## PA 2022-III-FC1 Cornerstones Sully Supervisor District

**Community Meeting** 

January 22, 2024





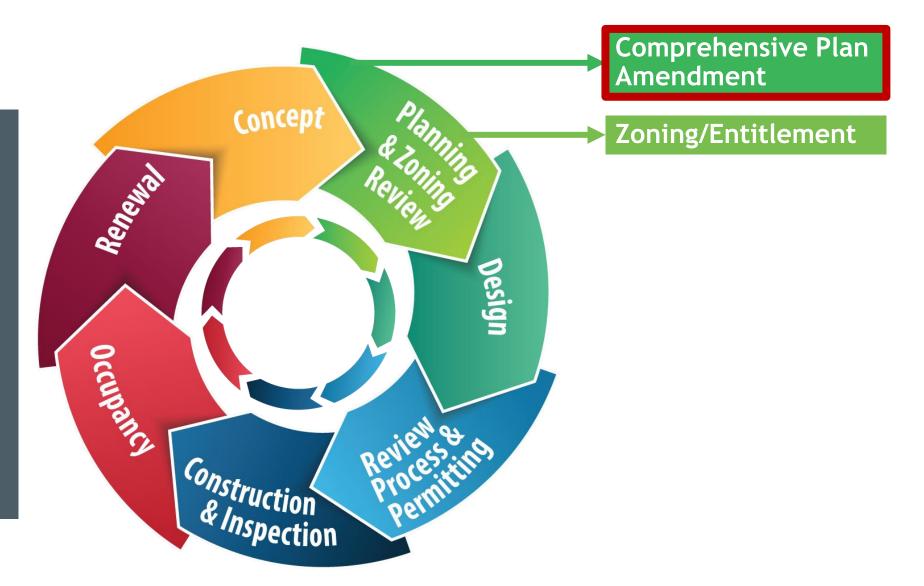
Monday, January 22, 2024

## AGENDA

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

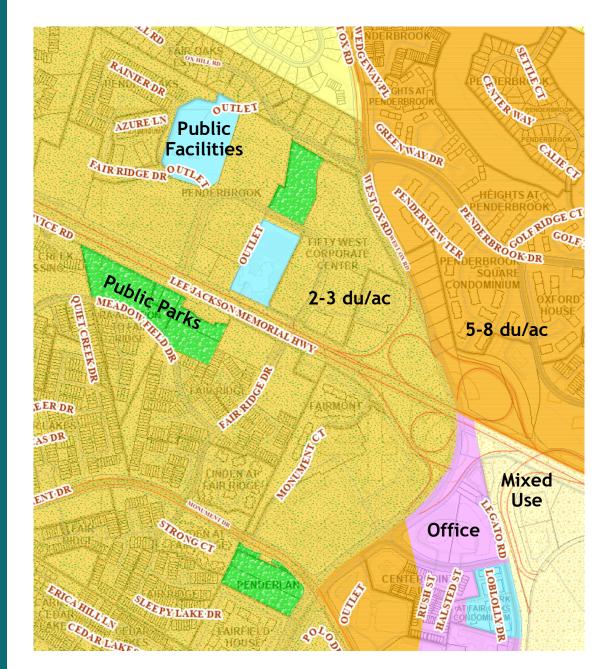
Land Development in Fairfax County

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				
<ul> <li>Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.</li> </ul>	<ul> <li>Implements the Plan</li> <li>Identifies use types and requirements such as setbacks, height, and open space</li> </ul>				
<ul> <li>Land use categories</li> </ul>	<ul> <li>Zoning Districts (ex. R-1, C-2, and PDC)</li> </ul>				
<ul> <li>Density and Intensity (amount of development)</li> </ul>					
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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

