



George Mason Modernization

Virtual Community Meeting
Office of Capital Programs, Planning & Design
October 1, 2024





Agenda

- Project History & Timeline
- Design Process
- Concepts & Open Space
- Sustainability
- Q&A - Use the Q&A Feature





Planning & Design History

- George Mason Elementary School was built in 1939 with several additions over the years.
- ACPS determined that due to the facility conditions, inefficient layout of the school, and district-wide capacity needs, George Mason should be replaced. In order to explore options for layout and feasibility of a new school, a [Feasibility study](#) was completed in 2021.
- School Board voted in 2021 to include swing space in its budget to allow for flexibility in design options for the new George Mason.





Concept to Schematic Design

	Concept Design	Schematic Design
Definition	Initial ideas and visuals representing the project's underlying ideas and vision.	More detailed drawings and plans articulating spatial and architectural elements.
Focus	Creativity and overall aesthetics.	Functionality and practicality.
Purpose	To explore design approaches for general school massing and footprint	To develop a more detailed and feasible design strategy.
Community Feedback	Encourages broad feedback on ideas and themes.	Promotes discussions on spatial relationships and usage.
Outcome	To create a conceptual framework guiding further design.	To create a clear roadmap for further design development.



School Board Decision: October 10th

**School Board Will Take Action on Concept Design Selection
Which Informs:**

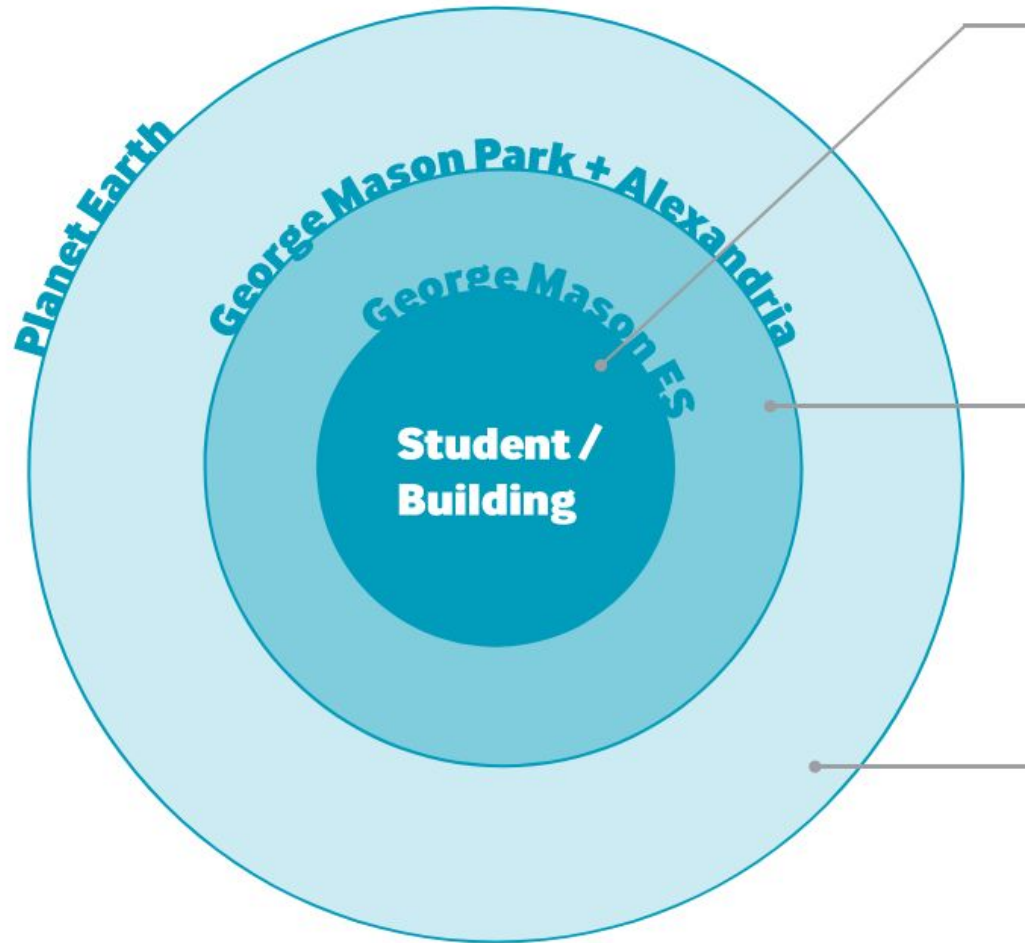
- General site placement
- Organization of site elements
- Overall approach to building mass
- General interior building organization

**What can evolve in next phase, Schematic Design
(Late Fall /Early Winter)**

- Location of parking/site access points
- Interior layout
- Articulation of building elements, materials, and elevations
- Specific massing
- Open Space specifics (materials, layout, etc)



Project Goals



Learner-centered

- Create safe, healthy, high-performing learning environments
- Leverage entire building and site for learning
- Promote indoor-outdoor connectivity

Community-oriented

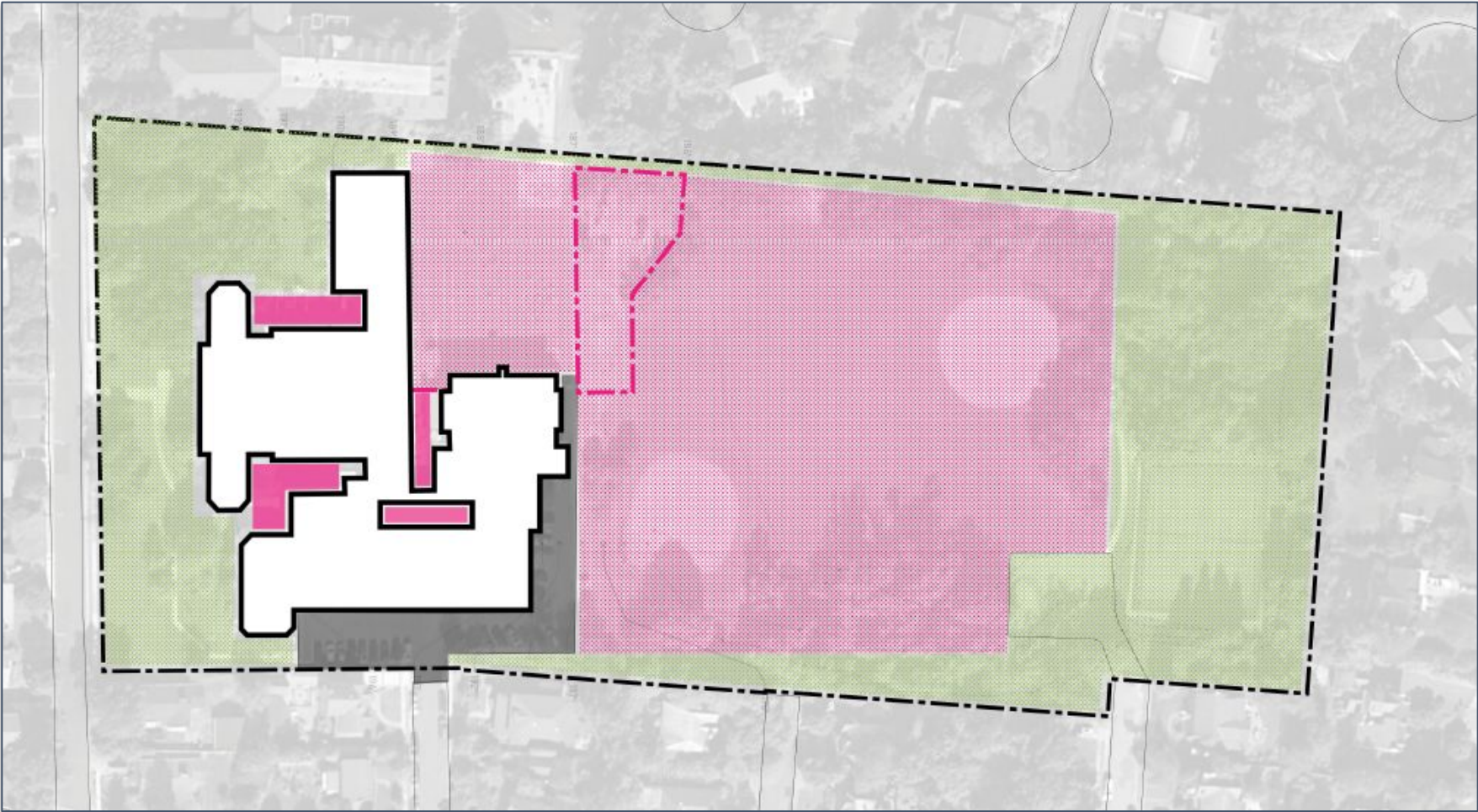
- Realize potential of Cameron Mills Road frontage
- Respect scale, massing and materials of the context
- Broaden access to George Mason Field
- Maximize opportunities for shared use

