

Homeless Services Center Use Permit for a Dormitory Use Finding of Compliance with the Comprehensive Plan (U-3356-13-1)

Planning Commission
CPHD, Planning Division Presentation
March 7, 2013

Planning Commission Action: March 7

Find the use in compliance with the
Comprehensive Plan

County Board Action: March 16

Approve the use permit for a
dormitory use

Affordable Housing Goals and Targets in the General Land Use Plan

Goal 2: to prevent and end homelessness

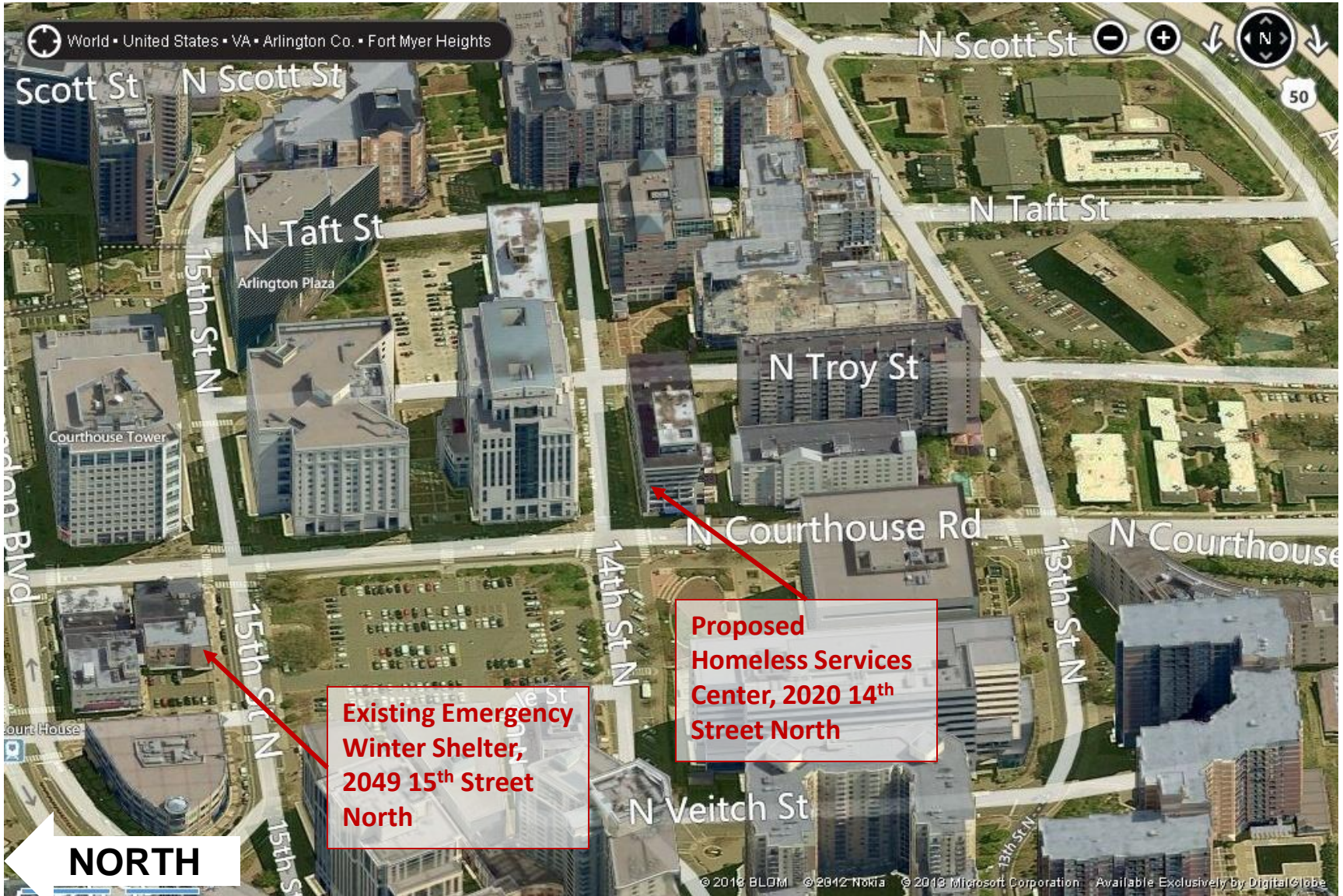
- Target 2A: Reduce the number of unsheltered homeless by half by 2015.
- Target 2B: Create a Comprehensive Homeless Services Center to serve homeless individuals by FY 2015, to include up to 50 year-round shelter beds that employs best practices to move homeless people to permanent housing.

- “High” Office-Apartment-Hotel on the GLUP
 - Mix of uses including office and residential
 - Uses proposed for the building are allowed either by-right or by special exception in the underlying “C-3” zoning district

Other Policy Guidance in support of the Comprehensive Plan:

- *A Passageway Home: A 10-Year Plan to End Homelessness (2006)*
 - 5 year Action Plan Goal: Supportive Services
 - Strategy #2: Promote an integrated, comprehensive system of care.
 - Strategy #4: Expand multi-service centers to serve as comprehensive “one-stop” centers.

Site Location



- Use permit for a dormitory to be part of the Homeless Services Center
 - 50 year round beds
 - 25 winter hypothermia prevention beds
 - 5 medical respite beds

Existing Conditions

- By-right office building
- Completed in 1966
- Zoned “C-3”
 - Dormitory allowed by use permit
- GLUP: “High” Office-Apartment-Hotel
- Currently office, retail, and restaurant uses
- Acquired by Arlington County in November 2012



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Existing Building



Planned Renovations



- Retain street level retail
- Homeless Services Center on 2nd and 3rd floors
 - Separate entrance, elevator and interior stairwell
- County offices on floors 1st and 4-7th
- Parking and storage to remain in Garage, B-1, B-2

- Temporary location in Courthouse for over 20 years
- Long standing County goal of creating a permanent, comprehensive Homeless Services Center
- 1 ½ blocks from the proposed location for the HSC

- Important tool to end homelessness in Arlington County
- Insufficient beds to serve the adult single homeless population
- Provides low-barrier shelter and range of services for this population

- Integrated, comprehensive services will be a best practice
- Services aimed at moving homeless persons into permanent housing, and will include:
 - Employment training
 - Life skills training
 - Benefit enrollment
 - Mental health and substance abuse counseling and treatment
 - Shelter (dormitory use)

- FAQ's related to the County acquisition of 2020 14th Street North
- Community Dialogue: December 5, 2012
- Workshop: December 17, 2012
- Design Review: January 14, 2013
- Open Arlington Online Forum
- Website: County's Purchase of Courthouse-area Building
- Questions, Comments and Responses from December 17 and January 14 meetings posted online

Key Community Concerns:

- **Privacy & Aesthetics**
 - Entrance, Loading Dock and Screening, Smoking and Windows
- **Security**
 - Cameras, Lighting, Security Guard
- **Operations Management & Security**
 - Coordination w/Police, Hours, Offenders, Client expectations, Queuing, Rules and Staffing

Adopt the resolution finding the Homeless Services Center, a public facility containing a dormitory use, in compliance with the Arlington County Comprehensive Plan.