

Campus Coordinating Committee Friday, August 24, 2018 7:30AM

School Board Offices, Central Conference Room 800 West Broad Street Falls Church, VA 22046

Agenda

- 1. Call to Order
- 2. Project Updates
 - a. School Design-Build
 - i. Design / Project Schedule Summary
 - ii. Program Validation
 - 1. Met with Directors, CTLs, Dept. Heads. Overall positive experience. Working with the team on the future vision
 - 2. Meeting with entire GMHS & MEH staff on 8/31
 - 3. Gilbane team has been very responsive and actively revising design based on feedback
 - 4. Next Community Meeting Sept 6th Subcommittee Breakout groups, with facilitation by Gilbane team & B&D
 - 5. Geotech borings and site survey work over the past 2 weeks for School plus 10 sample borings for Economic Development
 - 6. Feedback to design team: NewGMHS@fccps.org
 - 7. Student Engagement Coordination with school principals
 - a. Connecting via Freshman Orientation and other Student Assemblies
 - 8. Design has evolved from posted videos and plans based on feedback from Community and Program Validation
 - b. Economic Development RFDP and Down-selection
 - i. Carly is the new Project Manager and staff lead for the City
 - 1. Will manage Land Use, Communications
 - ii. Proposals are due August 29th, 2018. Reviewed by Evaluation committee after Procurement compliance
 - iii. September 18 date for meeting of Evaluation Committee (subject to scheduling confirmation)



- iv. Recommendation to and Approval by City Council October 2018
- v. Land Use Application submission December 2018
- vi. Application referral to Boards and Commissions in January/February 2019
- vii. Comprehensive Agreement and Land Use Application approvals in late May 2019

Task List

- a) Sanitary Sewer
 - a. City Engineering is working with School team on all gravity solution that stays within city limits.
- b) Transportation Grant
 - a. Funds to be Available in 2021
 - b. Preliminary Engineering now
 - c. Working thru procurement for developer to do the work
 - d. Who would design it? City is prepared to do it, but is open to having the Developer do design.
 - e. Scope of work includes things such as signal on Rt 7, Haycock Road and Route 7 intersection improvements, undergrounding of utility lines, pedestrian improvements, connections to W. Falls Church Metro
- c) Stormwater Management School & Development Requirements
 - a. Economic Development team is working with School team to see if good neighbor zone can capture portion of the 10 acres
- d) Environmental Sustainability
 - a. Part of requirements in RFDP
- e) B-2: Entitlement Process
 - a. Next Step Amend City Zoning Map for the School parcel scheduled for this fall.
 - b. Safeguards The special exception approval would run with the land, and any changes to that plan would need approval by the City Council. City would be able to set zoning uses, building heights, and the conceptual development plan. Comprehensive Agreement for the land transaction (sale or lease) would work together with the land use approval the two supporting each other to ensure that the development meets City goals.
- f) ALTA Survey



- i. The ALTA survey was completed last winter. See Parcel Division for further discussion.
- g) Parcel Division
 - a. Parcel 001- School Board (~24.7 acres), 002 & 003 City (~10 acres total)
 - b. Subdivision will be done concurrent with the School Site Plan, and the subdivision plat will be issued with School Site Plan approval
 - i. Can accommodate subdivision that goes thru existing bldg. to be demoed.
 - ii. Application process defined in attachment
 - c. 10 acres anticipated to be transferred to the City, because the City holds the debt for the school which would be offset by value from Development to lower cost of the debt
 - d. Will work thru option of transferring 002 & 003 to School Board, if that is the agreement of the two bodies (School Board and City Council).
 - e. Intent is to communicate with Fairfax County to have advance confirmation that the subdivision conforms with the 70/30 Division stipulation in the 2012 Boundary Adjustment Agreement.
 - f. Public vs Private streets within the property would streets be included in the 10 acre Fairfax County development limit?
 - i. A public street whose purpose is to serve the school would not necessarily be included in the 10 acre calculation.
 - 1. Coordination during Development construction
 - a. Define parameters that the school requires for this road.
 - b. Access to School during the school year, stipulation to developers
 - 2. Phasing coordination with School Ph 2 construction
 - 3. Consider function as a public utility corridor
 - ii. Need to define public vs private streets before sending to City Council
 - g. Fee Simple or Land Lease
 - i. RFDP Process will include information to guide the decision
 - 1. Criteria: \$\$, long term benefit to the city,
 - 2. Interim Agreement will define
- h) Bus Parking



- a. Site is City Property Yard
- b. City maintains buses
- c. Timeline for to have in effect by June 2019
- d. Next step is to work thru it with an operational perspective
- e. Gilbane evaluating but fit to inform final solution
- i) Shared space coordination
 - a. SWM accommodations for ~3 acres of the Eco Dev that flows toward the School property on the school site
 - b. Parking / outdoor space maximization
- j) Access Drives and Intersections Along Haycock & Route 7
 - a. See Parcel Division update
- k) UVA / VT & WMATA Coordination
 - a. Parking during New School construction
 - b. Future connections
- 1) Confirm Next Meeting Date
 - a. September 28th, 2018

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