

2232-M16-22 – PUBLIC PRIVATE PARTNERSHIPS BRANCH, BBCD, DPWES

Decision Only During Commission Matters  
(Public Hearing Held on July 20, 2016)

Commissioner Strandlie: Thank you, Mr. Chairman. We are here tonight for a decision. Tonight the Planning Commission will consider the decision on application 2232-M16-22, as submitted by the Public Private Partnership Branch of the Department of Public Works and Environmental Services to temporarily relocate a public facility, the Bailey's Crossroads Homeless Shelter, to County-owned property co-located adjacent to the Lincolnia Senior Center. Before we go on verbatim, I would like to ask County staff to provide an update on the permanent location, a construction and occupancy timeline for both the permanent and temporary locations and answer some questions or respond to information submitted to the record since the public hearing. I have some questions and, perhaps, some other Commissioners have some questions as well.

Chairman Murphy: Okay.

Commissioner Strandlie: I – I will then make a statement and make a motion for the Planning Commission's consideration. So, my first question relates – if you could give us an update on the purchase of the property proposed for the permanent shelter, including the due diligence application and the Comp Plan change authorization.

Robert Stalzer, Deputy County Executive, Office of County Executive: Rob Stalzer, Deputy County Executive. The Board of Supervisors has entered into a contract to purchase the permanent site at 5914 Seminary Road. We have completed the due diligence on that property and determined that we're ready to move forward with acquisition. The price that was negotiated for the property was 1.4 million. We will close when the owner of the property is actually back in the country which will be in approximately ten days to two weeks. So, the due diligence is done, we are ready to move forward. Supervisor Gross enacted a Board matter this past Tuesday authorizing us to move forward with the preparation of Comprehensive Plan Amendment for the parcel as well as moving forward with the special exception and the 2232 required for the location of the – the full shelter program that we envision on the site. That would include up to fifty-four beds, four of which would be specialty beds, fifty would be for singles. We are also going to include up to fifteen units of permanent supportive housing on that particular site. I am happy to answer any questions.

Commissioner Strandlie: That site is – is relatively smaller than some of the other sites. Can you explain how the building will be constructed? Some people have wondered how you're going to get a larger space out of that site.

Mr. Stalzer: Well we're going to – it's a 20,000 square foot site. If the Comprehensive Plan is amended and the special exception is granted, we're allowed to go up to a 0.7 FAR. We've done a test fit to determine that by going down into a cellar area and how many stories? Two on top of the cellar. So, basically, three floors. So we'll be able to accommodate what we need plus parking. I do not have a drawing that I can show you right now. We didn't distribute that to the Commission but as we move forward, we'll be happy to do that. Three above grade, I apologize. One cellar, three above grade.

Commissioner Strandlie: Thank you. Can you outline the expedited schedule for designing and constructing the permanent shelter?

Mr. Stalzer: Katayoon Shaya can speak to that in greater detail, but the bottom line is pursuant to yourself and the request of Supervisor Gross, we did go back and looked at the schedule and we have compressed it as much as we can. Our anticipated end date is fall of 2019. That will be to design and construct and then ultimately open and begin operating the shelter facility.

Commissioner Strandlie: Okay. If this application is – is approved tonight, when would the temporary shelter be anticipated to be online and how long would occupants be residing in that temporary shelter?

Mr. Stalzer: If approved, we would anticipate needing the temporary facility in the fall of 2017. The – we anticipate closing with the Avalon Bay and Landmark Atlantic. Atlas focused on Avalon Bay in late 2017, moving forward with construction assuming that the site plan and all the necessarily – necessary regulatory approvals are obtained in early 2018.

Commissioner Strandlie: Thank you. One of the questions that we got was how can the modular building which is 800 square feet smaller than the current shelter location, how will that be an improvement to the current shelter which has been over thirty years old and is not ADA compliant and is in disrepair? How could this – how is the smaller site going to be an improvement?

