

Revitalization and Neighborhood Improvements

PROGRAM DESCRIPTION

Revitalization is a major component of an overall strategy to strengthen the economic viability of the County's older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, these areas will become more commercially competitive; offer better services and improved living, working and shopping opportunities; and, become attractive locations for private reinvestment. In 1986, the Board of Supervisors established a Commercial Revitalization Program to improve the economic health of mature commercial areas in the County. Three revitalization areas were designated: Annandale, Bailey's Crossroads/Seven Corners and Springfield. In 1995, the Richmond Highway Corridor was added to the revitalization program, followed by McLean, the Lake Anne Village Center (LAVC) and Merrifield in 1998. Also in 1998, as part of the County's continuing revitalization efforts, the Board adopted zoning overlay Commercial Revitalization Districts (CRDs) for five of the seven areas, retaining the LAVC and Merrifield as Commercial Revitalization Areas (CRAs). In the spring of 2018, the Board designated the Lincolnia Community Business Center (CBC). Each of the Revitalization Districts/Areas, as well as the major activity centers of Tysons and Reston, have been the subject of one or more planning studies. Implementation of recommendations in the studies is in different stages for each of the various areas. Among other things, the studies identify actions including capital projects that would support the revitalization of these areas.

This section also includes other neighborhood improvements including: the developer default program, streetlight improvements, emergency directives and the Neighborhood Improvement Capital Project Program. The Neighborhood Improvement Capital Project Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Board members can fund or leverage grant funding to support capital projects within their District.

LINK TO THE COMPREHENSIVE PLAN

Fairfax County's Comprehensive Plan, Policy Plan Revitalization Section includes the following established objectives:

- ✓ Fairfax County should establish or expand community reinvestment programs in its older commercial areas (and their adjacent neighborhoods) which have experienced or are on the verge of experiencing economic or infrastructure decline.
- ✓ Fairfax County should address long term infrastructure financing needs in designated Revitalization Areas recognizing that additional tax revenues are generated by revitalization projects.
- ✓ Fairfax County's revitalization program should recognize market conditions and emphasize the use of private sector resources and capital investment, complemented by county and other public investment in services, programs, and infrastructure.

Source: Fairfax County Comprehensive Plan, 2017 Edition; Policy Plan - Revitalization, amended through 10-30-2018

PROGRAM INITIATIVES

REVITALIZATION

A Commercial Revitalization Bond Referendum was approved in 1988 and included \$22.3 million for commercial revitalization projects in six areas of the County - Annandale, Bailey's Crossroads/Seven Corners, McLean, Springfield, the Richmond Highway Corridor and Vienna. The bonds have funded public improvement projects that have been completed or are nearing completion. Projects were determined by the County and the local communities and included improvements such as under grounding utilities; roadway design and construction; and, streetscape improvements that consist of new paver sidewalks, street trees and plantings, street furnishings, signage, bus shelters, and land acquisition. Since 1988, this program has been supported primarily by the bond proceeds. However, additional funds are required to implement the public improvement projects identified by the planning studies and to maintain existing improvements.

A variety of current revitalization program initiatives exist in addition to the specific capital projects described below. Among these are continuing efforts to identify creative financing mechanisms to support Fairfax County revitalization initiatives, programs and projects. In April 2009, the Board created the Mosaic District Community Development Authority (CDA), the county's first CDA that used Tax Increment Financing (TIF) to help fund the public infrastructure. Staff is also involved in public/private partnerships for projects such as the Original Mt. Vernon High School, the North Hill redevelopment site on Richmond Highway, the Reston Town Center North master plan and Block 7 & 8, and the East County Center in the "Southeast Quadrant" of Bailey's Crossroads, among others.

Staff continues to employ, monitor and devise innovative strategies to implement a Board endorsed multi-year enhanced maintenance program for the Commercial Revitalization Districts (CRDs), pending available funding. The goal of the program is to prevent CRD infrastructure and aesthetic improvements from falling into a state of disrepair. The enhanced maintenance program was developed to provide higher levels of service for grass cutting, landscaping, litter control, weed control, bus shelter maintenance and streetlight inspections, and street sweeping, as well as services such as repair and replacement of sidewalks and curbs throughout the CRDs. During FY 2018, a detailed inventory and conditions assessment was conducted for the five CRDs. This inventory along with annual walk-throughs and on-going inspections within the areas is being used to identify and prioritize needed capital improvement projects. Funding from the Capital Sinking Fund for Revitalization, created as a result of the Infrastructure Financing Committee, will be used to support these capital improvements. Two, full-time positions were approved and filled in 2019 to plan, manage and implement an enhanced level of inspections and services within the CRDs, and to oversee maintenance and capital improvement projects in the CRDs.

