

PA 2022-III-FC1

Cornerstones

Sully Supervisor District

Springfield Land Use Committee

April 11, 2024



PLANNING & DEVELOPMENT



AGENDA

Thursday, April 11, 2024

1. Cornerstones Existing Conditions
2. Board Authorization
3. Applicant Presentation: Cornerstones Plan Amendment
4. Summarized Questions and Comments from Previous Outreach
5. Staff Considerations
6. Staff Plan Text Recommendations
7. Timeline

Location

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



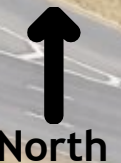
Fair Ridge Drive

West Ox Road

8

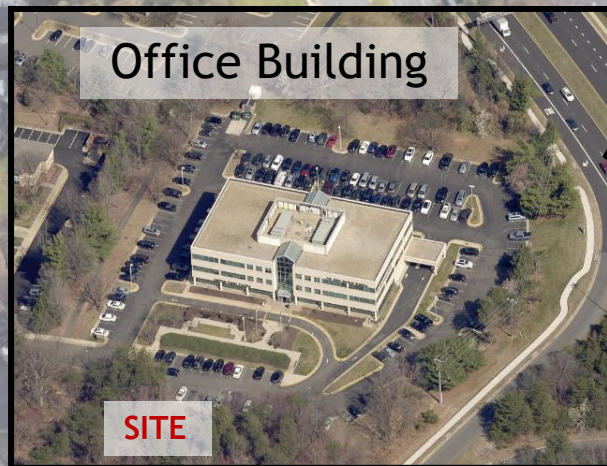
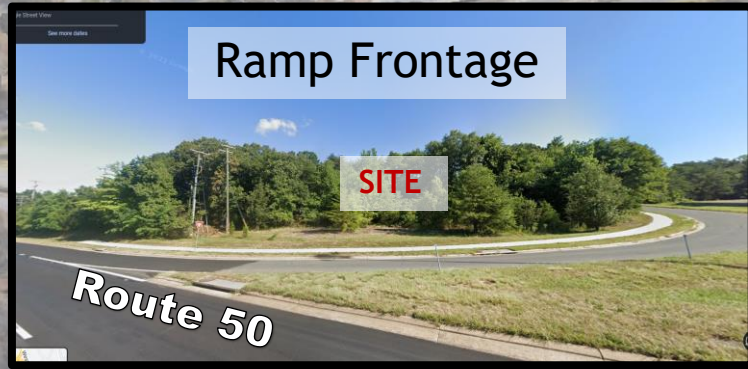
9B

Route 50



North

Existing Conditions



North



Landmarks

Harris Teeter

Fire Station
Police Department

SITE

Fairfax Towne Center

Fair Ridge Drive

West Ox Road

Route 50



An aerial photograph showing a road intersection. A parcel of land, outlined in blue, is situated on a slight rise between the road and a wooded area. The surrounding area includes parking lots, buildings, and more trees. A semi-transparent white box is overlaid on the image, containing text.

