

George Mason Modernization

Virtual Community Meeting
Office of Capital Programs, Planning & Design
December 16, 2024







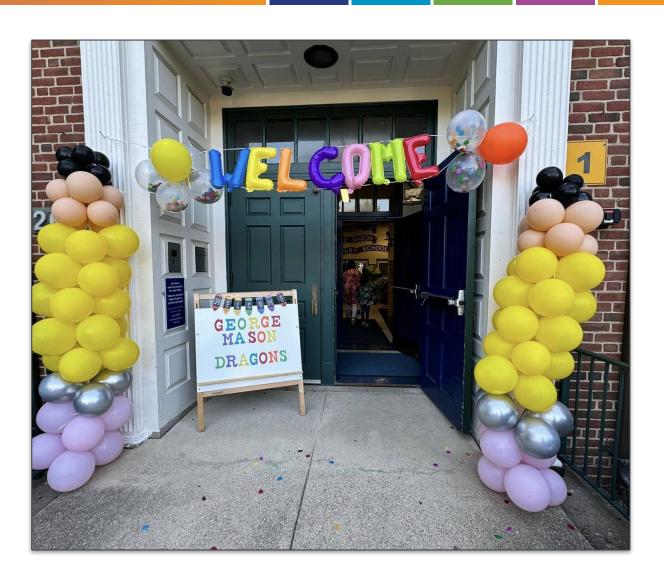






Agenda

- Pre-Construction Schedule
- Parking and Traffic Study
- Schematic Design: Site and Interior Organization and Materials
- Next Steps
- Q&A Use the Q&A Feature













Review: Pre-Construction Schedule

Summer 2024	Fall 2024	Winter 2025	Spring 2025	Summer 2025-27
Concept Design	Schematic Design	Design Development	Construction Documents	Construction
Concept ½ Pla	an Submission	Submit Development Special Use Permit (DSUP)	Planning Commision Hearing / Final Site Plan (FSP) Submission and Approval	Signature Submission

Primary Schedule

City Approval Schedule

*Note: These are tentative dates and subject to change

ALEXANDRIA CITY PUBLIC SCHOOLS

2020-2025 STRATEGIC PLAN: EQUITY FOR ALL











MTS Process & Timeline

Multimodal Transportation Study (MTS)

MTS Scoping

Preparation

MTS Submission City Staff Review

Final Action

Applicant submits a draft scoping form to T&ES and has a scoping meeting. Applicant prepares a final scoping form based on T&ES feedback.

GS prepares MTS based scoping form. During this time, the following occurs:

- Traffic Data Collection
- · Field Observations
- · Team Meetings
- Community Meetings

Applicant submits the study prior to the Applicant's verification of completeness submission. T&ES reviews the study and may requests revisions from the applicant. If necessary, the Applicant submits a revised study.

Following a final review, T&ES will prepare conditions for inclusion in the staff report. Approving bodies review and take action on the development application.

We are here

ACPS George Mason Elementary School

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12/5/2024

ALEXANDRIA CITY PUBLIC SCHOOLS











Proposed Pick-Up/Drop-Off Facility

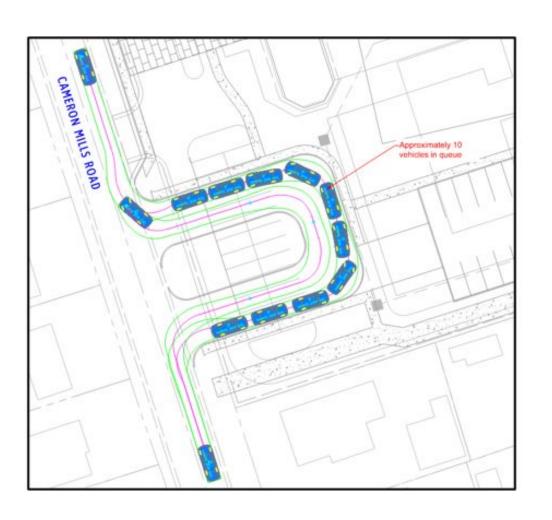
Balancing Competing Interests

- Avoid overdesigning a large pick-up/drop-off facility that would result in significant extra pavement on-site and encourage driving instead of walking/biking
- Avoid providing too little pick-up/drop-off space such that parents drop of students far away from the site or in places where it is less safe to do so

Recommendation:

- Provide space for approximately half of the expected peak dismissal demand in the official designated area
- Remaining demand would occur in other unofficial areas or queue on Cameron Mills Road