Recent Program Accomplishments

- ◆ **Annandale** In July 2016, a group of industry experts, under the auspices of the Urban Land Institute (ULI), conducted a Technical Assistance Panel (TAP) (a brief intensive study of an area) of the core area of the Annandale Commercial Revitalization District (CRD) to provide short- to medium-term revitalization strategies to enhance the appearance, economic vitality, awareness, and promotion of Annandale. Staff is currently pursuing certain short-term recommendations, in particular, the creation of an innovative park space called the "Annandale Pop-Up Park" in downtown Annandale on County-owned property located at 7200 Columbia Pike. The goal of this effort is to begin to address the lack of community spaces in the commercial district. Utilizing extensive community input and working in close partnership with other county agencies and community non-profits, the temporary park space opened in June of 2019. In addition to the temporary installation of moveable tables, chairs and an outdoor community piano in the space, staff organized a monthly summer programming series at the site to increase use and awareness of this new space. The programming season included themes such as Nature Day, Arts Day, Fitness & Fun Day, and concluded with an event during the fall "Taste of Annandale" event. A design for turning this county-owned open space into a permanent park with additional features and amenities has been completed but is pending further funding.

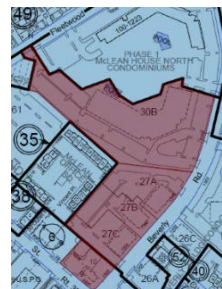
- ◆ **Bailey's Crossroads and Seven Corners:** In fall 2019, a new interim park opened at the 2.94-acre county-owned property located at 5827 Columbia Pike in Bailey's Crossroads. The initiative resulted from extensive inter-agency collaboration between the Fairfax County Park Authority, the Department of Public Works and Environmental Services, the Facilities Management Department, and the newly re-organized Department of Planning and Development. The site was previously vacant following the demolition of the 5-story Bailey's International Center building as of December 2018. The interim park embodies the future vision to transform the CRD into a walkable, mixed-use urban center, and will provide a new placemaking venue for the CRD. The park includes space for active and passive recreation and can support seasonal and temporary uses on site. Also, Urban Design Guidelines (Guidelines) for Baileys Crossroads/Seven Corners were prepared and then endorsed by the Board of Supervisors in November 2018, following review by the community. Comprised of two volumes, Volume I is a general document that includes urban design methods and best practices applicable to all of the County's CRDs and CRAs. Volume II provides design solutions and treatments individually tailored to the community's preferences in Baileys Crossroads and Seven Corners. Together the two volumes provide more detailed urban design and streetscape information to augment the area's Comprehensive Plan.

- ◆ **Lake Anne Village Center** The Lake Anne Village Center (LAVC) was added to the Virginia Historic Landmarks Register in March 2017, and the National Register of Historic Places in June of 2017. The ongoing implementation of the 2011 LAVC Commercial Reinvestment Plan's short-and long-term revitalization strategies, as well as the June 2015 Washington Plaza Design Charrette recommendations, have assisted Lake Anne Plaza in becoming a vibrant destination. New activities, special events, festivals, and 'look and feel' improvements have successfully introduced attendees to the unique Lake Anne merchants, and revitalization efforts have been bolstered by new business investment in LAVC, and reinvestment in existing businesses. The LAVC will also be home to a new affordable senior housing and market-rate town house project known as The New Lake Anne House. The project will replace the outdated Fellowship House buildings with a single 8-story, 240-unit affordable multi-family senior residential building and add 36 market-rate townhomes on the west side of Village Road at its intersection with North Shore Drive.



The LAVC will also be home to a new affordable senior housing and market-rate town house project known as The New Lake Anne House. The project will replace the outdated Fellowship House buildings with a single 8-story, 240-unit affordable multi-family senior residential building and add 36 market-rate townhomes on the west side of Village Road at its intersection with North Shore Drive.

