



**Master Plan  
Virtual Engagement  
Session #4  
December 8, 2020**

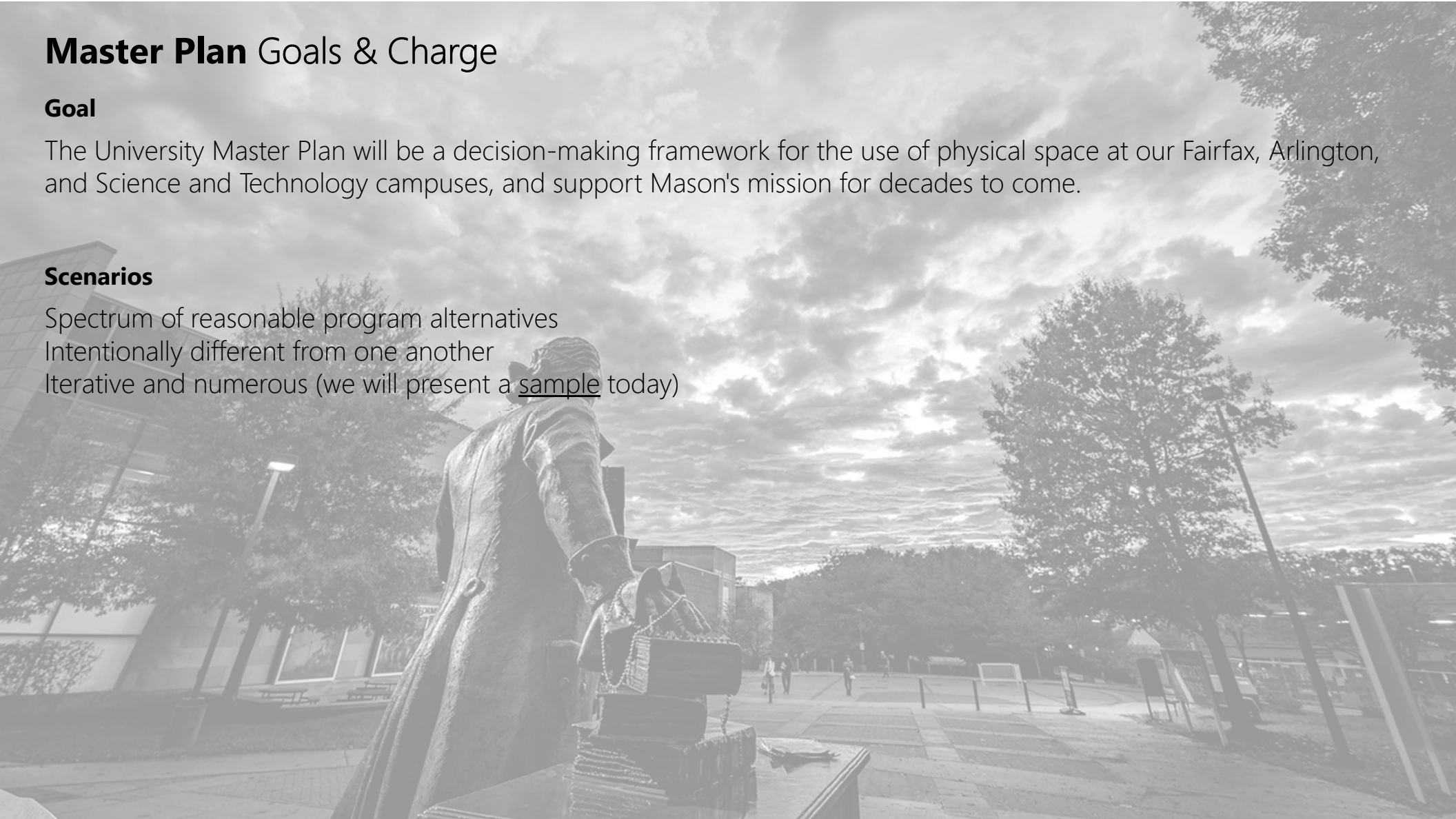
# Master Plan Goals & Charge

## Goal

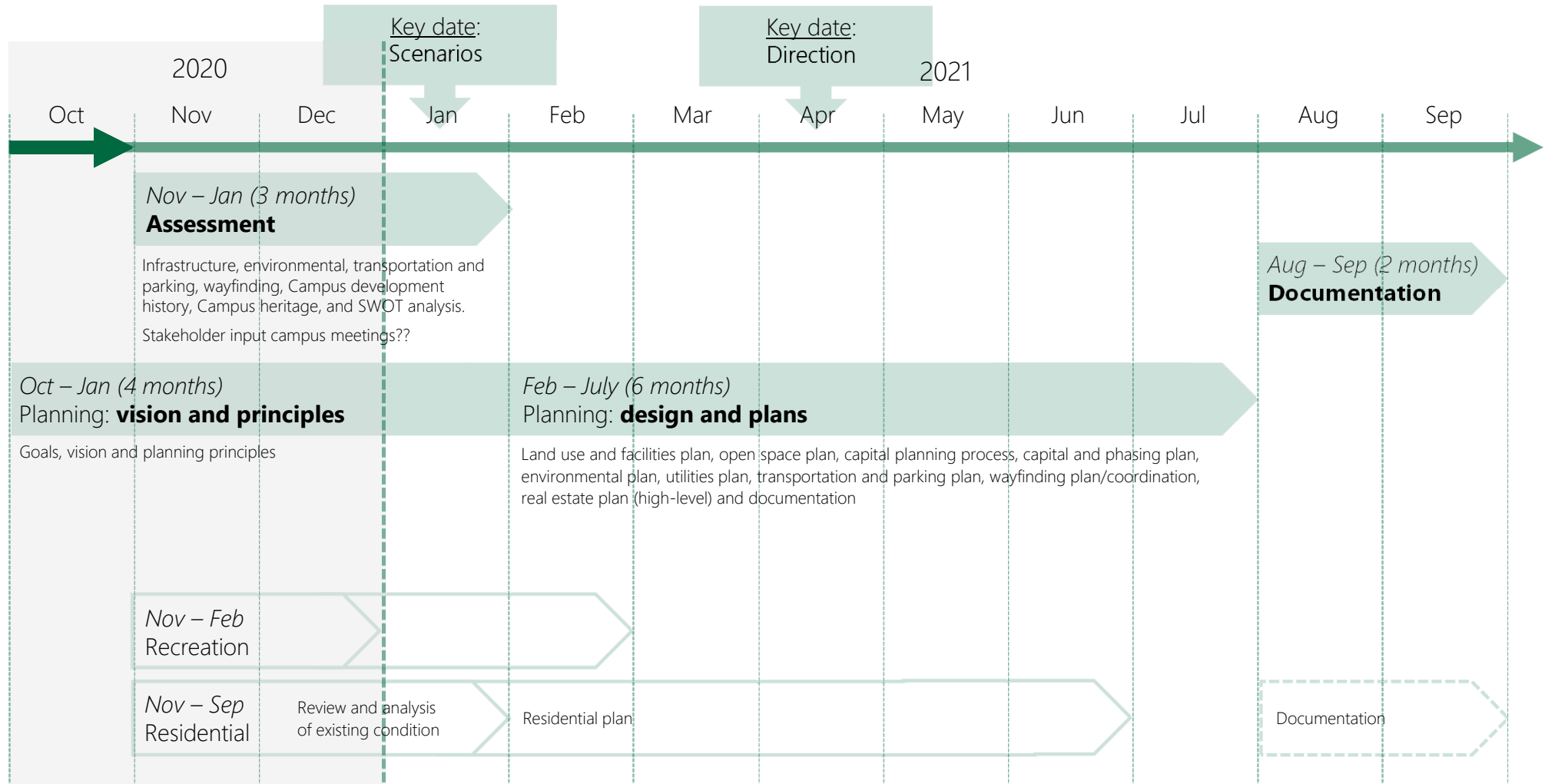
The University Master Plan will be a decision-making framework for the use of physical space at our Fairfax, Arlington, and Science and Technology campuses, and support Mason's mission for decades to come.

