

Responses to Questions Regarding One University Project – 02/14/2022

Sidewalk Along University Drive – Someone from the Braddock Supervisor’s office told me that during construction there would always be an ADA approved sidewalk available. When we tried to walk over to the groundbreaking, there was a sign at the corner of Chancery Park Drive and University which said “sidewalk closed”. The sidewalk was blocked off in several places, and we had to walk between barrels blocking’s the sidewalk and heavy equipment and cars driving down the two narrow operational lanes of road. I’d estimate that 40 to 50 percent of University Drive's sidewalks are presently blocked, leaving bikes, scooters, and pedestrians to fight with vehicles for a narrow section of the road.

Please see the first attachment (below) that depicts the barricaded sidewalk during the term of construction which will be located on the South side of University Drive. The Public Improvement (PI) Plan requires Stormwater and Sanitary Sewer work to be done within University Drive and it is anticipated that work will be completed in Summer 2022. Upon completion of the PI Plan work noted, the Jersey barrier sidewalk, crosswalks and signage will be put in place and connect to the existing sidewalk on the South side of University Drive with the goal of having that work done and in place prior to the resumption of school in August 2022. The final sidewalk on the North side of University Drive will be completed in Spring 2024.

Maximum Occupancy – Could we learn the maximum occupancy of each of the One University Buildings? Folks from the county and the city are trying to explore any possible way to deal with the massive influx of new residents who will be moving to University Drive. It would be helpful to know the number of new residents who will need to be accommodated, rather than units of housing.

The Student Building contains 793 beds and 580 parking spaces.

The Family Building with 120 units could accommodate approximately 270 residents based on the assumptions below.

Qty	Unit Type	Estimated Occupancy	Total Estimated Occupancy
4	Studios	1	4
16	1-Bedroom	1.5	24
76	2-Bedroom	2	152
20	3-Bedroom	3.5	70
4	4-Bedroom	5	20

The Senior Building with 120 units could accommodate approximately 150 residents based on the assumptions below.

Qty	Unit Type	Estimated Occupancy	Total Estimated Occupancy
90	1-Bedroom	1	90
30	2-Bedroom	2	60

Combined, the Family and Senior project have 384 residential parking spaces.

Traffic Improvements – How do you intend to control the traffic exiting each of these three buildings, so those residents will left turn towards Route 123, rather than right turning into established neighborhoods in the city and county.

This is perhaps more of a question to the police department, but the PI Plan has various road improvements to assist with the flow of traffic onto University Drive and onto Route 123. Please see [the second attachment titled, 010 Geometry Plan](#), for it depicts the road improvements that we will execute through the course of the construction project. These improvements were approved through the zoning case and will help ease traffic delays.

Location of Dumpsters – Will the developer enforce his commitment that the dumpsters will be located in the garages in all three buildings, to protect neighbors from the views and odors of the trash?

Yes, the dumpsters are in the garages for both projects (Affordable and Student).

Building Management – Will there be 24/7 management on site to handle complaints should they occur?

RISE intends to offer a local law enforcement person a 50% discounted room in trade for monitoring and handling issues should they arise. RISE operations team will be on site every day with hours TBD at this time. Concerning the affordable buildings, SCG will have on-site staff during business hours and an emergency on-call number is available for residents as needed. All three (Senior, Family & Student) buildings will have controlled access as well as security cameras.

Parking Enforcement – Will “No Parking” be enforced along the county portions of University Drive (west of Route 123) due to the new density and traffic volume?

With the approved PI plan, we are striping 32 parking spaces along the frontage of Building C. Through our rezoning application, the County did not want to lose the number of spaces currently on University Drive with the new turn lanes and tapers so the number of parking spaces we are striping should follow what is currently on University Drive from the intersection of 123 to our site entrance based on the curb length and typical parallel parking space length. See the second attached sheet.

On the north side of the road the number of parking spaces remain about the same (within 2 spaces) given there was not any striping pre-development and parking locations were only controlled by no parking signs periodically between curb cuts. We have the same amount of curb cuts post development as pre-development, the parking would be unchanged along this side of the road. On the south side of University Drive about 15 spaces will be lost approaching the intersection of Ox Road due to an extended turn lane.

The rest of University Drive will remain unstriped, see the third attached sheet.

Police Enforcement – We seem to be quite distant from several police districts; when will there be more information about security, parking violation enforcement, and other police related matters?

RISE intends to offer a local law enforcement person a 50% discounted room in trade for monitoring and handling issues within the property should they arise. Regarding working with local law enforcement, RISE is happy to work with the local police department(s) to assist in deriving a plan as it relates to parking violations, accident reporting, etc.

