



September 3, 2020

**WOODWARD HIGH SCHOOL**  
**Bi-Monthly HOA Planning Meeting**  
**21918.00**

**ATTENDEES:**

Name	Representing	E-Mail Address
Seth Adams	MCPS Division of Construction	<a href="mailto:Seth_P_Adams@mcpsmd.org">Seth_P_Adams@mcpsmd.org</a>
Shiho Shibasaki	MCPS Division of Construction	<a href="mailto:Shiho_C_Shibasaki@mcpsmd.org">Shiho_C_Shibasaki@mcpsmd.org</a>
Ed Reich	Georgetown Village Condominium	<a href="mailto:edwreich@aol.com">edwreich@aol.com</a>
Charles Brownstein	The Mains Homeowners Association	<a href="mailto:Charles.brownstein@verizon.net">Charles.brownstein@verizon.net</a>
Carla Sguigna	Old Georgetown Village Townhomes	<a href="mailto:csguigna@aol.com">csguigna@aol.com</a>
Alana Renner		
Susan Bender		<a href="mailto:susanbender@comcast.net">susanbender@comcast.net</a>
Benson Goldstein	Old Georgetown Village Townhomes	<a href="mailto:bensongoldstein@gmail.com">bensongoldstein@gmail.com</a>
Rick Schulman	The Mains Homeowners Association	<a href="mailto:rick.schulman14@gmail.com">rick.schulman14@gmail.com</a>
Phil German	Village Gate Homeowners Association	<a href="mailto:phil.german@perlectric.com">phil.german@perlectric.com</a>
James Norman	Village Gate Homeowners Association	<a href="mailto:jjn1618@gmail.com">jjn1618@gmail.com</a>
Bart Gerstenblith	Devonshire East HOA	<a href="mailto:bgerstenblith@hotmail.com">bgerstenblith@hotmail.com</a>
Shuxi Liu	Village Gate Homeowners Association	<a href="mailto:searchpd@hotmail.com">searchpd@hotmail.com</a>
Sheri Weiss	Luxmanor Citizens Association	<a href="mailto:sesaaw@gmail.com">sesaaw@gmail.com</a>
Abbe Milstein	Luxmanor Citizens Association	<a href="mailto:3magmom@gmail.com">3magmom@gmail.com</a>
Justin Fisher	Hess Construction	<a href="mailto:Jfisher@hessconstruction.com">Jfisher@hessconstruction.com</a>
Tom Beach	Hess Construction	<a href="mailto:tbeach@hessconstruction.com">tbeach@hessconstruction.com</a>
Shawn Benjaminson	Adtek Engineers	<a href="mailto:sbenjaminson@adtek.com">sbenjaminson@adtek.com</a>
Kieran Wilmes	Grimm + Parker Architects	<a href="mailto:kwilmes@gparch.com">kwilmes@gparch.com</a>
Don Porter	Grimm + Parker Architects	<a href="mailto:Dporter@gparch.com">Dporter@gparch.com</a>
Kerry Porter Hill	Grimm + Parker Architects	<a href="mailto:khill@gparch.com">khill@gparch.com</a>

**Meeting Notes:**

- 1.0 The purpose of this meeting was to discuss the status of the Charles W. Woodward High School Reopening with the representatives of the surrounding homeowners' associations and communities.
- 2.0 A community member requested that MCPS provide a contact list of all participants and HOA representatives.
- 3.0 G+P reviewed history of site master plan development.

**Calverton**

**Tysons**

**Charlottesville**

4.0 A community member asked why HOA's were not invited to the first community engagement meeting where athletics fields and programs were discussed. It was stated that PTA and cluster reps might be more closely involved and were able to advocate for full athletic amenities.

**4.1 MCPS Response:**

Due to the large number of parties that are interested in the project, several meetings were required. A single very large meeting was not a viable option. Each meeting included the same information to ensure that all parties received the same information.

5.0 A community member indicated that they are taking the inclusion of the stadium very seriously and that they will argue to the Board of Education, Montgomery County Planning Board, and County Council that MCPS should re-evaluate the need for stadium at Woodward HS. Re-evaluation of the need for a stadium in a post COVID world was requested.

6.0 A community member indicated that they have advocated for new Woodward High School for years. The new Woodward High School must have parity with Walter Johnson High School and other MCPS High Schools in terms of athletic amenities, including the stadium.

