

Mason and Community Forum

GEORGE
MASON



Mason/Community Forum Agenda

4/25/2018

- Student Housing:
 - Importance of student housing to Mason, recent Housing Demand Study, and West Campus Planning
Marc Fournier, George Mason University
 - Discussion of two student housing proposals in the community:
 - Capstone Collegiate Communities Proposal – City of Fairfax
 - One University Proposal – Fairfax County
- Massey Building Property Update
- Bike Share Announcement - *Josh Cantor, George Mason University*

Handout: High School Graduation Schedule at Eagle Bank Arena

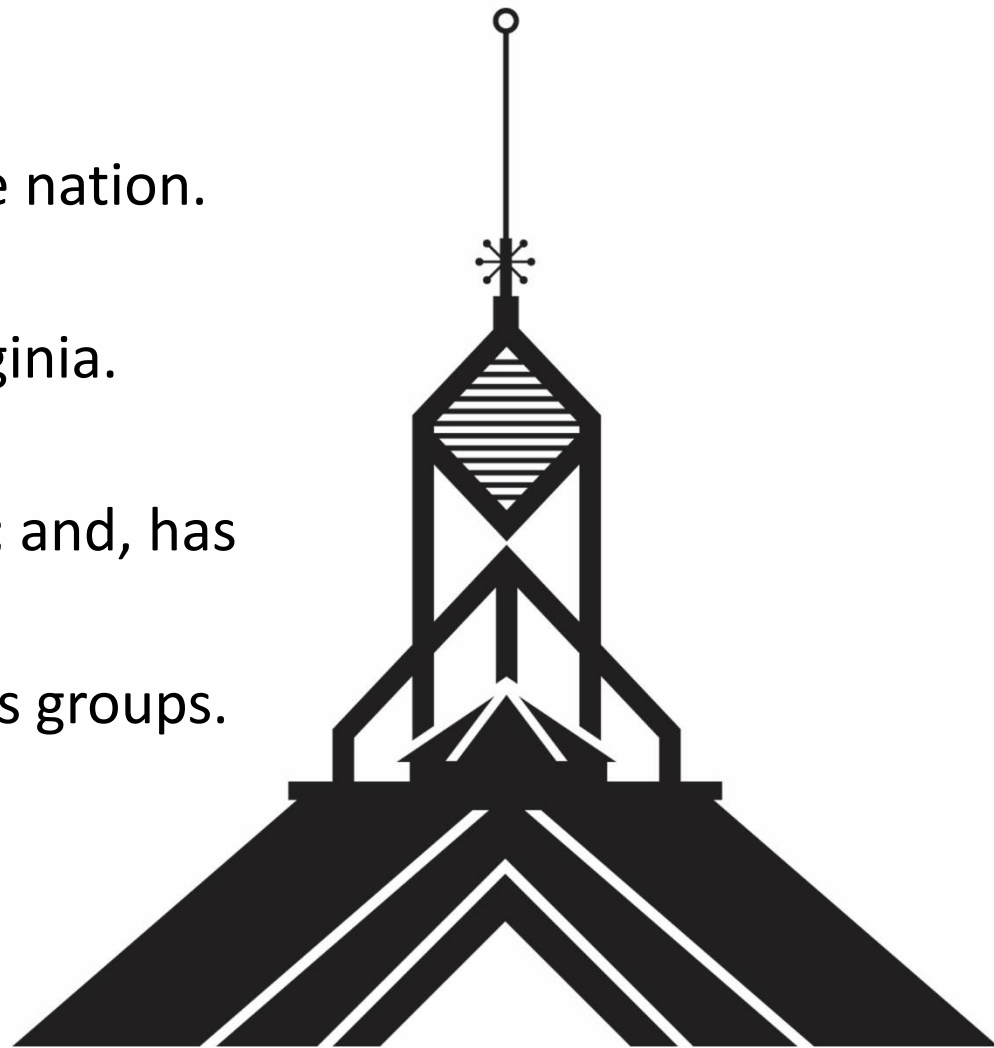
George Mason is the:

Youngest Tier 1 research university in the nation.

Largest and most diverse university in Virginia.