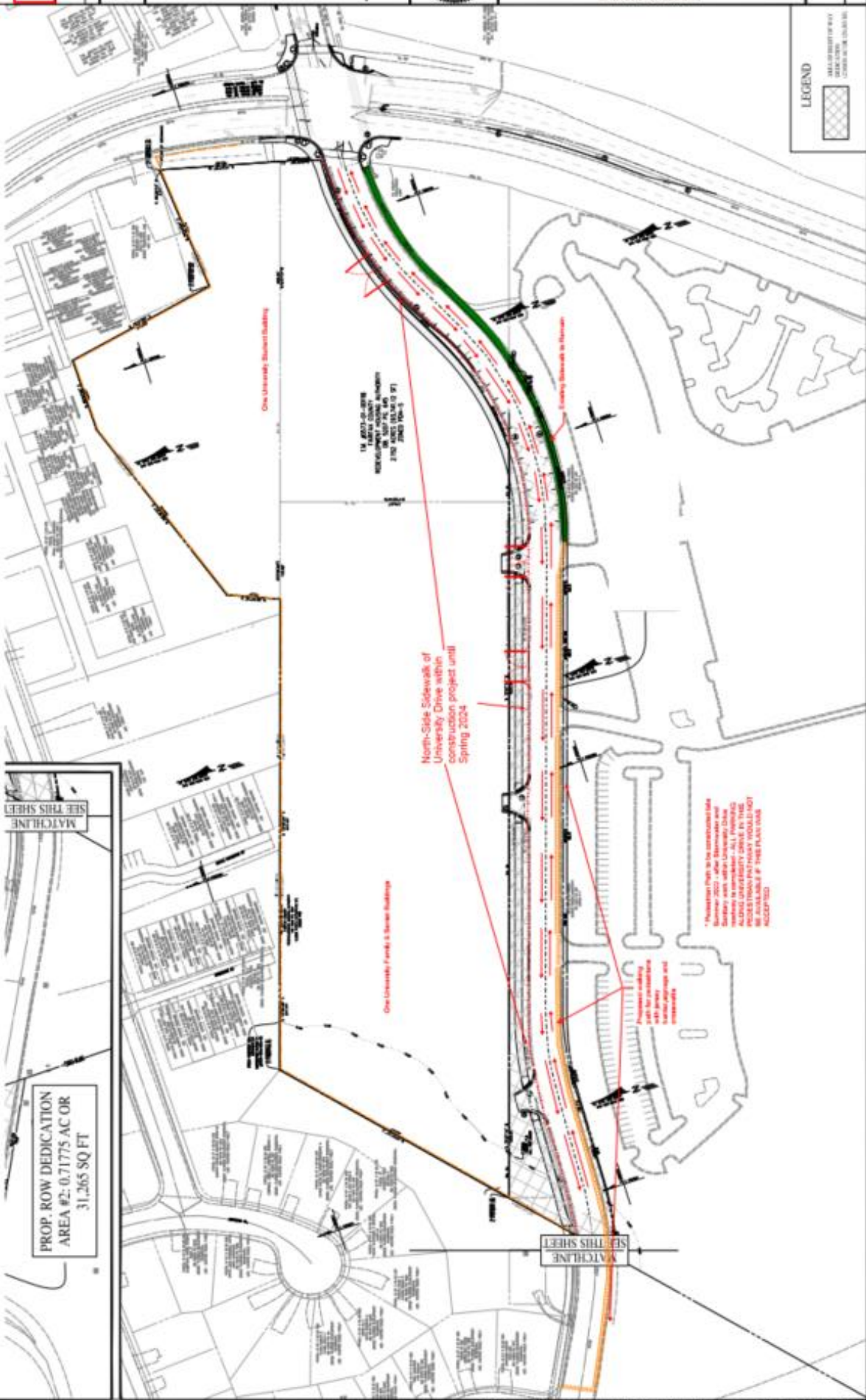
One University



PROP. ROW DEDICATION
AREA #2: 0.71775 AC OR
31,265 SQ. FT.

SEE THIS SHEET
MATCHLINE

SEE THIS SHEET
MATCHLINE



North-Side Sidewalk of
University Drive within
construction project until
Spring 2024

Proposed utility
lines for water, sewer,
gas, and storm water
interconnects

*Proposed Right-of-Way dedication data
is preliminary and subject to change.
Schedules to be submitted. ALL FUTURE
ALIGNED UNIVERSITY DRIVE. IN THIS
DRAWING, THE PROPOSED ROW DEDICATION
IS AVAILABLE AT THIS PLANTING
ACCEPTED

