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# PINEY BRANCH ELEMENTARY SCHOOL FEASIBILITY STUDY

## Takoma Park City Council Presentation

## Montgomery County Public Schools

April 12, 2017



## Agenda

### Introductions

### Recap

- Process
- Addition Program
- Existing Conditions
- Initial Brainstorming

### Proposed Concepts

### Optional Site Concepts

### Next Steps





## How we got here

### • Schedule

- **Work Session #1**  
Tuesday, 1/31/17, 4:15 PM
- **Work Session #2**  
Tuesday, 2/7/17, 6:30 PM
- **Work Session #3**  
Tuesday, 2/21/17, 4:15 PM
- **Work Session #4**  
Wednesday, 3/1/17, 6:30 PM
- **PTA & Community Presentation**  
Tuesday, 3/28/17, 7:00 PM



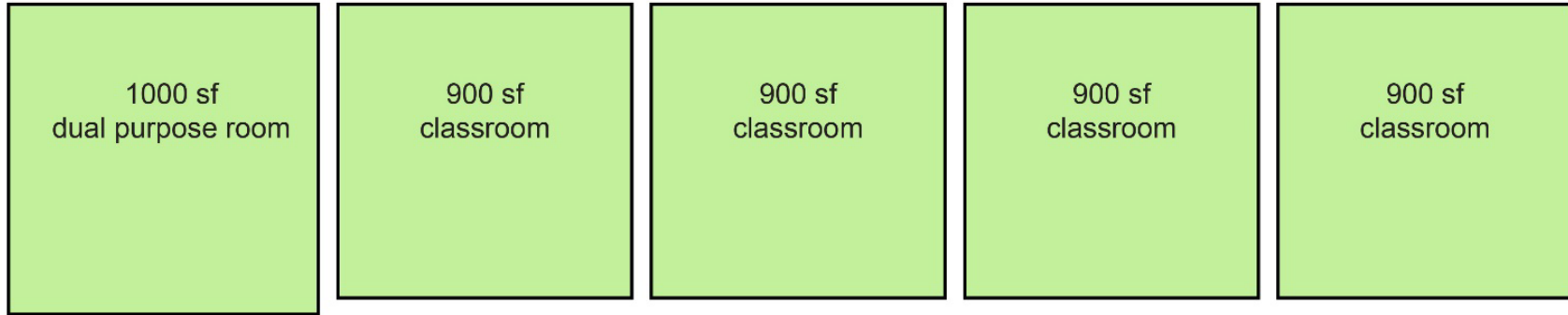


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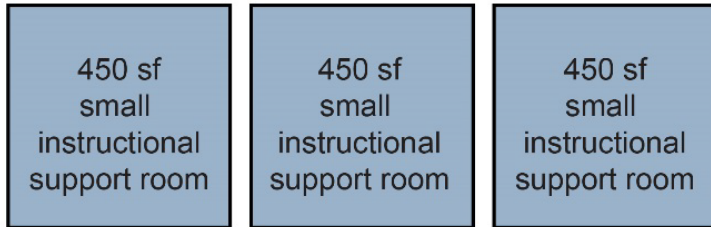
# ADDITION PROGRAM