Mr. Stalzer: Well the intent is not – obviously, we don't want to create something that's worse. It's newer. The facilities will be more modern but the intent, like a lot of the work that we do in the County, we've had temporary facilities that are smaller for fire stations, government centers, libraries, police stations. The purpose of a temporary facility is to give us an adequate amount of space in which to operate and to do our programmatic work while we're building the full – the permanent – at the permanent location for the full programmatic use. So, while we don't it to be worse, we're not saying in a temporary context it's going to be exactly equal to ultimately what will exist permanently. But a new – these will be new modular units that we will lease. We will return them when the lease is over, restore the – the site to its current state as we've said. The

intent is to – to provide adequate space to be able to do programmatically what we do today with our singles population. The permanent facility will be much more than that and much bigger.

Commissioner Strandlie: I understand there won't be quite the fifty, it's down to forty-six residents?

Mr. Stalzer: Correct.

Commissioner Strandlie: And, also, I think, from what I understand, the configuration of the office space will be more conducive to a smaller space.

Mr. Stalzer: Correct.

Commissioner Strandlie: And ADA compliant?

Mr. Stalzer: Yes, it has to be.

Commissioner Strandlie: Okay. Exactly. Thank you. Can you discuss the security upgrades that have been made to the Lincolnia Senior Center property as a result of the renovation that was just complete?

Mr. Stalzer: I'm going to ask Katayoon to, we may have.

Katayoon Shaya, Chief, Public Private Partnerships Branch, Building Design and Construction Division, Department of Public works and Environmental Services: Katayoon Shaya with Public Works. The senior center facility their different components. The senior center building it's run by Housing and Community Development and, as you are aware, recent renovation was just completed. So, the facility is programed or was programed to receive access control system and also additional cameras and equipment that head end equipment that go with camera monitoring and, you know, recording and – and as such. The adult day healthcare center is run by the Health Department and they were programed to actually have an access control system as well with - with a remote unlocking ability and the purpose of that is for the safety of clients with dementia that they have actually found wandering the – the site. The shelter, obviously, will have the security features that are – we've spoken about before pretty standard to what we provide in other facilities in the County and those include cameras and access control system and - and extra lighting. Fairly typical of – of other County facilities.

Commissioner Strandlie: This is a question for Dean Klein. Can – can you please discuss how the Advisory Committee will work which, I understand, will provide input on program operations and shelter design? And how will the Advisory Committee members be appointed and how can citizens volunteer to serve on that Committee?

Dean Klein, Director, Office to Prevent and End Homelessness: Sure. Good evening. Dean Klien, Director of the Office to Prevent and End Homelessness. Sorry, I'm behind the screen here. We anticipate the purpose of this Advisory Committee to be collectively these individuals will be working towards ensuring that those who are being served there would in the most effective way preventing and ending their homelessness or ending their homelessness more quickly or moving them in to permanent housing. In addition, the group would help to address and remediate any issues that would arise as it relates to the population being served on this particular site. The – the advisory group also would be available as we move towards the permanent site and could be a group a group that we could apply and would be educated and – and understanding of the issues and would help us as we move towards the permanent site. There is a current Advisory Council for the Bailey's Shelter that is in existence and we anticipate that there could be some of those members that would be part of this, not necessarily for sure, but certainly might be available and interested in participating on this Advisory Committee. That group we intend to continue to operate even after the shelter moves to a temporary location. That group is really intended to support the overall efforts of ending homelessness through the shelter in Mason District and so that would just be a group that helps to bring in new partners and new resources as we move forward. We plan to have this advisory group formed and begin in the fall of this year. The composition of the group could include the following types of groups but that has not been finalized and we would want to ensure that Supervisor Gross and others have an opportunity to sort of understand what the final composition would look like. But we would anticipate that we would have homeowner presidents from contiguous homeowner associations, representatives from the Police, Supervisor Gross and a staff member of hers, a shopping center representative, Lincolnia staff representatives, representative from Neighborhood and Community Services, Northern Virginia Family Service, our non-profit provider. We anticipate that the shelter director and supervisor there would also be on that group. We'd have representation from the Office to Prevent and End Homelessness. We would have Community Services Board, homeless outreach staff who work directly with individuals and this population. We would also have representatives from the Consumer Advisory Council, a representative who has been formerly homeless to contribute to some of the plans as it relates to this group. We'd have faith representatives from different faith community groups and a representative from the Fairfax County Housing and Community Development. Again, that is, you know, not a confirmed group but a group that we would begin working and to implement this fall.

