

# MEETING MINUTES

April 11, 2011

DATE

**PROJECT** : Wayside Elementary School  
Facility Advisory Committee Meeting #2  
**PROJECT NO.** : 08093.000

**CC** : Matt Willems  
Jim Leeuwrik  
Phill Brummett  
FILE  
☐ ATTACHMENTS

<u>ATTENDEES</u>	<u>COMPANY/TITLE</u>	<u>PHONE</u>	<u>EMAIL</u>
Yong-Mi Kim	WES - Principal	301-279-8484	Yong_M_Kim@mcpsmd.org
Ioanna Chase	WES - Admin. Secretary	301-279-8484	Ioanna_Chase@mcpsmd.org
Jim Tokar	MCPS DOC – Project Manager	240-314-1008	<a href="mailto:James_R_Tokar@mcpsmd.org">James_R_Tokar@mcpsmd.org</a>
Julie Morris	MCPS DOC - Planning	240-314-4713	<a href="mailto:Julie_a_morris@mcpsmd.org">Julie_a_morris@mcpsmd.org</a>
Mike Sphur	MCPS DOC		<a href="mailto:Michael_Shpur@mcpsmd.org">Michael_Shpur@mcpsmd.org</a>
Diane Boyd Rauber	Neighbor	301-251-9211	<a href="mailto:dbrauber@comcast.net">dbrauber@comcast.net</a>
Kathy Grosso	WES - Media Specialist	301-279-8484	<a href="mailto:Katherine_T_Grosso@mcpsmd.org">Katherine_T_Grosso@mcpsmd.org</a>
Anne Price	Neighbor	301-294-8157	<a href="mailto:APrice500@msn.com">APrice500@msn.com</a>
Matt Willems	AMT		<a href="mailto:mhwillems@amtengineering.com">mhwillems@amtengineering.com</a>
Bill Brown	BeeryRio	703-249-7640	<a href="mailto:bbrown@beeryrio.com">bbrown@beeryrio.com</a>
Tim Fennell	BeeryRio	703-249-7668	<a href="mailto:tpfennell@beeryrio.com">tpfennell@beeryrio.com</a>
Amanda Witkowski	BeeryRio	703-249-7637	<a href="mailto:awitkowski@beeryrio.com">awitkowski@beeryrio.com</a>

These meeting minutes reflect the notes and memory of the writer and constitute the basis on which the project is proceeding. Any clarifications, corrections, or additions should be submitted to BeeryRio in writing within seven days of receipt of this document.

<u>ITEM</u>	<u>DESCRIPTION</u>	<u>ACTION BY</u>
1.	Mr. Tokar called the meeting to order at 7:00 pm and introductions of the attendees at the meeting were made.	-- --
2.	Mr. Tokar explained the purpose for the feasibility study, which is to develop three different options for the modernization.	-- --
3.	Mr. Brown began with a review of the existing site elements and constraints posed by the site, which will inform the design. Those constraints are the following; parent drop-off loop, the 20' hill at the back of the site, the existing tree line, and the new Maryland storm water treatment regulations. One of the concepts BeeryRio will develop will include the existing gymnasium, and all of the concepts will include the new addition.	-- --

