

**Master Plan
Town Hall Meeting
August 19, 2021**



**GEORGE
MASON
UNIVERSITY**

Where we were

Compact academic core surrounded by reinforced residential districts

Potential to add 720K gsf new academic in core (less 370K removed)

Potential for 1,700 to 2,300 residential beds and mixed-use retail

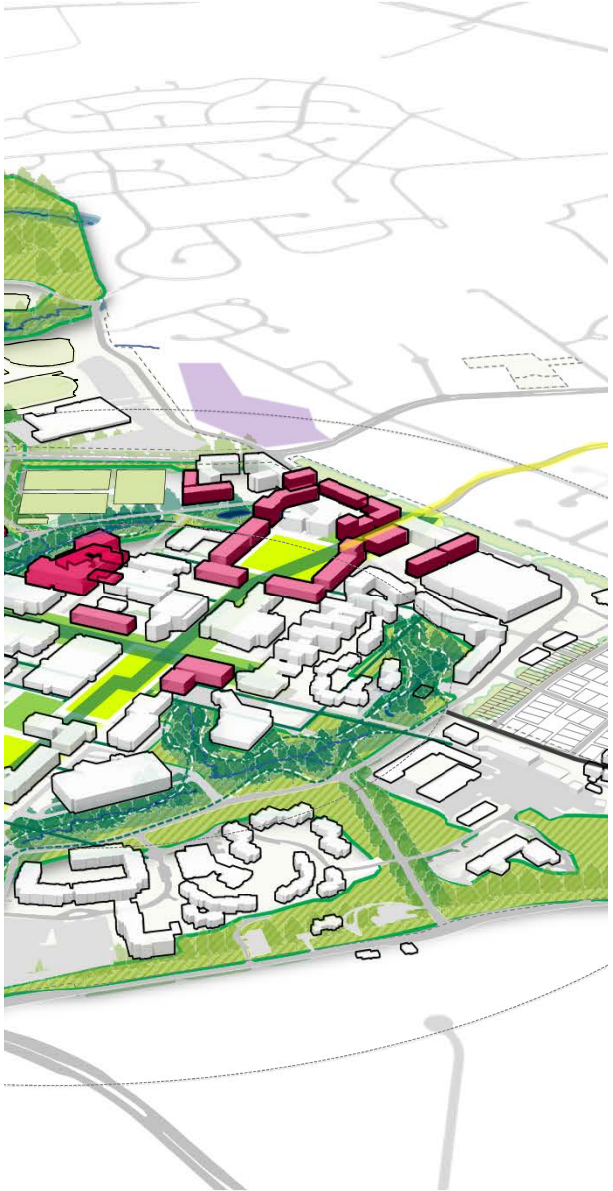
Major ecological improvements; "the Necklace"

Reconfiguration of Patriot Circle

1,800 parking spaces moved to West Campus

140 faculty/staff housing units in first phase

Athletics consolidated west; recreation on core



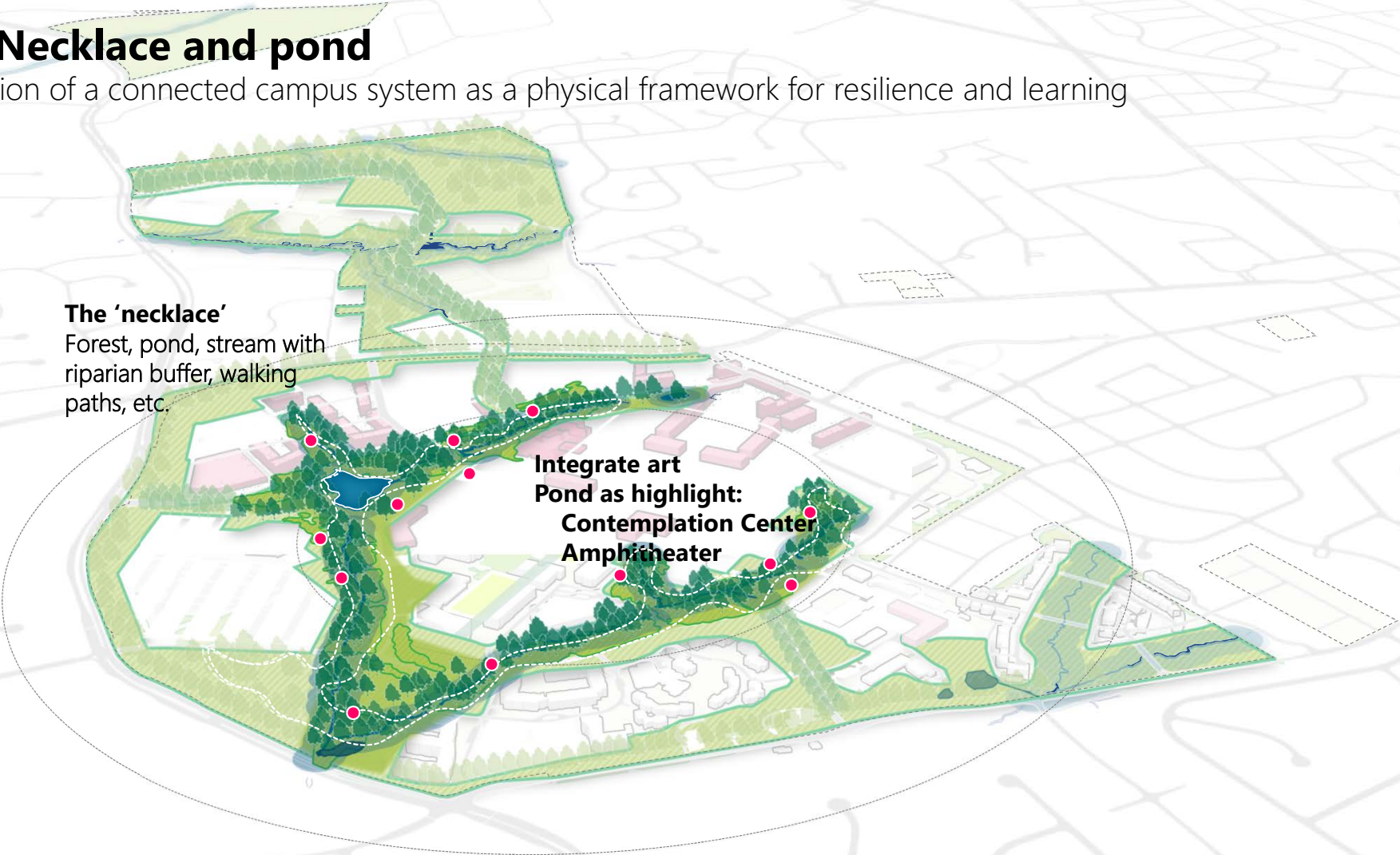
The Necklace and pond

The vision of a connected campus system as a physical framework for resilience and learning

The 'necklace'

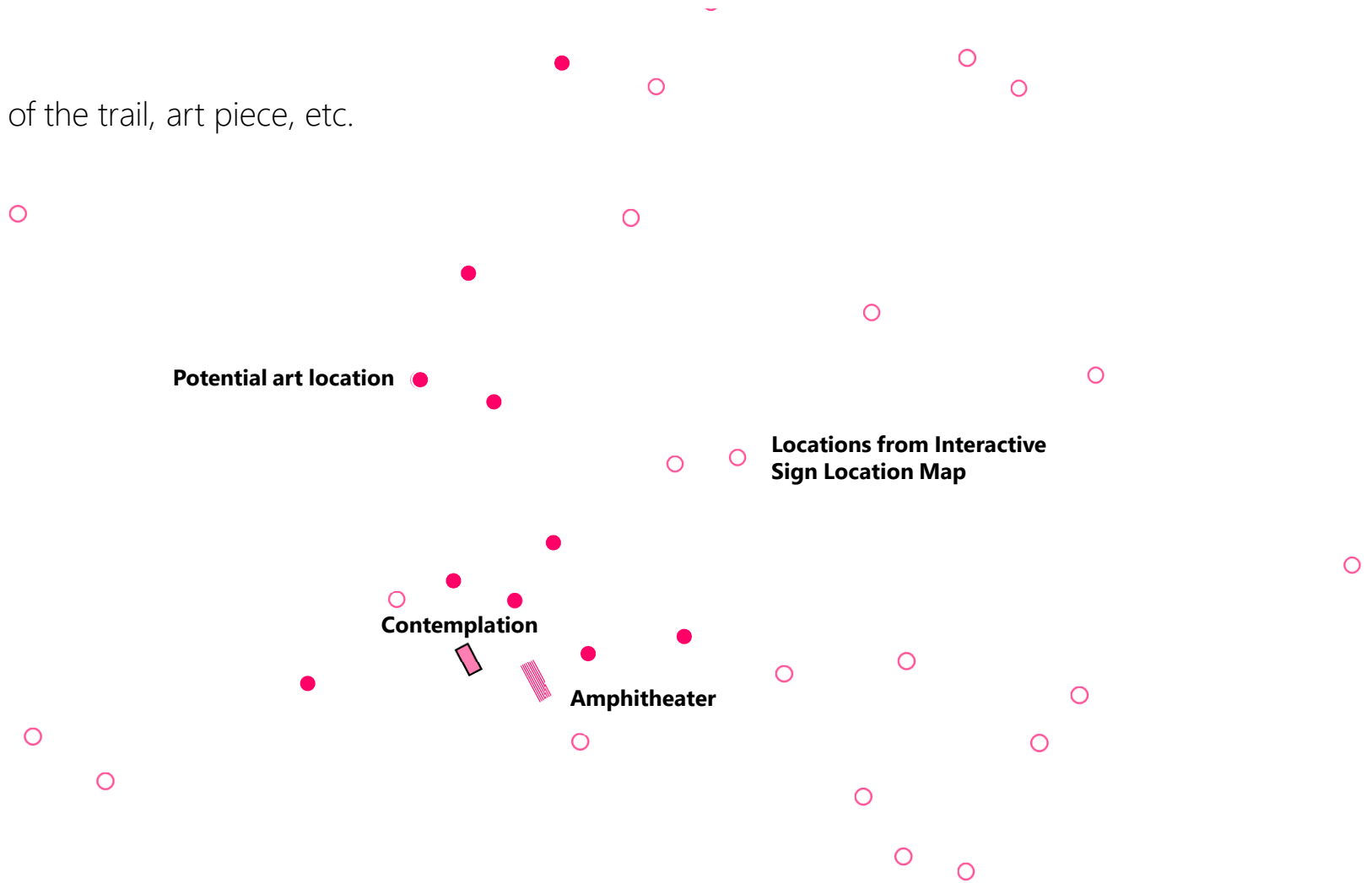
Forest, pond, stream with riparian buffer, walking paths, etc.

Integrate art
Pond as highlight:
Contemplation Center
Amphitheater



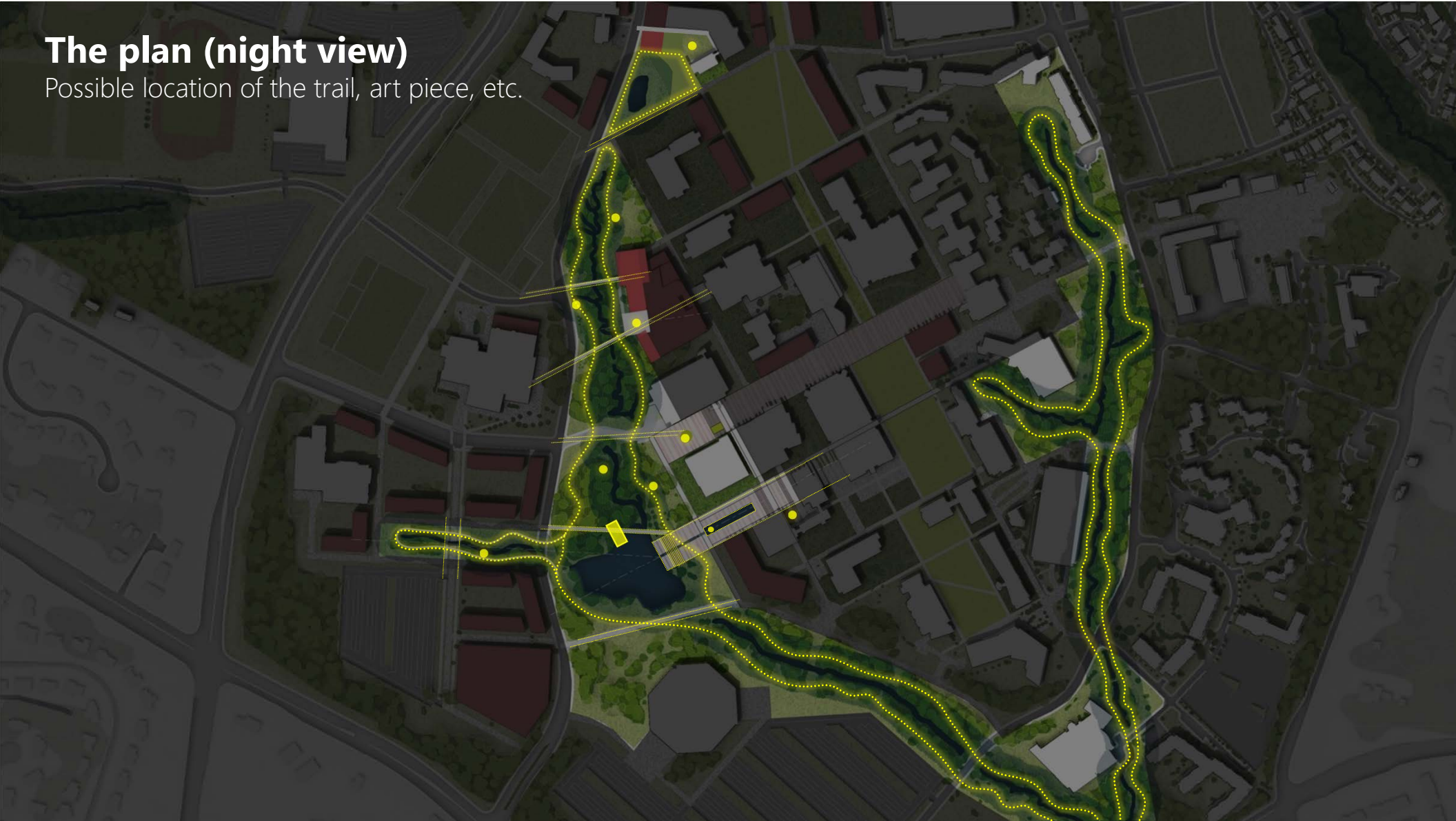
The plan

Possible location of the trail, art piece, etc.