Commissioner Strandlie: Thank you. Anyone else has any questions?

Chairman Murphy: Any questions? Mr. Sargeant.

Commissioner Sargeant: Thank you, Mr. Chairman. A little bit more on – on the issue of fencing between the temporary shelter and the surrounding residential areas. I know there is some existing fencing. Could you elaborate on any plans for additional fencing and the strength and security of that fencing?

Ms. Shaya: Katayoon Shaya with Public Works. The – the space between the shelter and the open field will receive board-on-board fencing, the specific type and style, and color is yet to be determined. The space between the shelter parking and the senior center parking will also have fence that would be vinyl coated chain link fence and that is based on the request from the shelter operators in a sense to contain the shelter area but also police has requested that it be see-through so that they can have – they can observe the parking lot in from kind of the – the sweep of the senior center. The fence to the north, there is an existing fence with the residential development. A large section of that is in bad shape and falling apart. We're proposing to install a new fence either in – within a very short distance of that on County property if the residences would like to keep that – that – the fence – existing fence, that fine. If not, we're happy to remove that and replace that with a new fence that we want to put in. There's a fence – chain link fence to the west of the site that is not in great shape. Our proposal is to actually replace that fencing in the entire length of the field as well. We could definitely take a look at the details as we do further design to determine the - the specific – specifics of what more may be needed.

Commissioner Sergeant: Safety and security, I think, would – would help, would serve as a component of that so I could continue to examination for fencing, if you do it.

Ms. Shaya: Sure.

Commissioner Sergeant: This ingress and egress on either side of Lincolnia Center. It can be very fairly narrow and while you talked about access control systems. The opportunity for interaction, good or bad, between residents from these two facilities is there. What do you do to control that or to mitigate any problems with that should there be that kind of interaction that may result in something other than a desired outcome.

Ms. Shaya: The – each facility has access control and the shelter is staffed twenty-four hours. Actually, both facilities from what I understand, on the senior center side, they are staffed twenty-four hours. There's – there will be security walking the site to, basically, observe if there are any issue to address. And – and, I think, the staff at the center is – is pretty - pretty good about containing the potentially undesirable activities that – that may arise.

Commissioner Sargeant: And let's talk about staff at both facilities, Lincolnia and – and the temporary shelter. What kind of protocols, training, emergency response is in place or will be in place? I mean, it's fine to say we'll have 24/7 personnel on site. If they're not trained to handle the situations or don't know how to get back up quickly, that – having them there is not necessarily going to mitigate a problem. What kind of safety protocols, response protocols are in place and what kind of training goes with it?

Mr. Stalzer: I'd like for Dean Klein to address the shelter protocols. These – these will be countywide and then I'd like either someone from Housing and Community Development or Neighborhood Community Services to address the center protocols that are in place currently.

Mr. Klein: Again, Dean Klein. I – I would say, first, the shelter has been in existence for a long time. The current shelter provider is extremely capable in working with this population and has a lot of experience with this as has the staff. That is the mission and the focus of their work each and every day. This organization, Northern Virginia Family Services, comes to their work with a wide range of additional resources through training and other supportive services that can be applied based upon individual situations that occur. The staff and the shelter operate as – as a shelter currently. And we operate shelters countywide and have for many, many years. And so the best practices that are applied currently in Bailey's as well as other shelters we would be using in this new location. I'd say that we would be doing it in partnership with the police as well as this – this group and other neighbors that are interested in doing so to ensure that it is as effective as possible. Every site is different. I think that that would be a key element to our success as developing a plan of action on this site with interested parties, with the staff and with leadership to ensure that it's an effective approach.

Commissioner Sargeant: To – to the extent that there is training. Is there training for these types of scenarios for your person – for your people on site and on duty 24/7?

