

## WORK SESSION NO. 1

Meeting Date:	5/29/2019 4:00 PM	Owner:	Montgomery County Public Schools
Meeting Location:	Gaithersburg Middle School (GMS)	Project:	Gaithersburg Elementary School #8
Next Meeting:	6/26/2019 7:00 PM @ Forest Oaks MS	Architect's Project No.	19007.0000

The following meeting notes are a summary of our understanding of topics covered at this meeting. The information has been condensed into a summary and is not an exact transcript of this meeting. If a conflict is noted, please contact our office so that the item may be corrected in a timely fashion.

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19	Michael Norton	Norton Land Design		<a href="mailto:Michael_norton@nortonlanddesign.com">Michael_norton@nortonlanddesign.com</a>
20	Mike Nalepa	Street Traffic Studies		<a href="mailto:mnalepa@streettrafficstudies.com">mnalepa@streettrafficstudies.com</a>

New Business	
1.	<p>Introduction by MCPS:</p> <ul style="list-style-type: none"> <li>• Seth Feriano stated that there is additional information about the initial site selection process on the MCPS website located here: <ul style="list-style-type: none"> <li>○ <a href="https://www.montgomeryschoolsmd.org/departments/facilities/rem/dynamic.aspx?id=571035">https://www.montgomeryschoolsmd.org/departments/facilities/rem/dynamic.aspx?id=571035</a></li> </ul> </li> <li>• Seth described the format of the meeting; SEI architects to speak first about the Kelly Park site. Seth Feriano to present the Victory Farm Site Feasibility</li> </ul>

	<p>Evaluation afterwards, a copy of the VF presentation documents can be found here:</p> <ul style="list-style-type: none"> <li>○ <a href="https://www.montgomeryschoolsmd.org/uploadedFiles/departments/facilities/construction/project/Victory_Farm_Site_Evaluation.pdf">https://www.montgomeryschoolsmd.org/uploadedFiles/departments/facilities/construction/project/Victory_Farm_Site_Evaluation.pdf</a></li> <li>○ <a href="https://www.montgomeryschoolsmd.org/uploadedFiles/departments/facilities/construction/project/Victory_Farm_Summary_Analysis.pdf">https://www.montgomeryschoolsmd.org/uploadedFiles/departments/facilities/construction/project/Victory_Farm_Summary_Analysis.pdf</a></li> </ul>
2.	Kelley Park site survey / Phase 1 ESA (environmental site assessment) to be performed by Triad Engineering. Survey work has started this week.
3.	Traffic Study for Kelley Park site will be performed in September 2019 after school starts. Traffic study engineer was present at the meeting. MCPS and SEI will meet next week with the City of Gaithersburg Department of Public Works to define the scope for the traffic study
4.	Delivery of presentation (attached) by SEI Architects. Ran Ilkovitch noted that the first slides are a review from the first meeting. This work session will consist of looking at several ideas about location of the building on the site. The final concept will have feedback from the community and will be selected during this process.
5.	<p>The community and teachers had input about what they thought the future of learning should include :</p> <ul style="list-style-type: none"> <li>● Technology, but not too much technology</li> <li>● Security measures (secure vestibule, no inside corners)</li> <li>● Dynamic education (average of 10 adults go in and out of the classrooms)</li> <li>● Separate public from private</li> <li>● Use the building as a teaching tool for education on sustainability</li> <li>● Natural light</li> </ul>
6.	MCPS has found that the life cycle cost of green roofing systems is not comparable to more dependable built-up roofing systems and that ongoing green roof upkeep presents maintenance challenges.
7.	The proposed building footprints presented have three stories in order to minimize the building footprint. Work session participants requested a two story option be investigated. A two story option will have a much greater footprint.
8.	Suggestion from attendee that all autism programs be located on the first floor, rather than distributed across all floors for safety purposes
9.	The site plan indicates the total acreage (parking, paved play areas, site circulation and building footprint) as requested at the previous meeting.
10.	108 parking spaces will be provided, more than a typical elementary school requires.
11.	Wetlands buffer area presented in graphic, limits the buildable area (baseball field #3 at south east of the site are within buffer).
12.	Attendees questioned the ability for future expansion. The school is planned for a maximum capacity for 740 students. This is currently the largest capacity MCPS allows for an elementary school. Space will be provided for future portables.

