PA 2022-III-FC1 Cornerstones Sully Supervisor District

Community Meeting

January 22, 2024





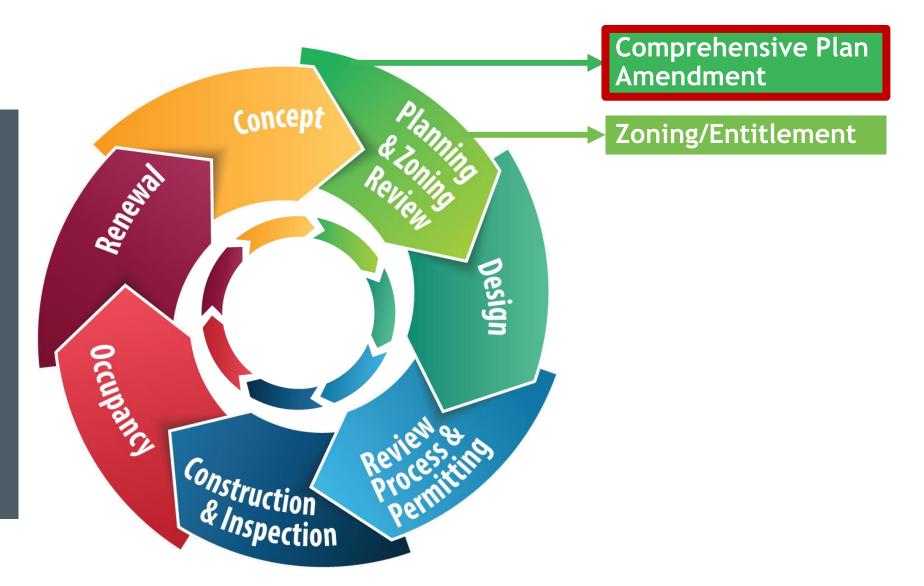
Monday, January 22, 2024

AGENDA

- 1. Overview of the Comprehensive Plan
- 2. Cornerstones Existing Conditions
- 3. Applicant Presentation: Cornerstones Plan Amendment
- 4. Staff Considerations and Schedule

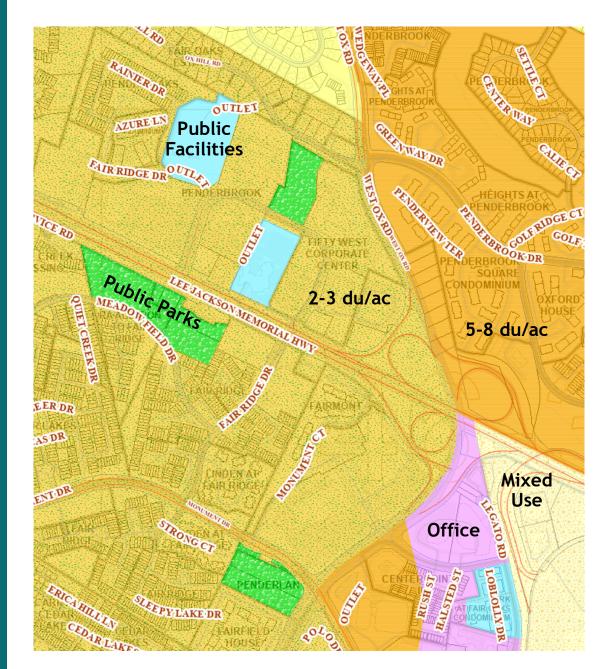
Land Development in Fairfax County

The Land Development process covers the lifecycle of the built environment over many years.



What is the Comprehensive Plan?

- The Comprehensive Plan is a guide that reflects the community's long-term land-use vision for the future.
- The Plan is used by the PC and Board to make decisions about changes in the use of property (zoning).
- The Plan is dynamic and is updated through amendments.
- The Plan amendment process involves extensive community engagement and many planning stakeholders.



Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan	Zoning Ordinance				
Guide: Goals & Recommendations	• Law: Body of Regulations				
 Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc. 	 Implements the Plan Identifies use types and requirements such as setbacks, height, and open space 				
 Land use categories 	 Zoning Districts (ex. R-1, C-2, and PDC) 				
 Density and Intensity (amount of development) 					
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The Comprehensive Plan guides zoning and development review decisions.

