

## Summary and Notes from April 11<sup>th</sup>, 2024 Springfield LUC Meeting

### PARKWAY WOODS/ARGON PLAZA

- Staff Presentation

#### *Committee Questions and Responses:*

Are you on time based on the original timeline?

- R: On track for the plan amendment process – with a July Public Hearing before the Board of Supervisors. Should be done before the August recess.

What about the proposed budget? Is cost consistent?

- R: No official budgetary impact expected outside of routine costs associated with studies

#### *Public Questions and Responses:*

How does it impact property values and tax burdens?

- R: Shouldn't impact you. It is expected to bring in revenue I suppose. But no direct tax implications.

What about more police and fire? That will impact taxes.

- R: This will be covered in Phase 2, but a significant increase is not expected since there is not a whole lot of development. Plans are sent to police and fire departments for coverage questions. No issues were raised from those communications.

[No Decision – staff report comes in May so decision will be at the June meeting]

### GMU WEST CAMPUS

- Presentation from GMU
- Temporary Ballpark and Cricket Field Cancelled
- Goal of a mixed-use district – looking for economic opportunities
- Phase 2 started in July 2023 and focuses on infrastructure analysis and different scenarios; Program criteria also added in
- Community Engagement Plan: feedback submission portal town halls, 4-phase timeline with targeted audience sessions

#### *Public Questions and Responses:*

Brecon Ridge Subdivision – One of the major concerns was the parking plan issue related to the cricket field.

This felt like a purely commercial venture, so they would want it to be occupied as much as possible with concerns and etc. Ensure that there is free parking for any venue or idea moving forward.

- R: Temporary stadium was a significant challenge with parking issues since it was moving so fast. Fortunately, newer proposals are expected to have more time and would accommodate efficient parking plans. Longer-term options allow for more strategy and flexibility.

Getting into anything commercial means more volume and more people. Anything that GMU does has an impact, and the temporary wording is not sufficient. Has the Master Plan evolution set priorities so we can get it right?

- R: We will incorporate that feedback.

GMU is becoming more of a developer with the urban campus consideration. Should be held to the same scrutiny as developers. How do you reconcile? What is the process to get plans approved since GMU is Tier 3 and has more autonomy for funding?

- R: Universities have to provide a product or service that is unique and reflective of student identities. Requires thinking broadly and giving them things to do. Follows state processes for land development – DEQ environmental report, etc.

What percentage of students are online?

- R: About 20% are online. 6,000 students live on campus and another 10,000 within a 20-mile radius. Concepts are driven by student evaluations as well – going to Fairfax Corner for example.

Let's talk about state funding for the university. How come you can't get any money from the state?

- R: Traditionally underfunded. Good question.

Community was blindsided and could not get straight information – seating for example. What was agreed upon and what will you do differently?

- R: Agreement was not completed and venue capacity was not agreed upon yet. We will learn from our mistakes and the timing of it all made it a challenging process. Ultimately this project did not work because of the timeline and missing data points. We will do better on contacting neighbors and HOAs

North Hill Neighborhood – spoke with many of GMU staff about road access and traffic impacts on 123 and Braddock. Also, frustrated with the lack of accountability and transparency from GMU during this process. Need to do better on disclosure.

- R: It was a mistake and we want a more open dialogue.

[No Decision – Managed by the state and not under the jurisdiction of the Board]

## CORNERSTONES

- Staff and applicant presentation
- Plan amendment first then rezoning
- Safety Plan Text Recommendations: bustling orientation, low fencing, northern side landscaping, etc. To be voted on by Board of Supervisors.

### *Committee Questions and Responses:*

Small units hoping for one person. Can you specify the number of people per-unit?

- R: Fair Housing laws does not allow applicant to discriminate against marital or family statuses. The standards under the financing plan is max 3 people per unit, which is unlikely and should be lower.

Why this location – a little piece of land – instead of a place like Fair Lakes?

- R: Already owned by the County and the policy plan asks staff to take advantage of vacant land. This unlocks a lot of value for affordable housing developers. It is available now and designs have been underway since 2020, like addressing transportation concerns. There are many sites across the county.

What happens if Cornerstones, the organization, is gone?

- R: Transfers to another housing-based partner with the county.

### *Public Questions and Responses:*

Will the outer amenities draw other people?

- R: This is private property and will be privately operated. Screening will be provided and landscaping to create an enclosed space outside. Trespassing laws apply. No expected foot traffic and operates during the week.

Not a safe nor quiet place, especially with concerns from West Ox and Rt. 50. When leasing property, who owns and what happens when the lease is done?

- R: Redevelopment and Housing Authority (Fairfax County) will lease the land to Cornerstones for an expected term of 75-99 years. It goes back to the county after and will only be leased to Cornerstones during this period.

1-Acre plat – who owns the land next to it? Will this expand?

- R: Conservation easement and cannot be developed. It is owned by the extended stay hotel.

Is there anything that looks like this development?

- R: Basement levels of apartment buildings, the Lamb Center, etc. Can use existing buildings with a percentage amount of units.

Engineering will be challenging for this site. Route 50 is super busy. Walking will not be easy – it isn't now even without disabilities. Will there be elevators? Privacy will be critical.

- R: Yes, there will be elevators and we will be taking a closer look at transportation with the rezoning. Community partners will do grocery runs and help promote self-sufficiency.

You said on-site, 24/7 staff. What kind of person training-wise?

- R: Residential coordinators to help manage emergencies and address concerns with the apartment building. This is in addition to on-site care services. Professionally trained staff.

There already has been a death and a hit from vehicles in the area. No idea how you fix that.

- R: High visibility crosswalks, but definitely very challenging.

Very noisy. Minimize or eliminate sound pollution. Also, provide adequate lighting.

Not a halfway house, I understand that now. Lease terms?

- R: No, low income housing. At least a yearlong lease, not like a shelter. Every 3-4 years typically for resident turnover.

Another community meeting next week on April 16<sup>th</sup>.

[Motion to Vote received no second; No Decision since project is out-of-district without major regional impact]