Fastest-growing university in Virginia; and, has

Extraordinary student outcomes across groups.



George Mason University's impact on the area



\$706 Million
in Economic Activity

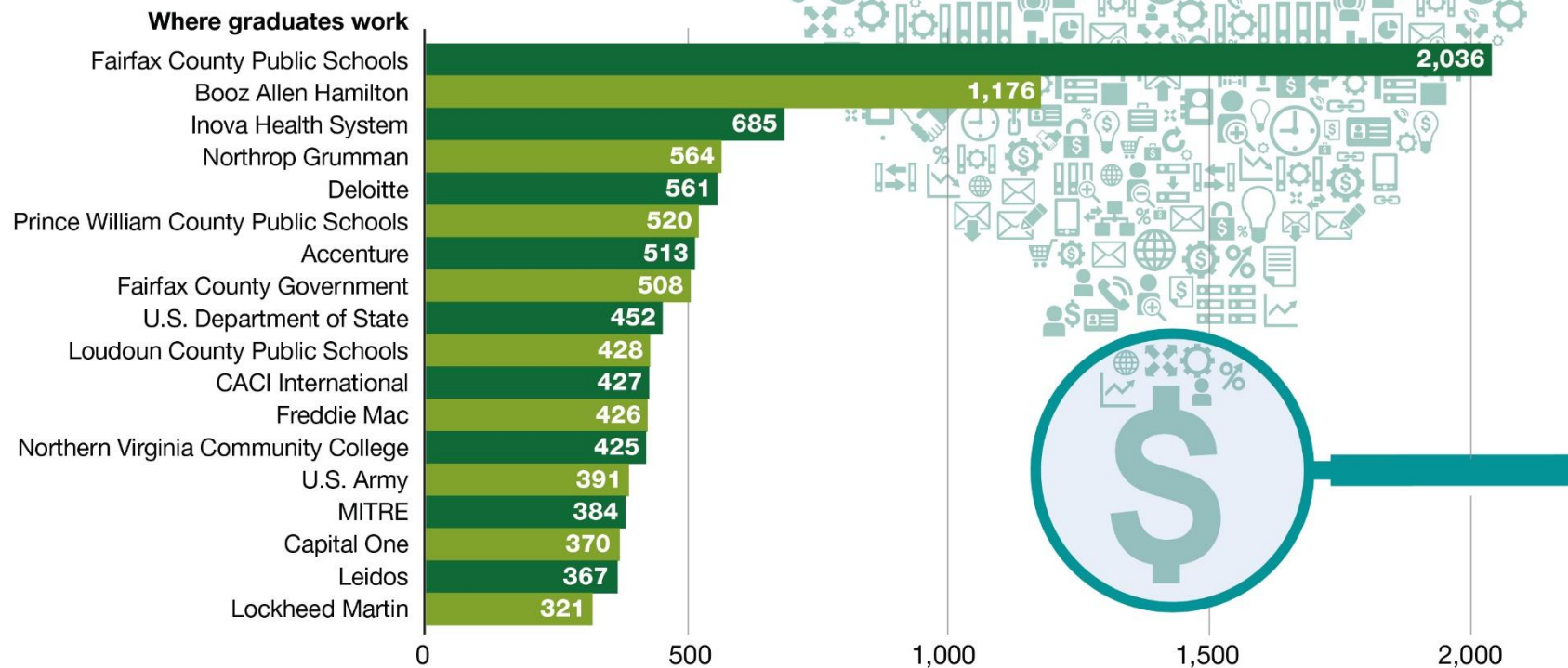


4,972 jobs
in Fairfax Area



48% of Mason
employees live locally

MASON IMPACTS THE WORKFORCE



Source: LinkedIn, October 2017

■ 2017 Bachelor's Graduates: **25%** are in STEM fields

■ 2017 Master's Graduates: **28%** are in STEM fields



■ 2017 Bachelor's Graduates: **10%** are in the health science fields

■ 2017 Master's Graduates: **6%** are in the health science fields

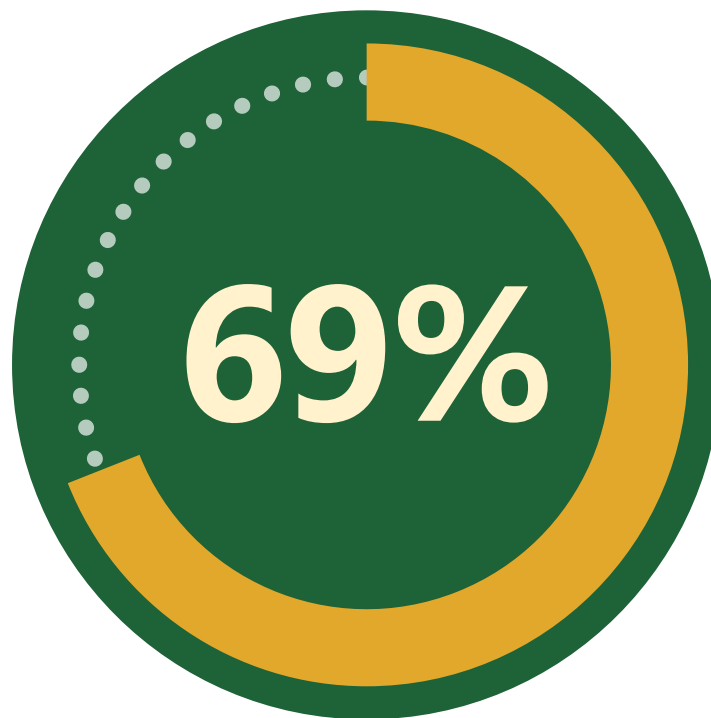
Source: George Mason Office of Institutional Research and Reporting

Who's Going to School at MASON?

