARCHITECTURE

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ASK#: 018

Units 6-10 South Elevation

October 17, 2019

SCALE: 1/8" = 1'-0"

The Townhomes at Fairfax Presbyterian Church
19.031

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NOTE: Colored elevations are diagrammatic and provided for illustrative purposes only. Also, side elevations are conceptual and the final configuration will need to be coordinated with plans which have not yet been developed.

ASK#: 019

West Elevation

October 17, 2019

SCALE: 1/8" = 1'-0"

The Townhomes at Fairfax Presbyterian Church
19.031

RUST | ORLING
ARCHITECTURE

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NOTE: Colored elevations are diagrammatic and provided for illustrative purposes only. Also, side elevations are conceptual and the final configuration will need to be coordinated with plans which have not yet been developed.

ASK#: 020

East Elevation

October 17, 2019

SCALE: 1/8" = 1'-0"

The Townhomes at Fairfax Presbyterian Church
19.031

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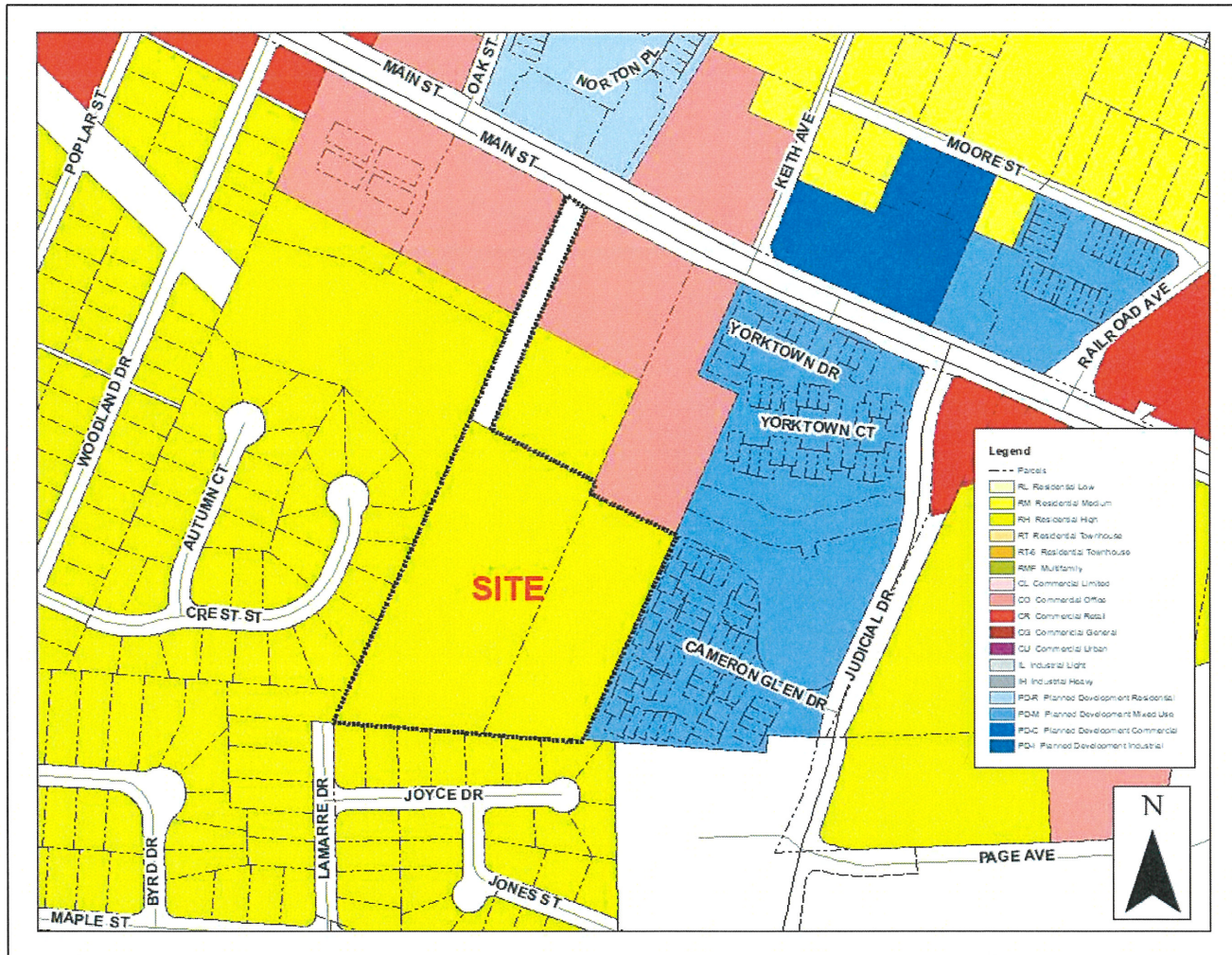
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ZONING MAP

