

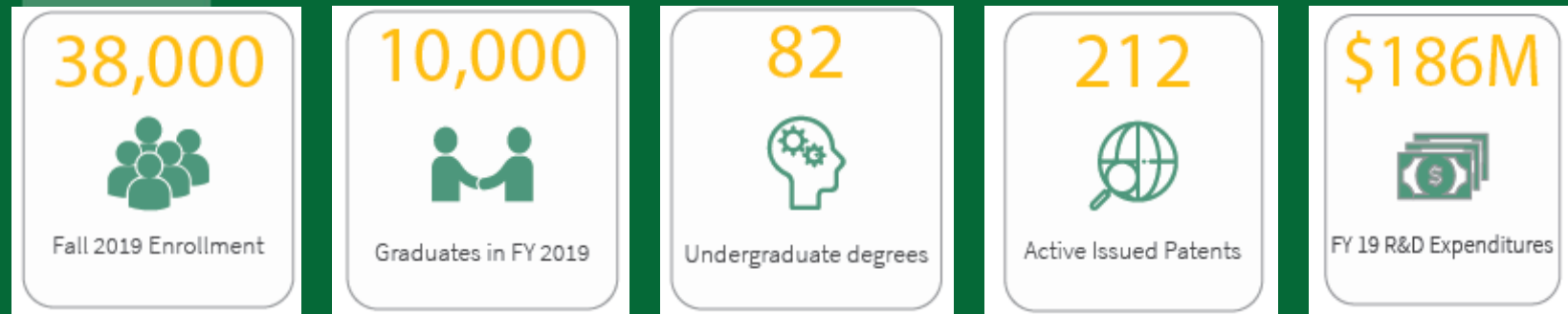


INSTITUTE FOR DIGITAL INNOVATION ARLINGTON CAMPUS



George Mason University Overview

- George Mason University (“Mason”) is Virginia's largest public research university with students from all 50 states, 131 countries and a residential population of 6,000 students. The school welcomed its largest class of first year students in 2019 despite declining enrollment pressures nationally.
- As of 2019, Mason’s enrollment totaled ~ 38,000 and is the largest producer of tech talent in the Commonwealth of Virginia enrolling over 8,000 undergraduate and graduate students in the Volgenau School of Engineering and 8000 students in computing programs across the university
- Mason has 10 schools and offers 82 undergraduate programs and 131 graduate programs.
- Mason is Aa3 rated by Moody’s Investor Services and has operating revenue over \$900 million.



Footnotes:

1. George Mason R&D expenditures increased from \$176M (as articulated in the RFP) to \$186M

HQ2 & the Tech Talent Investment Program (TTIP)

Commonwealth committed:

- \$550M in tax incentives
- \$195M transportation improvements
- \$375M to expand BS degree production at all VA institutions; **\$110M to George Mason**
- \$375M to expand MS degree production and invest in Mason's Arlington campus and VT's Innovation campus in Alexandria; **\$125M to George Mason**

Mason committed to:

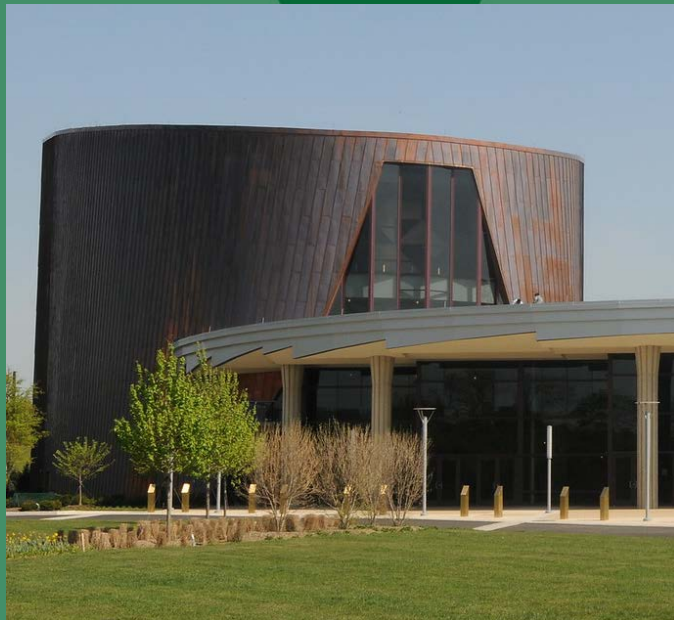
- Increase number of bachelors and masters degree recipients in eligible programs
- Expand Arlington campus to amplify innovation capacity on Rosslyn-Ballston (R-B) Corridor



