

WCA Meeting Notes – May 26, 2021 7:30 PM (Ended approximately 9:00 PM)

Attendees: Listing only primary organizer/presenter representatives and city council attendees

WCA President

Fairfax Presbyterian Church (FPC) Communications Team representative

Habitat for Humanity Northern Virginia (Developer) representative

City of Fairfax Councilman (one)

Autumn Woods representative (2)

Autumn Woods had at least 10 other attendees THANK YOU for joining!

Other communities (Joyce Heights and others) - 9 attendees

Note: Some attendees were not present during entire meeting

WCA Discussion Topics Agenda

Site Layout and Circulation

New Parking Lot & Shared Parking Agreement

Buffers/Setback

Proposed Pedestrian Facilities

Presbyterian Way Roadway

Other Items (if time allows)

Major Takeaways from meeting for Autumn Woods:

1. Per developer - Proposed Parking Lot and Driveway are not related to proposed Townhouse development but a future development effort by the FPC.
2. When appropriate time comes, we should push to have proposed parking lot taken out of townhouse zoning application.
3. Issues raised about proposed Pedestrian Facilities plan of using recreational trail instead of a sidewalk for townhouse access. FPC representatives were silent on providing any alternatives. No community attendees spoke in favor of FPC trail plan due to school children and safety concerns.
4. Ownership of Presbyterian Way Ownership (Church or City of Fairfax) was stated by FPC as a pending issue. I would think any improvements of expanded use of road would be pending ownership resolution. We will need to follow up with the city on their position.

WCA Introduction

WCA President discussed general meeting process. This meeting was primarily for zoning and physical attributes. Meeting(s) regarding townhomes and any affordable housing issues will be discussed at a future date (FPC rep mentioned this as well).

Church Introduction

FPC rep provided a Brief PowerPoint Presentation with overview and some history of the project.

Church discussions began in 2015 and relationship developed with Habitat, HomeStretch, Home Aid, and Rust Orley (Architect). Zoning Application change application submitted to City of Fairfax March 2, 2021.

FPC has received 1st round of questions/comments from the city and FPC is addressing. (City Councilman mentioned at the end of the meeting that City's 1st response to FPC was 9 pages). FPC rep also provided

clarification that HomeStretch is still a part of the project (not mentioned in application) and regarding townhouse ownership statement in Application Justification “No rental units will be developed or offered”. FPC rep stated the eight Habitat units will be sold to families that meet Habitat qualifications; FPC rep referred attendees to HomeStretch website as to how remaining two HomeStretch owned units are managed and supported.

New Parking Lot – Habitat rep provided most of the responses

1. Responding to question on need for parking lot (Justification not provided in March 2021 applicant submission):
 - a. Providing Handicap parking closer to sanctuary
 - b. Future growth of congregation
 - c. Added perk (use by wedding parties).
 - d. Expansion part of FPC master long term plan for the church. Minimal use except for Sundays and primarily for those with disabilities.
2. Responding to question on Pre-school and Day Care Parking and drop-off use:
 - a. Parking lot would not be used for this purpose. Employees, parents, and children would continue to use the current drop-off/pickup location and parking on south east side of church. During townhouse construction, employees, parents and children would go thru the church building (use building access point where voting entrance doors are located).
 - b. Note: If parking lot portion of application was to be approved, we would want city to include condition of what is considered acceptable use (not pre-school/childcare use).
3. FPC Plan for parking lot
 - a. Requested parking lot and driveway are not associated with the townhouse development initiative. *First time I had heard this.*
 - b. Actual construction of driveway and lot may not take place at time of townhouse construction but possibly at some future date.
 - c. FPC would have to initiate additional structural changes on south side of building as there are existing non-compliant ADA stairs.
4. Related Issues/Questions
 - a. Question on proposed driveway wall height on western side of driveway and is wall to bear support for driveway? Noemie stated wall to be 2 feet high and built to support driveway. Height to be explored further as some attendees questioned 2 feet height as being too low considering the existing grading (slope) to city trail. Design could cause significant issues with Autumn Woods community: privacy, sound, and visual concerns.
 - b. Impact of significant removal of trees and stormwater were also discussed. Some trees would be replaced (FPC details still pending, city code states minimum of 4 trees or 4 shrubs per 100 feet)) and stormwater system would be upgraded.
 - c. Question on need for stairs going to city trail was mentioned as current proposal increases impact to Autumn Woods neighbors and possibly removes mature trees unnecessarily. FPC Rep indicated that current stairs were not used by many members (but at least one employee) and may be used by some accessing the Glebe.
5. Attendee Feedback:
 - a. No ADA parking identified on submitted drawings.

- b. Parking lot and driveway expansion should not be part of the zoning change and associated Affordable Housing submission. (Should be submitted as a separate zoning application).
- c. Proposed stairs to trail. It was pointed out that an existing trail access point is located at the northwestern corner of parking lot. Use of existing stairs is minimal. How many access trail access points are needed? If a second access point is really needed, adding a sidewalk from the southwest corner of proposed parking lot in a southwesterly direction to connect with trail was a suggested alternative.

Pedestrian Facilities

Attendees reviewed and discussed PD-M Sheet 10 of 15 of the application which provided a view of proposed pedestrian facilities plan using the Fairfax Nursing Center path to the planned Judicial Drive trail that proceeds to Judicial Drive.

1. Question on public School bus pickup location. Students would be picked up on Judicial Drive either at same location as Cameron Glen children or elsewhere as decided by the School system.
2. Daily use of trail by school children as well as adults was discussed as being unsafe and trail area has a history of flooding and standing water issues. Trail is in a floodplain.
3. Use of Presbyterian Way was only alternative brought up by community attendees at the meeting.

Presbyterian Way

Improvements to Presbyterian Way had previously been discussed by some Autumn Woods and Cameron Glen residents, primarily from a safety perspective (need for Line markings, guard rails, width, and sidewalk).

1. Interesting update from Noemie regarding Presbyterian Way – According to FPC, this roadway up to the FPC parking lot was deeded to the City of Fairfax in 1997. Noemie stated that the City of Fairfax has no record of this transaction. Issue is being investigated.
 - a. Post Mtg Finding- From review of Zoning application, the ownership issue appears to have surfaced after the March 2, 2021 submission as all the drawings submitted show FPC has ownership.
2. Attendee Feedback
 - a. None during meeting. I think ownership issue was a surprise to everyone.
 - b. Post meeting comment - Until this issue is resolved, I would think application review progress will slow as March submission shows ownership by Presbyterian of Washington and yet FPC is now indicting they do not own this section of the property. I plan to discuss with City Planner at a future date.

Other Items

1. Ground Lease for Townhouses – Sublease for townhouses is planned. When asked if selling this portion of land, FPC rep stated landowner is not interested in selling the land the townhouses will sit on. Property taxes will be assessed for the 10 townhouse buildings but not the underlying land (as land is owned by a religious organization). This would be a long-term subsidy to the townhouse owners.

Meeting ended approximately 9PM

Either WCA, FPC or both plan to have a meeting at a future date on the Affordable Housing portion of the application for those that are interested. I will communicate date/time to the distro when known.