Globally-sustainable

- Achieve net-zero energy operations
- Meet or exceed LEED Gold certification
- Minimize embodied carbon / explore heavy timber structure



Existing Site



Site Analysis	
Building Footprint	54,178 SF
Paved Vehicular	12,857 SF
Public Open Space	327,760 SF
School Use Space	5,718 SF

- Outdoor Space/Stormwater
- Shared Open Space
- Fencing
- Outdoor Space for School Only
- Paved Vehicular
- Building Footprint



Site Opportunities





Open Space Examples



Fleet Elementary School
VMDO



Discovery Elementary School
VMDO



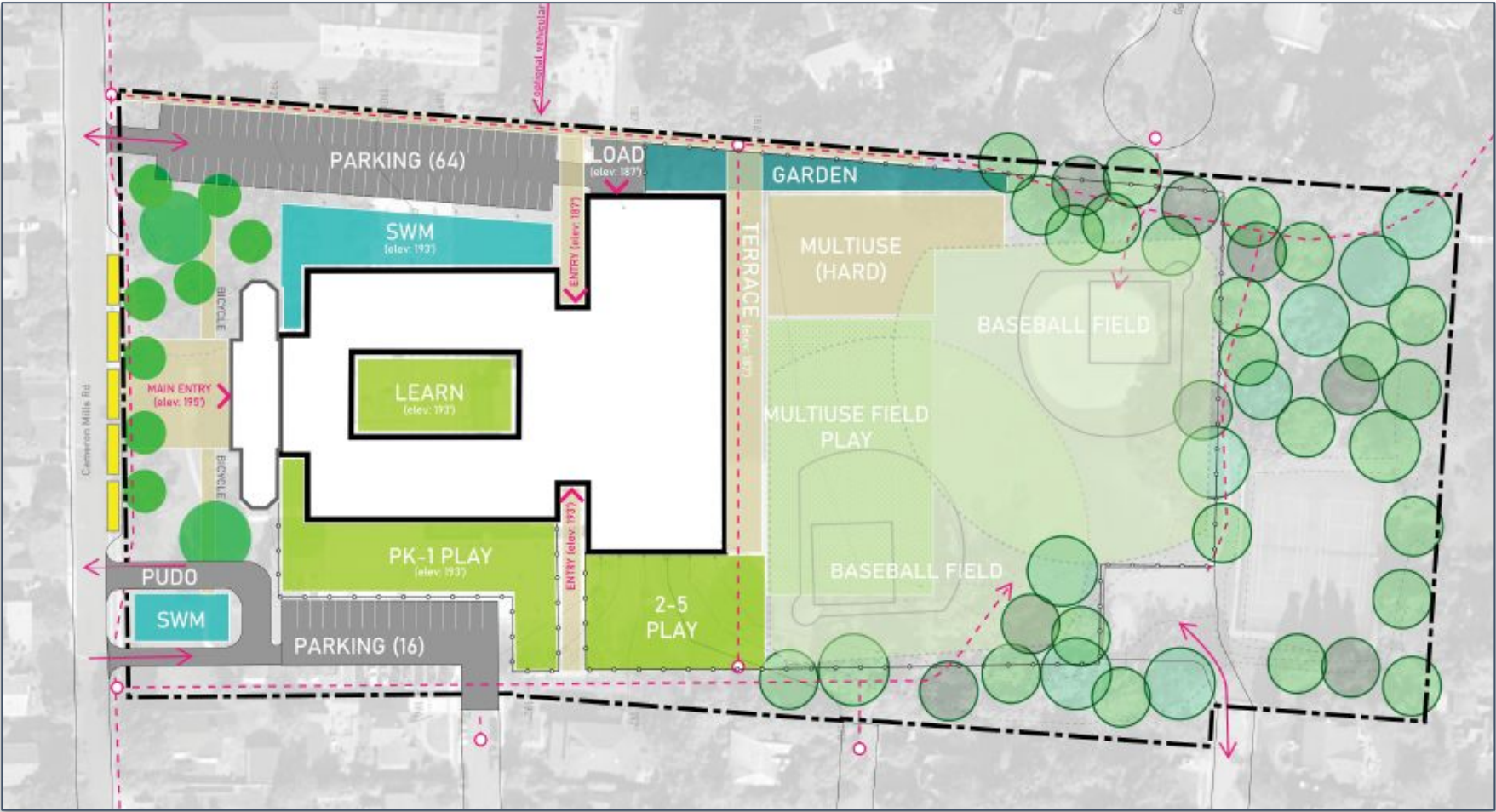
Lubber Run Community Center
VMDO



Monash University
GLAS Landscape Architects



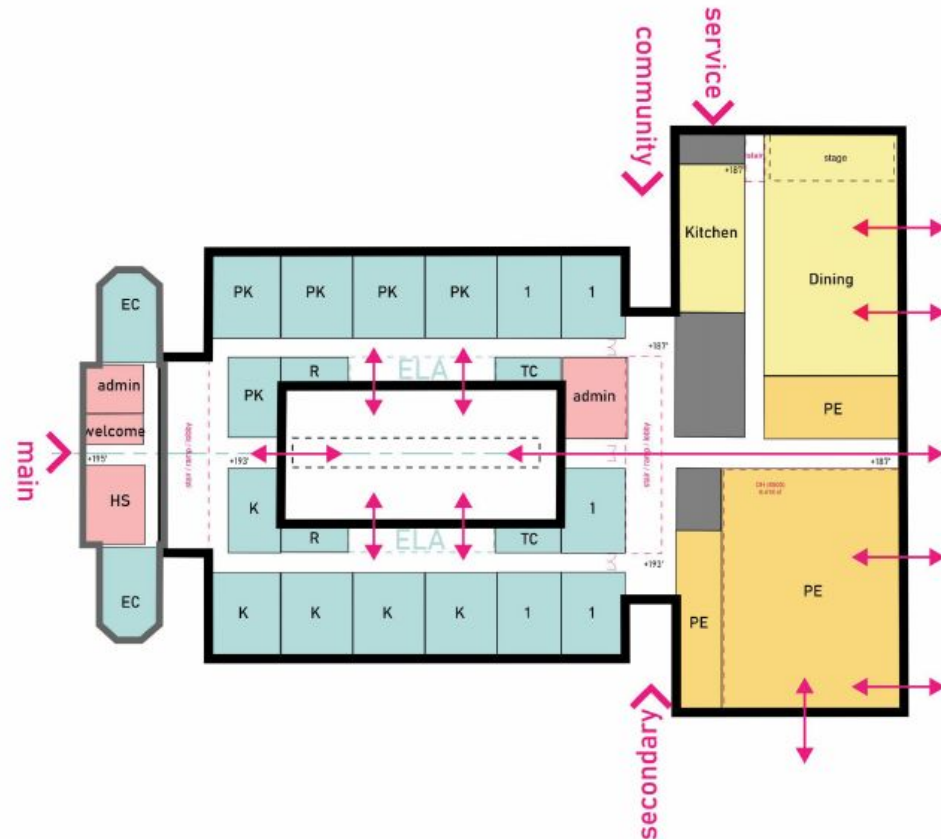
Option T - Forest Glade



Site Analysis	
Building Footprint	60,150 SF
Paved Vehicular	27,755 SF
Public Open Space	306,093 SF
School Use Space	6,515 SF



