

## WORK SESSION NO. 2

Meeting Date:	6/26/2019 7:00 PM	Owner:	Montgomery County Public Schools
Meeting Location:	Forest Oaks Middle School (FOMS)	Project:	Gaithersburg Elementary School #8
Next Meeting:	7/17/2019 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.

ATTENDEES				
X	Name	Representing	Phone	Email Address
1	Ran Ilkovitch	SEI Architects	301-770-0177	<a href="mailto:rilkovitch@seiarch.com">rilkovitch@seiarch.com</a>
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4	Gary Mosesman	Montgomery County Public Schools	240-314-1000	<a href="mailto:Gary_D_Mosesman@mcpsmd.org">Gary_D_Mosesman@mcpsmd.org</a>
5	Robert Chiappone	Saybrooke Resident		<a href="mailto:rchiappone@starpower.net">rchiappone@starpower.net</a>
6	Lang Soo-Hoo	Neighbor		<a href="mailto:lsh9@cs.com">lsh9@cs.com</a>
7	Phyllis Soo Hoo	Neighbor		<a href="mailto:lsh9@cs.com">lsh9@cs.com</a>
8	Kathy Wendal Kawski	Saybrooke Resident		<a href="mailto:kwendalkawski@gmail.com">kwendalkawski@gmail.com</a>
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14	Jacquelynn Wozniak	Saybrooke Resident		<a href="mailto:fishingpde2@aol.com">fishingpde2@aol.com</a>
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20	Jerilynn Butler	EDP		<a href="mailto:jmbntw@aol.com">jmbntw@aol.com</a>
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New Business	
1.	Introduction by Gary Mosesman from MCPS.
2.	<p>Delivery of presentation (attached) by SEI Architects. Ran Ilkovitch noted that the first slides are a review from the second meeting:</p> <ul style="list-style-type: none"> <li>• During the review of the schedule a participant stated that the boundary study is 18 months. MCPS planning not in attendance to repeat discussion on boundary study held at previous two meetings.</li> <li>• Two 'Traditional' site approaches which put park behind the school and isolated from Victory Farm Drive were not preferred by the community.</li> <li>• Participants noted that open area approach (option placing building adjacent to neighbors) was also not preferred by the community.</li> <li>• Community programs towards the back of the site, closer to the existing baseball field and field house building preferred by community.</li> </ul>

3.	<p>Concept 1: Side yard courtyard plan</p> <ul style="list-style-type: none"> <li>• Courtyard and loop circulation within building.</li> <li>• Participants voiced concern about not enough space for car stacking along the student drop-off loop. Worry that cars would overflow out into Victory Farm Drive during arrival/dismissal.</li> <li>• Building at the setback line opposite Belle Grove Road is not preferred by neighbors. City has requested to align vehicular access into the school site with Belle Grove Road for better traffic flow</li> </ul>
4.	<p>Concept 2: Open area courtyard plan</p> <ul style="list-style-type: none"> <li>• Option addresses topography. Building set at the level of existing field. Site work (bus loop, student drop off loop, play fields) terrace down toward the floodplain.</li> <li>• Concern raised over auto-centric design of the site. Design team requested to make the site more inviting to pedestrians.</li> <li>• Existing driveway serving the baseball field will be maintained &amp; improved. Hill between driveway and neighbors will remain untouched.</li> <li>• Neighbors noted concern with service vehicles using this driveway to service the school.</li> <li>• Neighbors asked if the hill would be owned by the city or by the school board. No answer could be provided as legal details of Memorandum of Understanding and/or ownership of land have not been determined.</li> <li>• Participants liked that existing tennis courts would be maintained for community use. Noted that these courts are used frequently, despite comment stating otherwise at previous meeting.</li> <li>• Existing playground is not maintained in proposal, but will be replaced. Participants requested provision be made for a playground dedicated for children younger than school age, which could be set aside for use by the community during the school day.</li> </ul>
5.	<p>Concept 3: Open area linear plan</p> <ul style="list-style-type: none"> <li>• 3 story building generates smaller footprint</li> <li>• Neighbors voiced safety and congestion concerns with bus loop being accessed off the main parking lot.</li> <li>• Participants questioned why special needs classrooms are included upstairs, rather than all on the ground floor. Response was that these classrooms were distributed across the building to promote inclusion education for these students.</li> </ul>
6.	<p>Concept 4: Entry forward 3 story V</p> <ul style="list-style-type: none"> <li>• 3 story building generates smaller footprint</li> <li>• Parent drop-off and bus loop circulation have separate entrances, with bus loop aligning with Belle Grove Road.</li> <li>• No publicly available playground during school hours identified. Design team to attempt to incorporate such a play area, including tennis court</li> </ul>
7.	<p>Concept 4 was well received by attendees.</p>

8.	Concepts placing buildings adjacent to Saybrooke community raised significant privacy concerns.
9.	Questions raised as to the traffic impacts in the adjacent roadways. It was noted that full impact could not be determined until the traffic study is performed. Design team has met with City staff to review the scope of the study (i.e. determine what intersections to review, at what times, and what baseline information is to be utilized for projections). Traffic study could not be coordinated to occur prior to the end of the school year due to the timing of the start of design. Study will occur in fall 2019, once school has resumed, to ensure accurate traffic counts.
10.	Suggestion from attendee to build a parking structure. MCPS stated that they do not build parking structures as a policy in order to focus investments on teaching spaces rather than parking.
11.	Design team requested to investigate the potential for utilizing the flood plain area for site amenities.
12.	Design team to ensure planning included for future portable classrooms.
13.	Concerns raised about light pollution on the wetlands. Lighting control to be part of the design process and will comply with code regulations.
14.	Participants inquired as to the gym size, noting a full size gym would function better as a community center. MCPS noted the gym is currently funded at an elementary school size. MCPS noted that they have partnered with municipalities to provide funding to build larger gymnasiums for such purposes. This was recently done in Rockville. A potential partnership with the city of Gaithersburg can be discussed.
15.	Existing trees within wetlands, along creek, and on hill adjacent to Saybrooke Community will not be taken down as part of this project.
16.	Community expressed concern about stormwater management considering the close adjacency of the creek. Strict requirements for stormwater treatment will meet local and state code, for quantity and quality.
17.	Existing parking on Victory Farm Dr. will be evaluated further as the design develops.
18.	Community raised Victory Farms Park as a potential alternate site. It was noted that this was reviewed at the last meeting. The study outlining why this site is not feasible was presented at the last meeting and is publicly available on the MCPS website.
19.	Participants requested people who can address questions on the following topics attend the next meeting: <ul style="list-style-type: none"> <li>● Traffic Study</li> <li>● Boundary Study</li> </ul>

## ATTACHMENTS

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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 6/28/2019

Reviewed by: David Fischer 7/1/2019

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