

MOSELEY ARCHITECTS

04.13.2015

Washington Grove Community Meeting 4:00pm

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. Rakesh Bagai
* 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. Robin Friedman	Staff
Mr. Andrew Schwartz	Staff
Ms. Nancy Madej	Staff
Ms. Nancy Nichols	Staff
Ms. Sue Hamann	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. Mr. Bill Brown performed introductions and began the meeting by giving an overview of the Capacity Study process and how it relates to the Gaithersburg cluster. He mentioned the four school sites that will be analyzed as part of this study; Rosemont ES, Washington Grove ES, Laytonsville ES and Goshen ES. He 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 2nd 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. Mr. Brown 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.

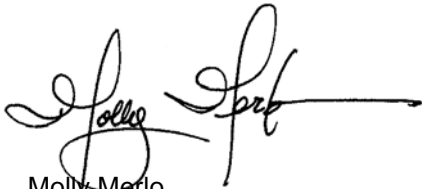
10. The enlarged plans show three classrooms on each floor of the addition with connections to the existing first and second story through the existing stair locations as shown on the slides. (The existing stairs would be demolished and turned into connecting corridors.)
11. The pros and cons of the 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. In the alternate scheme the participants would like to switch the toilet rooms on the first floor with a classroom on the second floor since 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 for the children.
16. If an addition is added to Washington Grove there was concern over the inadequate parking already on site and questioned if additional parking would accompany the addition. While the capacity study doesn't develop the full site it will include allowances for anticipated site work including additional parking where feasible and in line with MCPS guidelines. Ms. Merlo stated that it would be possible to add some parking and/or look at reconfiguring some of the existing parking to make it more efficient as part of the future addition project if selected.
17. In the first scheme 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.
18. 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.
19. The first scheme was chosen as preferred by the participants and the alternate deemed less desirable and not to be further developed.
20. One participant asked what happens if schools are consistently above the program capacity of 740? MCPS evaluates schools based on need for additions when they are at 92 seats over capacity unless they are already at maximum capacity of 740. Once schools are over the maximum desired size for elementary schools other alternatives are looked at to relieve overcrowding. This cluster capacity study is an example of this process on how to relieve the overcrowding at some schools within the cluster that are over the desired 640 or 740 core capacities.

21. 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>
22. 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:



Molly Merlo

REVIEWED BY:



Bill Brown
Vice President

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