## Scenarios

Spectrum of reasonable program alternatives  
Intentionally different from one another  
Iterative and numerous (we will present a sample today)

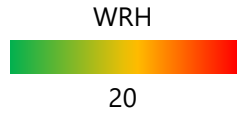


# Revised (Phase 2) timeline



# Space Utilization Wet Specialized Instructional Spaces Weekly Room Hours

Fairfax Campus – 30 scheduled



College of Science	Atmospheric/Oceanic/Earth Sci	44	27											
	Biology	57	57	57	52	49	46	44	37	36	36	26	16	16
	Chemistry	54	51	48	38	31	25	8						
	College of Science	5												
	Environmental Science & Policy	24	23	13										
	Physics & Astronomy	45	43	41										
Education & Human Development	School of Education	11												
Humanities & Social Sciences	Psychology	11												
	Sociology & Anthropology	23												

Note: Suggested target utilization for this space type is 20 weekly room hours of scheduled instruction due to setup and breakdown time

**Core science labs likely a “choke point” relative to enrollment growth**

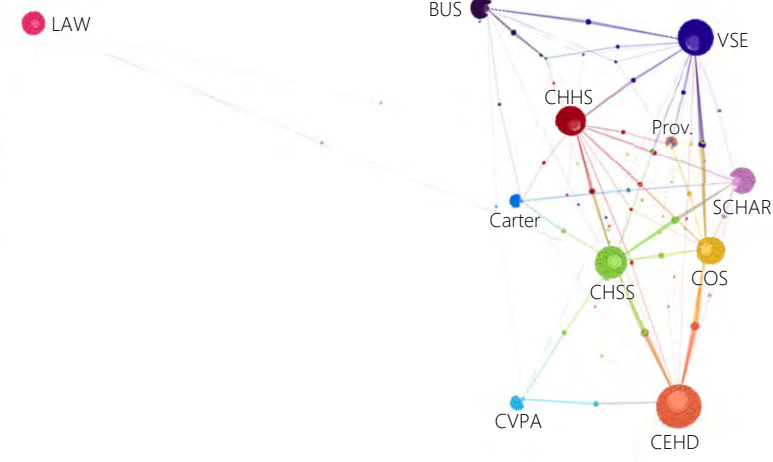
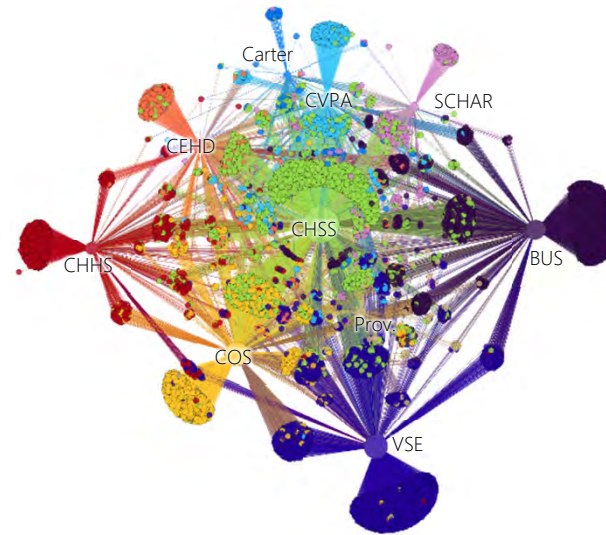
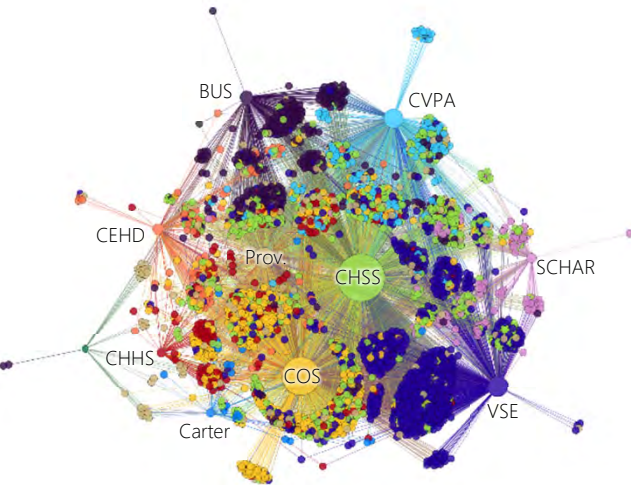
# Program Connections

Social graphs of student / program relationships  
Identifying "stand-alone" programs is challenging

