

One University Development

What is it?

It is a proposed development to demolish the 46 townhomes and a county office building located west of Ox Road (Rt 123) along the north side of University Drive, and to replace those buildings with three multi-level structures, including 1000 parking spaces. The current plan calls for:

- A restricted-income, 4-story building with 140, 1 to 3 bedroom units.
- A 3-story, 100 units building for 65+ year old residents
- A 6-story (72 feet high) student dorm. The dorm will have 362 units with 819 beds.



Why should you be concerned?

Density

Density will be radically changed from 3-6 dwelling units per acre to 55 units per acre!

Vehicle Traffic

Vehicle traffic at the intersection of Ox Rd. & University Dr. already exceeds capacity during broad peak hours. Backups extending north of School St. and south towards Braddock Rd. are common. Adding 1,000 cars will likely exacerbate the situation. Additionally, drivers using mobile mapping applications to avoid congestion will be directed through our neighborhood!

Pedestrian Traffic

Today, the intersection of Ox Rd. & University Dr. is challenged by the routine flow of students crossing to and from the GMU campus. Adding 814 students crossing two streets, not just one, will likely make the problem much worse, impacting vehicle traffic and the safety of the pedestrians.

Emergency Services

The City of Fairfax fire and rescue will be the primary responders for this development. This additional burden has a potential to draw emergency resources away from critical emergency calls in the city.

Compatibility with Adjoining Neighborhoods

The design, density, and height of the development will be considerably out of character with the adjoining neighborhoods. The Royal Legacy community will be dwarfed by the 6-story dorm building. The building will be 18 to 30 feet higher than the adjacent homes.

Robinson Square Residents

The current residents of the 46 townhomes will be forced to relocate.

County Schools

With the development, Fairfax County Public Schools estimates that by 2022 Fairfax Villa Elementary will be at 100% capacity, Frost Middle School at 115%, and Woodson High School at 109%.

Important Dates:

April 8, 7:00pm: Development Community Meeting @ Villa School

April 24, 7:30pm: @ County Government Ctr. Planning Commission Mtg. & Vote on Project

FOR MORE INFORMATION & PETITION, VISIT: <http://chn.g.it/4YtkPjTZz9>