



October 1, 2020

WOODWARD HIGH SCHOOL
Bi-Monthly HOA Planning Meeting
October 1, 2020
21918.00

ATTENDEES:

Name	Representing	E-Mail Address
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Don Porter	Grimm + Parker Architects	Dporter@gparch.com
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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 G+P and MCPS provided an update on the Forest Conservation Plan and the project schedule.
 - 2.1 The Forest Conservation Plan, for Phase 1 of the project only, was approved by the Montgomery County Planning Board at their September 24, 2020 meeting. MCPS is awaiting notification of resolution so that certified drawings can be uploaded.
 - 2.2 The abatement of asbestos within the existing building will begin on October 5, 2020, when the contractor be on site.
 - 2.2.1 All work will occur within the building and air monitoring will take place during the abatement process.

Calverton

Tysons

Charlottesville

- 2.2.2 Abatement of the existing oil tank on site will take place separately.
- 2.2.3 Abatement should take approximately 2-3 months.
- 2.2.4 After the abatement of asbestos within the building is complete, the Demolition contractor will begin work.
- 2.2.5 Utilities will be terminated.
- 2.2.6 Demolition of the existing building will begin in February 2021.
- 2.2.7 Demolition should be complete in spring 2021.

3.0 Adtek reviewed the options of providing the softball and baseball fields on site in a configuration similar to the layout at Bethesda Chevy Chase High School.

3.1 The first option was with the baseball and softball fields on the north side of the site.

- 3.1.1 The baseball and softball fields do not fit within the open space on the northeast side of the site. They overlap the access road.
- 3.1.2. The outfields of the baseball and softball fields overlap and cannot be used simultaneously.
- 3.1.3. The grading required for the baseball and softball fields in this configuration will typically result in a low swale running through the center of the two fields. This will make the use of the outfields as a multipurpose field more problematic.

3.2 The second option was with the baseball and softball fields on the south side of the site.

- 3.2.1. The site cannot accommodate a track, stadium, and grandstand on the north end of the site.
- 3.2.2. The outfields of the baseball and softball fields overlap and cannot be used simultaneously.

4.0 A community member asked whether a single field with a movable mound could be utilized instead of a separate baseball and softball field.

MCPS Response: MCPS does not typically use movable mounds as an approach to accommodate baseball and softball within a single field.

5.0 A community member asked what the problem was with the baseball and softball field configuration indicated in the current site layout (Option 3), and asked if the fields could be pulled apart as indicated in this option?

MCPS Response: The options including the field configuration used at Bethesda Chevy Chase High School were provided in response to some questions asked at the previous meeting on September 3, 2020.

6.0 G+P reviewed the Site Master Plan Option 3:

- 6.1 The option included a baseball field on the south end of the site, a stadium in the middle of the site, and a softball field on the north end of site.
- 6.2 A track will not fit on site if the fields are placed in this configuration.

7.0 A community member asked if there was any intent for the school to use the fields at Timberlawn Park. He indicated that there is a cut through in the southeast corner of the site that provides access to the Mains community. The community member requested that fencing and grading be used to eliminate the cut through.

MCPS Response: There is no plan for school use of the fields at this time. The project will include a pathway from Timberlawn Park to the school site. It is anticipated that the pathway will be installed across the south property line. It was a request from the Montgomery County Planning Board, and agreed during the Forest Conservation Plan hearing on September 24, 2020 meeting.

8.0 A community member asked if there was going to be a re-forestation effort along the eastern property line to buffer the fields from the homes immediately to the east of the site. A visual separation and a physical barrier for balls was requested.

8.1 MCPS/Adtek Response:

- 8.1.1 Netting will be provided to prevent balls from going on to neighbors' properties.
- 8.1.2 Re-forestation efforts will be maximized but will be dependent on field locations.

9.0 A community member asked what the cost of the project is and what the components of the phase 2 portion of the project will be.

9.1 MCPS Response:

- 9.1.1 The project budget for Phase 1 is \$125 million.
- 9.1.2 The elements of phase 2 will include:
 - 9.1.2.1 The building for the phase 2 academic programs.
 - 9.1.2.2 Structured parking.
 - 9.1.2.3 The site amenities for athletics:
 - 9.1.2.3.1 Stadium
 - 9.1.2.3.2 Track
 - 9.1.2.3.3 Baseball
 - 9.1.2.3.4 Softball

10.0 A community member asked what aspects of the site plan could realistically be changed and asked about the focus has been on options that have been developed and discarded.