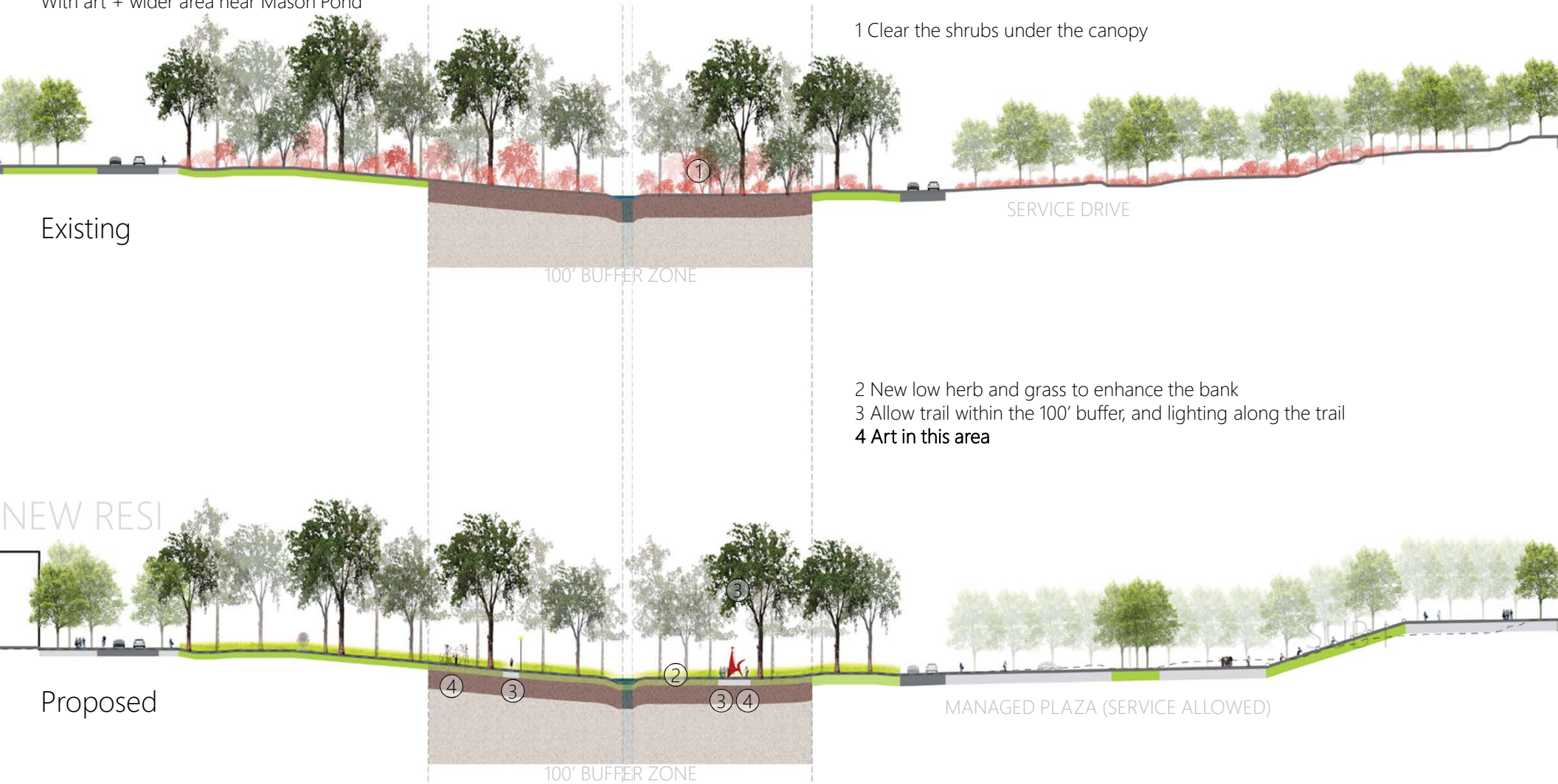
The plan (night view)

Possible location of the trail, art piece, etc.



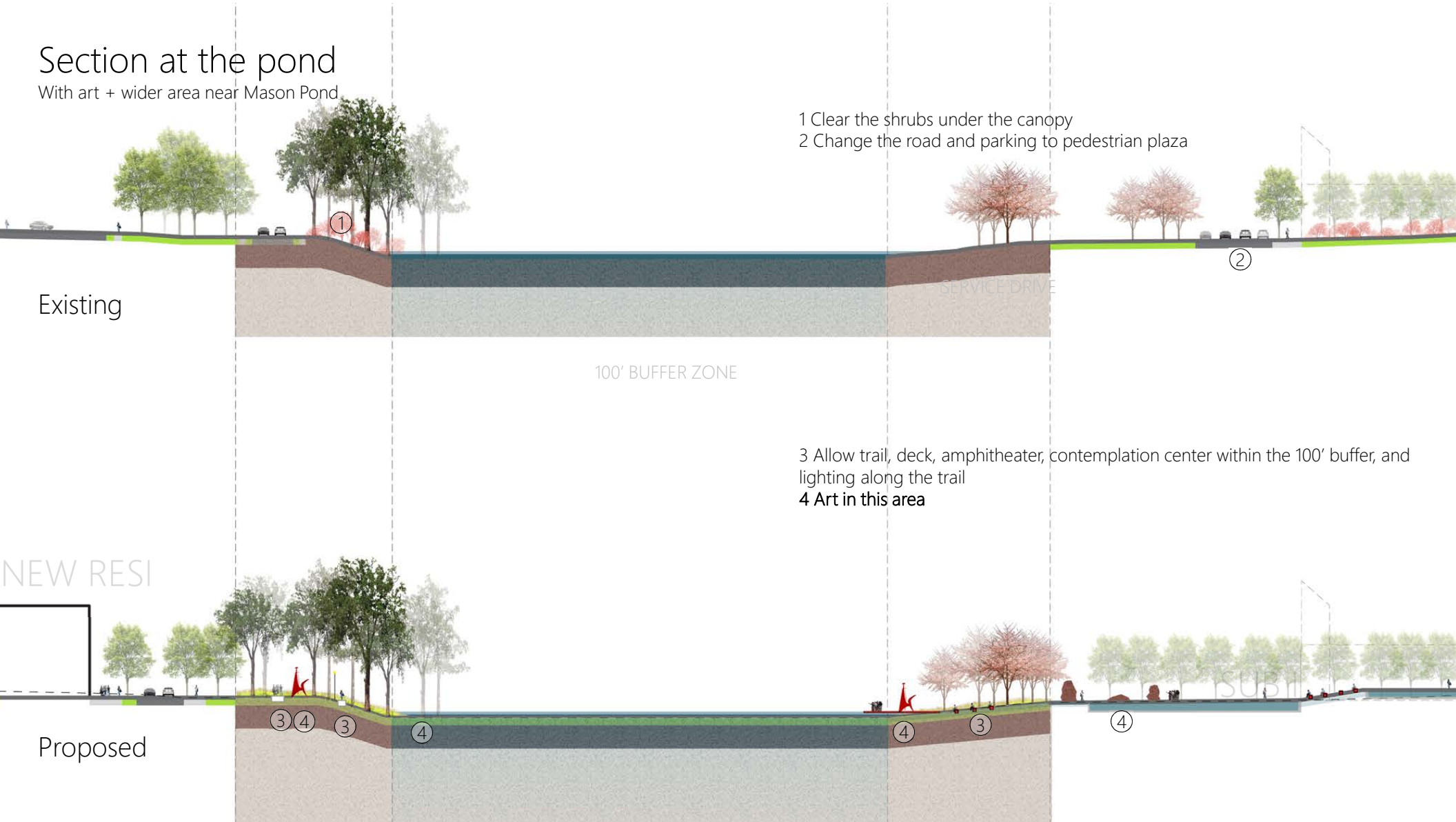
Section of the stream, near the pond

With art + wider area near Mason Pond



Section at the pond

With art + wider area near Mason Pond



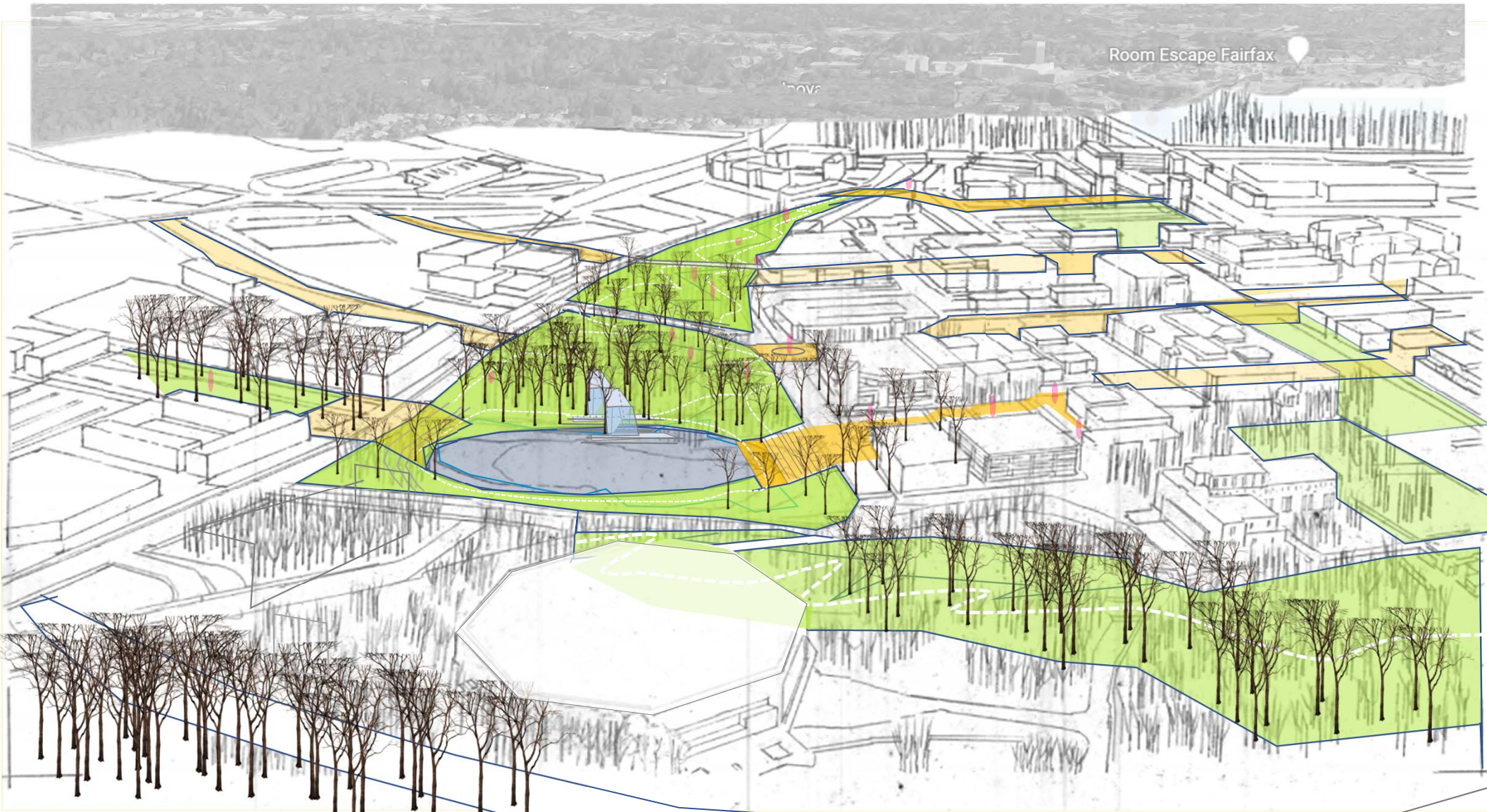
- 1 Clear the shrubs under the canopy
- 2 Change the road and parking to pedestrian plaza

- 3 Allow trail, deck, amphitheater, contemplation center within the 100' buffer, and lighting along the trail
- 4 Art in this area

Overall Campus View

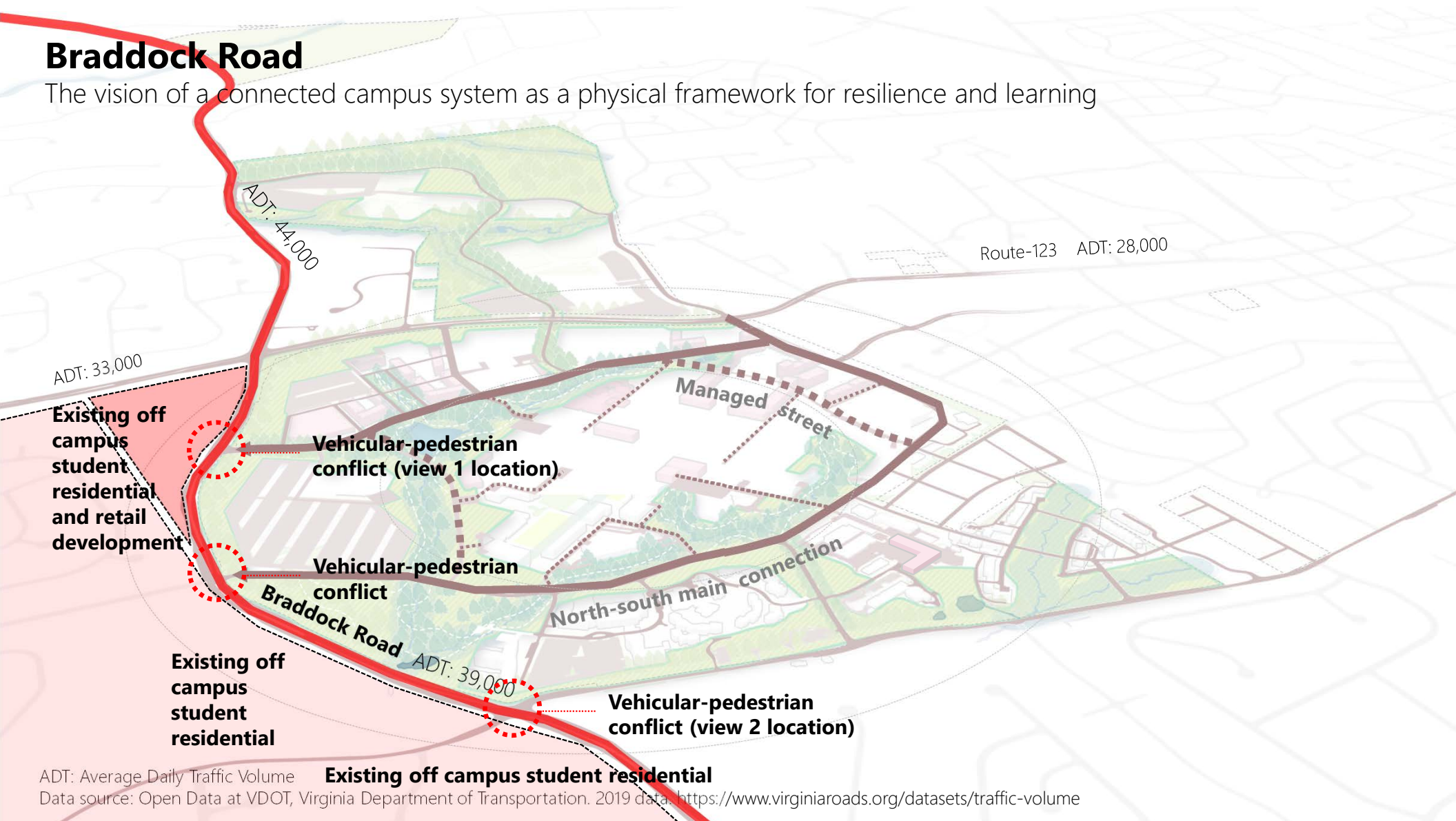


Room Escape Fairfax



Braddock Road

The vision of a connected campus system as a physical framework for resilience and learning