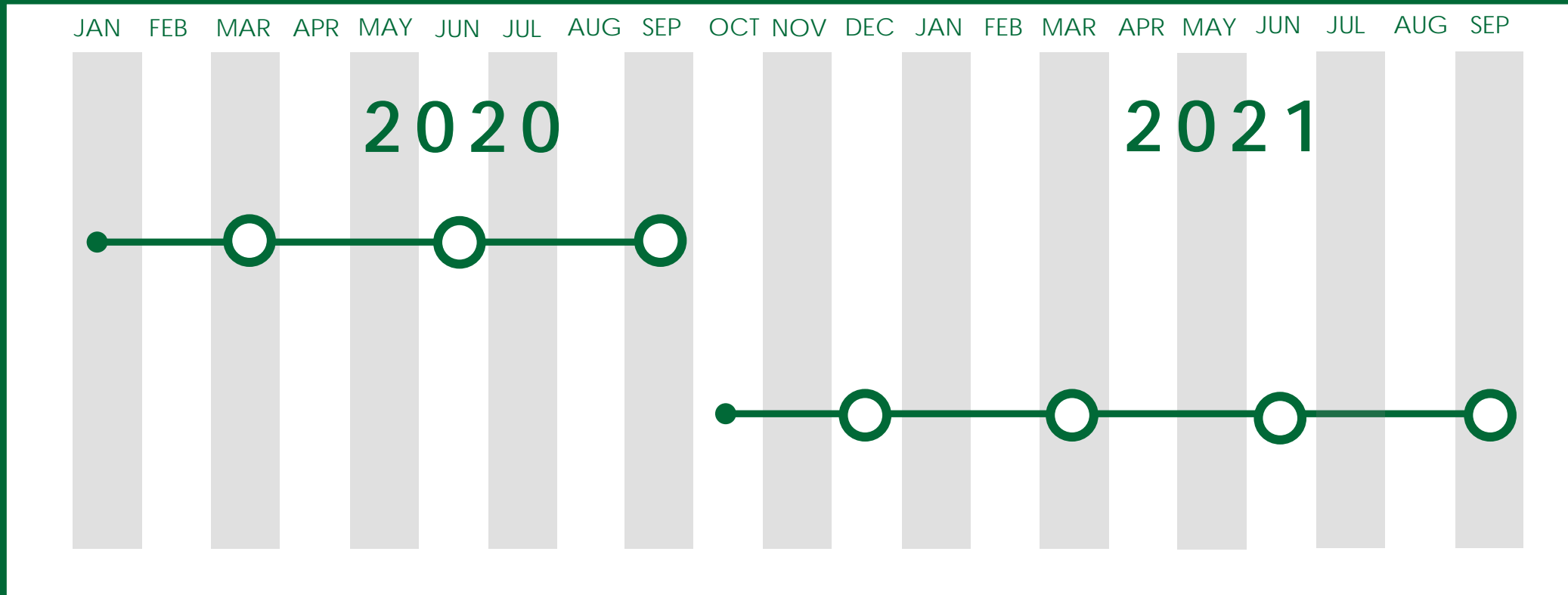
Degrees Conferred in TTIP Fields 2019-2039		
	Baseline	Additional with TTIP Resources
BS	8410	2277
MS	7538	5331

Master Plan Vision

- Campus of the 21st century
- Support Strategic Plan
- Functional, well maintained, and beautiful campuses
- Environment for learning, discovery, engagement and growth
- Framework to guide strategic decisions
- Structure for placemaking
- Accommodate increases in student enrollment and research growth