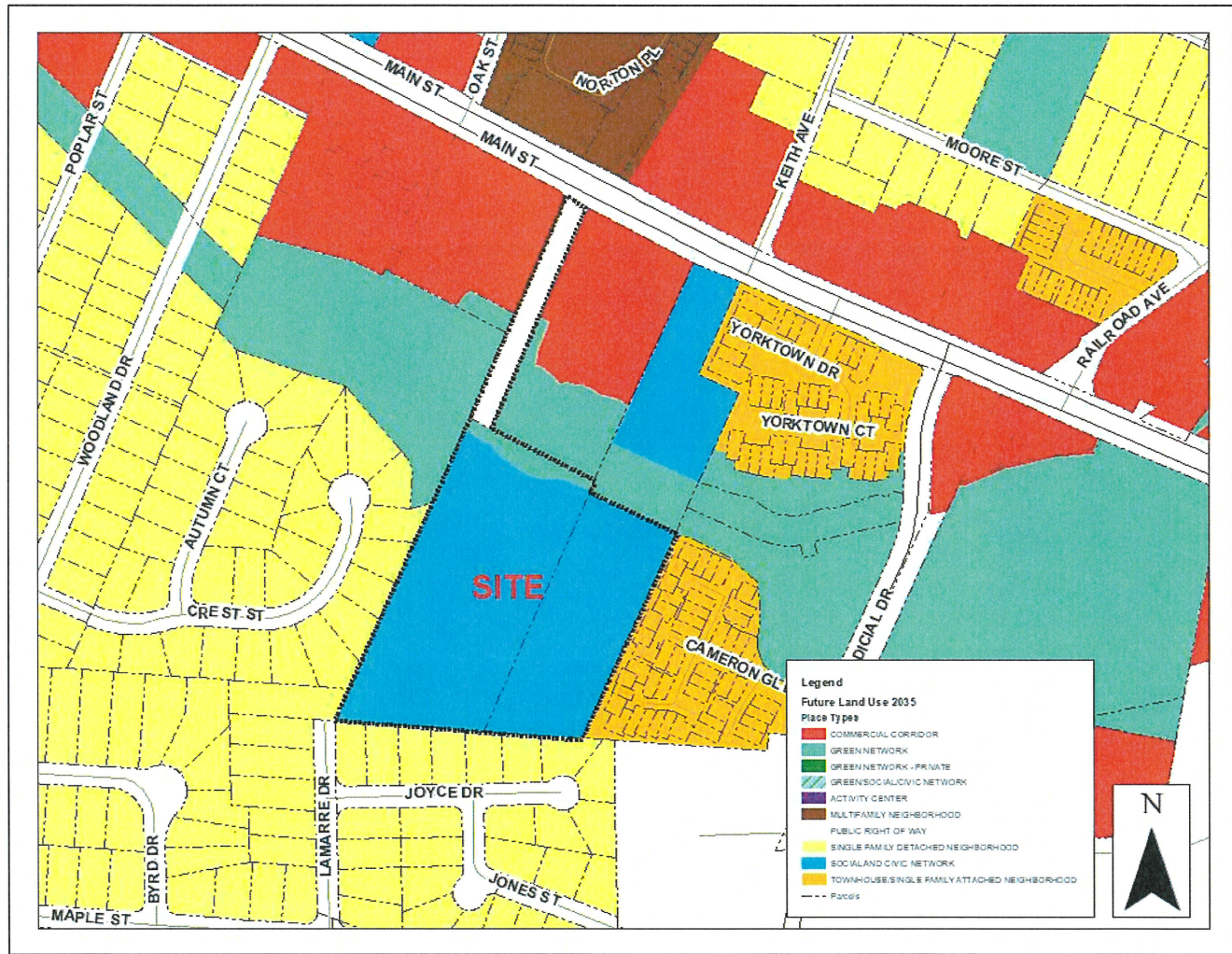




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COMPREHENSIVE PLAN MAP





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SUMMARY OF ZONING DISTRICTS

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'.



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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.



Habitat
for Humanity®
of Northern Virginia

10723 MAIN STREET,
CITY OF FAIRFAX, VA 22030

The Townhomes at Fairfax Presbyterian Church

An affordable homeownership development in partnership with

The Fairfax Presbyterian Church,

Habitat for Humanity of Northern Virginia,

HomeAid of Northern Virginia and Homestretch



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TOWNHOMES AT FAIRFAX PRESBYTERIAN CHURCH

Ten Affordable Homeownership Opportunities

10723 Main Street, City of Fairfax, Virginia 22030

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Development Proposal

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Development Proposal continued

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Benefits

HabitatNOVA, and its partners, are proud to propose quality, energy efficient, affordable homeownership opportunities to low and moderate income families in the City of Fairfax. This development will deliver stable long term housing for vulnerable households.

Stable housing is a crucial foundation for helping low to moderate-income families find a path out of poverty. Today, one in four households in Northern Virginia is spending more than half of their income on housing. Sixty percent of families are severely cost burdened. Housing costs are rising faster than wages, and the supply of affordable housing cannot meet the demand.

These townhomes will be sold at their actual cost of construction with an affordable mortgage, allowing families to save and use a portion of their incomes on preventative healthcare, education for their children and other essential needs.

shelter empowers



