

## **FCCAB**

**October 21, 2021**

### **BOARD NEWS**

Robert Goldenkoff, residential community representative for Fairfax County, has retired off the Board.

Supervisor Walkinshaw appointed Ann Sharp to serve on the Fairfax Campus and Community Advisory Board (FCCAB) as the residential community member. Ms. Sharp has lived in the Kings Park West neighborhood since 1998. Ms. Sharp previously served as president of the Kings Park West Townhouse HOA. Ms. Sharp served Braddock District residents for nearly 12 years, working with both Supervisor John Cook and Supervisor James Walkinshaw. During her tenure with the Braddock District Office, Ms. Sharp was the liaison between the Braddock District and George Mason University. She also worked closely with neighborhoods and communities to understand their concerns and resolve community issues. Ms. Sharp's knowledge of the Braddock District, as well as her experience in working with Mason, will be of great value to FCCAB. Ms. Sharp retired from Fairfax County in January 2021 and is eager to be re-engaged and serve as a volunteer post-COVID.

### **GEORGE MASON UNIVERSITY INFORMATION**

#### **The Investiture of Gregory Washington**

George Mason University will formally begin a new era with the Investiture of Gregory Washington as the University's eighth president. The event will stream live on GMU-TV, Thursday, October 21, at 1 p.m.

<https://gmutv.gmu.edu/live/>

#### **Master Plan Update**

Tobi Walsh, Assistant Vice President, Capital Strategy & Planning <https://construction.gmu.edu/university-master-plan>

Mason hosted the eighth and final virtual community engagement session on October 7 for the Master Planning studies. The recording and PowerPoint presentation for this town hall are included in the Document Library: <https://construction.gmu.edu/university-master-plan/document-library>. This session marked the culmination of a nearly two-year process to develop Mason's first comprehensive master plan. The outcome was inspired and informed by the robust engagement and support of the Mason community throughout the planning process. The Master Plan Phase One Progress Report is available for download, along with analysis underlying plan, also located in the Document Library (link above). The final Master Plan Report is presently being compiled will be posted upon completion.

During this session, our consultants reviewed the plan's final recommendations, and we discussed how the plan will be implemented. Examples were shared demonstrating how the Master Plan is already guiding decisions and informing important initiatives like the development of our campuses, sustainability efforts, philanthropic programs and the strategic plan. Many of these related initiatives will have community engagement sessions modelled after the Master Planning engagement sessions, and we encourage our extended Mason community to continue their engagement in the coming years.

Mason's Master Plan will provide the vision for campus development within our three primary campuses for the next 20 years and beyond. Although the Master Plan implies no schedule nor guarantee for campus development, it will guide site selection for projects prioritized each year within Mason's 6-Year Capital Plan. We want to thank FCCAB and the entire Mason community for the input and passion you have shared over the course of this planning process. Your engagement is what made the master plan such a successful, collaborative undertaking and what will ensure that spirit continues at Mason for decades to come.

## **FAIRFAX COUNTY INFORMATION**

### **One University Update**

On August 10, Supervisor Walkinshaw held a virtual “Pardon the Dust” community meeting to discuss construction plans for the One University project. A [recording of the meeting](#) is available; the passcode is =QAbbX4C (be sure to enter the “equal sign” in front of the Q). Based on the Noise Ordinance and specific proffers in the project approval, outdoor construction is limited to 7 a.m. to 7 p.m. Monday through Friday, and 9 a.m. to 5 p.m. on Saturdays. Sunday construction will only be permitted in very limited circumstances with prior approval by the Director of Fairfax County’s Department of Land Development Services and is restricted to noon to 5 p.m. for the student building and 9 a.m. to 5 p.m. for the affordable housing buildings.

A six-foot security fence is being erected around the perimeter of the site for safety. A silt fence has also been put in place to control erosion. Utility work began in late September and demolition is expected to continue through the end of the year. The Housing building will be removed first, followed by the old Robinson Square townhouses. Excavation for underground parking will begin after the existing structures have been removed and be followed by initial concrete work, anticipated to start in October. The student building is planned for completion in August 2023, in time for the beginning of the GMU school year. The affordable family and senior buildings are planned for completion in January 2024.

