

## **Innovation Small Area Plan**

### **Follow-up Notes from Management Stakeholder's Meeting**

**June 14, 2017**

#### **Transportation**

- Focus on walkability
- New sidewalks planned along Innovation Drive/near the Route 234 by-pass
- An interchange is needed at the University Boulevard and Route 234 by-pass (should do it now while the land is still available – however we are not sure of the intersection design at this time – may be clover leaf design?)
- Supposed to be a loop connecting Innovation Drive to University Boulevard
- Possible connection to Discovery Boulevard?
- New interchange planned for Sudley Manor Drive and Route 234 by-pass:
  - May close the Wellington Road/Route 234 by-pass intersection
  - OR
  - May do an overpass with Wellington Road over the Route 234 by-pass (this is a new idea that is not in the Comprehensive Plan yet)

#### **General/Vision**

- Focus on live/work/play
- Currently there are no restaurants/no residential
- There is a need for nice restaurants in that area (citizen input)
- Everyone agrees that it's unclear as to what the overall vision is for this area
- What is the long term vision? Where are we going? What do we want to see developed here?
- Challenge? Smaller lots along Wellington Road are grandfathered uses (mix of uses that are older) – the future planning/development of that area is challenging for investors/developers and for the County.
- Recommend adopting the small area plan before the BOCS approves any major land use case and/or development proposal located within Innovation (Including any major REZ/SUP/CPA that is currently proposed – EXAMPLE – Innovation Town Center REZ/SUP/CPA)

#### **Building/Development Services (Wade Hugh)**

- To make developing easier in this area, we need more flexibility with:
  - HCOD buffers/landscape requirements (reducing minimums)
  - Overall uses that are permitted (being less restrictive in the uses and also making it clear what uses are permitted in each of the areas throughout Innovation)
  - Allowing small last minute requests (EXAMPLE: Minor Sign Modification SUP – maybe allow an administrative approval process for these types of requests? Only in Innovation?)

## **Human Services/Health**

- Challenge - How can we identify human services/health needs when the overall vision for the area is still unclear?
- Consider including parks and outdoor recreational areas throughout Innovation (there currently are not a lot of areas nearby for children to play – there is a need for more outdoor recreation areas – especially if more residential is added to Innovation)
- Consider the possible need for senior living spaces?

## **Schools**

- Additional residential – has the school board commented on this?
- Has the school board sought any land in Innovation for a future school site?

## **Electric/Fiber Optics**

### Electric:

- Unique situation/Challenge: Novec services the northern part of Innovation and developers prefer to work with Dominion instead of Novec
- Possible Opportunities?
  - Novec may swap this area with Dominion (by trading another area somewhere else)? (This would be up to the SCC – Federal level)
  - Possibly create a public/private partnership with Economic Development? Offer incentives to make working with Novec more attractive for developers?
- Fiber Optics (the lack of connectivity throughout the County is a big problem):
  - The County should go ahead and put fiber optics in now along the Route 234 by-pass (to attract future users/developments)
  - The County could install the fiber and take on the responsibility, then lease to future users

## **Economic Development**

- Offer tax incentives?
- Tech corridor/economic development opportunities?
- Public/private partnership with Novec? (See electric section above)

## **City of Manassas/Library**

- Challenge? Working with the City of Manassas – coordinating an overall vision with them to have a seamless connection between the City and Innovation (information for the future planning/development of the City is not easy to find online, there may be other coordination difficulties, etc.)
- City of Manassas – may be redoing a museum and adding a library (right now there is a big gap in library coverage in Innovation and in parts of the Brentsville District)

## **Parks/Trails**

- An internal trail system should be planned for Innovation

- Consider parks and open spaces/outdoor recreation opportunities (especially for kids)

#### **Follow-Up Items**

- Look at the mylar maps for some interchange design drawings from Rick (He drew in Sharpie by accident)
- Follow up with Rick Canizales– Any other specific details on the planned intersections/transportation improvements for Innovation?
- Follow-up with Ben Eib for more information regarding: the wetlands mitigation permit (expiring the end of 2017), the location of conservation areas from deed restrictions (in innovation), and environmental challenges (may be some challenges near the Route 234 by-pass/Innovation Drive intersection – which may affect the future intersection design?).
- There is no main plan for trails within the Broad Run area? Work with parks and recreation staff to create an internal trails and parks plan for Innovation. Follow up with Ryan Delaney and Gary Rzepecki for related information and GIS data that they offered to share with us.
- Follow up with Fire & Rescue Department staff – Any new information on the new ± 5 acre station site? They mentioned this new station in the 6-7-17 meeting in that it might be in the Freedom Center area – but where exactly?
- Discuss related ideas/challenges with Economic Development which were shared during these meetings to see if they have any ideas/comments to add?
- Reach out to George Mason representatives to find out what their plans are for their campus in Innovation? Do they have a Campus Plan? What are their plans for expanding? Do they have any ideas to offer for planning near their campus?
- Reach out to the City of Manassas and their planning staff to get their input/share ideas/collaborate
- If agreeable to the idea (to not approve any major land use case until this small area plan is adopted), then possibly discuss this idea with the BOCS?