- ◆ **Lincolnia:** A multi-phase Lincolnia Planning District Study (Plan Amendment 2013-I-L1) underway since 2014 has concluded. As a result of the study, the Board designating the area surrounding the intersection of Little River Turnpike (Route 236) and North Beauregard Street as a Community Business Center (CBC) and as a Commercial Revitalization Area (CRA). The third and final phase of this study resulted in Plan Amendment 2013-I-L1(C)), which was approved by the Board of Supervisors on July 16, 2019. The adopted Comprehensive Plan recommends a mix of uses and transportation network enhancements consistent with countywide goals for activity centers and establishes a vision for redevelopment and placemaking within the Lincolnia CBC. Public parks and open spaces within the CBC are envisioned to provide new recreational opportunities.



- ◆ **McLean:** In November 2016, the Board adopted a Plan Amendment that established a new high-density residential node in in the McLean CRD. The adopted Plan is intended to further the county's economic success strategy and the continued revitalization of the McLean CRD by increasing the intensity of properties along Beverly Road to a 3.0 Floor Area Ratio (FAR). In April 2018, the Board of Supervisors authorized a Comprehensive Plan Amendment to review the recommendations for the McLean Community Business Center (CBC) (Plan Amendment 2018-II-MI). In June 2018, a multi-faceted land use planning study commenced with the goal of developing implementable recommendations that reflect the vision of the McLean community and support the economic revitalization of downtown McLean. A Task Force was formed to advise the effort. The study includes an extensive transportation analysis that will capture existing conditions, test a future land use scenario and devise potential mitigations. The study is projected to conclude by the summer of 2020. Following Board adoption of a Plan amendment for the McLean CBC, work will begin on developing District Design Guidelines for the McLean CBC.

- ◆ **Merrifield:** Redevelopment activity in Merrifield continues to progress and diversify in both the Town Center and the Transit Station areas. The Town Center has become an important gathering place for area residents and a destination location for others with daily activities, restaurants, a farmer's market and weekend festivals. The transformation of the former Exxon-Mobil campus into Inova's personalized medicine and research campus is underway, with 1.2 million square feet of adaptive reuse construction to be completed by the end of 2019. In July 2018, the Board of Supervisors authorized three new Plan amendments for the Merrifield Suburban Center (SSPA-I-1MS). The three sites include the Inova site with an additional 3.8 million square feet, for a total of 5 million square feet of development, and Fairview Park, North and South. Staff has recommended mixed-use office, hotel, residential, and other uses with an intensity range of 0.80 FAR to 1.0 FAR for Land Units I and J, and K in the Merrifield Suburban Center. The Plan amendments were adopted by the Board of Supervisors on September 24, 2019.
- ◆ **Richmond Highway:** The Board of Supervisors approved an amendment to the Comprehensive Plan for the Richmond Highway Corridor (PA 2015-IV-MV1) in March 2018 known as Embark Richmond Highway. In addition to the Plan amendment, a major corridor improvement project to widen Richmond Highway from four to six lanes between Sherwood Hall Lane and Jeff Todd Way is underway and will include pedestrian and bicycle improvements. A second major capital project called Embark Transit is also underway that will implement the Plan's vision for a Bus Rapid Transit system from the Huntington Metrorail Station to Fort Belvoir in two phases, and to Prince William County in a third phase. Finally, staff is preparing District Urban Design Guidelines for the Richmond Highway Corridor and expects to complete them by early 2020.
- ◆ **Springfield:** The Town Center, which reopened in 2014 after substantial reinvestment, is a catalyst for the redevelopment within the greater Springfield area. The announcement of a new Transportation Security Administration (TSA) headquarters in Springfield is anticipated to further accelerate development surrounding the Town Center. Also, district-wide branding efforts are underway for the greater Springfield area. A new logo and identity system has been developed to foster a more cohesive image for the area, and planning for new gateway signs, banners and other fixtures is expected to be completed in 2020. Within the CBC, the design of the Springfield Multi-Use Parking Garage is currently in progress, with construction of the facility expected to commence in 2020 and open to users in late 2021 or early 2022. A consultant-led study to develop detailed, complete street cross-sections and cost-estimates for the CRD and the Transit Station Area has been finalized. Staff continues to provide support to the Greater Springfield Chamber of Commerce, which is working to resolve bicycle, signage, and pedestrian safety issues in the CRD. Lastly, the installation of new, modern and well-lit bus shelters within the CRD is complete.

