

ONE UNIVERSITY DEVELOPMENT

BRADDOCK DISTRICT COMMUNITY MEETING

October 17, 2018





43 Affordable Properties

4,000 Apartment Units

Located in **10** Different States, **Office in Fairfax**

Over **\$500 Million** in development value

Winner of 2017 NCPPP Innovation Project Award for Residences at Government Center



75 Student Housing projects

More than **46,000 beds** developed

Over **11,500 beds** under management

Over **\$600 million in owned assets** since 2013

\$2.6 billion in development value





Site Data

- 10.84 acres
- Zoned PDH-5, R-1
- Property owned by Fairfax County Redevelopment and Housing Authority
- Proposal for rezoning, 99-year ground lease



COMPREHENSIVE PLAN AMENDMENT & REZONING APPLICATION

- Detailed process creates certainty
- Public process
 - Braddock Land Use Committee meetings
 - Braddock District Community meetings
 - GMU Community Forum meetings
 - Fairfax Campus Advisory Board meetings
 - Individual and HOA meetings
- Iterative process

SCHEDULE

- **September 2018:** Rezoning application to PRM District has been filed
- **November 2018:** Anticipate acceptance for review, early Multiple agency County staff review
- **March / April 2019:** Comprehensive Plan public hearings
- **June / July 2019:** Rezoning public hearings

PROJECT RESPONDS LOGICALLY TO ESTABLISHED NEED IN THE COUNTY



- **George Mason** is the **fastest growing** university and the **largest research institution** in VA
- Projected growth, approximately **10,000 students**
- **8,500** students currently live off-campus



- **Percentage of 65+ persons** in Fairfax County **will outnumber** any other age bracket 2020 and beyond.
- County initiative to build **neighborhood-based affordable housing** options for older adults.



- The establishment of **affordable housing** within existing neighborhoods is a **critical goal** stated in the current Comprehensive Plan & other adopted Board of Supervisors policies.
- **Need for 18,000** new housing units for households earning **less than 80 percent** of the Area Median Income.



It is easy to think that lack of appropriate housing only affects those segments of our population in need of housing, but the ramifications affect all of us.

- **The lack of affordable housing leads to:**
 - **Unlawful** living arrangements, **overcrowding** in households within existing neighborhoods
 - **Increased traffic** on roads as workers who must live outside the County commute in
- **The lack of student housing leads to:**
 - **Overcrowding** and **noise issues** as more student rentals occur within established neighborhoods
 - **Increased traffic** on the roads as students commute to campus

PROJECT GOAL: Be a part of the solution to these critical housing needs within the regulatory framework of County zoning policies and guidelines in a sensitive, logical, cohesive manner on property currently utilized for affordable housing and also strategically located adjacent to the University

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EXPERIENCED DEVELOPERS



PROFESSIONAL CONSULTANTS



COUNTY & CITIZEN INPUT



**SENIOR
BUILDING**

**AFFORDABLE
BUILDING**

**RETAIL
BUILDING**

**STUDENT
BUILDING**



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SENIOR BUILDING

- 100 affordable units for age 62+
- Parking
 - 50 flex spaces
 - 67 spaces within parking deck
- 3,000 sf public meeting space
- 3,000 sf indoor leasing / amenity space
- Car drop-off
- Private courtyard, may include:
 - Covered pedestrian connection
 - Grilling stations
 - Multi-purpose lawn
 - Shaded plaza
 - Small pet park
- Access to 10' University Drive Trail



AFFORDABLE BUILDING

- 140 affordable units
- Parking
 - 23 surface parking spaces
 - 256 space parking deck
- 4,000 sf indoor leasing / amenity space
- Private courtyard, may include:
 - Grilling stations
 - Multi-purpose courtyard
 - Passive seating areas
 - Shade structure
 - Enclosed dog park
- Access to 10' University Drive Trail



Senior & Affordable Housing

ONE UNIVERSITY



Senior & Affordable Housing

ONE UNIVERSITY



RETAIL BUILDING

- 9,500 sf
- 34 Parking spaces
- Direct access to 10' University Drive Trail
- Outdoor plaza with dining space
- Transitional Screening provided along northern lot line

COMMUNITY GREEN

- Open to the public and senior, affordable and student residents
- 11,800 sf
- Passive / active recreational opportunities
- Underground stormwater management



Retail Building & Community Green



STUDENT HOUSING BUILDING

- 364 units
- Structured parking deck, 650 spaces internal to project
- Enclosed trash / maintenance room within building with remote pick-up point
- 5,000 sf leasing / lounge / study amenity space
- 5,000 sf fitness
- 1,500 sf cafe
- 60' to 84' in height
- 30' setback from University Drive
- Passive courtyard with pet park
- 2 enclosed private courtyards with passive / active recreational opportunities
- 2,500 sf pool / amenity deck
 - Grilling stations
 - Lounge seating



Student Housing Building



Royal Legacy
by Richmond...

Student Housing Building

- Proposal does not meet VDOT Chapter 870 daily trip thresholds. County level Operational Analysis (OA) has been requested.
- The traffic study has been scoped with VDOT and FCDOT
 - 9 study intersections

Summary of Results / Improvements

- All study intersections currently operate at overall acceptable LOS during AM & PM peak hours with the exception of Braddock Road/Ox Road.
- Signalized pedestrian infrastructure existing at University Drive/Ox Road.
- Pedestrian countdowns for all legs
- Marked crosswalks on all legs; high visibility crosswalks across Ox Road
- Pedestrian ramps in all quadrants
- Consolidation of driveways on University Drive from five (5) to two (2).
- All study intersections would continue to operate at overall acceptable LOS during AM & PM peak hours with the exception of Braddock Road/Ox Road with development.
- Streetscape improvements include a 10-foot shared use path on University Drive allowing for safe pedestrian access to/from the GMU campus.
- A comprehensive Transportation Demand Management (TDM) Plan will be implemented to reduce the traffic impacts of the proposal.