10.1 MCPS Response: Nothing has been engineered, drawn, or Bid for Phase 2 at this time, so from that perspective, nothing has been determined. The focus to this point has been to review the options that have been developed and explain them.

11.0 A community member asked if there is a possibility that funding for Phase 2 could be delayed.

11.1 MCPS Response: Funding for Phase 2 has yet to be provided. It is possible that funding could be impacted by the budget changes associated with Covid 19. However, there has been no discussion about it yet.

12.0 A community member asked what the decision-making process regarding Phase 2 will be from this point forward.

12.1 MCPS Response: The program for the building and the location of the site amenities for Phase 2 have not been determined and approved by the Board of Education. As noted in the meeting of September 3, 2020, MCPS will be providing an update regarding Phase 2 of the Re-opening of Woodward High School to the Board of Education in January of 2021.

13.0 A community member asked what the issues were with Option 1, and why the softball field could not be pulled south, closer to the stadium. In Option 1, the stadium is located on the south end of the site, and baseball and softball are shown on the north end of the site.

13.1 MCPS Response:

13.1.1 Pulling the softball field south, towards the stadium and away from the baseball field, represents a safety issue for foul balls from softball field landing on the track or multipurpose field.

13.1.2 The stadium is too far from the parking structure if it is located on the south end of the site.

13.1.3 There is a construction sequencing issue, in terms of removal of the sediment and erosion control measures, if the stadium is located on the south end of the site.

14.0 A community member asked if MCPS would consider using neighboring public fields for selected sports, like baseball or softball, and what would be a good layout if only a baseball field, instead of both baseball and softball field were provided?

14.1 **MCPS Response:** If only baseball or softball is provided at the site, there is an equity issue for the student athletes.

15.0 A community member asked if the parking structure is needed because the stadium is being provided and indicated that Seth Adams had made that statement in the Board of Education meeting on July 29, 2019.

15.1 MCPS Response:

15.1.1 The parking structure is needed to accommodate enough parking spaces for staff and students for Woodward HS with the student capacity of 2700 regardless of whether the stadium is provided or not.

15.1.2 MCPS indicated that they would follow up with Mr. Adams regarding his statement.

16.0 G+P showed 3D images of the parking structure. The parking structure is composed of a single elevated deck and on-grade parking. The upper deck will be level with the grades on the west side of the site, and the lower level will be level with the grades on the east side of the site.

17.0 A community member asked if the project includes enough parking for the stadium.

17.1 **MCPS Response:** The project will provide between 450 and 500 parking spaces. Bus loop will be used for overflow parking lot, and student drop-off loop will be used for bus stacking area for opponent team.

18.0 A community member asked what the extent of the breezeway will be? Would it go from the southern end of MCPS property up to Edson Lane?

18.1 **MCPS Response:** The breezeway will extend from the southern property line at Old Georgetown Road to the northern property line at Old Georgetown Road. At each property line, the breezeway will stop and a sidewalk will connect with the existing sidewalks on the adjacent properties.

19.0 A community member asked if they could be provided with construction updates by the parties that will be on site during construction at subsequent meetings, since construction is about to start.

19.1 **MCPS Response:** Construction updates will be provided. Hess Construction, the project managers for the project will be attending upcoming meetings and will be able to speak to the practical and logistical issues associated with a construction site.

- 20.0 A community member requested to discuss about the concession of stadium for the next meeting.
- 21.0 G+P captured Zoom chat comments and compiled for responses at next meeting. A partial log of chat box questions is attached after these notes.
- 22.0 The next meeting to be scheduled in November of 2020.

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.

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Attachments:

KPH/kph

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Partial Log of Chat Box: HOA Planning Meeting 10.01.2020

Time	Chat
15:17:04	The football stadium would be on the south end with a grandstand. Baseball and softball could be on the north end with minimal intrusion into the forest.
15:26:04	Has there been any consideration for alternative forms of energy use for the building such as solar/wind/alternative forms of distributed generation?
15:34:58	The stormwater management plan for the Tilden/Rock Terrace Schools are a failure. What are MCPS' plans to develop a plan that won't flood the surrounding neighborhoods?
15:46:50	As the slides change the stormwater catchment basin comes and goes. is there a basin planned for each design?
15:49:34	Please also consider equity issues for children living in this area - they should not be put upon for every non ideality at this small site.
15:50:13	What is the number of faculty and staff?
15:51:22	What is the number of faculty and staff anticipated relative to the Total number of spaces?