

You are Invited:
FPC's Community Open House and Meeting
Monday, December 11 at 7:00-8:00pm
Fairlington Presbyterian Church, 3846 King St, Alexandria, VA

FPC Community Open House and Meeting: *Information for our Neighbors*

Fairlington Presbyterian Congregational Approval of Land Sale

In 2016, the Session of Fairlington Presbyterian Church (the elected lay leadership of the church) began considering proposals for the redevelopment of a portion of the Church site. Wesley Housing Development Corporation, a 40-year old non-profit provider of affordable housing solutions in Northern Virginia, provided a proposal to purchase a portion of the current church parking lot and to develop a high-quality, affordable rental housing building consisting of 75-81 units on the site. The Session determined that the proposal was worthy of consideration as the addition of high-quality, committed affordable housing in the Fairlington area would be a worthy extension of the Church's mission and a long-lasting benefit to Alexandrians with low- and moderate-incomes.

On May 7, 2017, the members of Fairlington Presbyterian Church (FPC) took a congregational vote to move forward with the sale of a portion of the property and negotiate the terms of a purchase contract with Wesley Housing. The design of any new building was not voted upon, but the authority to make decisions about the design was entrusted to the Session.

Process Going Forward and Opportunities for Involvement

Having voted to sell the land, FPC invited our neighbors to attend a meeting on May 23 at 7pm at Fairlington Presbyterian Church, 3846 King St, Alexandria, VA 22302. This provided an *introduction* to the decision made by the congregation, the *proposed* design developed by the FPC Design Working Group and the *process* with the City that is being followed. Additionally, the design team heard many great ideas from neighbors of the church and community members that we have been able to incorporate into the revised site design.

This was the first official and formal outreach made by FPC to our neighbors. Now, FPC and Wesley Housing Development Corporation invite the community members to our **Community Open House on Monday, December 11 7-8pm**. During this *Community Open House*, we plan to share information regarding the revisions to the site plan design that were made to update the site design for the Concept 2 submission to the City of Alexandria as part of the Development Special Use Permit with Site Plan (DSUP) process.

Making Design Recommendations

Prior to the formal congregational vote, FPC formed a Design Working Group (DWG) to ensure that all FPC priorities could be met prior to allowing the Purchase and Sale Agreement to be executed. As such, the DWG considered options for how the property could be configured to accommodate the proposed residential building and meet the needs of the Church and Potomac Crescent Waldorf School. Long-time and more recent FPC congregants volunteered to serve on the Design Working Group, along with the Chairman of the Potomac Crescent Waldorf School (PCWS).

As part of the development of the residential building, WHDC will provide new parking facilities for the Church as well as a new combined outdoor worship and play space, among other site amenities. The number of church spaces will be determined by the congregation and will meet the City requirement. The residential building will provide sufficient underground parking for its residents. The number of parking spaces, preservation of open space and site circulation were the three highest priorities of the DWG and will remain such during the design process.

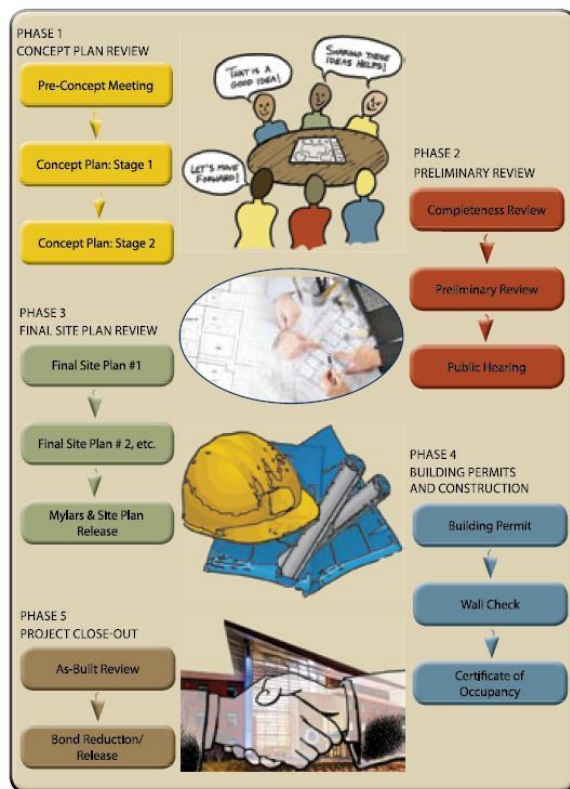
As is true of most design projects such as this one, the site plan design will certainly continue to be modified in response to congregational feedback and the public approval process.

Alexandria City Development Review Process

The City of Alexandria has a formal process for projects, such as this one, that require a Development Special Use Permit with Site Plan (DSUP). An approved DSUP must occur before building permits can be released.

In addition to Wesley Housing's planned community outreach, the following graphic illustrates the City of Alexandria's five-step formal development Site Plan approval process that is being followed. The City requires communication with neighbors of a proposed redevelopment site typically during the Concept 2 stage with a community introduction to the project. However, as explained above, this introduction meeting occurred in May 2017 instead. The City expects that the applicant schedule meetings with nearby civic associations and groups, which will continue to occur. *The December 11, 2017 7-8pm at Fairlington Presbyterian Church* is the first of the City required meetings with the surrounding neighbors.

Earlier this year a Concept 1 plan was submitted to the City. The Concept 2 plan submission is the next stage which is where we currently are in the process. Information about the upcoming Concept 2 submission will be shared on December 11.



Ongoing Communication

WHDC remains committed to working in partnership with the Church and the surrounding community in order to create and execute an agreeable plan. There will be a continuation of the Design Working Group to facilitate the partnership with the Fairlington Presbyterian Church and shared communication approach. Further, Wesley Housing is committed to working with the neighboring community to ensure a smooth design and communication process. Community meetings and an *online interactive communication tool* are being used to ensure appropriate and sufficient forums for feedback to be provided and questions answered.

**Whether or not you can attend the December 11th 7pm-8pm
Community Open House, please be sure to give your feedback, sign
up to receive updates and have your voice heard at:**

<http://courb.co/fpc>.