

**DRAFT RESOLUTION GOVERNING GEORGE MASON UNIVERSITY'S
ARLINGTON CAMPUS EXPANSION PLANS**

October 13, 2007

WHEREAS, the George Mason University (“Mason”) Arlington campus was created in 1979 when the Commonwealth of Virginia General Assembly authorized George Mason University to establish a law school in the building formerly known as the Kann's department store in the Virginia Square Metro Station area, and,

WHEREAS, Mason’s Arlington campus is home to the Mason Law School as well as the principal programs in Public Policy including the Masters programs in International Commerce and Trade Policy; Transportation Policy, Operations, and Logistics (M.A.); and Peace Operations. The campus also houses a variety of research and policy centers including the Mercatus Center; the Center for Conflict Analysis and Resolution; the Center for Humane Studies; and the Council for Community and Economic Research among others, and

WHEREAS, some 2,500 students, faculty and staff will be part of the Mason community in Arlington, and

WHEREAS, Mason, as a State University, is not subject to Arlington County’s customary land use approval procedures, and

WHEREAS, an August 29, 1994 Memorandum of Understanding (MOU) between Arlington County and Mason (Attachment A) outlined the community review process that would be used for its campus expansion in lieu of the normal site plan review process, and

WHEREAS, The Mason Arlington Campus Master Plan and the County’s Virginia Square Sector Plan guide development on the subject site, and

WHEREAS, Mason’s Arlington campus has evolved, beginning with the renovation of the former department store, to the current proposed construction of a fourth campus building via Phase II of the campus expansion, and

WHEREAS, the County Board finds that a campus located in one of Arlington’s transit-oriented urban villages, provides a significant benefit to the economic development and cultural climate of the community, serves as a major public space offering educational, recreational, meeting, and cultural opportunities to the County, and would further benefit the educational needs of residents and businesses in Arlington County and nearby areas, and

WHEREAS, Arlington County has supported and provided funding for both Phase I (\$3 million) and Phase II (\$5 million) of the Mason Arlington Campus expansion.

THEREFORE, the Arlington County Board hereby resolves to request that Mason undertake the following actions:

1. Provide the community benefits, as agreed to in the 1994 MOU (see Item #11c in Attachment A), and as further detailed in the Community Benefits document dated 10/10/07 presented to the CB on October 13, 2007 (recessed meeting is on October 22, 2007).
2. Achieve LEED Certification for the Phase II building and a minimum of LEED Silver for the future Phase III.
3. Develop and implement mitigation measures to ensure that vehicle, bicycle, and pedestrian movement along Fairfax Dr. are not hindered during the Phase II construction process.
4. Provide the infrastructure necessary to support the current plaza design, e.g., tent tie-down anchors, electronic/audio-visual connections, and to support the potential additions to the plaza after Phase 2 is built, e.g., water fountain.
5. Implement a high quality design and functional public plaza that incorporates opportunities outlined in the PPS Group's August 2007 Plaza Design and Operations report, which explains the Plaza Design and Operations Task Force's recommendations from meetings held August 20-22, 2007.
6. Ensure that Phase II meets all Americans with Disabilities Act (ADA) requirements, and that Mason effectively incorporates Universal Design best practices into the future Phase III building's design. Specifically, ensure that the Fairfax Drive sidewalk is built with a cross-slope with a maximum of 2% in front of the Phase II project, and that the entire plaza is ADA-accessible, i.e., with a maximum slope at all points of less than 5%.
7. Ensure that Phase II is built as it was designed and presented to the County Board at the October 13, 2007 meeting (recessed meeting is on October 22, 2007), including the revisions per the recommendations provided by the Plaza Design and Operations Task Force.
8. In coordination with the County Manager, establish an ongoing Plaza Operations Group that will create protocols for the plaza's programming and use and coordinate activities.
9. Present to the County Board, by no later than June 2008, an operations, maintenance and community use MOU that explains how the Mason Arlington Campus facilities and public plaza will be operated, maintained, and used by all stakeholders.
10. Present to Arlington County, by no later than December 31, 2007, detailed landscaping plans of the plaza showing landscaping and paving details, locations of electrical outlets and indicating that plumbing is provided for a future fountain to be built in the plaza. Coordinate with Arlington County staff to finalize the choice of trees to be planted on the plaza and on the west side of Kirkwood Drive.
11. Prior to building occupancy, install temporary artwork on the south face of the auditorium wall that faces Fairfax Dr.

12. Implement all of the recommendations agreed to by Mason as described in the staff report dated October 1, 2007.
13. Conduct and submit to the County an updated transportation and parking study for review and comment prior to the design phase for Phase III. The parking study shall review the parking requirements identified in the MOU based on Mason's program needs and the ability of the transportation demand management (TDM) plan to reduce the demand for parking associated with the site. The parking study should also review the overall campus' use of a mixture of on-site and shared parking to determine if it is appropriate to reduce on-site parking with a corresponding increase in shared parking.
14. Ensure that discussions between Mason and Arlington County staff for the Phase III portion of the Arlington Campus expansion begin at the conceptual phase of plan development. Agree to participate on a review process at the conceptual planning stage that examines community concerns and building design, as outlined in the 1994 MOU between the County and Mason, similar to the existing site plan review process.
15. Prior to submitting any plans to the State, submit to Arlington County preliminary design concepts for Phase III and subsequent site plan drawings per the current Site Plan Submittal Checklist items including #3 (Certified Survey Plat), #4 (Current aerial photograph), #7 (Plot and location plan), #10 (Striping and marking plan), #11 (Existing and proposed street cross-sections), #12 (Architectural plans), and #14 (All tabular information).