

**GEORGE MASON UNIVERSITY  
BOARD OF VISITORS  
Executive Committee Meeting  
November 19, 2021, 9:30 a.m.  
Merten Hall, Hazel Conference Room (1201)**

**AGENDA**  
*Updated 11-10-2021*

- I. Call to Order**
- II. Capital Matters (ACTION ITEMS)**
  - A.** Vacation of Easements with Arlington County
  - B.** Granting of Easements to Arlington County
  - C.** Agreement and Covenant to Maintain Stormwater Facilities with Arlington County
  - D.** Schematic Design for Arlington Expansion Building
- III. Closed Session**
  - A.** Public Contract (Code of VA: §2.2-3711.A.29)
  - B.** Consultation with Legal Counsel regarding specific legal matters requiring the provision of legal advice (Code of VA: §2.2-3711.A.8)
- IV. Adjournment**

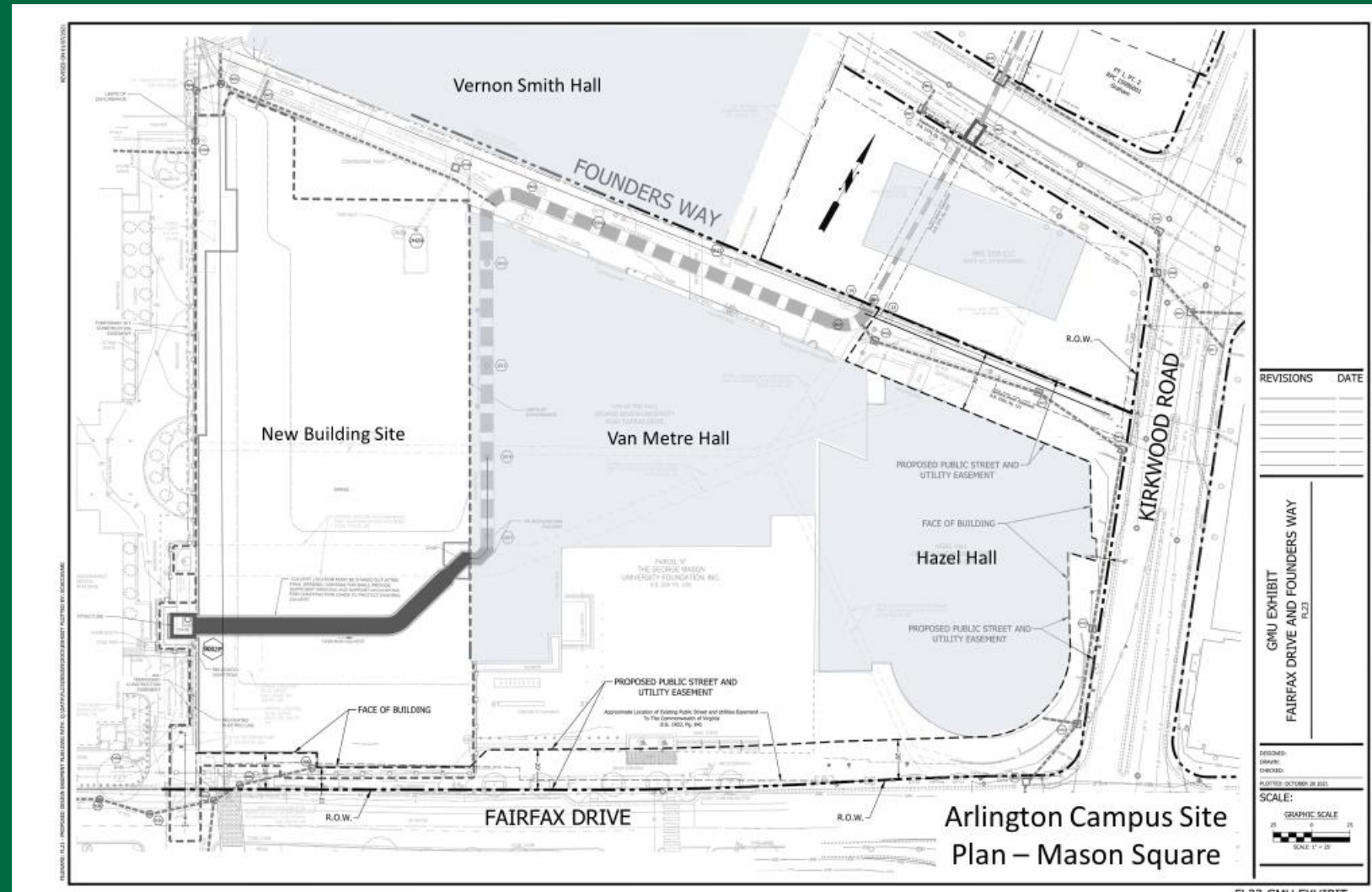


# Arlington Easements & Culvert Agreement

## Capital Matters

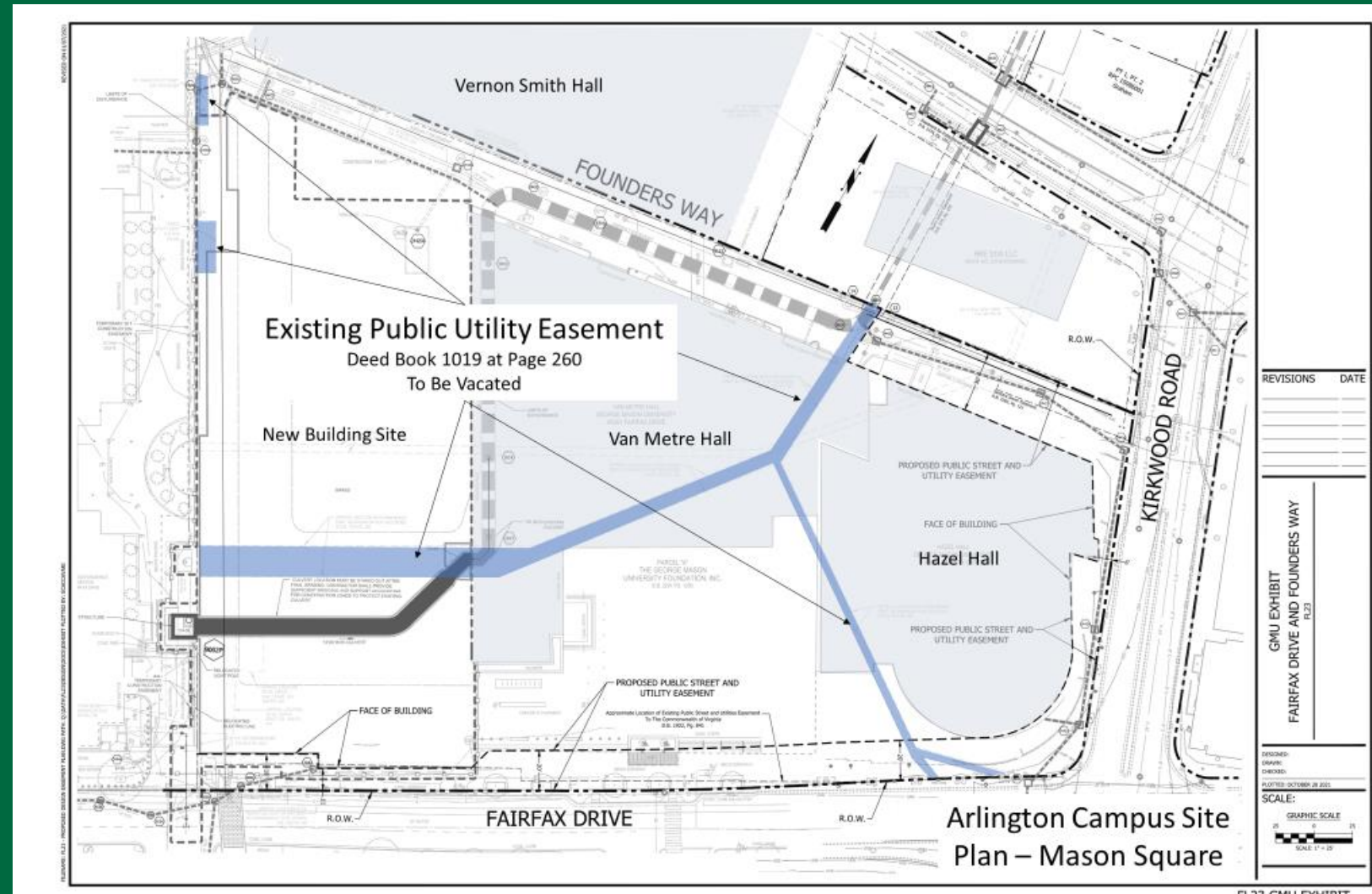
# Agreements with Arlington County

- Vacation of easements with Arlington County
  - Public Utility (storm)
  - Sanitary Sewer
- Granting of easements to Arlington
- Culvert Agreement with Arlington County