First-years

Seniors & seniors plus

Graduate and law



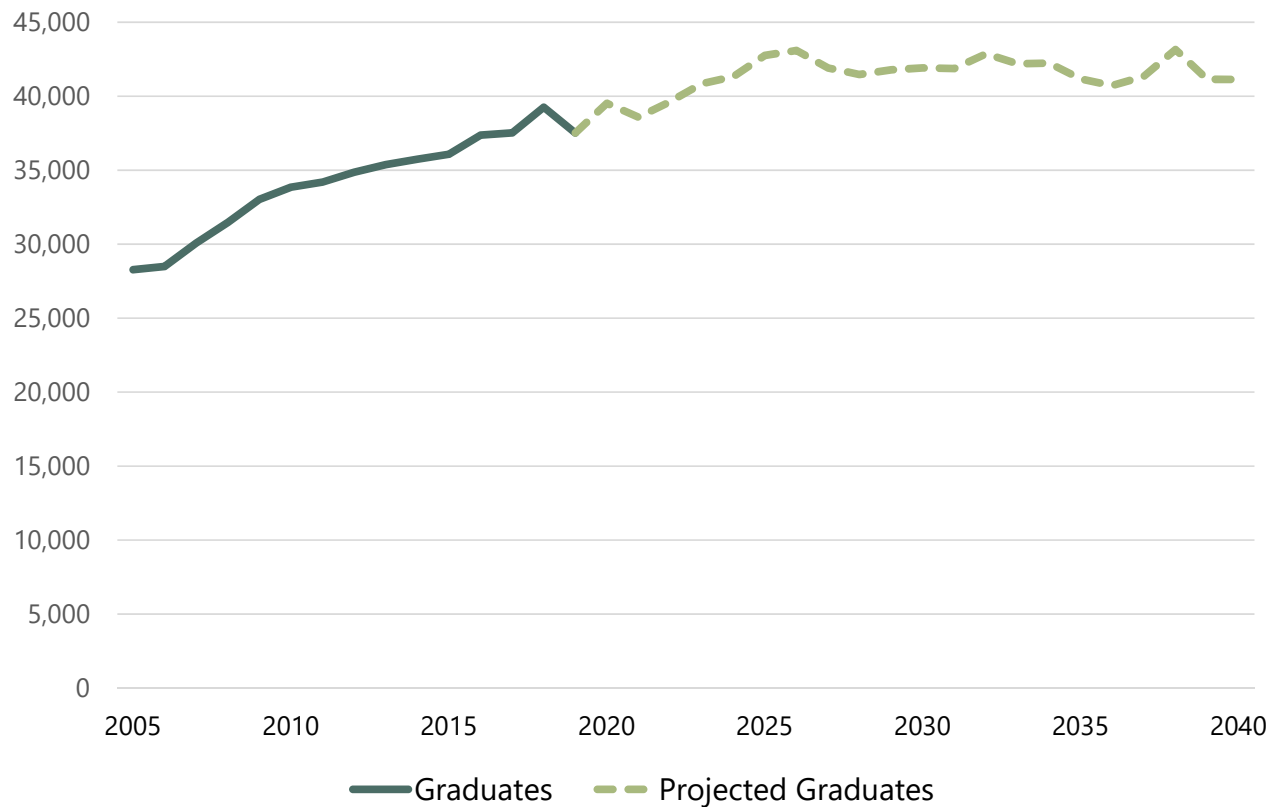
**Undergraduate programs are highly interconnected and difficult to separate geographically**

- Antonin Scalia Law School
- College of Visual and Performing Arts
- College of Science
- School for Conflict Analysis and Resolution
- College of Education and Human Development

- College of Health and Human Services
- College of Humanities and Social Sciences
- Schar School of Policy and Government
- School of Business
- Volgenau School of Engineering

- Executive and Professional Education
- External Institution
- INTO Mason
- Provost





## High School Graduates in Northern Virginia



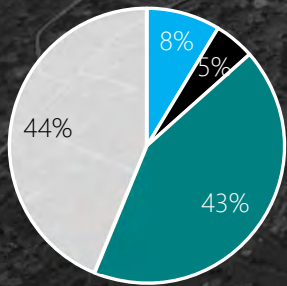
Source: Virginia Department of Education, Projections produced by the Weldon Cooper Center

## In-state enrollment growth likely to plateau

# Fairfax campus

-  Major road
-  Major hydro corridor (50' buffer)
-  Major forest
-  Buildable area

Reference:  
 Engineering Building – 180,000 GSF  
 Johnson Center – 348,000 GSF

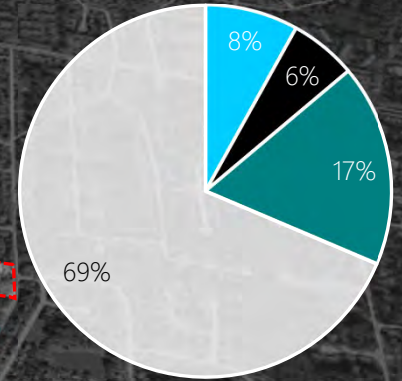


## Fairfax west

Site area 8,887,000  
 Buildable 3,890,000 (44%)  
 Ex GSF 136,000 (FAR=0.03)

FAR	Full capacity	New capacity
1.2	4,668,000	4,532,000
1	3,890,000	3,754,000
0.8	3,112,000	2,976,000
0.6	2,334,000	2,198,000
0.4	1,556,000	1,420,000

≈ 8 Engineering Sized Buildings



## Fairfax Main

Site area 15,758,000  
 Buildable 10,811,000 (69%)  
 Ex GSF 7,028,000 (FAR=0.65)

FAR	Full capacity	New capacity
1.2	12,973,200	5,945,200
1	10,811,000	3,783,000
0.8	8,648,800	1,620,800

≈ 9 Engineering Sized Buildings

**Significant capacity to add square footage at Fairfax**

# Facility condition Facility Condition Index (FCI)

- Good (0-5%)
- Fair (5%-10%)
- Poor (10%-30%)
- Critical (>30%)