Location

Fair Ridge Drive

Tax Map Parcels 46-3 ((1)) 8 & 9B Sully Supervisor District 1.12 Acres

Wess Ox Road

8

9B

Route 50

Existing Conditions

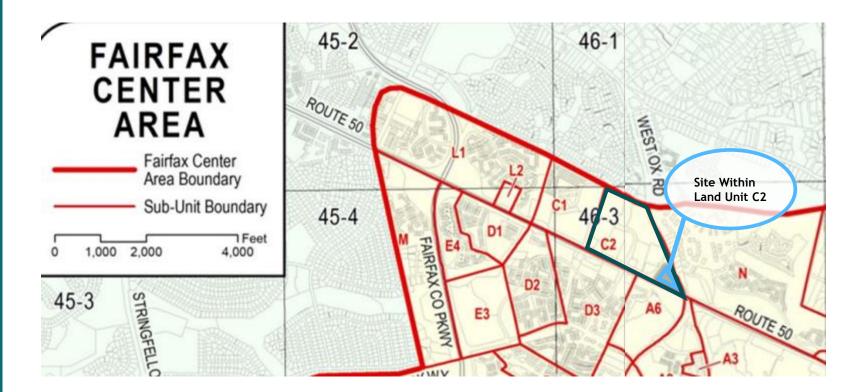






Fairfax Center Area Land Unit C2

- Baseline: Residential use at 2 du/ac
- Overlay: Office use up to 0.25 FAR



Board Authorization

- Authorized February 22, 2022
- The Fairfax County Redevelopment and Housing Authority owns the two parcels.
- Consider affordable housing at a density of up to 35 du/ac as an alternative use on the property.
- A noise impact study should be a key component in the review of the amendment.



Cornerstones – Fair Ridge Residential at West Ox



The Developer

Cornerstones

Since 1970, Cornerstones has worked purposefully with a diverse growing network of corporate and community partners, advocates, and volunteers who are deeply committed to strengthening families living and working along the Dulles Corridor.



Together with our community, **Cornerstones promotes stability, empowerment and hope** through support, advocacy, and community-building for individuals and families in need.





The Project

Need for Supportive Housing in Fairfax County

- According to the 2023 Point in Time count, there were 257 adults identified to be experiencing chronic homelessness.
- Permanent supportive housing is a best practice solution to addressing the needs of this population, improving health outcomes and fostering community well-being.

CSH

Quality Standards

- The national Corporation for Supportive
 Housing (CSH) has identified Quality Supportive
 Housing Standards for successful projects.
- Cornerstones has earned the CSH Quality Endorsement in Supportive Housing



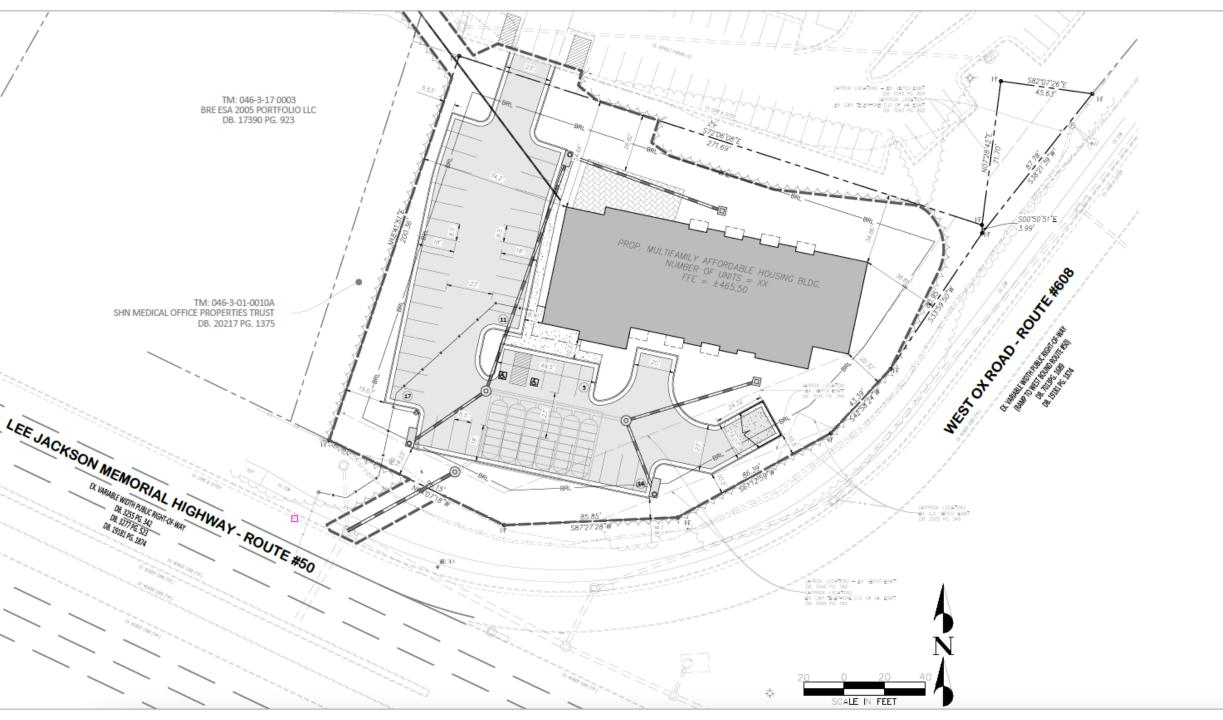
Housing serves as a platform for individual and family well-being

