

**George Mason Elementary School** 2601 Cameron Mills Road

DSUP2025-10001

**Planning Commission Public Hearing** 

May 6, 2025



# Agenda



- 1. Summary
- 2. Project Location
- 3. Project Details
- 4. Key Findings & Insights
- 5. Community Meetings
- 6. Recommendation



### Summary

### Request:

- Development Special Use Permit to construct a new elementary school with increased capacity
- Special Use Permits for recreational amenities and parking

### **Planning Commission Action:**

Recommend approval of the DSUP

### **Key Points:**

- Modern building and recreational amenities
- Addresses ACPS needs within a constrained site
- Improved traffic and pedestrian circulation



# **Project Location**





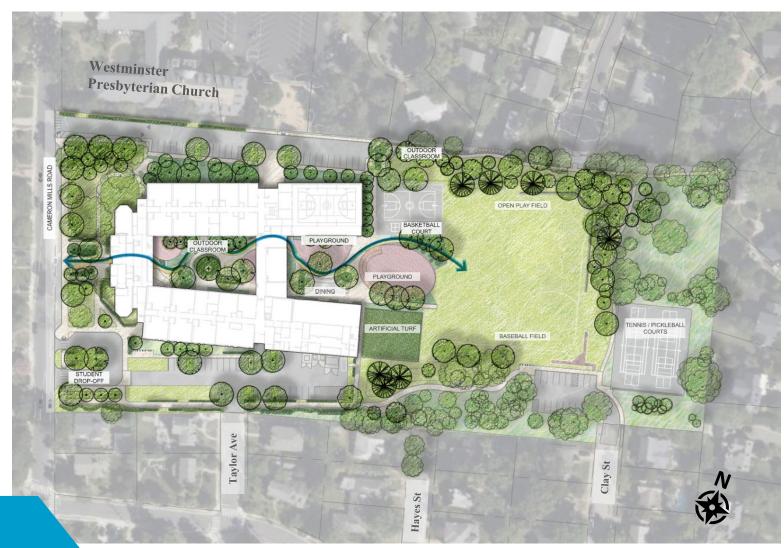
George Mason Elementary DSUP2025-10001





### **Project Details**

- New elementary school for 670 students
- Three parking areas for 80 teachers/staff
- Courtyard areas for light and two new playgrounds
- Preservation of large trees
- 32% canopy coverage
- 6.47 acres of open space





### **Project Details**





#### Proposed architectural renderings

Clockwise: Proposed front of school, rear of school, rear open space area.



George Mason Elementary DSUP2025-10001





## **Key Findings & Insights:**

### **Highlights:**

- Stormwater Management: BMPs will exceed required phosphorous load reductions by 34%
- Traffic: New bus layby and pick-up/drop-off loop

#### Benefits:

- Addresses capacity needs identified in Long Range Educational Facilities Plan
- LEED Gold and Net Zero efficiency construction
- Improved recreational and stormwater management facilities





# **Community Meetings**



6/5/2023	PTA Meeting
1/22/2024	Community Meeting
4/15/2024	PTA Meeting
9/3/2024	Community Meeting
9/4/2024	Advisory Group Meeting
10/1/2024	Community Meeting
10/7/2024	Advisory Group Meeting
11/21/2024	Community Meeting
12/16/2024	Community Meeting
12/18/2024	Advisory Group Meeting
1/21/2025	Community Meeting
1/27/2025	Advisory Group Meeting
2/10/2025	PTA Meeting
3/3/2025	Community Meeting
5/26/2020	Advisory Group Meeting





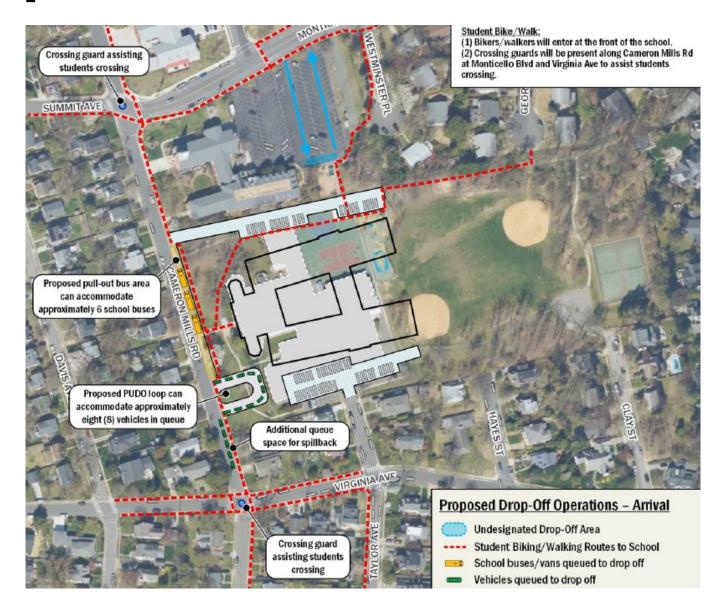
### Recommendation

Staff recommends approval of DSUP2025-10001, subject to conditions.





### Appendix - Circulation





# Appendix - Parking

