

## IV. Conclusion

### George Mason Summary

Given the projected student capacity, the current site would exhibit a strain on on-site access for parking and drop-off, the playground space will over-utilized due to an increase in student population, and less open green space would be available. George Mason is situated in a residential context with a historic fabric that requires careful attention to site access without disrupting the character of the neighborhood. In both masterplan scenario studies, the historic frontage would be maintained and clear site access has been established on Cameron Mills Road. The master plan study provides possible scenarios in either relocating the school to the east end of the site and maintaining the historic frontage as a community building. The recreational and open green space would be shared between the community and the school. These scenarios would not require swing space or co-location. The other master plan study explores the possible scenarios of replacing the school in place and maintaining the historic frontage for the community.

The George Mason Park and street access entry are critical in understanding the limits and possibilities of future growth, whether it is an addition or replacement and reorientation of the school. Currently, George Mason park is limiting the school's expansion to the east, although the park is within the parcel of the school. The current site access will be critical if the student capacity grows. The school is located in a dense residential neighborhood, and an increase in vehicular movement within the neighborhood may cause unintentional disruption to the neighborhood. If George Mason experiences a substantial growth of student capacity, the current site configuration will experience severe limitations with accommodating a new addition while maintaining public open space and easing site access.

#### Opportunities:

- All Project Scenarios maintain the Historic frontage of the school.
- The Replacement Scenarios would resolve the fragmented educational adjacencies of the school and resolve existing site constraints such as the current deficit of on-site parking.
- Swing space would not be required in the Replacement Project Scenarios if safety, construction logistics, and community involvement are effectively coordinated.

#### Challenges:

- Site access will need to be designed to minimize disruption of vehicular and pedestrian movement within the neighborhood.
- George Mason park is located on the same parcel of the school; however, it is not located in a POS zoning district. To address over-capacity at the school, future development may encroach on the overall open space acreage.

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## George Mason Master Plan Scenarios

### Scenario 1: Renovation and Addition

George Mason	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	Responds to immediate challenges. Critically limits expandability & flexibility	39,940 sf	Full renovation	No	Yes
Budget (Conceptual Cost)*	\$48M	New MEP \$12.5-13.5M	New MEP \$14.8-15.3M	-	TBD
Schedule	18 - 24 months	-	-	-	TBD
Community Impact	Addition of one or two stories would encroach heavily into the existing George Mason Park, which belongs to the school parcel, per the field survey	Emphasizes the fragmented nature of George Mason & may further complicate the coordination of building systems if further additions are constructed	Entire existing school building would need to be entirely shelled to meet MEP system and energy code (LEED and Net Zero)	-	Swing space would need to be allocated in the city

### Scenario 2: Replacement School with Historic Component

George Mason	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	Responds to a long-term goal & supports expandability & flexibility for future capacity changes	Replaced & relocated	-	Yes	No
Budget (Conceptual Cost)*	\$61M	New MEP \$12.5-13.5M	New MEP \$14.8-15.3M	Crucial cost savings	-
Schedule	18 - 24 months	-	-	Crucial time savings	-
Community Impact	Historic frontage is maintained as a community space or an indoor recreational space for activities	Dedicated parking & drop-off zones will avoid any kind of congestion on the local & arterial streets & will provide cleaner street frontage throughout the day	-	Relocating the school would eliminate the need	-

### Scenario 3: Replacement School (in-place) with Historic Component

George Mason	Confirming the Priority	Replacement		Swing Space	
		Addition	Renovation	On-Site	Off-Site
Educational Program/Adequacy	Responds to a long-term goal & supports expandability & flexibility for future capacity changes	-	Replaced in-place	No	Yes
Budget (Conceptual Cost)*	\$61M	New MEP \$12.5-13.5M	New MEP \$14.8-15.3M	-	TBD
Schedule	18 - 24 months	-	-	-	TBD
Community Impact	Historic frontage is maintained as the main entry & administration wing of the school	Dedicated parking & drop-off zones will avoid any kind of congestion on the local & arterial streets & will provide cleaner street frontage throughout the day	Courtyard configuration creates a private outdoor play area for the students, increases natural daylight into all occupiable room	-	Swing space would need to be allocated in the city

\*Note: Budget and Conceptual Cost does not include costs of on-site or off-site swing space.