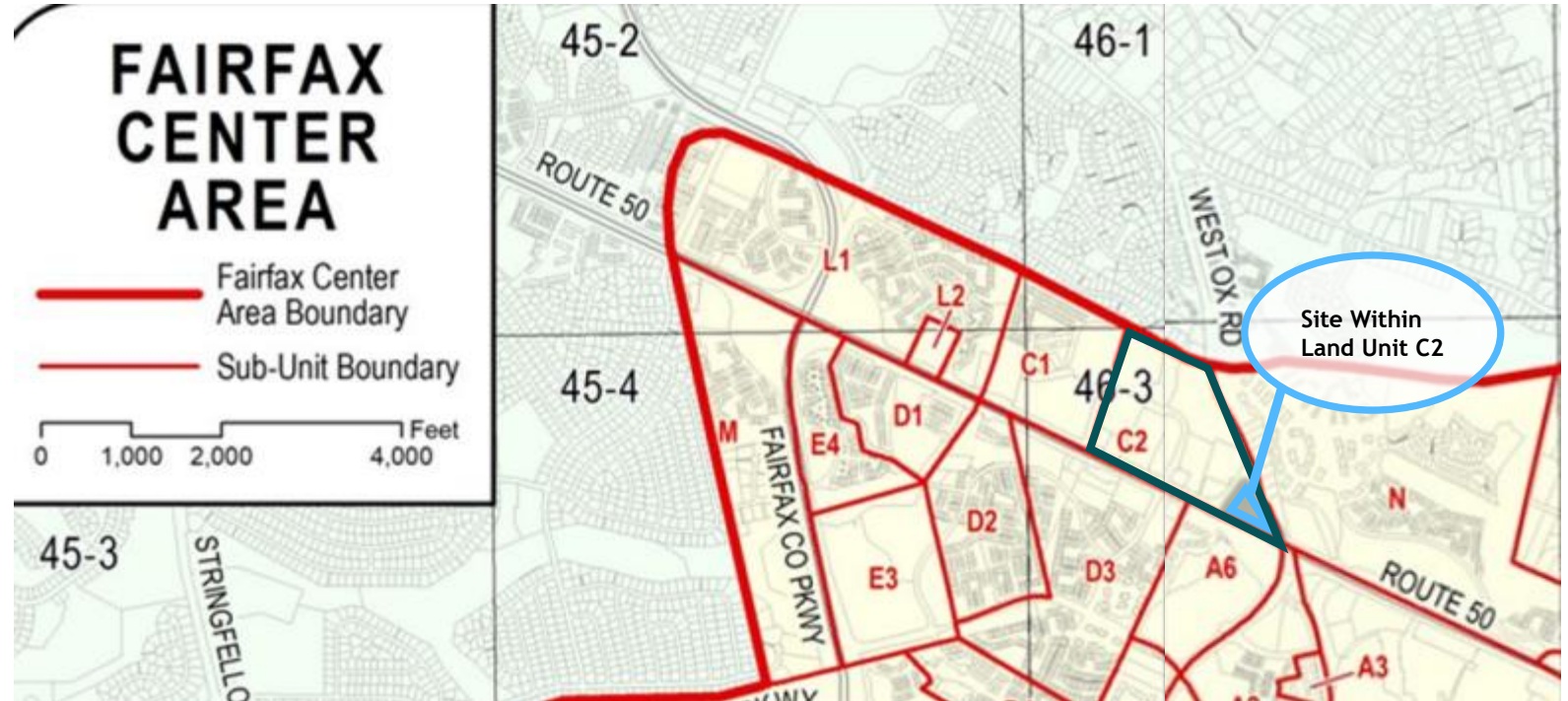
Board Authorization

- 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.

Adopted Comprehensive Plan

Fairfax Center Area Land Unit C2

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



Cornerstones – Fair Ridge Residential at West Ox

The Developer



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.



1800

Individual Donors

6K+

Volunteers & Advocates

100

Faith Based Groups

75

Corporate Partners

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



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.