7.0 A community member that lives near the SE corner of site/park path raised a concern about stormwater issues in their neighborhood. He also questioned why the Woodward facility is being proposed as a swing space for Northwood High School when Walter Johnson High School is so overcrowded.

**7.1 MCPS Response:**

MCPS indicated that the project stormwater management system has been designed to accommodate the stadium as a worst-case scenario.

MCPS indicated that Woodward High School is being built to alleviate a regional capacity problem and address overcrowding in the Downcounty Consortium as well as overcrowding at Walter Johnson High School.

MCPS indicated that the use of Woodward High School as a swing space for Northwood High School allows MCPS to save funds by not spending money to house Northwood temporarily.

MCPS indicated that fiscal issues need to be addressed and MCPS will be exploring all options. At this point, however, the Board of Education is very interested in having the project includes a stadium.

**8.0 MCPS:**

The Board of Education is not in a position to make a final decision about Phase 2 programs until at least summer of 2021. Additional virtual meetings with community will be set up to continue the discussion until then.

9.0 MCPS provided a quick schedule for the immediate future for the project.

9.1 Project Status Report will be provided to the Board of Education at the Sept 10<sup>th</sup> meeting. Report will cover:

- 9.1.1 Recommendations from the Maryland-National Capital Park and Planning Commission during the Mandatory Referral process.
- 9.1.2 Old Georgetown Road entrance
- 9.1.3 Phase 2 program and athletic issues

9.2 Final Forest Conservation Plans to be approved by the Montgomery County Planning Board. Date is TBD.

9.3 MCPS will provide additional project update to the Board of Education in January/February of 2021

10.0 A community member asked if MCPS could provide a copy of the report provided to the Board of Education for the September 10<sup>th</sup> meeting.

10.1 MCPS Response: MCPS explained that the report to be posted on the MCPS project website after the Board of Education presentation.

11.0 A community member from The Mains indicated that their Homeowners association hired a civil engineer to analyze the stormwater management issues in their neighborhood. Timberlawn Park drainage was not designed to work with surrounding neighborhood, and southeast corner of the site is currently "swampy" as a result.

12.0 A community member stated that the community is strongly advocate for the forest conversation, because it will be losing too many trees. It was stated that the surrounding neighbors have no desire to have the stadium in the new high school.

13.0 G+P explained Phase 2 academic programs.

14.0 G+P captured Zoom chat comments and compiled for responses at next meeting. A partial log of chat box questions are attached after these notes.

15.0 MCPS suggested that meetings should become monthly and indicated that if that was desired, then they would schedule next meeting in early October.

16.0 Community members agreed that monthly meetings would be appropriate. Next meeting to be scheduled in October.

***THESE MEETING NOTES ARE THE OFFICIAL RECORD OF THE MEETING AND REPRESENT THE UNDERSTANDING OF THE WRITER OF ITEMS DISCUSSED AND DECISIONS MADE DURING THIS MEETING. WE SHALL ASSUME OUR UNDERSTANDING TO BE CORRECT UNLESS WRITTEN NOTICE TO THE CONTRARY IS BROUGHT TO OUR ATTENTION WITHIN SEVEN DAYS.***

Author: Kerry Hill

Attachments:

KPH/kph

L:\proj\2019\21918.00\01\_ADMIN\102\_Minutes\21918\2020.09.03\_Bi Monthly HOA Planning Meeting.docx

**Partial Log of Chat Box: HOA Planning Meeting 09.03.2020**

Time	Chat
09:11:38	Is there a storm water management plan for this site?
09:33:27	Old Georgetown road is a very dangerous road for pedestrians/bicyclists. How does this project envision embracing the County's Vision Zero plan?
09:36:54	The site needs an effective storm water management plan. The communities must insist upon this.
09:48:49	We are interested in building and in traffic issues related to Old Georgetown Road and safety issues.
09:58:38	What is the specific approach/plan for buffering the stadium from the contiguous community homes?
09:59:27	Please talk about old Georgetown Road changes.
10:02:51	It's a tragedy that that forest is being cut down to have separate baseball and softball fields. BCC High School has shared fields. That should be considered here.
10:10:40	Another comment: more transparency is needed about why the football stadium is on the north end of the property.
10:13:01	Need to contain stadium noise as far as possible from homes
10:14:36	Thank you!! looking forward to an update on the front of the building and traffic decisions