



DECEMBER 19, 2024

2232 Review: Family Shelter at Fair Ridge

Office of the County Executive - Housing and Community Development - Department of Planning and Development

2232 Review

DEPARTMENT OF PLANNING AND DEVELOPMENT



PLANNING & DEVELOPMENT

Fairfax County 2232 Review – Family Shelter at Fair Ridge

- The term derives from a requirement under [Section 15.2-2232 of the Code of Virginia](#).
- Per 15.2-2232 - “failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval.” Fair Ridge application extended by the BOS to March 28, 2025.
- Staff determines the category of review – Feature Shown or Public Hearing - in consultation with the district’s Planning Commissioner based on the state code language and how the project fits into the Comprehensive Plan.
- Staff makes a Feature Shown recommendation (in a memo addressed to the Planning Commission) if a proposed public facility is determined to be a feature already shown in the Comprehensive Plan. Planning Commission concurrence is required.
- **If a proposed facility is not considered a feature shown, regular 2232 review with public hearing is conducted to determine if a proposed public facility is in substantial accord with the Comprehensive Plan; specifically, the location, character, and extent.**

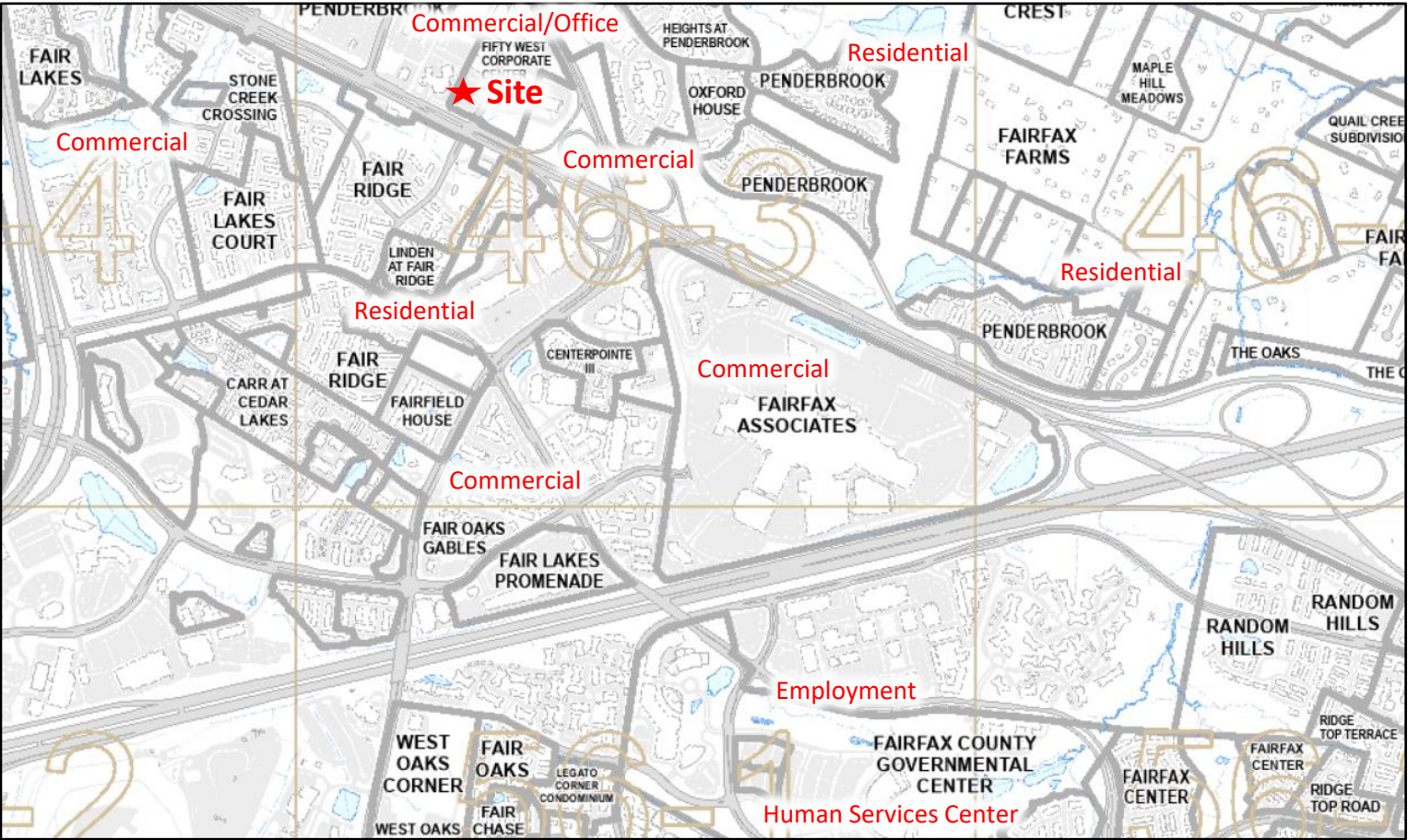


Family Shelter at Fair Ridge

- Existing property is a former extended stay hotel not currently in use
- Applicant is requesting to repurpose facility as a shelter for unhoused families
(Scope to be presented by the applicant)
- Existing Zoning - PDC (Planned Development Commercial)
- Comprehensive Plan Map – Planned for 2-3 DU/AC



Contextual Map with Wider Surrounding Uses



Comprehensive Plan - Public Facilities Element of the Policy Plan

- Objective 1, Policy e: Locate facilities that provide on-site services near transit, where possible, with the necessary pedestrian infrastructure to safely allow users to access the facility.

The proposed facility is near public transit, shopping and other Human Services agencies providing some infrastructure efficiencies.

- Objective 3 Policy g: Identify and acquire, as fiscally possible, sites for public facilities in advance of demand either through purchase or dedication.

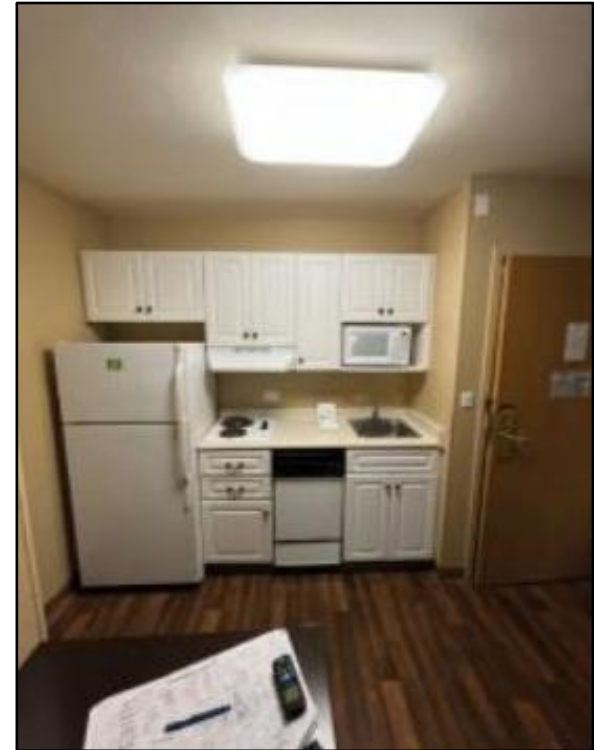
The proposed facility would expand the total number of shelter beds available and allow the existing nearby Embry Rucker shelter to alleviate its demand of households with children.