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 Project

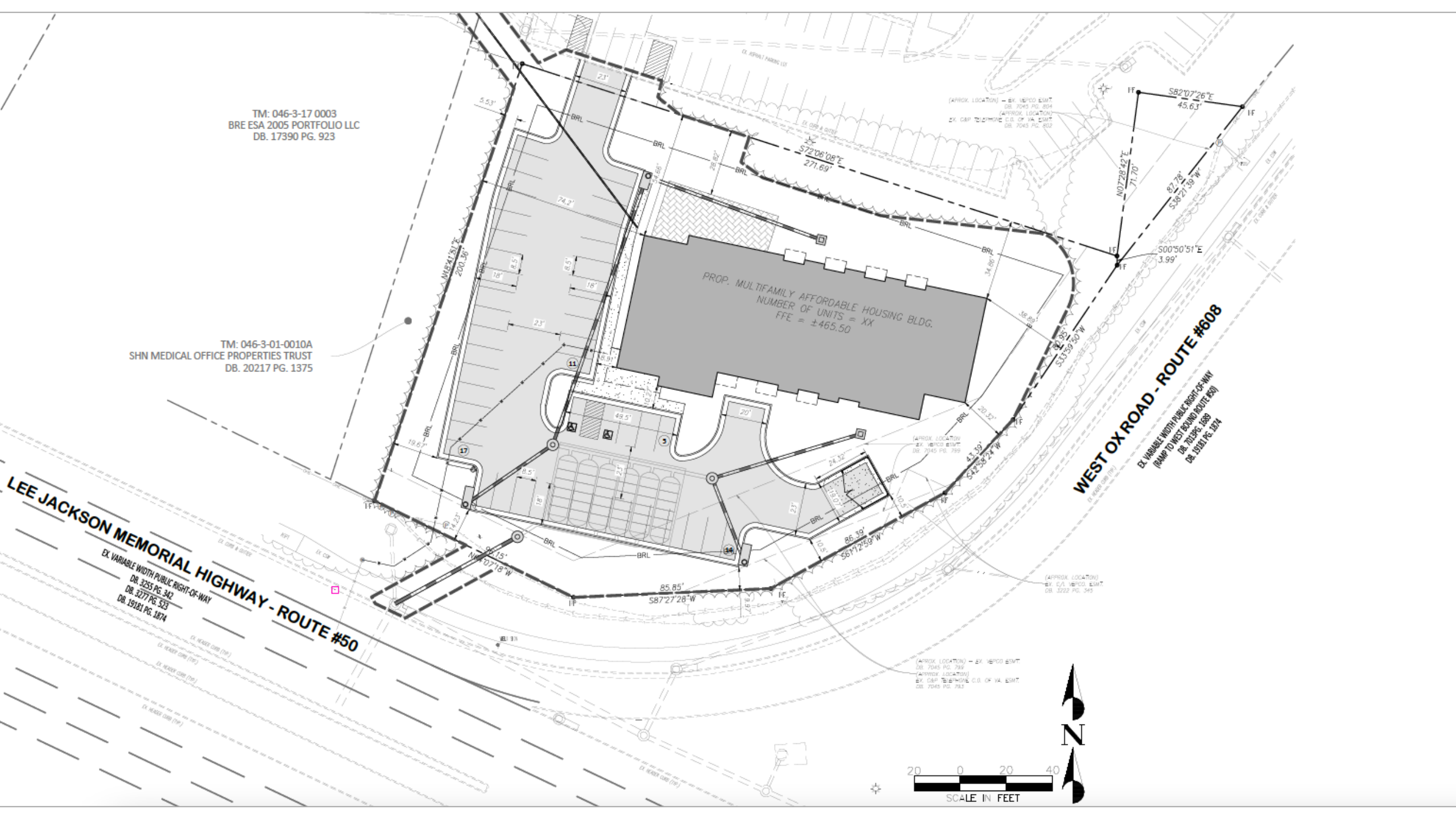
TM: 046-3-17 0003
BRE ESA 2005 PORTFOLIO LLC
DB. 17390 PG. 923

TM: 046-3-01-0010A
SHN MEDICAL OFFICE PROPERTIES TRUST
DB. 20217 PG. 1375

PROP. MULTIFAMILY AFFORDABLE HOUSING BLDG.
NUMBER OF UNITS = XX
FFE = ±465.50

LEE JACKSON MEMORIAL HIGHWAY - ROUTE #50
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
DR. 3255 PG. 342
DB. 3277 PG. 523
DB. 19181 PG. 1874

WEST OX ROAD - ROUTE #608
EX. VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
RAMP TO WEST BOUND ROUTE #50
DB. 70296 PG. 1888
DB. 19181 PG. 1874