ADT: Average Daily Traffic Volume
Data source: Open Data at VDOT, Virginia Department of Transportation. 2019 data. <https://www.virginiaroads.org/datasets/traffic-volume>

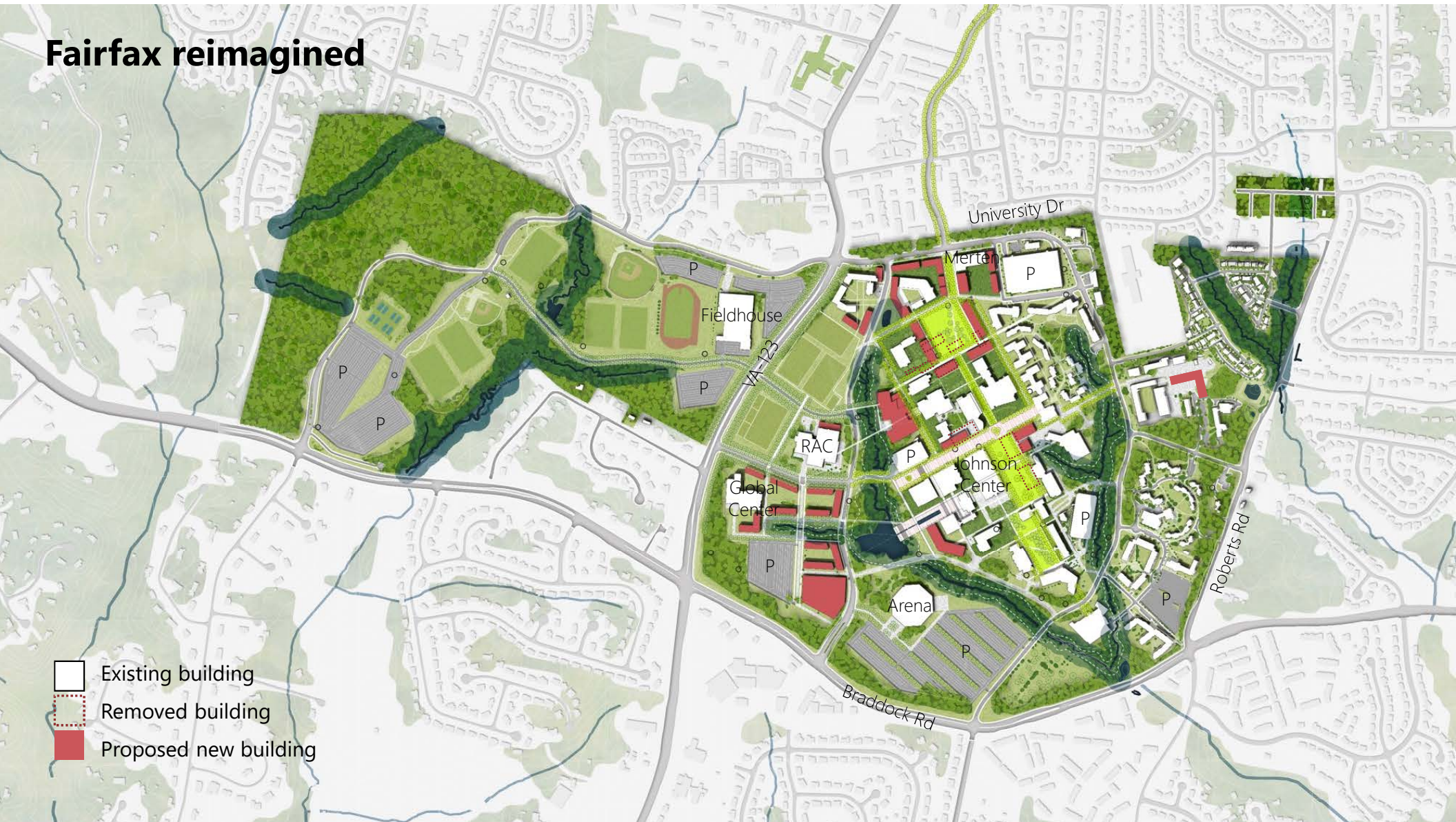
Existing off campus student residential

Fairfax today

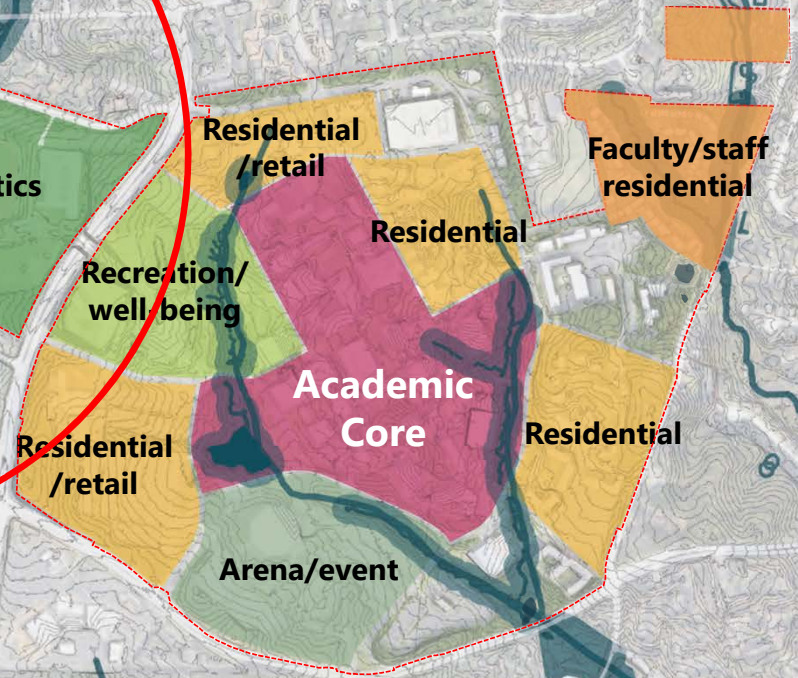


Fairfax reimaged

- Existing building
- Removed building
- Proposed new building



Zoom out near-term land use



Zoom out long-term land use

Preserve,
Land
lease, sale

Preserve
New
fieldhouse
and athletic
district

Faculty/staff
residential

Residential
/retail

Faculty/staff
residential

Residential

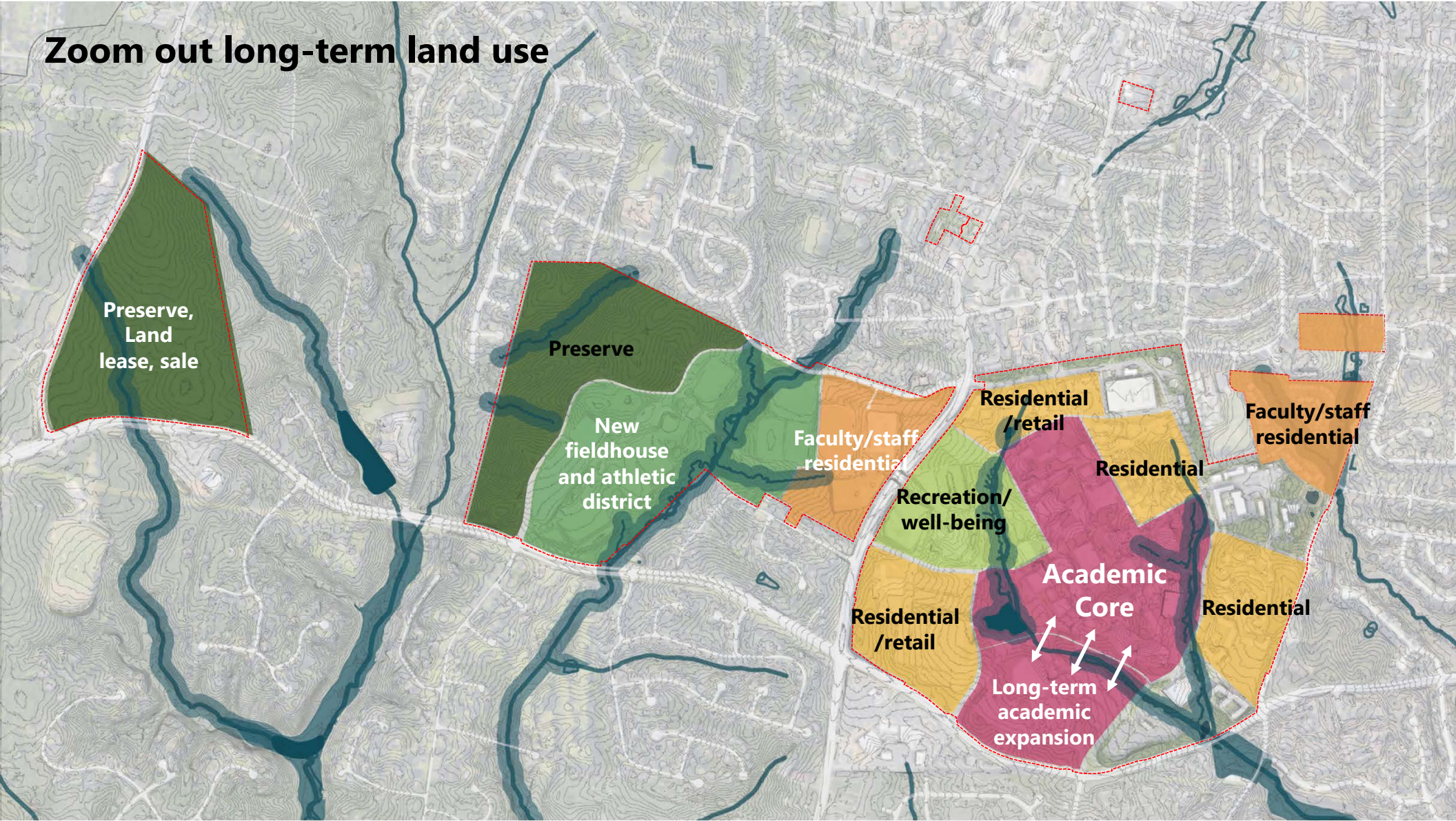
Recreation/
well-being

Residential
/retail

Academic
Core

Residential

Long-term
academic
expansion



Zoom out long-term land use

Faculty/staff residential capacity by zoning

Preserve,
Land
lease, sale

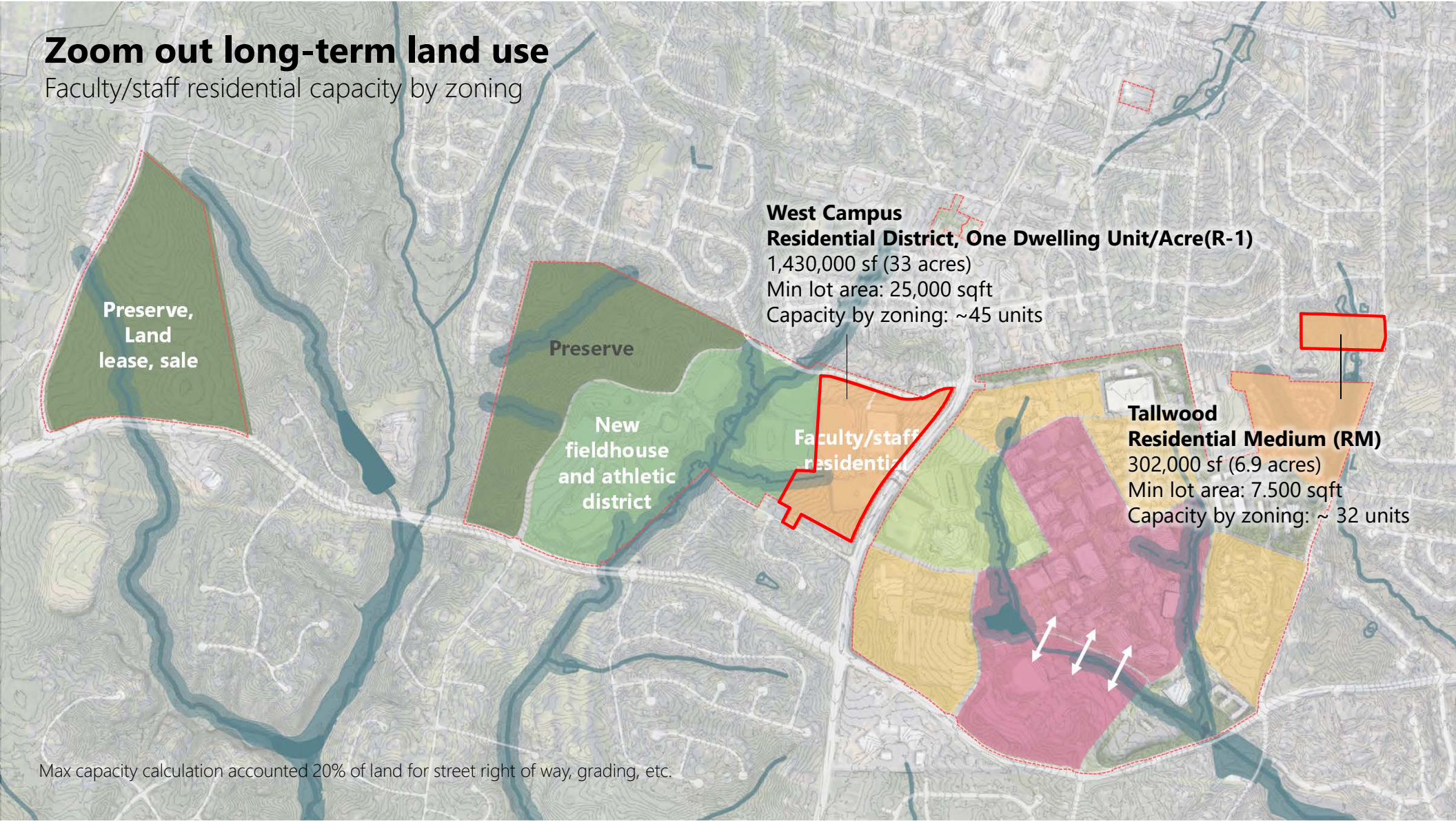
Preserve
New
fieldhouse
and athletic
district

**West Campus
Residential District, One Dwelling Unit/Acre(R-1)**
1,430,000 sf (33 acres)
Min lot area: 25,000 sqft
Capacity by zoning: ~45 units

Faculty/staff
residential

**Tallwood
Residential Medium (RM)**
302,000 sf (6.9 acres)
Min lot area: 7,500 sqft
Capacity by zoning: ~ 32 units

Max capacity calculation accounted 20% of land for street right of way, grading, etc.