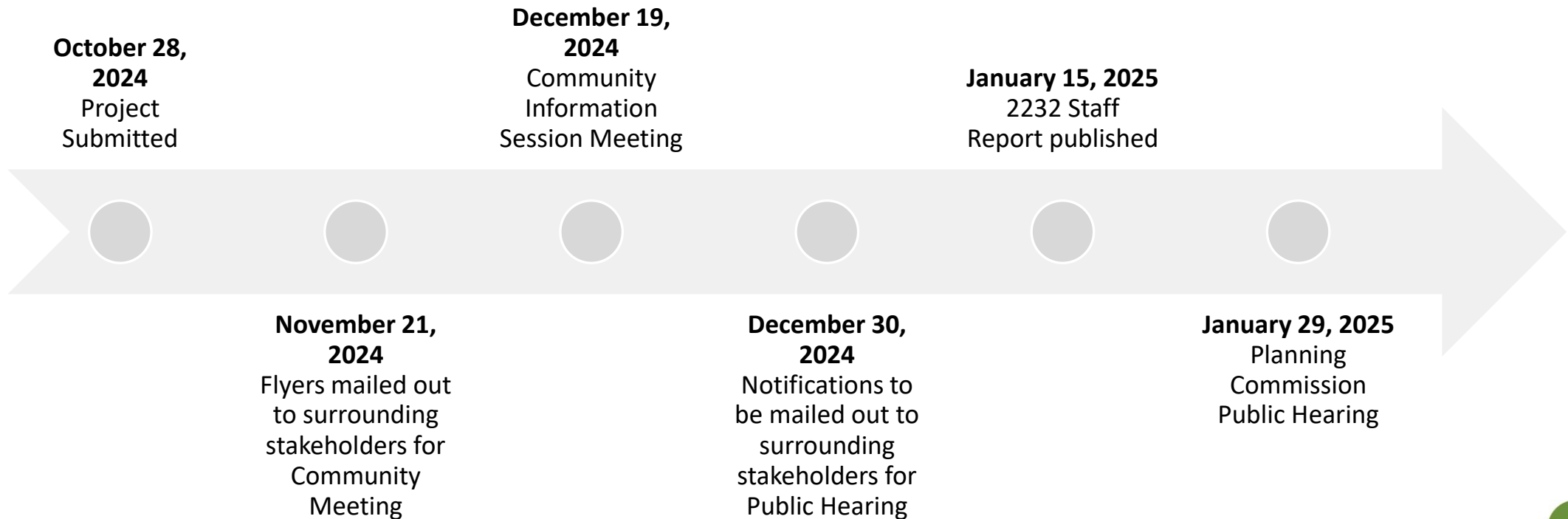
Comprehensive Plan - Public Facilities Element (cont.)

- Objective 4, Policy a: Locate public facilities in areas of compatible land use when possible, if service efficiency and cost effectiveness can be achieved. Siting facilities in areas of different land uses is acceptable and at times required, to provide centrally located public facilities which are critical to the public interest.

The subject property will largely function as it did as an extended stay hotel with internal renovations intended to optimize the function.