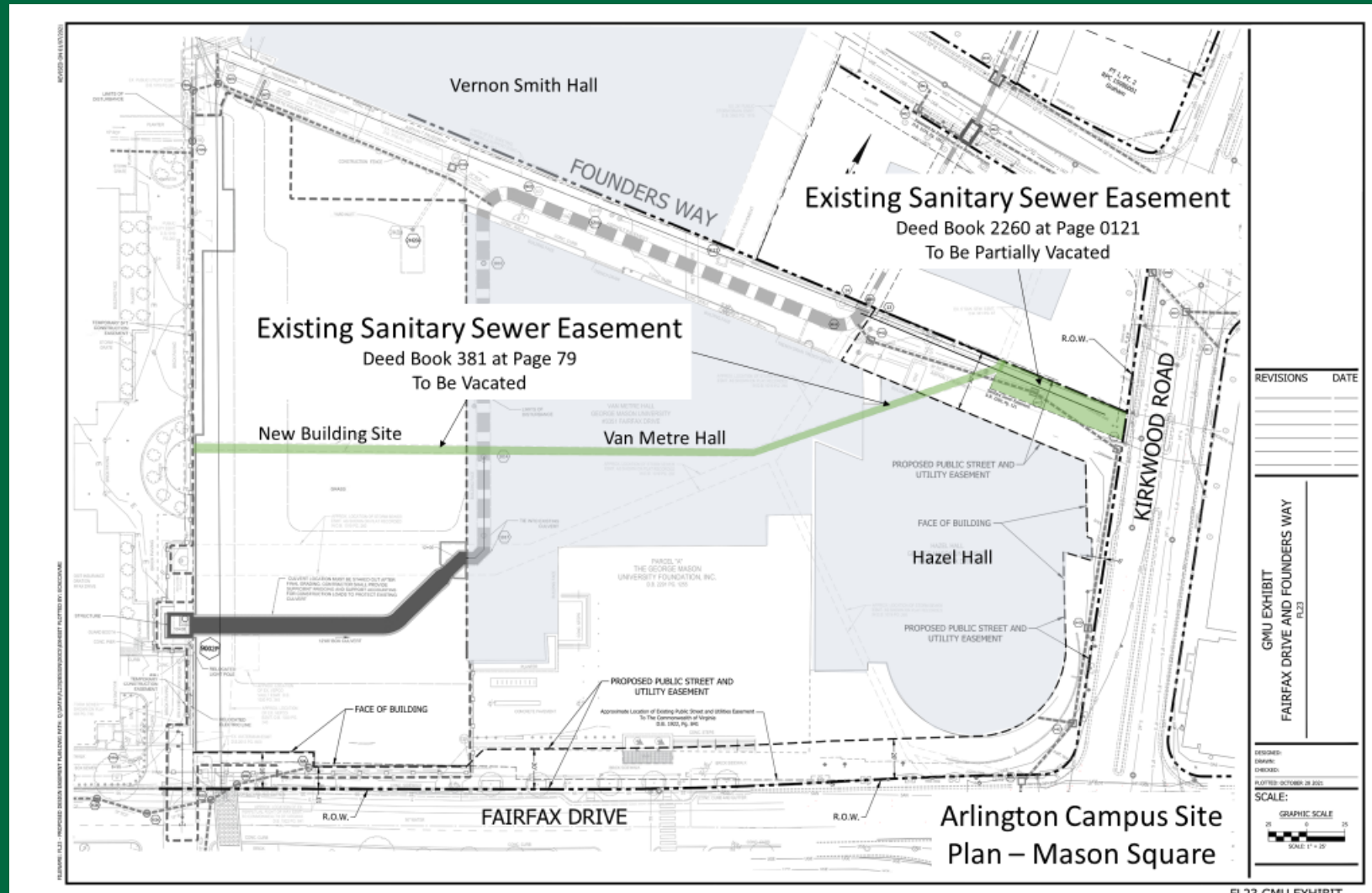
# Arlington County Easement Vacations

- In advance of new building development at Mason Square vacation of existing abandoned infrastructure easements are required.
- Currently there is only one section in this Public Utility Easement where existing infrastructure exists –eminent relocation of the SW culvert will leave this easement vacant as well.
- Removing the easement is a benefit for Mason regarding future development and related ground lease.
- Deed Book Page 1019 at Page 260



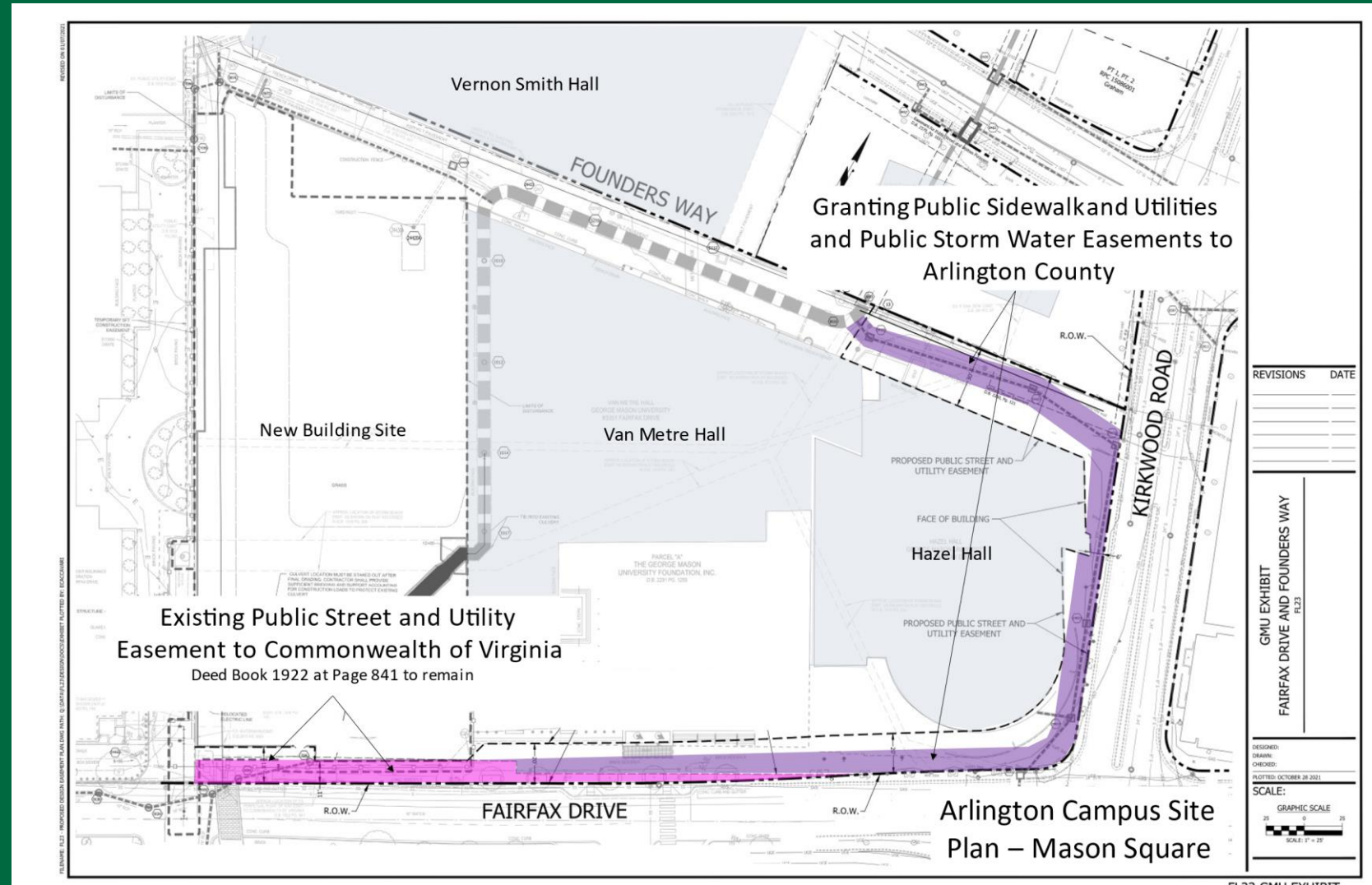
# Arlington County Easement Vacations

- In advance of new building development at Mason Square vacation of existing abandoned infrastructure easements are required.
- Currently there is only abandoned infrastructure located in this Sanitary Sewer Easement.
- Removing the easement is a benefit for Mason regarding future development and related ground lease.
- Deed Book 381 at Page 79
- Deed Book 2260 at Page 0121



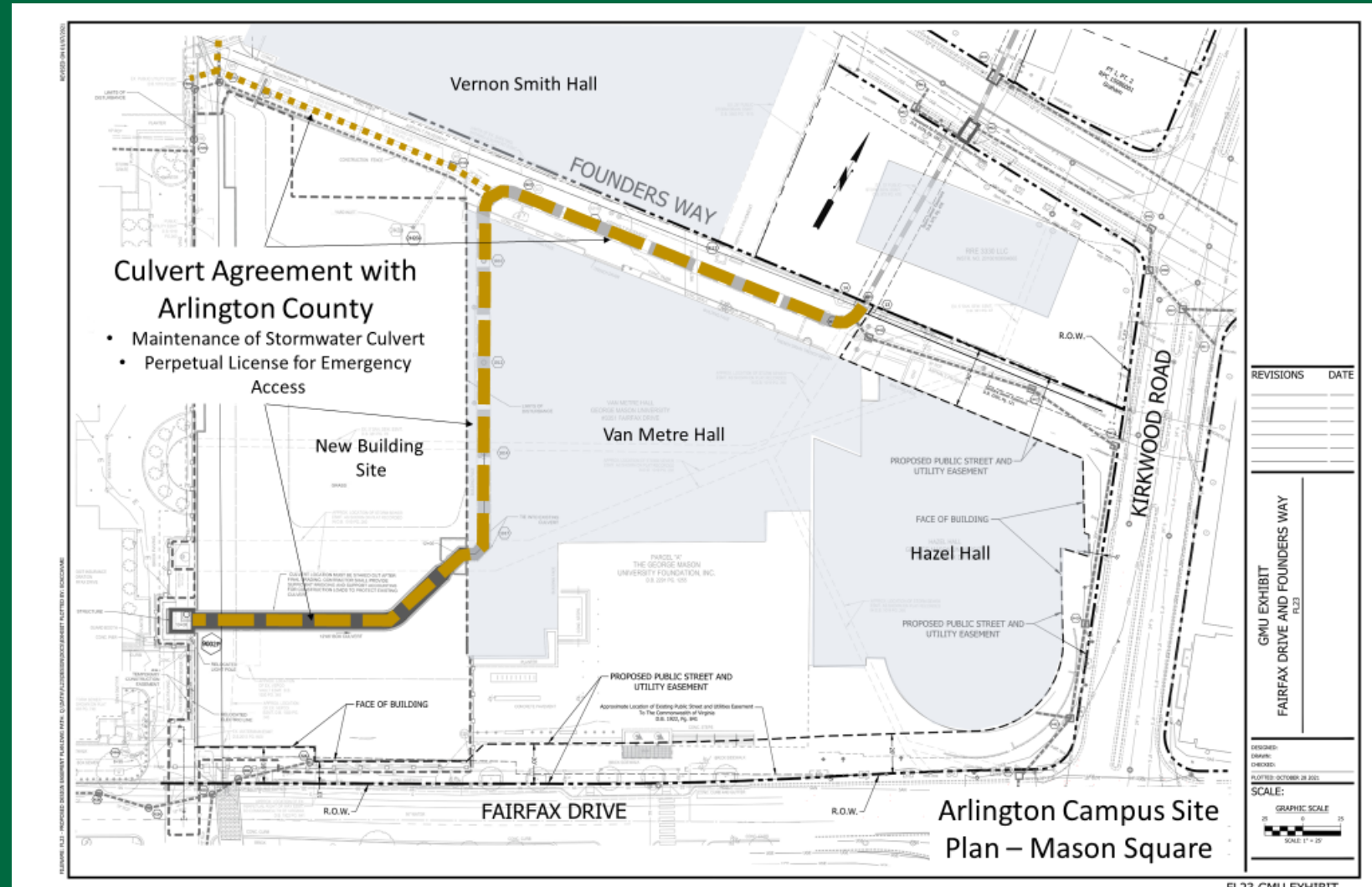
# Granting of Easements to Arlington County

- In order to support a future capital improvement project to relocate the storm water culvert, Arlington County has requested that Mason provide easements along the frontage on North Fairfax Drive and Kirkwood Road.
- There is an existing Public Street and Utility Easement on the east end of the campus.
- The new easements will align with the existing easement and does not appear to create any adverse effects now or in future. Mason will retain rights to cross the easement with required service entrance requirements, planting and signs.



# Culvert Agreement with Arlington County

- Covenant to Maintain Stormwater Facilities installed in 2009/10 with Van Metre Hall project and also existing 24" pipe located in Founders Way.
- Perpetual license will be granted to Arlington County for emergency access to the stormwater management facility (culvert).
- Annual Inspection Reports will be issued to Arlington County, any deficiencies identified will be corrected promptly.



# Staff Recommendation to Board

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The Board of Visitors approves the following related to Easement Actions at Mason Square (Arlington Campus):

- Vacation of easements with Arlington County
  - Public Utility (storm) recorded in Deed Book 1019 at Page 260
  - Sanitary Sewer recorded in Deed Book 381 at Page 79 and Deed Book 2260 at Page 0121.
- Granting of Public Sidewalk & Utility Easement and Public Storm Water Easements to Arlington County
- Agreement and Covenant to Maintain Stormwater Facilities and Perpetual License for Emergency Access to Stormwater Facilities.