**ITEM**    **DESCRIPTION**

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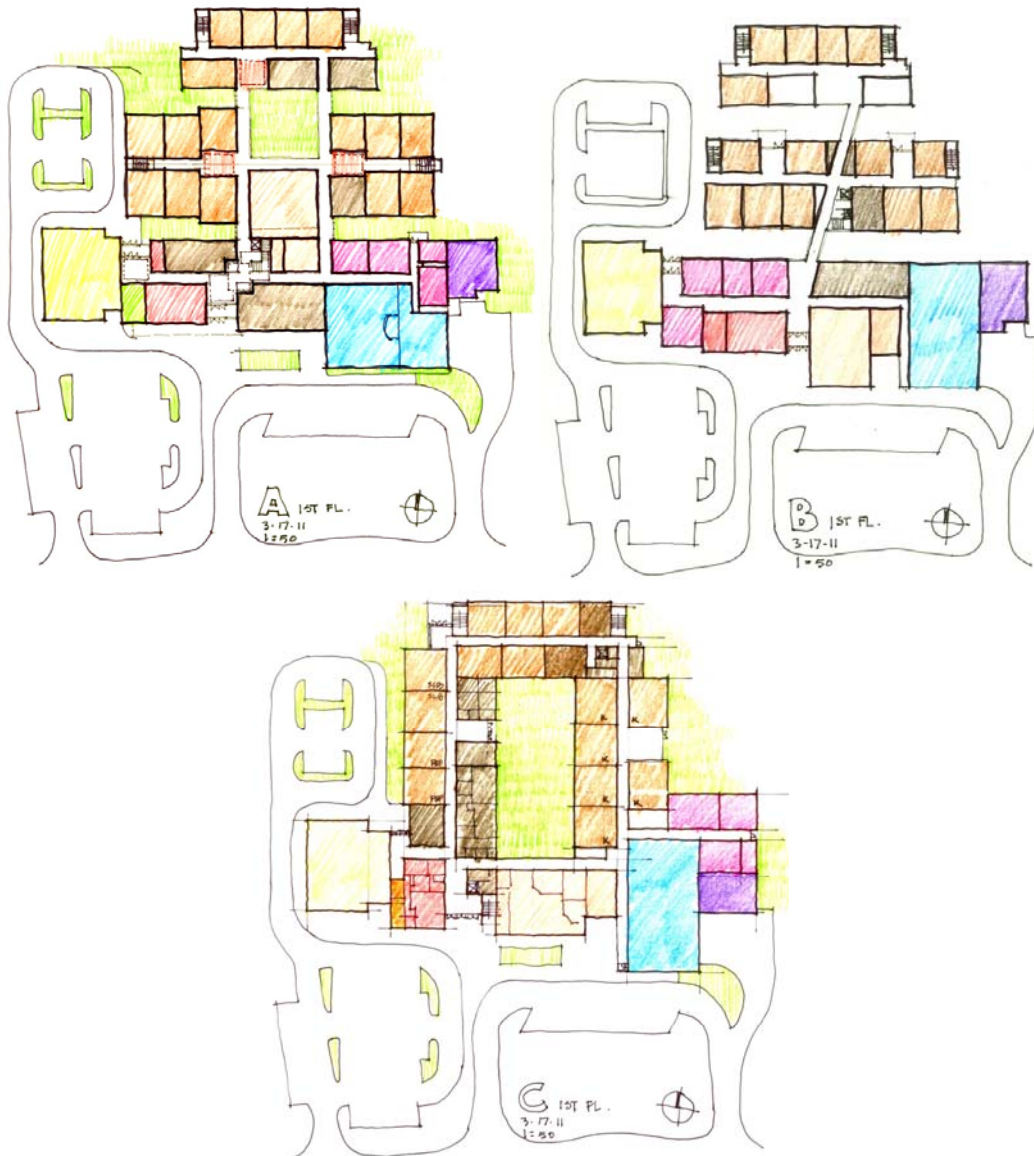


**ITEM**    **DESCRIPTION**

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4. Mr. Brown then reviewed the previous concept proposals from the last FAC meeting. Concept A has stacked small learning communities. The problem with concept A is that it has very narrow outdoor spaces between the wings. Concept B has a similar layout to A, but it was not a preferred option because of the single central corridor. Concept C is a variation on the master plan previously proposed when the addition was designed and, it has a circulation loop around a large courtyard, and public spaces which are well situated for after hours community use. Courtyards in both concepts A and C can be used for outdoor teaching spaces.