13.	Five approaches were presented and the community expressed their comments and concerns:
14.	<p>Approach #1: Traditional school plan</p> <ul style="list-style-type: none"> <li>• Site amenities will be behind the school and not visible from the street. This may limit access for community during the school day.</li> <li>• Disagreement between attendees as to how often existing tennis, volleyball court, basketball court are used by the community</li> <li>• Chain link fences are not necessary unless a playfield is next to a street. The proposed fields will be away from the street.</li> <li>• Keep trees along the stream</li> </ul>
15.	<p>Approach #2: Urban edge plan</p> <ul style="list-style-type: none"> <li>• More city like approach</li> <li>• Parking on the back of the building are more difficult for supervision from the street</li> <li>• Paved play areas in the flood plain may need to be made with permeable/pervious surfaces. MCPS has experience with and the design team will investigate these products.</li> <li>• Avoid parking within the flood plain</li> </ul>
16.	<p>Approach #3: Public forward plan</p> <ul style="list-style-type: none"> <li>• Parking is hidden from view but still visible from the street</li> <li>• Bus loop can be used as parking for the community during weekends</li> <li>• Topography challenge: need a retaining wall along the tree line. The parking will be bellow in a lower level</li> </ul>
17.	<p>Approach #4: Side yard plan</p> <ul style="list-style-type: none"> <li>• Public use spaces are on the back which will work better for public use</li> <li>• Trees will be removed but will be replaced and additional trees will be planted</li> <li>• Will not lose trees on the hill side of site</li> <li>• Prominent entrance to school and opportunity to have two entrances, one more close to the street</li> <li>• Segregate public and private programs</li> <li>• Better use of fields for both, public and private</li> <li>• Concern was raised about what programs within the building would be located close to Victory Farm Drive. Autism classes by the road specifically a concern.</li> <li>• Concern was raised about the lights being on at night next to the wetlands. It was noted that interior lights are on timers and will shut down automatically if space is not being used</li> </ul>
18.	<p>Approach #5: Open area plan</p> <ul style="list-style-type: none"> <li>• Maximizes visibility from Victory Farm</li> <li>• Several houses looking at roof of building</li> <li>• The school will have approximately 15 feet per story. Public spaces will have 25 feet</li> <li>• Distant play area from the school</li> </ul>

19.	Overall response preferred the approaches that <ul style="list-style-type: none"> <li>• Oriented the building perpendicular to Victory Farm Drive to allow for greater visibility of the park from the street.</li> <li>• Located the community use spaces (gym, cafeteria, etc.) closer to Kelley Park amenities (baseball field, concession stand, etc.) to enhance community center aspects of school.</li> </ul>
20.	For the next meeting SEI will refine and further develop options.
21.	Boundary Study Timeline:  MCPS stated that boundary studies are typically done 12 months before school opens to ensure that the most current demographic/population data is available. Community members can petition the BOE for an 18 month prior to opening boundary study by presenting testimony at any of the upcoming BOE meetings, for more information visit:  <a href="https://www.montgomeryschoolsmd.org/boe/">https://www.montgomeryschoolsmd.org/boe/</a>
22.	The presentation will be posted on the MCPS project website:  <a href="https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/gaithersburg8.aspx">https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/gaithersburg8.aspx</a>
23.	After the work session, MCPS presented the Victory Farm Site Evaluation, see hyperlinks above.

## ATTACHMENTS

2019/5/29\_ Work session No. 1\_Presentation

This concludes the notes of the meeting as recorded by Smolen Emr Ilkovitch Architects. If there are any errors or omissions, please notify our office within three days.

Prepared by: Carolina Sarmiento 6/3/2019

Reviewed by: David Fischer 6/3/2019

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