

## FCCAB Email Update February 18, 2021 (Meeting Canceled)

### COVID Report/Updates:

#### George Mason University

- George Mason University COVID Dashboard  
<https://www2.gmu.edu/campus-covid-19-data>
- George Mason University Safe Return to Campus Plan  
Mason began the spring semester on Monday, January 25, with a mix of in-person instruction and expanded online classes. Research also continues under this hybrid model.  
Website: <https://www2.gmu.edu/safe-return-campus>

#### Information from Mayor Meyer, City of Fairfax:

##### Statewide:

Cases: 521,467  
Hospital: 21,893  
Deaths: 6,732

##### Region:

Fairfax:	60,902	Hosp: 3,321	Deaths: 803
Fairfax City:	441(+1)	Hosp: 31	Deaths: 12
Falls Church:	306	Hosp: 20	Deaths: 7

As a reminder, these numbers are cumulative since the start of the pandemic. And these numbers can be lagging indicatives based upon the length of time to get test results reported to the VDH by private labs and medical examiner findings on the cause of death.

### George Mason University Master Plan Update

Tobi Walsh, Assistant Vice President, Capital Strategy & Planning

<https://construction.gmu.edu/university-master-plan>

Consultant Dumont Janks (DJ) is nearing the end of Phase 1 Master Planning studies. These were originally planned for conclusion late-Fall, but were delayed until early 2021. **The final Phase 1 virtual Community Town Hall is scheduled for March 2 at 10:30 a.m. with link details forthcoming.** We strongly encourage all board members to participate. At this time, the Phase 1 report is being compiled and will undergo a formal comment period with the very well-represented Master Planning Steering Committee. The final report and response to comments should be posted online in the next month or two.

To maintain the original project schedule, DJ proceeded with Phase 2 studies concurrently with the end of Phase 1. During this period, DJ engaged a significant number of consultants to perform detailed investigations of our campuses including the following:

- Building heritage
- Biohabitats and environmental concerns
- Infrastructure and building systems
- Transportation and mobility

At the same time, a number of focused studies were additionally initiated to address specialized concerns of University Life, Recreation, Athletics, and Well-Being

This year will begin to look remarkably like last year as Dumont Janks re-engages stakeholder groups for Phase 2 as they did for Phase 1 with stakeholder interviews, user group meetings, and a regular cadence of Senior Leadership Team, Steering Committee and Town Hall meetings. The first Phase 2 Town Hall meeting will include an analysis of the information collected by the many consultants presently hard at work on this project. Stay tuned in the next month or two for an invitation to our first Phase 2 Town Hall at a date still to be determined.

Other studies outside of Dumont Janks' scope that are presently underway and will be integrated into the Master Planning process include the following:

- Eagle Bank Arena market demand and strategic planning study (representative from the City and the County will participate in the market study committee)
- Cell tower study
- Asset monetization studies

We will have a more robust presentation regarding the Master Plan and outcomes of the studies at the May FCCAB meeting.

### **Update on Capstone Collegiate (3807 University Drive):**

- **Project Summary:** The project includes 275 multifamily units of purpose-built student housing at the corner of University Drive and Democracy Lane. The project will include studios, 1, 2, 3, and 4 bedroom units with a maximum of 825 residents.
- **Project Approval:** The required rezoning, comprehensive plan amendment, special exception, and certificate of appropriateness were approved by the City Council in December 2018.
- **Construction Status:** Construction commenced in September 2020. Previous buildings have been removed and the site has been graded. Foundation and footing work is currently underway with City inspections ongoing for the various sections of the buildings.
- **Community Liaison:** Dan Blatzheim with Bozzuto Construction (301-623-3623 or [dblattzheim@bozzuto.com](mailto:dblattzheim@bozzuto.com))
- **Anticipated Occupancy:** August 2022

### **Erickson Living/Woodleigh Chase (Northern Virginia Training Center Property)**

Erickson Living purchased the former Northern Virginia Training Center property at Braddock Road and Burke Station Road and is in the process of building a continuing care community, to be called Woodleigh Chase. The development will consist of 12 buildings with 1,050 independent living units and 175 assisted living/skilled nursing units.

- Demolition of the old buildings is underway, anticipated completion is August 2021
- Construction is scheduled to begin on a temporary marketing center in Late Spring 2021
- Construction is scheduled to begin on the first phase of development in Late Spring 2021, pending completion of site plan and building review
  - First phase will consist of approximately 200 to 250 independent living units
  - First phase will open approximately 30 months after start of construction
- Full buildout will depend on market demand, but will likely take 10 to 12 years

### **Braddock Senior Housing Property**

As part of the proffers associated with rezoning of the 78.87-acre Northern Virginia Training Center site, Erickson Living committed to work with a third-party affordable housing provider to develop an age-restricted affordable housing building on the western portion of the site.

- Erickson is partnering with Arlington Partnership for Affordable Housing (APAH)
- Will develop a building with 80 units of housing, 72 one-bedroom and 8 two-bedroom
- Property will have a community room, multipurpose room, wellness suite, fitness room, and leasing and resident services office
- Units will serve adults age 62 and older and be available at 30%, 50%, and 60% AMI
- Currently preparing to submit for Low Income Housing Tax Credits
- Assuming tax credits are awarded, APAH will apply for building permits in Fall 2021
- Construction anticipated to begin in Summer/Fall 2022, with an expected completion date of Fall/Winter 2023

### **One University**

- County review of site and building plans is underway
- A third-party housing relocation specialist is currently working with residents of Robinson Square; they will be permitted to remain in place through the end of the 2020-2021 school year
- Demolition of existing Housing Authority building and Robinson Square townhouses is anticipated to begin in July 2021
- Construction will take approximately two years, with an expected completion date in 2023

### **Regarding transportation/roads at University Drive and Ox Road:**

- Prior to issuance of the first residential use permit on the property, and subject to approval by VDOT, the applicant will:
  - Extend the left turn lane on northbound Ox Road at the Ox Road and University Drive intersection

- Install “no parking” signs on the south side of University Drive within the right of way from the eastbound stop bar at the intersection of University Drive and Ox Road to a point 400-feet west on University Drive
  - Restripe University Drive eastbound at the intersection to create a dedicated right-turn lane and a combined through/left lane
  - Install any approved signal modifications and pedestrian improvements (e.g., moving/adding/upgrading signal heads and signage)
- Prior to site plan approval, the applicant will submit a plan for a 3-lane eastbound configuration on University Drive to FCDOT in order to calculate the amount of escrow needed should it be necessary to later convert the 2-lane eastbound approach to a 3-lane eastbound approach
- An Operational Analysis of the intersection will be submitted to FCDOT and VDOT for review after the construction of the above road improvements but before any occupancy of the student-focused housing building
- Prior to issuance of the first residential permit for the student-focused housing, the Applicant will install a variety of pedestrian improvements at the intersection of Ox Road and University Drive, subject to approval by VDOT
- Task Force to review and study the intersection of Ox Road and University Drive is on hold pending the outcome of Mason’s Master Plan process, which is scheduled to present its recommendations in September 2021; this information is necessary to determine and properly analyze future traffic impacts on this area