Option T - Program & Floor Plans



Level 1

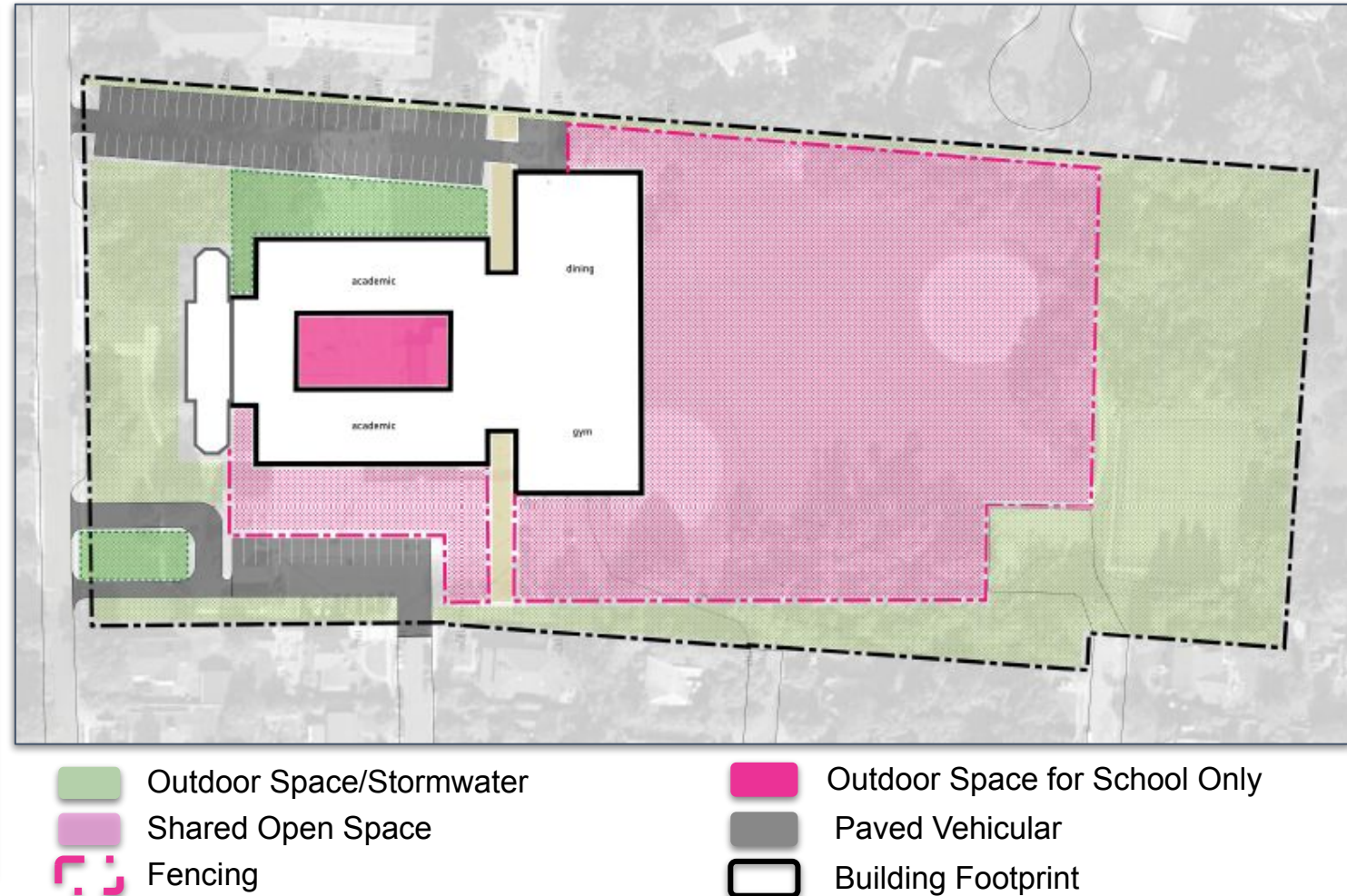
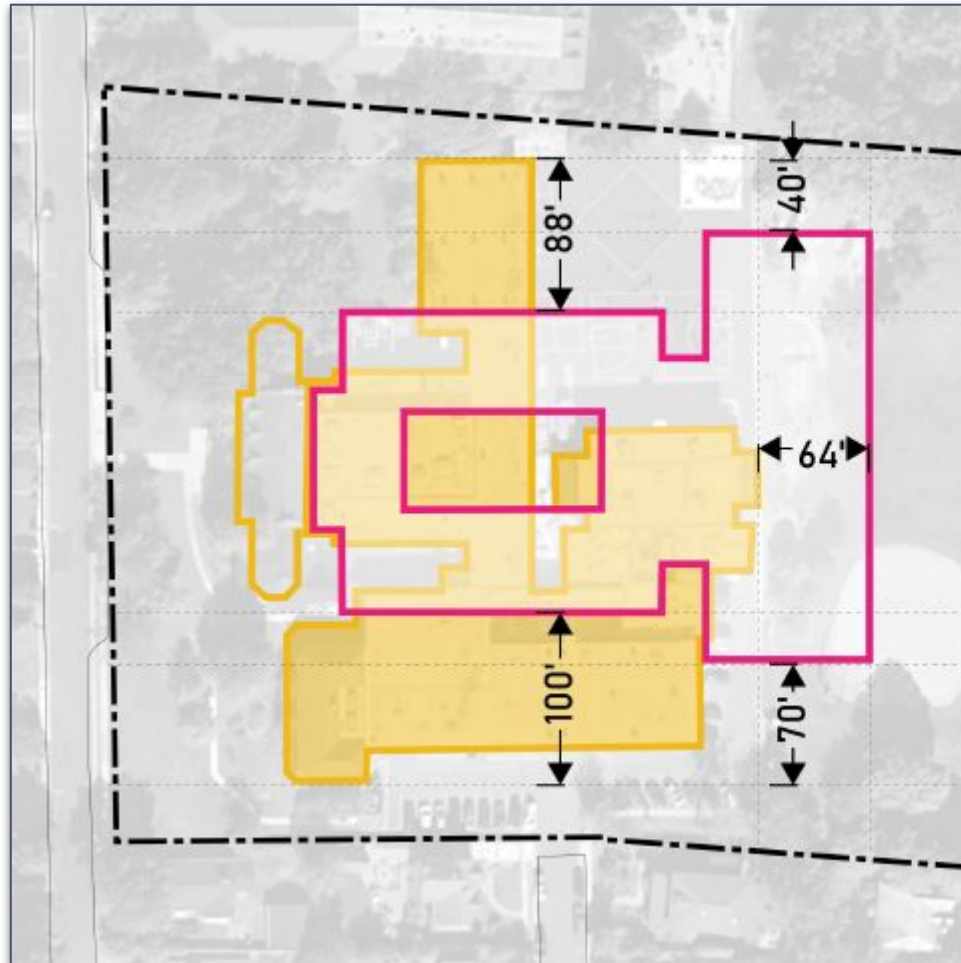


Level 2

- administration / staff support
- dining
- library
- physical education
- art, music, science
- classrooms
- building services