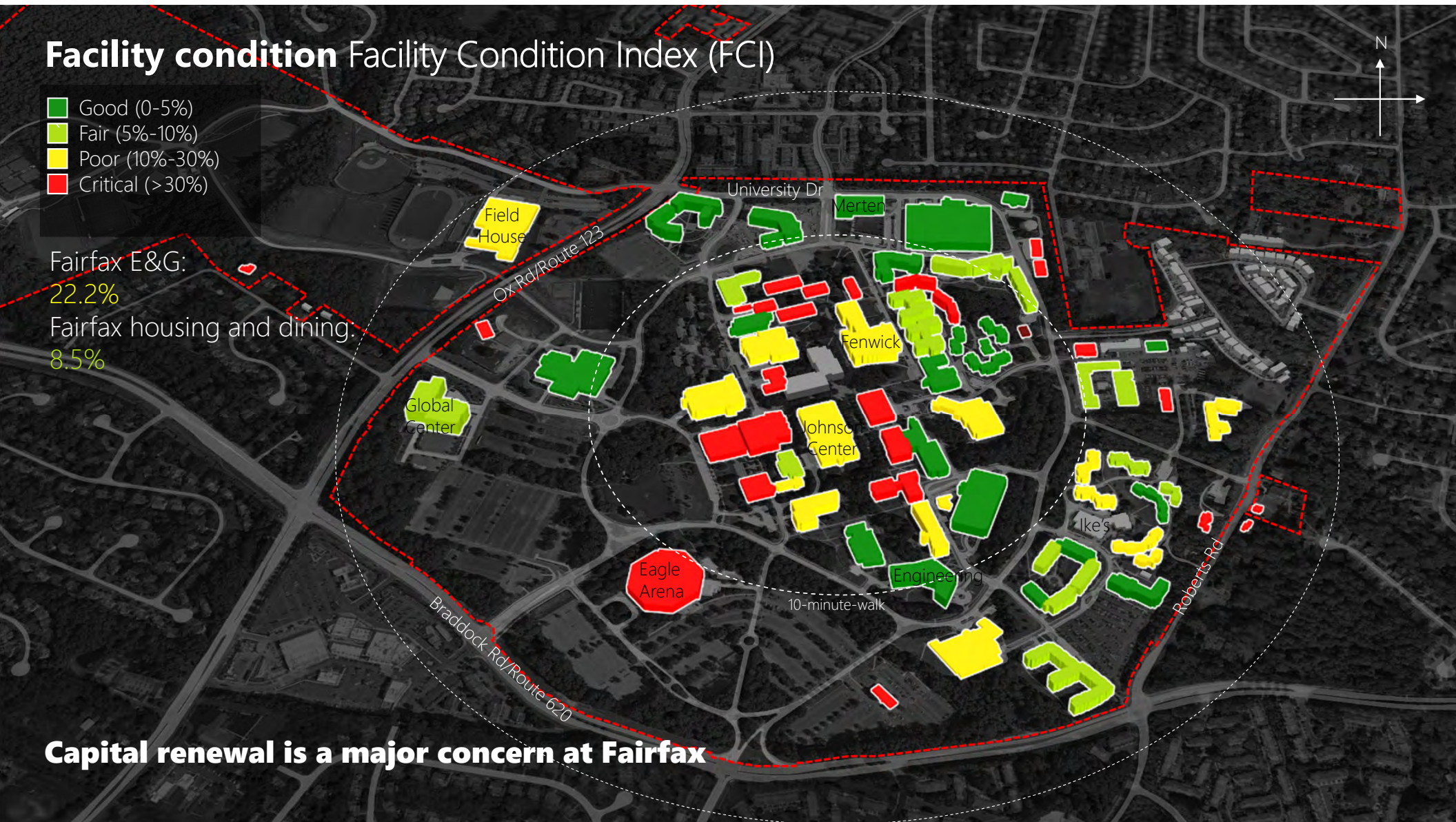
Fairfax E&G:

22.2%

Fairfax housing and dining:






8.5%

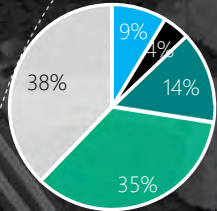
**Capital renewal is a major concern at Fairfax**





# SciTech campus

-  Major road
-  Major hydro corridor (50' buffer)
-  National Wetland Inventory (50' buffer)
-  Major forest
-  Buildable area



## SciTech

Site area	5,856,000	
Buildable	2,212,000	(38%)
Ex GSF	821,000	(0.37)

FAR	Full capacity	New capacity
1.2	2,654,400	1,833,400
1	2,212,000	1,391,000
0.8	1,769,600	948,600
0.6	1,327,200	506,200