OTHER NEIGHBORHOOD IMPROVEMENTS

Other neighborhood improvement projects include streetlights and the implementation of sidewalks, curbs, gutters, curb ramps, pedestrian safety improvements and storm sewers in older neighborhoods. The County Streetlight Program is designed to respond to the need for additional community and roadway lighting. Currently, new streetlights are primarily installed as part of the County's development process requirements. Depending on funding availability, streetlights may be installed at the County's expense based on citizens' requests. Lighting is also being provided on a limited number of trails/walkways, typically near Metro Stations/mass transit. Operating costs for streetlights are funded by the General Fund.

In addition, as part of the *FY 2016 Third Quarter Review*, the Board of Supervisors approved a Neighborhood Improvement Capital Project Program. This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. This program allows the Board of Supervisors to fund or leverage grant funding to support capital projects within their District.

CURRENT PROJECT DESCRIPTIONS

- 1. Capital Sinking Fund for Revitalization** (Countywide): This is an on-going project established as a direct result of the Infrastructure Financing Committee (IFC). The Sinking Fund was approved as a new budgetary mechanism for funding infrastructure replacement and upgrade requirements. Principal funding for these projects comes from the Board's commitment to devote 20 percent of the unencumbered, year-end carryover balances not needed for critical requirements to this Sinking Fund. The Board of Supervisors approved an annual percentage allocation of the total sinking fund to specific program areas, as follows: 55 percent for FMD, 20 percent for Parks, 10 percent for walkways, 10 percent for County maintained Roads and Service Drives, and 5 percent for revitalization maintenance. To date, an amount of \$1,883,932 has been dedicated for revitalization. It is anticipated that these funds will be dedicated to sidewalk and bus shelter repairs and other required capital improvements in the CRDs.
- 2. Developer Defaults** (Countywide): The Developer Default project is a continuing program for the purpose of completing private development projects on which developers have defaulted. There has been an increased level of activity for this program in recent years, and current projections suggest this trend will continue. FY 2021 funding is supported by \$200,000 in General Fund monies and \$100,000 in anticipated developer default revenue.
- 3. Developer Streetlight Program** (Countywide): This is a continuing program to support the installation of streetlights throughout the County. The County coordinates with Dominion Virginia Power and NOVEC for the installation of the streetlights. Developers then make direct payments to the County. Upon completion of the installation, the streetlights are incorporated into the Fairfax County Streetlight Program inventory. This program is offset entirely by anticipated payments from developers and revenues received are appropriated at year end annually.
- 4. District Capital Projects** (Countywide): This Program supports District specific unfunded capital needs, including minor capital repairs, streetlights, and/or walkways. Funding of \$1,000,000 was approved for this Program as part of the *FY 2016 Third Quarter Review* and an amount of \$100,000 was provided for each District and the Chairman. Board members can fund or leverage grant funding to support capital projects within their District. Funding for District capital projects is considered annually.
- 5. Emergency Directives/Grass Mowing** (Countywide): This is a continuing project to support emergency property maintenance issues associated with increases in foreclosed properties in the County. Funding provides for abatement services of both emergency and non-emergency directives related to health and safety violations, grass mowing violations and graffiti removal. The Department of Code Compliance supports the community through programs pertaining to grass ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. Funding for this program varies from year to year.
- 6. McLean Streetscape** (Dranesville District): \$3,392,898 has been approved for streetscape improvements within the McLean CBC along Chain Bridge Road to Laughlin Avenue, along Old Dominion Drive to Center Street, and along the Listrani peninsula between Old Dominion Drive and Elm Street. The project will provide for the installation of brick pavers, lights and landscaping along Chain Bridge Road from Redmond Street to Curran Street. In 2014, the project scope was expanded to include the design and installation of landscaping, pavers, a seat wall and an area for the future installation of public art at the Listrani Peninsula. Total project funding includes bond funds, enhancement grants, proffer funds, and McLean Revitalization Corporation (MRC) funds remaining after completion of the McLean Utilities project. This project is complete.
- 7. Minor Streetlight Upgrades** (Countywide): This program is for the upgrading of existing streetlights that do not meet current illumination standards for roadways, based on citizens' requests.