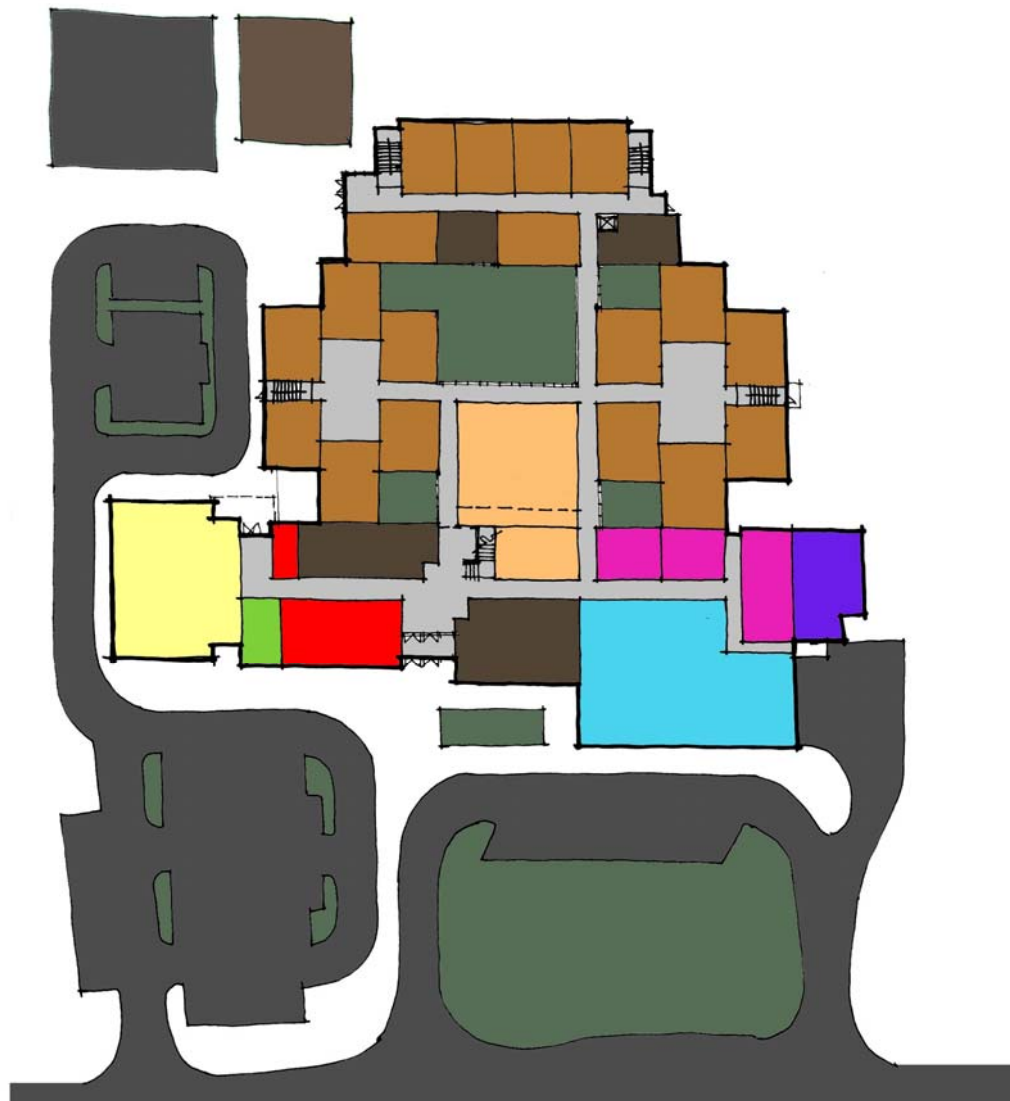


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5. Mr. Brown presented three revised concepts based on the comments received during the last FAC meeting. Concept A has stacked small learning communities. There are 6 classroom pods wrapped around a central courtyard. The public spaces are up front except for the Media Center which is located in the middle of the school. There are small courtyards dispersed throughout the school to bring in daylight to all of the classrooms. Each pod must have a stair to accommodate the pods on the second floor. The square footage for each of the break out spaces comes from the classrooms, which make the classrooms smaller than those in the addition and educational specification. One concern MCPS has with this layout is it inefficiency. Concept A extends out further to the East in the middle of the school than the other two concepts while the front of the school in all of the concepts extends out 10 feet further to the east than the existing school.