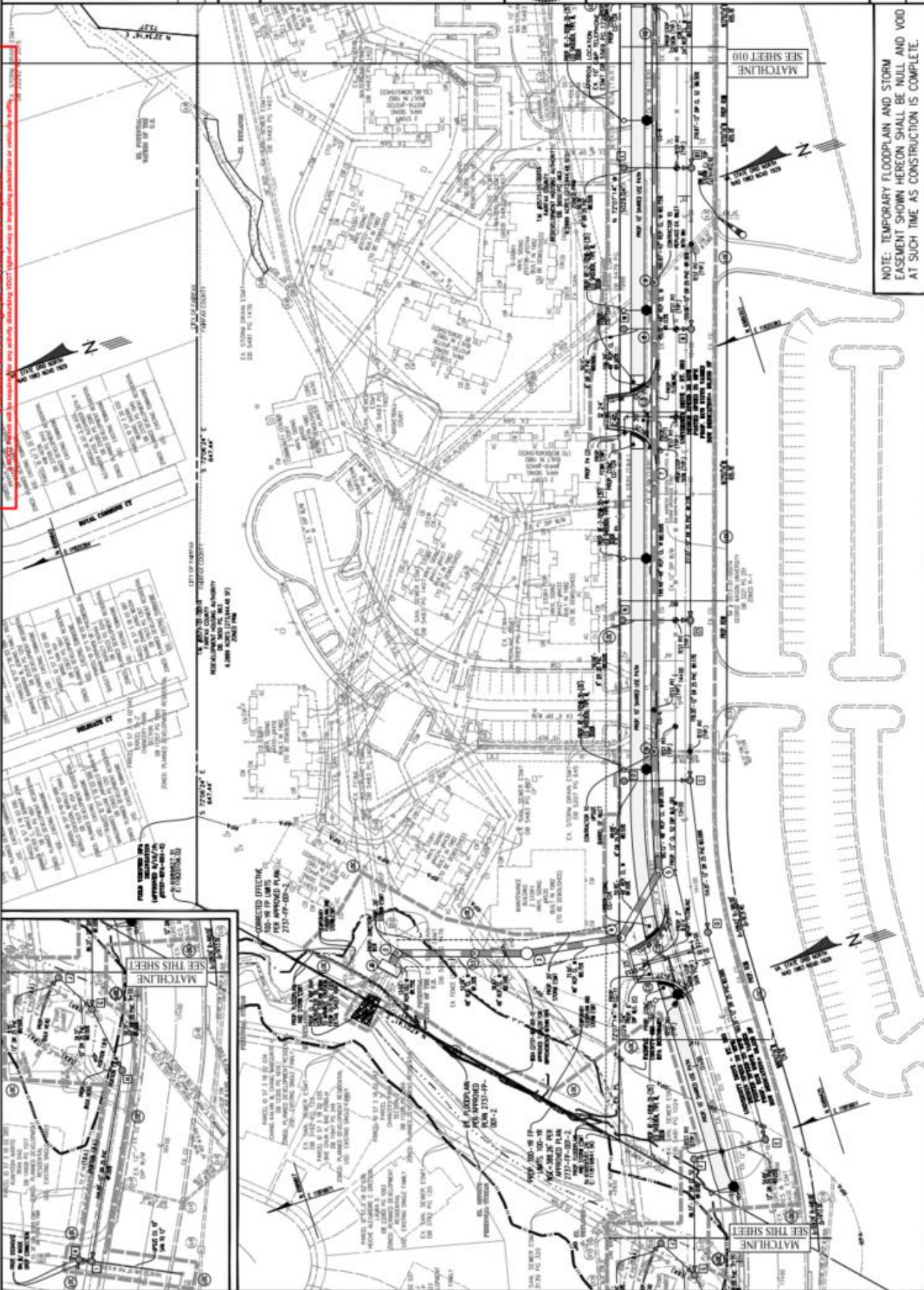
LEGEND

[Symbol]	PROPOSED UTILITY LINE
[Symbol]	EXISTING UTILITY LINE

		ONE UNIVERSITY PUBLIC IMPROVEMENTS PLAN PROPERTY EXHIBIT PARKING DISTRICT PARKING COUNTY, VIRGINIA DATE: NOV. 2019	SHEET 1.001 TOTAL SHEETS: 1.001
PROJECT NO: 19-001 DATE: 11/15/19	SCALE: AS SHOWN	DRAWN BY: [Name] CHECKED BY: [Name]	SHEET NO: 1.001 TOTAL SHEETS: 1.001

APPROVED Before you start work you are required to notify the site inspector at 703-324-1720. Failure to notify can result in a \$5000 fine. A \$5000 fine will be assessed for any activity occurring without proper notification or without a permit. **See Heron Heron 400**
 Date: 8/27/2013
 Drawn by: Matthew Fournier

				CL-1 PLAN DATE: NOV. 2013	
PROJECT: ONE UNIVERSITY SHEET: 011 DATE: 11/2013		SCALE: 1"=40' DATE: NOV. 2013		TITLE: ONE UNIVERSITY PUBLIC IMPROVEMENTS PLAN GEOMETRY PLAN FAIRFAX COUNTY, VIRGINIA	



NOTE: TEMPORARY FLOODPLAIN AND STORM EASEMENT SHOWN HEREON SHALL BE NULL AND VOID AT SUCH TIME AS CONSTRUCTION IS COMPLETE.