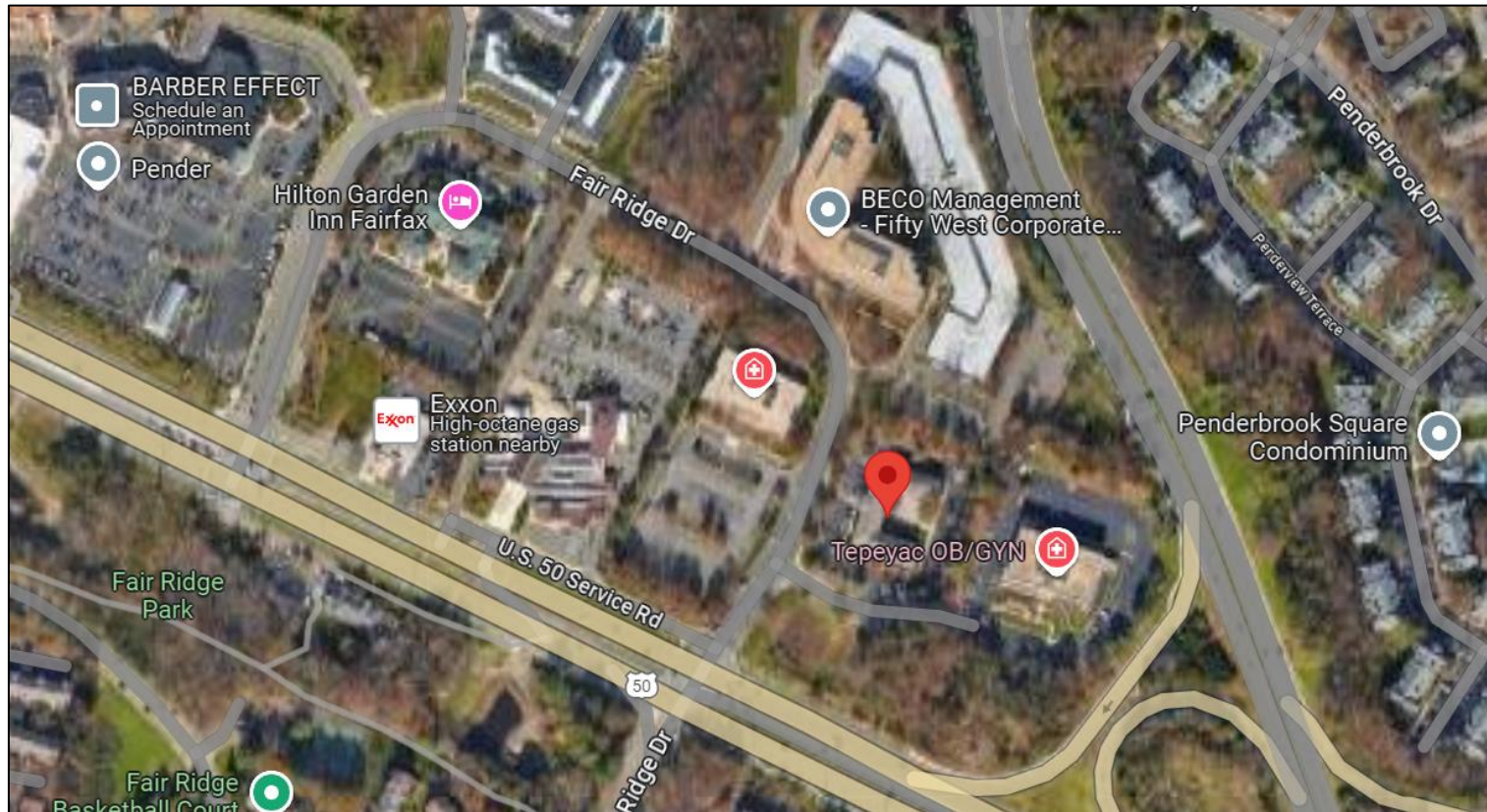
Project Timeline



Project Scope

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Site Location



Background

FCRHA purchased property in August at direction of Board of Supervisors for use as a shelter by April 1, 2025

Response to insufficient number of shelter beds to meet demand

- Households with children will move from Embry Rucker to new facility
- Embry Rucker to be used for adult-only households from temporary overflow and/or who are experiencing homelessness

Site/building lends itself to straightforward conversion to shelter

A Strategic Opportunity

- Path to quickly improve and increase the capacity of Fairfax County's emergency shelter options
- \$14.5 million purchase price paid using the County's federal American Rescue Plan Act (ARPA), State and Local Fiscal Recovery Funds (SLFRF) allocation
- No funds from the local taxpayer used for the acquisition
- Federal funds available to cover immediate improvements and longer-term modifications to the building
- Additional development potential not considered in appraised value of \$11.9 million

Phase 1

- Initial renovations to bring building into code compliance and provide safe environment for families, including, but not limited to:
 - Repairs to life safety systems
 - Fire lane striping
- Occupancy by April 1, 2025
 - Hypothermia Prevention Program for 2024-2025 ends on March 31, 2025

Phase 2

- Inclusion in DPWES Capital Improvement Program
- Substantial renovations to optimize site function
- Addition of domestic violence shelter use through conversion of units to apartments
 - Integration of domestic violence services dependent on renovation timeline
 - Continued use as family shelter

Site Benefits

Proximity to: Reston/Embry Rucker, Fairfax County Government Center, grocery store, public transit, employment centers

Building condition and layout allows for conversion ahead of 4/1/2025

Existing building compatible with shelter use

- Layouts beneficial for families
- Extended stay hotels and shelters both transient in nature
- Shelter providers rent out extended stay rooms for shelter uses

Function of building will remain largely the same with no anticipated impacts to community

Community Benefits

Quality emergency sheltering mitigates negative impacts of homelessness for children

- Improved health
- Increased school stability
- Reducing trauma
- Providing access to support services

Onsite services including groceries, children's supplies, case management, employment assistance, life skills training, transportation, and housing location

High quality services to help all residents achieve economic stability and upward mobility



2232 Review Next Steps

January 16, 2025: Springfield Land Use Committee, 7:30 pm at the Government Center (Conference Rooms 4/5)

January 29, 2025: Planning Commission public hearing, 7:30 PM at the Government Center (Board Auditorium)

April 1, 2025: Initial occupancy to be achieved on or before this date

Questions/Discussion