Beginning in late October, work will require closure of the sidewalk on the north side of University Drive, west of Ox Road, along the frontage of the new building. Street parking along the north side of the street will also be restricted. Pedestrians are encouraged to use the south side of University Drive. The contractor will provide a path as necessary in places where no sidewalk currently exists. This work is being coordinated with GMU and VDOT.

Updates will be provided in future Braddock Beacons and Advisories. If you have construction-related questions, you may either contact [Braddock@fairfaxcounty.gov](mailto:Braddock@fairfaxcounty.gov) or direct them to Mike Newman, Site Superintendent for the Whiting-Turner Contracting Company at [mike.newman@whiting-turner.com](mailto:mike.newman@whiting-turner.com).

**Request by Board Member: Any information that the Supervisor could supply about changes and schedules for those changes made by VDOT and the contractor to the Rt 123 / University intersection and on University Drive would be helpful.**

On August 30, Marcia Pape, Senior Legislative Assistant for Supervisor James R. Walkinshaw, participated in a site visit to discuss the public infrastructure improvements (water, electricity, sanitary sewer, etc.) that will be done as part of the One University project. Some of that work will require closure of the sidewalk along the north side of University Drive beyond the One University site (primarily for the sanitary sewer connection). Because there is no sidewalk along the south side of University Drive beyond the entrance to the GMU fieldhouse, she asked how the contractor was going to assure both a safe and ADA-compliant walkway. The contractor was planning to meet with representatives of GMU in early September to discuss options. Another site visit was scheduled with the contractor the week of September 20 to get clarification.

On September 27, Ms. Pape participated in a preconstruction meeting focused on the student housing building. The contractor stated that they are continuing to review lane and sidewalk closures with VDOT and GMU and will put together formal plans for review. It is expected that the north parking lane and sidewalk will remain open until late October. More details will be provided as they are finalized.

### **Erickson Senior Living’s Woodleigh Chase Community (Northern Virginia Training Center Property)**

Erickson Senior Living purchased the former Northern Virginia Training Center property at Braddock Road and Burke Station Road and is in the process of developing a continuing care community. At full buildout, it will consist of 12 buildings with 1,050 independent living units and 175 assisted living/skilled nursing units.

- The Marketing Center is anticipated to open in Summer 2022.
- The first two residential buildings and community building are in the last stages of site plan review. Once completed, the contractor will continue to clear the site as necessary, put in additional sedimentation and erosion control measures, and begin building layout.
- The affordable senior housing building on the western edge of the site is also in site plan review.
- Due to some processes taking longer than expected, Erickson does anticipate a delay in opening the first three buildings, but things are progressing and we look forward to updates.

## **CITY OF FAIRFAX INFORMATION**

### **Capstone Collegiate Update - "The Flats on University"**

Brooke Hardin, CDP:

- **Project Summary:** The project at 3807 University Drive 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. Foundation and footing work are largely complete and various sections of the building have been framed and are under roof.
- **Community Liaison:** Dan Blatzheim with Bozzuto Construction (301-623-3623 or dblattzheim@bozzuto.com)
- **Anticipated Occupancy:** August 2022

### **City of Fairfax Economic Development Update**

Chris Bruno/Danette Nguyen, EDO:

#### 1) Mason Mile

The Mason Mile project is a collaboration between the City of Fairfax and George Mason University to connect Mason and Old Town Fairfax district through creative/artistic methods that will enhance the close geographic relationship between the two locations. The project will promote walking, biking, public transportation, business engagement, and highlighting major destinations/points of interests.

#### 2) Mason Enterprise Center (MEC)

The EDA led a collaborative process with the MEC team, along with people from the City and EDA, and negotiated a new memorandum of agreement. Simultaneously, the EDA identified new space in the City for the MEC along with a parallel relocation of the SBDC and other programs. The move is expected to occur in the Fall of 2022. A coordinated press release between Mason and the City was scheduled to go out on October 15.

### **Gray, Historic Resources:**

Historic Resources staff presented information about the City's history and conducted tours of Fairfax Museum and Visitor Center and Historic Blenheim for Mason parents and guests on Saturday, October 16. Stops at the City's historic sites were part of two scheduled bus tours around the city.