The Building:

- High-quality building with up to 33 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) and R-1
- Requires Comprehensive Plan Amendment and Rezoning

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)	Undeveloped; Forested Land	Parcel 8: R-1 Parcel 9 B: C-8	<u>Adopted Plan Text</u> Residential use 2 du/ac <u>Overlay</u> Office use up to 0.25 FAR	<u>Proposed Plan</u> Affordable housing at 35 du/ac <u>Net Change</u> Up to 33 units



Community Meeting

Sully District Council: November 20, 2023
Community Meeting: January 22, 2024

Question/ Comment	Response
1. Will those who live there be rotating or permanently living there?	Future tenants will sign a lease and pay rent, generally 30% of their income. Apartments are designed to provide long-term, affordable living.
2. Will those living there have a job, and how will they get around for transportation?	Some tenants will hold a job. Assistance with job skills and location will be available. Other tenants live on fixed income from Social Security or disability benefits. The majority of residents will use public transportation or Cornerstones-arranged transport or Metro Access. Very few will own cars.
3. Clarification on who this will be serving?	This is permanent supportive housing to assist those who need a house and supportive services. Residents can range from older adults, persons with disabilities, those experiencing homelessness, those recovering from substance abuse, and those who need on-site health services. Each resident will have a signed lease agreement and pay rent to live there.
4. Does this program apply to low-income?	This is intended to provide housing options to those with extremely low- income.
5. Will families or individuals be living here?	These units are one-bedroom units of approximately 450 square feet, limiting the amount of people who will be living in each unit. Fair Housing laws say we can't discriminate.
6. Is this Section 8 housing?	This is permanent supportive housing, it's affordable housing with on-site supportive services. This is privately owned and professionally maintained.

Community Meeting

Sully District Council: November 20, 2023

Community Meeting: January 22, 2024

Question/ Comment	Response
7. What specific services will be provided?	There will be 24/7 on-site tenant and guest monitoring, on-site social workers, public health services, substance abuse counseling, general resident services, and assistance in providing access to county services as tenants request.
8. Is there a curfew for the residents?	No. Tenants sign and comply with a lease and pay rent as in other rental communities. However, there will be 24/7 on-site support given expected population (seniors, people with disabilities). Guests will be required to sign in and out.
9. What is the application screening process for the residents?	Department of Housing and Urban Development (HUD) guidelines inform screening practices during tenant interviews, such as for felony convictions of major crimes. Permanent supportive housing adheres to the principles of Housing First to provide a supportive environment for people who have experienced chronic homelessness or who have disabilities, substance use disorders, or other co-occurring disorders.
10. What's the crime rate associated with these uses?	In Fairfax County and nationally, this housing model does not affect area crime rates. This type of housing will provide individuals stability in a supportive setting, and the site will be well monitored.

Community Meeting

Sully District Council: November 20, 2023

Community Meeting: January 22, 2024

Question/ Comment	Response
<p>11. Why is this location being picked instead of people living in other existing housing options?</p>	<p>The land is owned by the county, and the Housing element in the Policy Plan prioritizes the use of county owned land for the development of affordable housing. The individuals whom this is intended for cannot afford the existing market rent units that are available. This type of housing also provides on-site support. The sites have access to public transportation, grocery, amenities, and medical.</p>
<p>12. How many people are unhoused in Fairfax County? Is this only meant to serve those who are unhoused within Fairfax County?</p>	<p>Individuals living here would be from Fairfax County, this is not a shelter, this is affordable, supportive housing. Fairfax County has documented the need of 275 additional units designed to meet housing needs of future tenants of this project.</p>
<p>13. Are there sites that are like this? Is there data to see how successful they are and see the impacts they have on communities? Provide examples of other places that are similar to this?</p>	<p>There are 652 current units in projects with similar goals (serving people who have been homeless), with additional units managed by Fairfax County/State for people with serious mental illness, developmental and intellectual disabilities who are eligible for certain types of special housing, waivers, and services.</p> <p>There is a need for an additional 275 units and Cornerstones' proposal is for this small facility with 33 units.</p>

Permanent Supportive Housing Locations

Current Facilities: P

1 (18 units) Baileys Supportive Housing (Mason District)

2 (6 units) Kate's Place (Springfield District)

3 (20 units) Mondloch Place (Franconia District)

Upcoming Facilities: P

Numbers are still subject to change.