**9**B

Route 50

### **Existing Conditions**

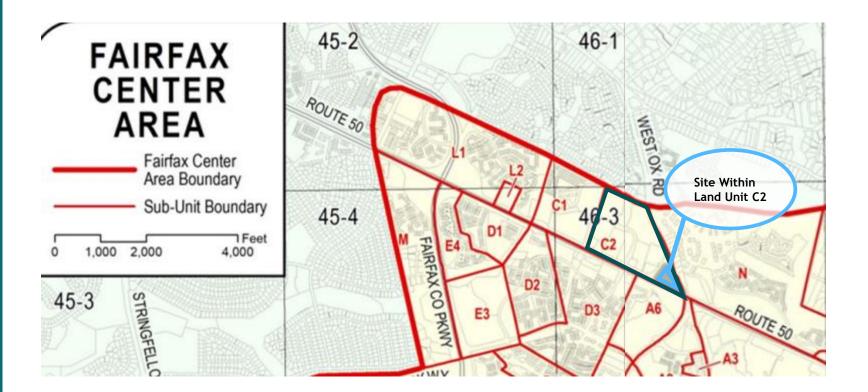






Fairfax Center Area Land Unit C2

- 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



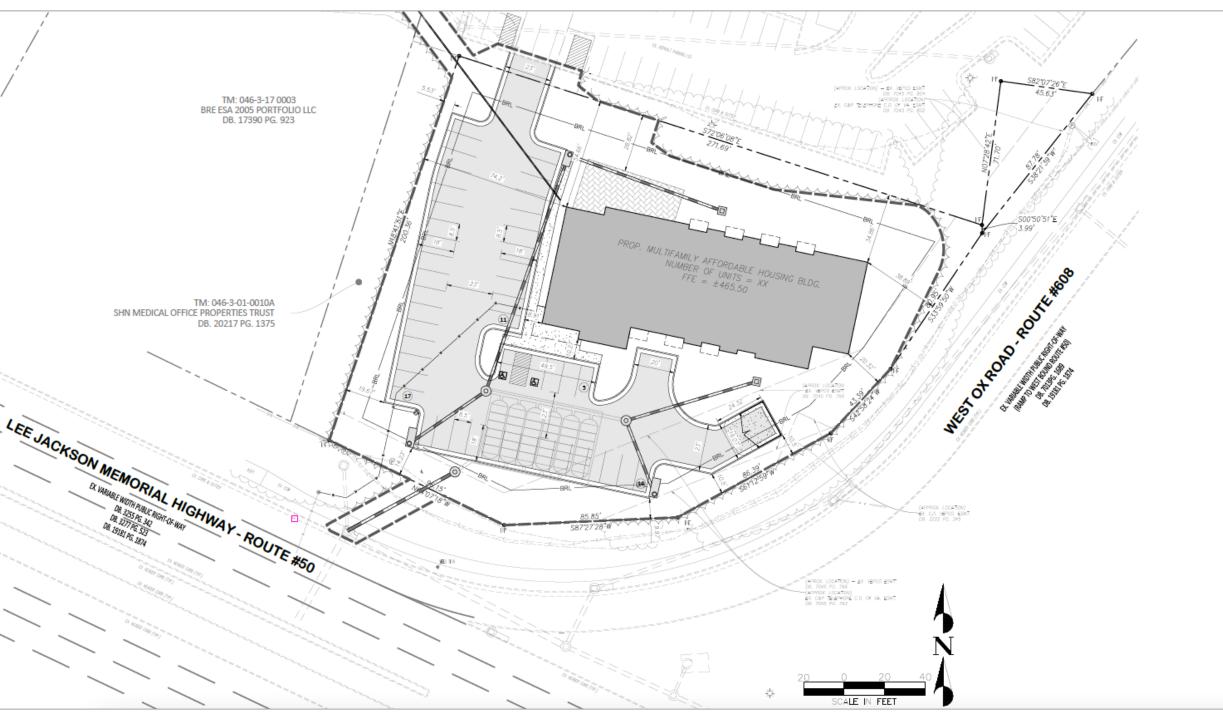
Housing serves as a platform for individual and family well-being

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

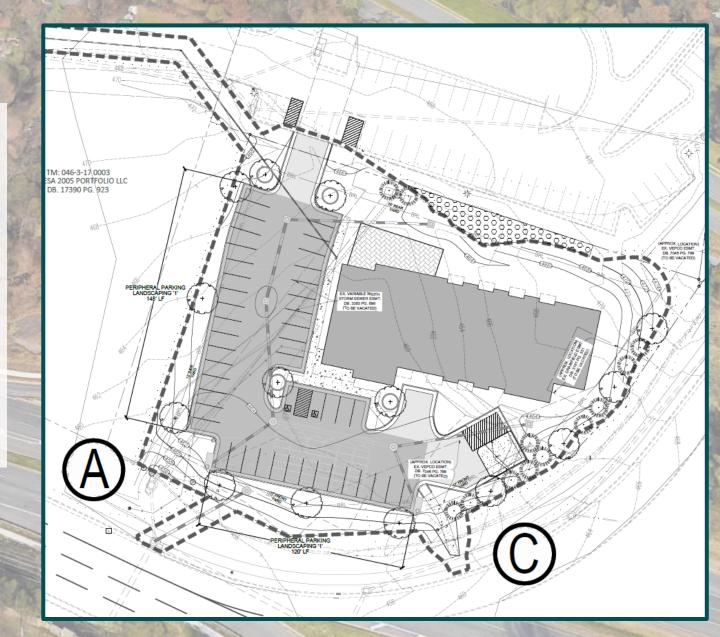
## Quantification Table

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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