Master Plan Schedule



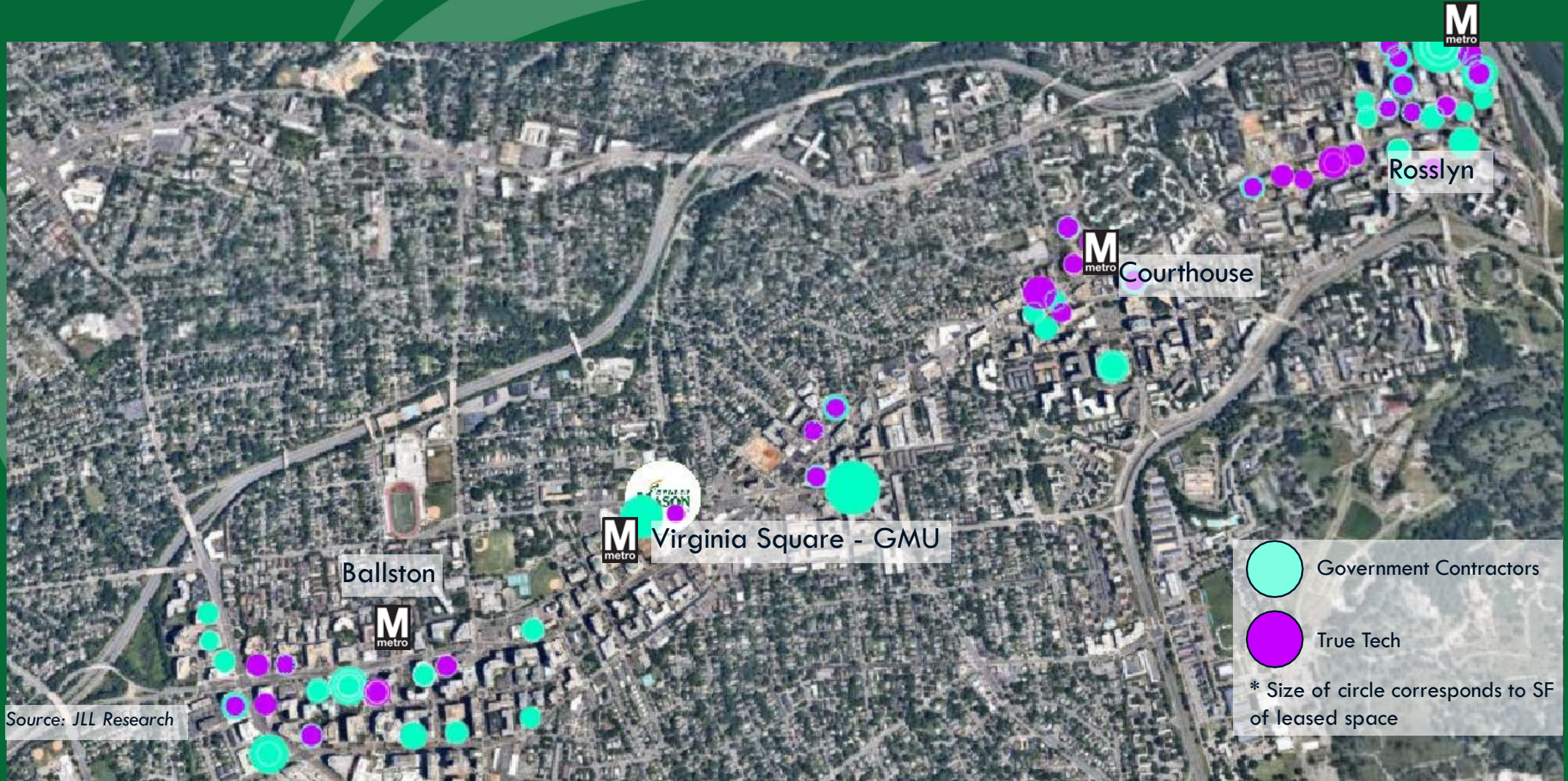
Phase I - Campus Programming:

- Growth projections
- Space requirements

Phase II - Campus Planning:

- Establish Principles to guide campus development:
 - Land use, facilities, open space & infrastructure plans

Within the burgeoning tech sector in Northern Virginia, the IDIA will anchor the central Rosslyn-Ballston Corridor