Option T - Forest Glade





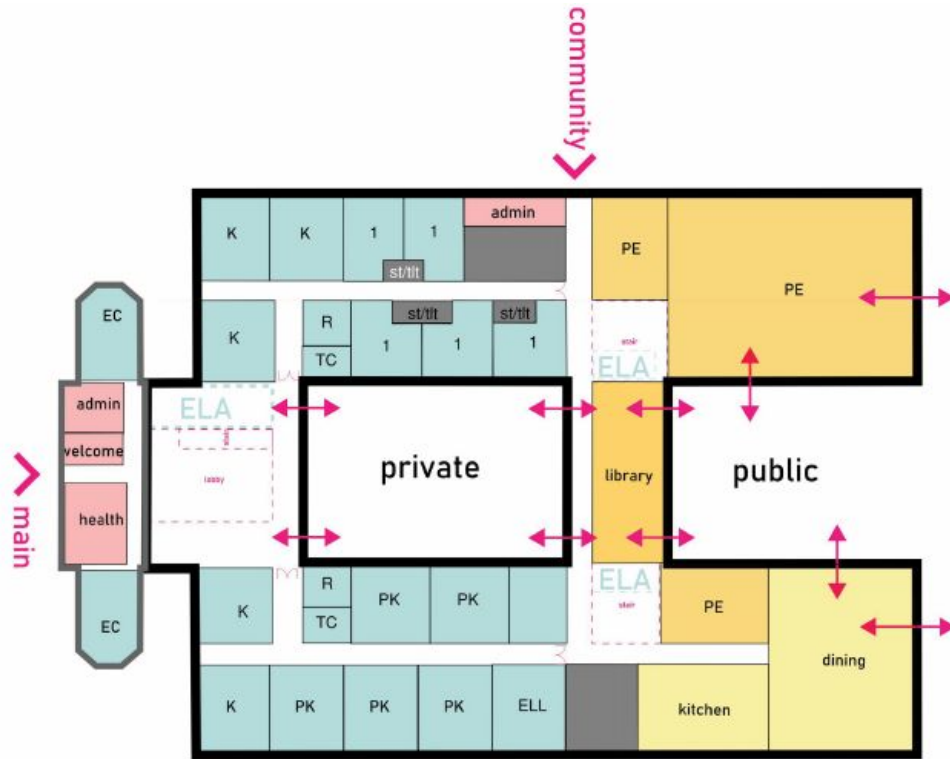
Option A - Open Heart



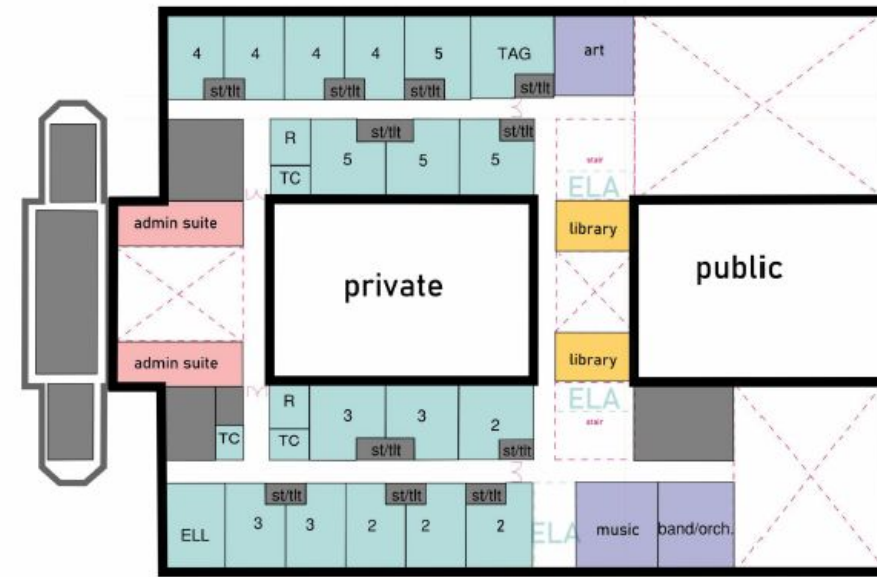
Site Analysis	
Building Footprint	63,575 SF
Paved Vehicular	31,709 SF
Public Open Space	297,855 SF
School Use Space	7,374 SF



Option A - Program & Floor Plans



Level 1

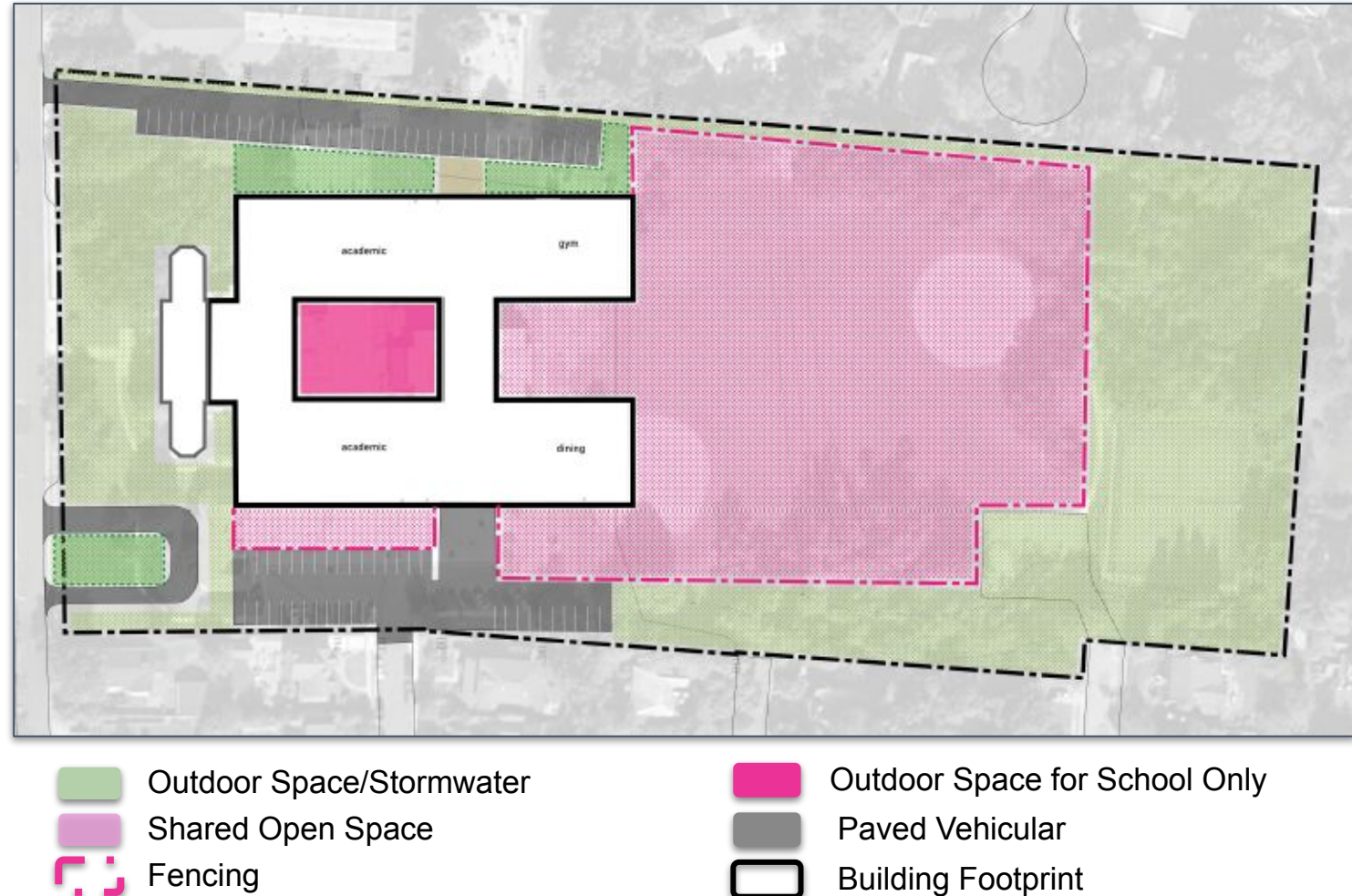
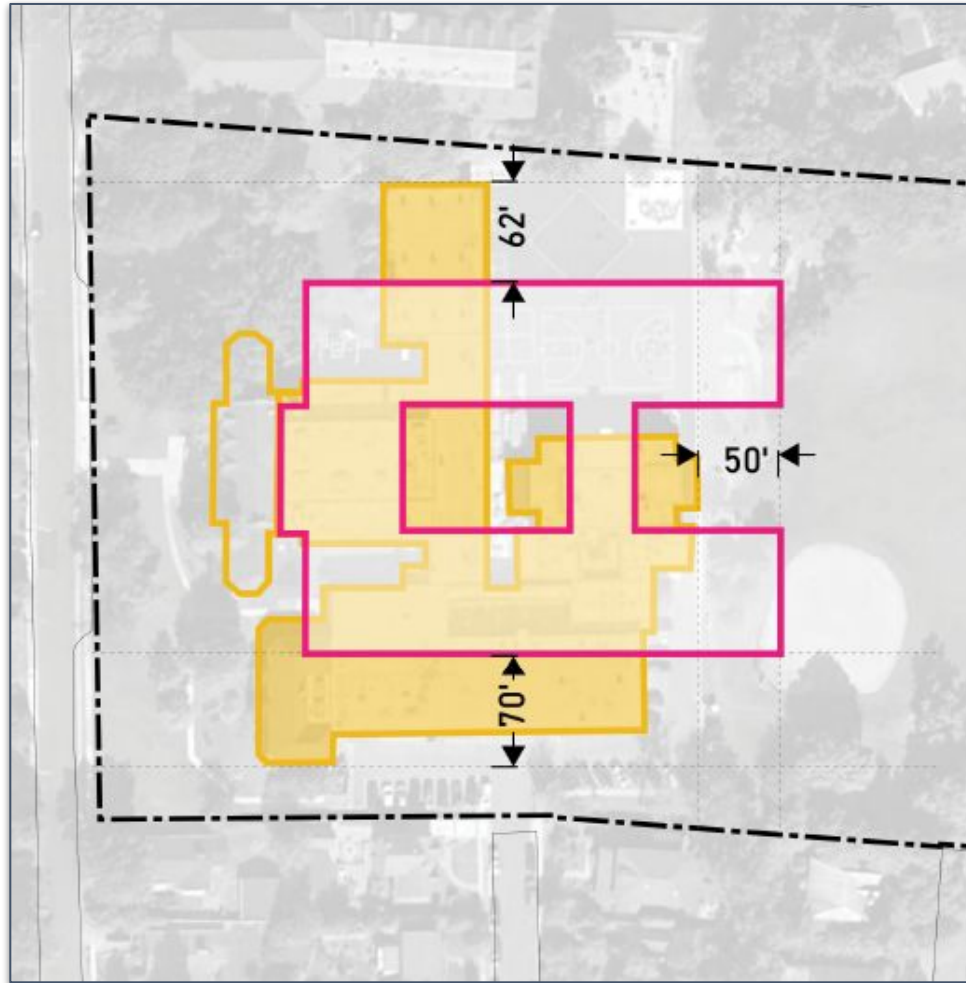


