

## MEMORANDUM

Date: November 12, 2014

To: File

From: WMCRP, Inc.

File: Richard Montgomery Elementary School #5 (1404)

Re: **Schematic Design Community Meeting #1 Notes 11/05/14**

### Attending:

Stacey Rogovoy	Principal, College Gdns ES	<a href="mailto:Stacey_F_Rogovoy@mcpsmd.org">Stacey_F_Rogovoy@mcpsmd.org</a>
Michael Poness	WMCRP Architects	<a href="mailto:mponess@wmcrparchitects.com">mponess@wmcrparchitects.com</a>
David Whaples	WMCRP Architects	<a href="mailto:dwhaples@wmcrparchitects.com">dwhaples@wmcrparchitects.com</a>
Kevin McPartland	WMCRP Architects	<a href="mailto:kmcpartland@wmcrparchitects.com">kmcpartland@wmcrparchitects.com</a>
Ray Marhamati	MCPS Div of Construction	<a href="mailto:Ray_Marhamati@mcpsmd.org">Ray_Marhamati@mcpsmd.org</a>
Julie Morris	MCPS Div of L.R. Planning	<a href="mailto:Julie_A_Morris@mcpsmd.org">Julie_A_Morris@mcpsmd.org</a>
Patricia Kassiday	Community& Future Student	<a href="mailto:patricia.kassiday@gmail.com">patricia.kassiday@gmail.com</a>
Patrick Runkle		<a href="mailto:patrickrunkle@hotmail.com">patrickrunkle@hotmail.com</a>
Colleen Reed	Twinbrook PTA President	<a href="mailto:president@twinbrookpta.org">president@twinbrookpta.org</a>
Vincent Russo	Twinbrook PTA Treasurer	<a href="mailto:treasurer@twinbrookpta.org">treasurer@twinbrookpta.org</a>
Jennifer Young	R.M. Cluster Coordinator	<a href="mailto:young.jennifer@gmail.com">young.jennifer@gmail.com</a>
Alex Daskalakis		<a href="mailto:Alex_Dask@yahoo.com">Alex_Dask@yahoo.com</a>
Ken Sonner	Resident	<a href="mailto:kensonner@msn.com">kensonner@msn.com</a>
William Hartman	Resident	<a href="mailto:william.hartman@comcast.net">william.hartman@comcast.net</a>
Thomas F. Reynolds	Resident	<a href="mailto:tfreynol3@gmail.com">tfreynol3@gmail.com</a>
Cheryl Moss Herman	MCCPTA Area V.P.	<a href="mailto:hermanfour@msn.com">hermanfour@msn.com</a>
Paula Tully	Resident/ Parent/ Beall PTA	<a href="mailto:PaulaTully@yahoo.com">PaulaTully@yahoo.com</a>
Elliot Alter	Principal, Beall E.S.	<a href="mailto:Elliot_Alter@mcpsmd.org">Elliot_Alter@mcpsmd.org</a>
William Meyer	Resident	<a href="mailto:wmeyer22@gmail.com">wmeyer22@gmail.com</a>
Michael Shpur	MCPS Div of Construction	<a href="mailto:Michael_Shpur@mcpsmd.org">Michael_Shpur@mcpsmd.org</a>
Christina Ginsberg	Twinbrook Citizens Assoc.	<a href="mailto:twinbrookpres@yahoo.com">twinbrookpres@yahoo.com</a> <a href="mailto:richgott3@verizon.net">richgott3@verizon.net</a>

### Issues Discussed:

1. The approved plan from the Feasibility Study was presented, and called Option 1. This was the only plan from that Study that did not include the Children's Resource Center. The CRC will not be part of this plan; it will vacate the site in time for construction to begin.
2. Locker rooms will not be included in the plan; they are not typically included in elementary school designs.
3. The plan includes masterplanning for six additional classrooms. The new school will have a capacity for 600 students, with core spaces designed for 740 students. Building the six additional classrooms will bring the school up to its full capacity of 740. The need for the 740 student capacity must be demonstrated before we can build the additional classrooms.

4. The County determines school capacity by their demographers monitoring development in the pipeline and population trends. New schools normally open as K through 4<sup>th</sup> facilities in the first year, while 5<sup>th</sup> graders are grandfathered at their current schools.
5. Those attending the meeting were mostly neighbors and some PTA representatives. No representatives from the City of Rockville government attended, although they were invited.
6. The school is now scheduled to open in August 2018. If funds become available, and school projects that had been postponed are restored to their original schedule, the school will open in August 2017.
7. The new school will relieve overcrowding in College Gardens ES, Beall ES, and Ritchie Park ES. New school district boundaries will be settled one year in advance of the school opening, using a standard process that includes public input. Twinbrook ES will not be included in a future boundary study for the new school because it is not as overutilized as the other three schools in the cluster. Twinbrook is scheduled for an upcoming revitalization/ expansion project. It was noted by Ms Ginsberg that leaving Twinbrook students out of the new school would make it difficult for demographic balance in the cluster.
8. Forest Conservation Easements already on the site reduce the usable site area from 10.9 acres to about 6.9 usable acres. This makes a very tight site, requiring very efficient land use and a small building footprint.
9. There is only one access point to the site, at the existing location. No neighbors are willing to sell their home to create a second access point. Many Montgomery County schools have only one access point. The current site use generates many car trips: although the CRC has fewer students, they require a higher teacher/ student ratio. The existing drive will be widened to three lanes to better accommodate emergency access. There will likely be a crossing guard posted at the entrance, but it's not certain if there will be any other measures. A traffic study will be completed. The safety of the students is paramount- our highest concern.
10. This meeting was announced to adjoining and fronting neighbors and nearby homeowners associations. It was posted at the site (the sign will be moved closer to the road for better visibility) and announced at today's City meeting. 1600 flyers were sent home with students announcing this meeting. It was recommended that we target pre-school parents as well. The results of the meeting, as well as the schedule for future meetings, will be posted on line at [www.rmes5.wmcrponline.com](http://www.rmes5.wmcrponline.com)
11. Mike Poness explained that we are now moving into the Schematic Design process. We will continue to solicit input from the stakeholders to come up with the best design possible. The meeting schedule was compressed to avoid the holiday season and still keep to the design schedule, hoping for the financing to make a 2017