**≈ 10 Engineering Sized Buildings**

**Significant capacity to add square footage at SciTech campus**

# SciTech Campus Town Partnership

Assumption: Housing, retail, and dining provided by private partner

- Student Housing (1,539 beds)
- Residential
- Commercial
- Office
- Hotel

## Innovation Town Center

Proposed plan by Innovation Development, LLC

499 beds

492 beds

548 beds

Hylton

Freedom Fitness

Discovery

Colgan

BRL

minute-walk

University Blvd

Prince William Pkwy

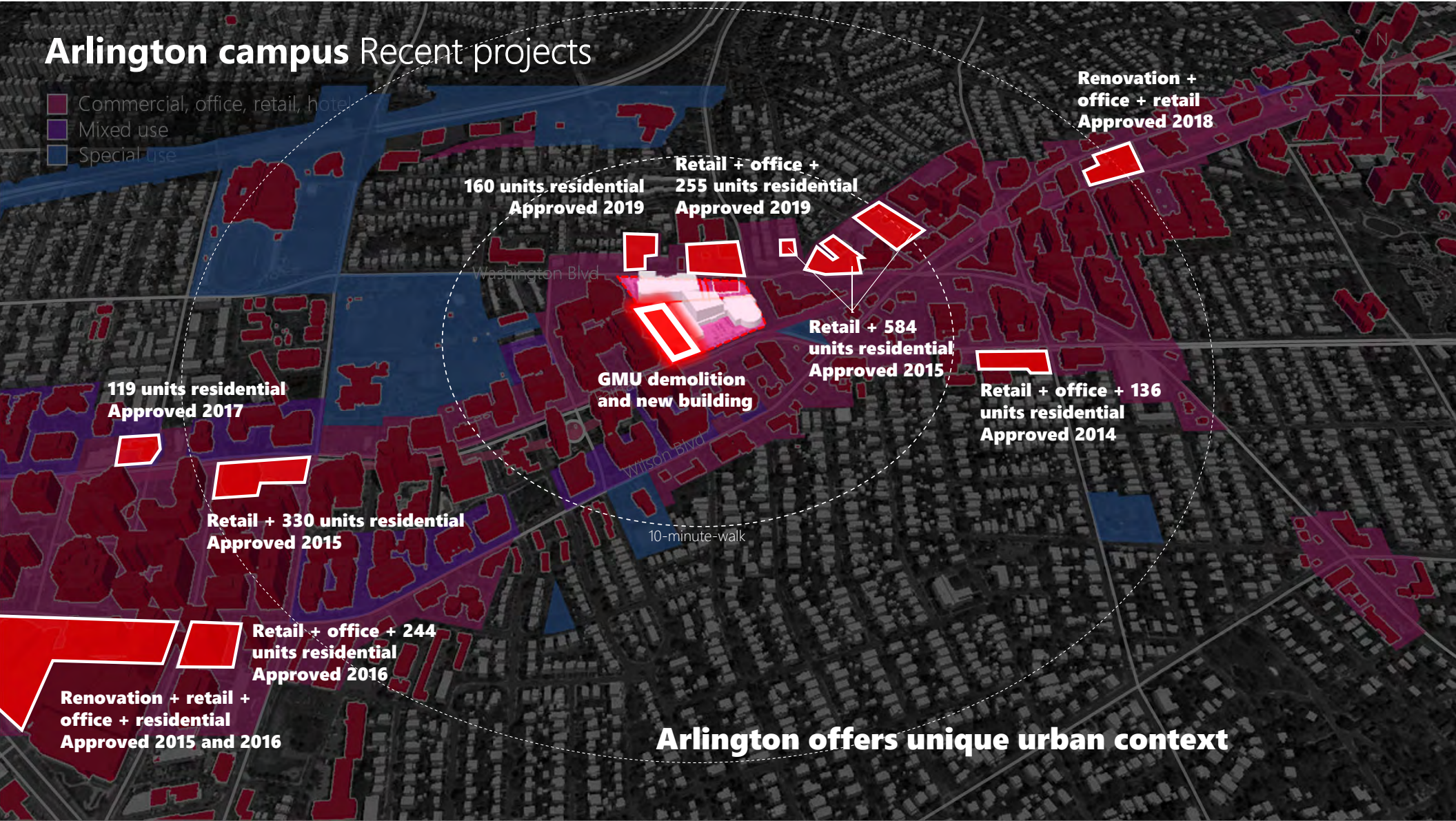
## Innovation Park

Proposed plan by Cooper Carry



# Arlington campus Recent projects

- Commercial, office, retail, hotel
- Mixed use
- Special use



**Arlington offers unique urban context**

# Campuses today

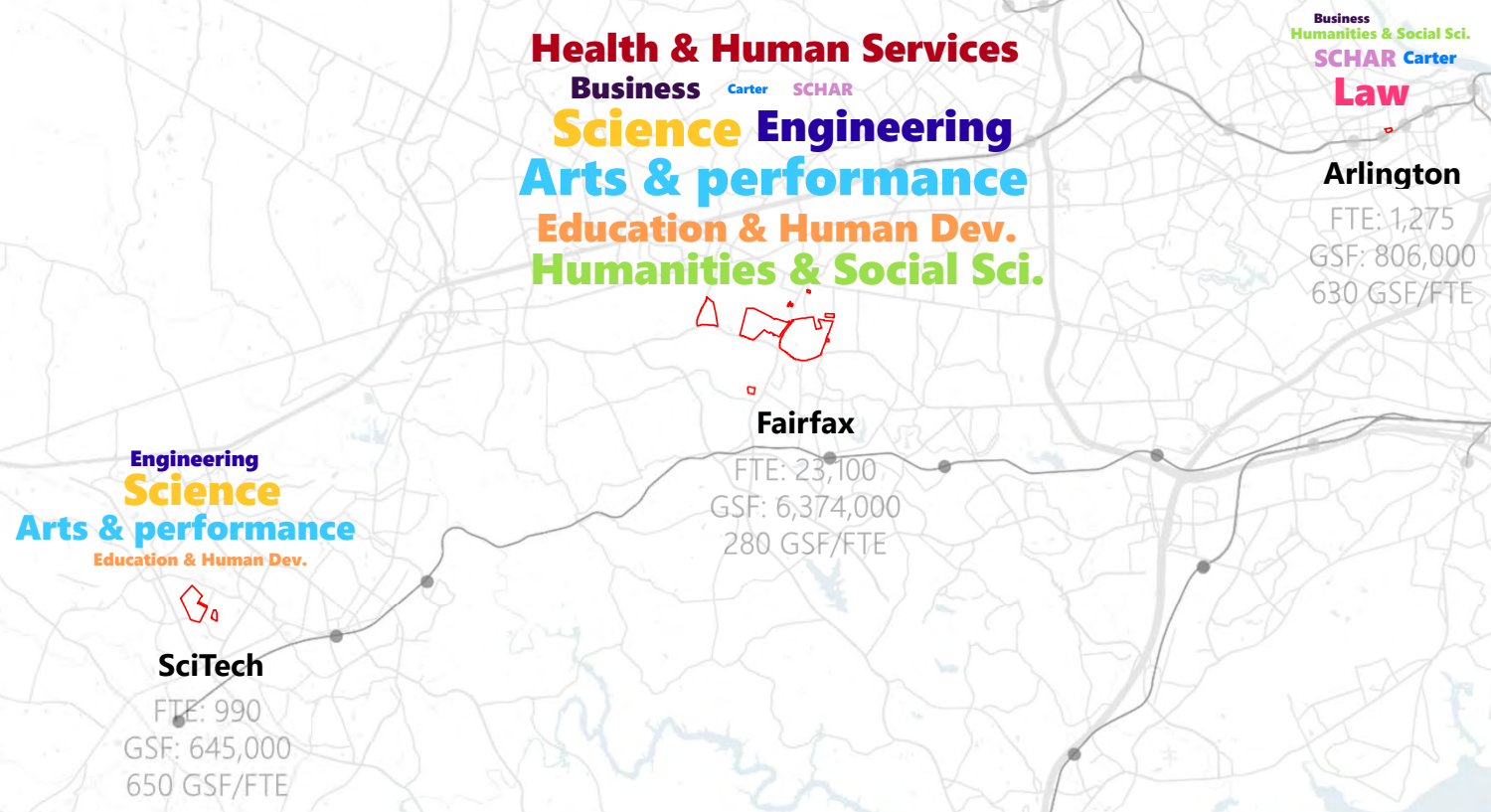


**SciTech**  
FTE: 990  
GSF: 645,000  
650 GSF/FTE

**Fairfax**  
FTE: 23,100  
GSF: 6,374,000  
280 GSF/FTE

**Arlington**  
FTE: 1,275  
GSF: 806,000  
630 GSF/FTE

# Program distribution today



# Key planned initiatives

**Academic VIII** 200,000 GSF

**Life Science Engineering** 99,000 GSF

**Leased research space** 29,000 ASF

**Medical School** ???

**Health & Human Services**  
**Business** Carter SCHAR  
**Science Engineering**  
**Arts & performance**  
**Education & Human Dev.**  
**Humanities & Social Sci.**

Business  
Humanities & Social Sci.  
**SCHAR** Carter

**Law**

**Arlington**

**IDIA**

225,000 GSF of 500,000 GSF  
1,966 -> 5,340 FTE for Tech Talent in 2025

**Fairfax**

**Horizon Hall**

221,757 GSF in process

**Robinson B**

(91,585 GSF) Demolition

Engineering  
**Science**  
**Arts & performance**  
Education & Human Dev.



**SciTech**

## Key Factors Topics synthesized from stakeholder conversations

- **Articulate strategic and programmatic priorities**
- **Create identity for each campus**
- **Address issues of growth**
- **Foster collaboration**
- **Further enhance the student experience**
- **Leverage strengths in STEM and access**
- **Examine use and condition of existing facilities**
- **Be mindful of connections, communication, and transportation between campuses**
- **Take lead in addressing competitive marketplace**