Level 2

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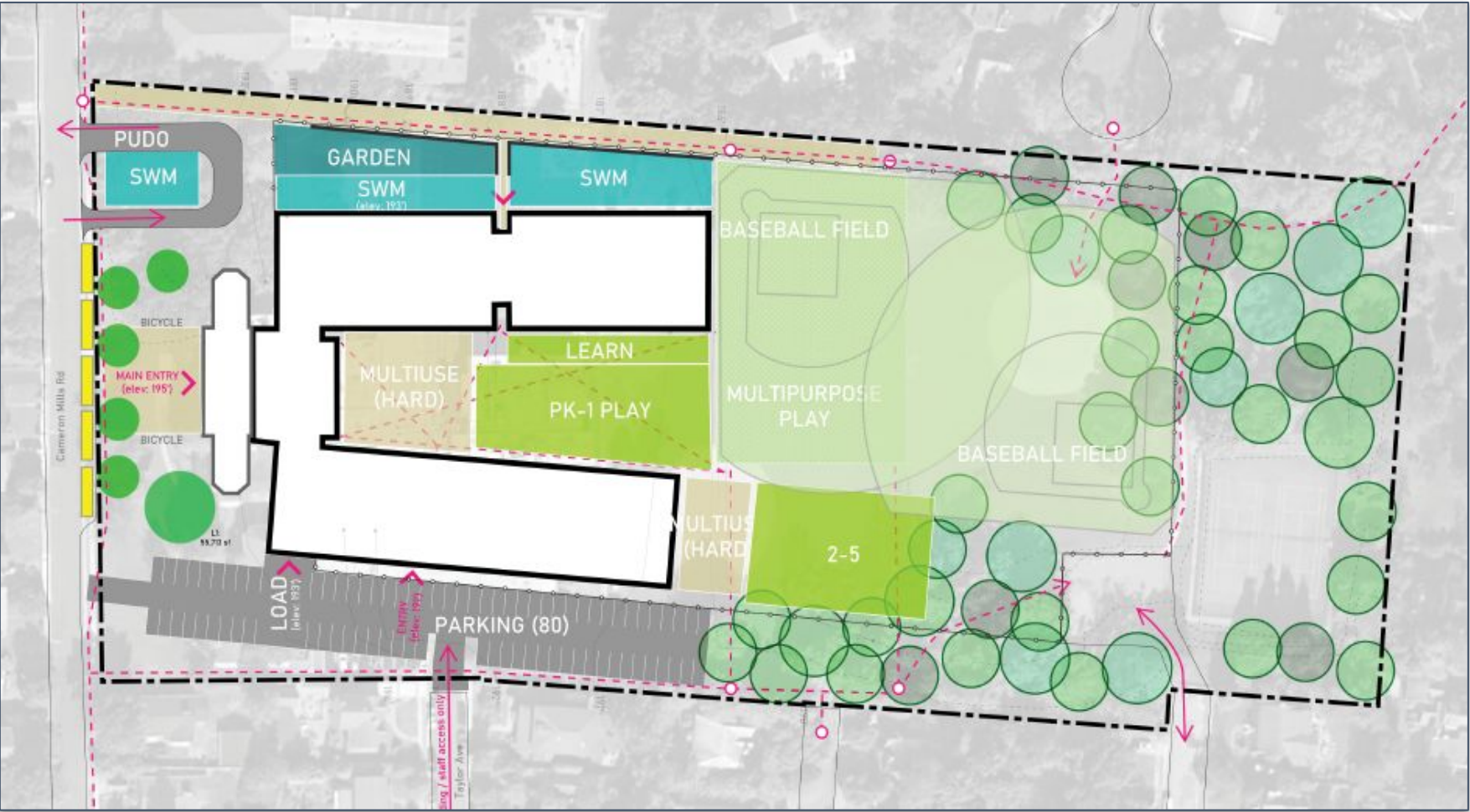