Innovation Place-making on the R-B Corridor

the new urban geography of innovation



corporate
engagement



attract &
prepare
talent



quality
streetscap
&
pedestrian
experience



social &
economic
inclusion

LIVE | WORK |
LEARN | PLAY |



congregation
&
collaboration

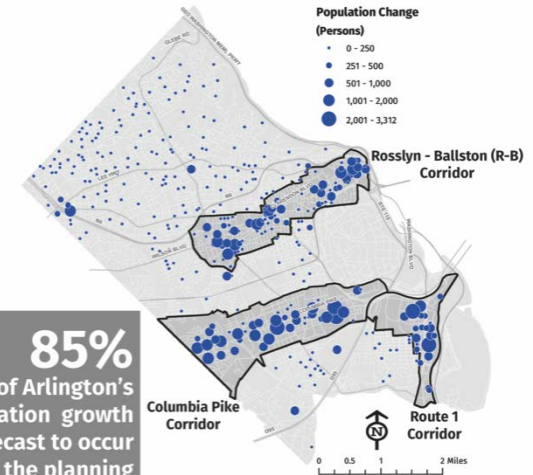


university
research
&
innovation
platform

placemaking
&
programming



Forecast Population Growth 2010-2045



85%
of Arlington's
population growth
is forecast to occur
in the planning
corridors.

Redevelopment of American Legion Post into Affordable Housing Complex Wins County Approval

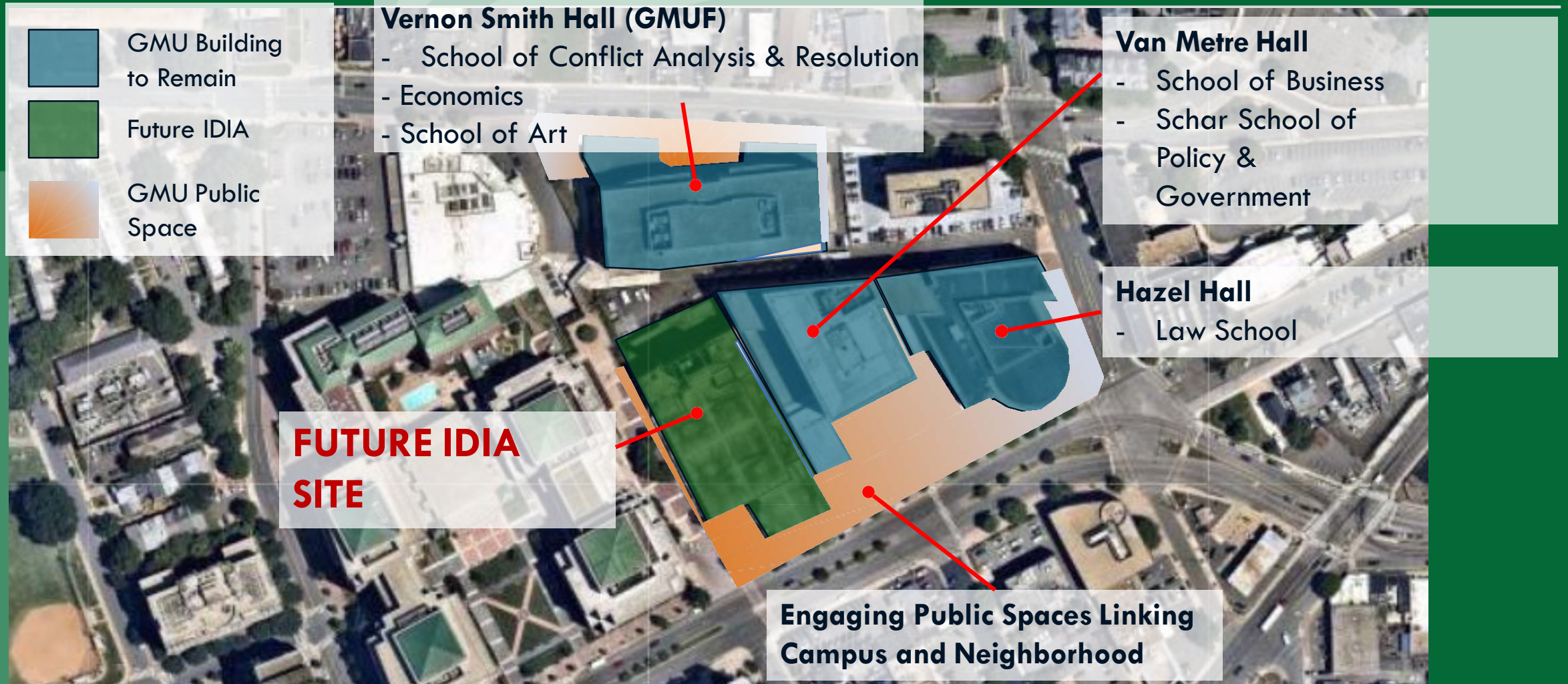
Alex Koma February 25, 2019 at 11:00am



A rendering of the planned redevelopment of Virginia Square's American Legion post (via Arlington County) 4/6