What are we looking to add

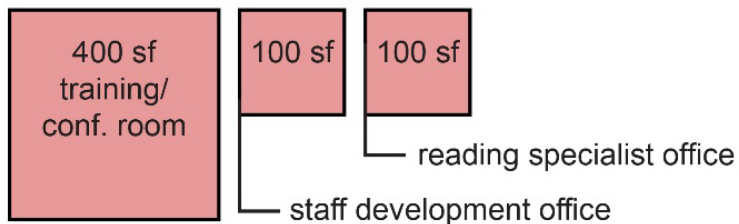
## Classrooms



## Support Rooms



## Staff Development Area



**Total Net Square Footage: 6550 nsf**

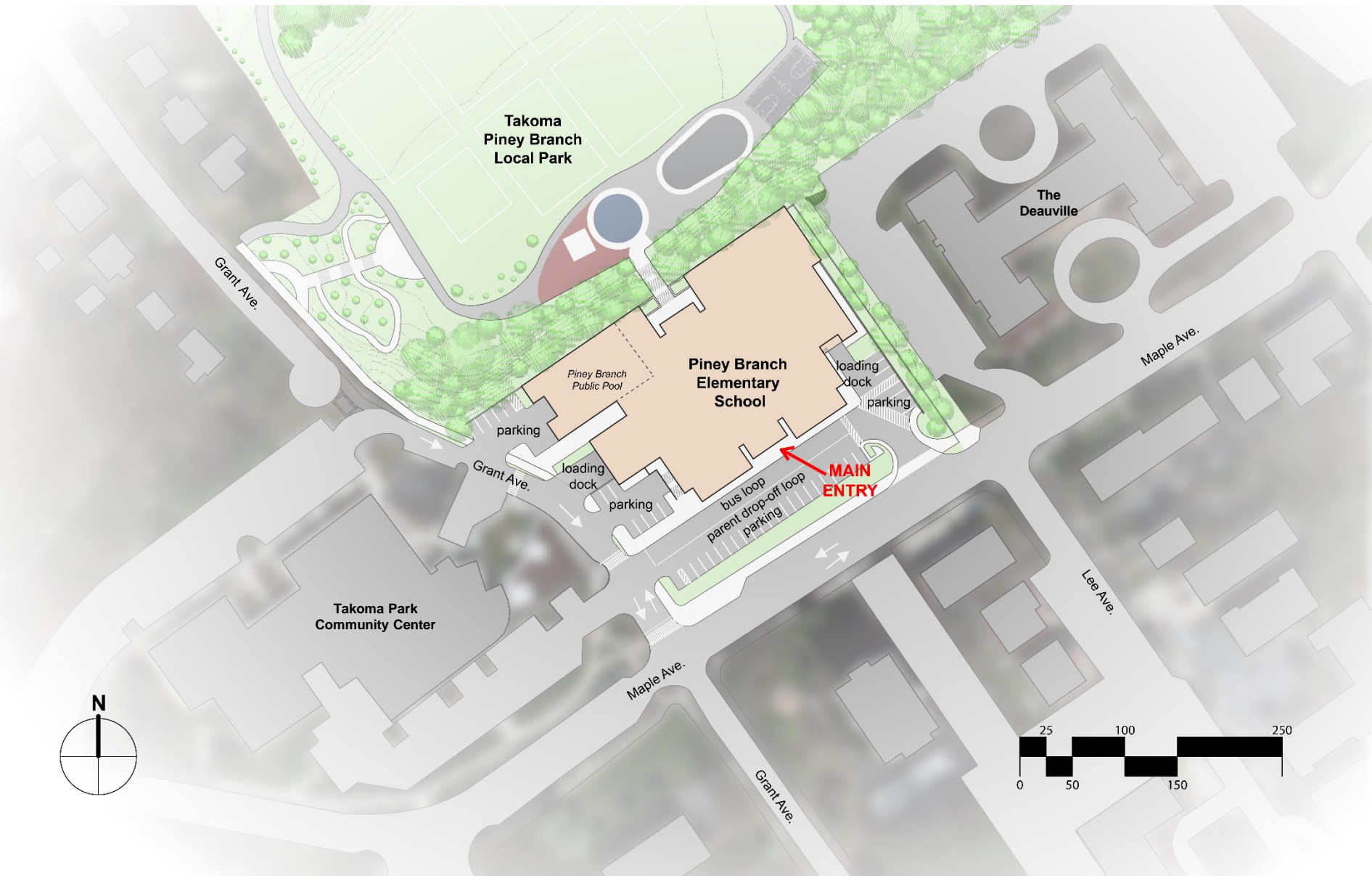




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# EXISTING CONDITIONS

## Existing Site Plan



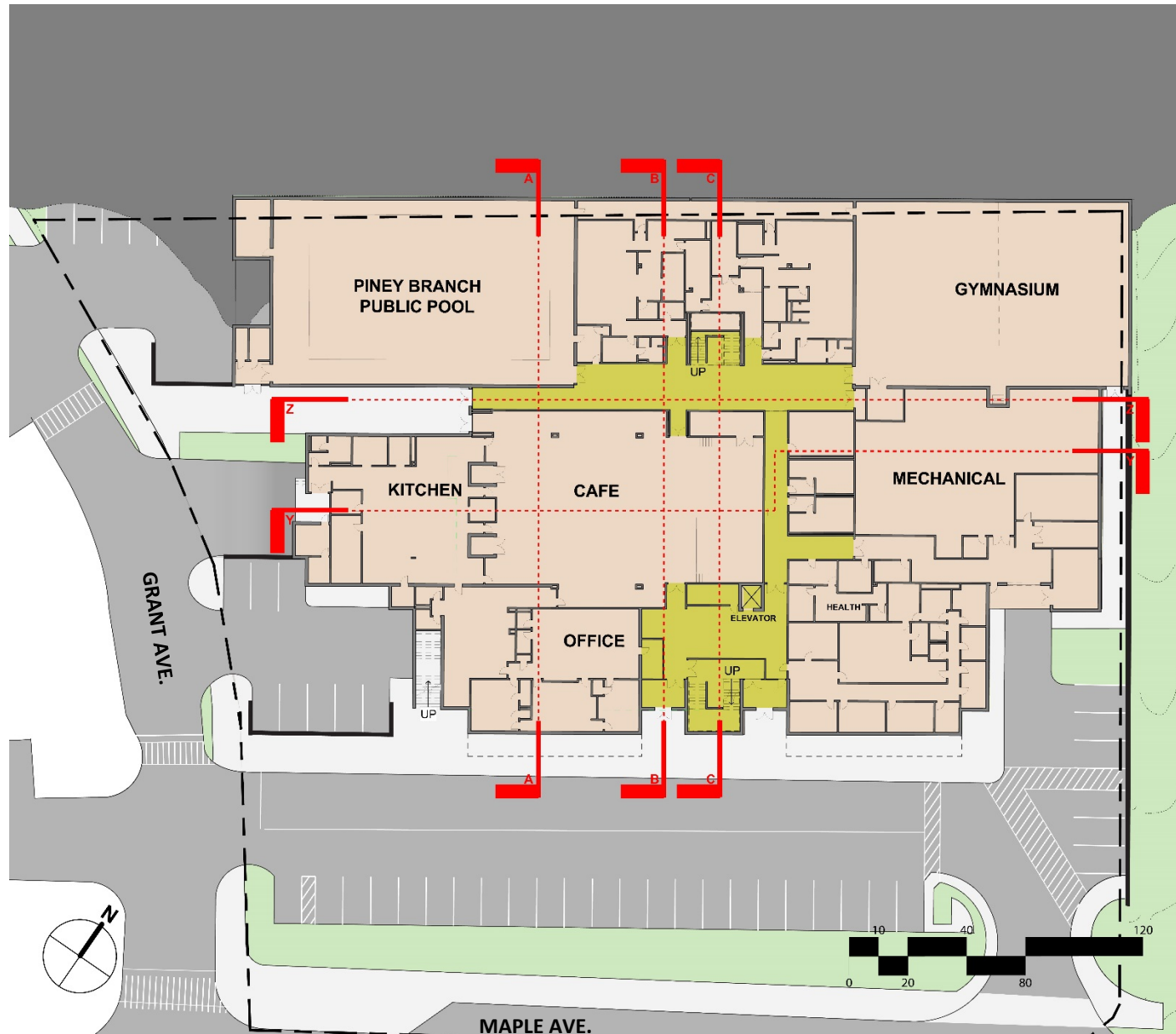




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# EXISTING CONDITIONS

## Existing Floor Plan – Floor A



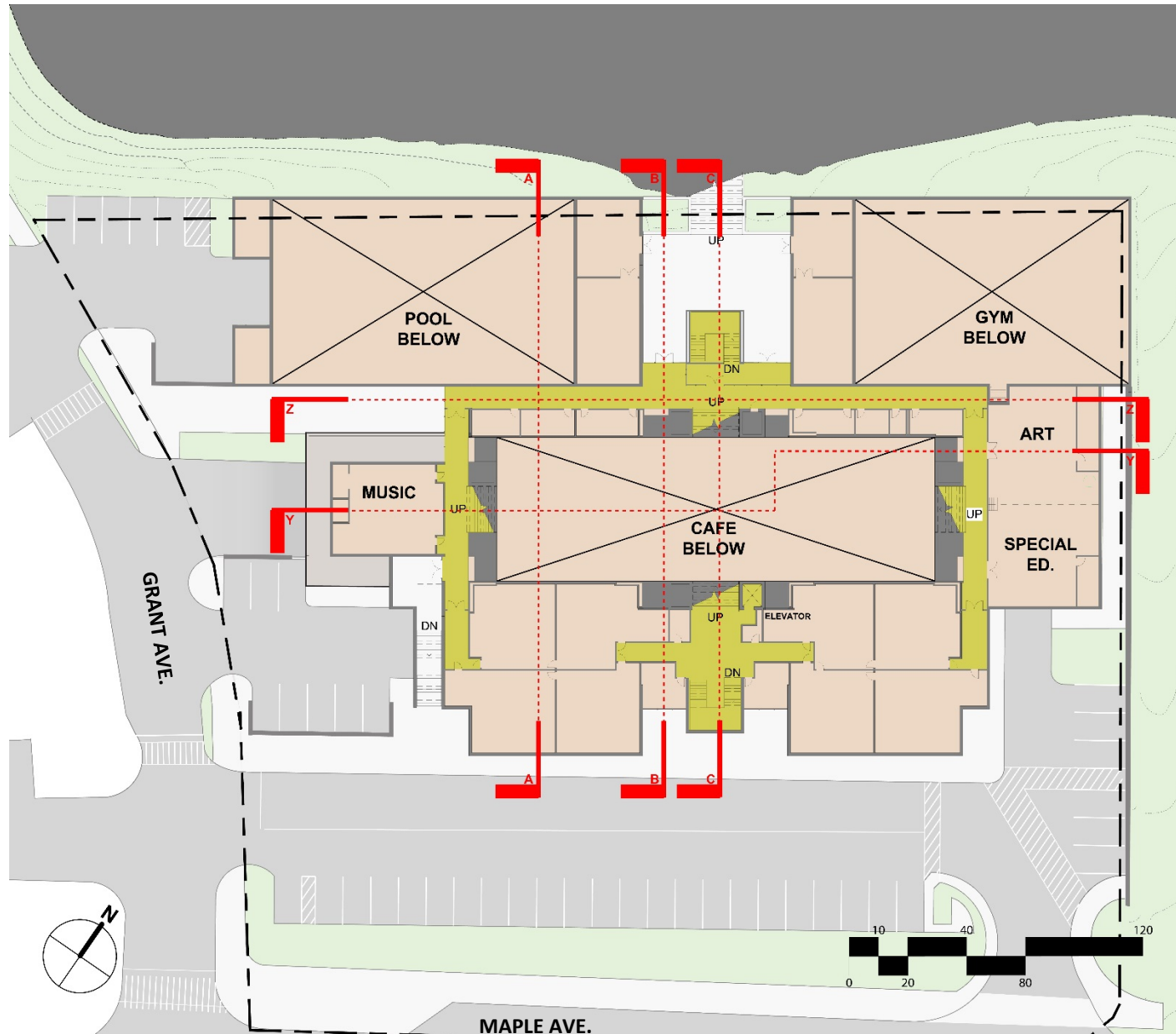




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# EXISTING CONDITIONS

## Existing Floor Plan – Floor B



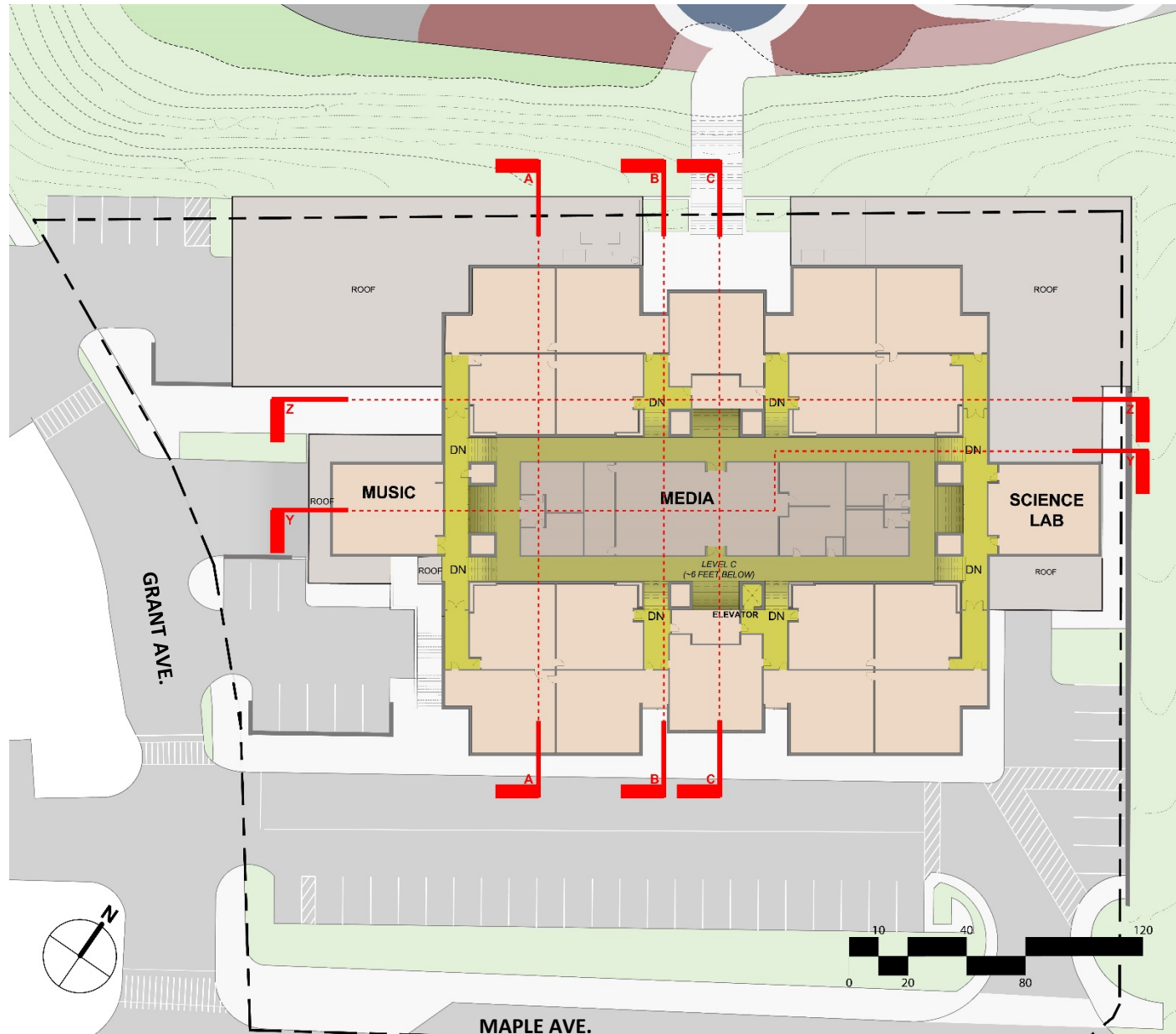




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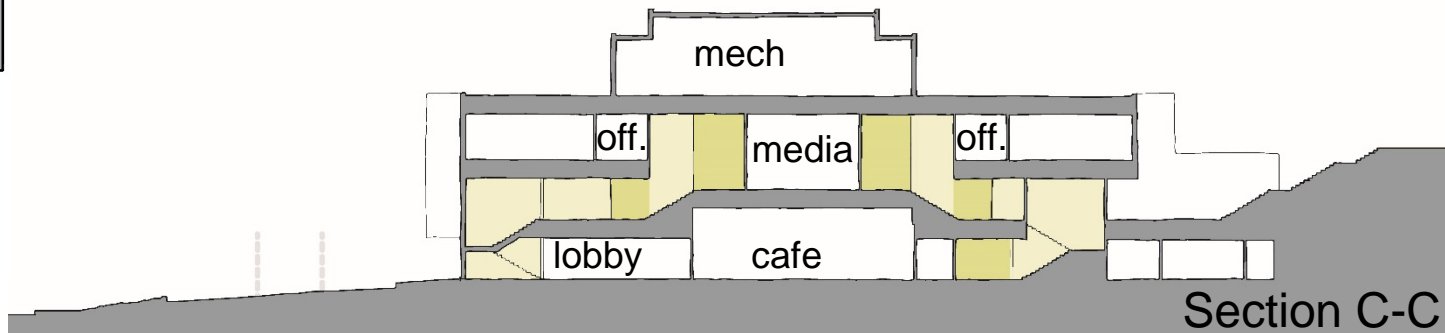
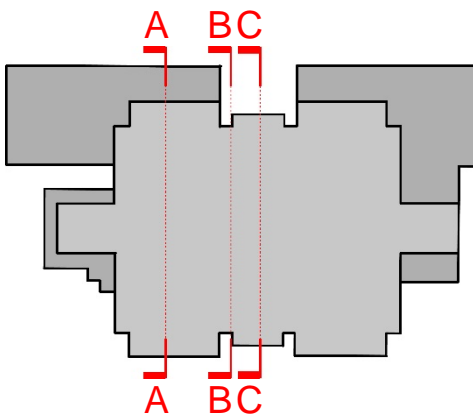
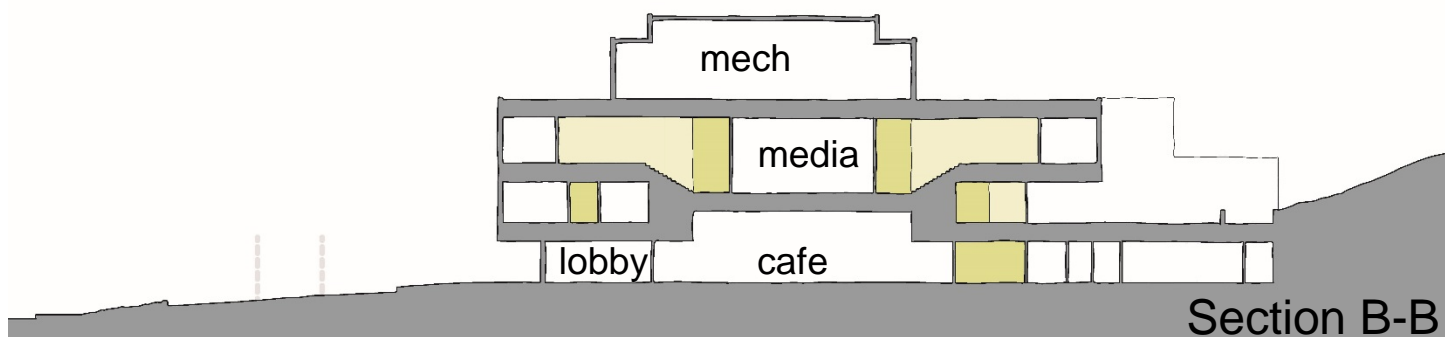
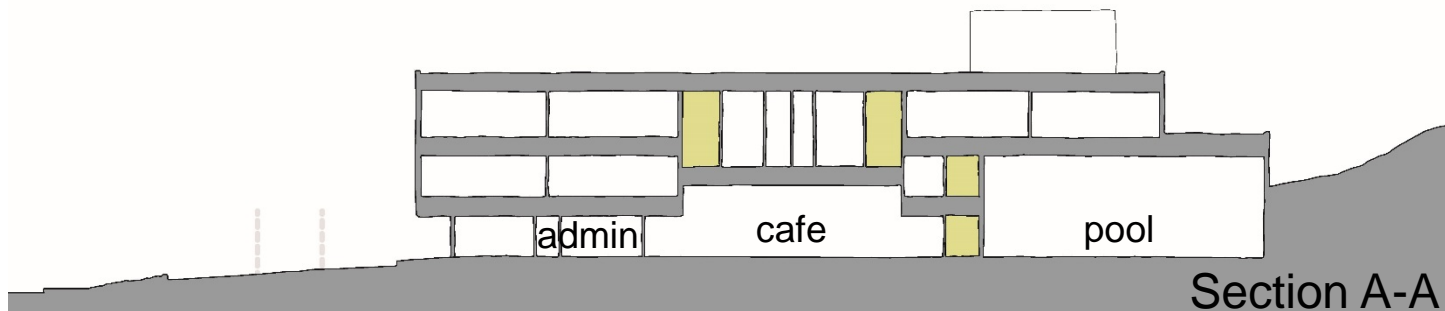
# EXISTING CONDITIONS

## Existing Floor Plan – Floor C / D



# EXISTING CONDITIONS

## Existing Sections



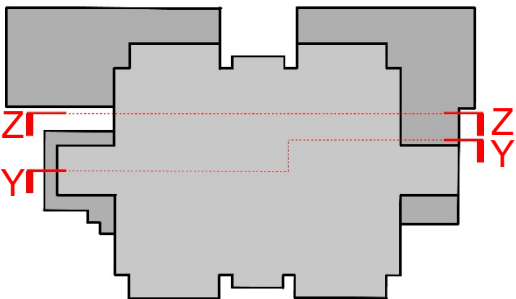
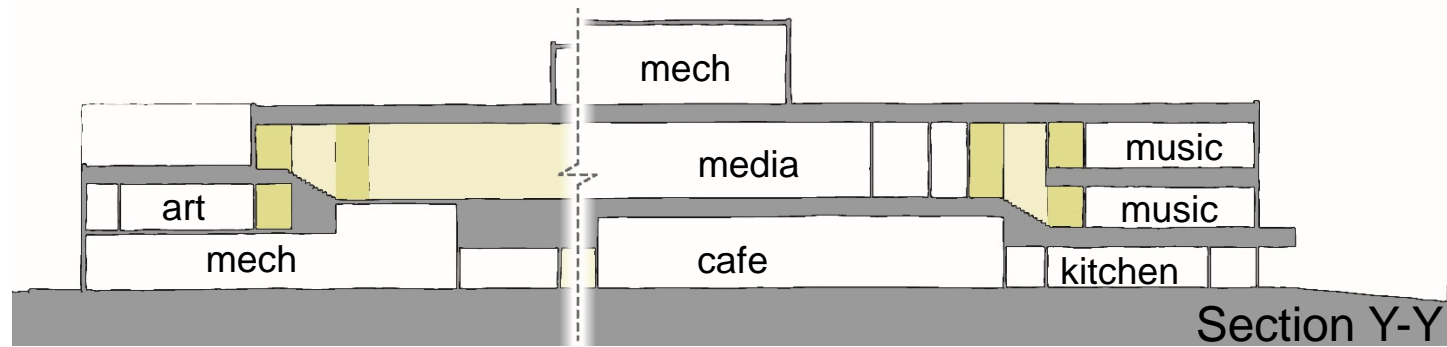
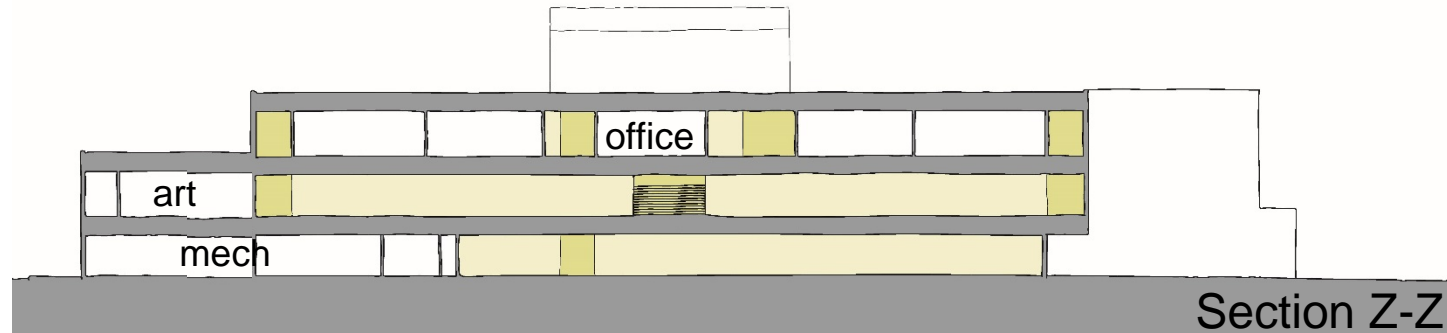




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# EXISTING CONDITIONS

## Existing Sections

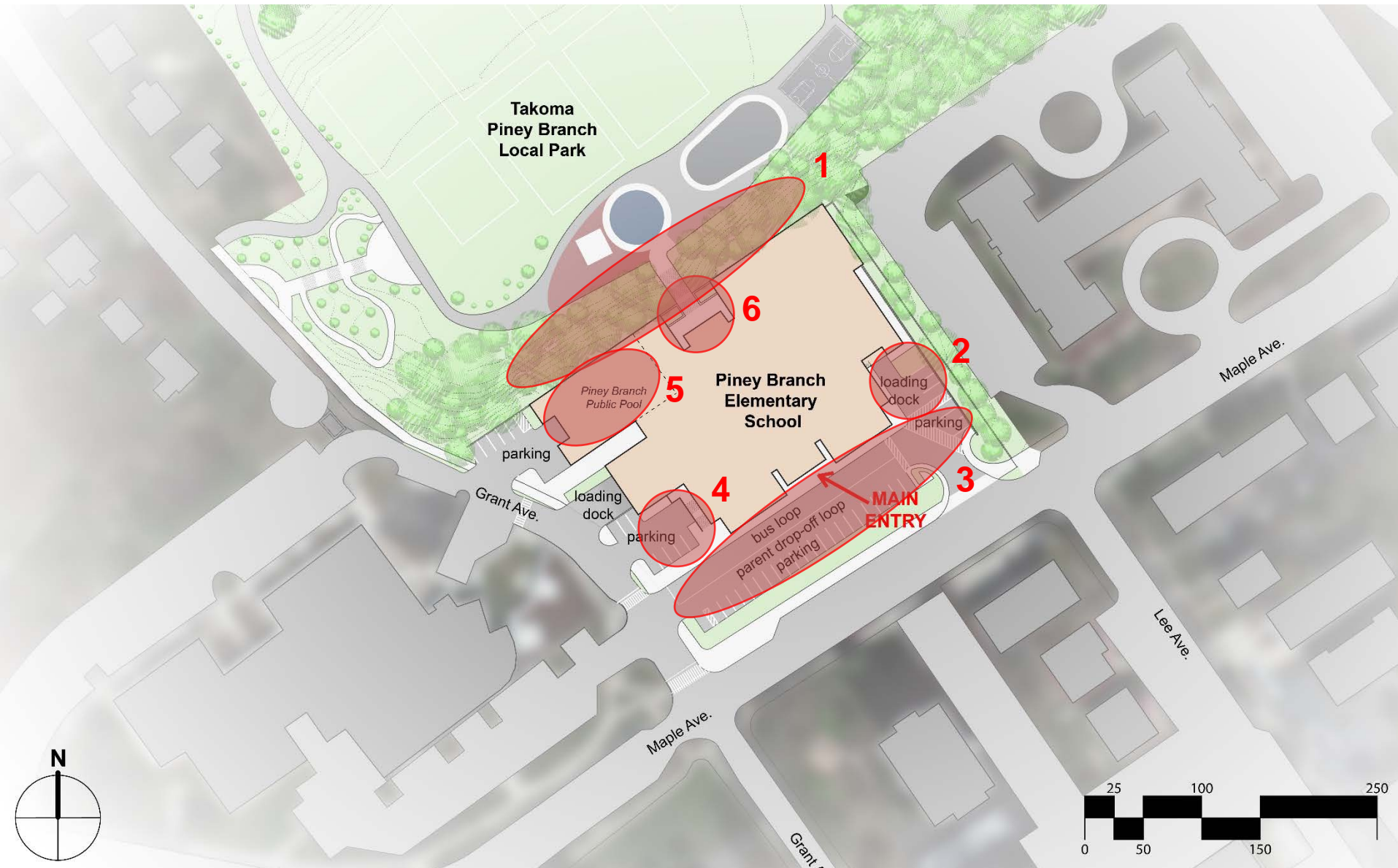




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# EXISTING CONDITIONS

## Potential Areas of Expansion







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# INITIAL BRAINSTORMING

## Work Session #1

Question:

**With the thought of adding five classrooms to Piney Branch Elementary School, what should be the primary goals of the project?**





