

# MOSELEY ARCHITECTS

04.13.2015

Washington Grove Community Meeting 7:00pm

PROJECT MCPS Gaithersburg Capacity Study  
Montgomery County Public Schools, MD

ARCHITECT'S PROJECT NO. 546134

DATE AND LOCATION Monday, April 13, 2015

PRESENT For Montgomery Co. Public Schools, DOC/LRP  
\* Mr. Michael Shpur  
\* Ms. Julie Morris

For Moseley Architects

Mr. Bill Brown  
Ms. Molly Merlo  
Ms. Olivia Brookman

<u>Capacity Study Participants</u>	<u>Affiliation</u>
Ms. Susan Barranger	WG Principal
Mr. Jason Snyder	WG Asst. Principal
Ms. Estela Aguilera	Staff
Mr. Mark Alexander	Parent
Ms. Tawnya McKee	Parent
Ms. Emily Cavey	Parent
Mr. James L. Miles Sr.	Walnut Hill Citizens Assoc.

DISCUSSIONS AND DECISIONS.

The purpose of the meeting was to discuss the Gaithersburg Capacity Study and what possible additions are being explored for the Washington Grove ES site.

1. Ms. Julie Morris performed introductions and began the meeting by giving an overview of the Capacity Study process and how it relates to the Gaithersburg cluster. She mentioned the four school sites that will be analyzed as part of this study; Rosemont ES, Washington Grove ES, Laytonsville ES and Goshen ES. She explained that both Summit Hall and Strawberry Knoll ES have already had studies performed that will be taken along with this study as information for the Board of Education (BOE) and Superintendent to make recommendations from. Gaithersburg ES is not being considered for any addition or revitalization expansion because it is already at full build out for a 740 core capacity and the site is not conducive to an addition.
2. The enrollment projections at all the schools in the cluster reflect a deficit projected to be over 800 students in the 2020-2021 year. This deficit has triggered the study to help provide relief through additions, a new elementary school and/or a combination of the two.
3. This study will analyze the four schools to figure out the possible sizes and locations for additions on the sites and the costs associated with those additions. The Superintendent will review all the

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information from the capacity studies and cost estimates before making a recommendation to either build additions at some or all the schools or to build a new elementary school or a combination of both. This is to address the space shortages as part of the FY 2017-2022 Capital Improvements Program (CIP) in the fall of 2015.

4. Sites for a new school and boundary changes will not be explored as part of this study.
5. Moseley Architects will prepare one or more plans for each of the schools in the study and present them at the upcoming community meetings at each school. They will gather feedback from the meetings and present the final plans at the 2<sup>nd</sup> community wide meeting. Attendees will have the opportunity to provide feedback on the plans at the community wide meeting. Moseley Architects will take the comments and prepare a final Capacity Study brochure which will include the preferred design along with cost estimates for each proposed addition. The meeting dates are:
  - a. Rosemont Elementary School, Media Center – Wednesday, March 11, 2015 (3:30-5:00 p.m. and 7:00-8:30 p.m.) 16400 Alden Avenue, Gaithersburg, MD
  - b. Goshen Elementary School, Media Center – Wednesday, March 25, 2015 (4:00–5:30 and 7:00-8:30 p.m.) 8701 Warfield Road, Gaithersburg, MD
  - c. Laytonsville Elementary School, Media Center – Monday, March 30, 2015 (4:00–5:30 and 7:00-8:30 p.m.) 21401 Laytonsville Road, Gaithersburg, MD
  - d. Washington Grove Elementary School, Media Center – Monday, April 13, 2015 (4:00–5:30 and 7:00-8:30 p.m.) 8712 Oakmont Street, Gaithersburg, MD
  - e. Public Information Meeting (Gaithersburg HS, Cafeteria) – Tuesday, April 28, 2015 (7:00-8:30 p.m.) 101 Education boulevard, Gaithersburg, MD
6. Ms. Morris handed over to Ms. Merlo to present the addition schemes for the Washington Grove site.
7. Ms. Merlo began by reiterating that the addition schemes presented are not the finished addition plans that would be built if the decision in the fall is to build an addition at Washington Grove. The schemes presented are to provide accurate costing and direction for an addition that meets the program provided by MCPS and necessary support spaces such as toilets etc. If decided upon there would be additional meetings at the school to develop the addition and site as part of the MCPS schematic design process along with the school and community.
8. Washington Grove's current core capacity is 740. The building's program capacity is 587. The projected program capacity is 740 with the addition. The current enrollment is 408 with a projected enrollment of 447 in the 2015/2016 school year. There are no program spaces in relocatables currently since the building enrollment is below capacity. The program calls for a 6 classroom addition and support spaces to bring the buildings program capacity up to match the core capacity of the building at 740.
9. The first scheme locates a two story classroom addition on the SE side of the existing building adjacent to the two story portion and the field. This addition would require a jog in the existing fire road/paved play area and could be relocated as shown in the presentation. The existing soft play would have to be relocated.

