

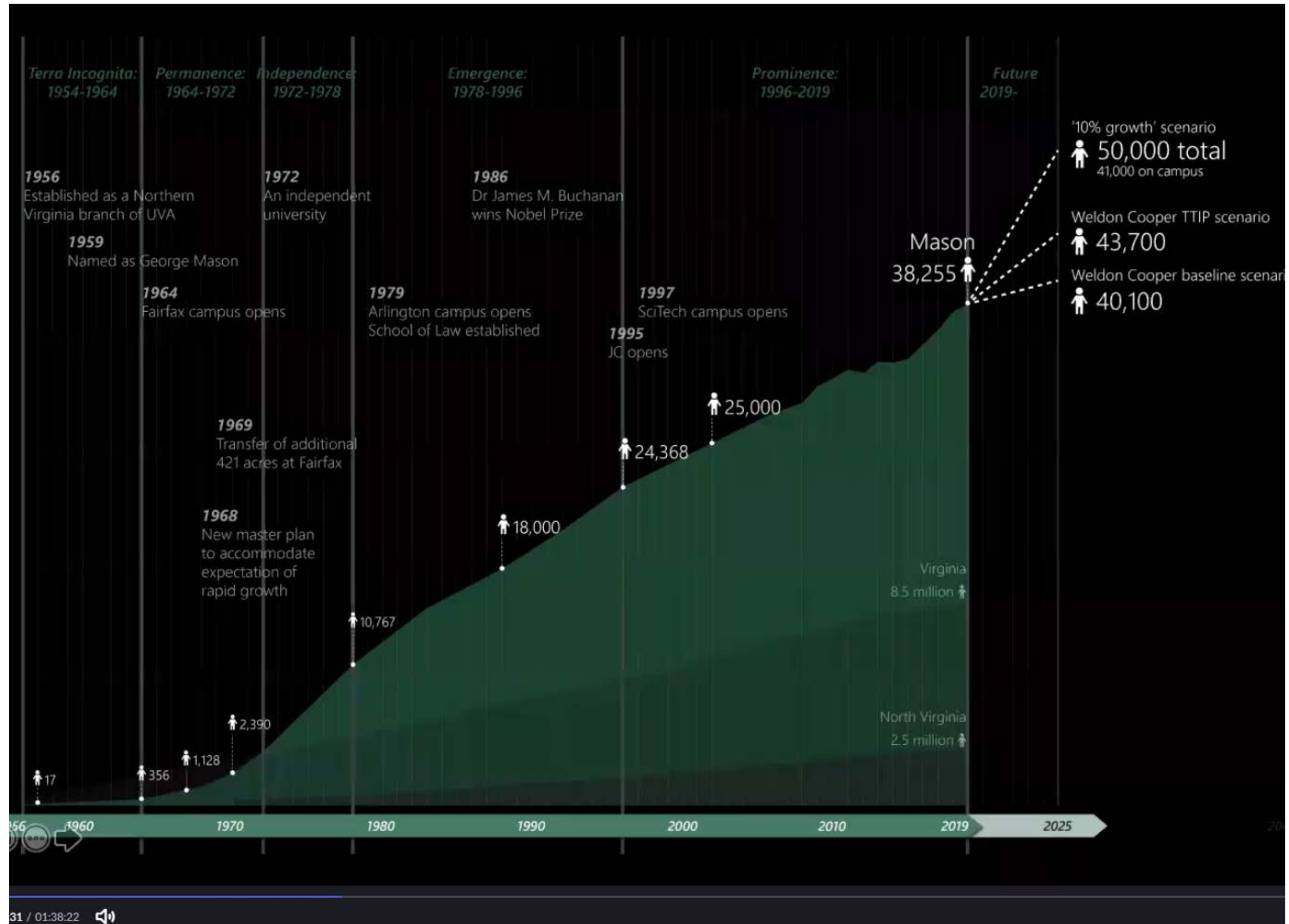
# GMU UNIVERSITY VILLAGE AT INNOVATION TOWN CENTER

PRINCE WILLIAM COUNTY, VA

03/08/2021



# George Mason Univ. Projected Growth 38,000 to 50,000 students



# Mason: Sci-Tech “Near Term” Plans

- **Life Sciences and Engineering Building**

- 133,000 Square Feet
- \$100 million construction cost
- Delivery before Fall 2024 Term

