

Piney Branch ES

FEASIBILITY STUDY

Community Meeting 2

MAY 15, 2025





Piney Branch Team



Montgomery County Public Schools

Main Point of Contact



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CONSTRUCTION

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DIVISION OF DESIGN +
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AIA, NCARB, LEED AP

Principal-in-Charge



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PHD, AIA, LEED AP, ALEP

Educational Planner



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AIA, LEED AP BD+C

Sr. Project Architect

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Piney Branch Team



Meet your Site and Building Systems Analysts

Civil:	Structural:	MEP / FP:	Pool Consultant:	Cost Engineering:	
					
Clark Azar 	TYLin	James Posey & Associates	Landmark Aquatic	Downey & Scott, LLC	
Sean Lindaman PE Project Manager					



Agenda

1. Why We're Here
2. Schedule
3. Communications
4. Community + PBES Staff Feedback
5. What We Saw + Heard
6. Design Options

**The boundary study will not be discussed during this meeting*



1

Why We're Here



Why We're Here

1. Purpose

- Share Community and Staff Feedback
- We are here today to solicit your input on Design Options for Piney Branch Elementary School

2. What we're doing

- A feasibility study was completed in 2017 to evaluate the feasibility of increasing capacity due to overcrowding.
- The building has aged since 2017.
- We will compile a feasibility study including multiple options for the facility to help inform the Superintendent's recommended Fall 2025 CIP
- Feasibility Study will only include options on the existing PBES site.



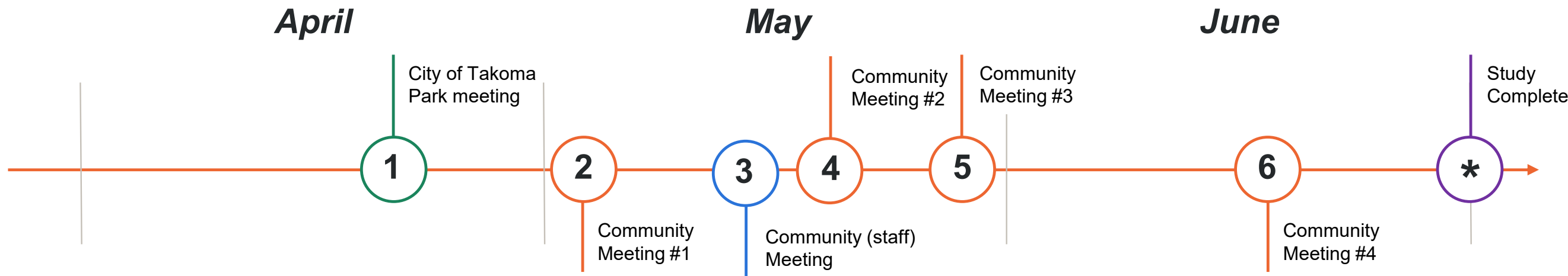
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Schedule



Schedule

1. **April 23, 2025:** City of Takoma Park meeting
2. **May 1, 2025:** Community meeting #1
3. **May 13, 2025:** Community (staff) meeting
4. **May 15, 2025:** Community meeting #2
5. **May 29, 2025:** Community meeting #3
6. **June 4, 2025:** Community meeting #4





3

Communications



How We Will Notify the Community



Send Over 300
Mailers With Dates



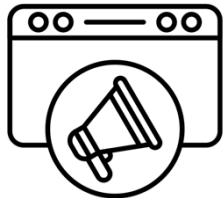
Post
Signage



Advertise in City’s
Monthly Newsletter



Advertise on
School’s Website



PTA to
Advertise



4

Community + PBES Staff Feedback



What we Asked

Limiting Factors

What are the biggest limiting factors of the Piney Branch building/site?

Favorites

What are your favorite things about the Piney Branch building/site?

Opportunities

What opportunities for improvement to the building/site excite you the most?

Piney Branch Public Pool

Survey includes multiple choice about pool use at the Piney Branch Public Pool



Community Feedback



Limiting Factors:

- **School Design:**
 - Confusing layout and cramped spaces,
 - No ability to accommodate future growth,
 - Lack of natural light in classrooms
 - poor ventilation
- **Accessibility:**
 - Limited parking for PBES staff and pool,
 - Access to park
- **Site Issues:**
 - Flood plane
 - Small site
 - Poor bus and parent drop off traffic flow,
 - Poor pedestrian connections to neighboring community amenities
- **Construction Concerns:**
 - Use swing school during construction (longer bus ride for students)

Favorites:

- **Pool:**
 - Valued by the community and summer camps.
 - Used by PBES twice/year.
- **Location:**
 - Walkable for kids
 - Close to amenities (recreation aftercare, teen activities, and the library)
- **Community:**
 - Hub of community,
 - Important to have neighborhood school,
 - Proximity to TPES and TPMS
- **Facilities:**
 - Provide large community facilities (gym, multipurpose, library), MOU in 1969

Opportunities:

- **Site :**
 - Connection to Grant Ave (recreation center), plaza for community.



Community Pool Survey Summary

Survey Results

1. How often do you/your family use the pool?

- 45% of respondents use the Piney Branch Public Pool weekly.

2. What activities do you/your family use the pool for?

- 50% of respondents use the Piney Branch Public Pool for exercise and fitness.

3. How important is having the pool available?

- 74% of respondents indicated that it is very important that the Piney Branch Public Pool remain available to them.

4. Is the Silver Spring Recreation and Aquatic Center a good alternative for you/your family?

- 83% of respondents indicated that the Silver Spring Recreation and Aquatic Center is not a good alternative to the Piney Branch Public Pool, citing difficult transportation and parking as top reasons.



PBES Staff Feedback

Limiting Factors:

- **School Design:**
 - No natural light in instructional spaces
 - Circulation through classrooms
 - Poor sightlines for teachers (from classroom into corridors)
 - Small classroom sizes
 - Insufficient storage
 - Insufficient staff resources (restrooms, workspace,
 - Lack of natural ventilation.
 - Main stairs are overcrowded, trip hazards
 - Multiple roof leaks
 - No outdoor learning / recreation space onsite
 - Bus drop-off congestion with cars and teacher arrival
- **Building Systems:**
 - Unreliable heating/cooling – impacts student learning,
 - Poor lighting
 - Building HVAC systems are loud and disruptive to teaching and learning
- **Accessibility:**
 - Accessible access through other classrooms
 - Park used for recreation is not accessible

Favorites:

- **School Design:**
 - Classroom adjacencies
 - Few large classrooms
 - Music room
 - Exterior art and mural
 - Aquarium
- **Community:**
 - Proximity to park
 - School is a hub of Takoma Park. Feel pride for the school. Is a central part of the community.
- **Facilities:**
 - Large community facilities (gym and multipurpose)

Opportunities:

- Improve functionality of space
- Parking for all teachers and staff (and events)
- School is a hub of Takoma Park. Feel pride for the school. Is a central part of the community.



5

What We Saw + Heard



What We Saw + Heard



- **More / Accessible Parking**
- **Safer Drop-off / Pick-up**
- **More Secure Entrance**
- **Accessible Access to Playground**
- **Clear Circulation Inside School**
- **Natural Light in All Classrooms**
- **Library as Heart of the School**
- **More Efficient Mechanical Systems**
- **Fewer Leaky Pipes / Roof**
- **Upgrades Per Code / Regulations**
- **Continued Community Access to Pool**
- **Windows / Doors Need Replacement**
- **Pool Equipment Needs Update**
- **Roof Needs Replacement**





School Art





School Art



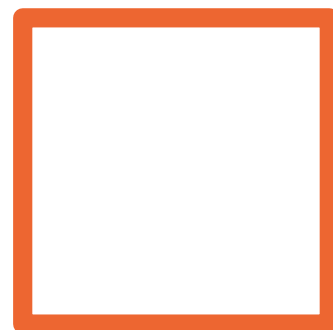


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Design Options



Design Options

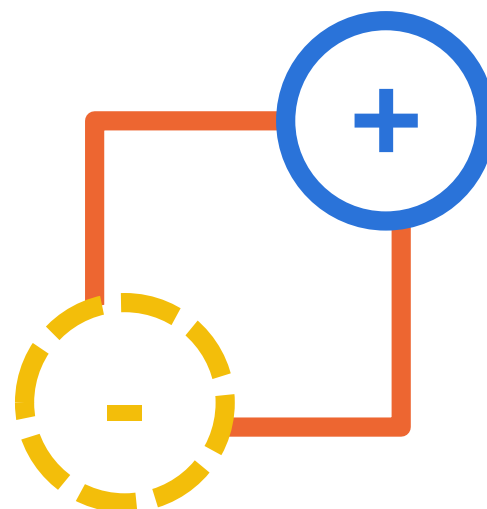


1.

RENO

Full Renewal
of the Existing
School

- 1a.** With Pool
- 1b.** Without Pool

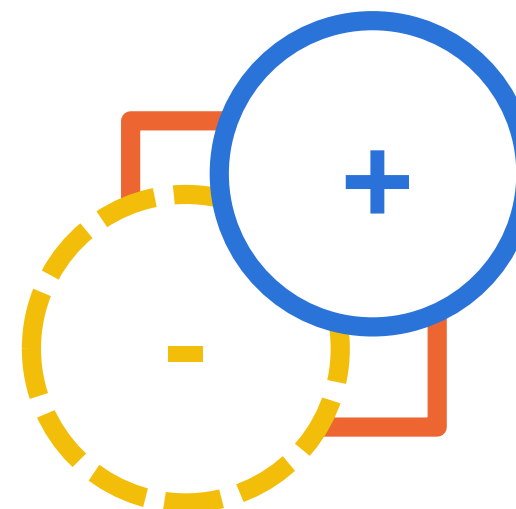


2.

RESTACK FLOORS

Full Renewal of Existing
School + Addition
(<50% demolition)

- 2a.** N/A
- 2b.** Without Pool

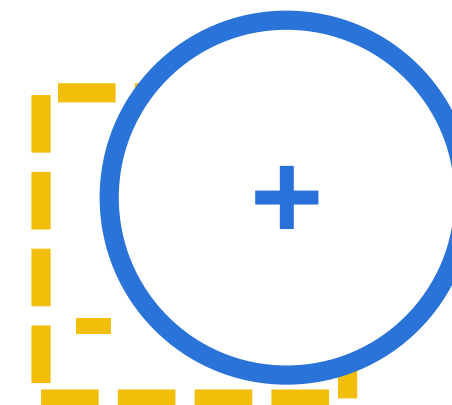


3.

KEEP BAR

Full Renewal of Existing
School + Addition
(>50% demolition)

- 3a.** With Pool
- 3b.** Without Pool



4.

BUILD NEW

Demo Existing School
+ Build New School
(on existing site)

- 4a.** With Pool
- 4b.** Without Pool

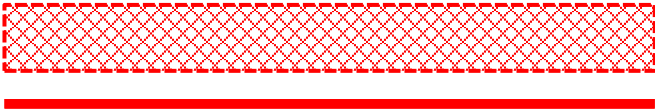


Site Constraints



LEGEND

Storm Utilities



Flood Plane



Sanitary Utilities



Gas Utilities



Elec Utilities



Water Utilities



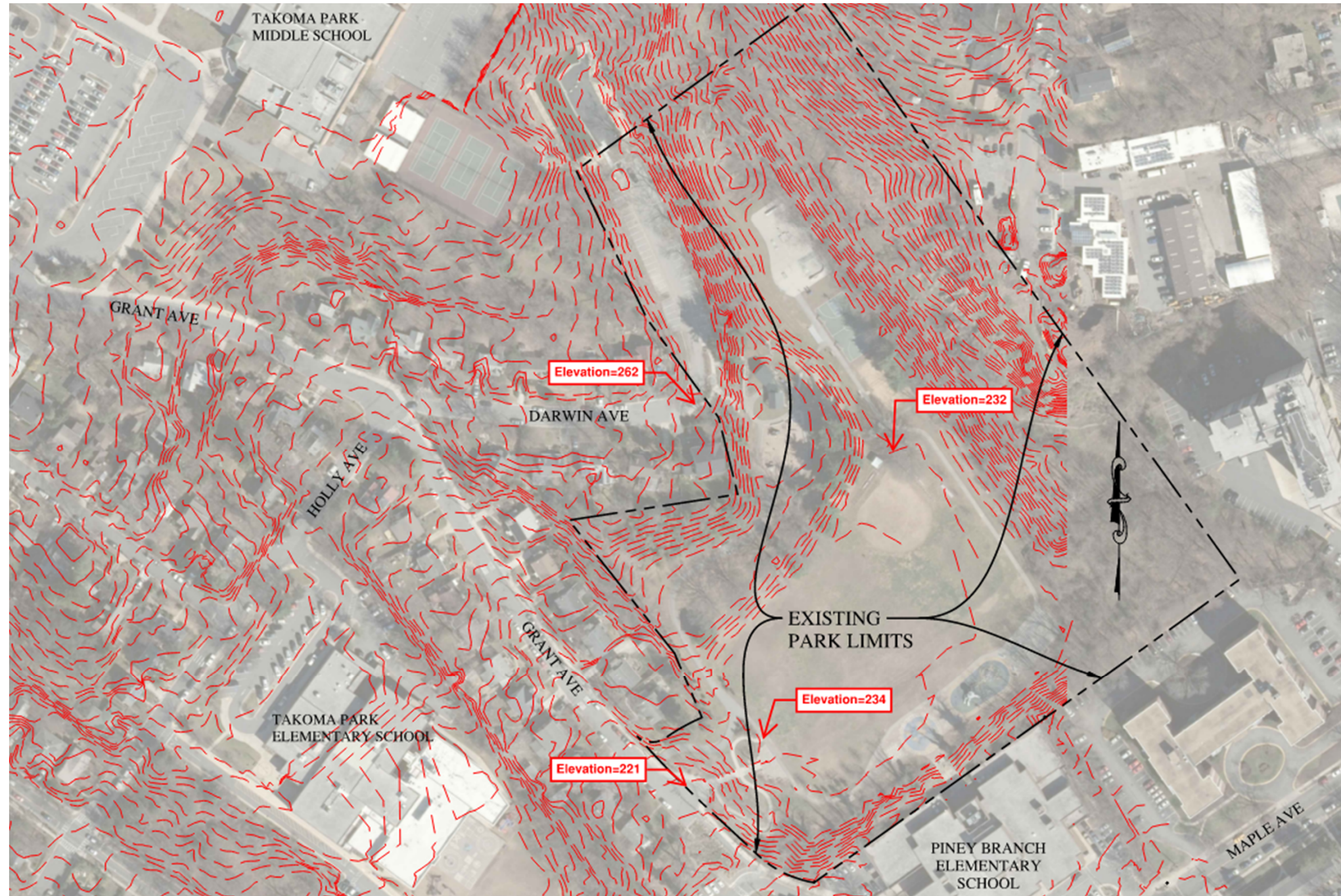


Takoma -Piney Park Limits





Takoma-Piney Park Topography Map



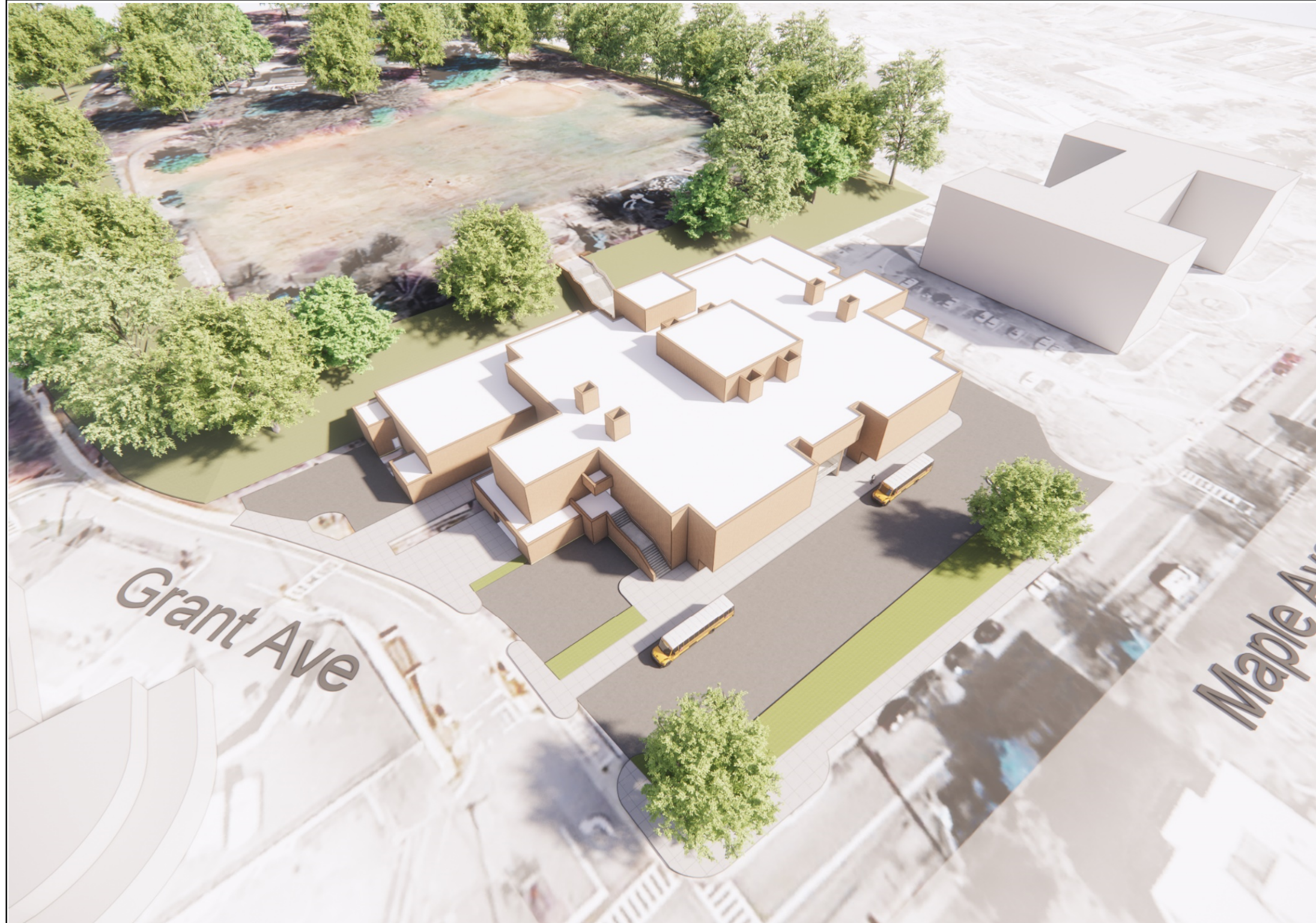


Questions

1. How effectively (1-10) does this solution serve the community? Why?
2. How effectively (1-10) does this solution serve teachers and students? Why?

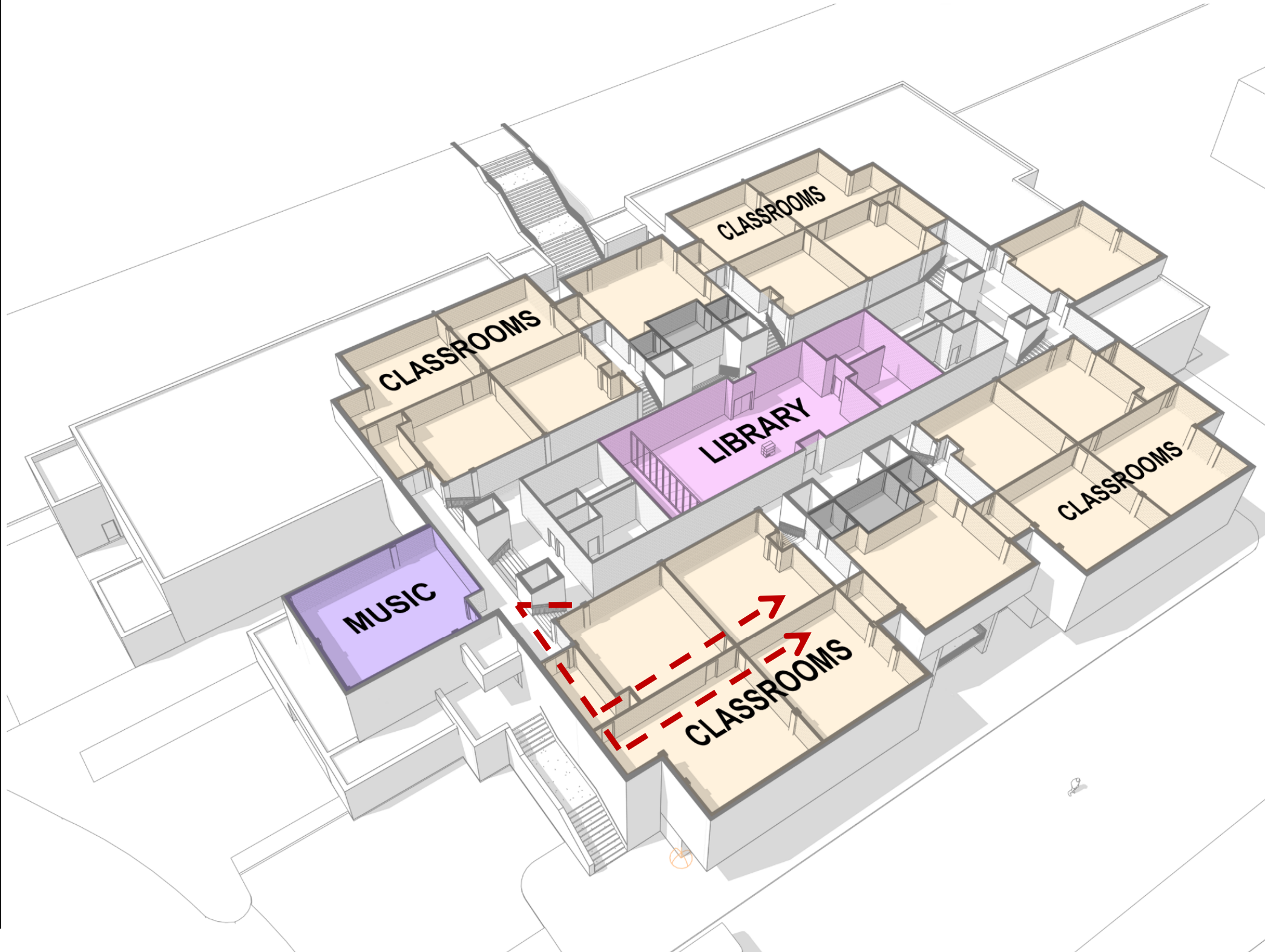


Existing Building



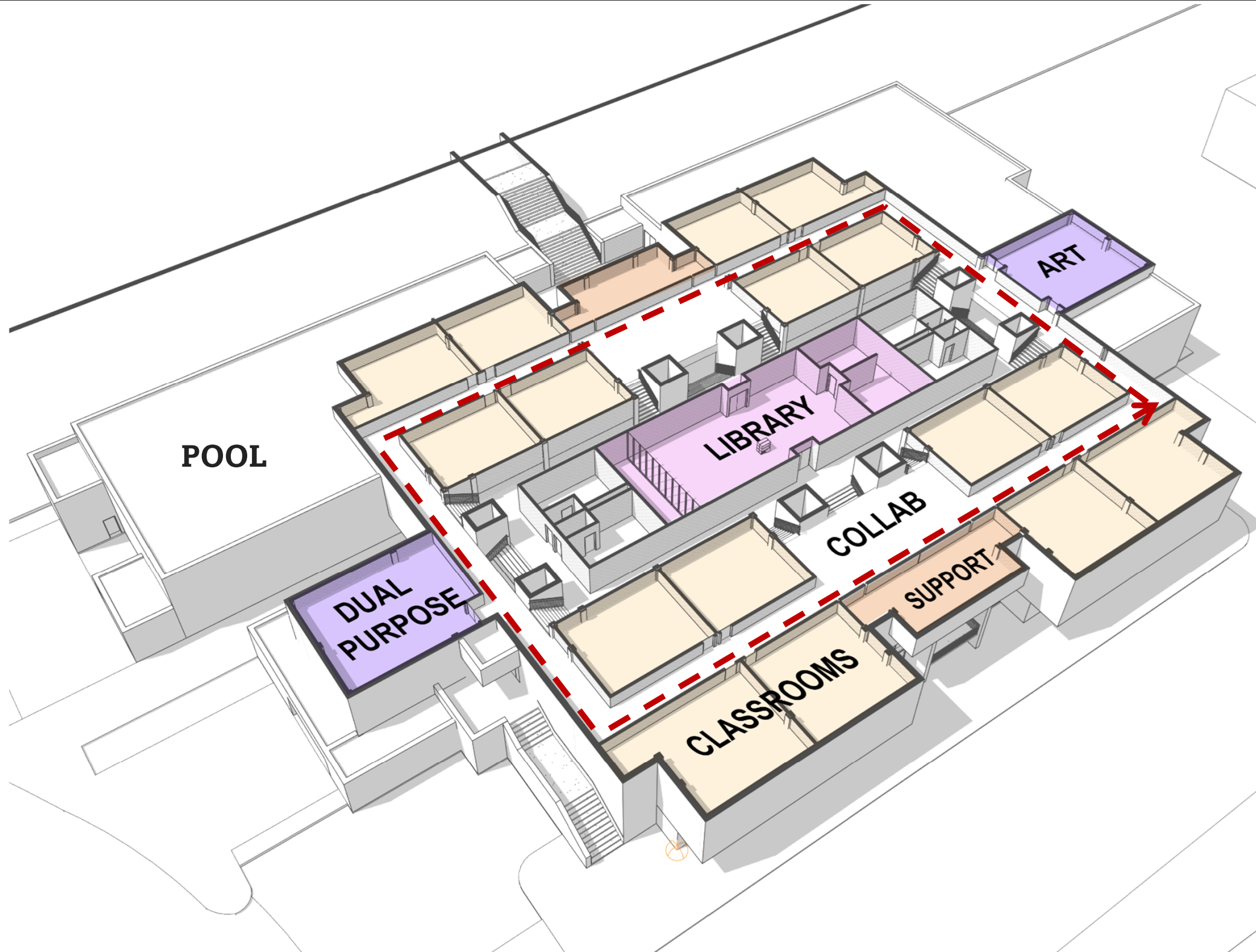


Looking at the Existing Plan





1a: Renovate Existing Building



Opportunities

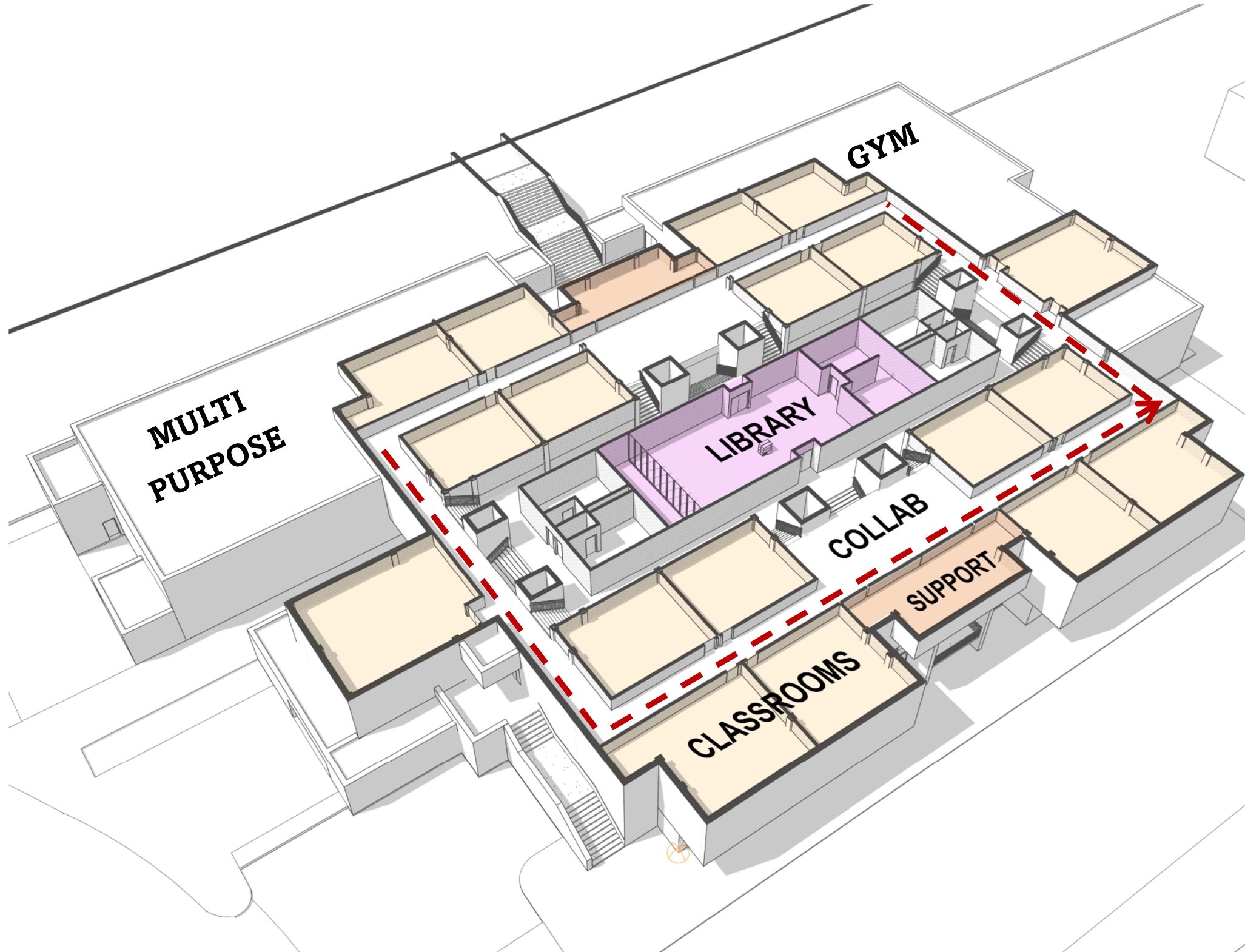
- Improved circulation
- Provide collaboration space
- Art & Music have daylight

Limitations

- Not compliant w/ Ed Spec
- Classrooms sizes < Ed Spec
- Classrooms w/out daylight
- Multipurpose / LMC w/out daylight
- Restroom access / supervision
- Park is not accessible
- No outdoor learning space
- Combined bus & parent drop-off
- Parking < Ed Spec



1b: Renovate Existing Building



Opportunities

- Improved circulation
- Provide collaboration space
- Art/Music collocated on first floor (accessible)
- Music adjacent to Multipurpose per Ed Spec

Limitations

- Classrooms sizes < Ed Spec
- Classrooms w/out daylight
- Multi-purpose, LMC, Art w/out daylight
- Restroom access / supervision
- Park is not accessible
- No outdoor learning space
- Combined bus & parent drop-off
- Parking < Ed Spec

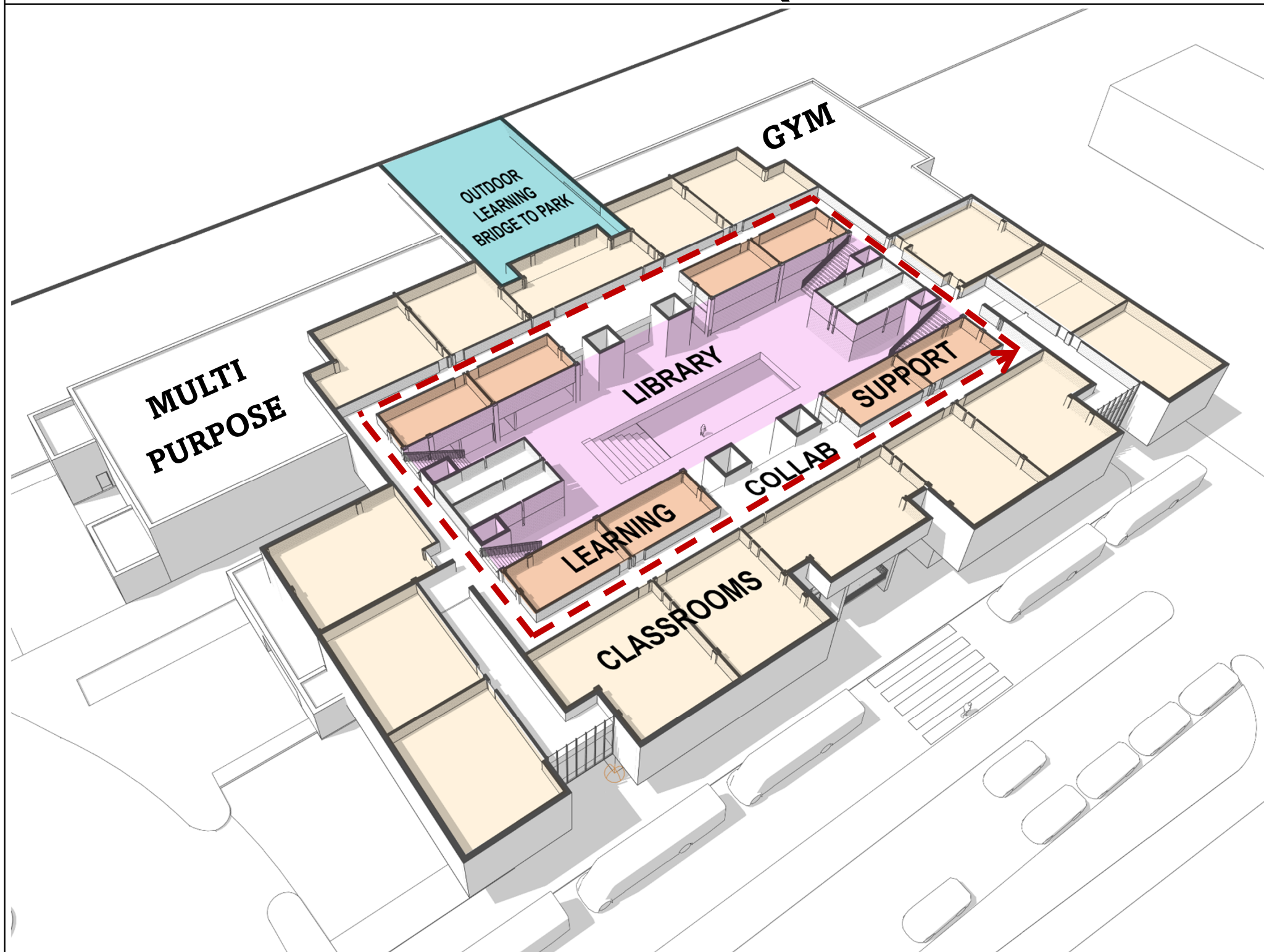


2b: Renovate + Addition (<50% Demolition)





2b: Renovate + Addition (<50% Demolition)



Opportunities

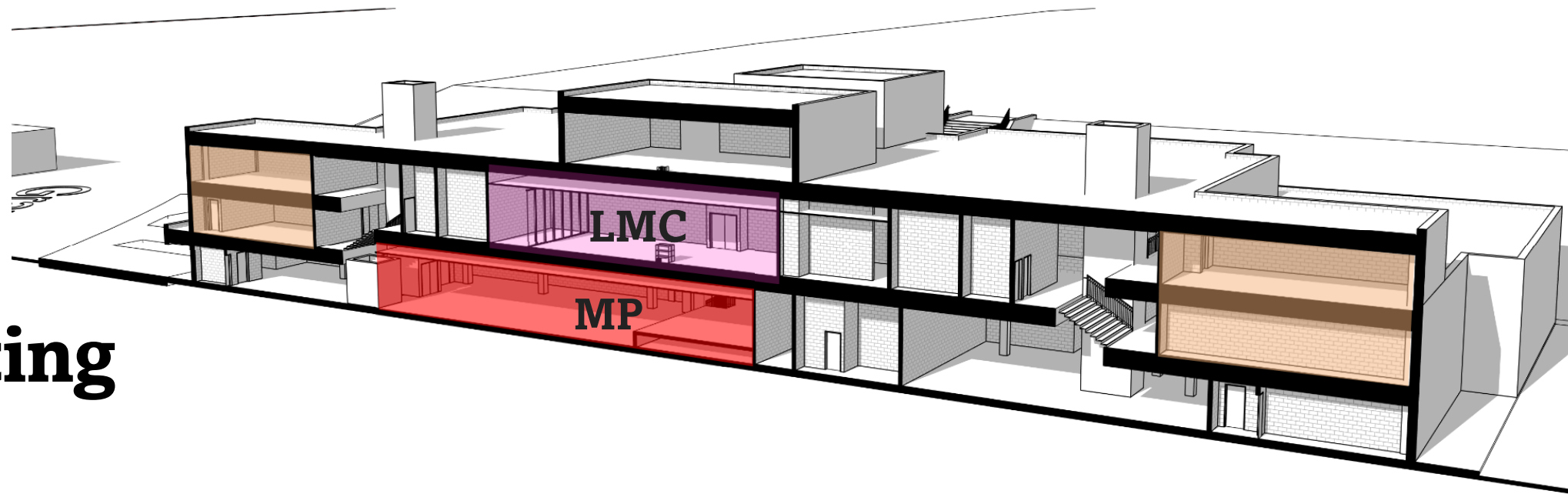
- Restack floors
- All classrooms have day light
- Classrooms size compliant w/ Ed Spec
- Improved circulation
- Improved supervision
- Provide collaboration space
- Park is accessible (via bridge)
- Outdoor learning opportunities
- LMC central heart of school / accessible to public

Limitations

- Combined bus & parent drop-off
- LMC and Dual-Purpose classroom without daylight
- Parking < Ed Spec



2b: Renovate + Addition (<50% Demolition)

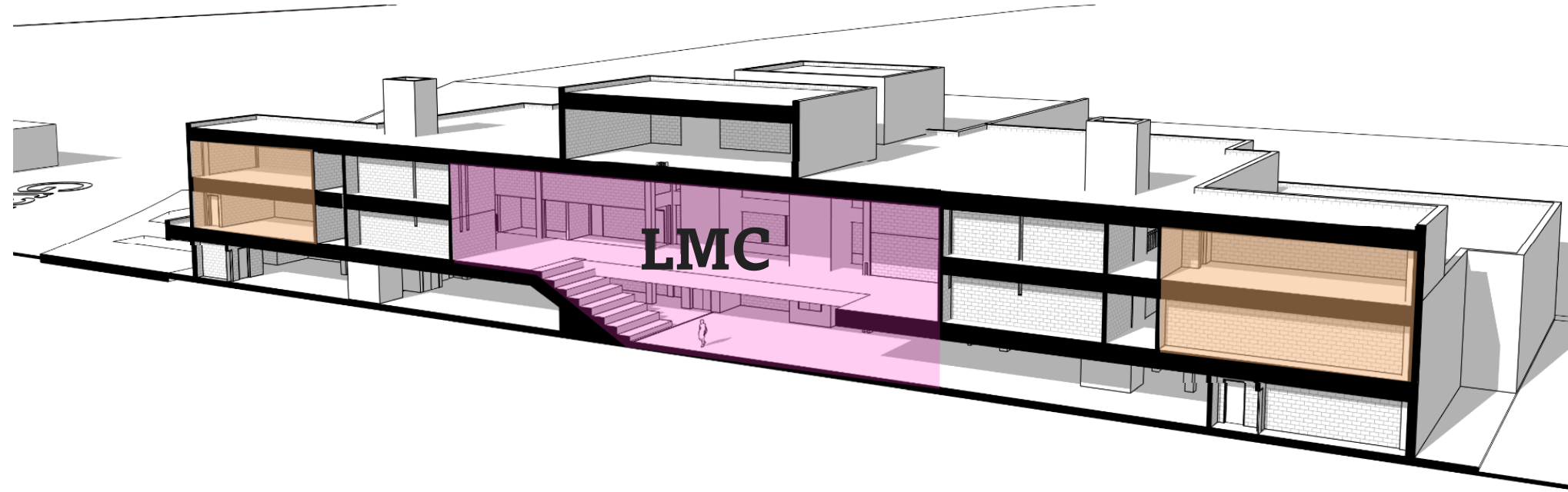


Existing

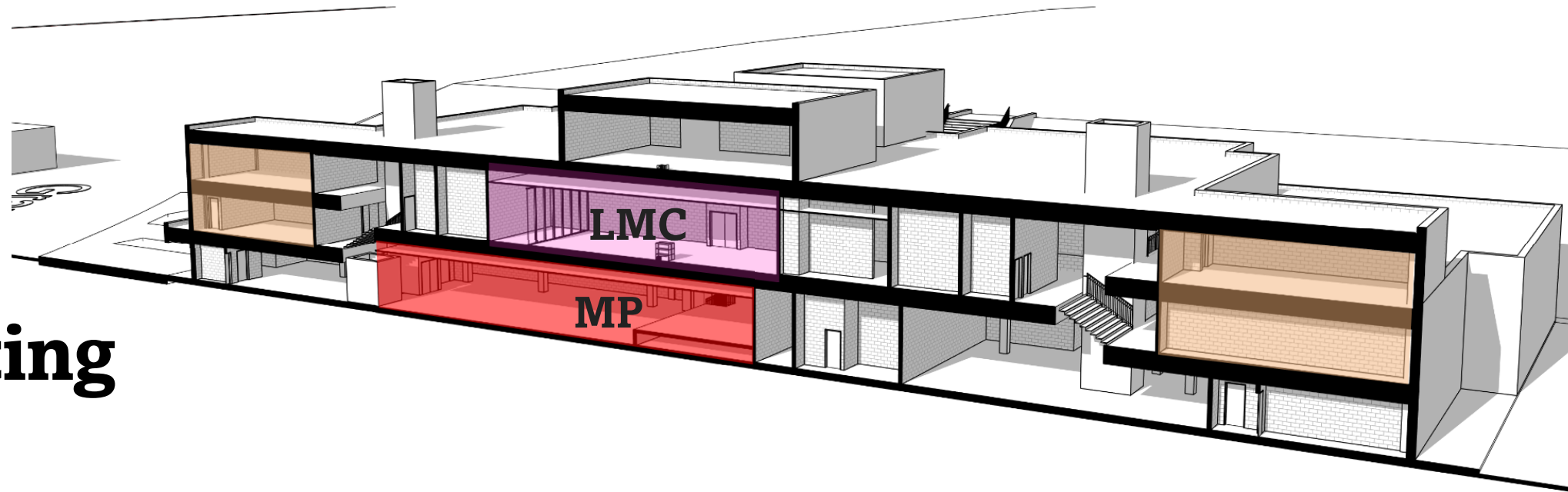


2b: Renovate + Addition (<50% Demolition)

2b

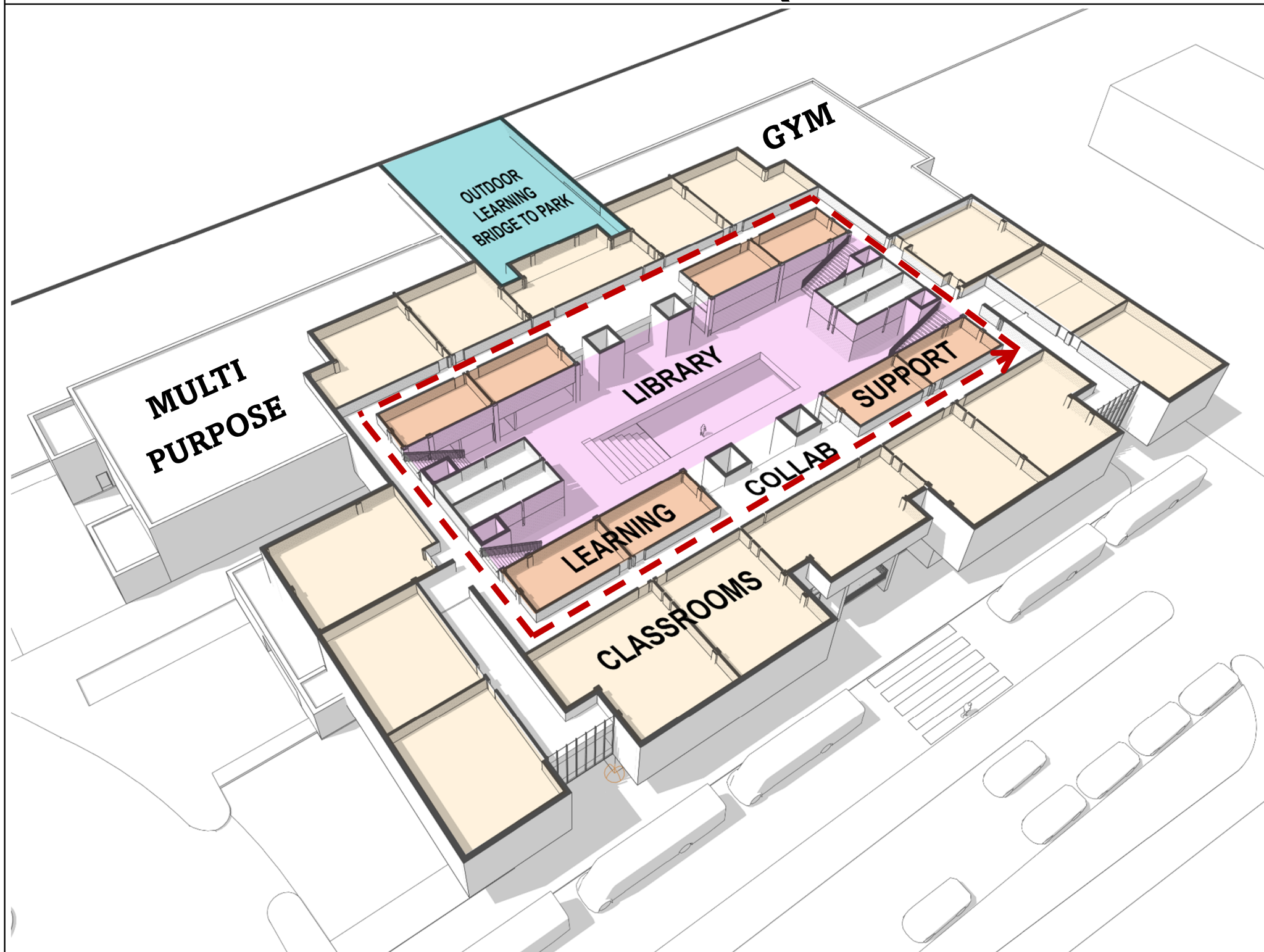


Existing





2b: Renovate + Addition (<50% Demolition)



Opportunities

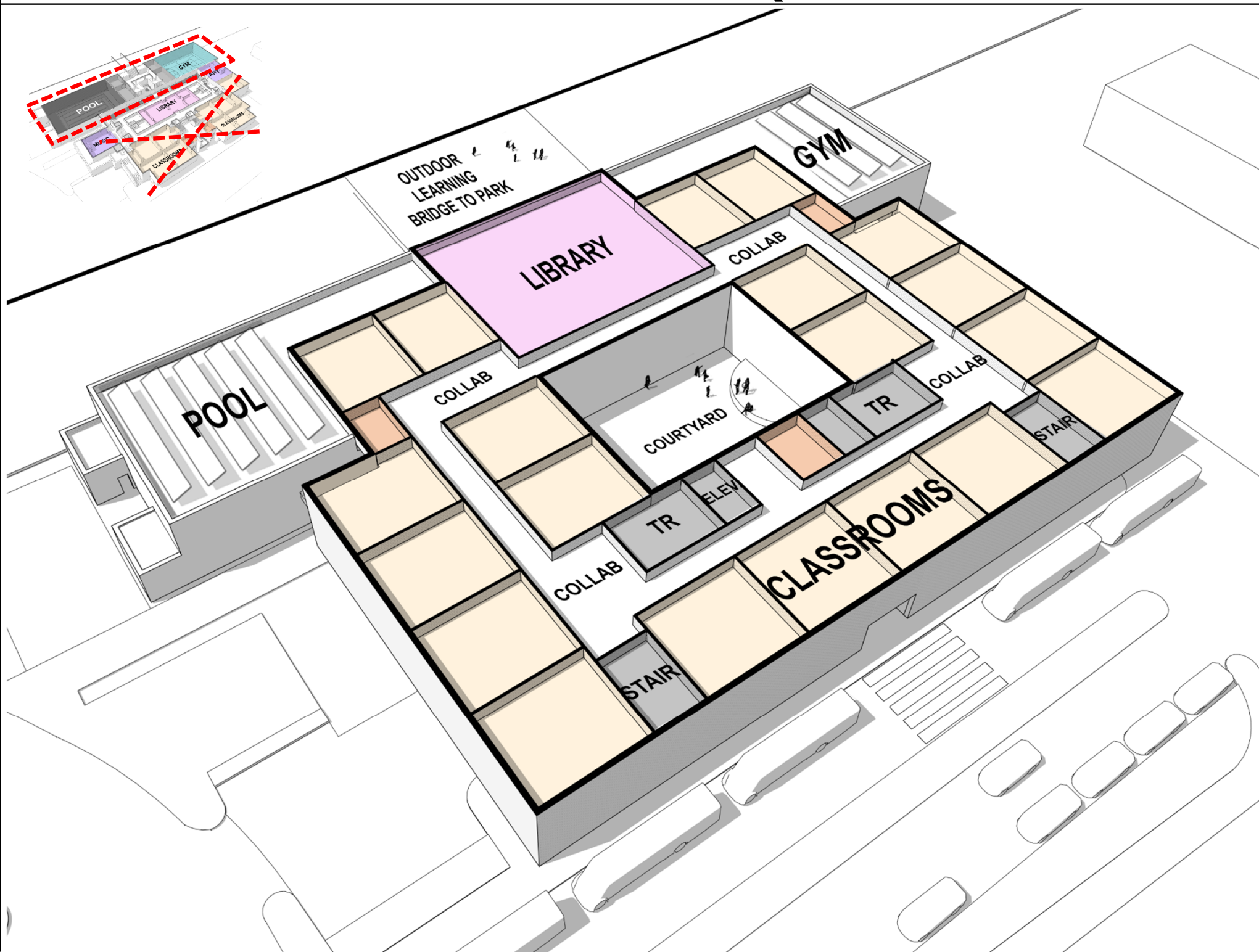
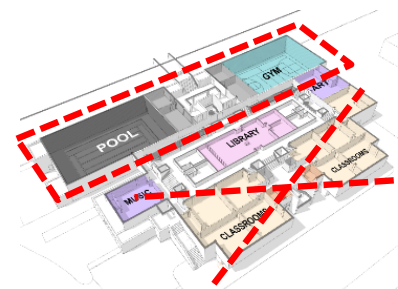
- Restack floors
- All classrooms have day light
- Classrooms size compliant w/ Ed Spec
- Improved circulation
- Improved supervision
- Provide collaboration space
- Park is accessible (via bridge)
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- LMC central heart of school / accessible to public

Limitations

- Combined bus & parent drop-off
- LMC and Dual-Purpose classroom without daylight
- Parking < Ed Spec



3a: Renovate + Addition (>50% Demolition)



Opportunities

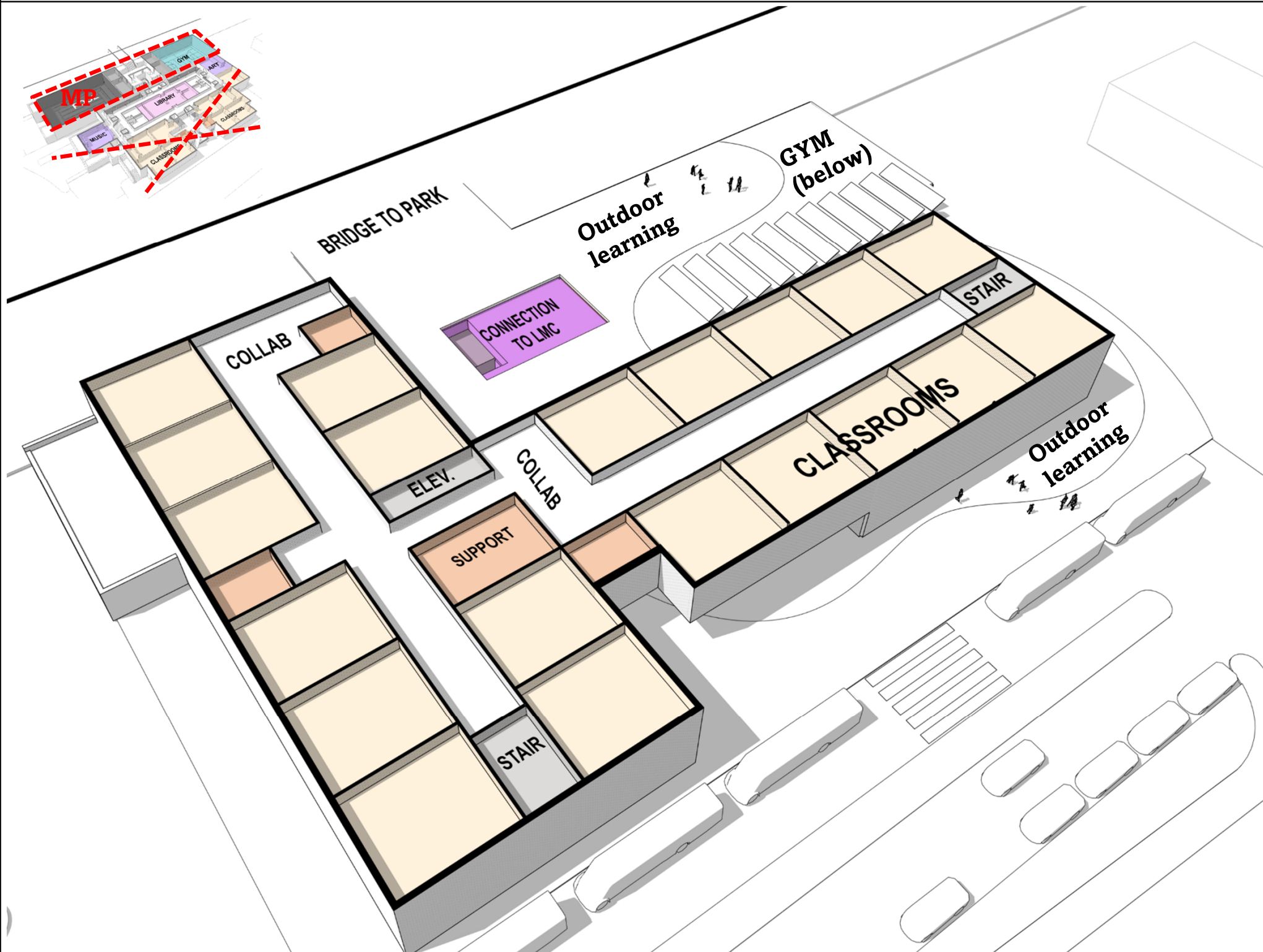
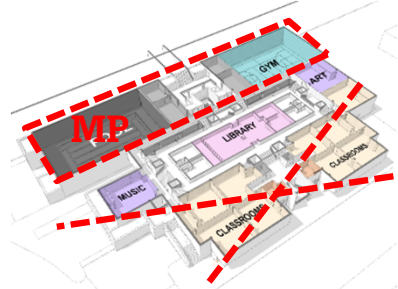
- Classroom Floors Stack
- Classrooms have natural light
- Classrooms sizes = Ed Spec
- Improved circulation
- Improved Supervision
- Provide collaboration space
- Park is accessible
- Outdoor learning opportunities
- LMC accessible to public
- Future Classrooms fit
- MP adjacent to outdoor play area
- Consolidate loading to north

Limitations

- Parking < Ed Spec
- Combined bus & parent drop-off



3b: Renovate + Addition (>50% Demolition)



Opportunities

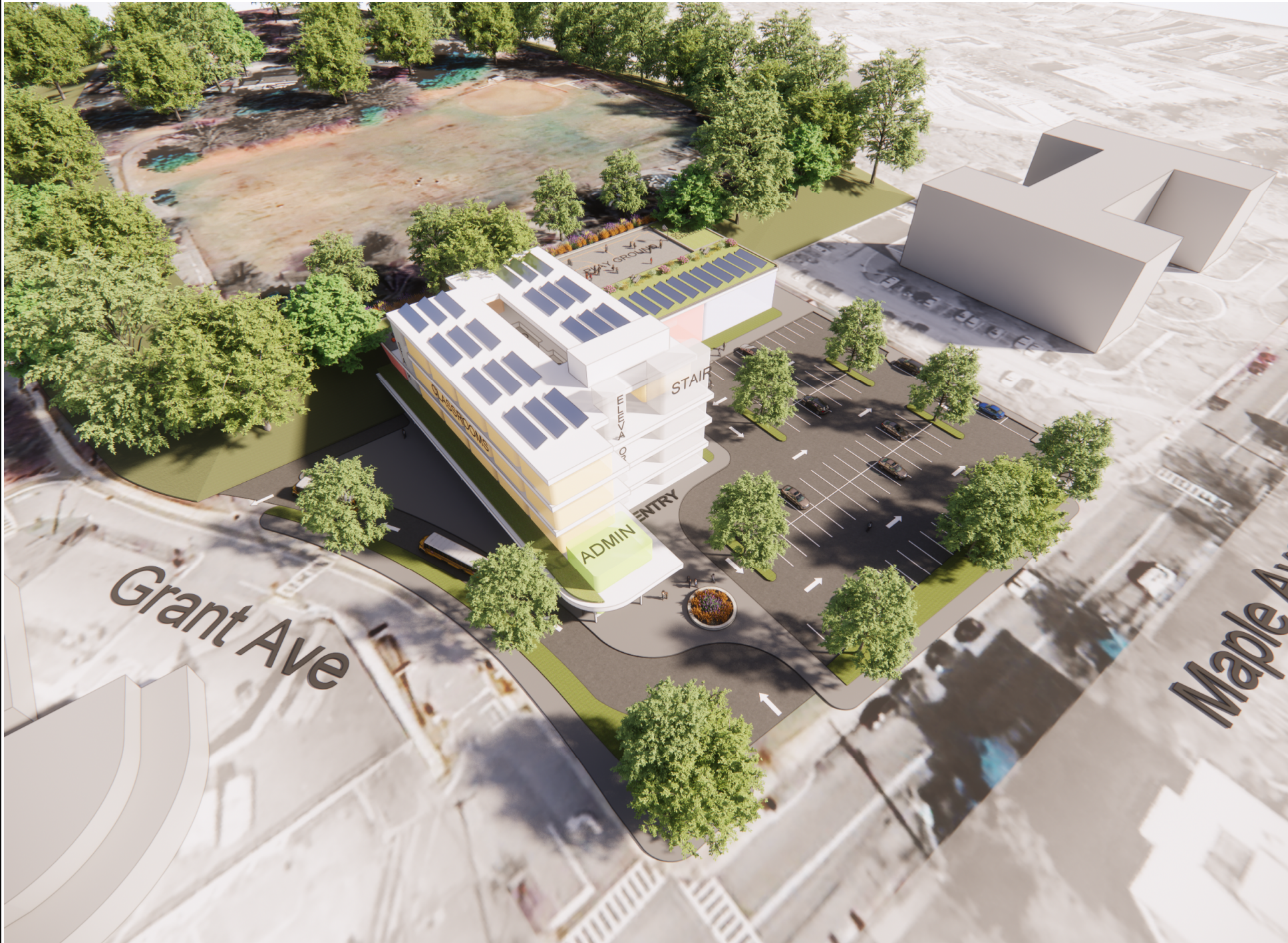
- Classroom floors stack
- Fully accessible
- Classrooms have natural light
- Classrooms sizes comply w/ Ed Spec
- Improved circulation
- Improved supervision
- Provide collaboration space
- Park is accessible
- Outdoor learning opportunities above gym
- LMC central heart of school / accessible to public
- Stack classrooms above former pool space – consolidate school footprint.
- Loading moved north – away from Maple Ave.

Limitations

- Combined bus & parent drop-off
- Parking < Ed Spec



4a – Build New (w/ pool)



Opportunities

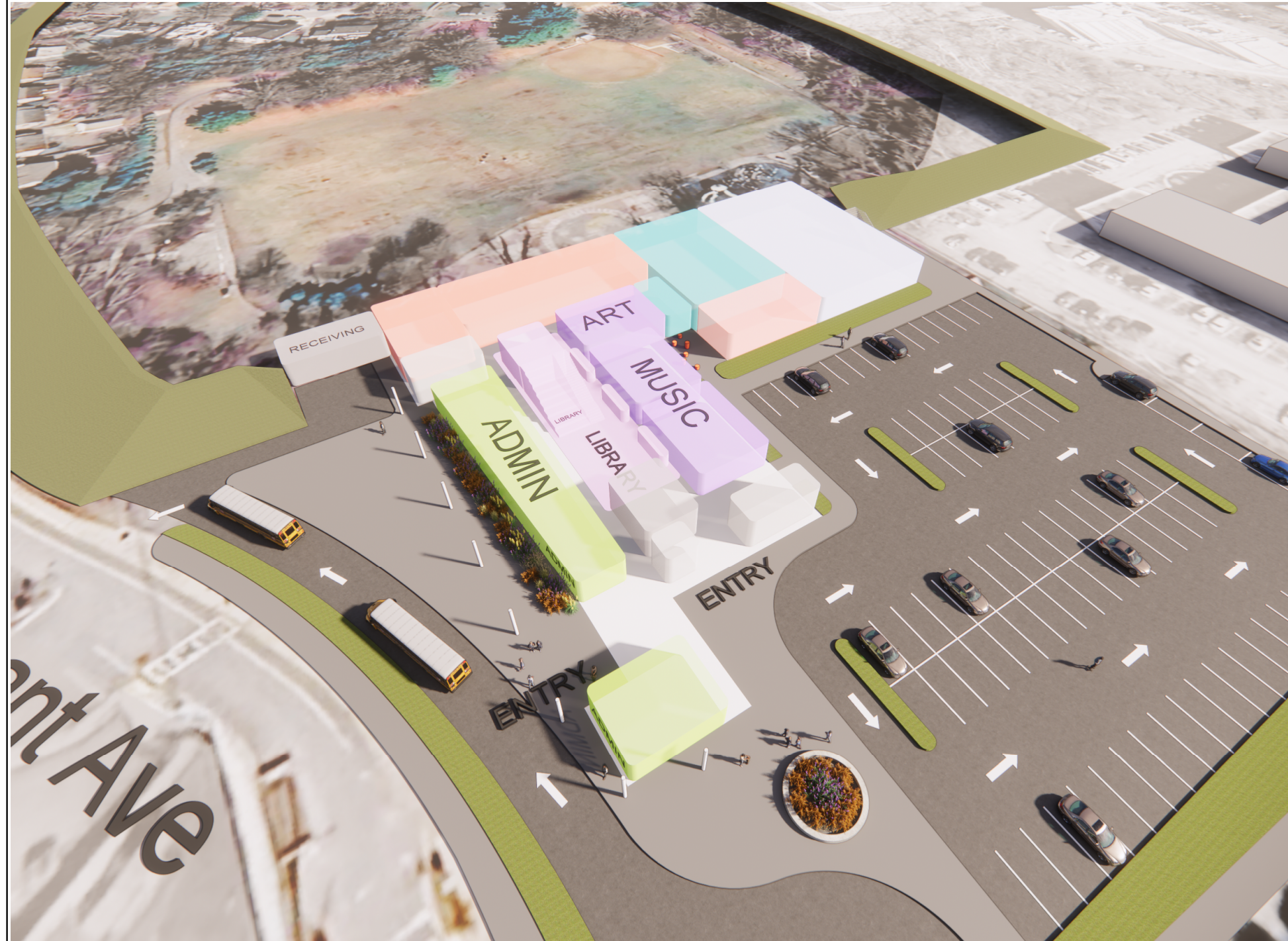
- Complies w/ Ed Spec
- Classroom floors stack
- Classrooms have natural light
- LMC central heart of school / accessible to public
- Separate bus and parent drop-off
- Park is accessible (via bridge)
- Playground on site
- Outdoor learning opportunities
- Plaza along Grant Ave.
- Increased on-site Parking

Limitations

- Queue <10 buses



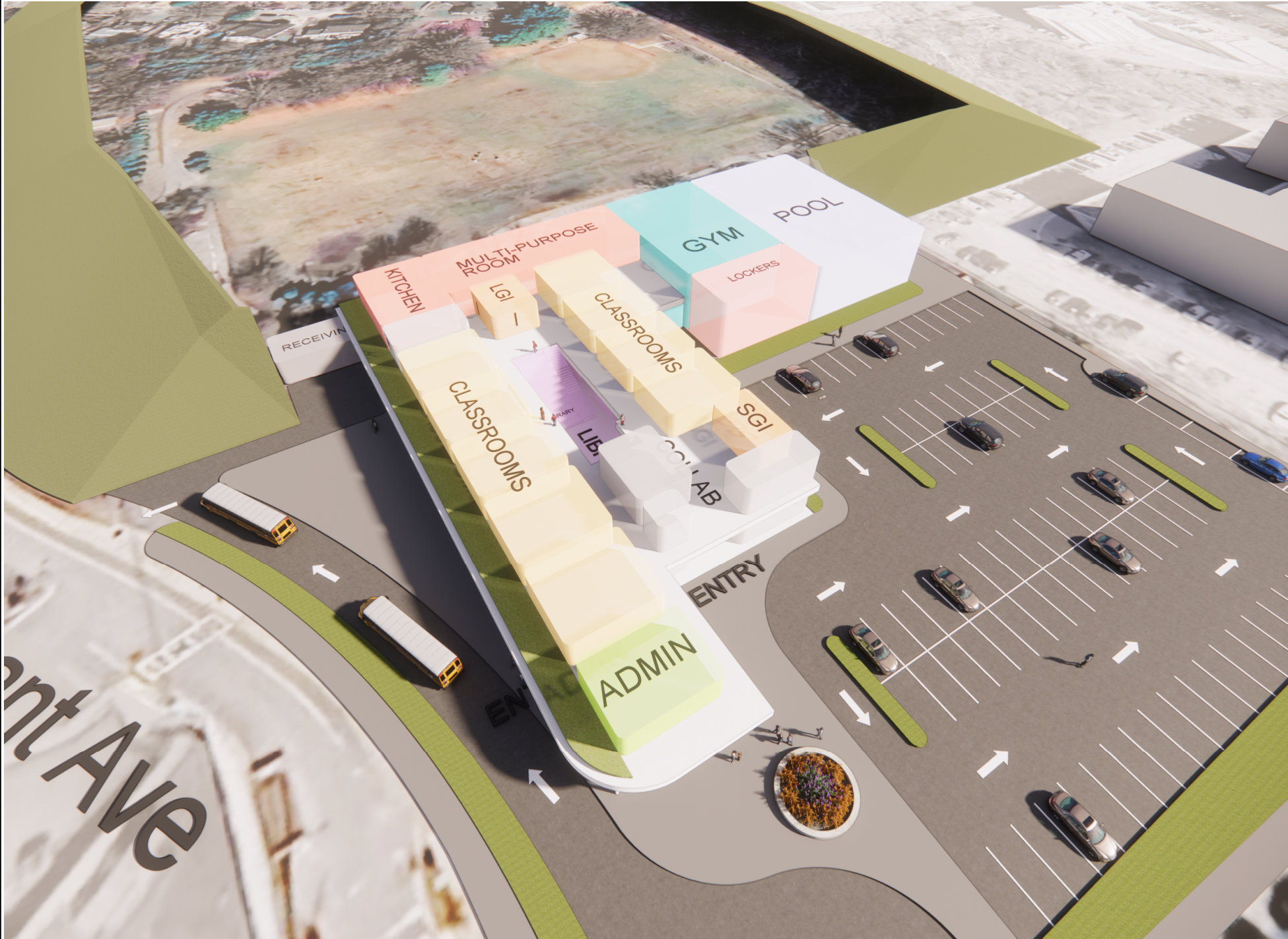
4a – Build New (w/ pool)





4a – Build New (w/ pool)

PINEY BRANCH ES FEASIBILITY STUDY





4a – Build New (w/ pool)



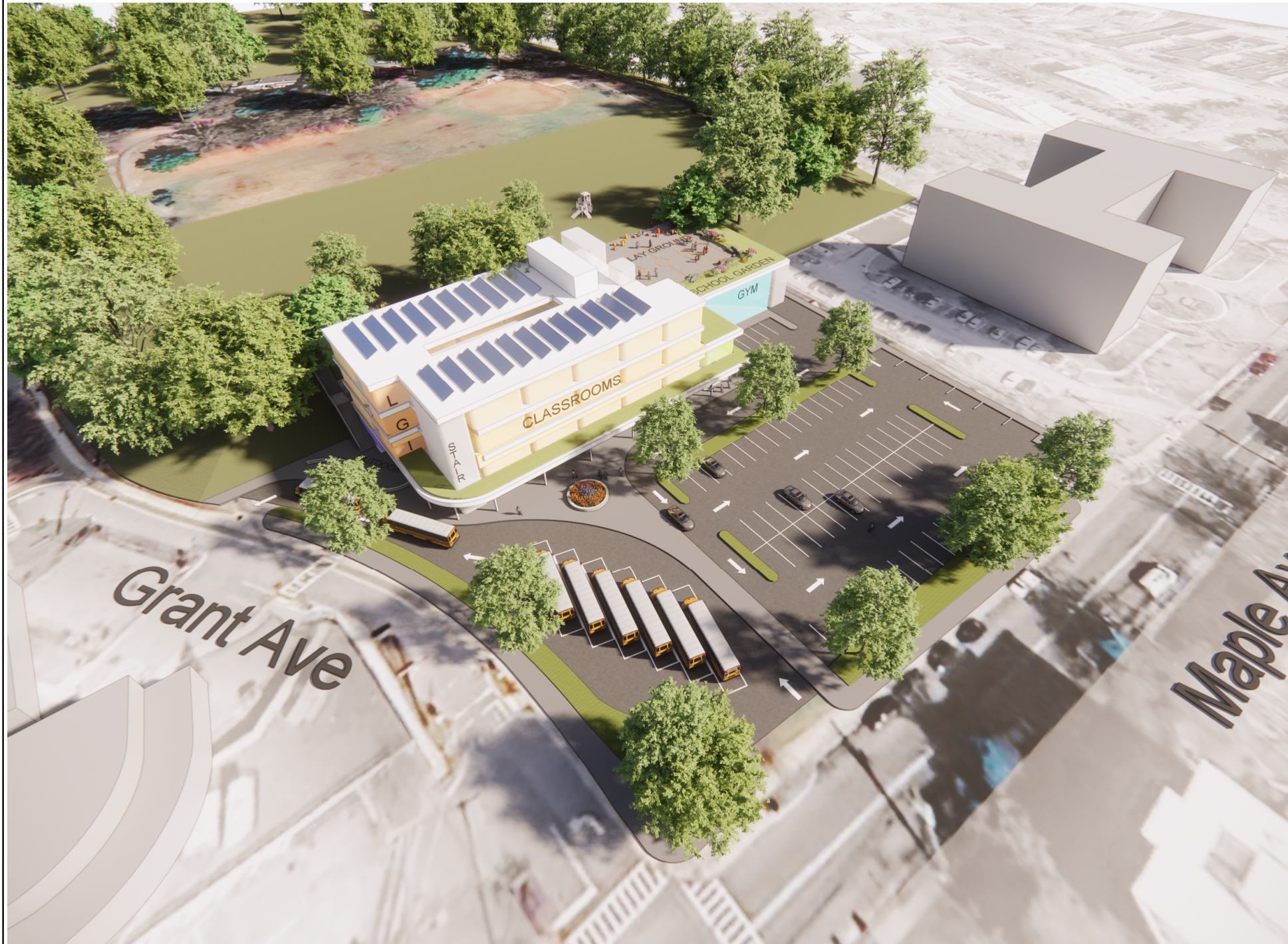


4a – Build New (w/ pool)





4b – Build New (w/out pool)



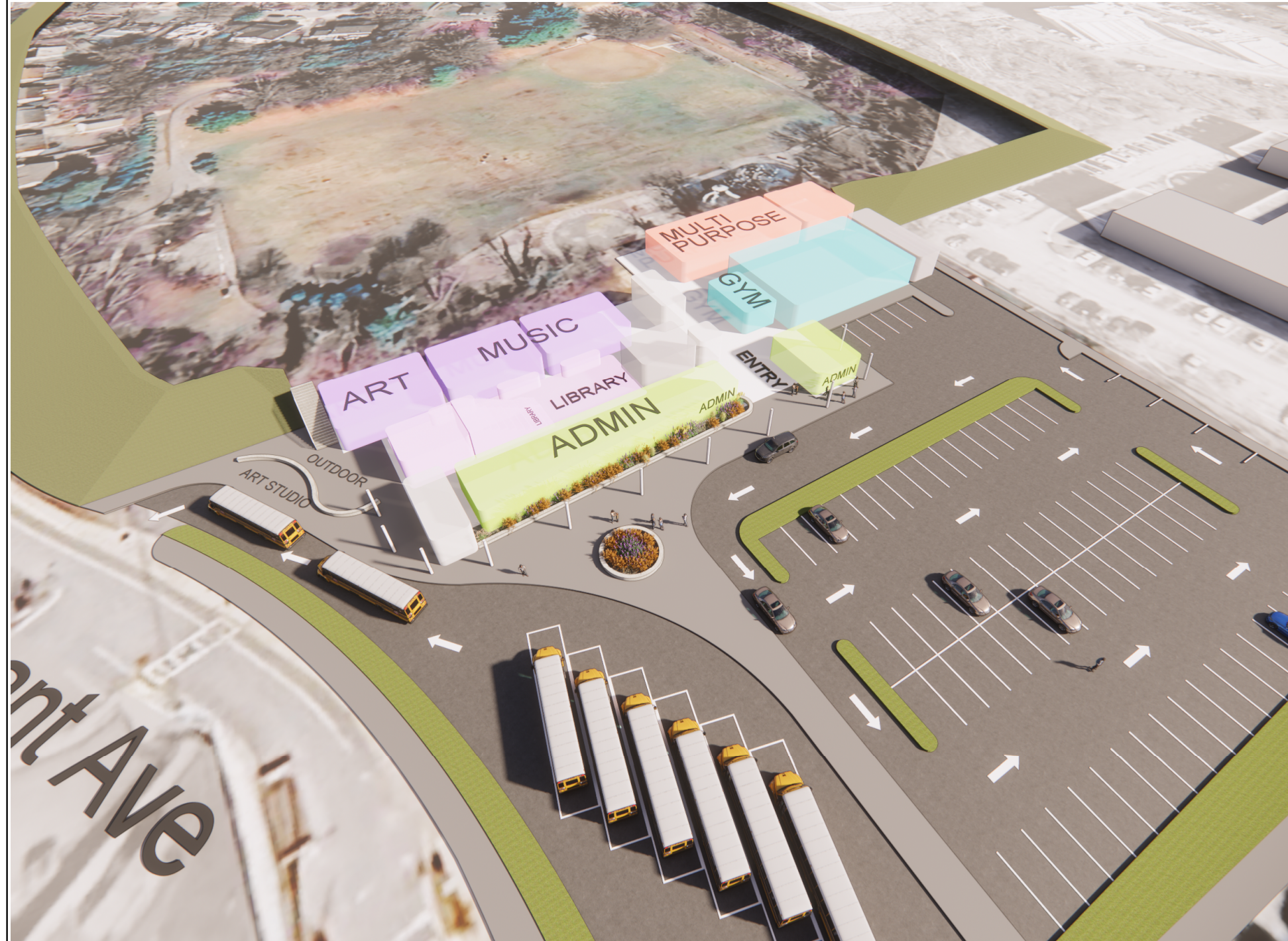
Opportunities

- Complies w/ Ed Spec
- Classroom floors stack
- Classrooms have natural light
- LMC central heart of school / accessible to public
- Separate bus and parent drop-off
- Park is accessible (via bridge)
- Playground on site
- Outdoor learning opportunities
- Increased on-site Parking
- Queue 10 buses
- Entrance Plaza