Zoom out long-term land use

Single family house @ 50' x 100' lot

**Preserve,
Land
lease, sale**

Fields
6 practice fields (with 1 track)
1 softball, 1 baseball
8 tennis move to indoor

Faculty/staff housing
22 units as single family @
50 'x 100' lot

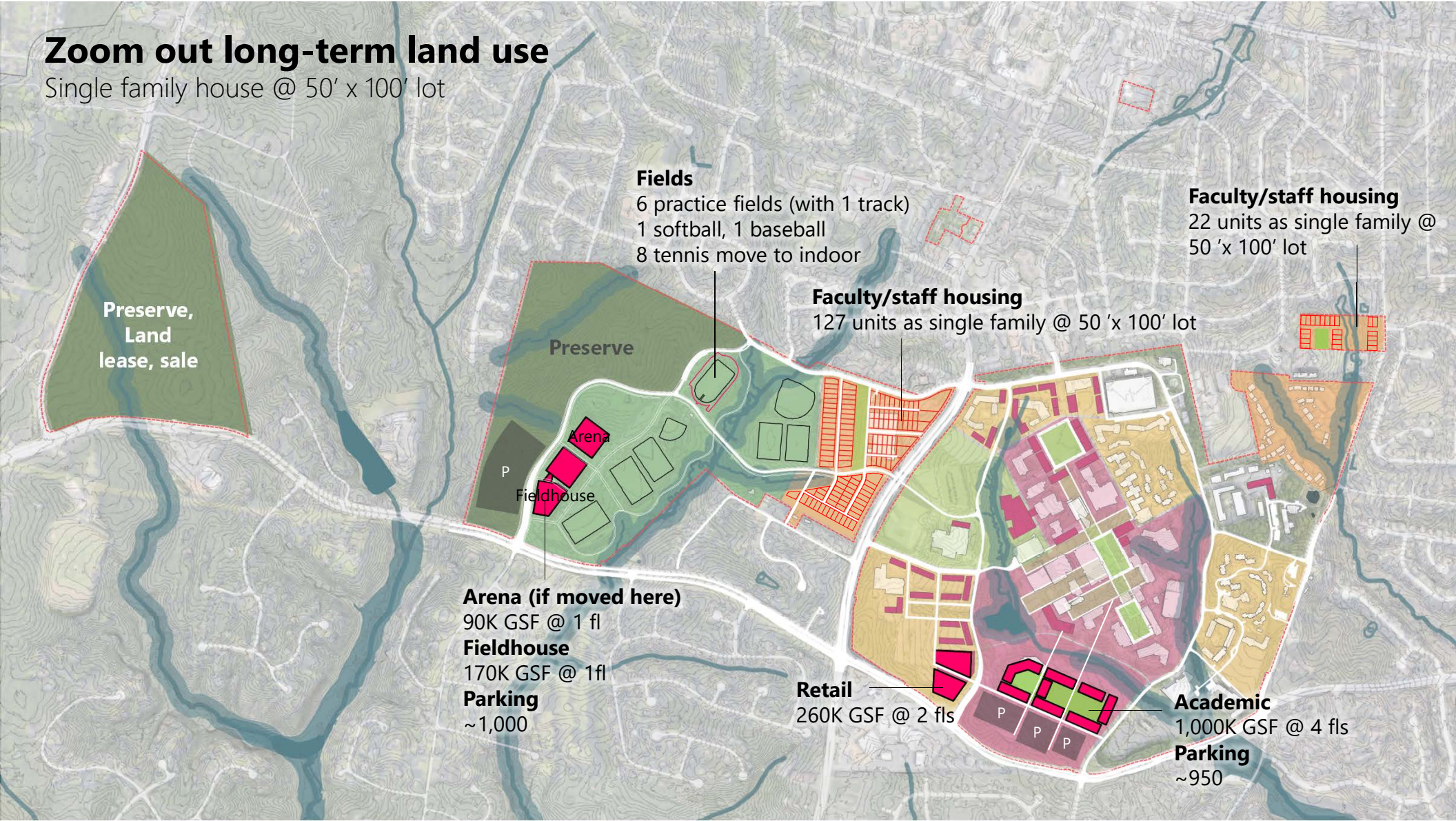
Preserve

Faculty/staff housing
127 units as single family @ 50 'x 100' lot

Arena (if moved here)
90K GSF @ 1 fl
Fieldhouse
170K GSF @ 1fl
Parking
~1,000

Retail
260K GSF @ 2 fls

Academic
1,000K GSF @ 4 fls
Parking
~950



Zoom out long-term land use

Apartment alternative

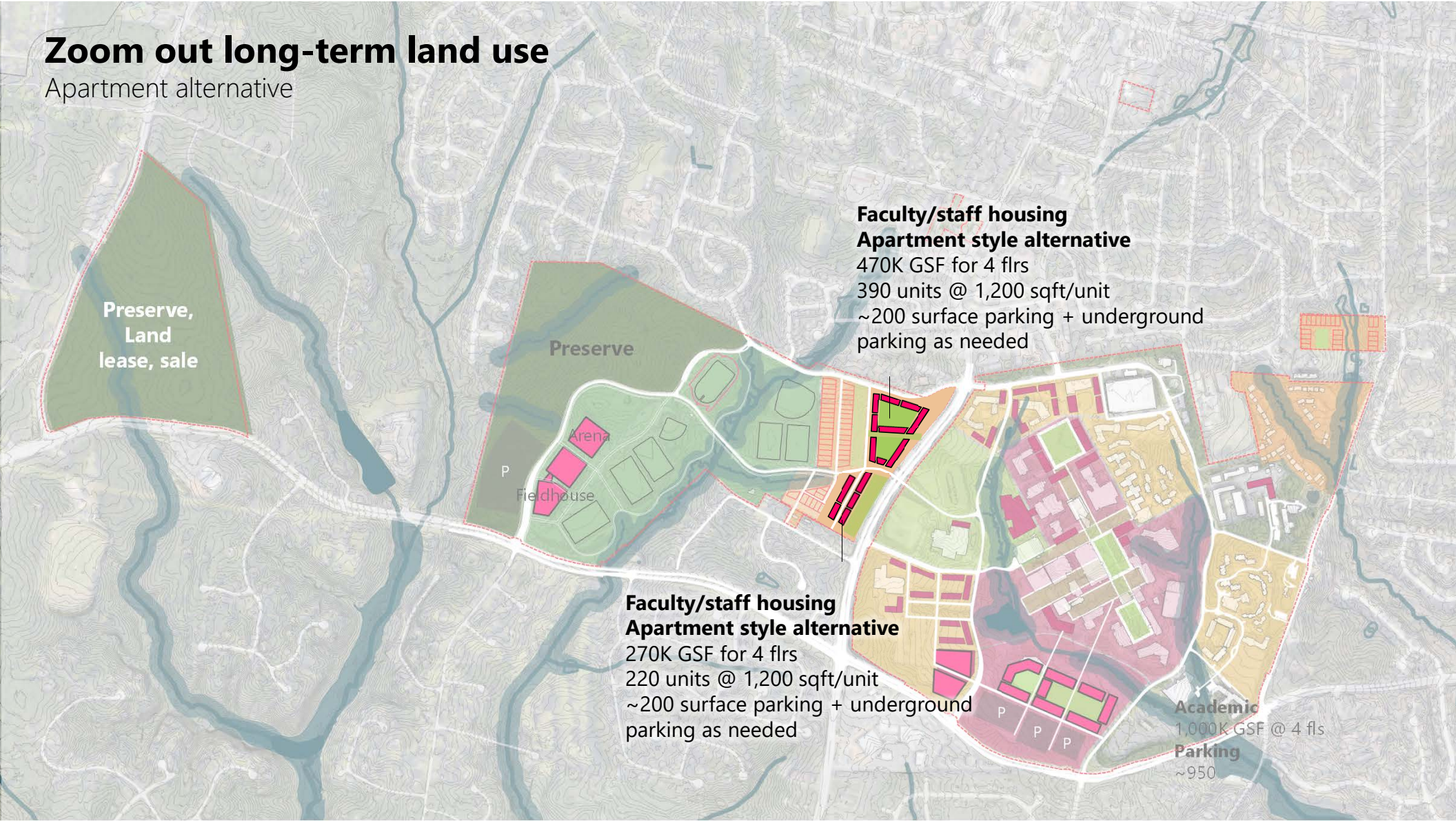
Preserve,
Land
lease, sale

Preserve
Arena
Fieldhouse
P

Faculty/staff housing
Apartment style alternative
470K GSF for 4 flrs
390 units @ 1,200 sqft/unit
~200 surface parking + underground
parking as needed

Faculty/staff housing
Apartment style alternative
270K GSF for 4 flrs
220 units @ 1,200 sqft/unit
~200 surface parking + underground
parking as needed