# Arlington Expansion Building Schematic Design

## Capital Matters

# Project Program

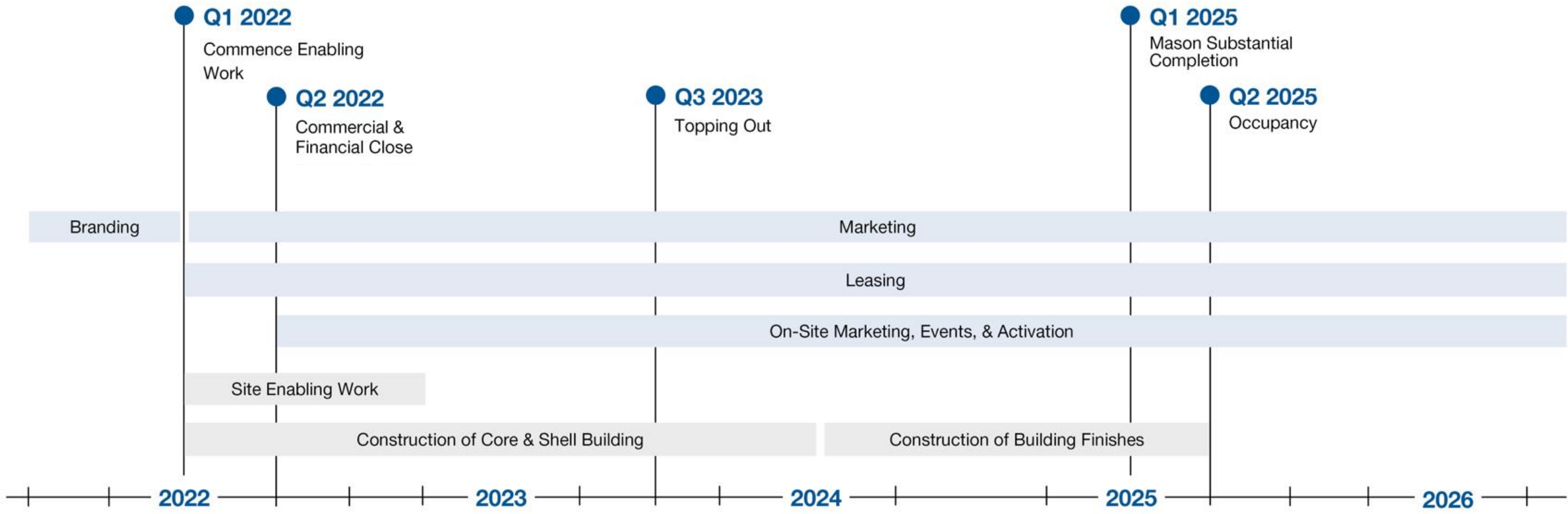
9 floors above grade and 2 levels of below grade parking

Mason Academic and Research Space	213,000 GSF
Commercial Space	129,000 GSF
Exterior Walkways and Terraces	<u>2,500 GSF</u>
Approximate total GSF	345,000 GSF
Parking Spaces – Shared Use (demand based)	237 Spaces

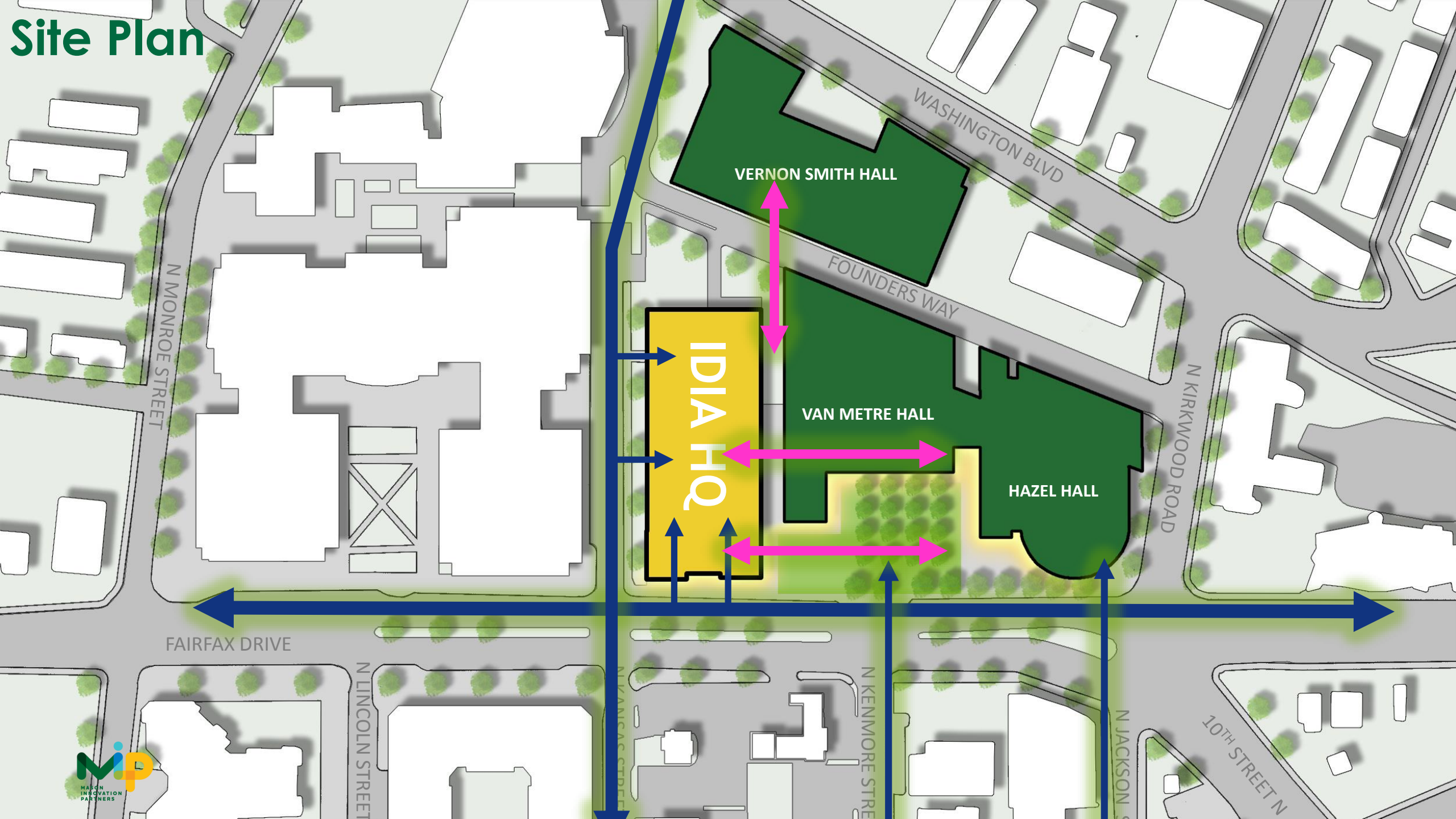
	1	2	3	4	5
LEVEL 8				FUTURE TYPE 2	
LEVEL 7	SIMULATION	MULTI-MEDIA STUDIO	FUTURE TYPE 2	INTERACT. DATA VIS.	VR THEATER
LEVEL 6	DIGITAL ARTS LAB				
LEVEL 5	FUTURE TYPE 5 LABS				
LEVEL 4	SIMULATION			NETWORK TESTBED	
LEVEL 3	MAKER SPACE	ROBOTICS	ROBOTICS	SUPPORT/ ASSEMBLY	SUPPORT/ ASSEMBLY