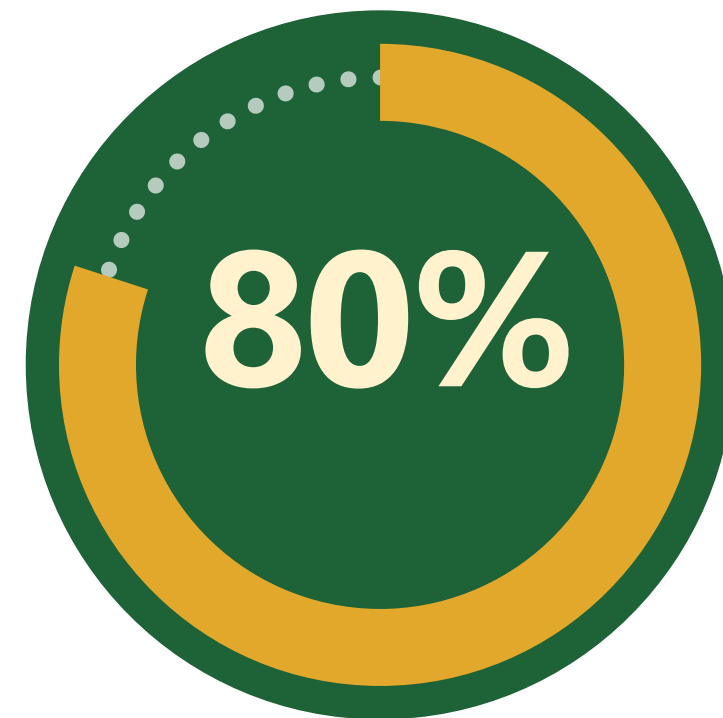
UNDERGRADUATES



FULL-TIME

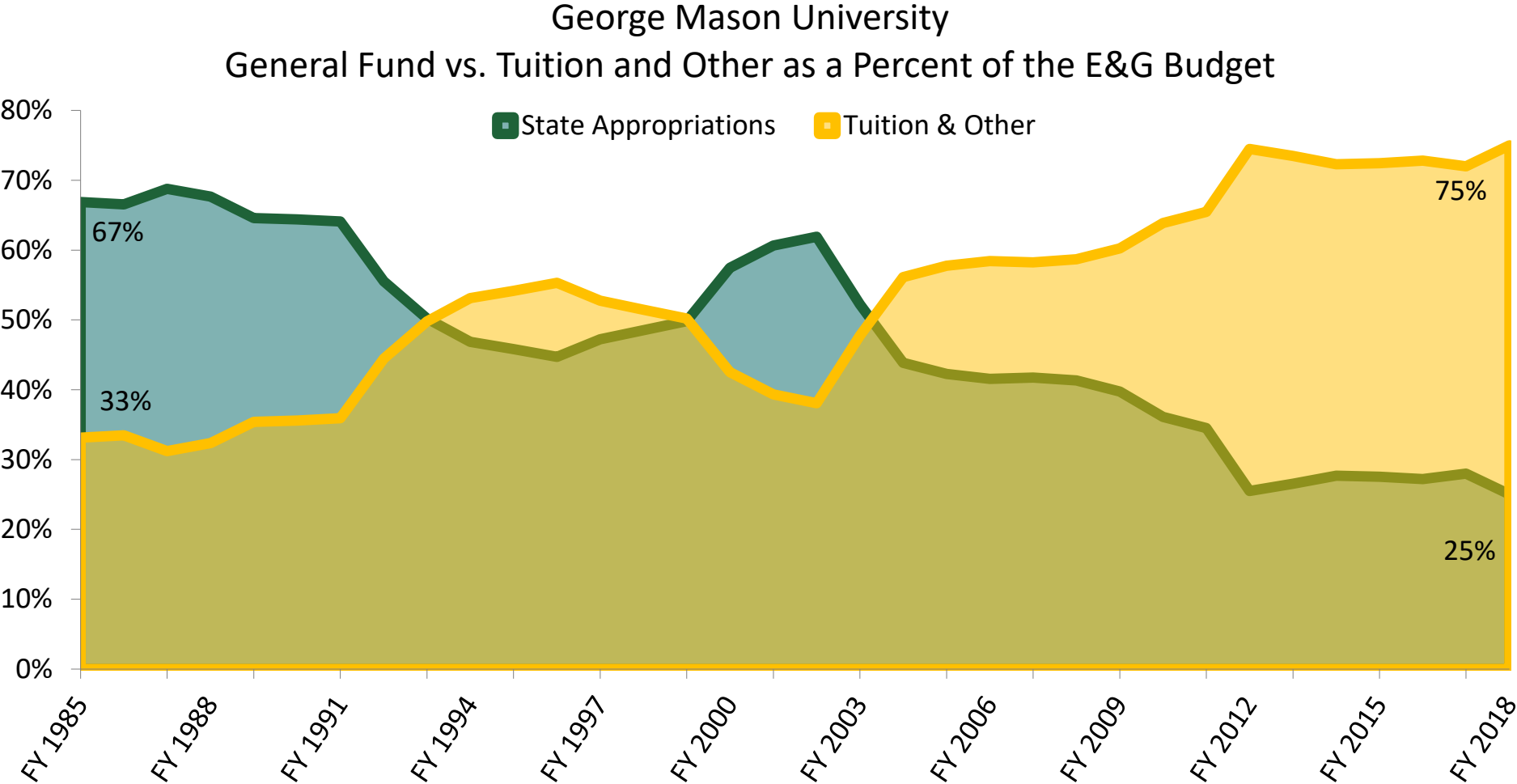
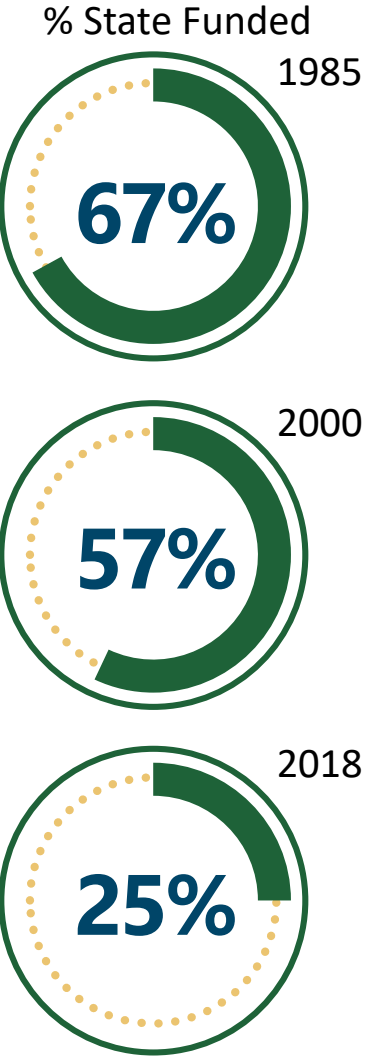


IN-STATE



Fall 2017 Enrolled Student Population by Headcount: ~**36,000**

Dwindling State Appropriations





George Mason University

Student Housing Demand Assessment

Mason's Vision for Housing

Mason's Vision and Existing Conditions

MASON'S VISION:

Mason's vision for housing is to ensure that:

1. All students have access to affordable and convenient housing.
2. All on-campus students live in fully-developed residential neighborhoods.
3. All first-year students participate in a robust first-year residential experience that compliments the Mason Idea.



Affordability and Convenience

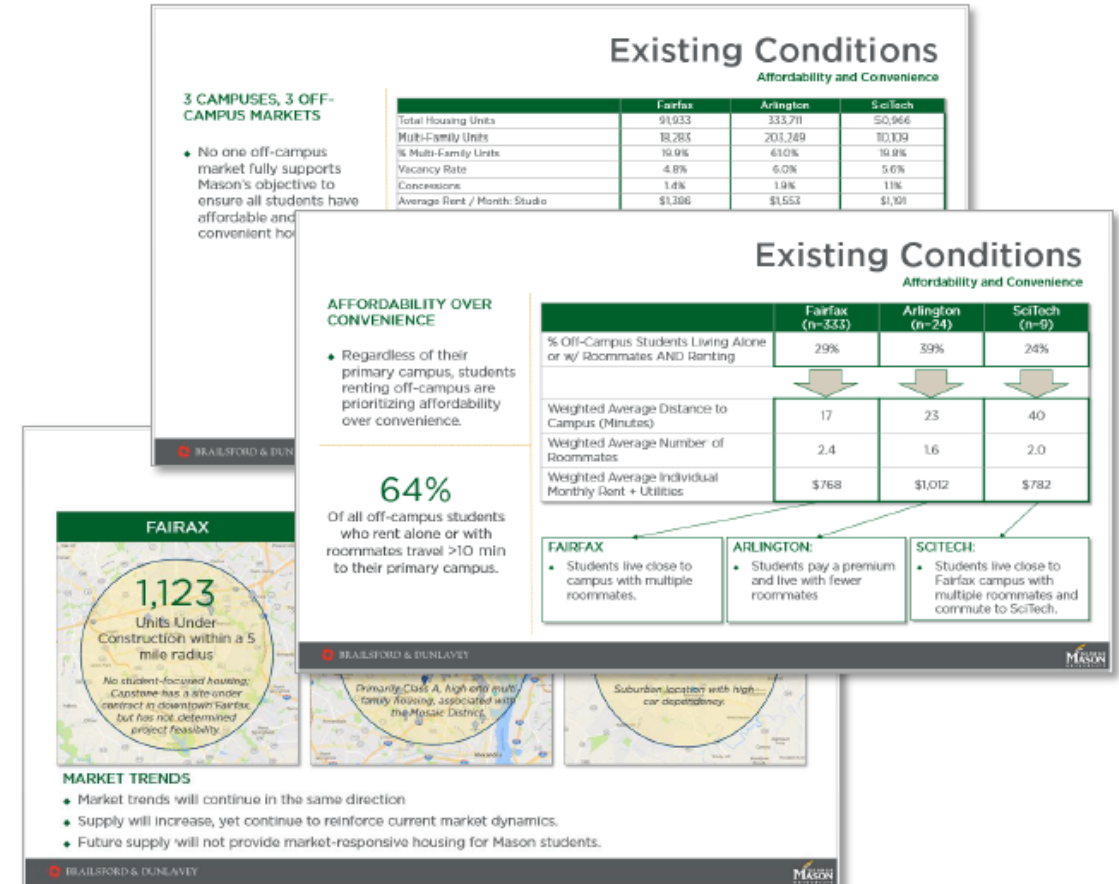
Mason's Vision and Existing Conditions

VISION:

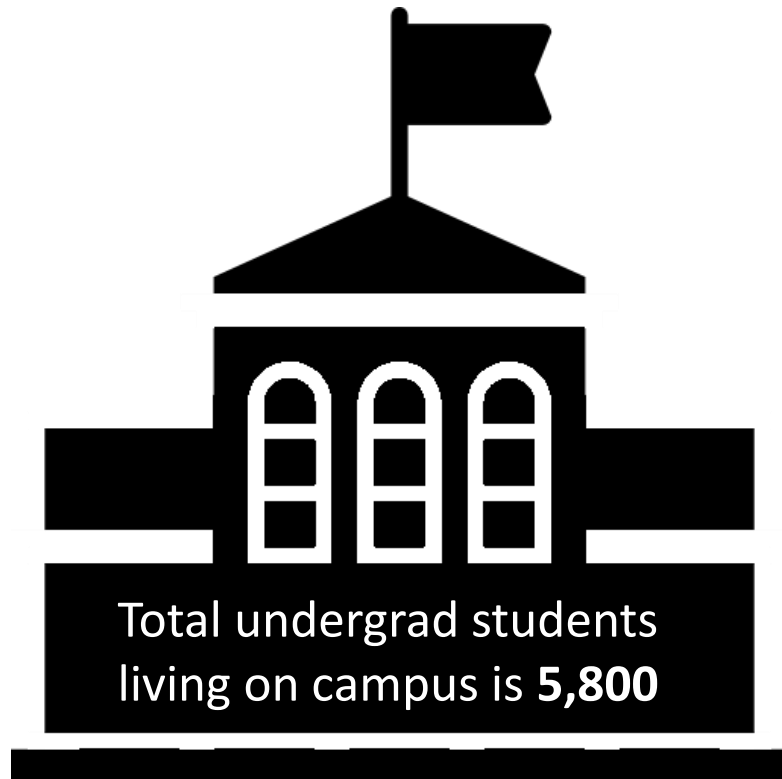
All students have access to affordable and convenient housing.

CURRENT MARKET CONDITIONS:

FAIRFAX: No off-campus market surrounding Mason's Fairfax campus can provide all students with affordable and convenient off-campus housing.



Undergraduate Students Living Off Campus



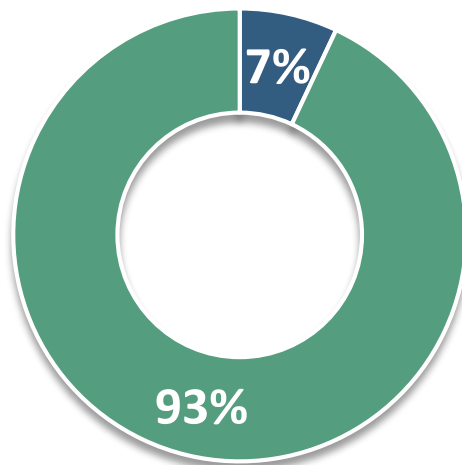
17,156 full-time, degree seeking students
live off campus

Total undergraduate students living off
campus is 13,170

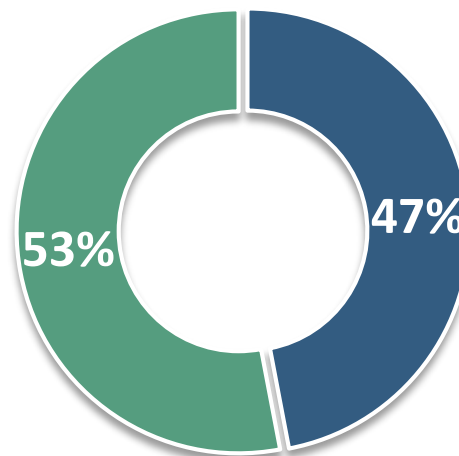
About 7,000 undergrad students pay rent

Students Paying Rent off Campus

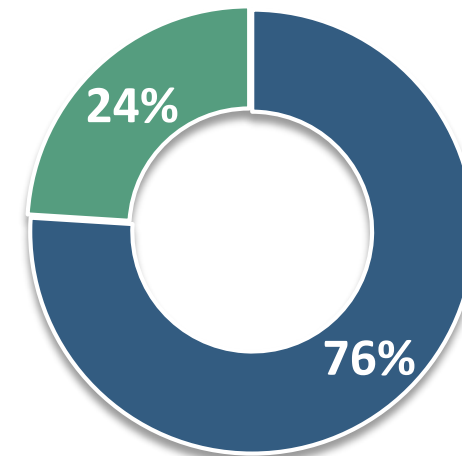
Freshman*



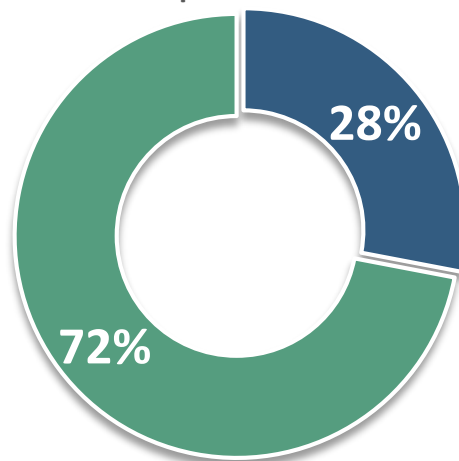
Junior



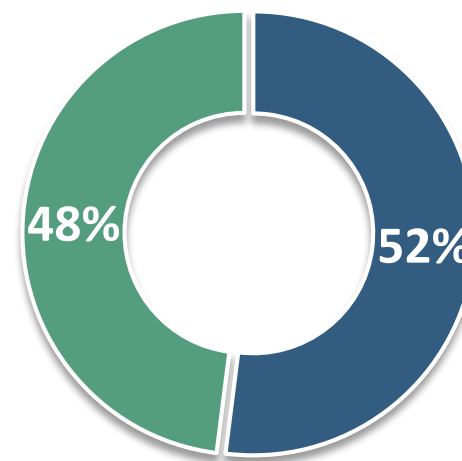
Grad/Professional



Sophomore**



Senior



*First-year freshman

**Sophomore and Other Freshman

Do Not Pay Rent

Pay Rent



Student Off Campus Market

- Average per person rent is \$768 per month off campus
- There are 2.4 students on average living in a single unit
- Average off-campus student has a 17 minute commute time
- Housing students in close proximity to Mason should reduce traffic



On Campus Existing Supply & Demand

Currently – Full-Suite & Apartment Units are undersupplied by 1,024 beds

May, 2018 – 311 Student Apartments Decommissioned

TBD – Townhouses decommissioned – 95 beds taken offline

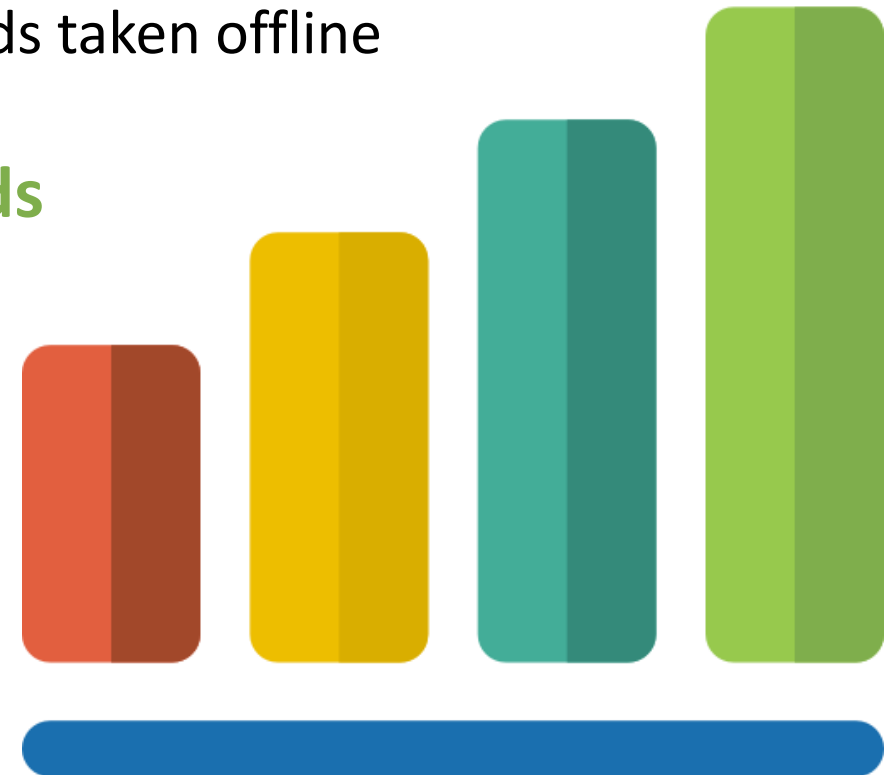
Estimated Total Unmet Demand - **1,430 beds**