Academic
1,000K GSF @ 4 fls
Parking
~950



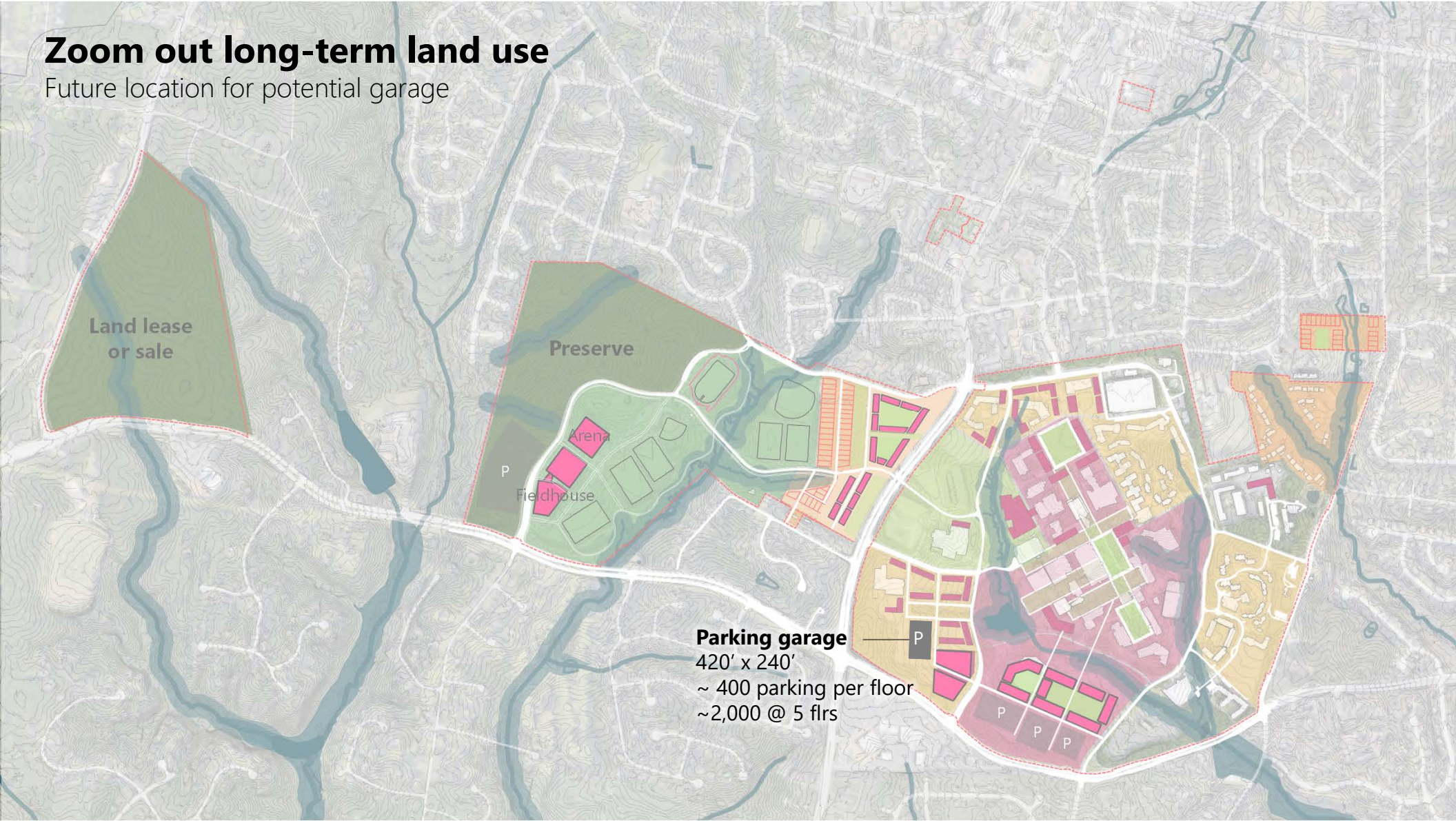
Zoom out long-term land use

Future location for potential garage

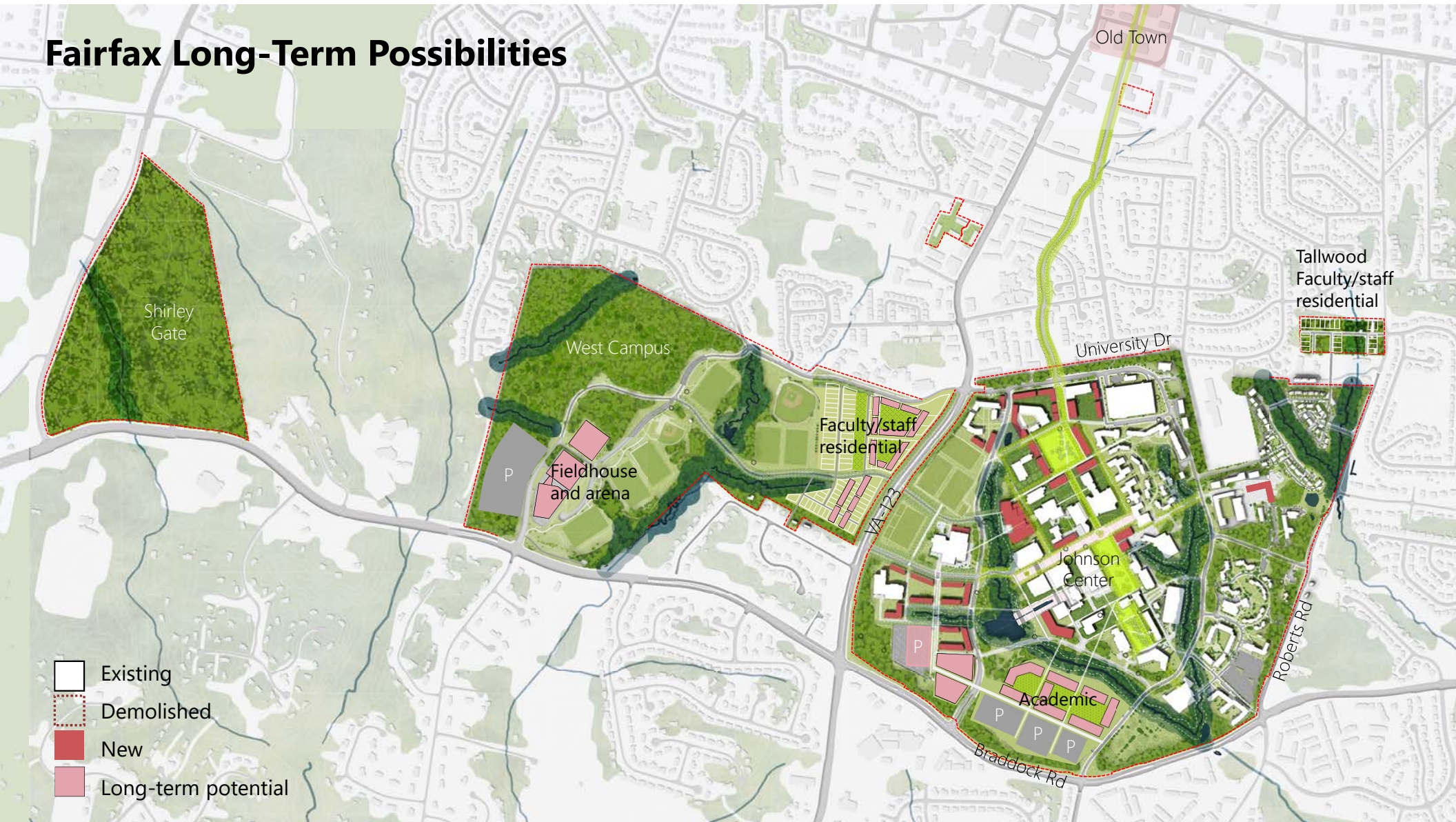
Land lease
or sale

Preserve
Arena
Fieldhouse
P

Parking garage
420' x 240'
~ 400 parking per floor
~2,000 @ 5 flrs



Fairfax Long-Term Possibilities



Perspectives for Fairfax Reimagined

- The three-quad experience in the academic core
- Student life (and recreation) experience
- Experience along the 'necklace'
- 'Connected' experience



The three-quad experience

Upper Quad looking north



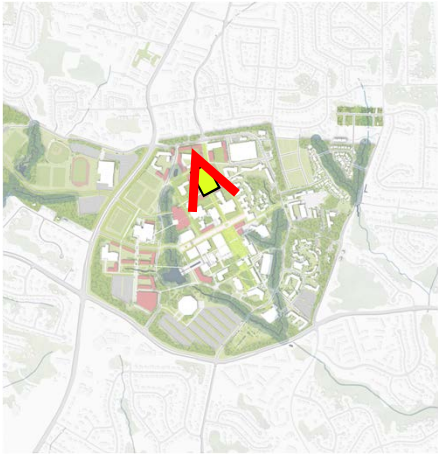
The three-quad experience

Upper Quad looking north



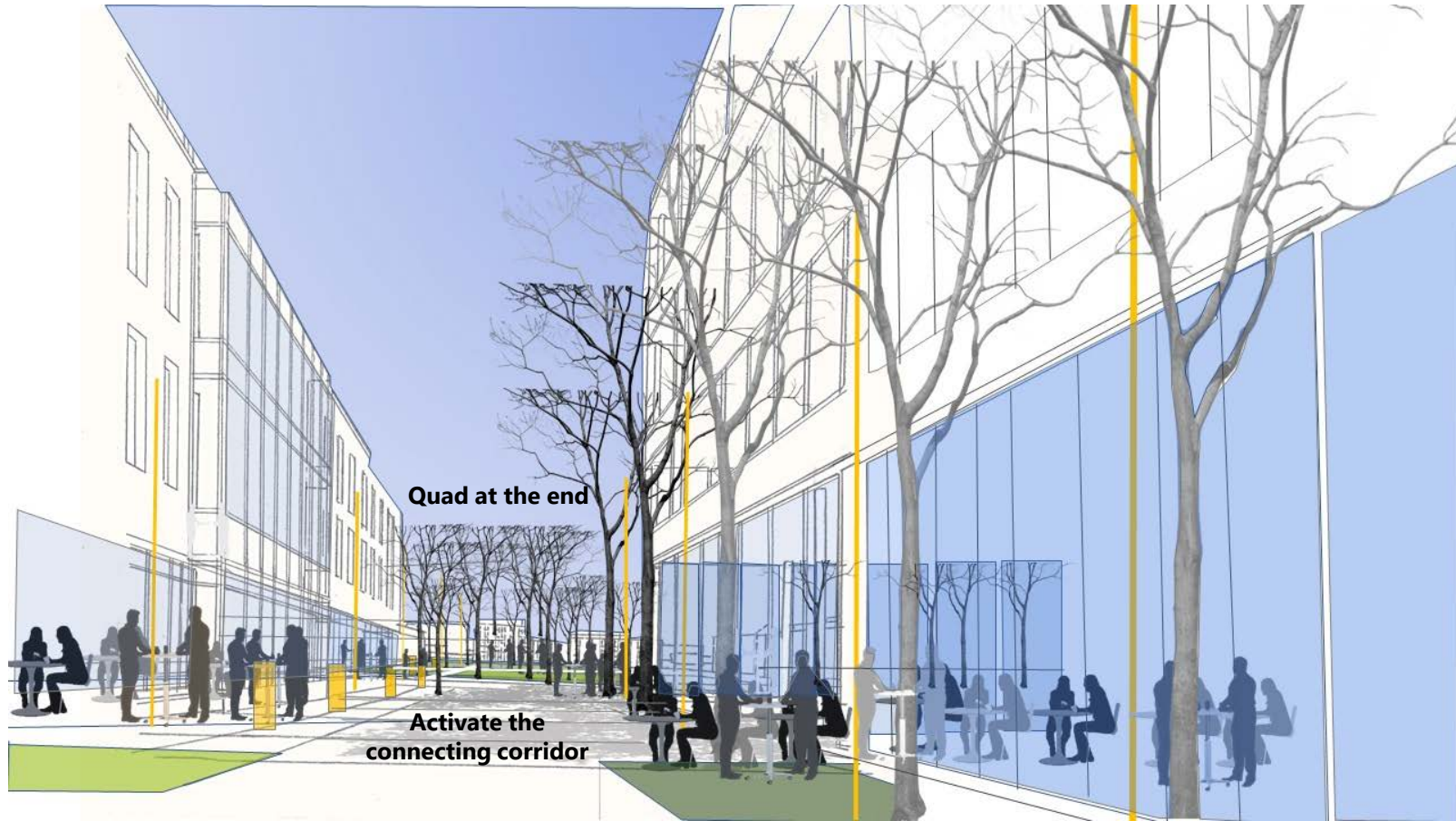
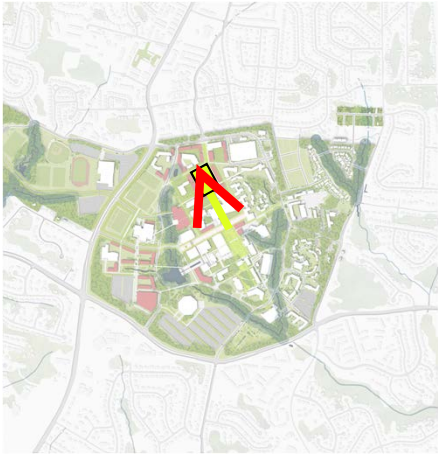
The three-quad experience

Upper Quad looking south



The three-quad experience

Connection to Central Quad

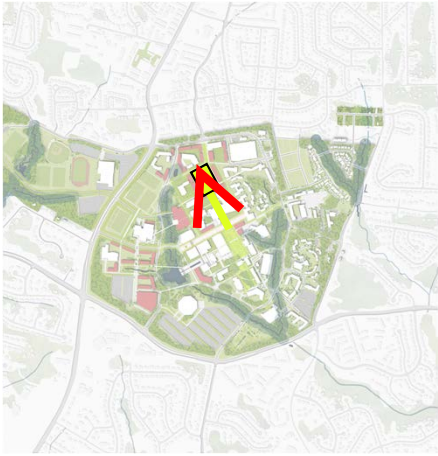


Quad at the end

Activate the connecting corridor

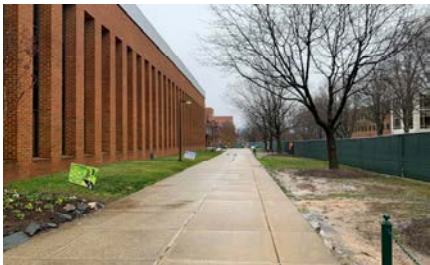
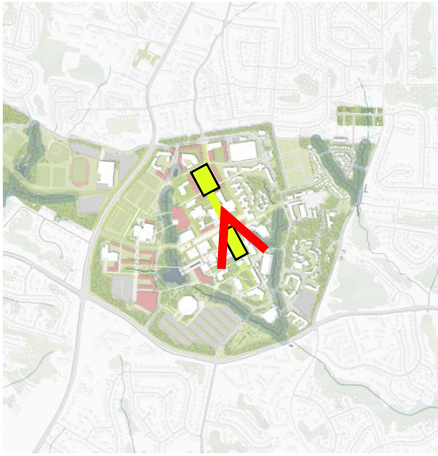
The three-quad experience

Connection to Central Quad



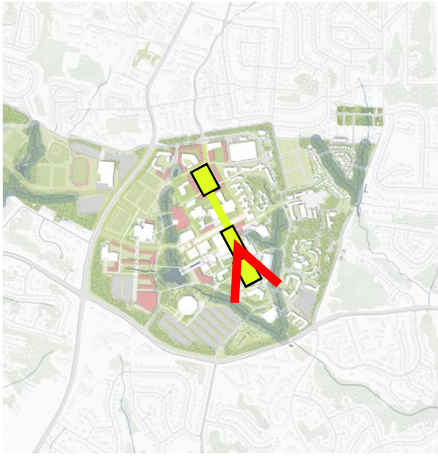
The three-quad experience

Central Quad



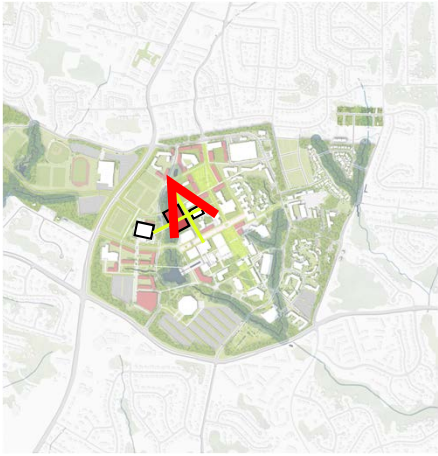
The three-quad experience

Lower Quad



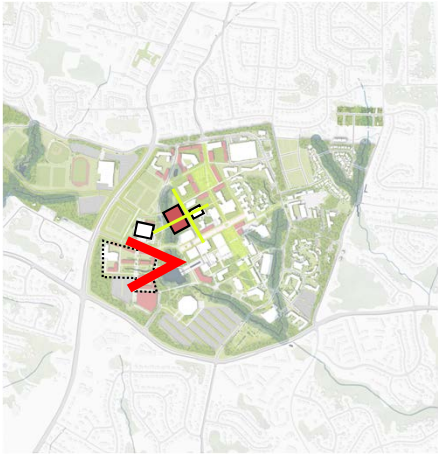
Student life (and recreation) experience

New rec building



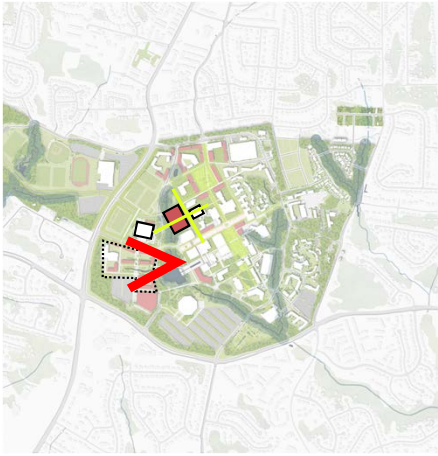
Student life (and recreation) experience