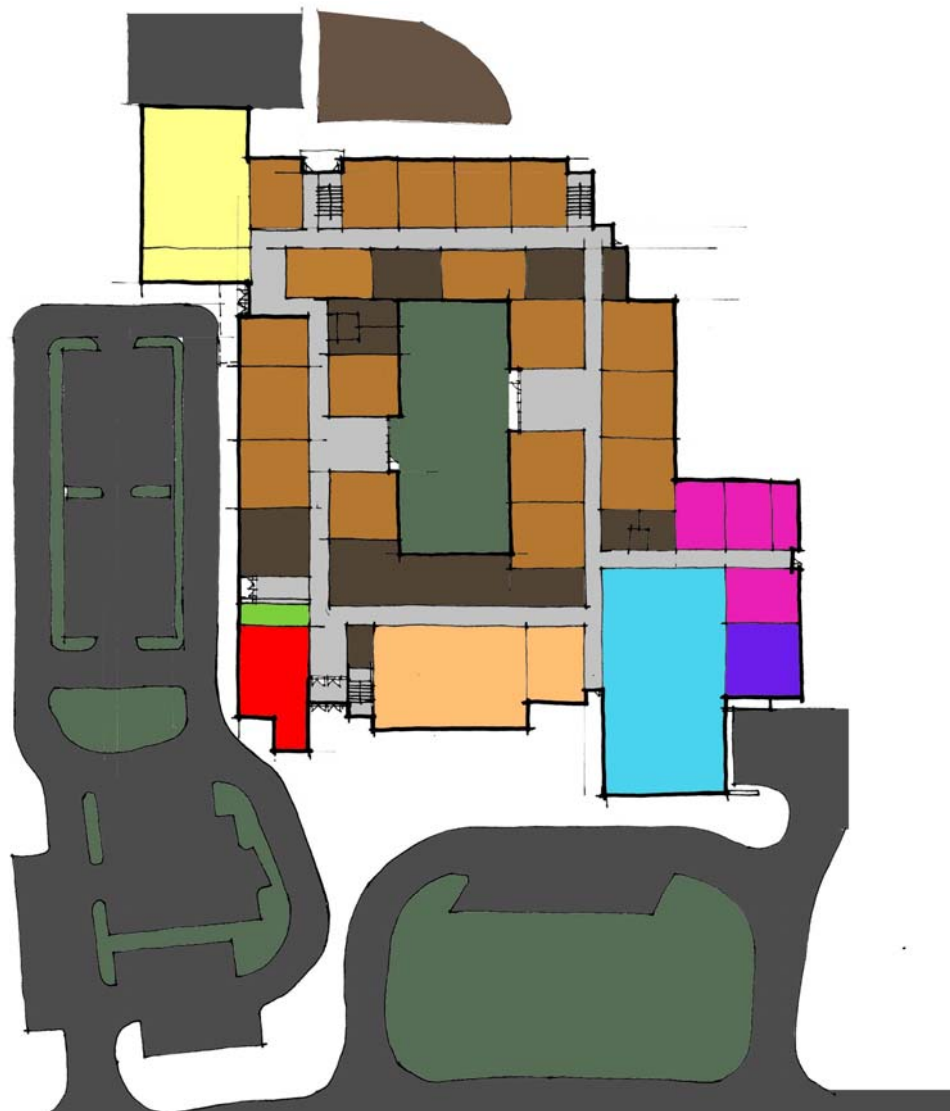


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6. In Concept B the layout of the school is centered on a large central courtyard. The existing gymnasium has been relocated to the back of the site closer to the play areas in order to open up the West side for more parking, to provide better views from Glen Rd. and a better line of sight from the Administration area. However, one issue with this scheme is that the paved play areas will be located further back on the site than they are currently. BeeryRio will look at rotating the gymnasium 90 degrees in order to minimize the development at the back of the site. Another issue with this concept is that two classrooms in the existing addition will not receive any daylight and the connection to the addition on the left side creates an undesirable jog in the circulation path. BeeryRio will look at flipping the second story layout in order to provide daylight to the classroom on the 2<sup>nd</sup> floor. Ms. Grosso did bring up a concern which she has with the location of the Media Center at the front of the school. She expressed concern that students will have a hard time getting to the Media Center on time from their classrooms based on current experience with the students located on the second floor of the new addition.

