

Mason District Land Use Committee

Tuesday, July 28, 7:30 PM

Mason District Government Center

RHA

NHP

GIBSON SPYRE LLC

VETERANS IN HOUSING

Soto architecture & urban design, pllc

Our Team

The NHP Foundation

Gibson-Spyre

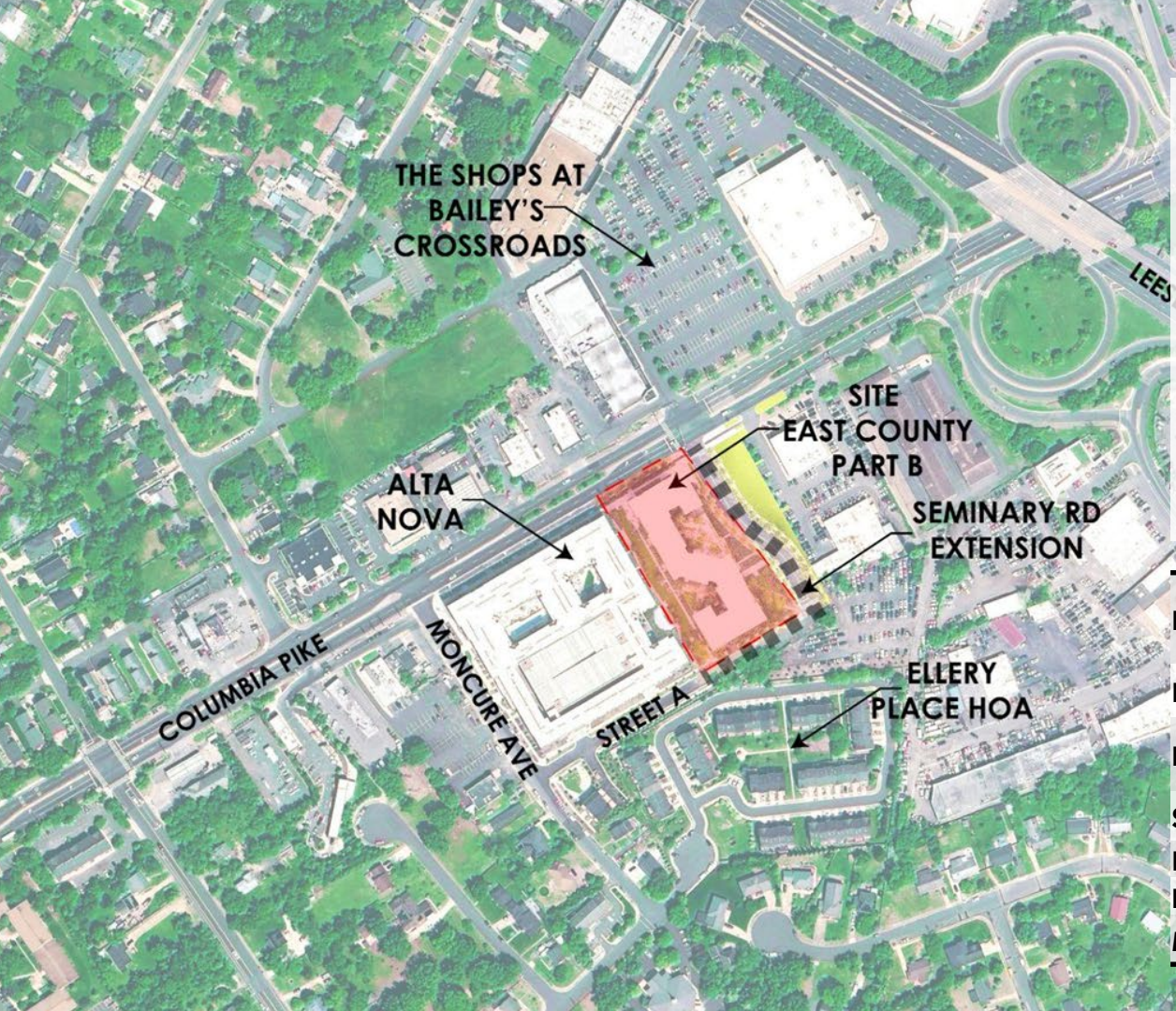
FCRHA

Soto

Operation Pathways

Neighborhood Health

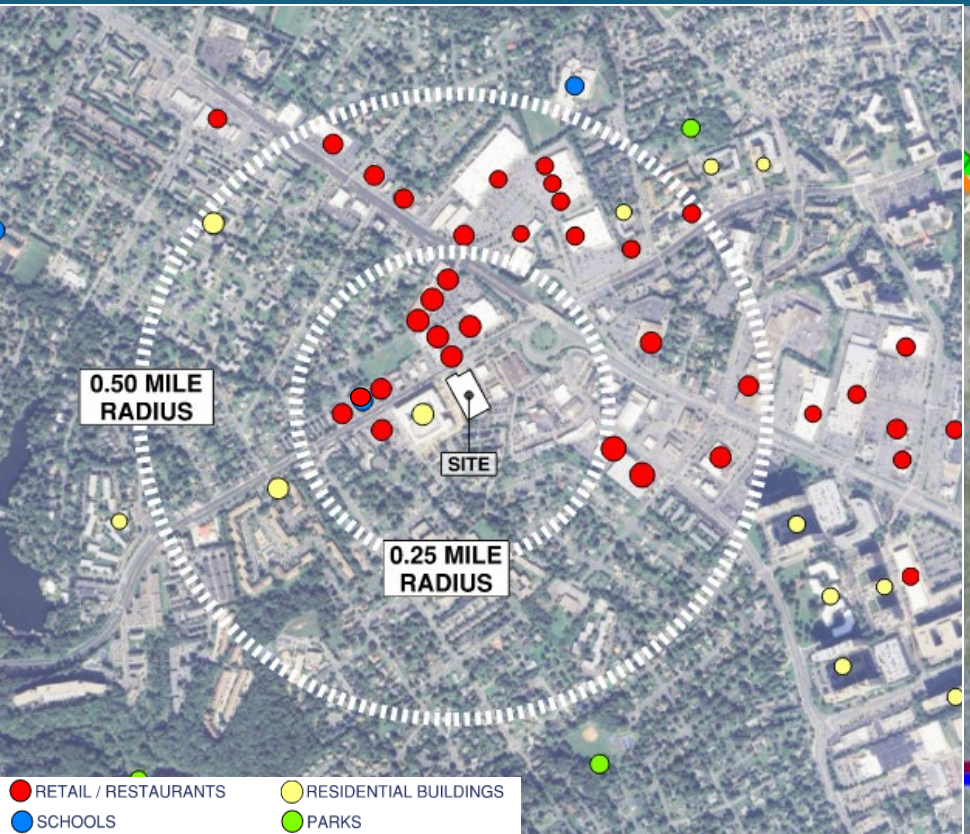
Second Story

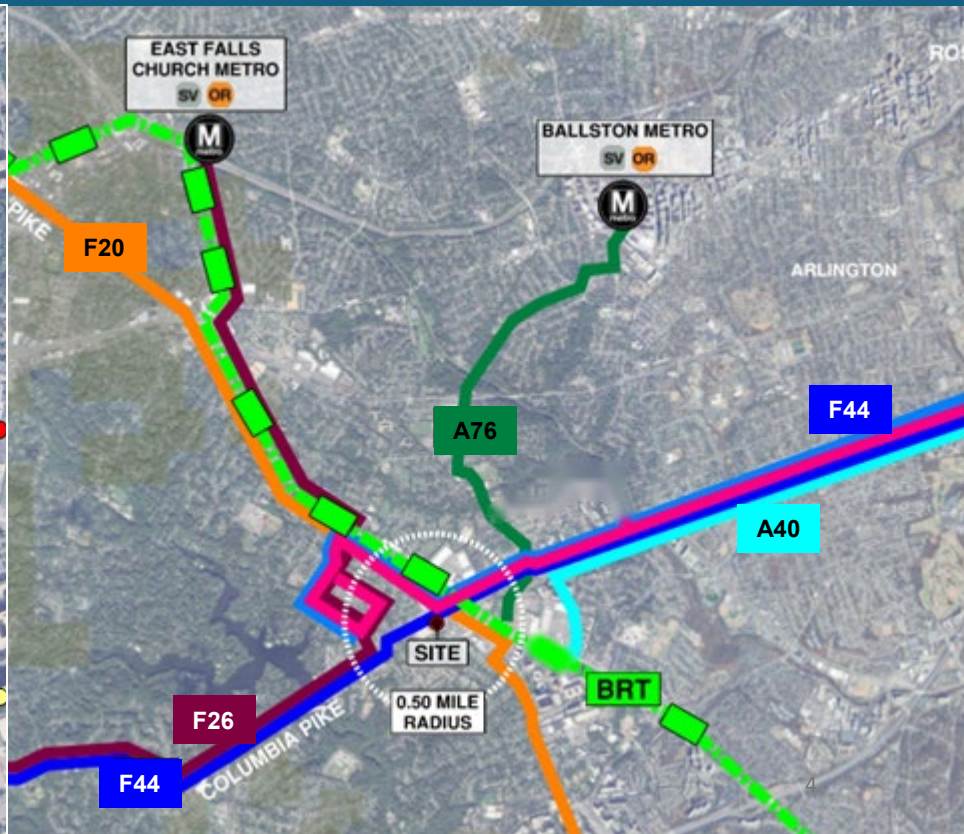


- **2023:** Board of Supervisors approves RZ/FDP 2022-MA-0019 (East County Part B) with an office use
- **2025:** Fairfax County issues an RFP to develop affordable housing; our team is selected
- **2026:** Current application, RZ/FDP 2025-MA-0024, amends the prior approval to replace the approved office with 160 units of affordable housing and site modifications to support the new vision

Existing Zoning District	Planned Development Commercial
Prior Approval	Office Building
Revised Approval	Affordable Residential Building
Site Area	2.94 acres
Proposed Building SF	180,000
Density	54 units/acre
Max Height	90 ft.