Option A - Open Heart





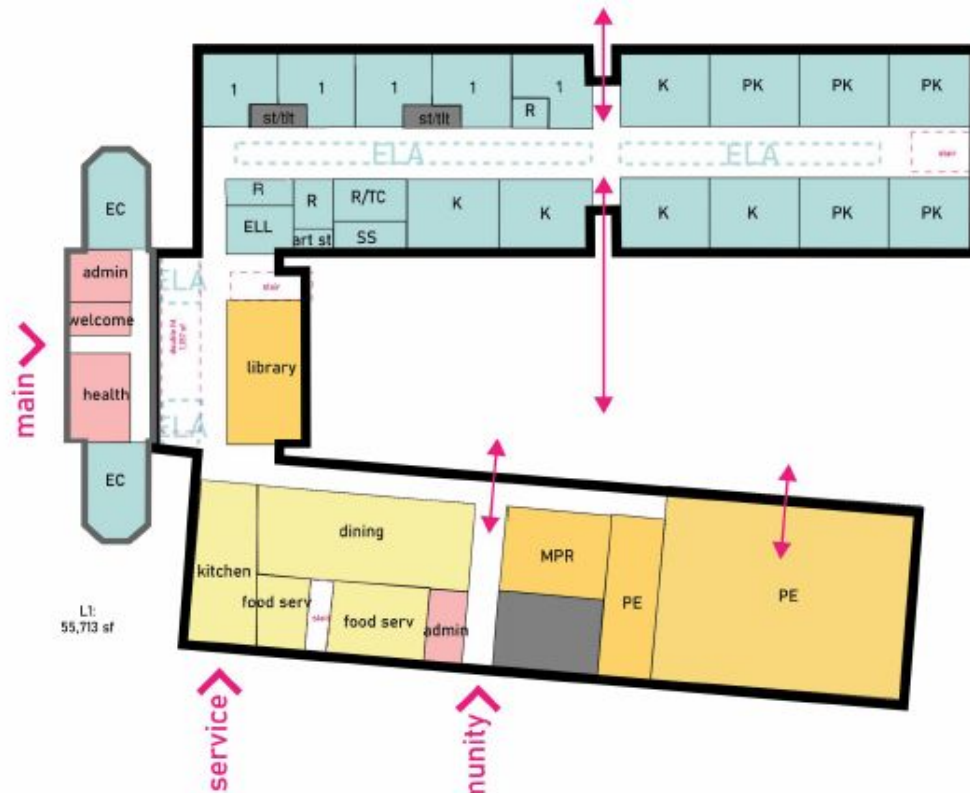
Option U - Pavilions



Site Analysis	
Building Footprint	60,503 SF
Paved Vehicular	25,573 SF
Public Open Space	314,437 SF
School Use Space	N/A



Option U - Program & Floor Plans



Level 1

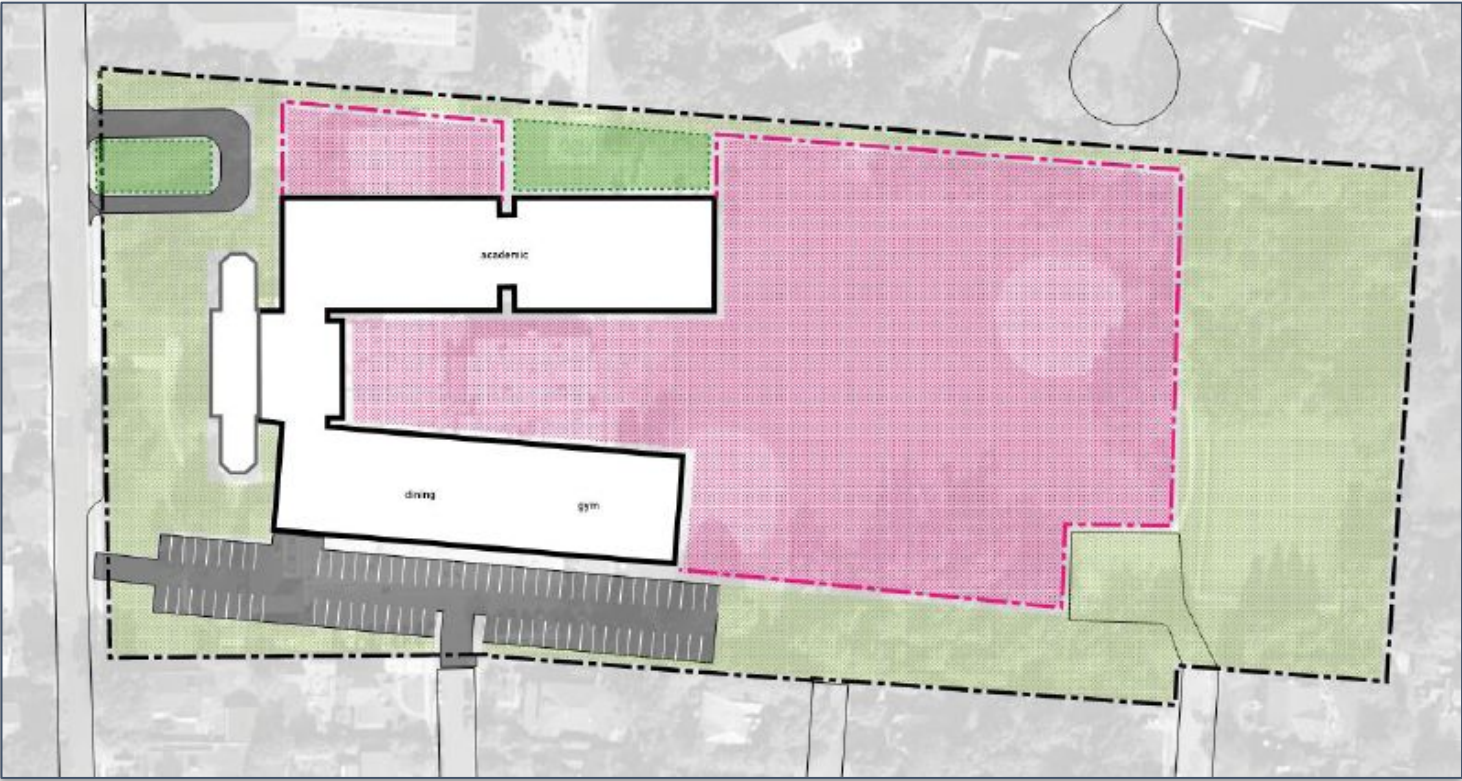
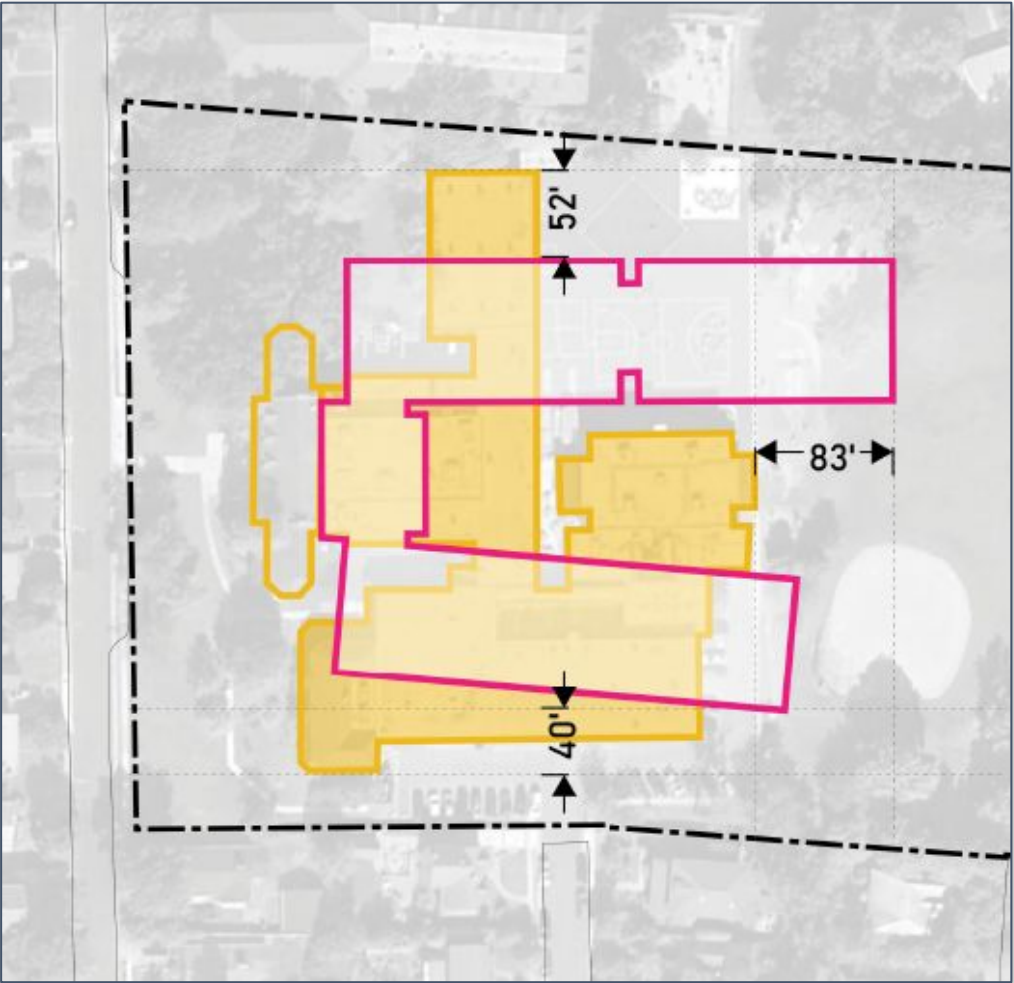


Level 2

- administration / staff support
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- art, music, science
- classrooms
- building services



Option U - Pavilions



- Outdoor Space/Stormwater
- Shared Open Space
- Fencing

- Outdoor Space for School Only
- Paved Vehicular
- Building Footprint



Open Space Policy

From the Long Range Educational Facilities Plan:

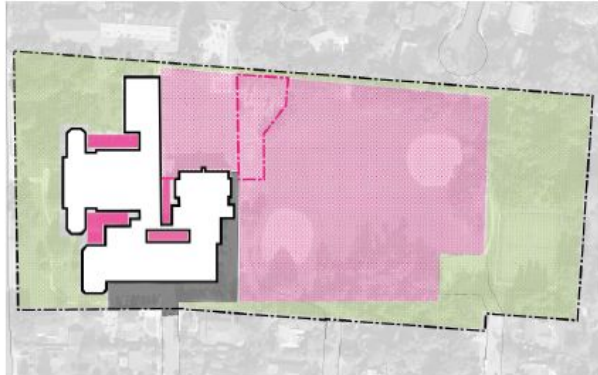
“School sites shall avoid any net loss of open space on the property and seek to improve the quality of the open space on existing sites.”

All concepts provide:

- New multi-purpose field increasing sport and recreation opportunities for students and neighborhood.
- Age-specific outdoor playgrounds.
- Tennis courts and at least one baseball/softball diamond to be maintained.
- Walking paths to be maintained and enhanced where site security allows.



Open Space Concepts



	Existing	Option T	Option A	Option U
Building Footprint	54,178 SF (14%)	60,150 SF (15%)	63,575 SF (16%)	60,503 SF (15%)
Paved Vehicular	12,857 SF (3%)	27,755 SF (7%)	31,709 SF (8%)	25,573 SF (6%)
Public Open Space	327,760 SF (82%)	306,093 SF (76%)	297,855 SF (74%)	314,437 SF (79%)
School Use	5,718 SF (1%)	6,515 SF (2%)	7,374 SF (2%)	N/A (0%)
Site Area	400,513 SF	400,513 SF	400,513 SF	400,513 SF



Open Space Next Steps

- Explore shared parking opportunities to reduce parking areas
- Flexible open spaces to meet and exceed current programming
- Site safety including use of open space during school hours to include signage, fencing, and site traversal outside of schoolyard
- Add specificity to building massing and site relationships
- Future community meeting on Open Space will take place during the schematic design phase



Tree Canopy

23% of our site is currently covered by tree canopy.

40% is Alexandria's overall regional tree canopy average as per their 2022 tree canopy assessment.

+17% of additional tree canopy is required to meet the Alexandria regional tree canopy average.

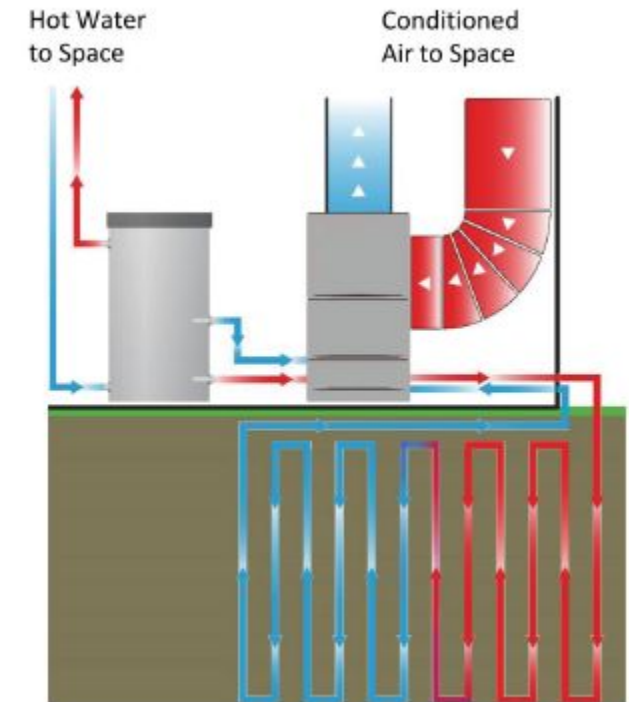
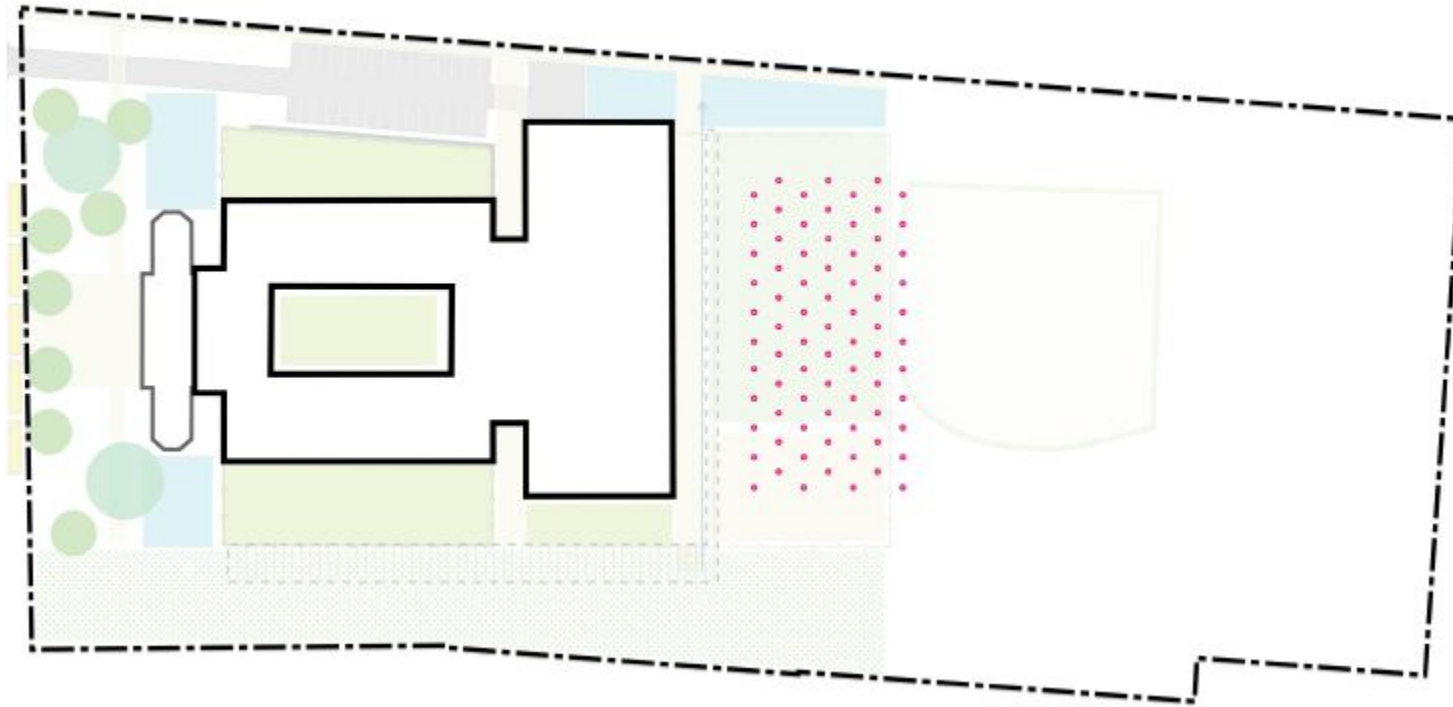
Upon entering the Development Special Use Permit (DSUP) process, tree preservation, canopy requirements, and specific plantings will be provided.