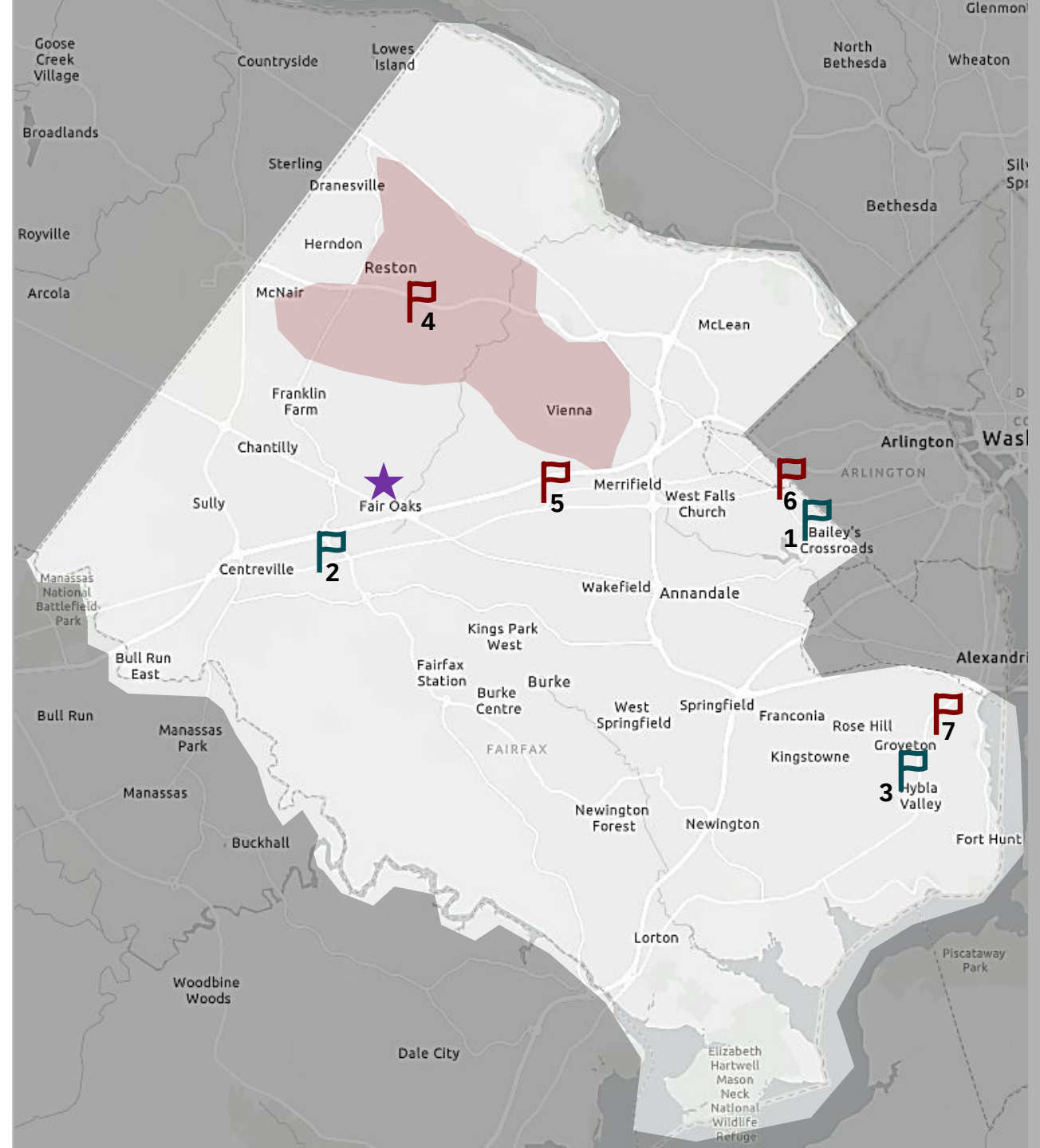
4 (14 units) Embry Rucker Supportive Housing (Hunter Mill District)