Permanent Supportive Housing (PSH) is a **proven solution** for addressing homelessness and **providing stability** for vulnerable populations.

Offers a stable and long-term housing solution, ensuring individuals have a place to call home.

Stability in housing is the foundation is for individuals to rebuild their lives and work towards self-sufficiency.









The Building:

- High-quality building with up to 34 residential units designed primarily for 1-person households
- Generous common spaces plus space for management and service provision

The Program:

- 24-7 Front Desk Coverage / Concierge
- On-site Property Management
- Care Management (8 hours a day / 5 days a week) to provide service navigation.
- Partner Services Access such as home health aides, substance abuse counseling and benefits specialists
- Assistance with accessing emergency safety-net programs and referrals to direct programming



Land Use

- Currently zoned C-8 (Highway Commercial)
- Requires Comprehensive Plan Amendment and Rezoning
- Aiming for public hearings in May 2024 to facilitate application for affordable housing financing resources

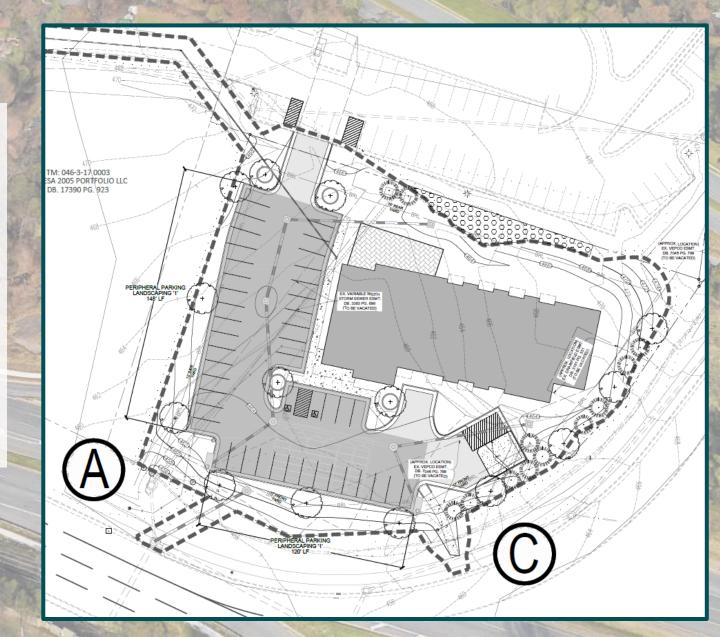
Quantification Table

Tax Map Parcels	Lot Size (square feet and acres)	Existing Uses	Zoning District	Adopted Plan Recommendation and Plan Potential	Proposed Plan and Potential
46-3 ((1)) 8 and 9 B 48,941 SF 1.12 (acres)	No Existing Use, Forested	Parcel 8: R-1	Adopted Plan Text Residential use 2 du/ac	Proposed Plan Residential use at 35 du/ac	
	1.12 (acres)	Land	Parcel 9 B: C-8	Overlay Low-intensity office use up to 0.25 FAR	<u>Net Change</u> Up to 34 units



Considerations

- Noise
- Residential suitability
- Buffers and safety along the West Ox Road ramp and Route 50
- Improved circulation and pedestrian connectivity
- Tree Preservation and Open Space
- Views along Route 50



Transportation Network

Harris Teeter

Analyzing how to better connect people to amenities and transit through pedestrian and bike improvements.

Fire Station Police Department

Washington Corporation Drive

Route 50

Mest

SITE

OX Roa

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Rid

Qe

Driv





February 28, 2024 Sully District Council Recommendations

May 1, 2024 PC Public Hearing

January 2024 Community Meeting April 2024 Publish Staff Report

May 28, 2024 BOS Hearing **Contact Information**

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