

COMMUNITY INFORMATION SESSION #2

Meeting Date:	7/17/2019 7:00 PM	Owner:	Montgomery County Public Schools
Meeting Location:	Forest Oaks Middle School (FOMS)	Project:	Gaithersburg Elementary School #8 (GES #8)
Next Meeting:	8/12/2019 7:30 PM @ City Hall	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	rilkovitch@seiarch.com
2	David Fischer	SEI Architects	301-770-0177	dfischer@seiarch.com
3	Carolina Sarmiento	SEI Architects	301-770-0177	csarmiento@seiarch.com
4	Krystal Mcgee	SEI Architects	301-770-0177	kmcgee@seiarch.com
5	Seth Feriano	Montgomery County Public Schools	240-314-1017	Seth_A_Feriano@mcpsmd.org
6	Dennis F Cross	Montgomery County Public Schools	240-314-1000	Dennis_F_Cross@mcpsmd.org
7	Adrienne Karamihas	Montgomery County Public Schools	240-314-4700	Adrienne_L_Karamihas@mcpsmd.org
8	Monica Marquina	City of Gaithersburg Manager's office	240-805-1090	Monica.Marquina@gaitthersburgmd.gov
9	Carolyn Donovan	Neighbor		Carolyn.donovan@yahoo.com
10	Robert Chiappone	Saybrooke Resident		rchiappone@starpower.net
11	Abram Kagan	Neighbor		
12	Jenny Kagan	Neighbor		
13	Kathy Wendal Kawski	Saybrooke Resident		kwendalkawski@gmail.com
14	Lea Eaton	Neighbor		
15	Dena Saunders	Audubon HOA		cuddeheardac@hotmail.com
16	Carolyn Garvey	Saybrooke Resident		Carolyn.garvey@gmail.com
17	Abdul Mansaray	Neighbor		aandontransportation@yahoo.com
18	Kaufman Steve	Neighbor		lsdymdusom2002@yahoo.com
19	E. Abel	Neighbor		eabel7914@aol.com
20	Dave Andersen	Whetstone Run		davander@erols.com
21	Janeth Maldonado	Neighbor		Jrleyva4@gmail.com
22	Marc Gordon	Saybrooke Resident		Marcgordon025@gmail.com
23	Bill Pettey	Neighbor		Bill.p@erols.com
24	Carol Pettey	Neighbor		Bill.p@erols.com
25	G McClure	Neighbor		Mccluregrace26@gmail.com
26	Rhonda Thiessen	Neighbor		rthiessen@gmail.com
27	Nancy Emenaker	Neighbor		Nancy.emenaker@gmail.com
28	Ray Abel	Neighbor		ravabel@aol.com
29	Nancy Beach	Neighbor		npbeachball@comcast.net
30	Victoria Diaz M	Neighbor		Vicky13dm@gmail.com
31	Yin Cheng	Neighbor		

New Business	
1.	Introduction by Seth Feriano from MCPS.

2.	Delivery of presentation (attached) by SEI Architects. Ran Ilkovitch described previous meetings presentations and input from the community. The following questions and comments were made:
3.	<p>Review of Community Information Session #1</p> <ul style="list-style-type: none"> ● Reviewed project schedule ● QUESTION: When will the decision be made as to whether a school is to be built at Kelley Park? Ran Ilkovitch noted that a final decision has not yet been made, and the next step is a review of these work sessions with a presentation to the Mayor and Council on August 12. This will be open to the public. ● Reviewed elementary school capacity deficiencies within Gaithersburg Cluster. ● QUESTION: Why were portable classrooms still left at Gaithersburg ES after the addition/modernization project was completed? Ran Ilkovitch noted that there are a maximum number of students at one building. Portables in place until capacity issues addressed by construction elsewhere. ● Reviewed Educational Specification outlining the programs within the school. ● Reviewed the City of Gaithersburg pathway and greenway system ● Reviewed existing Kelley Park site conditions ● Reviewed buildable area within Kelley Park. ● Reviewed visioning statements
4.	<p>Review of Work Session #1</p> <ul style="list-style-type: none"> ● Reviewed discussions of the future of learning at the school ● Reviewed adjacencies of the academic programs (i.e., what programs need to be located adjacent to other programs) ● Reviewed potential three story school layout ● Reviewed the site program (i.e. what site amenities are to be provided) ● Reviewed the 5 conceptual approaches ● The east-west options were not favorable as they put Kelley Park entirely in the school's backyard, separating it from the community. ● The north-south options which maintained a connection between Kelley Park and Victory Farm Drive were favored.
5.	<p>Review of Work Session #2</p> <ul style="list-style-type: none"> ● Eliminated the east-west approaches. ● Reviewed the buildable area as refined by more detailed environmental setback requirements. ● Reviewed 4 refined concepts. ● Reviewed Concept 1 – Side Yard Courtyard Plan ● QUESTION: Why did the City of Gaithersburg request the entrance to the school site align with Belle Grove Road? Ran Ilkovitch declined to speak for the city, but proposed that this was for traffic management purposes. ● QUESTION: Will the building be on the baseball stadium (Field 1)? Ran Ilkovitch noted that the stadium will remain in place. MCPS added that many of the new school amenities will be available to the community after hours ● Reviewed Concept 2 - Open Area Courtyard Plan ● Reviewed Concept 3 – Open Area Linear Plan ● Reviewed Concept 4 – Entry Forward – 3 Story V ● QUESTION: Will there be fences around the play areas? MCPS noted that fences are not typically put around play areas. They are sometimes included when play areas are near roads or parking lots to keep students safe from traffic (i.e. keep students from chasing balls into the street).