5 (54 units) Lamb Center – Wesley Housing (City of Fairfax)

6 (16 units) Patrick Henry Place (Mason District)

7 (20 units) Penn Daw Supportive Housing (Mount Vernon District)

★ **(33 units)** Proposed Cornerstones Proposal



Community Meeting

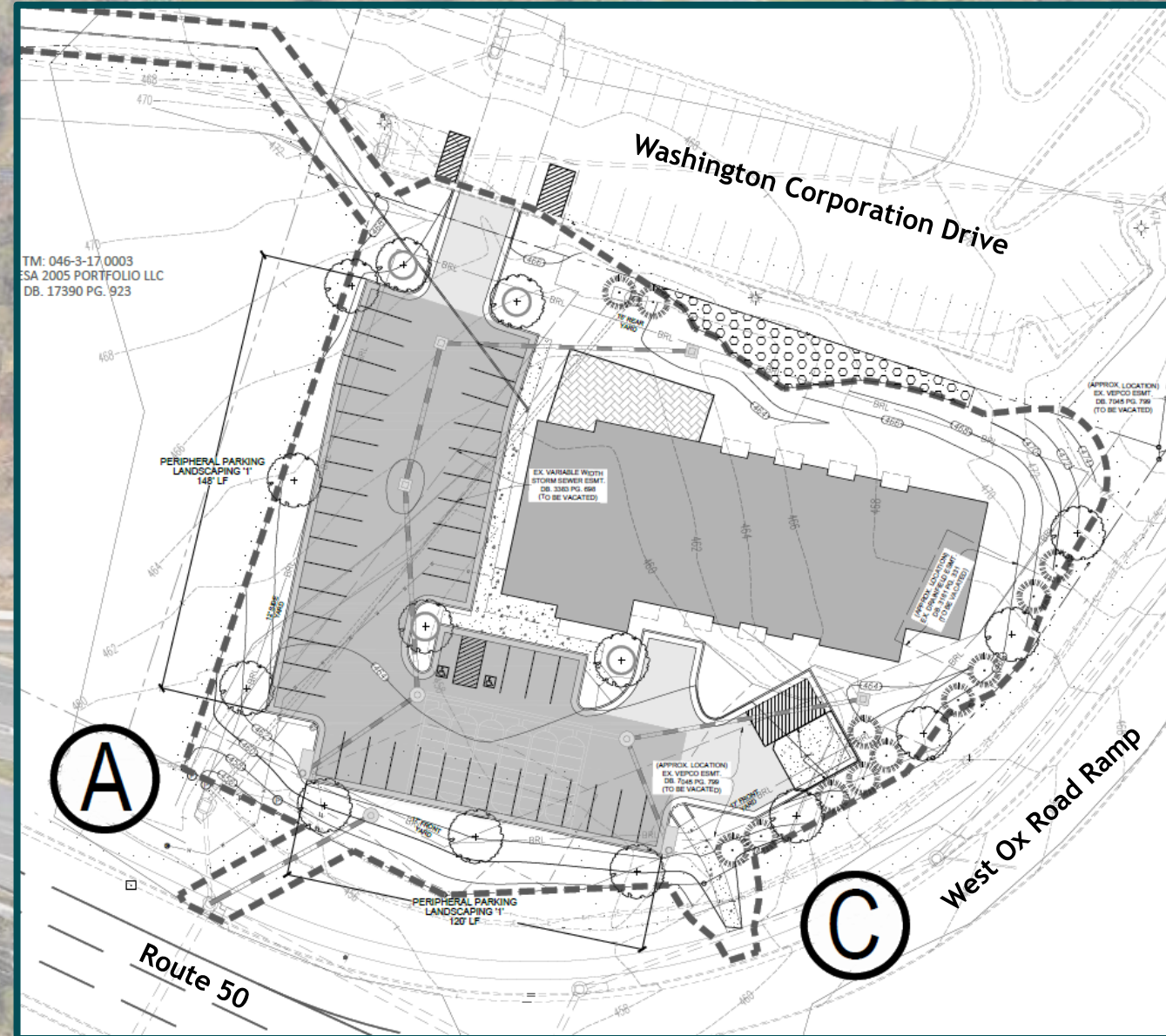
Sully District Council: November 20, 2023