New south residential district



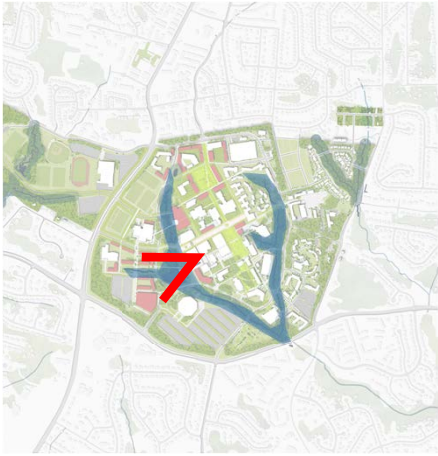
Student life (and recreation) experience

New south residential district



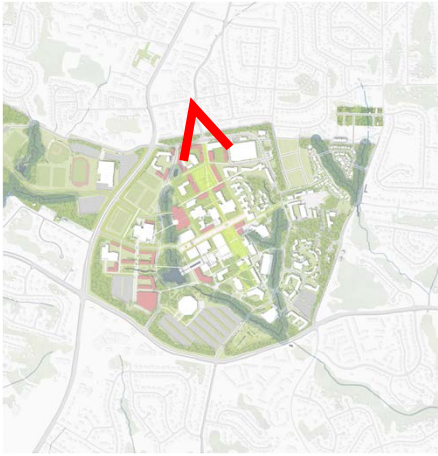
Experience along the 'necklace'

The pond



'Connected' experience

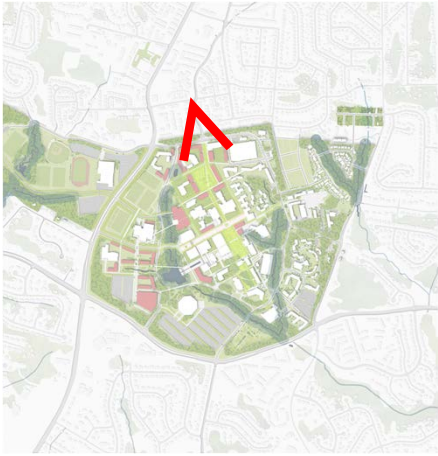
Northern entry



New building defining the entrance

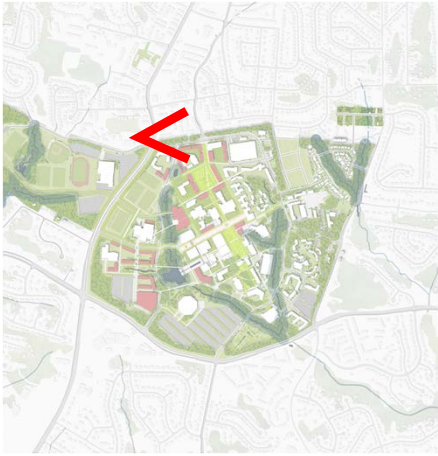
'Connected' experience

Northern entry



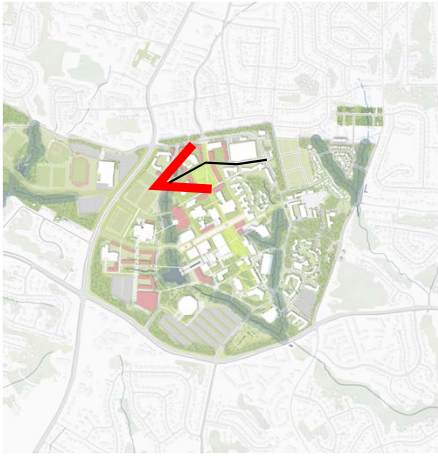
'Connected' experience

The entry at VA-123



'Connected' experience

Managed street



Change from road to managed street

SciTech today



Wetland and the natural resources

Protect the buffer areas and connect the streams



Protect the forest area

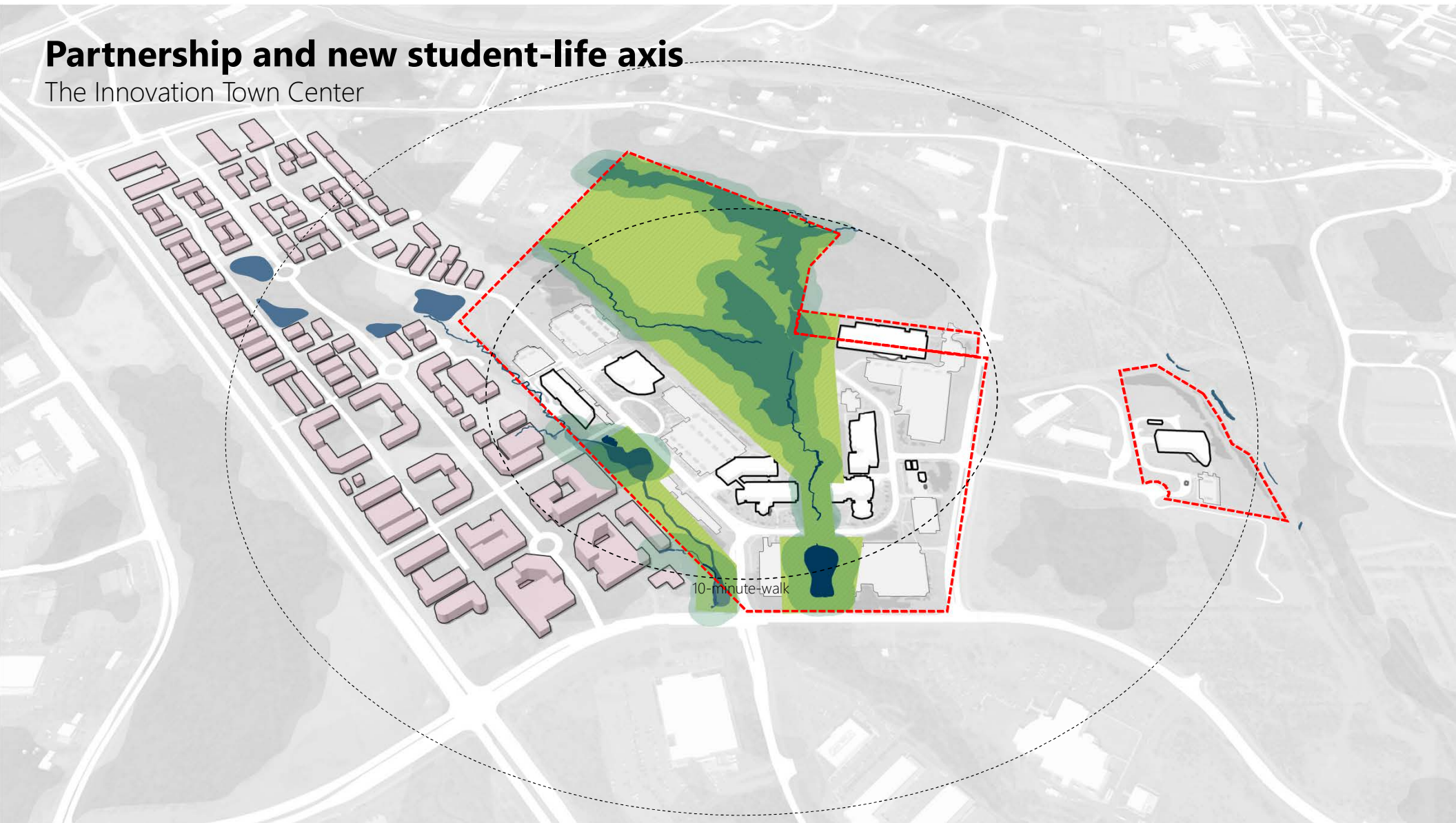
Respect the 100' buffer for the wetland

Potential restoration of stream

10-minute-walk

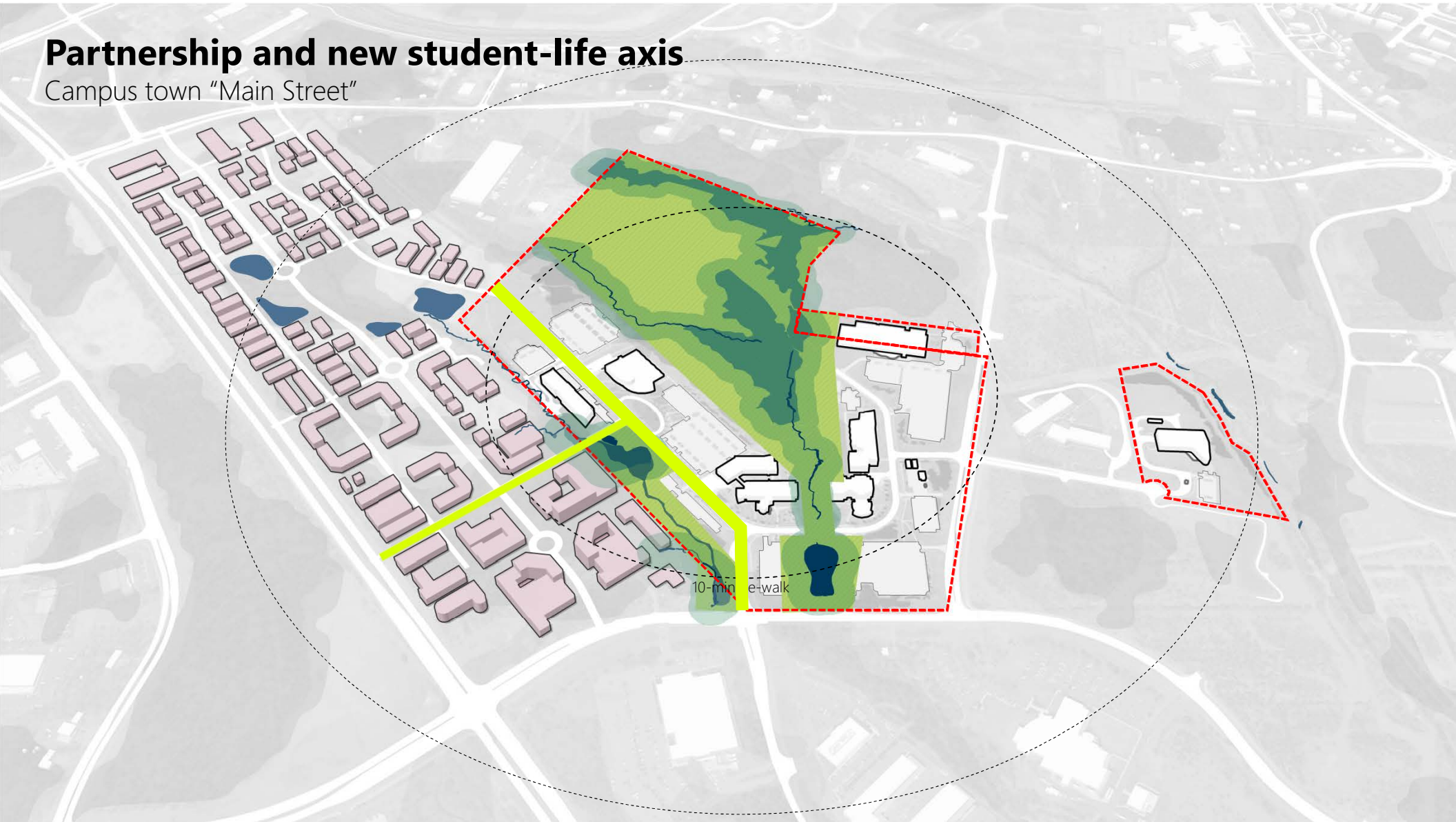
Partnership and new student-life axis

The Innovation Town Center



Partnership and new student-life axis

Campus town "Main Street"

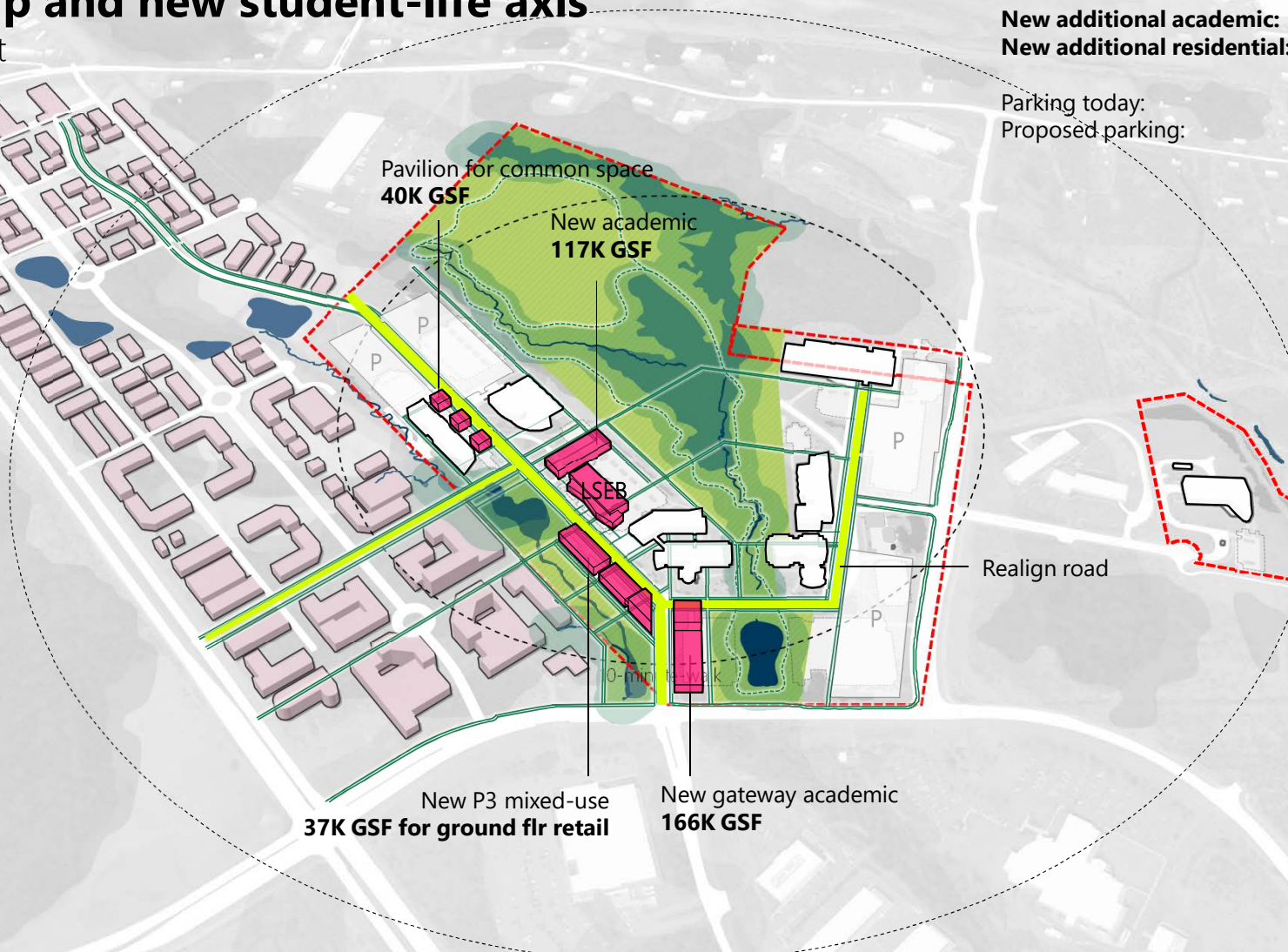


Partnership and new student-life axis

The new district

Total:
New additional academic: 283K GSF
New additional residential: 420 beds

Parking today: 2,079
Proposed parking: 2,087



Pavilion for common space
40K GSF

New academic
117K GSF

LSFB

New P3 mixed-use
37K GSF for ground flr retail

New gateway academic
166K GSF

Realign road

0-min walk

Partnership and new student-life axis

The new district – parking

Total:

New additional academic: 283K GSF

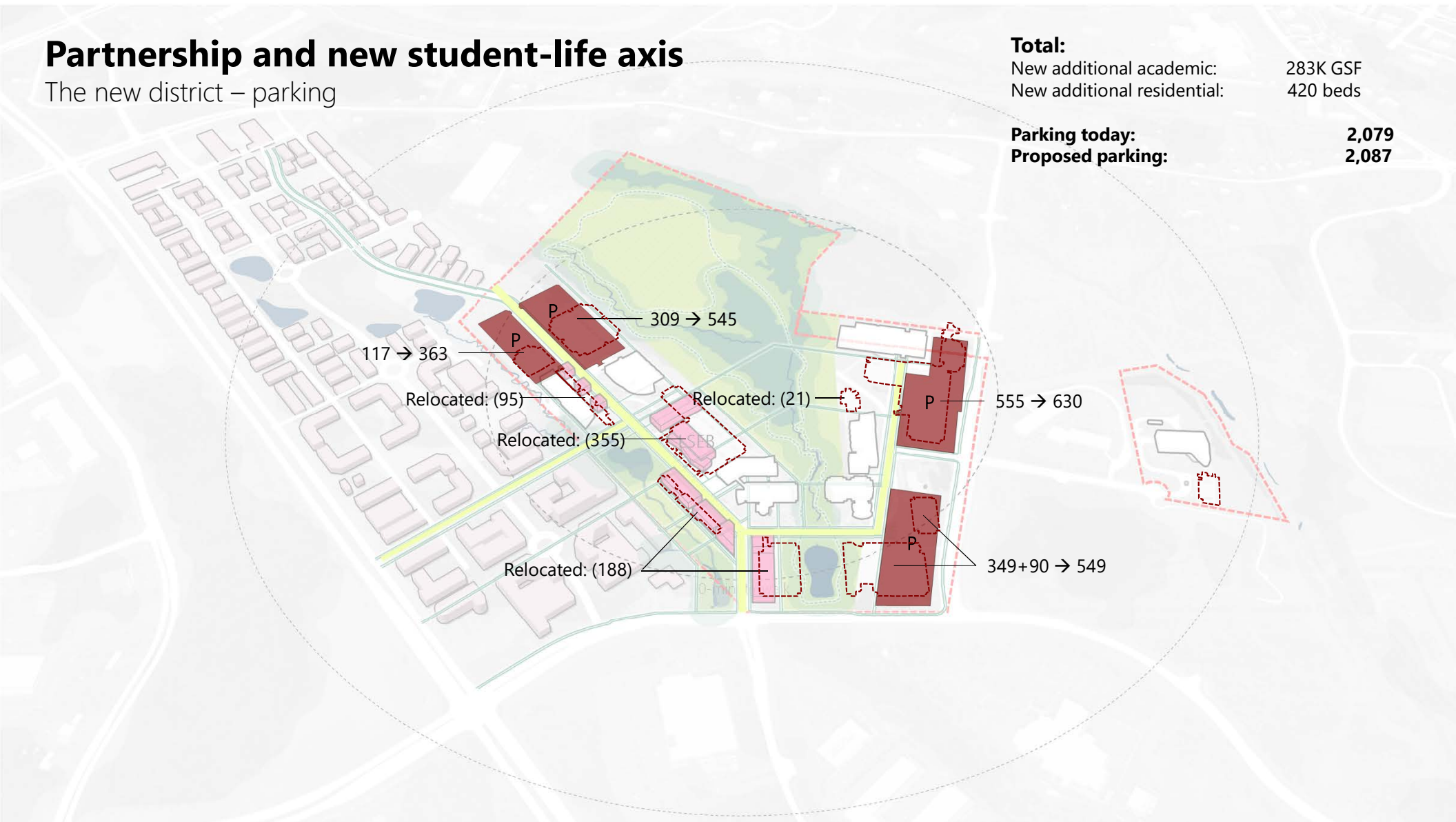
New additional residential: 420 beds

Parking today:

2,079

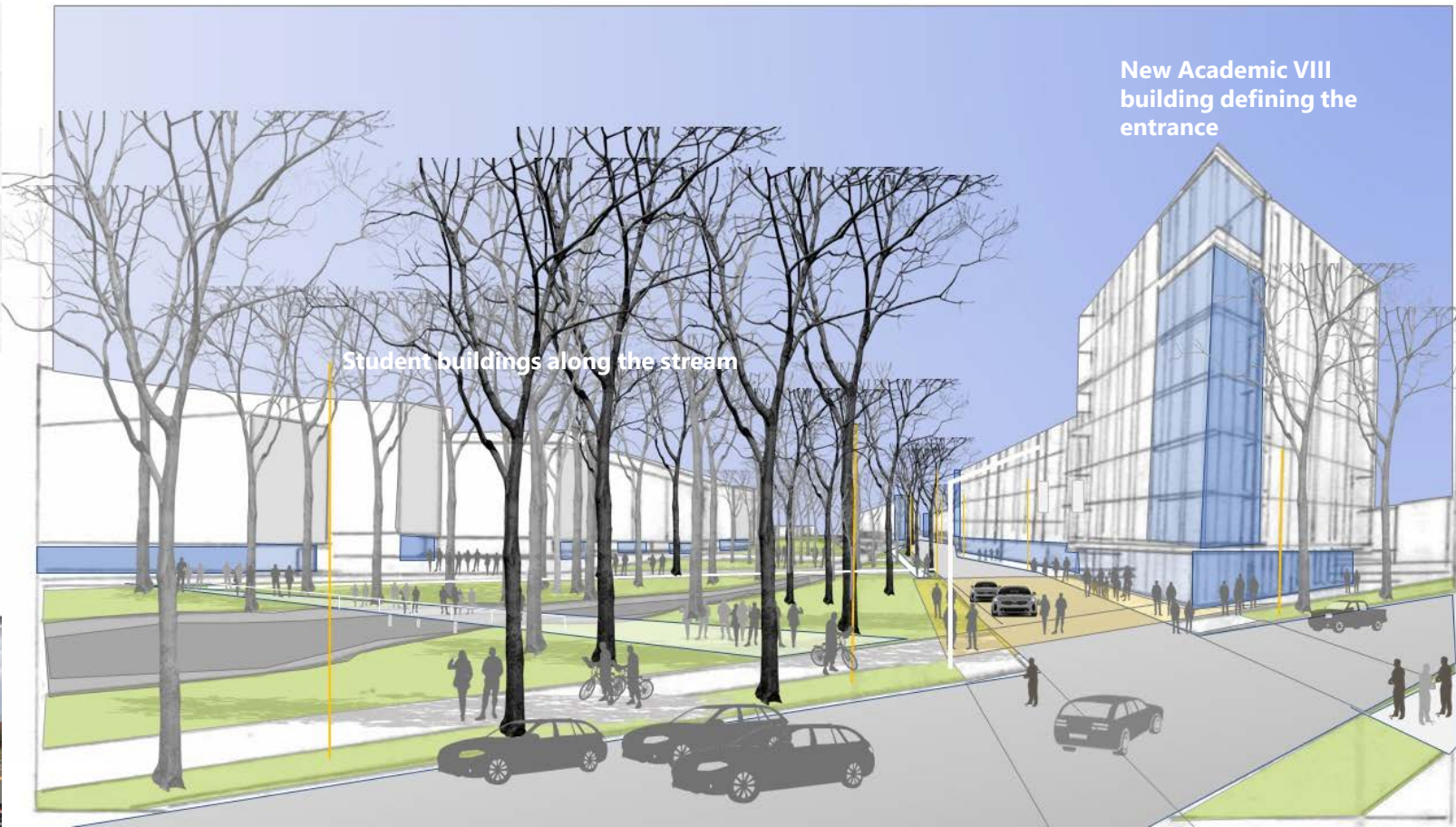
Proposed parking:

2,087



The entry

Activities along the stream



The entry

Activities along the stream



The Axis

New campus town "Main Street"