8. **Payments of Interest on Bond Deposits** (Countywide): This project provides for payments to developers for interest earned on conservation bond deposits. The County requires developers to make deposits to ensure the conservation of existing natural resources. Upon satisfactory completion of the project, the developer is refunded the deposit with interest. Funding varies from year to year and is based on prior year actual expenditures and current interest rates. Funding of \$100,000 is included to support the interest payment requirements in FY 2021.
9. **Revitalization - Annandale Projects** (Mason District): A feasibility study for an Annandale Cultural Center was completed in 2009, using a \$90,000 federal EDI Special Project Grant. Estimated funding of \$20 million to purchase a site, and to design and construct the project, will be required.
10. **Revitalization – Bailey’s Pop-up Park** (Mason District): \$100,000 has been approved for the development and programming of an interim pop-up park in the Bailey’s Crossroads revitalization area.
11. **Revitalization Initiatives** (Countywide): This is an on-going project which provides for the continuation of revitalization activities, including consultant services to foster commercial revitalization and address program needs to implement recommendations of the Comprehensive Plan for the seven Revitalization Districts/Areas: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, Richmond Highway, and Springfield, as well as for other areas of strategic importance in the County.
12. **Revitalization Maintenance CRP/Tysons** (Countywide): This is an on-going project which provides for routine and non-routine maintenance in five major commercial revitalization areas (Annandale, Route 1, Springfield, McLean and Baileys Crossroads) and provide landscaping maintenance associated with the Tyson’s Corner Silver Line area. The goal of this program is to provide an enhanced level of infrastructure and right-of-way features in these urbanizing areas to facilitate pedestrian movements and create a “sense of place.” Routine maintenance in the commercial revitalization areas currently includes grass mowing, trash removal, fertilization, mulching of plant beds, weed control, and plant pruning. Non-routine maintenance includes asset maintenance or replacement (e.g., trees, plants, bicycle racks, area signs, street furniture, bus shelter, drinking fountains) to sustain the overall visual characteristics of the districts. Maintenance along the Silver Line also includes the upkeep of 27 water quality swales under the raised tracks located in VDOT right-of-way. Typical maintenance for the swales includes litter and sediment removal, vegetation care, and structural maintenance. Funding of \$1,410,000 has been included to continue these efforts in FY 2021. An increase of \$100,000 to the FY 2021 proposed funding level is anticipated to be included in the *FY 2020 Third Quarter Review* to support the costs associated with maintenance of Phase II of the Silverline to include the new Innovation Station and Herndon parking garages.
13. **Revitalization - Richmond Highway** (Lee/Mount Vernon Districts): \$1,642,160 has been approved for streetscape improvements and signage in the Richmond Highway Corridor revitalization area. The Southeast Fairfax Development Corporation (SFDC) initiated the Wayfinding project in order to improve signage, orient motorists along the Richmond Highway Corridor and help bolster community identity. Construction of Phase I of this project was completed in the summer of 2013. Phase II, consisting of three additional wayfinding signs for the southern end of the corridor as well as modifications to one existing sign, was completed in August 2017. Remaining funds may be retained for future repairs or to assist with future relocations of these signs as a result of road widening and/or Bus Rapid Transit projects.
14. **Revitalization – Springfield** (Springfield District): \$58,500 has been approved for the Springfield Branding/signage project. To raise the visibility and reputation of Springfield as a great place to live and do business, Fairfax County is working with the Greater Springfield Chamber of Commerce and other local community representatives to develop new “gateway” entrance signs welcoming visitors and shoppers into the Central Springfield commercial area. This branding initiative is a partnership between the County and the Greater Springfield Chamber of Commerce, Springfield Civic Association and Springfield Town Center.
15. **Springfield Streetscape Phase I** (Lee District): \$3,169,236 for streetscape improvements in the Springfield District. The Lee District Supervisor’s office, along with community members and OCR, has identified several streetscape and pedestrian safety enhancements for the final phase of this project. A trail connection and a crosswalk project were completed in the past year. The final portion of the project, a pedestrian refuge and crosswalk project on Commerce Street, is currently in design and is anticipated to be completed in Spring 2020.