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# INITIAL BRAINSTORMING

## Work Session #1

### Accessibility

- Within school
- To play fields

### Pool

- Maintain community asset
- Maintain school asset

### Occupant comfort (HVAC)

### Connecting classrooms

- Classroom to Classroom
- Program to Program

### Connections to nature

- Outdoor Learning Space?
- Natural lighting
- Sustainable building practices

### Site Congestion

- Arrival/dismissal controlled chaos
- Parking for teachers



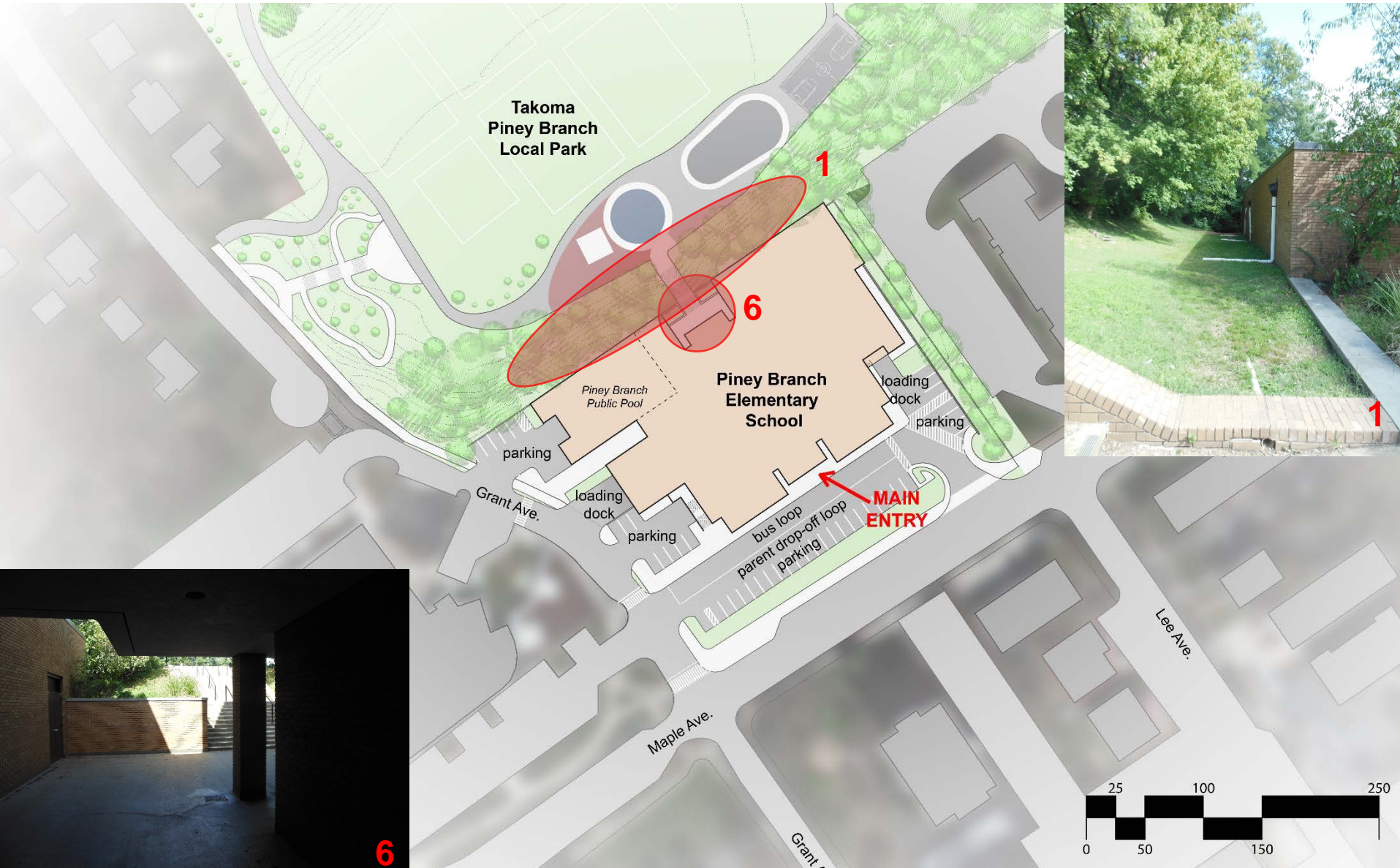




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# CONCEPT "A"

## Potential Areas of Expansion





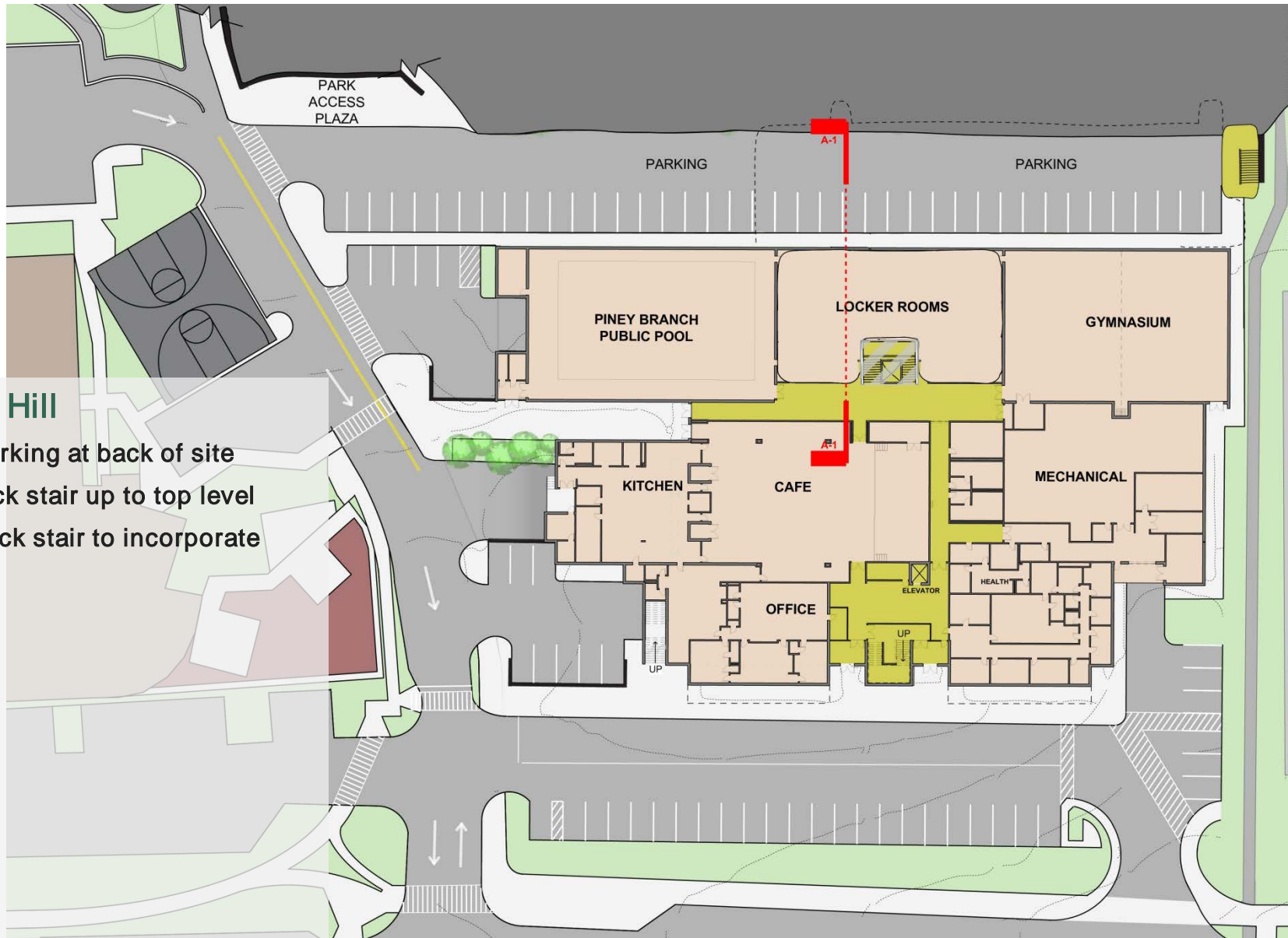
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# CONCEPT "A"

3/1/17 Draft Plan, Floor A

## Build Into Hill

- Provide parking at back of site
- Extend back stair up to top level
- Rework back stair to incorporate elevator







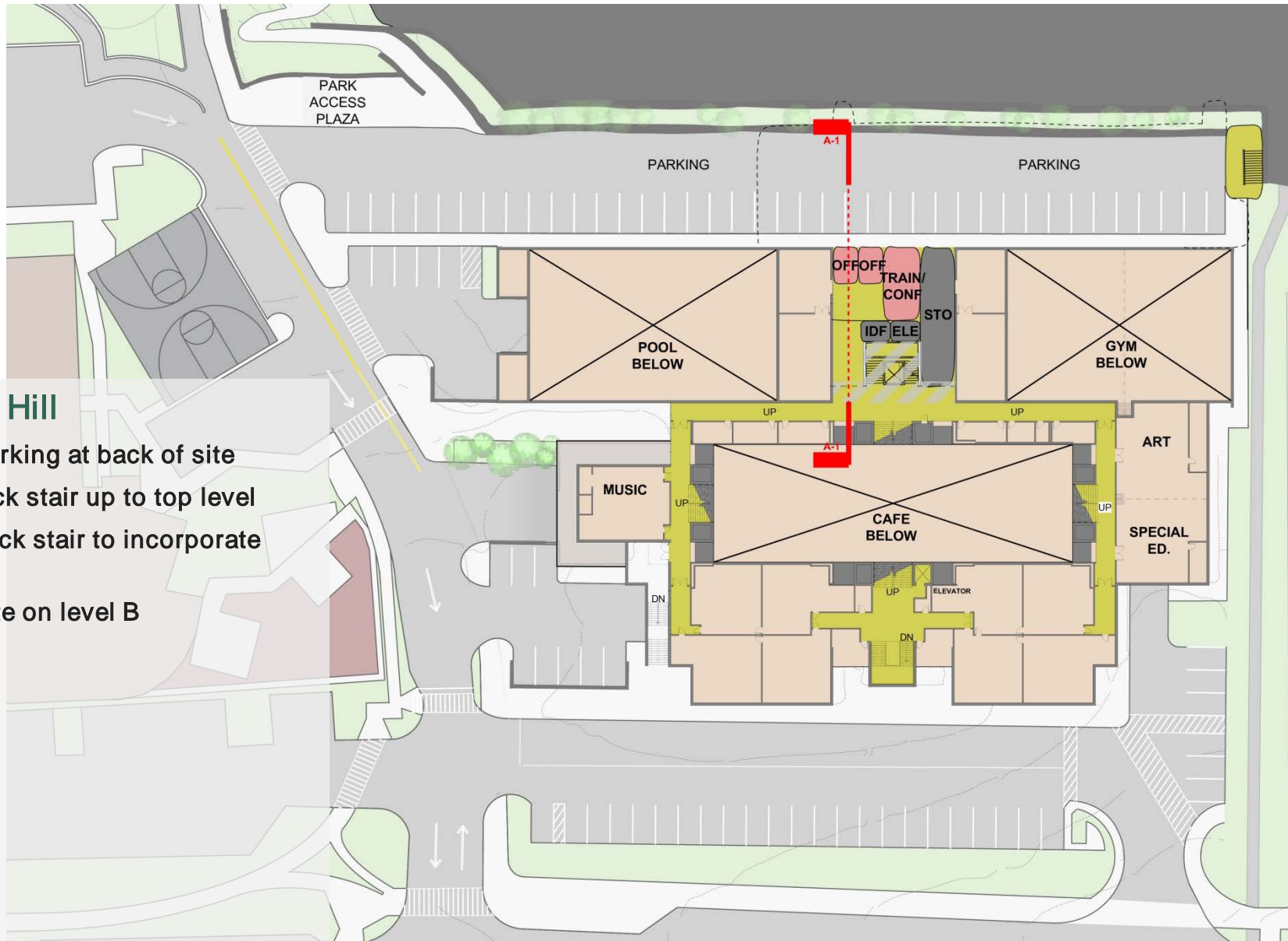
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# CONCEPT "A"

3/1/17 Draft Plan, Floor B

## Build Into Hill

- Provide parking at back of site
- Extend back stair up to top level
- Rework back stair to incorporate elevator
- Admin suite on level B





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# CONCEPT "A"

3/1/17 Draft Plan, Floor C/D

## Build Into Hill

- Provide parking at back of site
- Extend back stair up to top level
- Rework back stair to incorporate elevator
- Admin suite on level B
- No impact on other classrooms
- Classroom bar adjacent to park playground, above parking lot
- Direct access from building to park