Mr. Klein: I'm not sure exactly what scenarios you're referring to, but I – I can say that each and every day they're serving this population and they're pretty seasoned in terms of addressing issues that come up with individuals that come into the shelter. And they're used to addressing that in the most effective and safe manner possible.

Commissioner Sargeant: In terms of communication, in terms of immediate communication. Has any consideration been placed on, perhaps, some kind of quick response group email list or some other type of notification that residents can participate in? You – needless to say, you have a lot of anxious residents. There is no way around it.

Mr. Klein: Yes.

Commissioner Sargeant: And the more you to mitigate that, if this goes through, the much better off you are. A part of that is making sure they have an immediate response capability to somebody to say, "We've seen somebody who shouldn't be where they are." Should they wait? Should they just immediately call the police? Is there is some opportunity for them to interact and get something done? If an incident happens, is there an opportunity to immediately explain it through, perhaps, of some kind of listserv.

Mr. Stalzer: Mr. Sargeant, let me – let me provide a response and then ACD may want to provide additional information. Since we're recommending the formation of the advisory group this fall, which is roughly a year before the temporary facility, if approved, would be operational. Those are actually the types of questions and scenarios that we would like to share with them. We have a number of different ways to communicate the information both from residents to us and also from the County to residents. We do that now with some of our flood control areas, specifically the river watch in your District, in Mount Vernon. And it's – it's been very effective over the last seven or eight years. I don't know exactly what a communication system might look like in this particular instance. But I think that we're certainly open. The way we would probably do it is to use our existing citizen org network. It would be focused on these neighborhoods and this – this particular – these particular public uses. It's actually managed 24/7 through our Office of Emergency Management. There is a lot of ways that it can be deployed and we'd certainly be open to looking at all those options. But I would – I would want to engage the advisory group to help us do that. That's why we want the group.

Commissioner Sargeant: Okay. And one final question. We heard during the public hearing about future plans for interchange improvements which, from what I saw from the – from the illustrations, may or may not interfere with the – with bus stops along that way. And I just wanted to clarify that if you could.

Kristin Calkins, Planner III, Department of Transportation: Kristin Calkins, with the Department of Transportation, we're putting up a graphic of the intersection improvement located in proximity to the homeless shelter. There should not be any negative consequences for access and egress to and from the homeless shelter with this improvement. It will improve the ability of people to cross the North Chambliss connection to Beauregard Street as it removes the unsignalized, unprotected cross walk and creates a four-way intersection where all the crossings will be pedestrian signalized. So we're not anticipating any conflicts between the intersection improvement and the construction of the homeless shelter.

Commissioner Sargeant: And about – and the bus stops?

Ms. Calkins: And – and the bus stops – the bus stops will be fine. It will actually, probably, improve the ability for the buses to stop. As that free-flow movement will now come into control of the intersection.

Commissioner Sargeant: Thank you.

Chairman Murphy: Before I recognize Ms. Hurley, I just want to clarify a point. We had a public hearing on this item and we closed the public hearing. And Ms. Strandlie was recognized to go into some preliminary discussion with staff on some new items that were not brought up at the public hearing. So, in order to be fair to everybody, I just have instructed our Chief Clerk that all

the information that you are now hearing will be on verbatim starting with my recognition of Ms. Hanley – Ms. Strandlie rather on this – on this application. Ms. Hurley.

Commissioner Hurley. Thank you, Mr. Chairman. If a resident is refused access to the facility for some reason that doesn't rise to the issue – to the level of being arrested or calling an ambulance but is just not admitted where does he or she go? What happens to them?

Mr. Klein: We would be looking at a plan for that individual when that's happening. So, if in fact a staff person was stating that that person was not able to enter the shelter, we would be cognizant of that. The staff person would be. And a plan of action would be developed in terms of what that might look like. We would also be aware of the security issues that would, you know, would arise if – if they chose not to and the police would be contacted if they chose not to leave the area.

Mr. Stalzer: Mr. Klein.

Commissioner Hurley: So they would either...

Mr. Stalzer: Mr. Klein can you elaborate on specifically what happens today at Bailey's or Reston if in fact – because we do encounter that? Can you address that? Because the protocol will be the same in the future as it is today, so we need to make that clear.

Tom Barnette, Program Manager, Office to Prevent and End Homelessness: Good evening. My name is Tom Barnette, Program Manager at the Office to Prevent and End Homelessness. The emergency shelters are part of a housing crisis response system where there is a triage that happens at each of the shelters where individuals are prioritized based on their housing status and need. So, the priority is on sheltering people who are – would be unsheltered without the access to the shelter. Some people present to the shelter that have other options. And so in those cases where they do have other options, we encourage them to utilize those things and we provide services where they are for individuals that are unsheltered and are willing to come into shelter, we offer them a bed or coordinate with other shelters, or, depending on the season, other hypothermia prevention sites, that may be operating out of different houses of worship. It much depends on the season and the potential risk that the individual may be facing outside. There is no simple one answer to...

Commissioner Hurley: I'm sorry. I'm not – I didn't make my question clear.

Mr. Barnette: I'm sorry.

Commissioner Hurley: Some of the local residents are concerned about people who are refused at – residents who are refused admission that night because, perhaps, they've been drinking.

Whatever – not in compliance with all the rules. What happens right now at Bailey's? What will happen to the new facility if somebody – a resident arrives and is refused admission? You know, it's not deserving of arrest, it's not deserving of calling an ambulance. Are they escorted offsite? What happens to them?

Mr. Barnette: The simplest shortest answer is that they're – they are turned away from the shelter. That's not the first option or choice for individuals that are in shelter, but some individuals when they don't – when we don't have the capacity to serve them, may be turned away.

Commissioner Hurley: And they just are turned away at the door and they stay – they might stay in the area?

Mr. Barnette: That – that triage and prioritization process ensures that people that need shelter can access it. Those that have other options, can go somewhere else. But in cases where someone is turned away, they may go either stay with friends or family, or may go to another shelter, or stay at some other location.

Commissioner Hurley: So they're not escorted offsite? They're not taken away from the immediate vicinity?

Mr. Barnette: I think it depends on each site and in this case we'll be certainly be working with the onsite security and the other facility staff to make sure that they're not loitering on the property.

Commissioner Hurley: And one last – one last question...

Chairman Murphy: Please, this is not an audience participation program. Ask you to please, maintain correct attitude.

Commissioner Hurley: And one last but four-part question. Mr. Stalzer, you talked about the timeline. But just four specific dates – if this is approved, when would construction start? Number two, when would residents start moving in? Number three, when do you anticipate the residents would leave? And, I think, you said fall of 2019. And four, when would the site be restored to current or better conditions?

Mr. Stalzer: I think I have all of your questions and timeline. We – we would anticipate having the temporary shelter facility ready for occupancy in the fall of 2017. Close with AvalonBay in late 2017. These are approximates. We would want to have the temporary facility ready in time. We're not going to occupy until the last possible minute. But there needs to be some transition period between the old and the new. We – we would anticipate AvalonBay beginning

construction in early 2018. They would begin to clear the site. Obviously, we would have to be out of the shelter. The shelter would be utilized from – from that point. Let's say the end of 2017 until the time that the new shelter is online. And we're saying fall of 2019. So, roughly, a two-year period. It would, probably, take six months – three to six months. We haven't really looked at the demobilization of the modulares but it could be done quickly. They're modulares, they're temporary. We can get them moved quickly. The remediation of the site should be relatively basic. So that should happen three to six months after the new shelter is open. We can give you a more defined timeline, probably, down at the end of the week. So, I'm just giving you ball park.

Commissioner Hurley: And when would you start construction if this is approved?

Mr. Stalzer: Of the temporary or the permanent?

Commissioner Hurley: No, just the temporary. This what we're talking about. Just the temporary site. When would you start construction that people would lose access to the current field, etcetera?

Mr. Stalzer: We would begin the site work in February of 2017.

Chairman Murphy: Anyone else?

Commissioner Flanagan: Yes.

Chairman Murphy: Mr. – Mr. Flanagan and then here you go.

Commissioner Flanagan: Yes, so, thank you, Mr...