Geothermal

Preliminary sizing of geothermal system required to achieve Net Zero Energy:

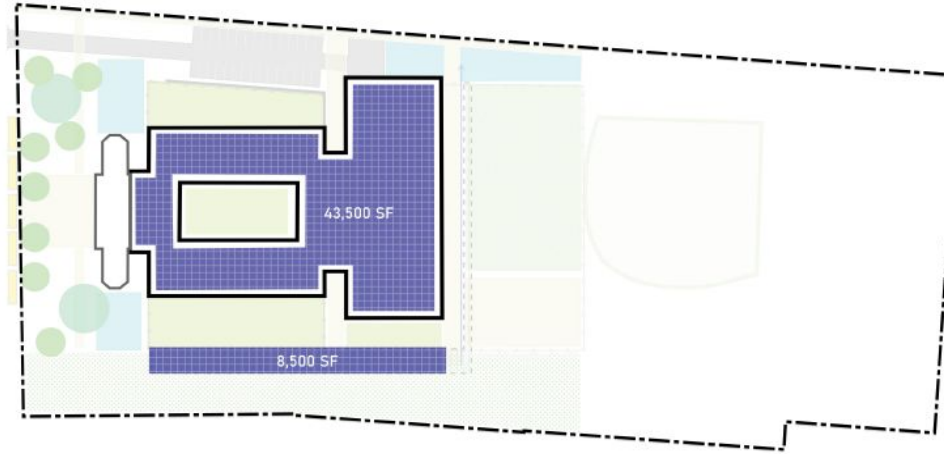
77 well. 500' deep. 20' apart





Other Sustainability Efforts

- Mass Timber
 - Reducing embodied carbon
- Solar
- Daylighting
- Bicycle Facilities
- Acoustic Performance
- Indoor Air Quality



Jacamas Lake Elementary School
Mahlum



Glulam beams & DLT deck

Lakeridge Middle School
Mahlum



Engineered Interior Wood

Discovery Elementary School
VMDO

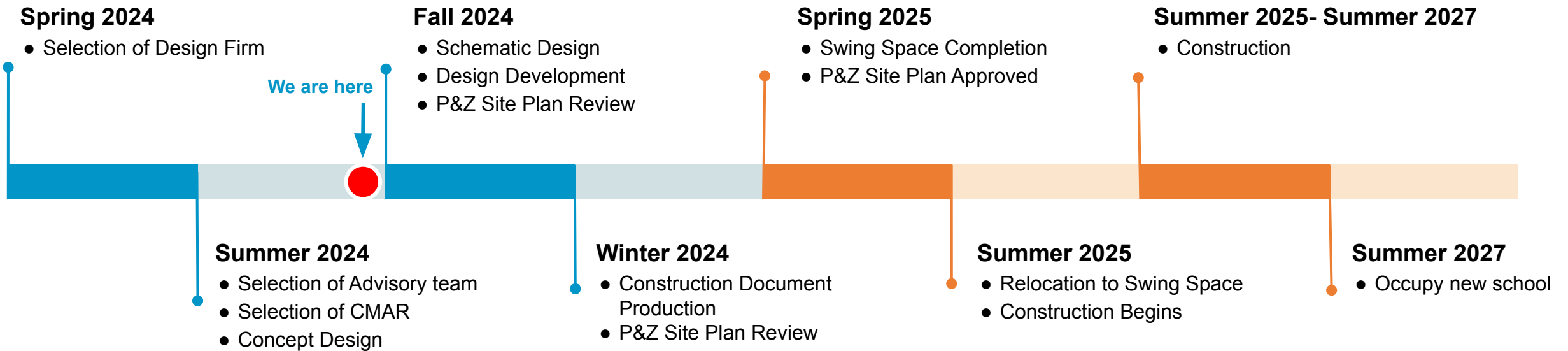


Poll





Timeline



Notes:

- ★ The Planning and Zoning process is scheduled to take place from Fall 2024 through Spring 2025.
- ★ **All dates are tentative and subject to change.**

● Design

● Construction



Community Engagement

Internal	External
<ul style="list-style-type: none"> • Internal Project Team Meetings (weekly) <ul style="list-style-type: none"> ◦ CPPD, RPCA, and other ACPS departments as needed. • Internal Stakeholder Meetings (monthly) <ul style="list-style-type: none"> ◦ School Administration, ACPS Leadership, City Partners. • GMES Staff Meetings <ul style="list-style-type: none"> ◦ Garner feedback on desired design elements as the design phase progresses ◦ Fall 2024 	<ul style="list-style-type: none"> • Webpage Updates <ul style="list-style-type: none"> ◦ George Mason Elementary Modernization Webpage ◦ Updated monthly in conjunction with the CIP Newsletter • Community Feedback <ul style="list-style-type: none"> ◦ AskACPS ◦ Google Form embedded on webpage • Community Meetings <ul style="list-style-type: none"> ◦ Themed presentations to public ◦ Address feedback from meetings and other engagement ◦ Q&A's & Polling • Superintendent's Advisory Team (SAT) Meetings <ul style="list-style-type: none"> ◦ Design Feedback from key stakeholders, based on most recent community meeting

Community and SAT meetings for November, December, and January to be shared at October 10th School Board Meeting



Upcoming Meetings

Dates	Key Engagement Opportunities
August 27, 2024	Back to School Night <ul style="list-style-type: none"> Meet the project team
September 3, 2024	Community Meeting <ul style="list-style-type: none"> Present the three schematic design options and gather feedback from attendees via polls and Q&A
September 4, 2024	SAT Meeting <ul style="list-style-type: none"> Kick-off and gather feedback on the design options and the community meeting presentation
September 19, 2024	Regular School Board Meeting <ul style="list-style-type: none"> <u>For Info</u>- Present the three schematic design options
October 1, 2024	Community Meeting <ul style="list-style-type: none"> Present the three schematic design options and gather feedback from attendees via polls and Q&A
TBD	SAT Meeting <ul style="list-style-type: none"> Gather feedback on the design options and the community meeting presentation
October 10, 2024	Regular School Board Meeting <ul style="list-style-type: none"> <u>For Action</u>- Final Concept design selection



Next Steps and Communications

→ Design Phase: On-Going

- ◆ SAT Meeting: Being rescheduled due to Rosh Hashanah observance; new date will be communicated soon

→ Communications:

- ◆ Information communicated on the [Capital Programs, Planning, and Design Webpage](#) & [George Mason Modernization Webpage](#)
- ◆ Sign up for our [CIP Newsletter](#)
- ◆ Community members can send questions, comments and concerns to: [Ask ACPS](#)



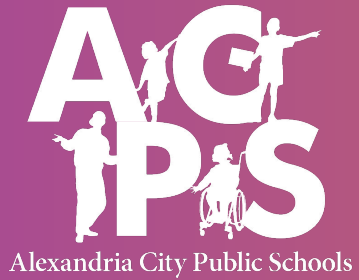
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Questions?

Enter your questions using the Q&A Feature!



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