Applications - Habitat NOVA hosts an application cycle in conjunction with the acquisition of property developed for the program. The open application cycle occurs once each year.

Financial Prerequisites - Financial prerequisites must be met in order to qualify for the housing program. Those prerequisites include an ability to make a 1% down payment, a demonstration of credit and fiscal responsibility, and a reported income of 40-80% of our area's median income (AMI) — approximately \$49,000 to \$97,000 for a family of four in 2019

Criteria for Eligibility Residency - 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 be a legal resident of the United States.

Need - An applicant must need decent shelter. Habitat NOVA selects 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.

Ability to Repay the Mortgage - Partner families must demonstrate an ability to make a monthly mortgage payment. They must also meet current HUD income guidelines to qualify.

Willingness to Partner - Partner families complete 300-400 hours of "sweat equity." Sweat equity is the physical investment in Habitat's program. At least 20 hours are dedicated to financial literacy including VHDA's First-time Homeowner Education workshop. Other hours are earned on the construction site, volunteering at our ReStores, special events, or Habitat NOVA's office.



We build homes in partnership with individuals, corporations, associations, faith-based organizations, and other community groups—totaling almost 200 volunteers per month. Without our volunteers and their passion for providing affordable homeownership to families in Northern Virginia, we could not build and provide families a decent and affordable place to call home.

For additional details, visit habitatnova.org



FEDERAL CREDIT EQUAL OPPORTUNITY ACT

Habitat for Humanity of Northern Virginia partner family selections are made in compliance with the Federal Credit Equal Opportunity Act on an impartial and non-discriminatory basis. Race, color, national origin, marital status, familial status, sexual orientation, age, religion and disability play no part in partner family selection.