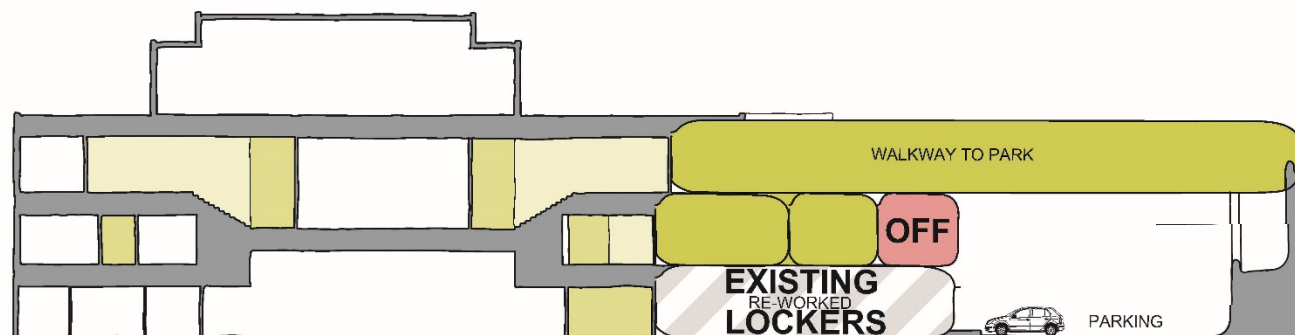




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# CONCEPT "A"

3/17 Draft Section



# CONCEPT "B"

Eliminated at previous work session





# CONCEPT "C"

## Potential Areas of Expansion

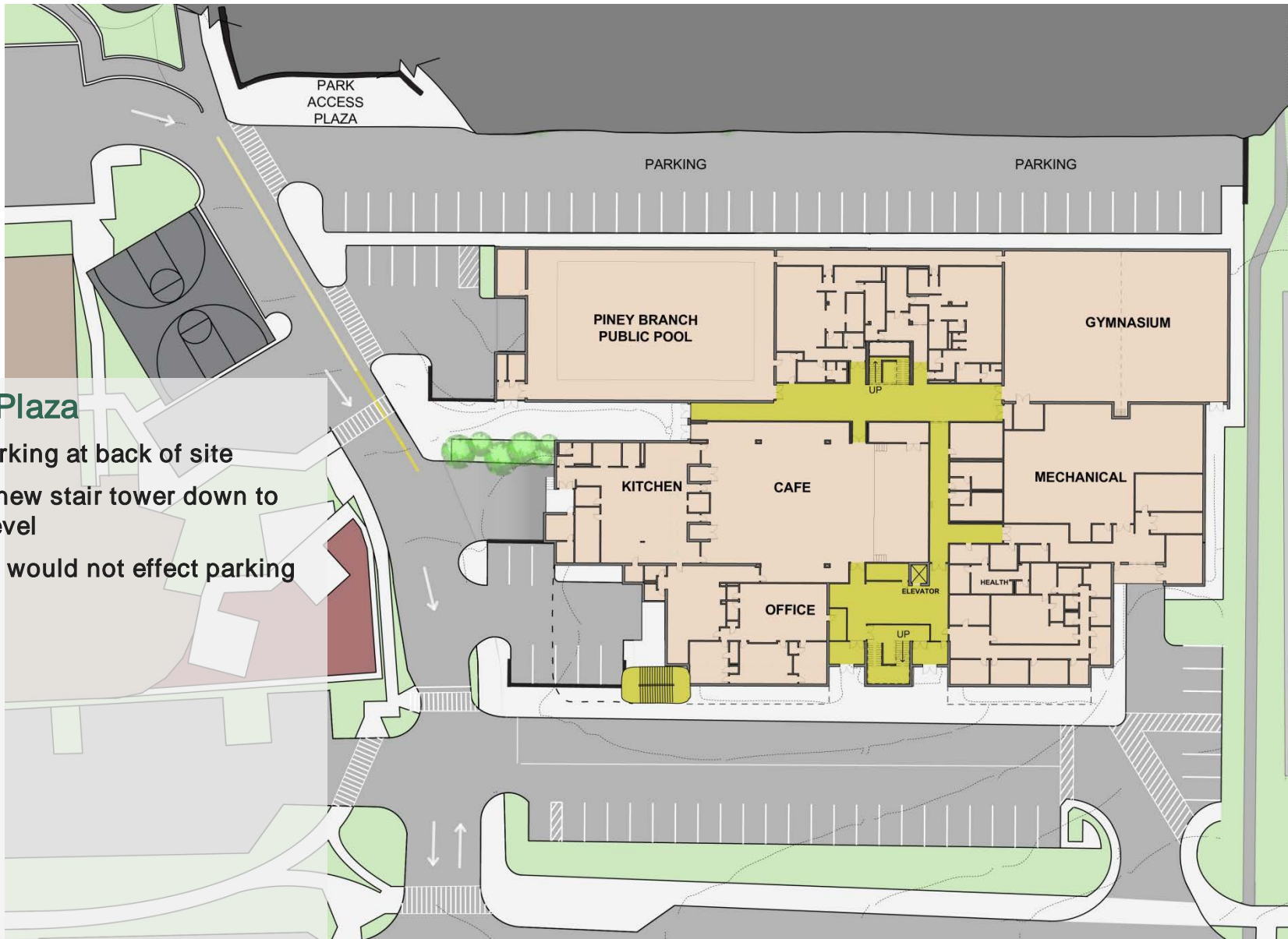




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# CONCEPT "C"

3/1/17 Draft Plan, Floor A



## Corner & Plaza

- Provide parking at back of site
- Bring one new stair tower down to entrance level
- Stair tower would not effect parking





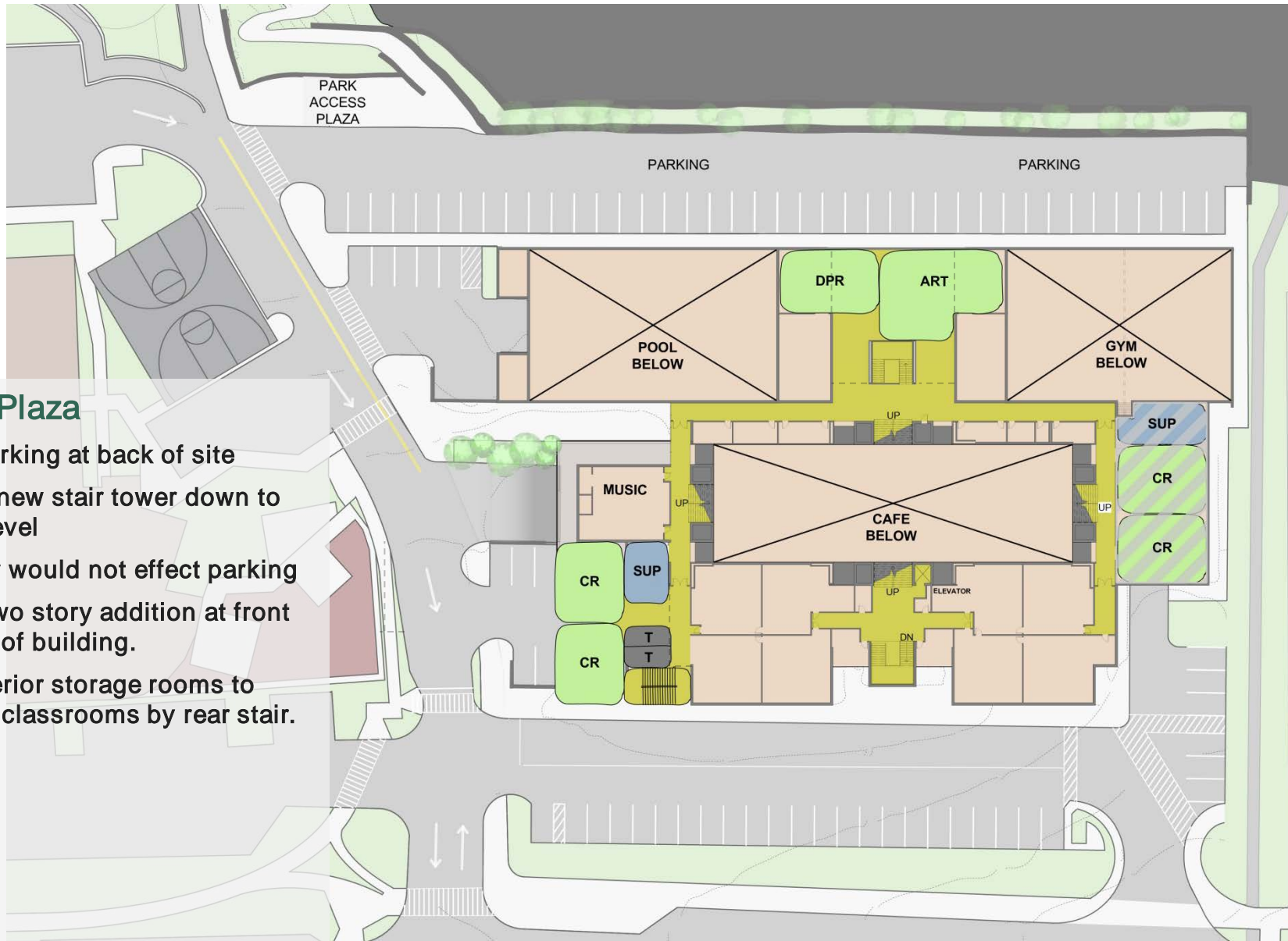
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# CONCEPT "C"

3/1/17 Draft Plan, Floor B

## Corner & Plaza

- Provide parking at back of site
- Bring one new stair tower down to entrance level
- Stair tower would not effect parking
- Elevated two story addition at front left corner of building.
- Utilize exterior storage rooms to locate two classrooms by rear stair.