	Existing	Future
Population		
Students	320 students	670 students
Staff	65 employees	80 employees
Demand		
Buses Serving Demand	4 buses	6 buses
Max Dismissal Queue	10 vehicles	21 vehicles





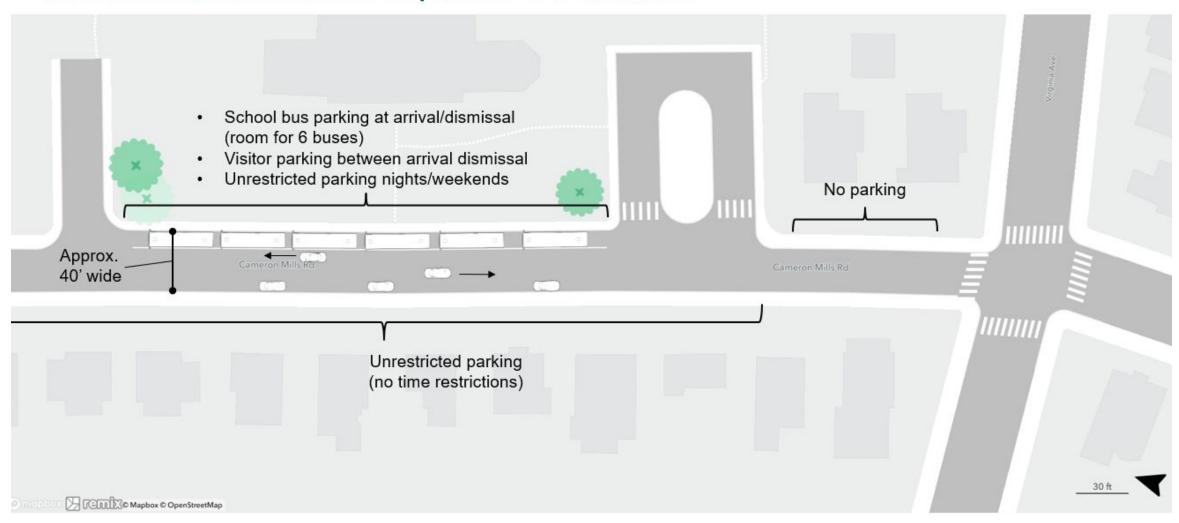








Cameron Mills Road: Proposed Conditions













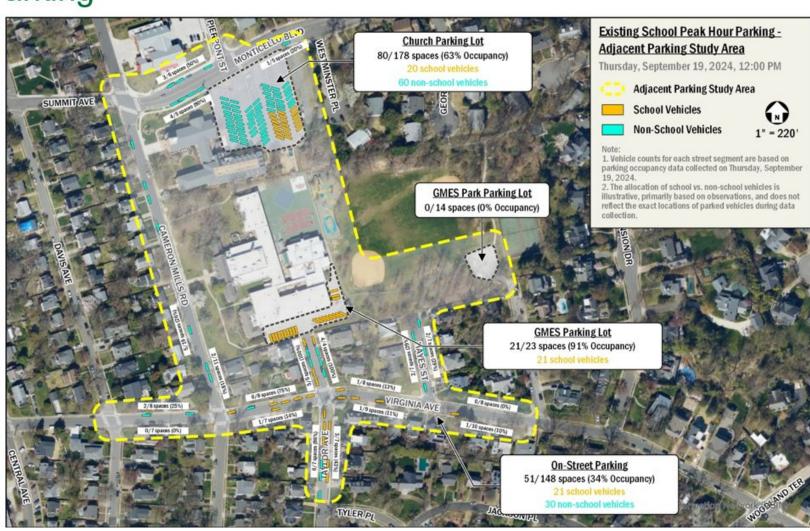
Existing Vehicular Parking

Parking demand adjacent to the school (during school hours) peaked at Noon

School staff observed parking:

- On Site (21) cars
- Church parking lot (20 cars)
- On Street (21 cars)

Overall parking adjacent to school was 30% occupied with 152 of 506 spaces being used.









