



City of Alexandria

George Mason Elementary School

2601 Cameron Mills Road

DSUP2025-10001

City Council Public Hearing

May 17, 2025



Agenda



1. Summary
2. Project Location
3. Project Details
4. Key Findings & Insights
5. Community Meetings
6. Planning Commission Guidance



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
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Project Details

- New elementary school for 670 students
- Three parking areas for 60 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.



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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
3/17/2025	Advisory Group Meeting

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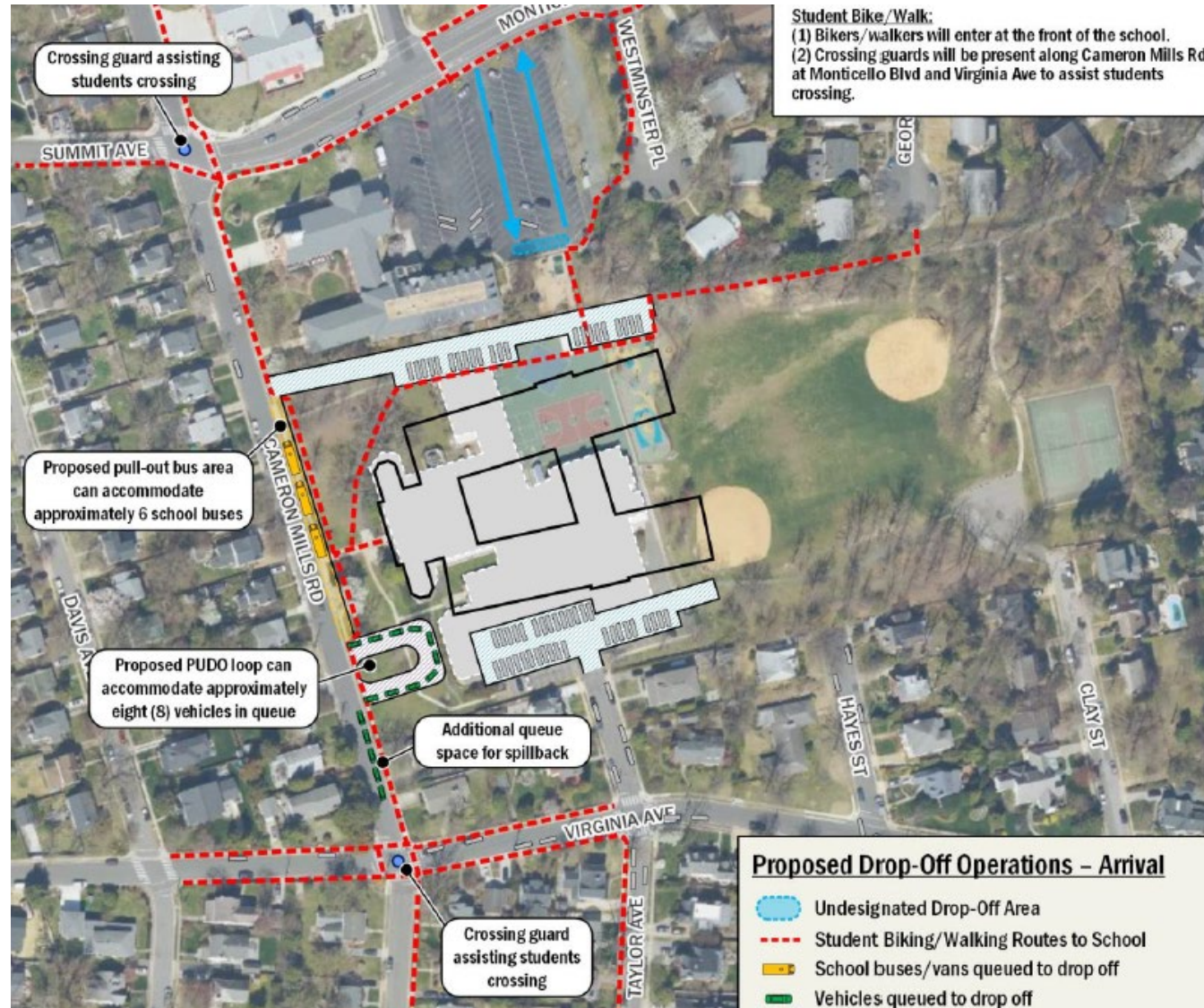
Recommendation

Planning Commission voted 6-1 recommending **approval** of DSUP2025-10001, subject to conditions.





Appendix - Circulation





3. Pending approval of an agreement with the adjacent Westminster Presbyterian Church, no more than 60 parking spaces shall be provided on the school site. Any parking found not to be needed can be converted to open space, to the satisfaction of the Directors of T&ES and P&Z.—~~In the event that an agreement for shared parking cannot be reached with the church, staff may consider approving additional parking spaces on site through an administrative amendment. (P&Z) (T&ES)~~