16. **Strike Force Blight Abatement** (Countywide): This is a continuing project supported by the Department of Code Compliance which assists the community through programs pertaining to zoning, building, property maintenance, health, and fire codes as well as blight ordinances in order to investigate and resolve violations and concerns in both residential and commercial areas. As part of the FY 2009 Adopted Budget Plan budget guidelines, the Board of Supervisors directed that any revenue generated from zoning violation fines in excess of the baseline total of \$122,215 be made available to support the activities of the Department of Code Compliance. Any revenues over this baseline are appropriated to this project at year-end.

17. **Survey Control Network Monumentation** (Countywide): This is a continuing project that supports the establishment, maintenance and publication of survey control monuments. These monuments, used by the private and public sector, are the terrestrial framework for geospatial control of surveying, mapping and land development projects. The survey control monuments provide the spatial control for the County GIS system. This monumentation work is necessary to assist Surveyors and Engineers in developing site plans in accordance with the requirements of the Fairfax County Public Facilities Manual. An amount of \$95,000 is included in FY 2021 to support this program.

**PROJECT COST SUMMARIES
REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY2021- FY2025	Total FY2026- FY2030	Total Project Estimate
1 Capital Sinking Fund for Revitalization CR-000007	G	\$1,884						\$0		\$1,884
2 Developer Defaults 2G25-020-000	G, X	C	\$300	\$300	\$300	\$300	\$300	\$1,500	\$1,500	\$3,000
3 Developer Streetlight Program 2G25-024-000	X	\$1,025						\$0		\$1,025
4 District Capital Projects ST-000004 - ST-000013	G	\$1,960						\$0		\$1,960
5 Emergency Directives/Grass Mowing 2G25-018-000, 2G97-002-000	G, X	C		\$100	\$100	\$100	\$100	\$400	\$500	\$900
6 McLean Streetscape CR-000004	B, X	\$3,393						\$0		\$3,393
7 Minor Streetlight Upgrades 2G25-026-000	G	C		\$20	\$20	\$20	\$20	\$80	\$100	\$180
8 Payments of Interest on Bond Deposits 2G06-002-000	G	C	\$100					\$100		\$100
9 Revitalization - Annandale Projects 2G35--006-000	F, U	\$90						\$0	\$20,000	\$20,090
10 Revitalization - Bailey's Pop-up Park CR-000010	G	\$100						\$0		\$100
11 Revitalization Initiatives 2G35-007-000	G	\$890						\$0		\$890
12 Revitalization Maintenance - CRP/Tysons 2G25-014-000	G	C	\$1,410	\$1,510	\$1,510	\$1,510	\$1,510	\$7,450	\$7,050	\$14,500
13 Revitalization - Richmond Highway 2G35-008-000	B	\$1,642						\$0		\$1,642
14 Revitalization - Springfield CR-000008	G	\$59						\$0		\$59
15 Springfield Streetscape Phase I CR-000001	B	\$3,169						\$0		\$3,169

**PROJECT COST SUMMARIES
REVITALIZATION AND NEIGHBORHOOD IMPROVEMENTS
(\$000's)**

Project Title Project Number	Source of Funds	Budgeted or Expended Through FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Total FY2021- FY2025	Total FY2026- FY2030	Total Project Estimate
16 Strike Force Blight Abatement 2G97-001-000	X	<i>\$1,055</i>						\$0		\$1,055
17 Survey Control Network Monumentation 2G25-019-000	G	C	<i>\$95</i>	\$95	\$95	\$95	\$95	\$475	\$475	\$950
Total		\$15,267	\$1,905	\$2,025	\$2,025	\$2,025	\$2,025	\$10,005	\$29,625	\$54,897

Notes: Numbers in ***bold italics*** represent funded amounts. A "C" in the 'Budgeted or Expended' column denotes a continuing project.

Key: Source of Funds
 B Bonds
 G General Fund
 S State
 F Federal
 X Other
 U Undetermined