occupancy possible. Additional meetings could be added if necessary. Ray Marhamati is the single point of contact for Montgomery County Public Schools.

12. Kevin McPartland reviewed the Sustainable Design aspects of the building, which must meet the requirements of LEED silver certification (but in the past has attained gold). This includes encouraging alternative transportation, “green” roofs for the building, the use of ground source heat pumps using a geothermal system (which will include a number of geothermal wells under the playing fields), extensive recycling during the construction process, low water use plumbing fixtures, and noise control for an optimal learning environment.
13. Stormwater management (both water quality and velocity) will be handled on-site, using various stormwater management facilities. MCPS does not contribute to the regional stormwater management cooperative.
14. The school site will not be gated; MCPS schools are open to the public. We are considering a back entrance to the site, connecting directly with the Wootton Oaks neighborhood. We will mitigate any security issues to make sure it is safe. We will also consider connections to the Millenium Trail bike path along Wootton Parkway.
15. Mike Poness explained that Option 1 (from the Feasibility Study) is very similar to the new Glenallan Elementary School. He presented a series of graphics and photographs showing the exterior of the building, indicating how it fits into the landscape. He continued with photos of the building’s interior, showing typical spaces, most with extensive views to the exterior.
16. Mike Poness then presented the Option 2 site plan and floor plans. Now that only the school is on the site (the CRC moving elsewhere) we took another look to see if we could make the site work better. Option 2 moves the building east on the site, pushing it into the hillside to reduce the extent of retaining walls on site. This moves the playing fields to the west, so that they will occupy their current general location. We will attempt to provide a larger soccer field for City Recreation Department use. We will continue to separate cars from busses and delivery trucks.
17. Option 2 shows the six-classroom future expansion built as a “shell space”. This can be finished with completed interior walls, heating and and cooling systems, and lighting, when the demand indicates that the expanded capacity is needed. The pre-constructed “shell” was received very postively by those present.
18. It is not certain if the City of Rockville will provide additional funds to expand the size of the gym, as was done at other new Rockville elementary schools. Our plan can easily expand to accommodate a larger gym.
19. Some concern was expressed about cars in the drop-off lane, where the cars will be line up alongside a row of parking spaces. These spaces will be reserved for staff use, to minimize any possible conflicts.

20. Forest Conservation easements are an issue. We are meeting with the City to try to trade easement areas; additional forest conservation easements are also required for the new building. We will work to move the building out of the current easement area. Also, we will attempt to save some existing specimen trees, both those inside and outside of the easement areas.
21. Retaining walls are likely to be up to 16 feet high in places. Concern was expressed about students climbing these walls; everything will be done to minimize this. We will also attempt to further reduce the extent of retaining walls.
22. Concern was expressed about the route taken from the Multi-Purpose room to the playing fields for recess. We will examine adding an additional corridor to facilitate this movement, or at least widen the currently planned corridor.
23. It was expressed that Option 2 is more welcoming for parents- as they approach the school, and also seeing kids on the playing fields and playgrounds or coming out of the school.
24. The relationship between the school building and the town-houses is better in new Option 2- the backs of these homes see green spaces now instead of school windows looking into their bedrooms.
25. A comment was made that the front entrance works quite well, with the visitors entrance and security vestibule at the car entrance, and a separate bus entrance that will be locked down when busses are not loading or unloading. Both entrance halls quickly come together inside the building at a central location.
26. Concern was expressed about the lack of safe spaces away from windows in case of tornado. Discussion ensued about the need for lockdown mode vs. a light and airy learning environment. The school is designed to facilitate “code blue” shut-down.
27. The consensus in the room was that Option 2 is a better option than Option 1. However, Elliot Alter (the principal at Beall Elementary) expressed concerns about emergency egress and the Multi-Purpose room path to recess. The next meeting will focus on the concerns of teachers, staff, students and parents.

Scematic Plan Meeting Schedule:

Meeting #2— Thursday, November 13	3:30 PM	Beall E.S.
Meeting #3— Thursday, November 20	3:30 PM	Ritchie Park E.S.
Meeting #4— Tuesday, December 9	7:00 PM	R.M.H.S.
Additional Meeting(s)	to be determined.	

Please notify this office right away of any errors or omissions.