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# CONCEPT "C"

3/1/17 Draft Plan, Floor C/D

## Corner & Plaza

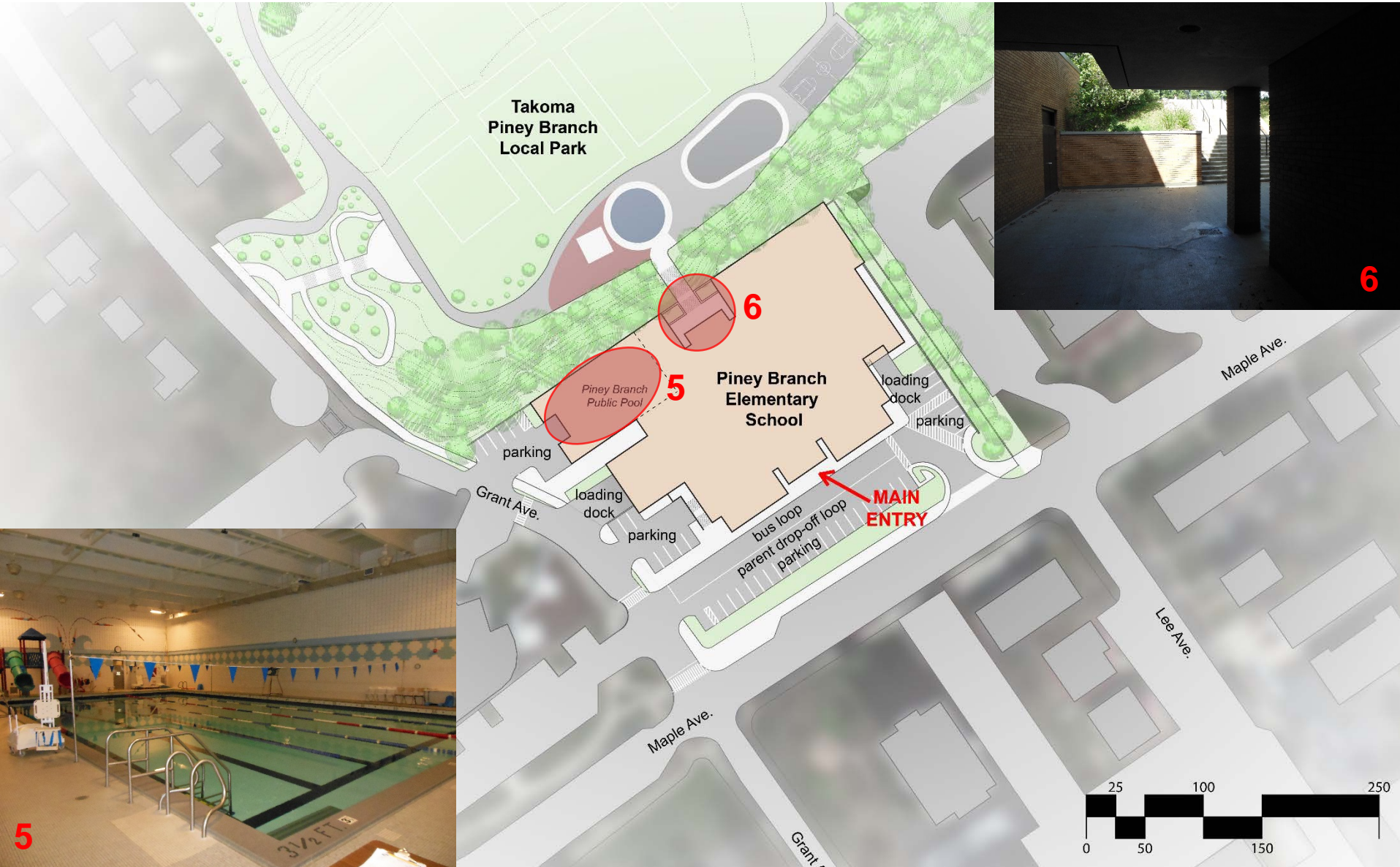
- Provide parking at back of site
- Bring one new stair tower down to entrance level
- Stair tower would not effect parking
- Elevated two story addition at front left corner of building.
- Utilize exterior storage rooms to locate two classrooms by rear stair.
- Convert inboard classroom to storage
- Bridge to park for accessibility





# CONCEPT “D”

## Potential Areas of Expansion





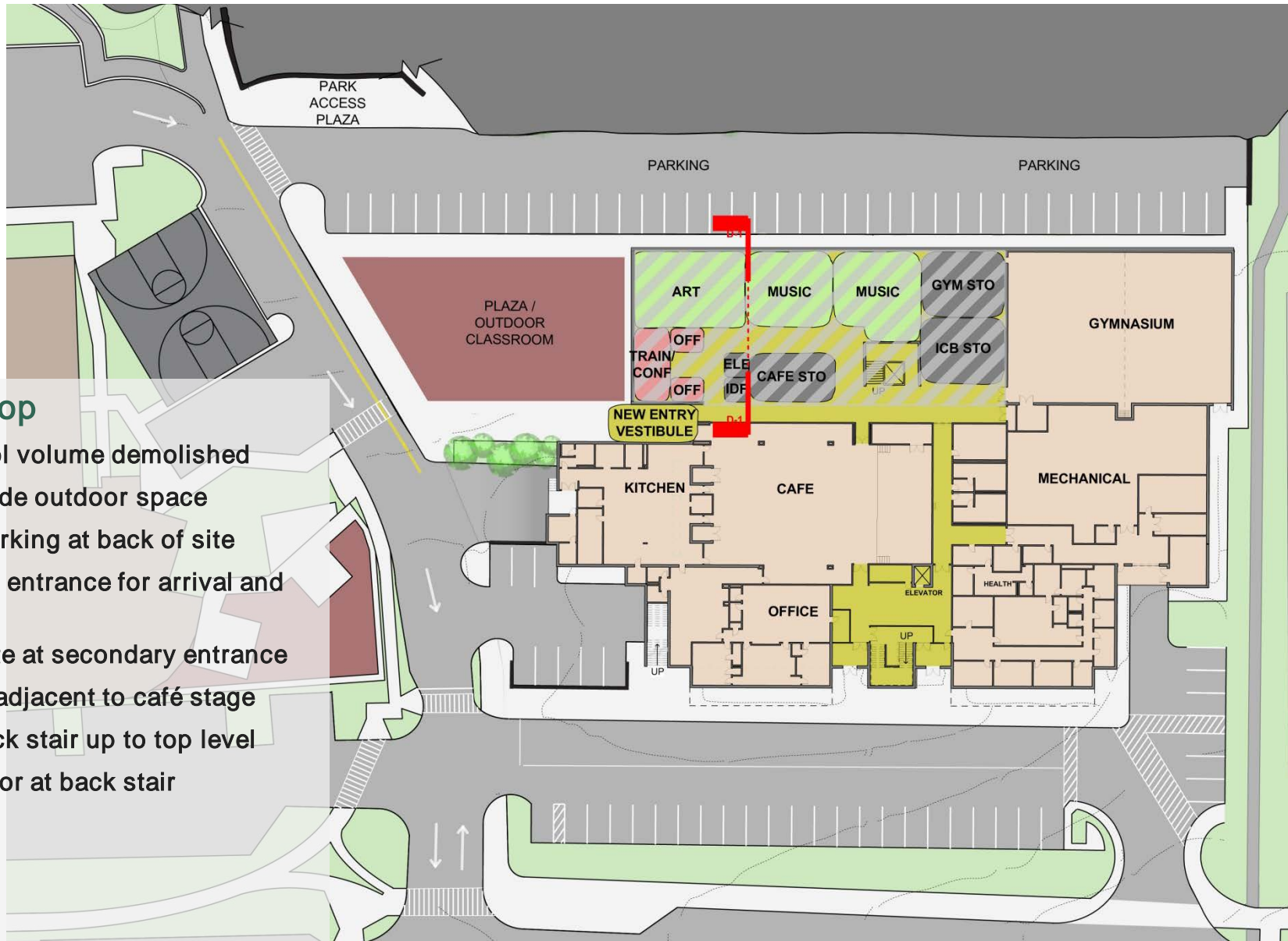
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# CONCEPT "D"

3/1/17 Draft Plan, Floor A

## Parent Loop

- Half of pool volume demolished
- New at grade outdoor space
- Provide parking at back of site
- Secondary entrance for arrival and dismissal
- Admin suite at secondary entrance
- Arts suite adjacent to café stage
- Extend back stair up to top level
- Add elevator at back stair







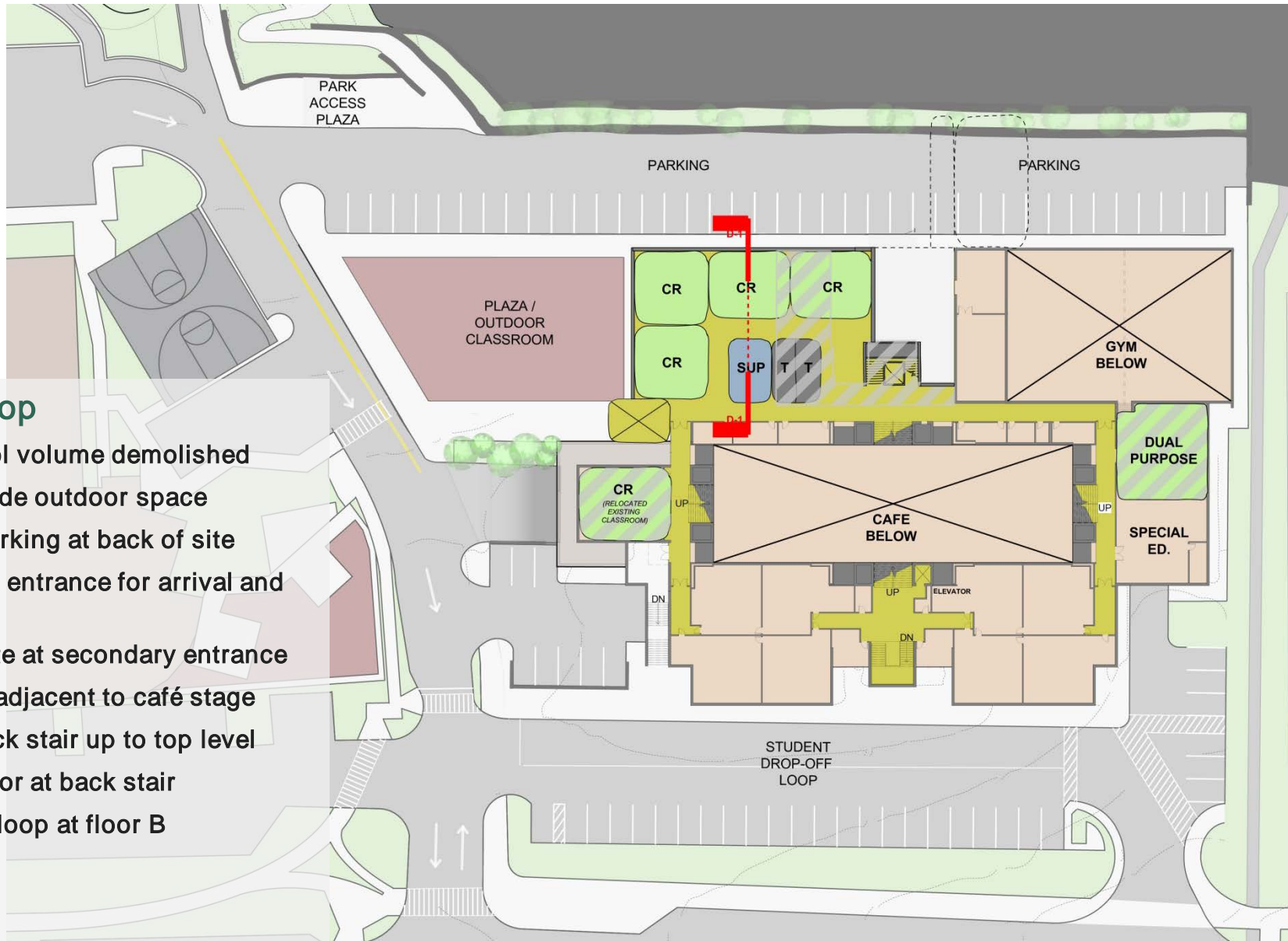
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# CONCEPT “D”

3/1/17 Draft Plan, Floor B

## Parent Loop

- Half of pool volume demolished
- New at grade outdoor space
- Provide parking at back of site
- Secondary entrance for arrival and dismissal
- Admin suite at secondary entrance
- Arts suite adjacent to café stage
- Extend back stair up to top level
- Add elevator at back stair
- Academic loop at floor B