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Question/ Comment	Response
14. How high is this building going to be?	The building height will be 34 feet and the building size will be 27,000 sq. ft.
15. Are there old buried gas tanks on the site?	There were gas tanks, but they have been removed and the soil has been remediated.
16. Overall, there are concerns over the site constraints, and how this is a new type of housing that is being built in Fairfax County, therefore, there are concerns with the concept being brought into neighborhoods.	The need for supportive housing is well documented in the County's Strategic Plan and in the variety of housing types needed to ensure quality of life and opportunity for all residents of Fairfax County. Fairfax County has identified the use of publicly-owned land and advertised appropriate parcels that will have to meet the conditions of county zoning and planning regulations.
17. When will this be taken into a vote?	The Board of Supervisors will be voting on this. However, the first stage is going through the Comprehensive Plan amendment, then it goes through a rezoning process.
18. When will this building begin to be occupied?	The time it takes to get the funding and resources, go through the Comprehensive Plan amendment and rezoning process, site plan approvals, and building permits, construction can be expected to start 18 months later, and construction could last over a year. It could be anticipated that it would take 2-3 years before the building is ready to be occupied.

Considerations

- Opportunity to increase affordable housing supply in line with Countywide objectives to provide housing for all incomes and support for all to prosper.
- Residential suitability
- Transportation-related noise
- Tree preservation, buffers and safety along the West Ox Road ramp and Route 50
- Improved pedestrian circulation and connectivity
- Open Space
- Viewshed along Route 50 and future residents



Staff Plan Text Recommendations

Affordable housing up to 35 dwelling units per acre with on-site supportive services.

Quality of Life/ Safety

- Building orientation and site design should reduce noise exposure, enhance safety and privacy for residents, and landscaped viewshed along Route 50 and West Ox Road.
- Low fencing, landscape buffers, and where feasible, berms, preservation of existing trees, and other vegetation, are strongly encouraged along Route 50 and West Ox Road.
- Enhanced landscaping along the northern side.

