

**Innovation Park Small Area Plan
Agency Stakeholder Meeting
June 7, 2017**

Comments from the 4 groups organized by topic:

Infrastructure

- How are you considering to allow for the proper power lines/infrastructure for supporting data centers? State level permitting? Timeline?
- Power substation (east of Freedom Center BLVD)
 - A planned project with no buyer/user yet.
 - 50/60 watt-if user requires more than this, they'll be required to have a substation onsite.
- Power:
 - Power mostly supplied by NOVEC, data centers often have a working relationship with Dominion though.
 - Think about existing transmission lines outside of Data Center Overlay District.
 - May cause capacity problems in the future.
 - Possible opportunity for incentives/partnership with NOVEC/power companies within Innovation to attract developers.
- Put fiber optic lines in place when roads are being built.

Mixed-Uses

- Should encourage town center/mixed use to attract more employment generated uses (Econ. Dev.)
 - Flex office/shared office spaces (lease/share with other users).
 - George Mason looking to have more housing opportunities (related to the University).
 - Create a diversity of uses including retail/housing/office.
 - Proposed 23-acre data center at 0 Discovery Boulevard.
 - Possibly divide Innovation into four sectors?
 - Plan each sector – “bite size chunks”

Transportation/Connectivity

- Town center plan is a strength as well as existing residential paths/sidewalks at GMU.
- VDOT:
 - Try to connect existing cul-de-sacs/Innovation Drive loop?
 - Create a gridiron street layout?
 - Challenges with Wellington intersection (existing pipeline?)
- Use the existing rail line for future development (VRE)?
- University/Wellington (existing 2 lanes; proposed 4 lanes).
- Freedom Center BLVD (existing 2 lanes; proposed 4 lanes).
- New proposed North to South connector road – extending Innovation South through George Mason – connecting to Wellington.

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Environmental

- Wetlands mitigation permit – expires end of 2017.
- Deed restrictions – conservation areas.
- Watershed Department will help identify these conservation areas and environmental challenges.

Zoning

- There are multiple layers of zoning regulation including Data Center Opportunity Overlay District/Declarations/TeOD.
- Are the TeOD sub districts narrowing uses too much?
- Too many restrictions/regulations could scare off development.
- Transportation/connectivity challenges.
- Possible opportunity for trails/sidewalks as asset to attract residents.
- Small Area Plan will aim to simplify regulations and adjust Zoning Ordinance to make it easier to understand.

Fire and Rescue

- No plans for future fire and rescue station within Innovation. Not a priority right now (not enough density yet).
- Looking for a new station site (+ 5 acres) in the vicinity, possibly Freedom Center area.
- Need to reduce LOS calls/response times.
- City of Manassas planning a new station near Coles District boundary/234 bypass.
- New planned Balls Ford Rd station won't service/alleviate Innovation Park study area.
- Future?
 - Land owner's association (ARB)
 - More private owners

Police

- Western District station nearby; may need additional station in future.
- Regardless of development; once it is built out, anticipate an increase in service calls.
- Looking into "problem areas" for service calls.
- Microwave strength may disrupt link to Police Station (if 10+ story building proposed).

Parks/Trails

- Focus on trails/connectivity
 - Have concept gap trails for Innovation.
 - Parks to share GIS data.
- No main plan for trails – Broad Run area.
- Working with Transportation updating Comprehensive Plan – including trails/parks in Transportation chapter.
 - Broad Run Trails.
 - Internal Innovation trails.

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- Proffered Trails.
- Comp Plan Trails.
- Freedom Center area – recent proposed Rezoning
 - Old proffered trail easements.
 - May no longer use to connect to exterior trail network.
- Trail Plan for Innovation?
 - Connect Broad Run Trail to heart of Innovation?
 - Connect to George Mason’s trails?
 - Connecting trails/roadways with City of Manassas

GIS

- Existing: 660 people (pulled from premise address layer)
- Concern: Drastic increase in population (with Town Center proposed)

Economic Development

- George Mason campus:
 - Only GMU campus in the area that can be significantly expanded.
- Farm Brew Live:
 - Possible increase in traffic when all of the entities/businesses are up and running.
- City of Manassas:
 - Planned mixed use project adjacent to the study area.
- Challenges with grandfathered uses/TeOD restrictions.
- May try to build new County attorney’s office in Innovation (draw lawyer/related uses).