	<ul style="list-style-type: none"> • Concept 4 – Entry Forward - was the most favored of all the options at Work Session #2
6.	As the most favored, Concept 4 – Entry Forward, was further refined
7.	Site plan revised to define a tot-lot and dedicated parking that could be used by the community during the school day. Tot-lot to be elevated from the rest of the school play areas and surrounded with a retaining wall. Access will be from sidewalk along the service road leading to field 1. Dedicated parking also off of this service road, and not part of the school parking lot.
8.	QUESTION: Who decides who gets to use community tot lot? Concern that school principal will not allow community members to use this tot-lot regardless of how it is separated from the school. MCPS noted that other schools that are adjacent to parks have dual use. Ran Ilkovitch noted that the design can make the intended usage by the community during school hours as obvious as possible.
9.	QUESTION: How will this design affect the site environmentally? Storm water management and flooding are specific concerns with adjacency to creek. For example, the flood plain was entirely underwater after recent heavy storm. Ran Ilkovitch noted that the proposed building is outside the buffer of the 100 year flood plain. Storm water management facilities will be provided to address new impervious surfaces. This is a requirement for all new construction within the City of Gaithersburg and state of Maryland.
10.	COMMENT: Concern that new plan eliminates Field 2, beach volleyball court, basketball half court, and tennis court and playground? Ran Ilkovitch noted that the school will provide new soccer field, paved play area with basketball courts, and playgrounds. Tennis courts and beach volleyball court are not planned on being replaced.
11.	QUESTION: Can the tennis courts be located in the area currently called out at an outdoor learning environment? Ran Ilkovitch noted they would not fit there, the outdoor classroom is smaller than a tennis court.
12.	Neighbor noted that he has been observing the tennis courts since the last meeting. They have been used to play tennis, as well as for other activities such as letting kids run within fenced area and teaching bike riding.
13.	QUESTION: What happens if the school is overcapacity? Ran Ilkovitch noted the area at the end of the public wing corridor would be used for portables. At a minimum, 4 portable classrooms could be located in this area (6 at maximum).
14.	MCPS noted that the building would not receive an addition, 740 students is the maximum capacity for elementary schools
15.	QUESTION: Will a retaining wall be adjacent to the meadow (flood plain)? Ran Ilkovitch stated the building would be placed on the plateau above the flood plain which currently holds the tennis courts & playground. The site would naturally slope down to the meadow similar to how it does currently. The only retaining walls envisioned are between the service road leading up to Field 1 and the school playfield and play grounds. A hill will be provided between field 1 and the school playfield which can function as seating during soccer games.
16.	QUESTION: Can the community use the pathways behind the school during the school day? It appears very close to the building which school staff may see as a security concern. Ran Ilkovitch noted the path was included within the design in order to maintain the current pathway system. The intent was for this to be used by the community during the school day, but the security concern noted is valid and the design team will look into moving this path further away from the school.
17.	QUESTION: How will Field 1 be accessed after the school is built? Ran Ilkovitch noted that a sidewalk along the service road will be built. Sidewalk will connect Victory Farm Drive and the parking lot to Field 1. Existing pathways from the Saybrooke community

	down to Field 1 will remain as they currently exist. Pathways from the creek will be reconstituted where disturbed.
18.	QUESTION: Will the children in adjacent neighborhoods attend the school? MCPS stated that the boundary study will occur 18 months prior to the school opening. The community is invited to participate in this study. Results of the boundary study are submitted to the Board of Education, who makes the ultimate decision as to who will attend the school.
19.	QUESTION: Are elementary schools in Montgomery County intended to be neighborhood schools? MCPS noted that maximizing walkers is a priority within elementary school boundaries.
20.	COMMENT: Concern over safety with a three story elementary school; it will be difficult to exit students from the highest floor in an emergency. MCPS noted that there already are 3 story elementary schools within the MCPS system – Brown Station ES, Somerset ES, etc. There have been no issues at those schools. Ran Ilkovitch described the life safety and building code requirements outlining how safety will be addressed during design.
21.	QUESTION: How will parking on Victory Farm Drive be affected by this project. Ran Ilkovitch noted that the proposed site plan does not increase the number of curb cuts on Victory Farm Drive, so no changes to the parking court are anticipated.

ATTACHMENTS

2019/7/2019_ Community information meeting

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 7/19/2019

Reviewed by: David Fischer 7/21/2019

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