10. The enlarged plans show three classrooms on each floor of the addition with connections to the existing first and second story through the existing stair locations as shown on the slides. (The existing stairs would be demolished and turned into connecting corridors.)
11. The pros and cons of the first scheme as presented:
  - a. Pros:
    - (1) Compact footprint – two stories
    - (2) Central location and good access to existing building
    - (3) Creates a looped circulation path on both stories.
    - (4) No new elevator required only two stairs.
    - (5) No loss of program space in the existing building.
    - (6) Maintains natural light to all existing classrooms.
    - (7) Minimal impact on field.
  - b. Cons:
    - (1) Requires relocation of soft play area(s)
    - (2) Requires reconfiguration of fire access road.
    - (3) Impacts the size of the field.
12. The Alternate Scheme depicts a 2 story addition in the front of the building and wrapping around the existing gymnasium. This scheme does not require reconfiguration of the play areas or the fire road.
13. The enlarged plans show three classrooms on the first floor including one relocated from the existing building where the new connecting corridor attaches to the main hallway. The second floor is shown with four classrooms but no toilet rooms. This scheme would require two stairs for egress out of the second floor and an elevator for ADA access.
14. The pros and cons of the alternate scheme as presented:
  - a. Pros:
    - (1) No loss of play area.
    - (2) Compact footprint – two stories
    - (3) Addition is away from fields and playgrounds
    - (4) Addition does not require revisions to the fire access road

- (5) Addition maintains natural light to all classrooms.
  - (6) Jogs in corridor potential break out areas.
- b. Cons:
- (1) Does not connect to existing two story portion of building.
  - (2) Requires two stairways and an elevator.
  - (3) Classrooms are remote and isolated from rest of school.
  - (4) Circulation does not loop
  - (5) Corridor is extra wide with jogs in it due to existing building constraints.
  - (6) E113 loses one window.
15. Ms. Merlo stated that in the earlier meeting the participants preferred to make a change in the alternate scheme where the toilet rooms on the first floor will switch with a classroom on the second floor. There are already boys and girls toilets available to the rooms on the first floor located beside the existing gymnasium and going up and down stairs to go to the bathroom is undesirable.
16. There was some discussion regarding the cut through at the existing classroom location in the alternate scheme, some participants didn't see the additional access corridor necessary and would prefer to keep the existing classroom as is. It was pointed out that if it remained a classroom there would be no windows after the addition was added.
17. There are no windows on the gym where the alternate addition is proposed.
18. There was concern about covering the existing lobby entrance to the gym. With the alternate addition another con is that there is no direct entrance to the gym lobby. Egress would also have to be carefully considered during the construction but the gym would be able to be used during construction.
19. Another con for the alternate scheme is the amount of noise that would be generated by the gym in close proximity to classrooms.
20. Ms. Barranger expressed her opinion that the first preferred scheme is the most appropriate for the school.
21. The cost for either scheme is not the determining factor for which scheme will be selected and included in the report for the cluster. Cost is only one factor and the best and most appropriate scheme for the school will be the one selected for the final capacity study report.
22. In the first scheme the new courtyard would be 30'-0" wide which is similar to the new courtyard that was built as part of the 2009 addition. There would be multiple access points and the potential for a lot of windows into the courtyard from both sides creating an open feeling. The looping circulation on both floors was seen as positive and the natural daylight opportunities desirable.

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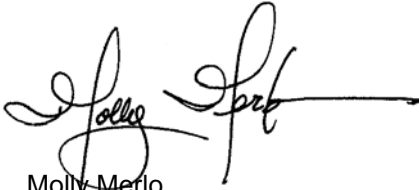
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23. The storm water management (SWM) with a new addition was questioned, can the existing storm water management pond and strategies meet the requirements with an addition and more parking? There would have to be an investigation into various strategies and an analysis of the existing SWM capacity on site. There are other options like a green roof that could be utilized if necessary but those decisions would be analyzed if the addition is selected and enters the design process.
24. The soft play area in the preferred scheme is shown adjacent to the other existing soft play. The participants discussed and agreed that it is preferable to show them separated by the fire road/paved play and the relocated play area will be shown closer to the SWM pond and field.
25. The first scheme was chosen as preferred by the participants and the alternate deemed less desirable and not to be further developed.
26. Parking is a problem currently, if an addition is placed at Washington Grove the parking will be evaluated to bring up to MCPS standards and per code. The building setbacks don't apply to the parking so the parking could be expanded and/or reconfigured. Is there any possibility of additional parking at Washington Grove without the addition? Ms. Morris stated that there are not any funds available to add parking without the addition as well.
27. The best possible scenario for when an addition could be built at Washington Grove is in 4 years if the budget is favorable. This time includes the design, permitting and the construction period.
28. If a new school is going to be built, is there a site selected already and if not how will the costs be evaluated? Ms. Morris stated that if a new building is determined the best way to relieve the overcrowding a site selection committee would look at all possible locations to place the new facility. For the report MCPS has cost data for what a new school typically costs and both land costs if the parcel is owned by the county already or addition land acquisition costs will need to be factored in if no suitable parcel is currently owned and a new site needs to be acquired.
29. Location is a concern for the spaces to help with the seats over capacity. Gaithersburg ES is densely populated and in need of relief but Laytonsville is not near and would require long bus routes away from the neighborhoods where people reside. The participants expressed preference that a closer solution be found.
30. Mr. Miles expressed his concern that no construction traffic go through the Walnut Hill community and wanted to know how the addition would be built without disturbing the neighborhood. Ms. Barranger stated that last time MCPS leased an access drive from the adjacent industrial park area and that other solutions could be sought to bring in the necessary construction traffic if the Addition were to go ahead. Also there is no connection currently nor planned to Chestnut Street.
31. Information on all the capacity studies will be posted at the following location as materials become available. <http://www.montgomeryschoolsmd.org/departments/construction/studies/gccstudy/shtm>
32. Ms. Morris thanked the participants for coming out and she encouraged them to attend the upcoming meetings. The meeting was adjourned.

*The above information is the writer's recollection of the discussions and decisions at the meeting. Should there be any additions or corrections, please notify the writer within two weeks of distribution for correction.*

NOTES BY:

REVIEWED BY:



Molly Merlo



Bill Brown  
Vice President

DISTRIBUTION: As indicated by (\*) above, also: