

# FCCAB Agenda

5/19/2022

Welcome – Paul Liberty, FCCAB Chairman (\*Note: Chair Liberty’s term ends with the May 2022 meeting, Mayor Meyer will become Chair starting with the October 2022 meeting)

## University

- 50<sup>th</sup> Anniversary – Traci Kendall
  - April Events – Arlington Ground Breaking, SciTech Ground Breaking, Enslaved People of George Mason Memorial, Fairfax Commemoration Event
  - Upcoming Events – Library Exhibit, City of Fairfax 4<sup>th</sup> of July Parade, Welcome Back events, Mason Rock the Block
  - Coins and Pins
- University Master Plan (reminder where to find updates): <https://construction.gmu.edu/university-master-plan>
- High School Graduation Schedule at EagleBank Arena – Traci Kendall
- Jack Wood Award Program – Traci Kendall
- Quarterly Collaboration Meetings - Purpose of Group: - Traci Kendall
  - Build productive, working relationships between the City, County, and Mason;
  - Share construction/development, transportation, and sustainability projects in each of our respective organizations that may interest or impact the other entities; where the County, City, and University intersect;
  - Discuss opportunities for collaboration.
  - Develop sustainable working groups in each topic area for long-term collaboration.

## County

- One University Update/University Drive Improvements - The traffic modifications plans are noted in the proffers (attached when the agenda was sent out) and are tied to the occupancy permit.

## City of Fairfax

- The Flatts on University – Mayor David Meyer
  - Traffic Light
  - Bus shelter
  - Rerouting Cue

## New Business

Open to all members

## Upcoming Events/Dates

FCCAB Meetings (third Thursdays of February, May and October, 4:00 p.m.)

October 20, 2022

summer camp. There will be no leases executed for units in Buildings A and B shorter than six (6) months in duration.

## II. TRANSPORTATION

9. Ox Road Road Improvements. Prior to the issuance of the first residential use permit on the Property, the Applicant will, subject to approval by VDOT, extend the left turn lane on northbound Ox Road at the Ox Road and University Drive intersection, as shown on the CDP/FDP.
10. University Drive Road Improvements.
  - Prior to the issuance of the first residential use permit on the Property and subject to approval by VDOT, the Applicant will construct the following road improvements (the "road improvements") at the intersection of University Drive and Ox Road, as shown on the CDP/FDP. For the purposes of this proffer, "construct" will mean installation in accordance with an approved site plan and open to traffic.
    - 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 (moving/adding/upgrading signal heads and signage).
  - Prior to site plan approval, the Applicant will submit a conceptual civil plan for a 3-lane eastbound configuration on University Drive to include any associated signal infrastructure to FCDOT, the purpose of which will be to facilitate the calculation of an escrow amount as further described in this proffer. The Applicant will escrow funds with Fairfax County in the amount necessary to convert the 2-lane eastbound approach as shown on the site plan to a 3-lane eastbound approach to include funds to move/add/upgrade signal heads and signage associated with the 3-lane approach, if necessary. The amount of this escrow will be calculated based on the County's Unit Price Schedule for such improvements.
  - After the construction of the road improvements but before any occupancy of Building C, an Operational Analysis ("OA") of the intersection will be submitted to FCDOT and VDOT for review (the "Initial Analysis").
    - If the Initial Analysis shows that the overall intersection operates at a Level of Service E or F, the escrowed funds will be released by the County for the construction of the 3-lane configuration by others.
    - If the Initial Analysis shows that the overall intersection operates at a Level of Service of D or better, then within one (1) year of the point of full occupancy of the last building (defined as 90% or greater occupancy of the approved units),

another analysis of the intersection will be conducted and submitted to FCDOT and VDOT for review ("the Second Analysis").

- o If the Second Analysis shows that the overall intersection operates at a Level of Service of D or better, the escrowed funds will be released to the Applicant and there will be no further obligation on the part of the Applicant.
- o If the Second Analysis shows the overall intersection operates at a Level of Service of E or F, the escrowed funds will be released by the County for the construction of the 3-lane configuration by others.

The Initial and the Second Analyses will be conducted during a non-Holiday week when local public schools and George Mason University are in session.

11. **Pedestrian Improvements.** In combination with the improvements outlined in the first bullet of Proffer 10 above and prior to the issuance of the first residential use permit for Building C-1, C-2 or C-3, the Applicant will install the following pedestrian improvements at the intersection of Ox Road and University Drive, subject to approval by VDOT:
  - Construct curb extensions and tightened curb radii in the NW, SW and NE quadrants, as generally shown on the CDP/FDP
  - Create a new curb area in the SE quadrant, as generally shown on the CDP/FDP
  - Restripe Ox Road crosswalks (high visibility) and increase crosswalk width
  - Repaint and relocate University Drive crosswalks, as generally shown on the CDP/FDP
  - Install ADA ramps (2 per quadrant)
  - Install new pedestrian push buttons and count down equipment, 2 per quadrant
  - Install Accessible Pedestrian Signal (audio)
  - Install signage to restrict northbound left U-turn movement
  - Install high-visibility pedestrian crossing signage and lighting
  - Create a lead phase whereby pedestrians can begin crossing Ox Road, southern leg, prior to vehicular movement,
  - Analysis of the existing lighting of the crosswalks and, if warranted by photometric or similar analysis, additional overhead lighting for the crosswalks
12. **Parking.** Parking will be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by the Department of Land Services (LDS), for the uses shown on the CDP/FDP. The Applicant reserves the right to pursue a parking reduction for the development, as may be permitted by Article 11 of the Zoning Ordinance. Entry to the garage parking for all three buildings will be controlled by entry card or fob or other similar security system.
13. **Bicycle Racks.** The Applicant will provide bicycle racks in outdoor and indoor common areas of the student and family buildings (Buildings A and C on the CDP/FDP), the number and location of which will be determined at the time of site plan, consistent with the "Fairfax County Policy and Guidelines for Bicycle Parking" and approval of the Fairfax County Department of Transportation (FCDOT). Bicycle racks will be inverted U-style or other design as approved by FCDOT.