- **Academic VIII**

- 200,000 Square Feet
- \$185.5 million construction cost
- Delivery before Fall 2026 Term

- **Medical School**

- Mason is working on finding a Partner



# Mason Master Plan









# University Village at Innovation: Density Summary

- Proffered Max Density of Multi-Family Housing:
  - Student Housing or Age Restricted (55+): 1,480 units
  - Market Rate: 150 units
- Proffered Max Density of Commercial (non-residential) uses:  
1,625,000 square feet
  - Retail
  - Entertainment
  - Hotel and Conference Center
  - Office
  - Lab

# Economic Benefit to Prince William County

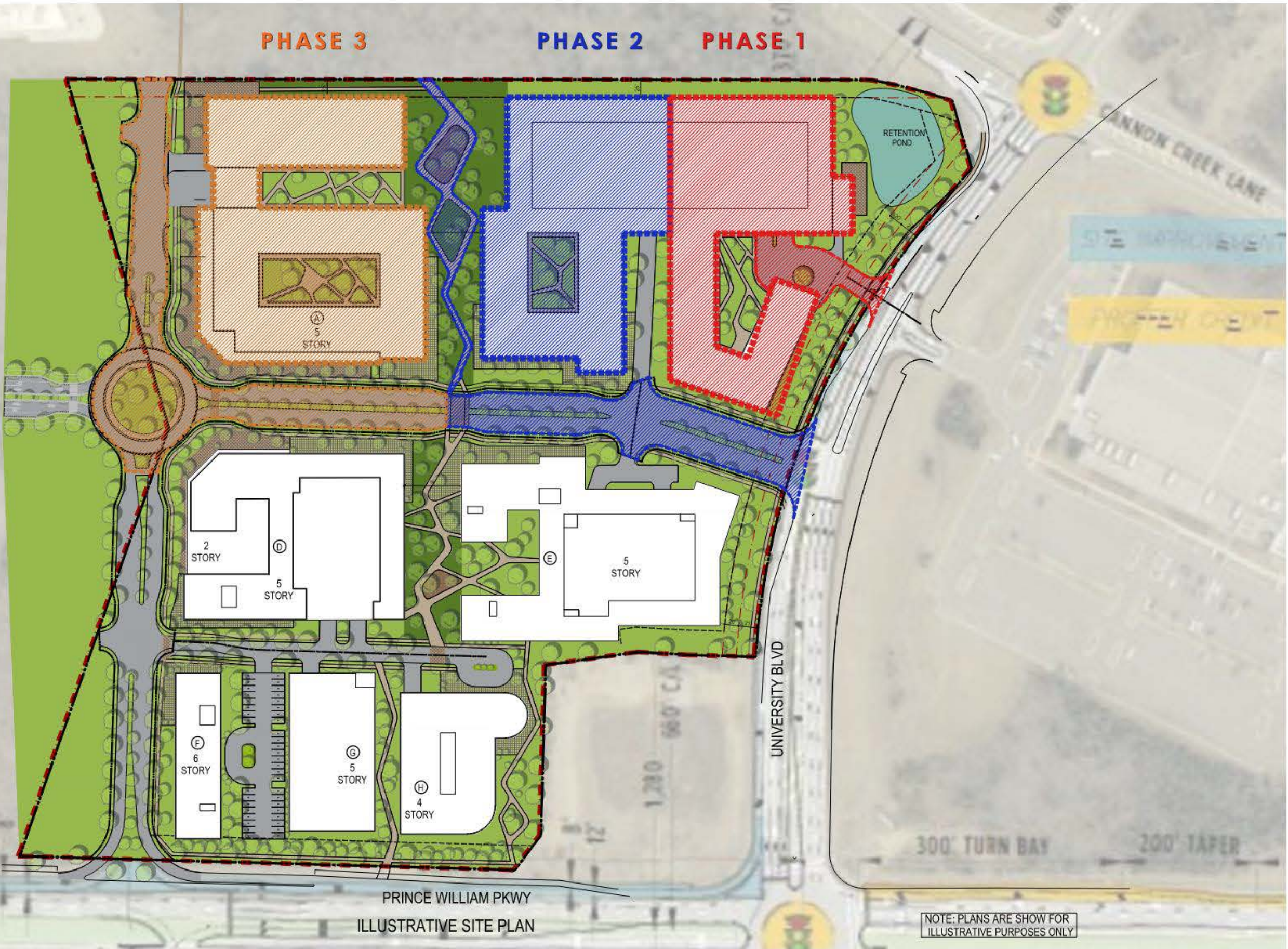
## University Village at Innovation

### Summary of Project Cost

Building	Use	Total Project Cost	Value	Prince William Tax
C	Student Housing and Retail	\$93,000,000	\$120,900,000	\$1,462,890
B	Student Housing	\$105,000,000	\$136,500,000	\$1,651,650
A-1	Student Housing & Retail	\$92,000,000	\$119,600,000	\$1,447,160
A-2	Classroom and Office	\$185,500,000	\$241,150,000	\$2,917,915
E	Market/Student Housing & Retail	\$95,000,000	\$123,500,000	\$1,494,350
D	Market Housing & Retail	\$105,000,000	\$136,500,000	\$1,651,650
F	Hotel & Restaurant	\$99,000,000	\$128,700,000	\$1,557,270
H	Classroom/Office/Lab	\$75,000,000	\$97,500,000	\$1,179,750
Total		\$849,500,000	\$1,104,350,000	\$13,362,635