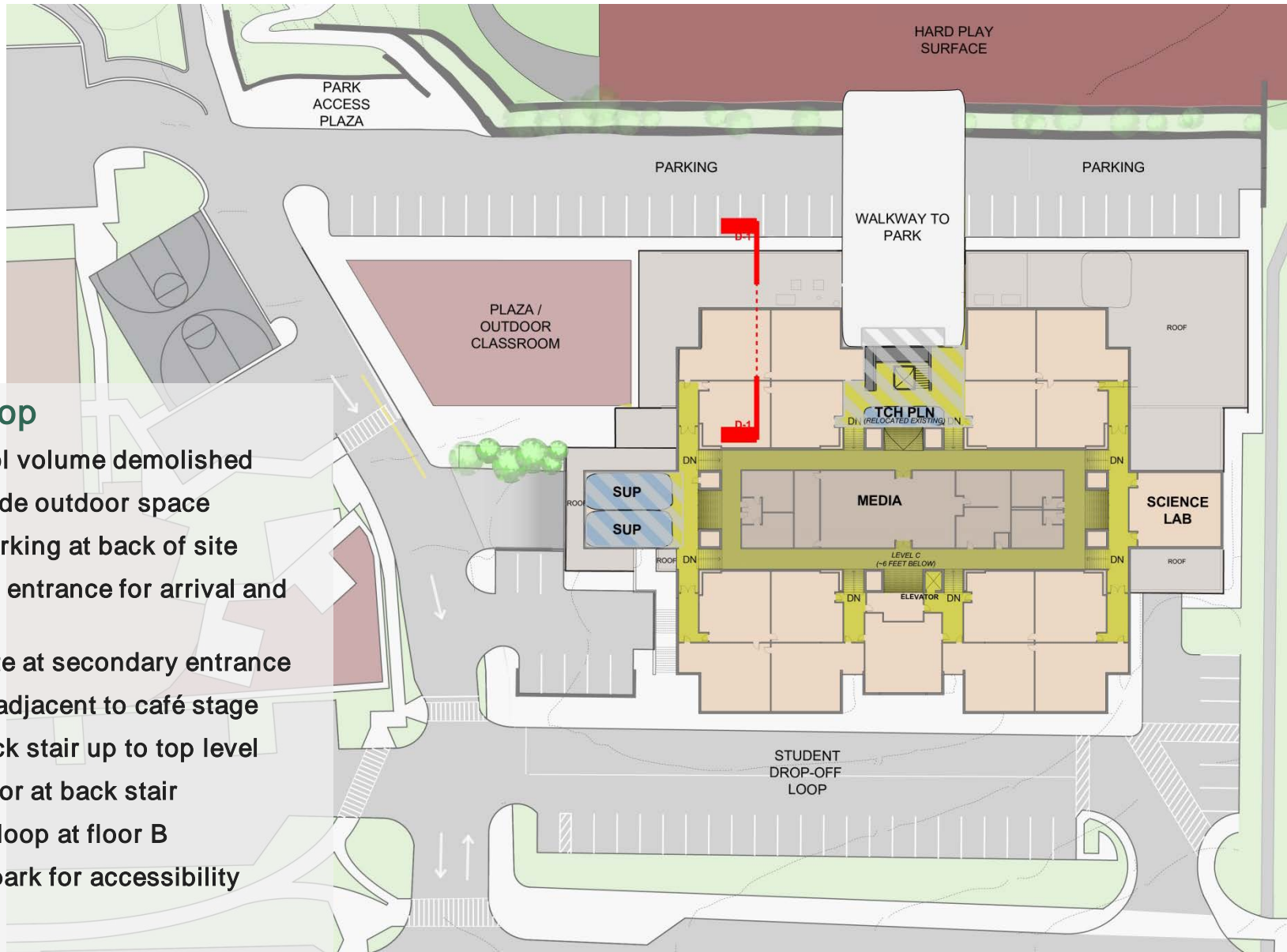
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# CONCEPT "D"

3/1/17 Draft Plan, Floor C/D

## Parent Loop

- Half of pool volume demolished
- New at grade outdoor space
- Provide parking at back of site
- Secondary entrance for arrival and dismissal
- Admin suite at secondary entrance
- Arts suite adjacent to café stage
- Extend back stair up to top level
- Add elevator at back stair
- Academic loop at floor B
- Bridge to park for accessibility



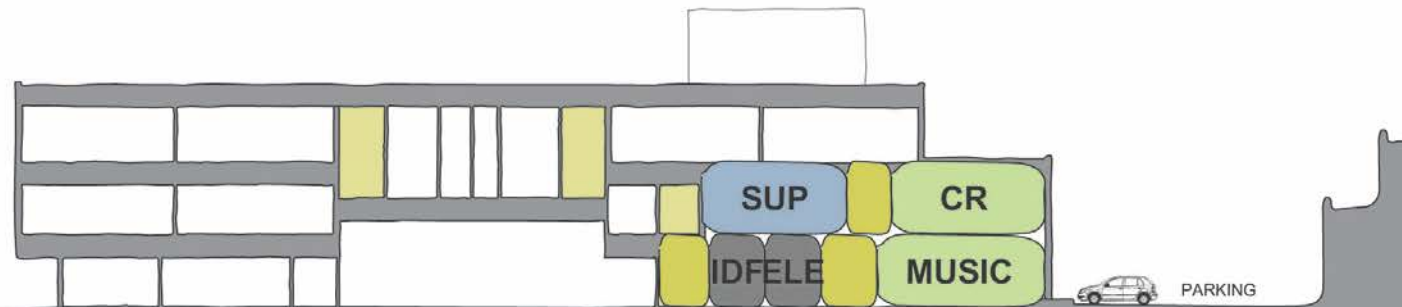




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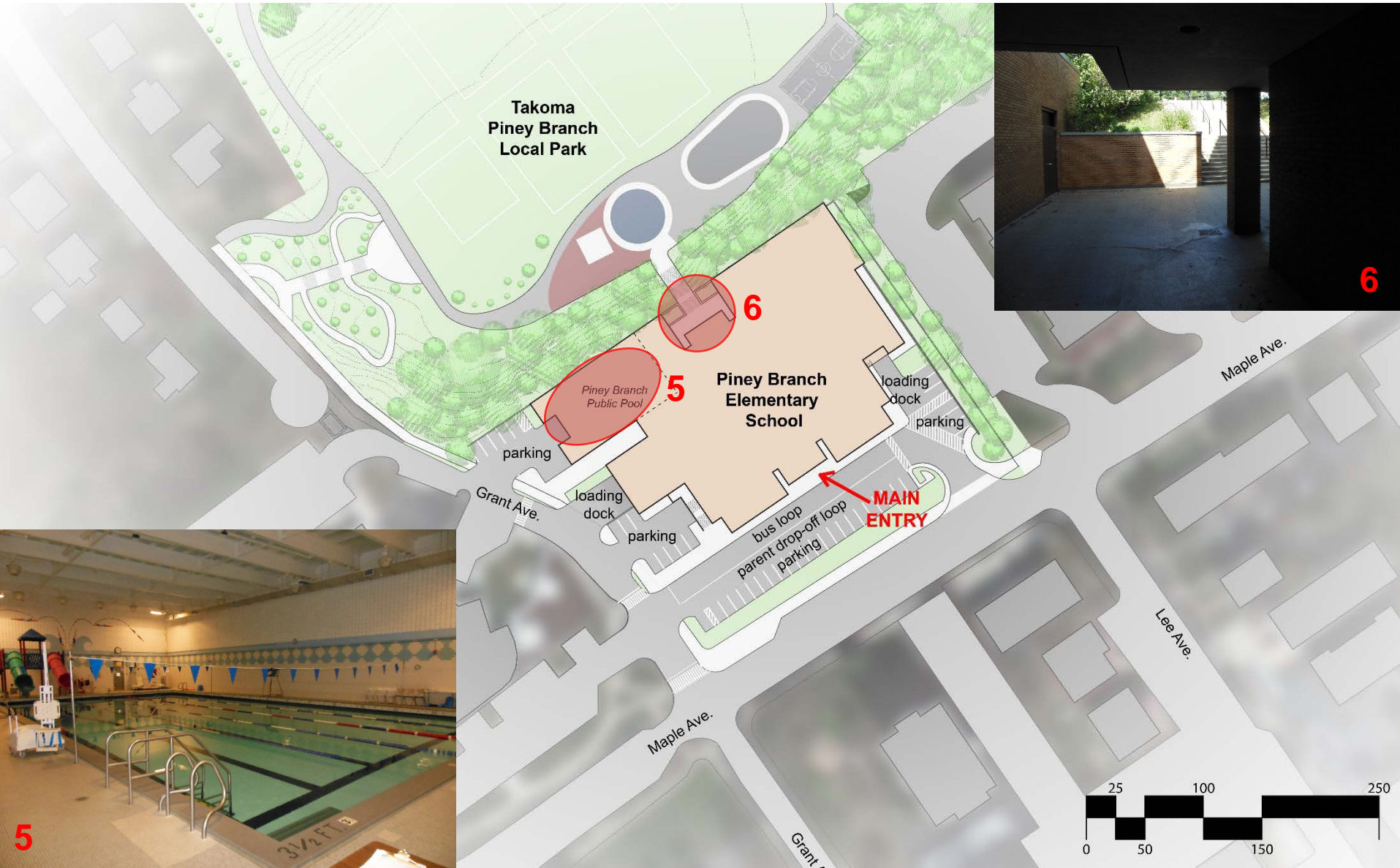
# CONCEPT “D”