Limitations

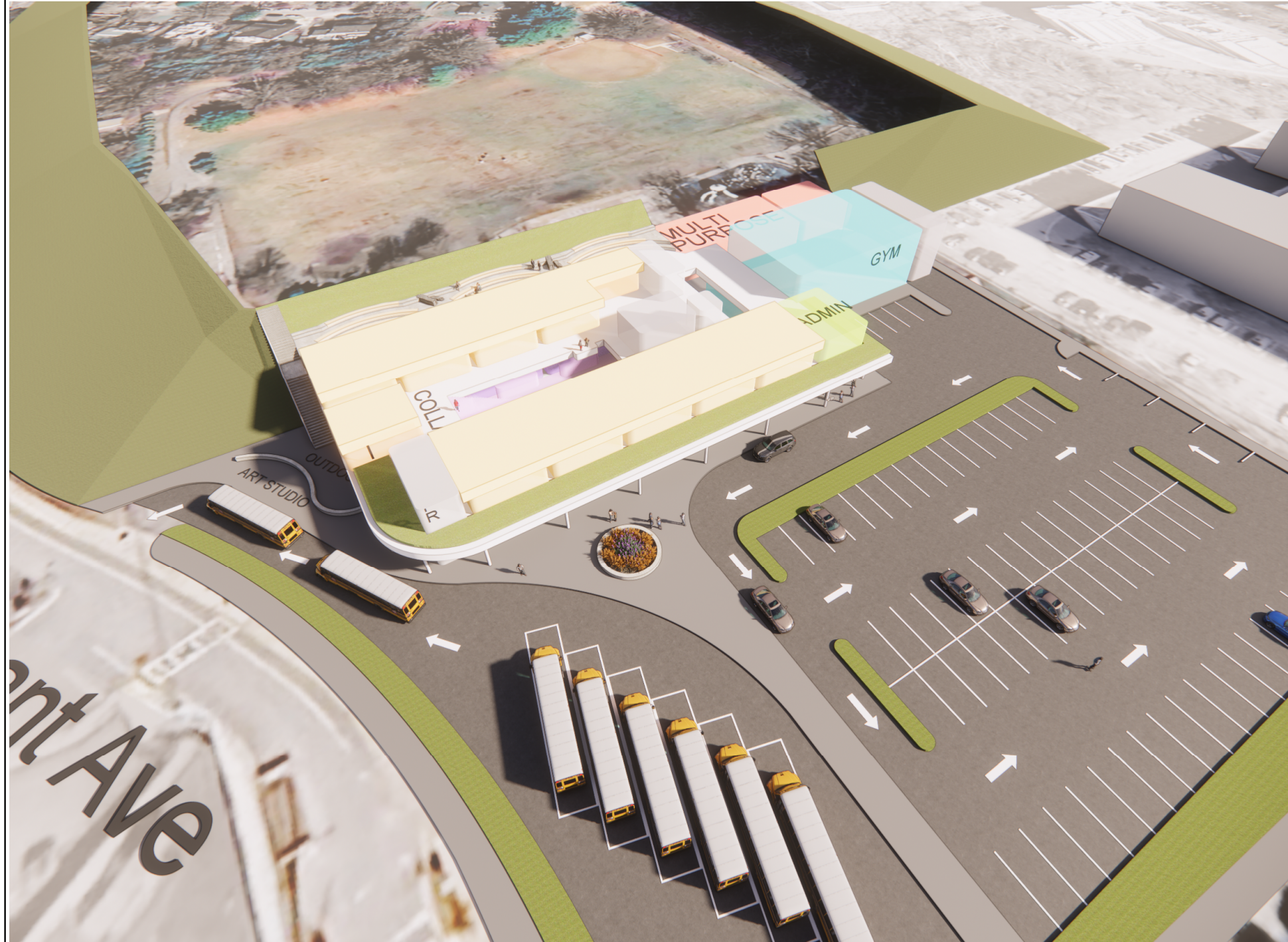


4b – Build New (w/out pool)





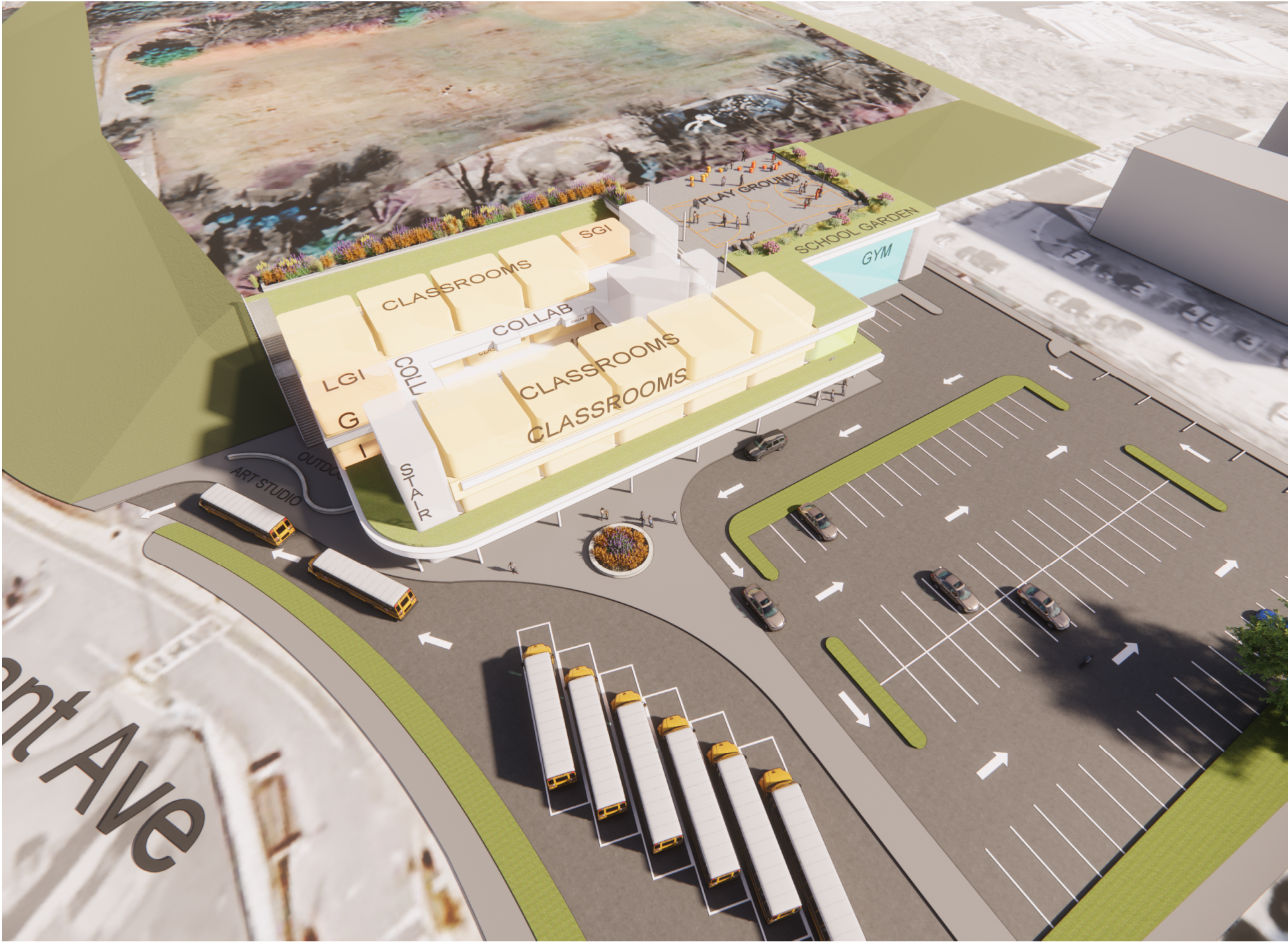
4b – Build New (w/out pool)





4b – Build New (w/out pool)

PINEY BRANCH ES FEASIBILITY STUDY





4b – Build New (w/out pool)

PINEY BRANCH ES FEASIBILITY STUDY





Playground above Gym

PINEY BRANCH ES FEASIBILITY STUDY





4a & 4b - Outdoor Learning Opportunities

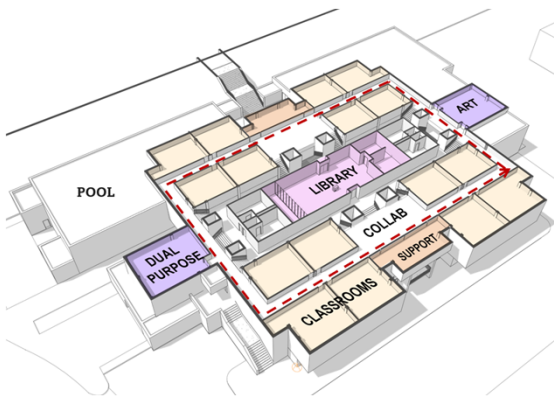




Questions

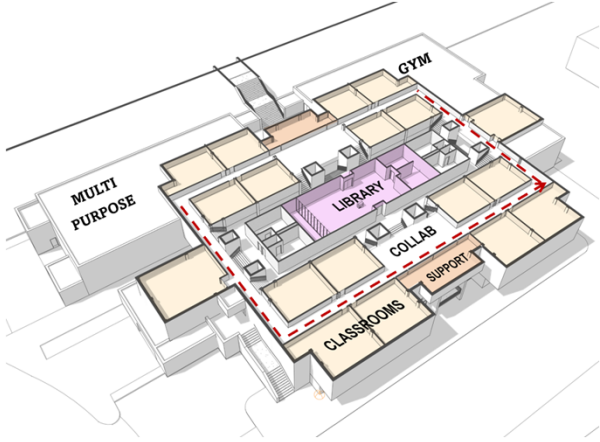
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PINEY BRANCH ES FEASIBILITY STUDY



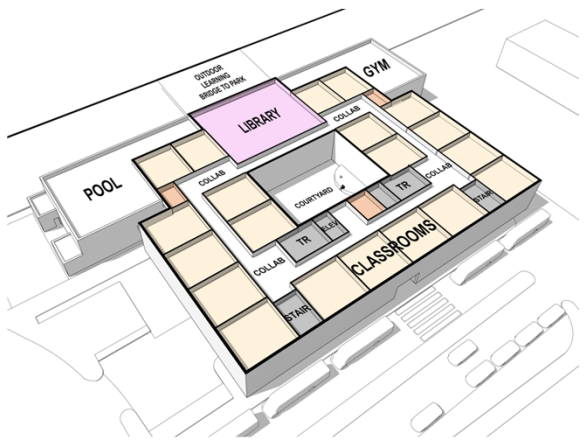
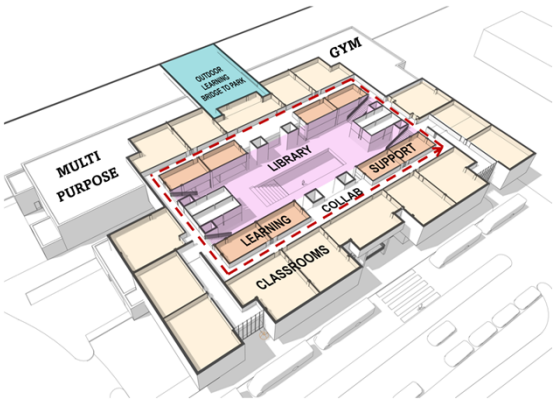
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RESTACK FLOORS

Full Renewal of Existing
School + Addition
(<50% demolition)



KEEP BAR

Full Renewal of Existing
School + Addition
(>50% demolition)



BUILD NEW

Demo Existing School
+ Build New School
(on existing site)



THANK YOU
QUESTIONS?