PHASING DIAGRAM





GROUND PLAN













Office





# Excellent Architecture in Prince William County





# Restaurants





# Restaurants

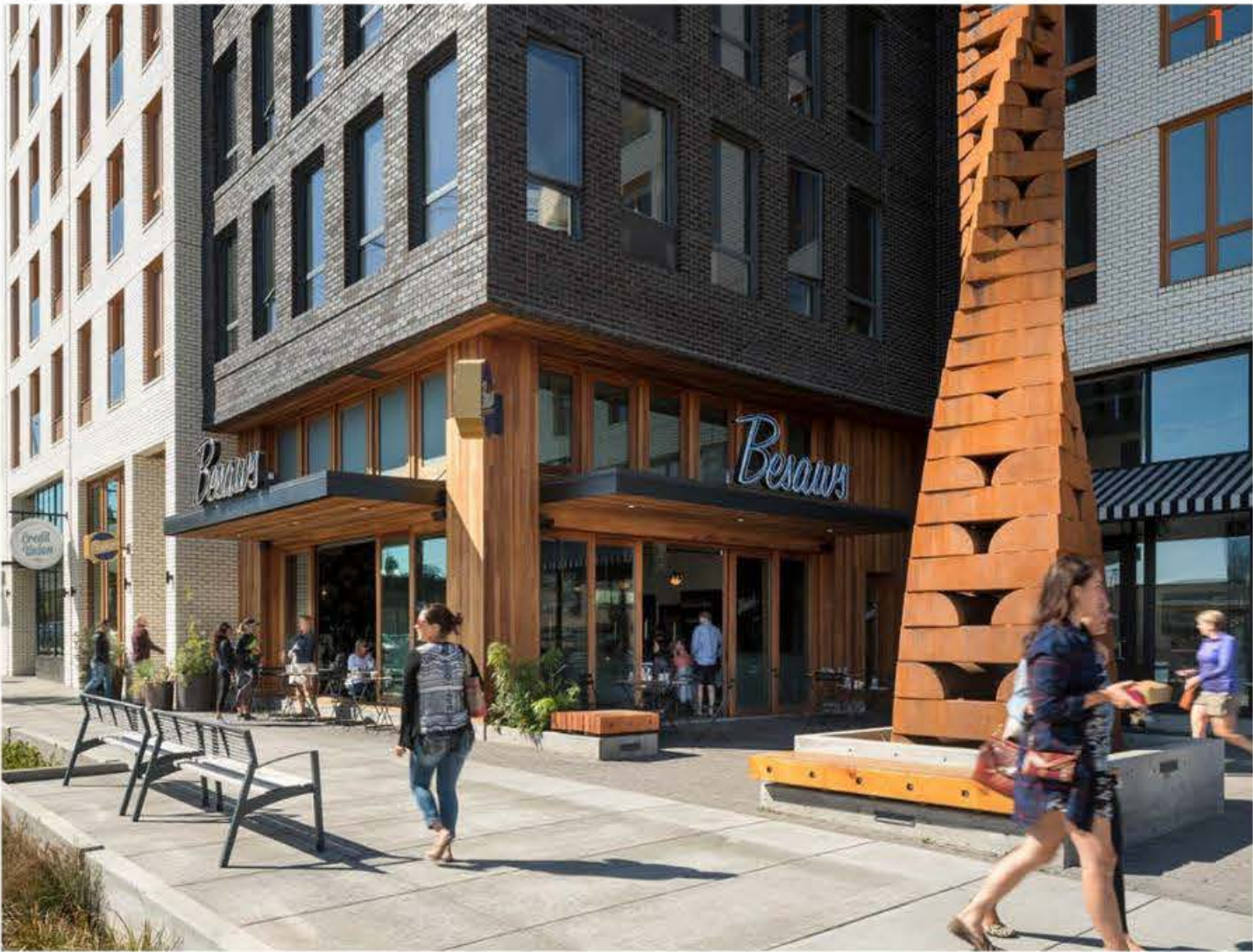




# Shaping the Future of Prince William County















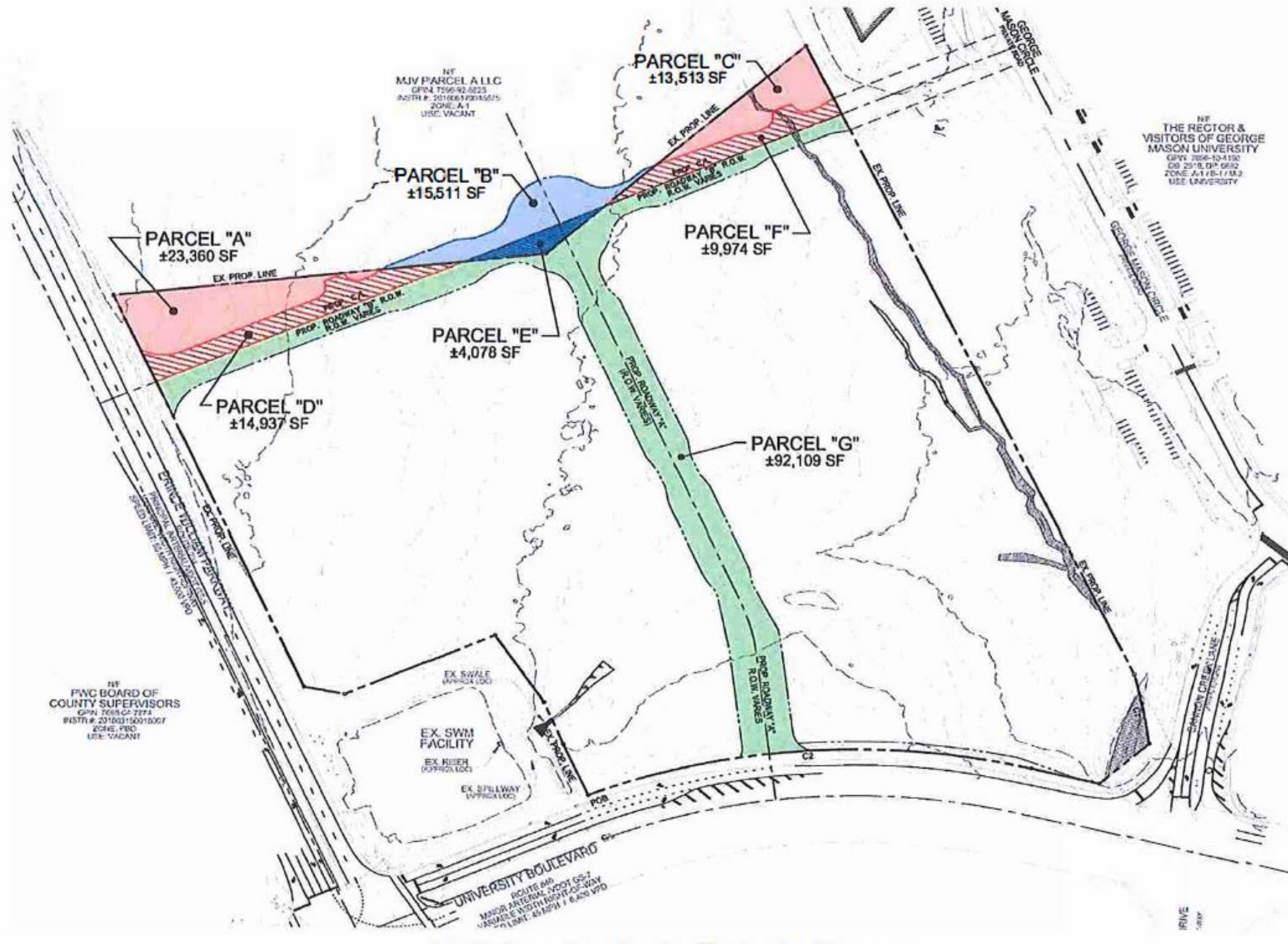






# Inter Parcel Land Agreement

## EXHIBIT A





SC	Arcolia-Nestora complex	Yes	No
17A	Dulles silt loam	No	No
33B	Jackson silt loam	No	No
48A	Beaulieu silt loam	No	No
56A	Waxpool silt loam	No	No

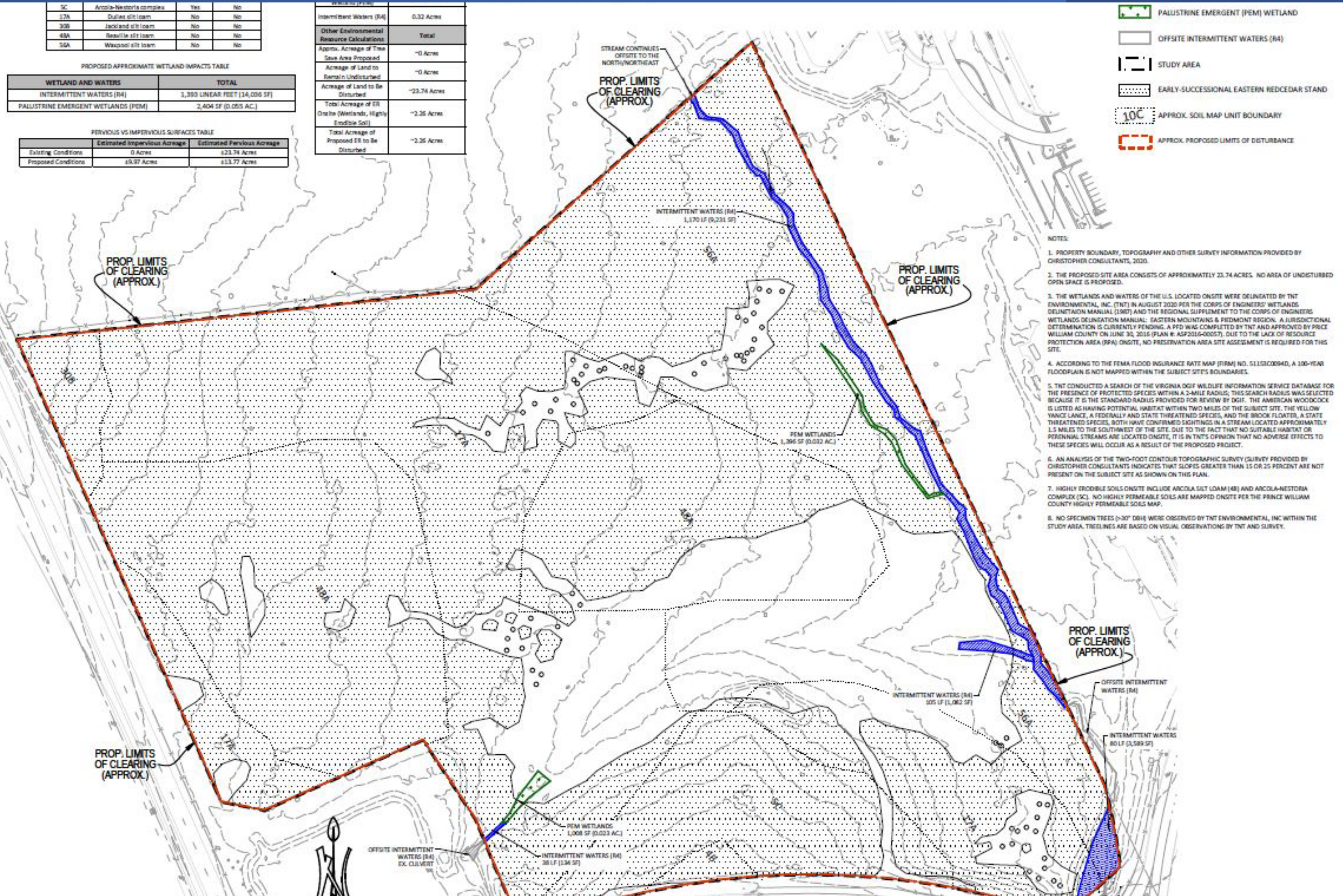
PROPOSED APPROXIMATE WETLAND IMPACTS TABLE

WETLAND AND WATERS	TOTAL
INTERMITTENT WATERS (R4)	3,393 LINEAR FEET (14,036 SF)
PALUSTRINE EMERGENT WETLANDS (PEM)	2,404 SF (0.055 AC.)

PERVIOUS VS IMPERVIOUS SURFACES TABLE

	Estimated Impervious Acreage	Estimated Pervious Acreage
Existing Conditions	0 Acres	623.74 Acres
Proposed Conditions	69.97 Acres	613.77 Acres

Wetlands (R4)	
Intermittent Wetlands (R4)	0.32 Acres
Other Environmental Resource Calculations	Total
Approx. Acreage of Tree Save Area Proposed	~0 Acres
Acreage of Land to Remain Undisturbed	~0 Acres
Acreage of Land to Be Disturbed	~23.74 Acres
Total Acreage of ER Oracle (Wetlands, Highly Erodible Soil)	~2.26 Acres
Total Acreage of Proposed ER to Be Disturbed	~2.26 Acres



- NOTES:
1. PROPERTY BOUNDARY, TOPOGRAPHY AND OTHER SURVEY INFORMATION PROVIDED BY CHRISTOPHER CONSULTANTS, 2020.
  2. THE PROPOSED SITE AREA CONSISTS OF APPROXIMATELY 23.74 ACRES. NO AREA OF UNDISTURBED OPEN SPACE IS PROPOSED.
  3. THE WETLANDS AND WATERS OF THE U.S. LOCATED ON-SITE WERE DELINEATED BY TNT ENVIRONMENTAL, INC. (TNT) IN AUGUST 2020 PER THE CORPS OF ENGINEERS' WETLANDS DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: EASTERN MOUNTAINS & PEDESTAL REGION. A JURISDICTIONAL DETERMINATION IS CURRENTLY PENDING. A PFD WAS COMPLETED BY TNT AND APPROVED BY PRINCE WILLIAM COUNTY ON JUNE 30, 2021 (PLAN #: ASP2016-00057). DUE TO THE LACK OF RESOURCE PROTECTION AREA (RPA) ON-SITE, NO PRESERVATION AREA SITE ASSESSMENT IS REQUIRED FOR THIS SITE.
  4. ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NO. 51151C0094D, A 100-YEAR FLOODPLAIN IS NOT MAPPED WITHIN THE SUBJECT SITE'S BOUNDARIES.
  5. TNT CONDUCTED A SEARCH OF THE VIRGINIA DGF WILDLIFE INFORMATION SERVICE DATABASE FOR THE PRESENCE OF PROTECTED SPECIES WITHIN A 2-MILE RADIUS. THIS SEARCH RADIUS WAS SELECTED BECAUSE IT IS THE STANDARD RADIUS PROVIDED FOR REVIEW BY DGF. THE AMERICAN WOODCOCK IS LISTED AS HAVING POTENTIAL HABITAT WITHIN TWO MILES OF THE SUBJECT SITE. THE YELLOW VANCE LANCE, A FEDERALLY AND STATE THREATENED SPECIES, AND THE BROOK FLOATER, A STATE THREATENED SPECIES, BOTH HAVE CONFIRMED SIGHTINGS IN A STREAM LOCATED APPROXIMATELY 1.5 MILES TO THE SOUTHWEST OF THE SITE. DUE TO THE FACT THAT NO SUITABLE HABITAT OR PERENNIAL STREAMS ARE LOCATED ON-SITE, IT IS IN TNT'S OPINION THAT NO ADVERSE EFFECTS TO THESE SPECIES WILL OCCUR AS A RESULT OF THE PROPOSED PROJECT.
  6. AN ANALYSIS OF THE TWO-FOOT CONTOUR TOPOGRAPHIC SURVEY (SURVEY PROVIDED BY CHRISTOPHER CONSULTANTS) INDICATES THAT SLOPES GREATER THAN 15 OR 25 PERCENT ARE NOT PRESENT ON THE SUBJECT SITE AS SHOWN ON THIS PLAN.
  7. HIGHLY ERODIBLE SOILS ON-SITE INCLUDE ARCOLA SILT LOAM (48) AND ARCOLA-NESTORA COMPLEX (5C). NO HIGHLY PERMEABLE SOILS ARE MAPPED ON-SITE PER THE PRINCE WILLIAM COUNTY HIGHLY PERMEABLE SOILS MAP.
  8. NO SPECIMEN TREES (>30" DBH) WERE OBSERVED BY TNT ENVIRONMENTAL, INC. WITHIN THE STUDY AREA. TREELINES ARE BASED ON VISUAL OBSERVATIONS BY TNT AND SURVEY.







**FIRE LANE NOTES:**

- \* FIRE LANE ACCESS PLAN IS SHOWN FOR CONCEPT PURPOSES ONLY. FINAL LAYOUT SHALL BE COORDINATED WITH FIRE MARSHALL DURING SITE PLAN REVIEW PHASE.
- \* ROADWAY SHALL BE CAPABLE OF SUPPORTING 80,000 LB EMERGENCY VEHICLES.
- \* ROAD SHALL BE ALL WEATHER AND MAINTAINED CLEAR AND ACCESSIBLE YEAR ROUND.
- \* ROADWAY SHALL MAINTAIN 13'-6" CLEAR HEIGHT.
- \* PROVIDE MOUNTABLE CURB AT FIRE LANE ACCESS POINTS.
- \* GRASSCRETE IS PROPOSED AS THE BASIS OF DESIGN MATERIAL. MANUFACTURERS DOCUMENTATION SHALL BE SUBMITTED TO FIRE MARSHALL FOR FINAL APPROVAL.
- \* FIRE LANES SHALL BE PROVIDED WITH EDGE TREATMENT TO ALONG FULL PERIMETER TO DELINEATE FIRE LANE BOUNDARIES.



# Questions and Comments





# Future Home for Prince William Governor's School?



Prince William County Public Schools

**THE GOVERNOR'S SCHOOL @ INNOVATION PARK**