Why This Site Matters





Columbia Crossroads

- 160 affordable homes (30% to 60% of AMI)
- 75% family-sized units
- ~5,900 SF nonprofit service center
- 7 stories: 2 levels parking + 5 levels of residential
- 100% Universal Design
- LEED Gold & Zero Energy Ready Homes certifications

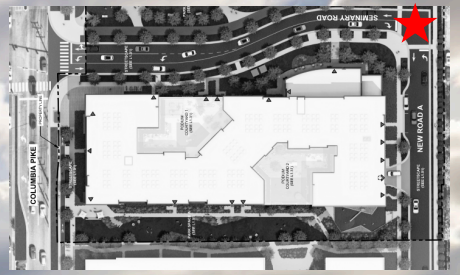


Community Enhancements

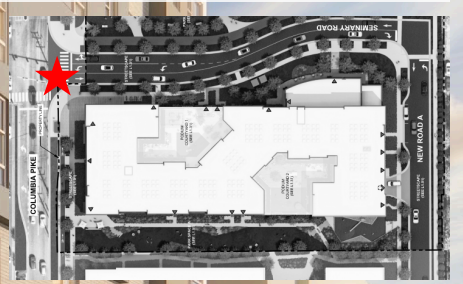
- Build Seminary Road (remove Road B and replace with green mews)
- Complete Road A
- New shared use path along Seminary
- Place utilities underground
- Enhanced pedestrian realm and safety



View of Lobby from Road A & Seminary Road



View of nonprofit entry from Seminary Road & Columbia Pike



A Hub for Comprehensive Services



Neighborhood Health

- FQHC with 20+ years in Nova
- Primary care regardless of ability to pay
- 41,000 served annually at 15 clinics

Second Story

- Crossroads Opportunity Neighborhoods lead
- 50+ years serving youth and families in Fairfax
- After-school programs, family support, crisis intervention
- Deep, long-standing trust in the community



How Parking Will Work

At least **169** spaces provided

All in building's garage (1.06/unit)

197 residential spaces + **29** non-residential spaces required

39 bicycle spaces required and provided

Why this works here

- On-site, structured spaces
- On-site bus stop (F44)
- F20 within walking distance (operates like BRT)
- Shared parking with non-res space
- Generates less traffic than office use

Timeline

Community Engagement & Entitlement

2026

Begin community engagement and secure entitlement

Key meetings:

- *Nov 4: Planning Commission*
- *Dec 8: Board of Supervisors*

Financing & County Approvals

2027

Apply for competitive financing and County approvals

Begin Construction

2028

24-month construction period

Complete Construction

2030

160 new affordable homes welcome residents

Key Meetings Held in 2026

Jan 27 — 1st community meeting

Apr 27 — 2nd community meeting

May 28 — 2nd Story

Stay Connected!

- **Visit:**
  https://columbiacrossroadsva.org/
- **Email:**
  info@columbiacrossroadsva.org