Chairman Murphy: Oh, go ahead, Ms. Strandlie on the point.

Commissioner Strandlie: Yes, I just wanted to follow up. The whole point of having the Advisory Committee is to address the concerns that Commissioner Hurley raised about what would happen in a particular scenario. So, the answer that we received was a general answer but this Committee will start well over a year in advance to determine any – any solutions that need to be addressed that are workable for the community. So, I fully anticipate that these issues will be raised and resolved as they are ongoing.

Chairman Murphy: Mr. Flanagan and Mr. Sargeant.

Commissioner Flanagan: Yes, thank you, Mr. Chairman. There were two pieces of information at the – provided at the public hearing that we heard. That – I now have been in contact with staff and I have had some answers that, I think, are satisfactory. The – the first one was the Land Use

Committee – the Mason District Land Use Committee. The last meeting they had with County staff was on June 28. And at that time staff indicated that the closure date of the existing shelter was to be March 1<sup>st</sup> but that – that had now been – that was flexible. And that there was a chance that the current facility could remain there beyond that date of March 1<sup>st</sup> and, thereby, possibly not necessitate the construction of the temporary shelter. So, that – that prospect is lingered with some of those people who testified at the public hearing. And when I investigated with staff who pursued that – the answers to that unresolved issue, I was told that the staff did agree that it could be that the date of March 1 for closure was not fixed. And that they did go back to the developer and asked about delaying that closure date and they were told that the developer would not agree to a closure date beyond December 1 of 2017. So, therefore, the necessity for the temporary shelter was, you know, certain, and that the relocation would have to occur before the completion of the permanent shelter. The – now is that correct?

Mr. Stalzer: Can I – can I clarify, please?

Commissioner Flanagan: Can you – can you tell me whether that's correct?

Mr. Stalzer: I'll try. The March 2017 date was the correct date based on the original agreement that was approved by the Board of Supervisors and ultimately signed by AvalonBay in February of 2016. That was premised on the decisions that have taken longer than several weeks or months being made. Those decision including where we would locate the shelter temporarily as well as moving forward with the rezoning process have taken longer. So, as a result of that, the County and the developer have determined that it's in our – our individual and collective best interests to move the closing date from March of 2017 until December of 2017. Hence, the schedule pushes out in terms of when we would need the temporary facility. So, generally, what you've described is accurate, but there are reasons why in fact the dates have changed.

Commissioner Flanagan: Yes, I appreciate the reasons but I was more interested in giving the community an explanation for why it couldn't be later than December of 2017.

Mr. Stalzer: And, depending on what the Commission decides tonight, if there is an approval of the application tonight, the County Executive will authorize a contract amendment with AvalonBay tomorrow extending that closing date to December 2017. If another decision is made, then we'll have to reevaluate that because, obviously, we need to have a place to locate the shelter before we can commit to moving forward with the project.

Commissioner Flanagan: The second question that I have was done – dealt with closure date. And during the public hearing – after the public hearing, I asked staff the question as to when the shelter – well then the park would be available again after the temporary shelter is removed. And I was told by staff the other day that, well, of course, I think, the reason why I got a fuzzy answer on the – at the public hearing was because you really didn't have the permanent site secure yet. I

guess, you have secured that site for your testimony tonight and so you're ready to go forward with the construction of the permanent site.

Mr. Stalzer: If we get the regulatory approval, the Planning Commission has to adhere and then the Board has to approve it.

Commissioner Flanagan: Sure, I understand. But at the time, evidently, at the public hearing that was – that assurance was not there so consequently, I couldn't get that assurance from you at the public hearing but I, I think I can get it from you tonight. At least I was told that by phone from – with your staff. So, I have transmitted all that information to the other Commissioners in the meantime and, I think, that I just want to be sure that the information I gave them, you know, by email is correct. That the – that the – the – you anticipate, I would say, by 2020 that the – there will be no further need for the...

Mr. Stalzer: Actually, fall of 2019.

Commissioner Flanagan: 2019. Well, that's better yet.

Mr. Stalzer: The – the new shelter will be open and operational by fall of 2019. We anticipate returning the field to its original state also in fall of 2019.