Student life (and recreation) experience

New south residential district



Arlington campus

New bridge to engage
Vernon Smith Hall

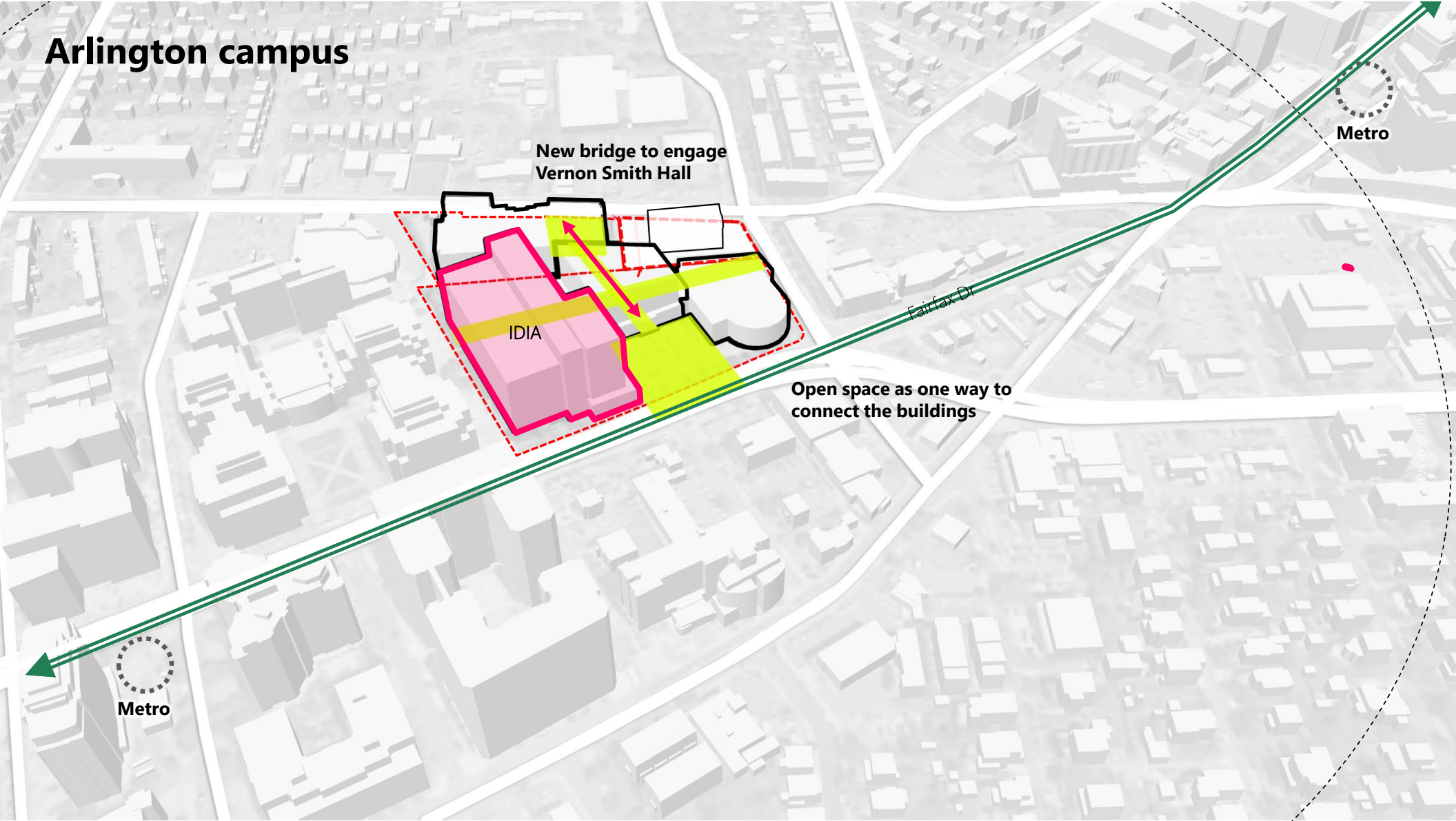
IDIA

Open space as one way to
connect the buildings

Fairfax Dr

Metro

Metro





Vernon Smith Hall

Potential connection space

Van Meire Hall

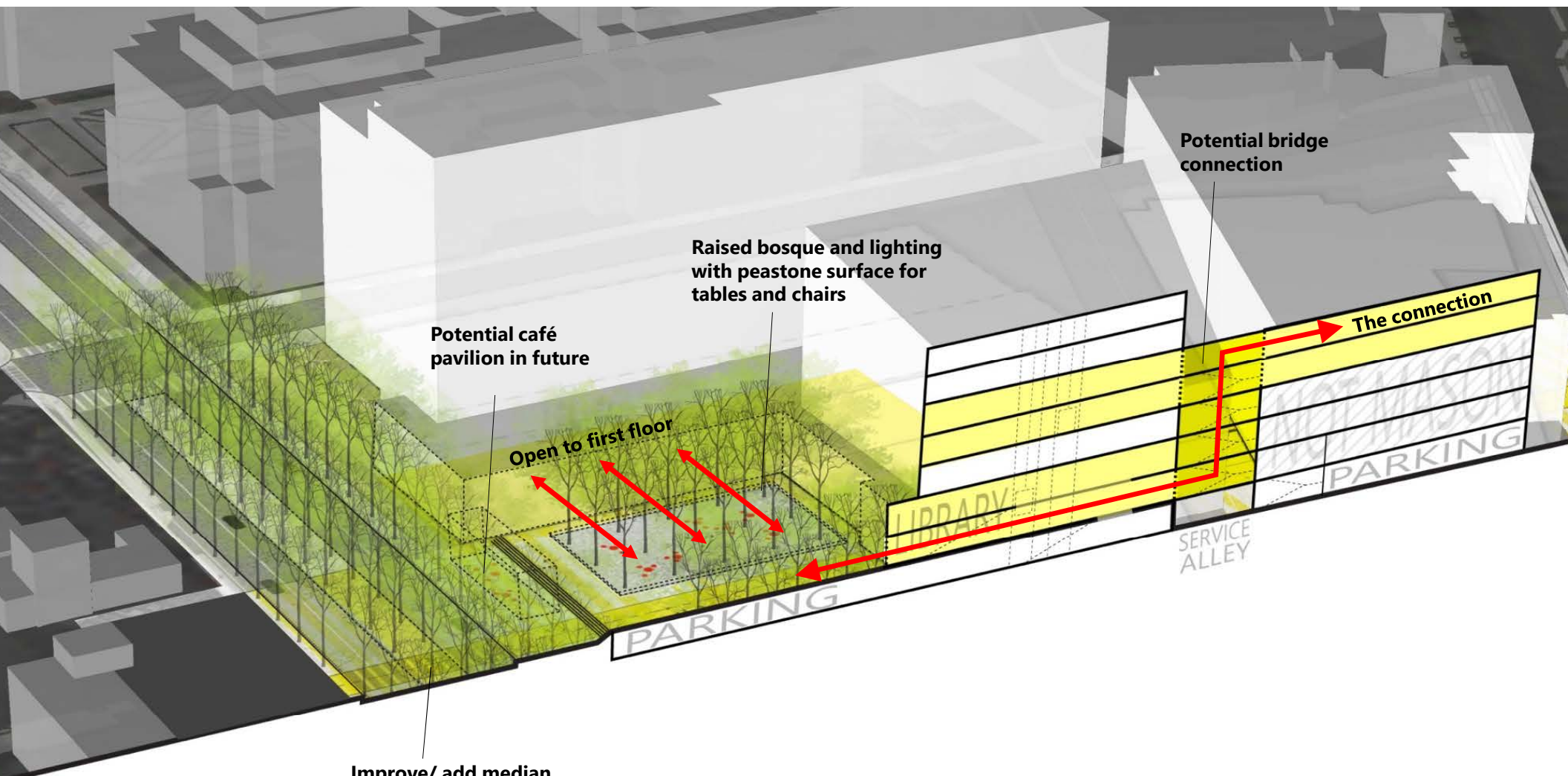
Hazel Hall

IDIA

**Initial phase raised bosque and lighting with peastone surface for tables and chairs
review structural capabilities of existing deck**

Potential café pavilion in future

**Improve/ add median
Improve pedestrian crossing
Pavement designation**



Potential café pavilion in future

Raised bosque and lighting with peastone surface for tables and chairs

Open to first floor

Potential bridge connection

The connection

SERVICE ALLEY

PARKING

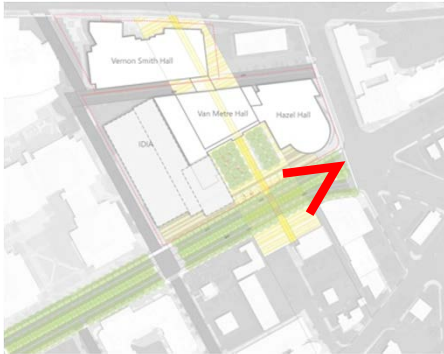
LIBRARY

PARKING

Improve/ add median
Improve pedestrian crossing
Pavement designation

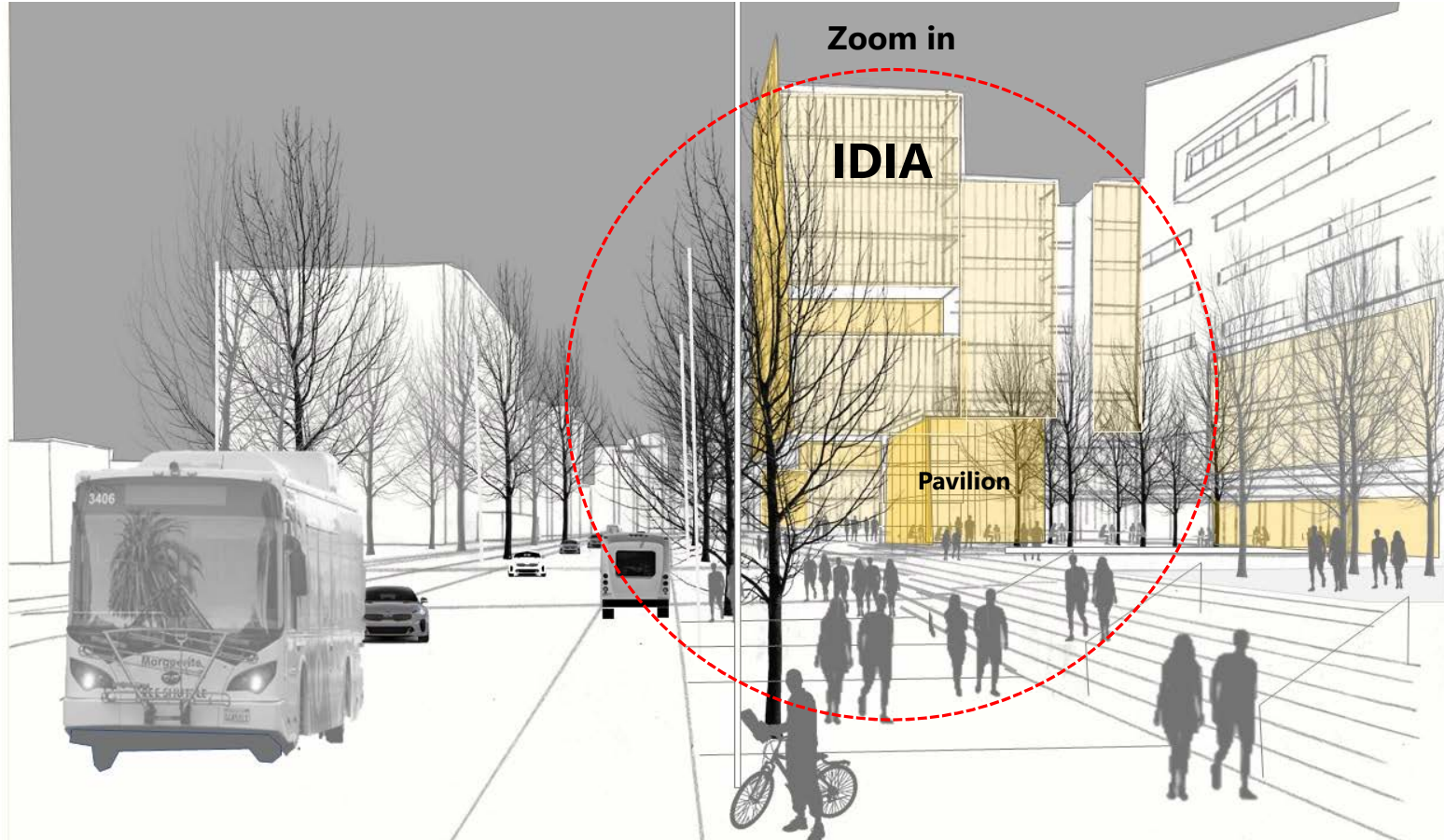
Fairfax Drive experience

Looking west



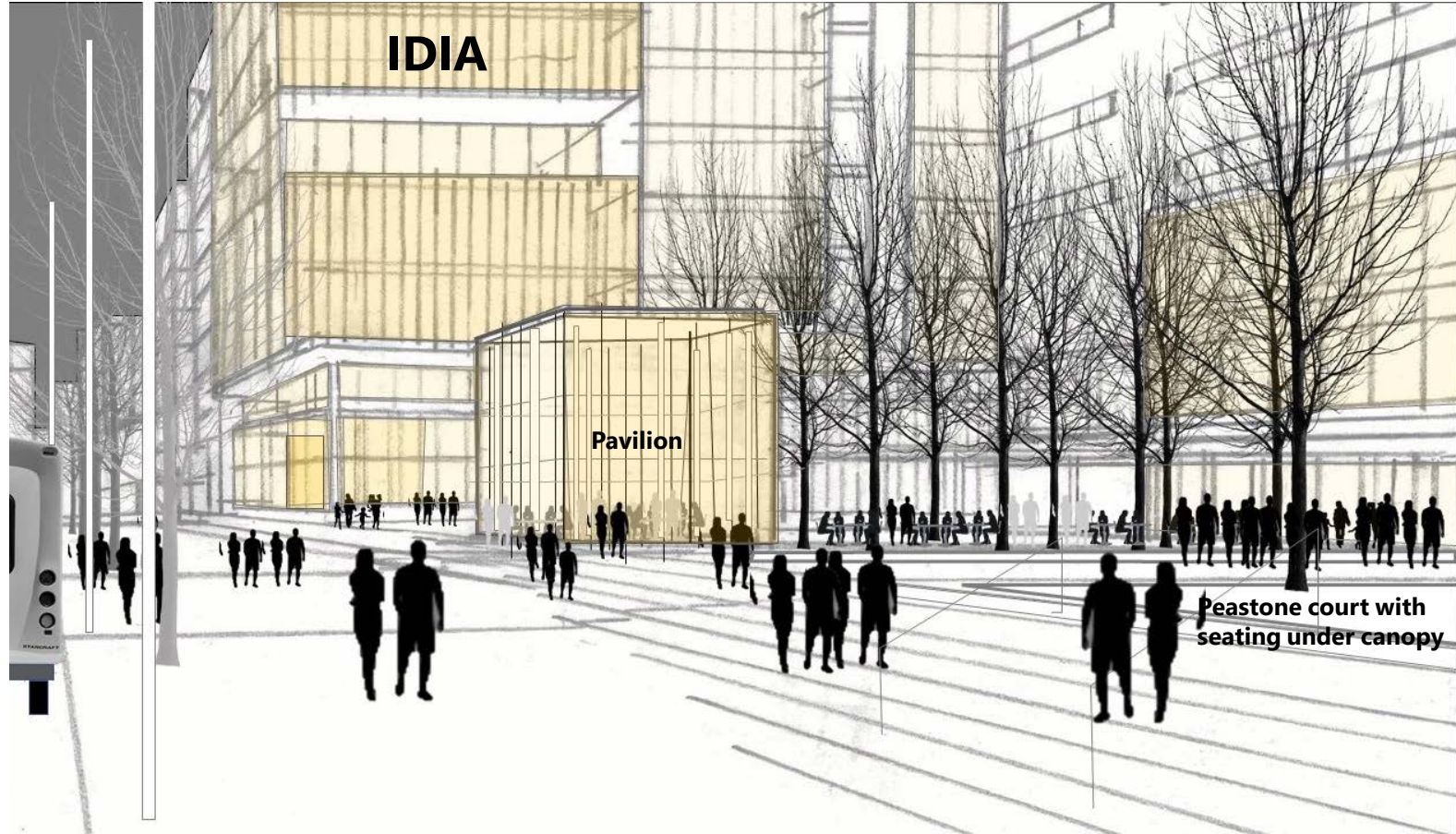
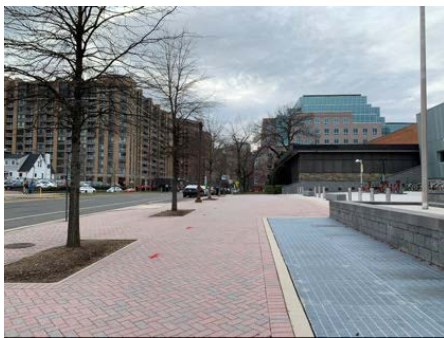
Fairfax Drive experience

Looking west



Fairfax Drive experience

Looking west



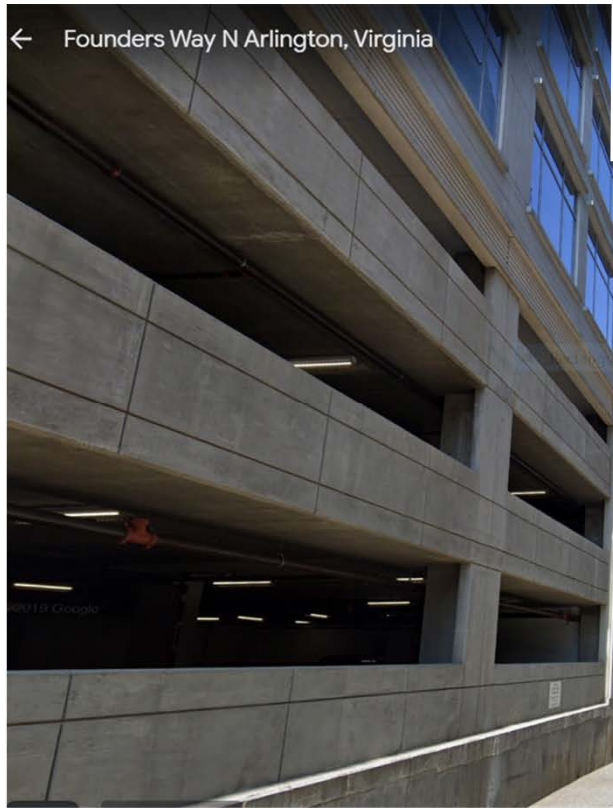
The plaza

Courts and pavilion



The bridge

Connection as common space



Sky atrium

Connection as common space