# Project Milestones & Budget



Total Project Budget	
Commercial Space	\$ 75M
University Space	<u>\$156M</u>
Total Budget	\$231M



# Site Plan

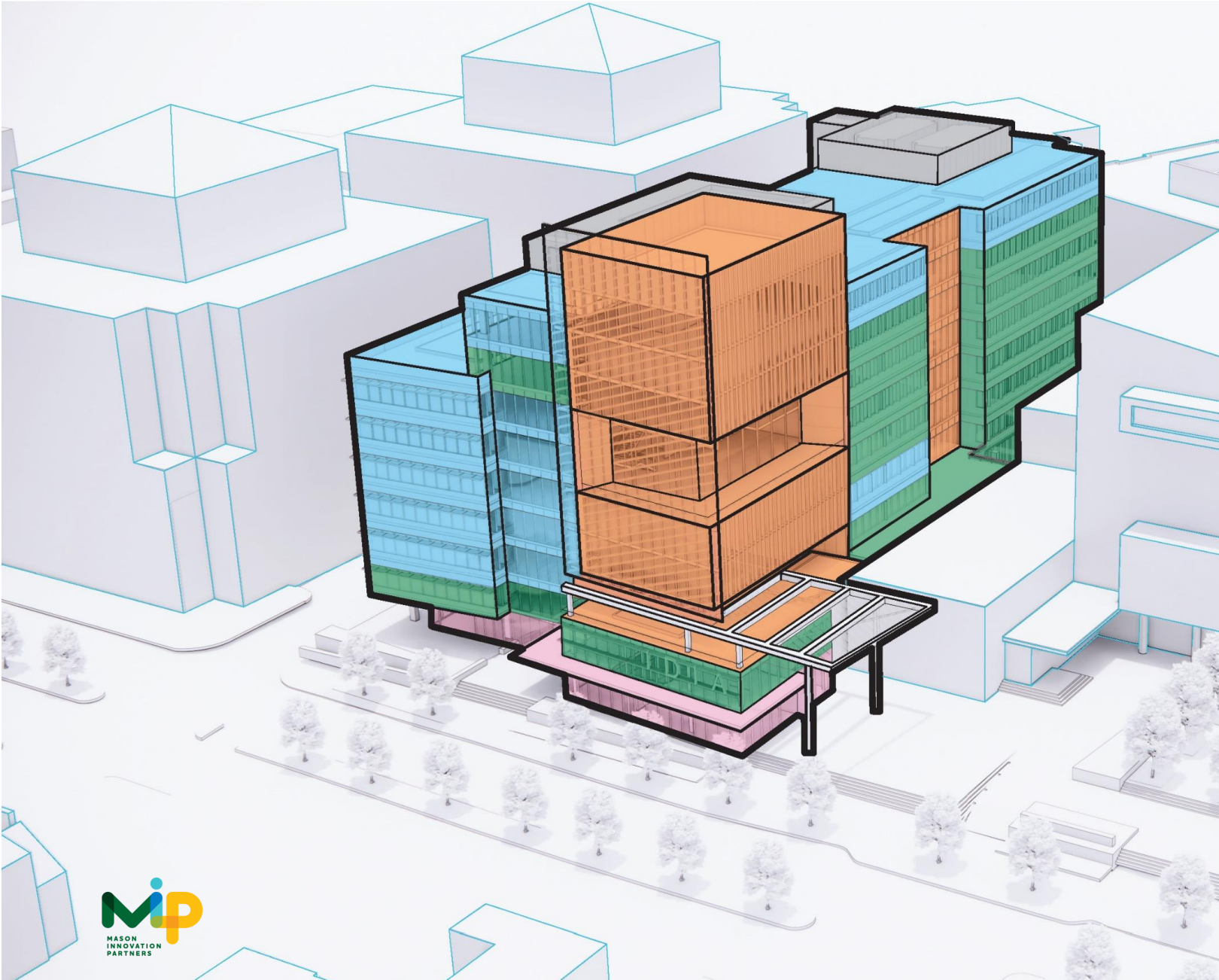
IDIA HQ

VERNON SMITH HALL

VAN METRE HALL

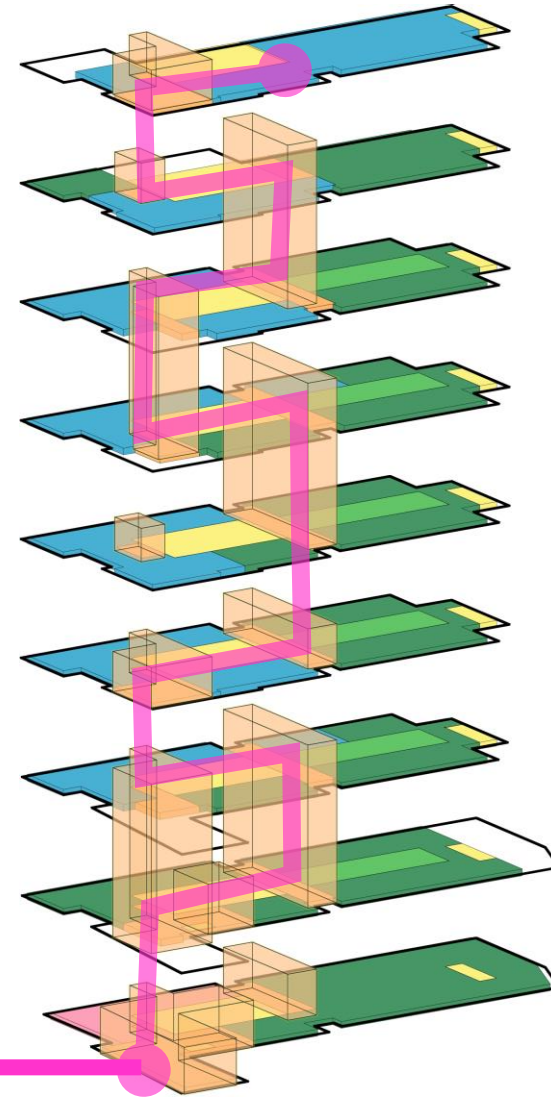
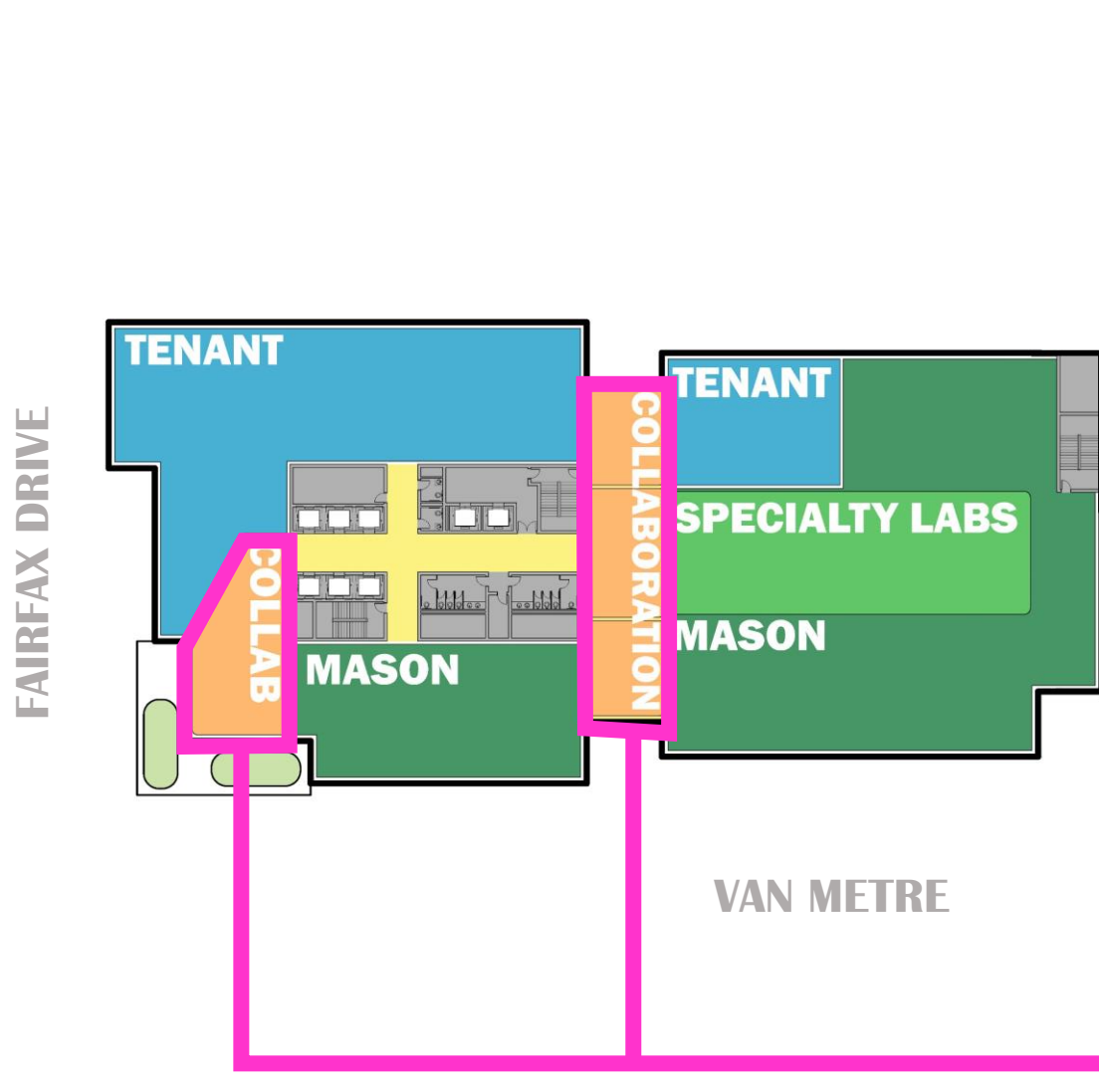
HAZEL HALL

# Enhance Campus Placemaking



- **DEVELOPER TENANT**  
*views along Fairfax*
- **COLLABORATION MIXING BOWL**  
*innovation on display*
- **MASON ACADEMIC**  
*van metre hall connection*
- **PUBLIC RETAIL**  
*pedestrian community outreach*

# Vertical Neighborhoods



# Sustainability & Wellness - Goals

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Built Environment



Health and Well-being



Resiliency



Smart  
Building



- **LEED v4.1**

- **Fitwel 2.1**

- **RELi 2.0**

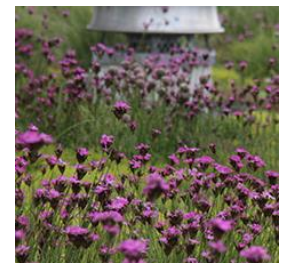
# Extensive Green Roof



● SEDUM CARPET



● MIXED FLORAL PLANTINGS













# Staff Recommendation to Board

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The Board of Visitors approves the Schematic Design of the Arlington Expansion Building in support of IDIA and authorizes the project to proceed through design into construction.