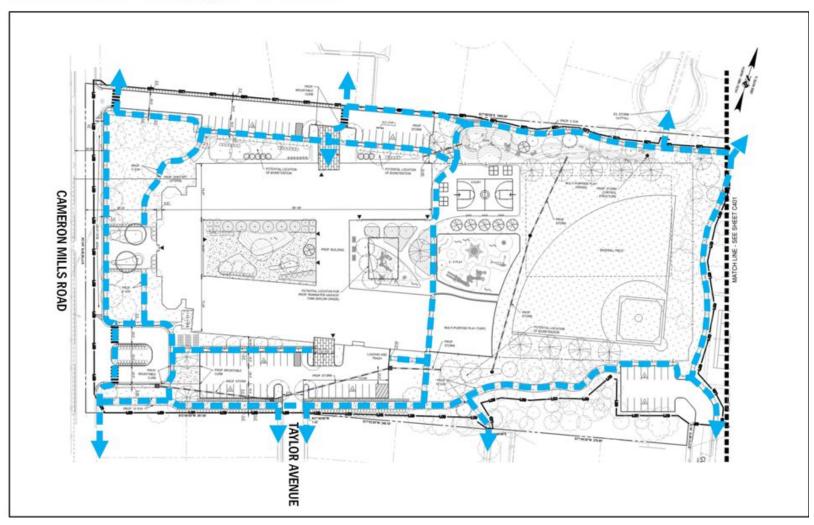




Proposed Site Operations: Walking Routes

Safe Routes to School survey found 36% of students walk to school

Recommend providing porosity through the site to enable walking access for students coming from different directions





Site Organization



Screen Concept - "Leaves"









1st Floor



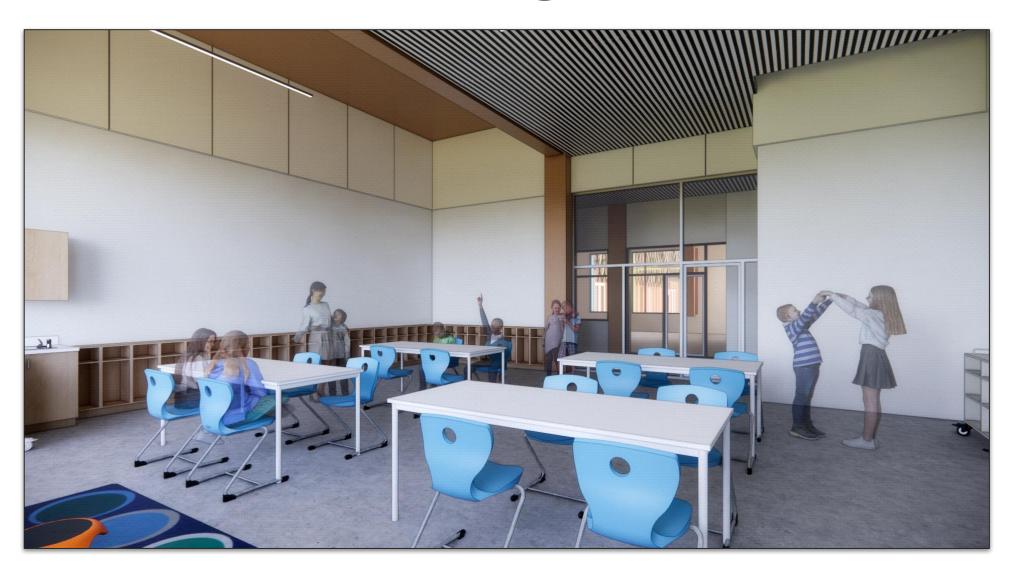


2nd Floor





Interior Renderings: Classrooms





Interior Renderings: Dining













Next Steps

- Finalize Contract with Construction Manager At Risk (CMAR)
- Develop Cost Estimates
- Meet with ACPS Stakeholders
- Refine Schematic Design:
 - Construction TypeSpace Utilization
 - Material Selection
 Mechanical/Electrical Systems











Engagement

- → Schematic Design Phase: On-Going
- → Superintendent's Advisory Team Meeting

Date: Weds., Dec. 18, 2024

Time: 6:30 pm - 7:30 pm

Location: Online

→ Communications:

- Information communicated on the <u>Capital Programs</u>, <u>Planning</u>, <u>and Design Webpage</u> & <u>George Mason Modernization Webpage</u>
- Sign up for our <u>CIP Newsletter</u>
- Community members can send questions, comments and concerns to: <u>Ask ACPS</u>











Contacts

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Questions?

Enter your questions using the Q&A Feature!



Superintendent Dr. Melanie Kay-Wyatt **School Board**

Michelle Rief, Chair Kelly Carmichael Booz, Vice Chair Meagan L. Alderton Tim Beaty

Abdel-Rahman Elnoubi Jacinta Greene W. Christopher Harris Tammy Ignacio Ashley Simpson Baird