# Scenario 1 SciTech becomes Engineering and Health Sciences campus

Medical School ??? ASF

**Engineering (CS, IT)**

Business  
Humanities & Social Sci.  
SCHAR Carter

**Law**

**Arlington**

FTE: 1,275 -> 6,642  
Net space needed: likely  
accommodated by IDIA

**Health & Human Services**

Business Carter SCHAR

**Science Engineering**

**Arts & performance**

**Education & Human Dev.**

**Humanities & Social Sci.**

**Fairfax**

FTE: 23,100 -> 21,566

Net space needed: ~40,000-60,000 ASF  
(primarily research and teaching labs)

**Engineering**

Engineering  
**Science**

**Arts & performance**

Education & Human Dev.

**SciTech**

FTE: 990 -> 6,365

Net space needed: ~350,000-530,000 ASF  
(not considering LSEB)

Scenario assumes 38,940 FTE in 2025  
(Consultant "Tech Talent" Scenario: 34,468 FTE in 2025; Internal SCHEV "6-year" Projection: 38,940 FTE in 2025)  
Space needs do not include residential life or a wellness center



## Scenario 1 SciTech becomes Engineering and Health Sciences campus

### PROS

- ✓ **Clear identity for SciTech Campus**
- ✓ **Good fit for existing facilities**
- ✓ **Harnesses excitement of Prince William community**
- ✓ **Frees up space for Fairfax**
- ✓ **Well-suited to a private partner**

### CONS

- × **Engineering split may hamper program + research development**
- × **Faculty are reluctant to move to SciTech**
- × **Depends on aggressive enrollment growth**
- × **Needs significant investment in student life**
- × **Requires duplication of facilities across campuses**
- × **Uncertainty around private partner**
- × **May divert resources from addressing basic capital renewal needs at Fairfax**

# Scenario 2 Consolidate Engineering and MBA at Arlington and Health Sciences at SciTech

Medical School ??? ASF

**Engineering**

Business (Grad)

Humanities & Social Sci.

SCHAR Carter

Law

**Arlington**

FTE: 1,275 -> 11,001

Net space needed: ~180,000-350,000 ASF  
(in addition to IDIA)

Business (Grad) **Health & Human Services**

Business (Undergrad) Carter SCHAR

**Science Engineering**

**Arts & performance**

**Education & Human Dev.**

**Humanities & Social Sci.**

**Fairfax**

FTE: 23,100 -> 21,440

Net space needed: ~60,000-90,000 ASF  
(primarily research and teaching labs)