# Action Items

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Motion: I move to approve the following items, en bloc, as they are outlined in the meeting materials:

- Vacation of public utility and sanitary sewer easements with Arlington County
- Granting of public sidewalk & utility easement and public storm water easement to Arlington County
- Agreement and Covenant to Maintain Stormwater Facilities and Perpetual License for Emergency Access to Stormwater Facilities
- Schematic Design of the Arlington Expansion Building

**ITEM NUMBER II.A.:**

**VACATION OF EASEMENTS WITH ARLINGTON  
COUNTY (ACTION)**

**PURPOSE OF ITEM:**

Review of Arlington County public utility easement vacations located on Mason's Arlington Campus. Existing infrastructure no longer exists within these public utility easements Arlington County.

**BRIEF NARRATIVE:**

George Mason University has requested that Arlington County vacate the following easements:

- a. DB 1019 PG 260 – Public Utility Easement which has only abandoned stormwater infrastructure.
- b. DB 381 PG 79 – Public Sanitary Sewer which has only abandoned infrastructure in it.
- c. DB 2260 PG 0121 – Public Sanitary Sewer Easement which only has abandoned infrastructure in it.

The existing easements contain abandoned infrastructure at this time with the exception of one section which will be improved with the new building project planned for the Original Building site. It is beneficial to Mason to vacate these easements on our existing campus especially in relationship to the future ground lease planned for the Original Building site.

**STAFF RECOMMENDATION:**

The staff recommends BOV approval of these easement vacation requests.

**ITEM NUMBER II.B.:**

**GRANTING OF EASEMENTS TO ARLINGTON COUNTY  
(ACTION)**

**PURPOSE OF ITEM:**

Review of requested Arlington County public utility easements to install possible future capital improvements related to storm water management infrastructure along North Fairfax Drive and Kirkwood Road along the southeastern border of the Arlington Campus.

**BRIEF NARRATIVE:**

Arlington County has requested a Public Sidewalk and Utility easement and a Public Storm Water easement in the areas shown. These will allow Arlington County to replace stormwater management infrastructure at a future time. Facilities and Real Estate departments have reviewed the easement area and have determined that it is not intrusive as it is in the alignment of the existing sidewalk on North Fairfax Drive and Kirkwood Road.

It is anticipated the easement width will be approximately 15' wide for the full extent of the easement.

**STAFF RECOMMENDATION:**

The staff recommends BOV approval of the requested easements.

**ITEM NUMBER II.C.:**

**AGREEMENT AND COVENANT TO MAINTAIN  
STORMWATER FACILITIES WITH ARLINGTON  
COUNTY (ACTION)**

**PURPOSE OF ITEM:**

Review of Agreement and Covenant to Maintain Stormwater Facilities and Perpetual License for Emergency Access to Stormwater Facilities.

**BRIEF NARRATIVE:**

Arlington County has requested that Mason enter into an Agreement and Covenant to Maintain Stormwater Facilities located on our campus. In addition, Arlington County has requested a perpetual license for emergency access to stormwater facilities. Mason has agreed to take ownership of the noted stormwater facilities, including doing annual inspections and reporting to Arlington County. If deficiencies are noted they will be corrected promptly to keep the culvert facility in good working order.

**STAFF RECOMMENDATION:**

The staff recommends BOV approval of this Covenant and Perpetual License request.

**ITEM NUMBER II.D.:**

**SCHEMATIC DESIGN FOR THE ARLINGTON  
EXPANSION BUILDING (ACTION)**

**PURPOSE OF ITEM:**

This item seeks approval by Board of Visitors of Schematic Design.

**BRIEF NARRATIVE:**

Under delegated capital authority procedures adopted by the BOV, staff shall present all capital projects to the Board at conclusion of the Schematic Design phase. At this stage, the Board will assure themselves that each project remains on track to deliver the project previously authorized.

This project includes an approximately 350K GSF mixed use academic/research and commercial office building on the site of the former Original Building. The building is 9 stories above grade and 2 levels of below grade parking. Space types planned for the building include university classrooms, conference and meeting spaces, as well as a number of research labs to support the School of Computing. The building will leverage the use of smart technologies focused on a digital future.

The project has been approved at Schematic Design Level by Department of Engineering and Buildings and is currently in the Preliminary Design Phase. The project has also received approval from the Commonwealth of Virginia Art and Architecture Review Board.

The building is targeting Sustainability, Wellness and Resiliency goals include LEED Platinum, Fitwell 2 stars and RELi certification.

Exterior materials on the building will include a combination of precast concrete, glass curtain wall, and a vertical solar array on the Fairfax Drive façade. The building will be a signature statement around Mason's commitment to sustainability.

The schedule for this project includes start of construction on an early release package starting in January of 2022. Design will be fully complete by summer of 2022. Construction on the mixed use building is anticipated to start in July 2022 and ready for occupancy in Summer of 2025. Commercial lease up will likely follow or be concurrent with Mason occupancy.

**STAFF RECOMMENDATION:**

After reviewing the respective Schematic Design, staff recommends Board approval of the above listed project to proceed through design and into construction.