Market Factors:

Freshman requirement to live on campus

~8,500 students paying off campus rent

Enrollment improving at 1000 students/yr



West Campus
216 Acres

3 Acres

35 Acres

25 Acres

Note: West Campus 216 Acres

- GMU
- GMUF
- City of Fairfax
- West Campus Charrette Blocks

West Campus planning

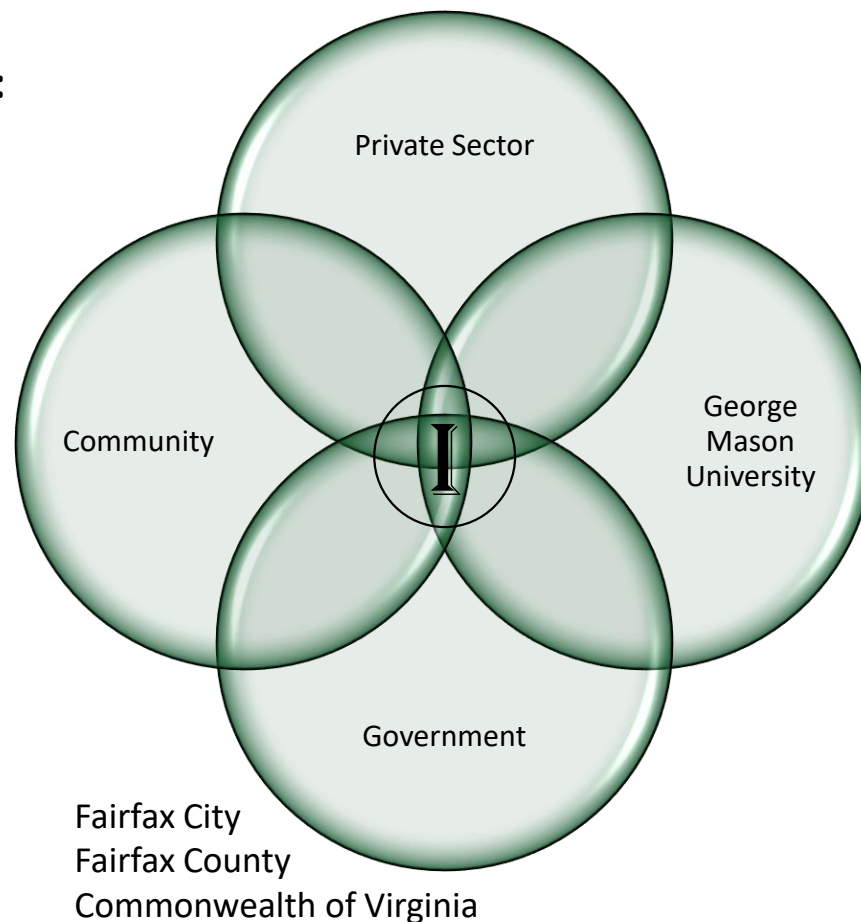
• Vision:

George Mason University recognizes the potential for new University development on its Fairfax West Campus. Desire is to develop an Innovation District that will offer opportunities for public-private development, research collaboration, innovative funding streams, attractive public open space, and University amenities.

Recommendations & Timeline:

A 20-50 year vision

- Identify possible partners
- Develop Administration & Management Structure
- Campus Programming
- Budgeting & Entitlements
- Infrastructure Planning



Next Steps:

- Capacity Study Review
- Market Analysis / Proforma
- Master Planning Study

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