The Mason IDIA

an innovation force multiplier



Applying Vision and Master Plan to IDIA

Pillars



Innovative Learning



Innovation Engine



Community Builder

Diverse Academic Community



Support Teaching & Faculty Excellence

Research of Consequence

Goals



Attract & Prepare Talent



Social & Economic Inclusion

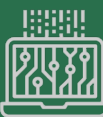
Corporate Engagement



Quality Streetscape & Pedestrian Experiences

Congregation & Collaboration

Placemaking & Programming



University Research & Innovation Platform

Initiatives



Establish School of Computing



Execute public-private partnership to develop transformative building on Arlington Campus



Produce additional 5,331 graduates by FY 2040 in Tech Talent degree fields

Site and Program Overview

225,000 GSF university-led innovation programming e.g. R&D labs, classrooms, instructional labs, maker spaces, start-up incubators, collaboration venues

~5000 Mason students

~\$130M annual R&D expenditures

120,000 GSF innovation programming by developer and partners, largely office

15,000 GSF retail amenities

146,000 GSF parking



Original Building Demolition

- Currently in the Design Phase
- Funded through private contributions
- Scope is the complete demolition of the original Kann's Department Store Building and the relocation of various utilities to clear the site for the future development.
- Anticipated design completion Fall 2020
- Anticipated construction completion before the construction of the new building in Fall of 2021



PPEA Process

Mason will follow a two-staged procurement process:

1. Conceptual RFP (Submission Deadline: March 31, 2020 at 2:00 PM EST).
2. Building Committee will review the proposals.
3. Upon conclusion of the Conceptual RFP process and evaluation, a shortlist of development partners will be invited to participate in the Detailed RFP process.
4. Detailed RFP to be issued in June 2020 with the shortlisted developers providing a response by September 2020.
5. Interviews will follow shortly after the response submission with all shortlisted firms.
6. Negotiations with the selected developer are expected to be completed by March 2021.
7. Construction substantial completion intended to be May 2025.

Knowledge-Intensive Economic Growth

the new urban geography of innovation



For more information and link to Conceptual RFP:
<https://www2.gmu.edu/Arlington-forward>

Link to Conecptual RFP on eVA site:

https://m.vendor.eprc.cgipdc.com/Vendor/public/VBODetails.jsp?PageTitle=SO%20Details&DOC_CD=PPEA&Details_Page=VBOSODetails.jsp&DEPT_CD=A247&BID_INTRNL_NO=156511&BID_NO=247-18482-PPEA&BID_VERS_NO=1

Questions?

THE MASON IDIA

THE NEW URBAN GEOGRAPHY OF INNOVATION

world-class talent

tech R&D platforms

new venture incubation
and acceleration

activated public spaces

convening and
collaboration

social and economic
inclusion

live | work | learn | play
on the R-B Innovation Corridor



Selection Criteria

Conceptual RFP Criteria:

1. Qualifications and Experience
 - A. Organizational structure
 - B. Development experience
 - C. Financial condition of proposer
2. Project Characteristics
 - A. Vision and understanding of the project
 - B. Project feasibility
 - C. Planned project ownership structure
 - D. Conformity to applicable regulations
3. Project Financing
 - A. Project financing plan
 - B. SWaM goals (50%)
4. Project Benefit and Compatibility
 - A. Community benefit
 - B. Community engagement
 - C. Community compatibility
5. Innovation, Technology, and Sustainability
6. Other Factors
 - A. The eligibility of the Project for accelerated documentation, review, and selection
 - B. Other criteria that the University deems appropriate
 - C. Ability to complete the Project within the projected timeframes
 - D. Willingness to agree to terms set forth in this Conceptual RFP