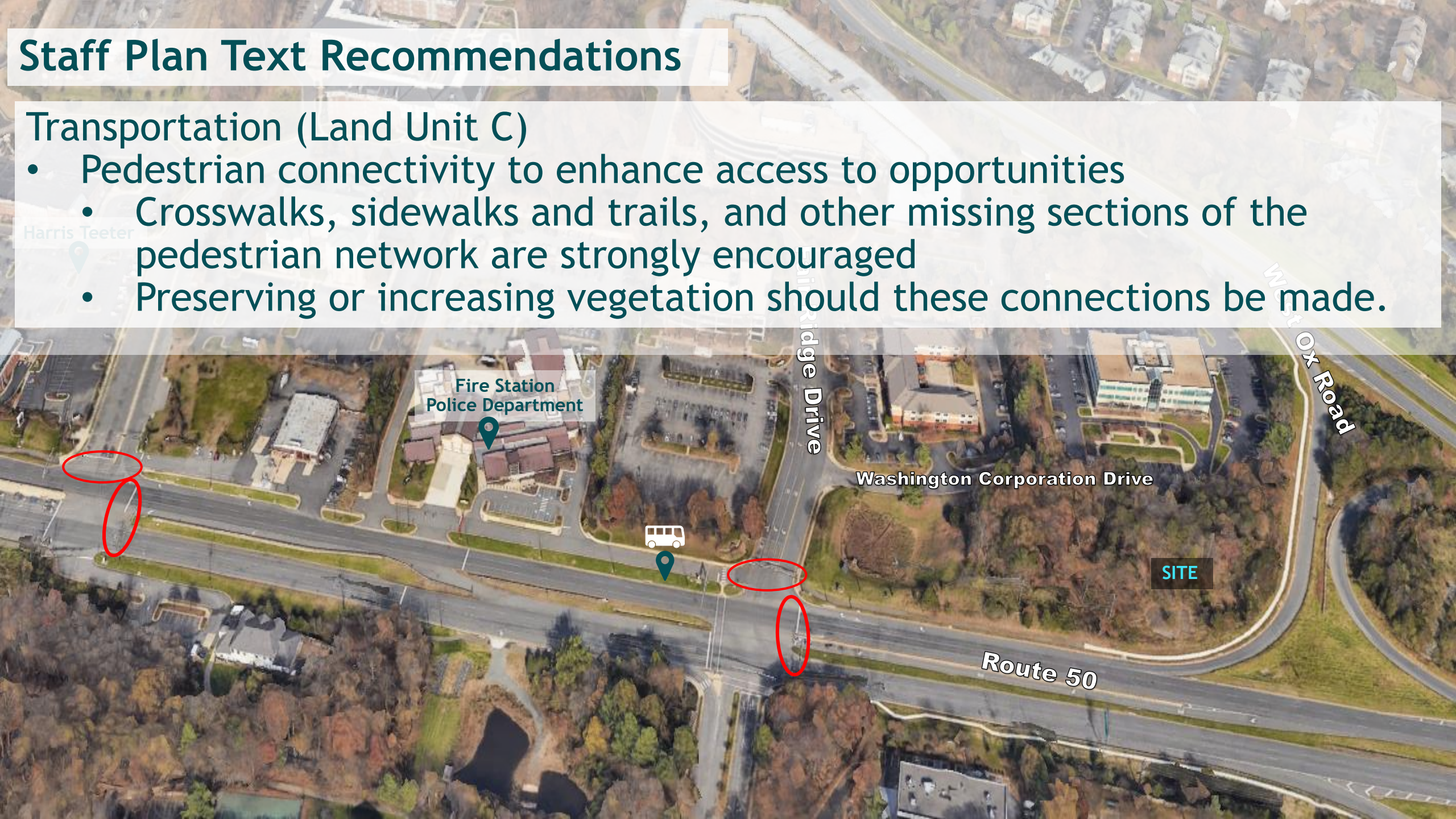
A parking Demand Study should be submitted to determine the actual needs for the use given the tree preservation and open space needs on the site.

Outdoor amenities for residents should be provided, which would include landscaped plaza, courtyard, or other useable open space.

Staff Plan Text Recommendations

Transportation (Land Unit C)

- Pedestrian connectivity to enhance access to opportunities
 - Crosswalks, sidewalks and trails, and other missing sections of the pedestrian network are strongly encouraged
 - Preserving or increasing vegetation should these connections be made.



Timeline

April 3, 2024
Staff Report was published

April 11, 2024
Springfield Land Use Committee

April 16, 2024
Community Meeting

May 1, 2024
PC Public Hearing

June 11, 2024
BOS Hearing



Contact Information

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