**Engineering**

**Science**

**Arts & performance**

**Education & Human Dev.**

**SciTech**

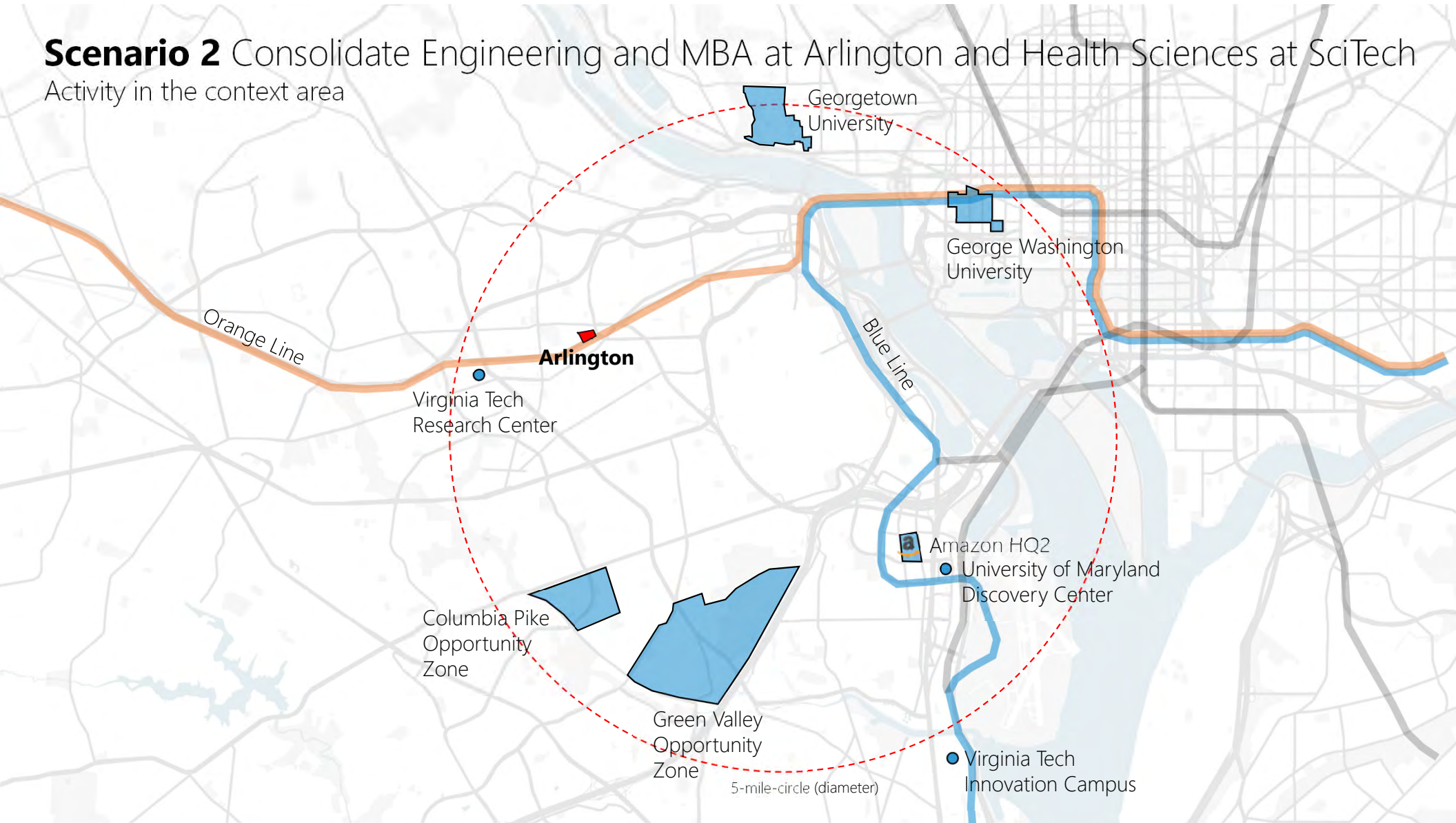
FTE: 990 -> 2,131

Net space needed: ~60,000-100,000 ASF

Scenario assumes 38,940 FTE in 2025  
(Consultant "Tech Talent" Scenario: 34,468 FTE in 2025; Internal SCHEV "6-year" Projection: 38,940 FTE in 2025)  
Space needs do not include residential life or a wellness center

# Scenario 2 Consolidate Engineering and MBA at Arlington and Health Sciences at SciTech

Activity in the context area



## Scenario 2 Consolidate Engineering and MBA at Arlington and Health Sciences at SciTech

### PROS

- ✓ **Creates bold identity for each campus**
- ✓ **Consolidates engineering in a single location proximate to partners, promoting collaboration and research**
- ✓ **Leverage urban fabric as “campus town”**
- ✓ **Proximity to executive workforce**
- ✓ **Big statement in competitive region**
- ✓ **Frees up space for Fairfax**

### CONS

- × **Likely high-cost scenario in high-cost of living area**
- × **Does not maximize opportunities for interdisciplinary collaboration**
- × **Depends on aggressive enrollment growth**
- × **May need investment in student life**
- × **May divert resources from addressing basic capital renewal needs at Fairfax**

# Scenario 3A Rejuvenate Fairfax and locate research centers at SciTech

**Medical School** ??? ASF

**Engineering (CS, IT)**

**Health & Human Services**  
**Business** Carter **SCHAR**  
**Science Engineering**  
**Arts & performance**  
**Education & Human Dev.**  
**Humanities & Social Sci.**

Business  
Humanities & Social Sci.  
**SCHAR** Carter  
**Law**

**Arlington**

FTE: 1,275 -> 6,637  
Net space needed: likely accommodated by IDIA

**Fairfax**

FTE: 23,100 -> 23,100  
Net space needed: ~290,000-430,000 ASF

**Engineering**  
**Center for centers**  
**Arts & performance**  
Education & Human Dev.

**SciTech**

FTE: 990 -> 393  
Space freed up: 70,000 ASF

Scenario assumes 34,468 FTE in 2025  
(Consultant "Tech Talent" Scenario: 34,468 FTE in 2025; Internal SCHEV "6-year" Projection: 38,940 FTE in 2025)  
Space needs do not include residential life or a wellness center

## Scenario 3A Rejuvenate Fairfax and locate research centers at SciTech

### PROS

- ✓ **Maximize research synergies and interdisciplinary collaborations**
- ✓ **Largely unifies student experience**
- ✓ **Minimizes need to duplicate programs and facilities**
- ✓ **Provides logical path for Fairfax regeneration**
- ✓ **Reduces need to travel between campuses**
- ✓ **Minimizes risk**

### CONS

- × **Very different vision from what's previously been communicated to the community**
- × **May underutilize some existing facilities at SciTech**
- × **Engineering still split between two campuses**

# Scenario 3B Rejuvenate Fairfax and create bold new partnership around access at SciTech

Academic VIII ??? 200,000 GSF

Leased research space xxxxx ASF

Medical School ??? ASF  
Health & Human Services  
Business Carter SCHAR  
**Science Engineering**  
Arts & performance  
Education & Human Dev.  
Humanities & Social Sci.

**Engineering (CS, IT)**

Business  
Humanities & Social Sci.  
**SCHAR** Carter

**Law**

**Arlington**

FTE: 1,275 -> 6,637  
Net space needed: likely in ADIA

5-mile-circle (diameter)

**Access partnership**

Arts & performance

Education & Human Dev.

**SciTech**

FTE: 990 -> 393  
Net space needed: ??