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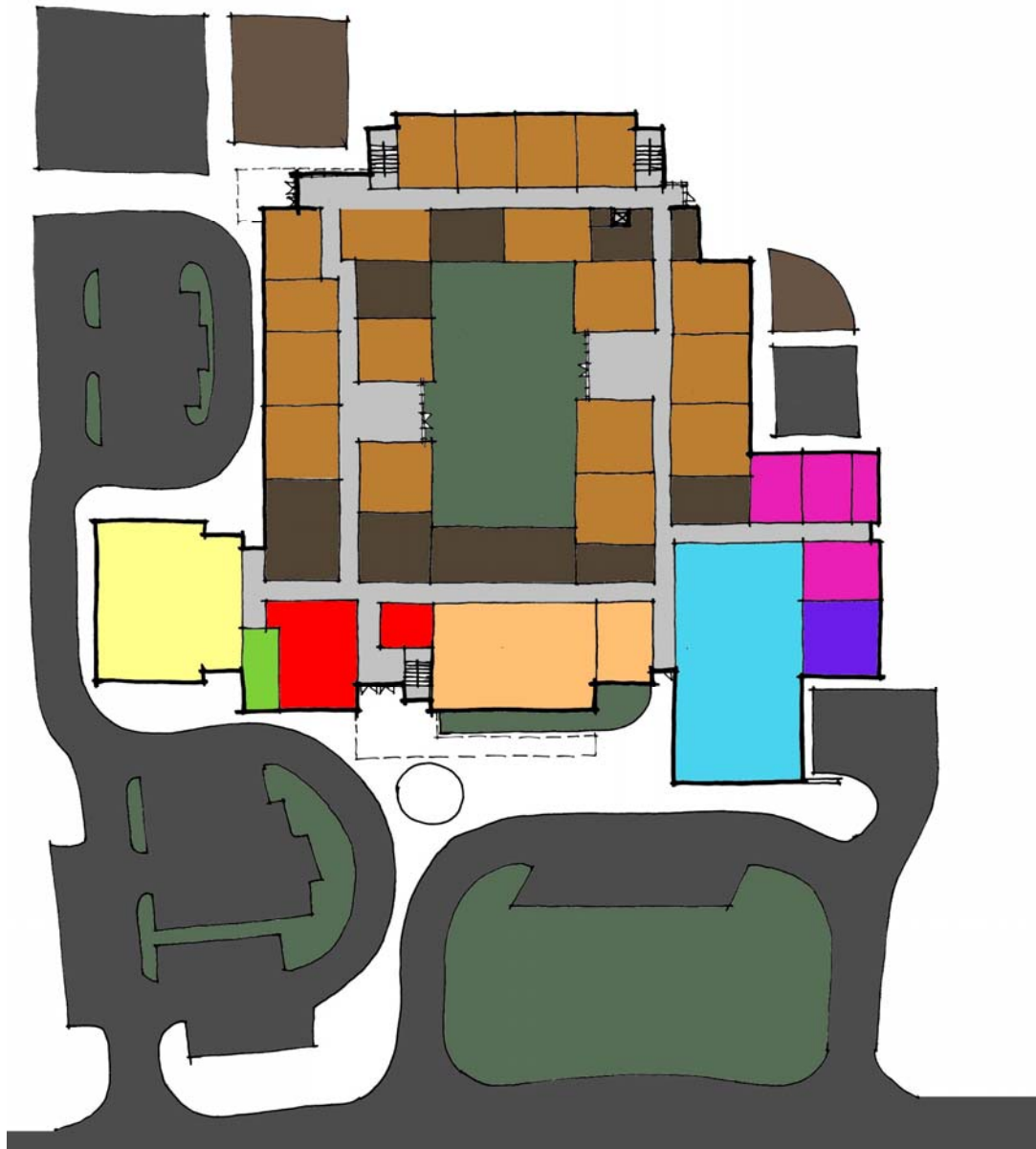


8001 BRADDOCK ROAD 4<sup>th</sup> FLOOR SPRINGFIELD VIRGINIA 22151  
703-426-9057 (P) 703-426-9280 (F) [www.beeryrio.com](http://www.beeryrio.com)



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| 7. | Concept C is a variation on concept B with the layout of the school focused around a central courtyard. However, in this scheme the existing gymnasium remains in its current location. | -- |
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| 8. | The following are all issues and concerns that the school staff expressed about all of the concepts for the design if the building. The school staff would prefer PEP to have a direct access to their play area. PEP and SCB would also like to be near the bus loop. BeeryRio will look at flipping the kindergarten and PEP/SCB classrooms in all three schemes. School staff would prefer the classrooms to be laid out in pods with more of a community feel, but disliked the smaller classrooms. Ms. Morris mentioned that there are other visual ways to differentiate classrooms groupings that are situated on a central hall. Mr. Tokar expressed his concern that a pod layout is | BR |
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inefficient and the layout of the current school is also inefficient. The school staff would like the pods to have tables and chairs for small group activities. The pods are currently being used for small instructional learning – intervention teaching like ESOL or Resource. The school currently uses computers in the pods rather than in the classrooms, and would prefer to keep it that way since teachers use the computers in the pods more than those in the classrooms. BeeryRio will look at making the break out spaces smaller in all of the schemes, and will disperse the support spaces throughout the school in order to minimize travel distance from the classrooms to those support spaces for schemes B and C. At the next meeting, all of the concepts will show how the play space will be laid out on the site.

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| 9.  | The school staff brought up their concern about the current layout of the parent drop-off loop. On rainy days there is a backup of cars from the drop off loop on to Glen Rd., and would like to see the drop-off loop be enlarged. However, the neighbors do not want to see an extension of the drop-off loop for concept B because they do not want to pave over more of the green space on the school's site. The staff disagrees and feels it is an issue than needs to be addressed this is a safety issue for drop-off and will need to be accommodated. Ms. Kim will like to see an ADA path from the top of the ramp to the back of the ball field. It is anticipated that the hill will not be touched. Not planning to have a retaining wall at this time. No major grading is currently anticipated. | -- -- |
| 10. | The next Facility Advisory Committee meeting will be on Thursday, April 28 <sup>th</sup> at 3:45 pm.   | All   |

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Amanda A Witkowski, LEED AP