Mr. Flanagan: And I understand the only thing that will not, that the improved the park once it's restored will be better than the condition that it is now. And the only remaining question is to whether the parking that is provided for the temporary shelter will remain as part of the parkacreage. And that answer we don't have yet. Is that correct that the senior center will be determined whether that – that – that parking will be kept or whether that will be returned to park as well?

Mr. Stalzer: We do not have a determination on that. We can, certainly, return that parking area to its original state. There may be some advantage either for the senior center or the senior housing facility for some additional amount of parking. But, again, that could be something we can talk to the facility managers about as well as the Advisory Committee. But we're – we're certainly willing and able to – to go in whatever direction we need to on that.

Commissioner Flanagan: Thank you for confirming my – my email to the other Commissioners.

Chairman Murphy: Mr. Sargeant.

Commissioner Sargeant: Thank you, Mr. Chairman. One comment. Echoing Commissioner Hurley's comments and Commissioner Strandlie's response in terms of working things out later through the advisory group, which, I think, is – is a good plan. Having said that, it is just slightly

frustrating that we are working with the 2232 process on three basic issues by which we make a call. So, I would ask, that as you consider those issues for the future, perhaps, memorialize them somewhere, so we all know what we're working from, including the residents. But also consider that this is not business as usual in terms of how this facility operates. This is – it may seem like that for those who are experienced and – and quite professional in responding to these concerns of residents and even the Planning Commission. But consider going beyond. Quite simply if there is a way of transporting somebody who is not admitted to this facility. Find a way to get them someplace else. That should be quite simple in this scenario. It's going to take just one incident and something's going to come back here or somewhere else even worse. So, I think, do not consider this from experience business as usual. It's not. And do everything possible that can be done if we do this to make sure that any of those concerns are addressed even ones you don't normally have to address.

Mr. Stalzer: We do understand that. I appreciate the Commission stating that clearly and we're happy to communicate as we move forward in any degree of detail both operationally and in the context of the 2232 parameters.

Chairman Murphy: Okay. Thank you. All right. Ms. Strandlie, for action.

Commissioner Strandlie: Okay. Thank you very much. I agree with Commissioner Sargeant and, if it's appropriate, I would be happy to serve as a member of the Advisory Committee or as an ex officio, or just to keep an eye on things.

Chairman Murphy: Please. I don't want to keep reminding you. Ms. Strandlie.

Commissioner Strandlie: Okay. Thank you. I will just make a statement and then we will go into the motion.

Chairman Murphy: Go ahead.

Commissioner Strandlie: It's okay? There have been many developments since the Land Use Committee meeting and the Planning Commission hearing. We've had the opportunity to examine the issues and come to a determination. One of the primary concerns was that the County intended to make the temporary shelter the permanent site for a new shelter. That was never a possibility and now that concern is completely off the table. Another concern was that the shelter residents were forced to leave the shelter during the day. That too has been addressed as residents will be allowed to remain in the shelter during the day. In addition, the County will assist with transportation as necessary and is determined through the – the Advisory Committee process. We also know there is no best practice of locating shelters 2500 feet away from schools, day cares or grouped homes. As we have learned, Fairfax County shelters are part of the community and not pushed aside into solely industrial areas. In fact, Fairfax County shelters are

