

Client Meeting

PROJECT: WOODLIN ELEMENTARY SCHOOL
219-20-00

DATE: 14 July 2020

ATTENDEES: MCPS / Woodlin Elementary School:
Ken Futch, Project Manager, MCPS
Craig Jackson - Principal
Dennis Cross, MCPS
DJ Connelly – MCPS, Educational Planner

ADTEK:
Douglas Ostazeski, Civil Engineer
Shawn Benjaminson

Design Collective:
Scott McGovern, Project Manager
Scott Vieth, Project Designer
Brock Scarborough, Project Architect
Brian Reetz, Landscape Architect
Anna Dennis, Landscape Architect

See Sign-in Document For Community Attendees

CC: Cassandra Scott, WES
Katherine Manzanares, MCPS
Ashley Beesam, ADTEK

COMMENTS: Notes

MEETING MINUTES

Ken Futch and Principal Jackson opened the meeting by addressing the community and introducing DCI. Then DCI walked through the presentation.

- Project goals
- Site
- Review past design decisions
- Refined Site Diagram
- Q&A
- Refined Plan Diagram
- Q&A

MEETING NOTES

Items in [brackets] are team responses to comments or notes added to clarify chat item

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SITE

Bill Le Roy:

Will you look at demolition of old school while footings/foundation of new is under construction to gain some time in accelerating the schedule? Where are the utilities feeding the old school? Will they be reused for new? Or will new utilities be connected to Brookville Road?

[We will have a GC on board to evaluate]

Jenn Sawin:

If only the bus loop is on Brookville, where will construction vehicles be entering and departing the site?

[We will have a GC on board to evaluate; the county will have a role in approving the approach]

Jillian Storms:

Will this presentation be uploaded to the MCPS website?

[The presentation will be provided on the website in the next couple of days]

Bill Le Roy:

Will the Woodlin CDC be physically connected to Woodlin ES?

[It is being provided as an add-alternate; it will have a connection to the school]

Joanna Snyder:

Yay for more open green space!!!!

From Bill Le Roy:

Brookville widens a little where the bus loop entry is planned, will MCDOT be looking to rework this to ensure left turning buses are not met with oncoming traffic at 35mph (or higher as observed)?

[This will be reviewed with MCDOT]

Cheryl Copeland:

Yay for service vehicles also off Luzerne!

Now if you can get parents to stop careening down Luzerne at 8:58am...

Tyeesha Munnerlyn:

@ Cheryl ...Maybe speed bumps?

Paul Mortensen:

Very much hope that all efforts will be made to minimize the parking and views of parking from the fronts of this building. Make the building and fronting SPACES the civic "face" of the school rather than parking lots.

Bill Le Roy:

Right now no sidewalks on Montgomery, but will this be installed by MCPS?

[We have no knowledge of work on Montgomery at this time]

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Jenn Sawin:

Could space be designated for a garden in addition to the Learning Lawn? Children learn a lot in gardening.
[DCI: Gardens will be considered in the design]

David:

Is the open space adjacent to Luzerne going to be fenced?

[DCI: At this time that is not determined; fencing is likely at the 3 young child playgrounds; will determine where fencing is in next steps]

Jenn Sawin:

Yay, sledding hill!

Bill Le Roy:

Sledding hill and for PTA movie night

Joanna Snyder:

The bridge is a very clever idea and offers interesting architecture for kids!

Jenn Sawin:

Nice point, Bill - sledding hill stadium seating for Movie Night

Hye-Soo Baek:

The softball/soccer fields are in the private school's property. Is the private school aware of this?

[Property is owned by MCPS; working through details of extent of land used by Woodlin]

Cheryl Copeland:

As one of the houses adjacent to the new ball fields, with a former slugger I have experience of foul balls wreaking havoc. Trees only provide some protection.

[Fence placement will be considered as the design progresses]

Bill Le Roy:

Is there a preliminary storm water management plan?

[Storm water management is always an early consideration for us, but the exact locations and types have not been determined at this time]

Victoria Hougham:

I love the separate childcare drop-off option.

Cheryl Copeland:

Also, Hogwart's bridge design opportunity! jk

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From Jillian Storms:

As this school was built in 1944, curious if there any interest in the community to have something about the school's history on display in the new building. Has the Maryland Historical Trust been contacted as part of the standard review process?

[We will work with the school community to potentially incorporate this]

Joel Teitelbaum:

Note: Montgomery County DOT is abbreviated as MCDOT, not MDOT.

[Thank you for your correction]

Paul Mortensen:

Certainly a crosswalk could be important at or near Montgomery intersection to allow children to walk to school from that neighborhood.

[A crosswalks will be evaluated in the course of design. There is no signal at this location and it may be better to utilize locations that do.]

Victoria Hougham:

How much input will you seek from early childhood providers, including RDCA who is the current childcare provider in the HHS space?

Bill Le Roy:

I like the bridge at Strathmore Music Center (though it needs paint)

Cheryl Copeland:

Has there been analysis yet of number of trees to be taken down vs new planting?

[We have laid the plan out in consideration of keeping existing trees as much as possible, and an arborist is part of the team to evaluate condition of existing trees]

Hye-Soo Baek:

Private school property is actually owned by MCPS, leased to the school. Would be great if Woodlin kids really get to use the space above there during school hours.

Joanna Snyder:

Will the western green space and stream be protected? (on other side of parking lot)

[We have kept the parking space size similar to the original to preserve this space.]

Cheryl Copeland to Everyone: (7:46 PM)

An arborist is needed to evaluate the health of trees adjacent to residential area

[Scott relayed that an arborist is part of the team]

Thank you!

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Joanna Snyder:
(I assume new runoff with the parking lot changes)

Paul Mortensen:
We certainly hope no decel-lanes or accel lanes are created here. This is a 25mph street and should not be widened.

Bill Le Roy:
I like the idea of signal at warren and Brookville...
Access points of entry are much improved!

BUILDING

Victoria Hougham:
Also, my question was not answered yet: how much input will you seek from early childhood providers, including RDCA who is the current childcare provider in the HHS space?

Victoria Hougham:
Thanks! At this point the childcare provider has not yet been involved and we/they are eager to provide detailed feedback, thanks!

From David Cox:
May want to explain "shell space"
[Current state rated capacity - build shell but not fit them out as classrooms yet]

Cheryl Copeland:
Green roof areas provide great potential for teaching gardens.

Jillian Storms:
With the library on the second floor that may receive after hour use, how make sure the rest of the upstairs is secure from public access?

Paul Mortensen:
Is it possible to create a larger gym that perhaps makes it more useable for different age groups of the community after hours and provides more indoor play area for the kids?
[The current budget only allows for Ed Spec elementary size gym; junior high gym would be double the size of the one in the current plan, so at this point this is not in the plan]

Joanna Snyder:

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Any reason not to use the second level space over the child care to optimize footprint?
[Budgeted as an add/alternate - has to be designed as a separate, one story plan broken off]

Victoria Hougham:

So glad you are building on the shell space.

Can you explain what you mean by a stand-alone bid?

[Child Care and the elementary school are two different entities so the cost of each needs to be separated out.]

Cheryl Copeland:

Oh that's a big deal if it's an add-alternate. Add alternates are often the first to be v.e.'d

Joel Teitelbaum:

Brookville Road is both a County Arterial Road and Industrial Zone access Road. How will design screen against intense road noise and air pollution from and around Brookville Road?

[We will use the existing tree line as a barrier, we plan to preserve as many as possible.]

A.White:

Yes I agree Cheryl that's disappointing to hear

Victoria Hougham to Everyone:

About childcare

Jenn Sawin:

Cheryl, what is V.E.?

Cheryl Copeland:

Value engineered

Victoria Hougham:

I still don't understand that answer.

A.White:

V.E. are options a contractor can provide to reduce costs on a project

Paul Mortensen:

Why can't the teacher parking be located in the larger parking lot area to minimize parking facing onto the street?

[MCDOT has not evaluated, but we would like to make use of the paving in this area, maximize parking away from community view]

Likewise, is it possible to designate an area for the childcare parking in the larger lot as well?

[The school likes the reduction of conflict in separating the childcare parking]

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Again, this is to remove parking at the front feature of both primary elevations that face the community and the public streets.

[Scale of building is brought down by childcare volume to meet scale of community; we will look to ensure that the parking is visually minimized and properly integrated]

Joanna Snyder:

Apologies if I missed any sustainable build elements beyond green roof?

Cheryl Copeland:

(Euphemism for put on chopping block)

Joel:

Brookville is noisy, polluted, traffic - how to address and keep air clean along edge

[Trees and storm water management will be provided along Brookville to buffer these issues]

Will the classrooms have operable windows?

[Scott explained pros and cons related to indoor air quality and energy; we will explore with MCPS as design progresses]

Bill Le Roy:

You can show a wind rose diagram indicating prevailing winds at various times of the year

Joanna Snyder:

Buffer plants are excellent for learning spaces!

Paul Mortensen:

If no open windows, then there should be efforts made to minimize energy use and energy creation.

Bill Le Roy:

Look dedicated outside air supply system (DOAS) oriented to minimize polluted intake.

Cheryl Copeland:

I'm seeing some industry re-evaluation of operable windows, as the design industry addresses the pandemic response. Glad to hear you are keeping all options on the table.

Jenn Sawin:

Are there any net zero school buildings in this area?

[We do not believe there are any net zero schools in MoCo]

Paul Mortensen to Everyone: (8:01 PM)

There should be net zero schools

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Bill Le Roy:

My wish would be a hybrid structure of steel frame and cross laminated timber
[Current building code doesn't allow the timber construction]

Principal Jackson:

gardens, bridges, open spaces are great but school is in session 9 months, spaces will need to be maintained, not a lot of self-directed learning, ages 5 to 11; staff is limited (support 500-650 kids)
[Master plan can accommodate gardens to happen organically through PTA effort]

David Cox:

May be a question for DJ or Ken - How realistic is the shared use with the Yeshiva of the playing fields on the upper fields?

Bill Le Roy:

Are you thinking about strategies for sound attenuation between classrooms?
[Green Globes will be used; consultant on board for audio]

Joanna Snyder:

As an elementary school science curriculum developer I would love to have opportunities for outdoor classroom spaces that many elementary schools utilize in more urban areas!

Joanna Snyder:

I have to go. Thank you so much for this wonderful thoughtful presentation. I'm so glad I attended! Very exciting things to come

Joel Teitelbaum:

West side of Site plan does NOT face residential streets. It is primarily a truck & motorized vehicles access road (dead ended at Luzerne corner which has mainly warehouses and small businesses facing school.

Victoria Hougham:

How tall will the ceilings be?
[9'4" - 10' classrooms; higher in cafeteria]

Paul Mortensen:

Hope you can expand the "Learning Lawn" as much as possible. Perhaps the hardcourt can be configured in a way that maximizes the open lawn area for more recreational uses.
[Good idea to maximize flexibility; hardcourt typically is surrounded by fence]

Joel Teitelbaum:

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How will Main Entrance be situated in light of this 'industrial' context?

Jillian Storms:

I know this will be worked out in the design but there needs to be more than just centralized group toilet rooms on the first floor. There should be a set near the gym and one in sight of the multipurpose room.

[There will be visible facility and set near gym; K & Pre-K will have toilet room within room space]

Joel Teitelbaum:

West-facing Main Entrance/Admin Pod does not face residential community. See above question on how main school entrance will adjust to this interface with Brookville Road Light Industrial Zone structures and activities?

Paul Mortensen:

Hopefully the parking lot could also have basketball backboards at the periphery and lines painted so that it can be used for basketball after hours and on weekends by the community.

[We will review with MCPS - may be visually confusing to combine two uses]

Jenn Sawin:

Will there be any hallway single-user bathrooms? Easier to make those gender-free.

[Most likely will be provided for both adults and students - DJ confirmed that is in the Ed Spec]

Bill Le Roy:

Is there an architectural precedent you are looking at for overall building aesthetic? IE rock creek forest?

[Scale, mass and materiality will relate to context but not mimic it; not a firm that builds colonial buildings; timeless contemporary design!]

Nice thanks!

David Cox:

I want to make sure my question is answered - are the upper fields encroaching on Yeshiva property? If so, how will that work?

[MCPS owns property, but TBD on how exactly it will be used and to what extent]

Jillian Storms:

Just a thought, it would be nice that when you enter the school that you are looking at something wonderful on a display wall as you view towards the main portion of the school and not just elevator doors

[We will be looking at how to address this in the design]

From Jenn Sawin:

[In response to Yeshiva question] That's a 99-year lease, though.

Very exciting, thank you so much.

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Victoria Hougham:

Can you please provide more information about what was being said about the childcare building being bid separately? How does this impact the timeline for the current modular demolition and rebuild?

[The entire building will be bid at the same time, with childcare as add alternate; will have to have existing childcare in operation during construction]

Bill Le Roy:

Are you following green globes or IgCC

[Green globes]

Paul Mortensen:

Just want to make sure the entrance and face of the school is very civic, interesting and inviting to children and adult pedestrians and bikers rather than just cars. Car experience should be secondary.

[We hear you - we will continue to keep this in mind]

Cheryl Copeland:

Thank you for addressing feedback from the earlier meeting.

[Thank you for your comments]

Victoria Hougham:

Thank you, that makes sense. Please reach out so RDCA childcare can provide feedback!

Paul Mortensen:

Thank you for a great meeting!

Rose Boylan:

Thank you!

Jillian Storms:

Thank you!

Cheryl Copeland:

Could you put up the contact email for follow up again?

Tyeesha Munnerlyn:

Thank you!!

Bill Le Roy:

Thank you!

Neil Joshi, MSDE:

Thank you

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Emily:

Excellent work and creative solutions to a tight space with a lot of demands on it.

A.White:

Thanks for this presentation. It's a significantly better use of the site than current.

Next Steps & Follow-Up Items:

Continue to move the design forward with considering the input received today.

Next Meeting: TBD

The above is the author's interpretation of the items discussed. Any corrections or discrepancies should be brought to the author's attention within seven days, or the minutes will stand as written.