**Fairfax**

FTE: 23,100 -> 23,100  
Net space needed: ~290,000-430,000 ASF

Scenario assumes 34,468 FTE in 2025  
(Consultant "Tech Talent" Scenario: 34,468 FTE in 2025; Internal SCHEV "6-year" Projection: 38,940 FTE in 2025)  
Space needs do not include residential life or a wellness center

## Scenario 3B Rejuvenate Fairfax and create bold new partnership around access at SciTech

### PROS

- ✓ **Capitalizes on Mason's current leadership in student access and furthers opportunity to lead nation on innovate approaches to access and higher ed delivery**
- ✓ **New partnerships with community colleges**
- ✓ **Enhances Mason's opportunity to capture greater percentage of college-aged population**
- ✓ **Connect to work of Governor's School**
- ✓ **Only scenario consistent with Weldon Cooper enrollment projections**

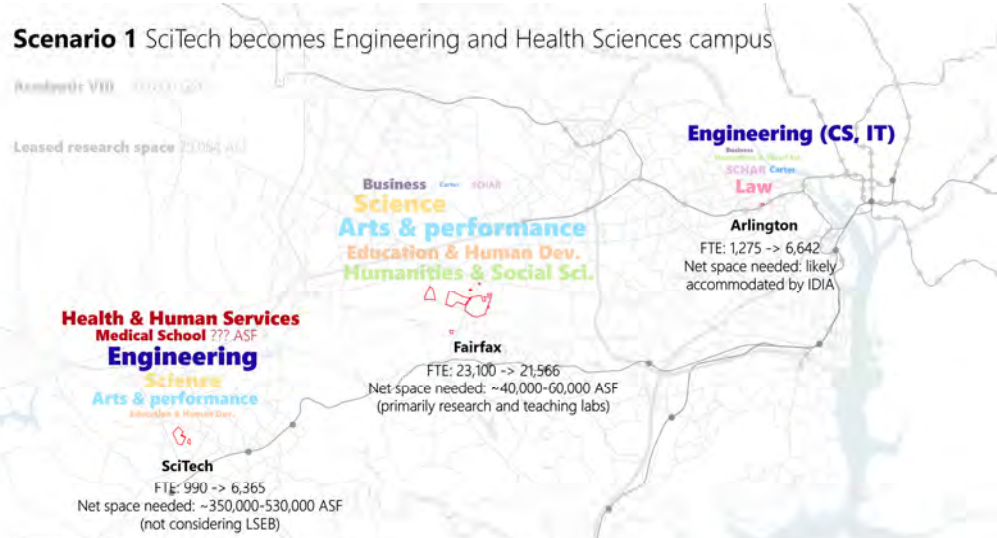
### CONS

- × **Bold experiment comes with risk**
- × **Not well-aligned with existing research facilities at SciTech**
- × **Campus would have to be developed intentionally around this new partnership**
- × **May divert resources from addressing basic capital renewal needs at Fairfax**

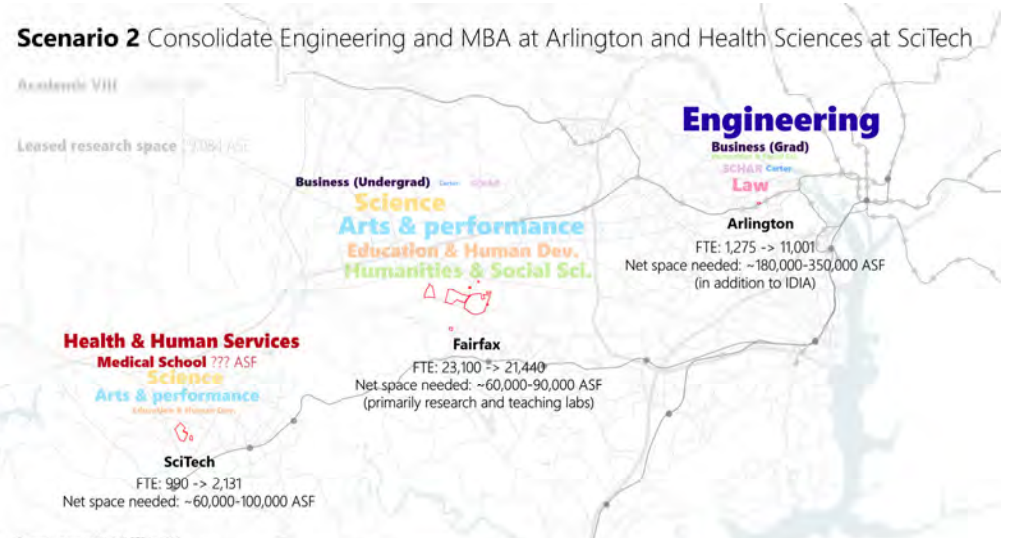


# Discussion

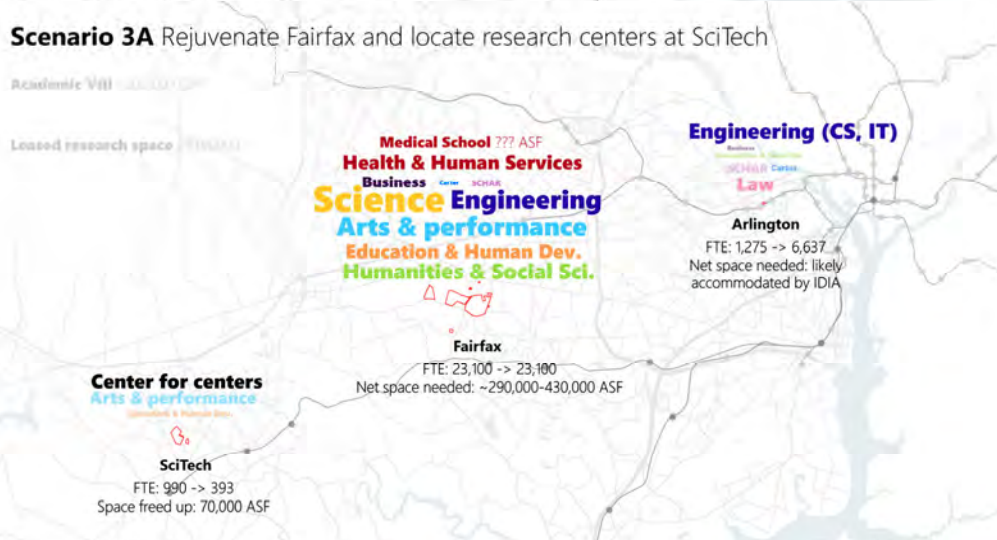
**Scenario 1** SciTech becomes Engineering and Health Sciences campus



**Scenario 2** Consolidate Engineering and MBA at Arlington and Health Sciences at SciTech



**Scenario 3A** Rejuvenate Fairfax and locate research centers at SciTech



**Scenario 3B** Rejuvenate Fairfax and create bold new partnership around access at SciTech