located next to day cares, libraries and residential developments. In Falls Church City, in fact, the shelter is located right behind Don Beyer Volvo and next to the residential developments. We also know that the senior center was upgrading security as part of the renovation process and not anticipating lock down as a result of a potential temporary shelter. The green space will continue to be usable by the seniors in the community. The seniors will not lose their gardens. There are many parks and open spaces within one mile of Lincolnia Senior Center for use by the community as well as a continued use of the field. While there will continue to be the need for ongoing conversations and adjustments, the Advisory Committee will provide programmatic input as well site plan comments. And I talked to staff about that. I think that's very important that that occurs. Many of the items in the staff report said they will be determined at site plan. So that will be an important part of the input. And the Committee will be in place until the permanent shelter is opened. Now just for some background on Land Use Process, the Planning Commission tonight's vote. As the Planning Commissioner for the Mason District, I have attended every public meeting, toured the senior center grounds on several occasions, including at the invitation of and with senior center volunteer Kathy Hoyt, inspected the current shelter site and surrounding land, researched other Districts experiences with shelter applications, including reviewing the Planning Commission hearing on the Kate Hanley shelter, where there like here, the community was almost uniformly opposed. I've asked tough questions of staff and have vetted the materials, statements and positions submitted by the community. I want to thank the residents who submitted very thoughtful questions as we did follow up and, hopefully, you can tell by the updates and answers offered by staff. There's also a long list of frequently asked questions that are posted on the – on the website. I can assure you that the Planning Commission take – we take our job very seriously. And it must be noted that the Planning Commissioners work closely with staff and if the magisterial district has one the District Land Use Committee. However, Planning Commissioners are not obligated to adhere to the recommendations of staff nor the Land Use Committees. We apply our independent judgment after great thought and research. The process of the land use – the purpose of the land use process is to seek public input, identify issues with applications and address them if possible. While I know many will disagree with the statement, the public process in this case worked. There were multiple opportunities for input over a three-month period. The Planning Commission hearing ensured that all voices were heard. In addition, the County staff answered each and every question submitted independently by the public during the time period between the public meetings. We received a stack of correspondence. I read every single letter and, I'm sorry, I wasn't able respond to everyone. But it was a quite a bit of information. Out of this public input process a permanent site was obtained and adjustments were made to the delivery of service to the homeless among many other – among many other things. Finally, after much reflection, I am going to make a motion to approve the application. Contrary to what I have read or heard, my motion and position were not predetermined. My first reaction to learning of this proposed location was how I would feel if my one hundred-and-two-year-old grandmother were a resident of the assisted living center or a participant in the adult day care. I took this very seriously. I also informed staff that a County 2232 application was not guaranteed approval and that all the t's

must be crossed and all the i's must be dotted. It should also be noted that my vote is but one vote. Residents have communicated with every Commissioner who will vote on this matter. Further if I would to make a motion to deny, other Commissioners could decide to vote "no" and the application could still be approved. We have had several split votes in very difficult cases lately, as we can all attest. The outcome of tonight's decision will be the decision of the Fairfax County Planning Commission as a whole. And with that, Mr. Chairman, I move – I CONCUR WITH THE STAFF'S CONCLUSION THAT THE PROPOSAL BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES TO CONSTRUCT A TEMPORARY FACILITY FOR THE BAILEY'S CROSSROADS COMMUNITY SHELTER AT 4710 NORTH CHAMBLISS STREET, ALEXANDRIA, VIRGINIA 22312 SATISFIES THE CRITERIA, LOCATION – THAT THE CRITERIA OF LOCATION, CHARACTER AND EXTENT, AS SPECIFIED IN *VIRGINIA CODE* SECTION 15.2-2232, AS AMENDED. THEREFORE, MR. CHAIRMAN, I MOVE THAT THE PLANNING COMMISSION FIND THE SUBJECT APPLICATION 2232-M16-22 SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Hedetniemi: Second.

Chairman Murphy: Seconded by Ms. Hedetniemi. Is there a discussion of the motion? Ms. Hurley.

Commissioner Hurley: I was ready to vote "aye" on this. I think the community has done...

Commissioner Hart: Mic, mic.

Commissioner Hurley: Sorry. I was ready to vote "aye." I think the community, the staff have worked very closely finding the new site, on resolving the issue of residents that have had before (inaudible) I really wanted to vote "yes"; however, I remain concerned about what happens when a resident is denied admission. I still haven't heard what happens to them and I am forced to abstain.

Chairman Murphy: Further discussion of the motion. All those in favor of the motion to approve 2232-M16-22, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries with one abstention - Ms. Hurley.

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July 28, 2016

2232-M16-22

(The motion carried by a vote of 8-0-1. Commissioner Hurley abstained. Commissioners Keys-Gamarra, Lawrence, and Migliaccio were absent from the meeting.)

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