3/17 Draft Section



# CONCEPT “E”

Eliminated at previous work session



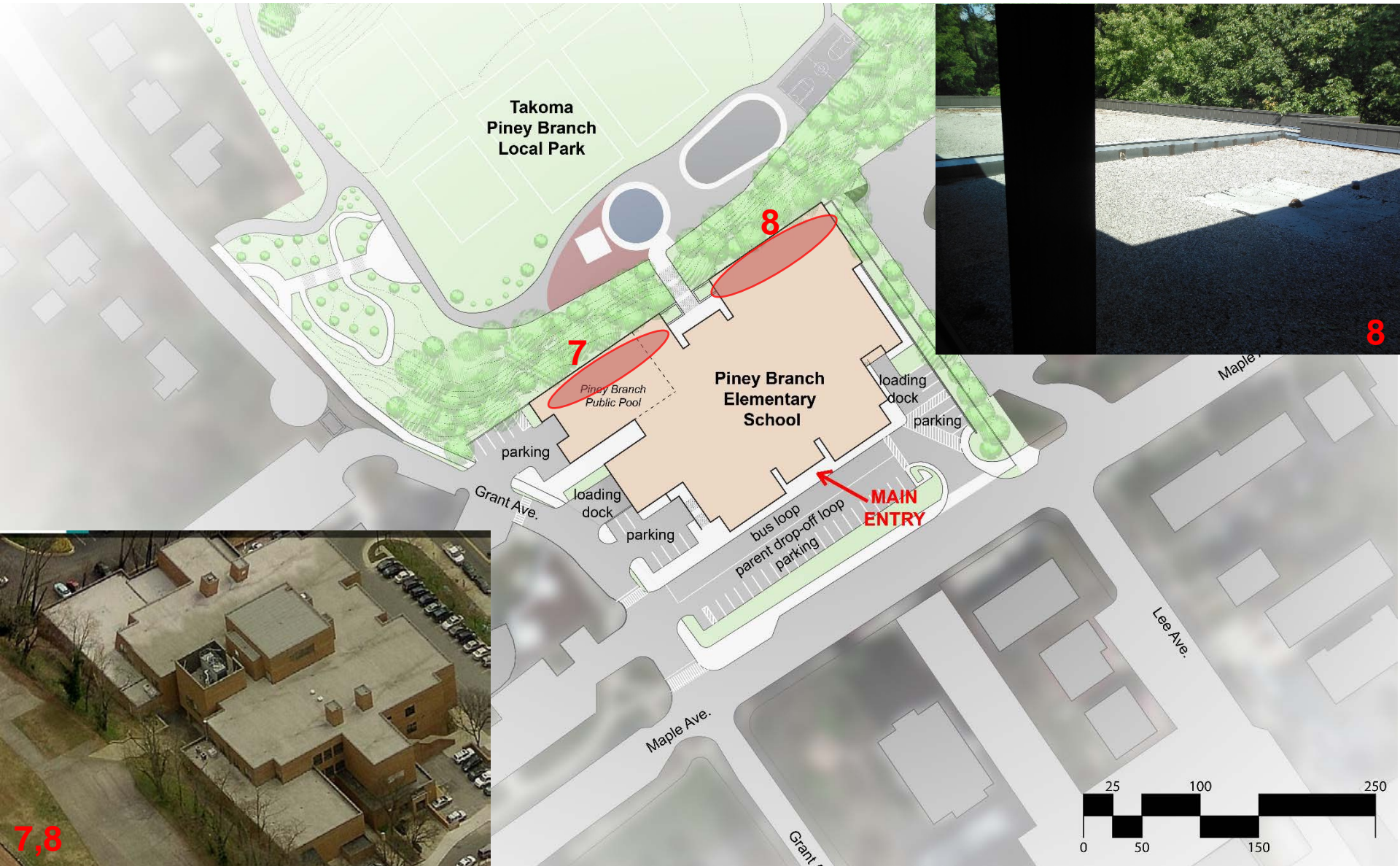




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# CONCEPT "F"

## Potential Areas of Expansion





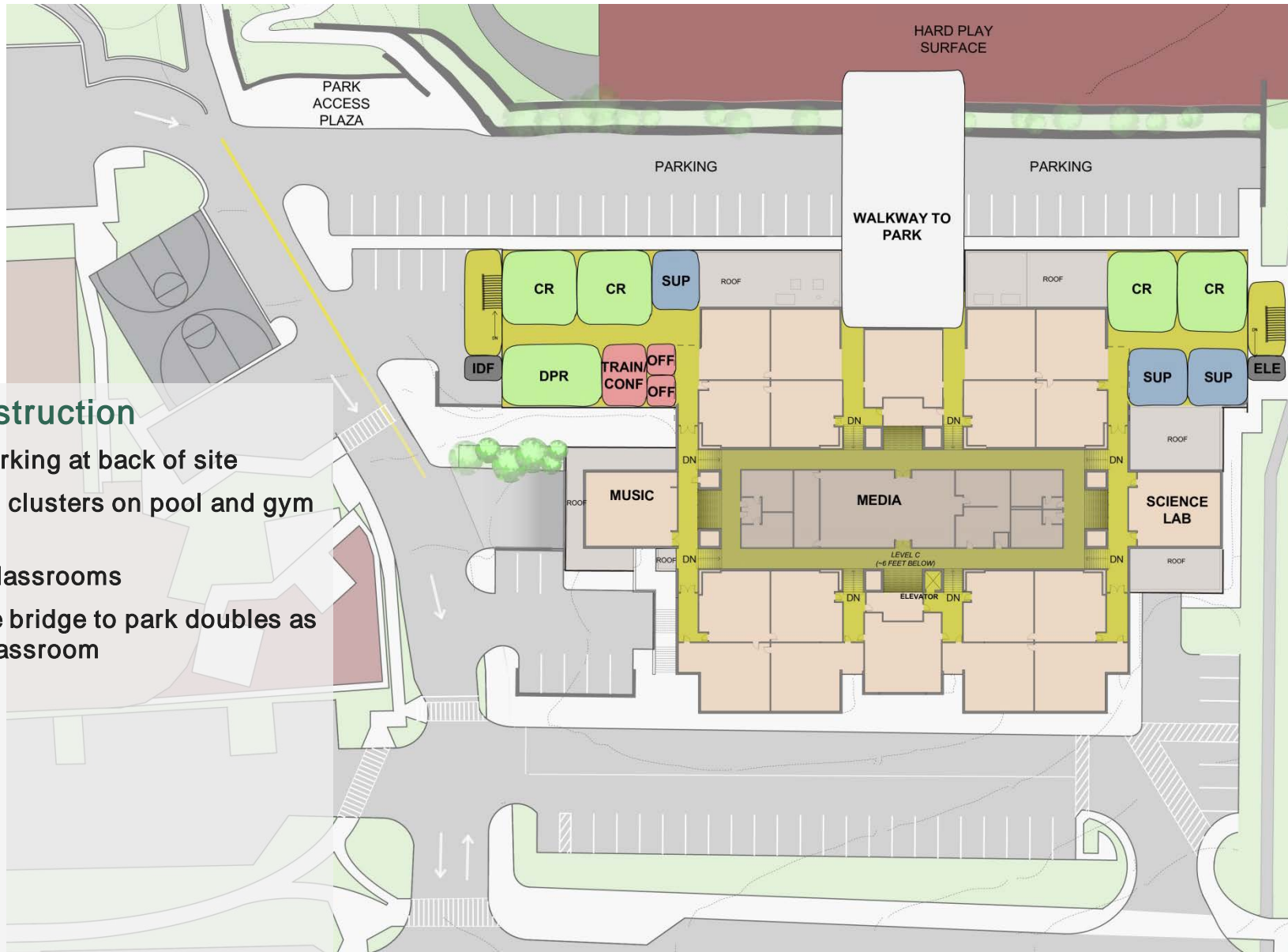
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# CONCEPT "F"

3/1/17 Draft Plan, Floor C/D

## Roof Construction

- Provide parking at back of site
- Classroom clusters on pool and gym roofs
- Abutting classrooms
- Accessible bridge to park doubles as outdoor classroom







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# OPTIONAL SITE CONCEPTS

## Appendix to Feasibility Study

- Optional concepts look at modifying streets adjacent to school
- Concepts independent of addition
- Concepts reviewed with City of Takoma Park staff
- Full traffic studies would be required for all concepts
- Goals of concepts include:
  - Separate bus and student drop off traffic
  - Eliminate community center cut through traffic from Philadelphia
  - Facilitate access to new parking lot & Takoma-Piney Branch Local Park







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# EXISTING SITE CONDITIONS

## SITE CIRCULATION CAPACITY

• NUMBER OF PARKING SPACES: 45



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# BASE SITE OPTION

No changes to adjacent roads

## SITE CIRCULATION CAPACITY

- NUMBER OF PARKING SPACES: 85
- COMBINED BUS AND STUDENT DROP OFF LOOPS (MATCHING CURRENT CONFIG.)



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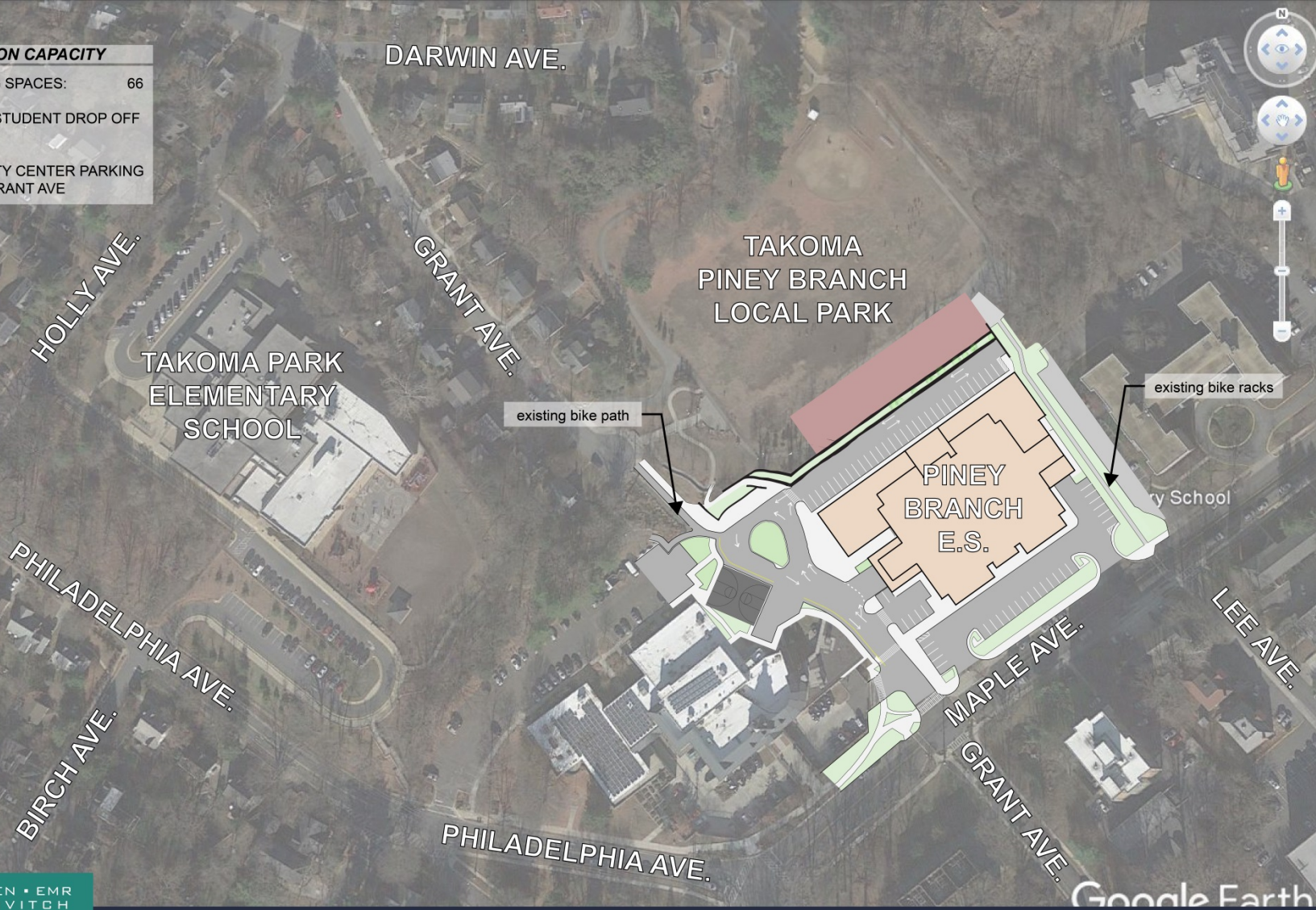
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# SITE OPTION 1

## Student Drop-off Loop from Maple Ave.

### SITE CIRCULATION CAPACITY

- NUMBER OF PARKING SPACES: 66
- SEPARATE BUS AND STUDENT DROP OFF LOOPS
- CLOSE OF COMMUNITY CENTER PARKING LOT ACCESS TO GRANT AVE



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# CONCLUSION

## Conclusion of Feasibility Study Process

- **Next Steps**

- Compile documentation for Feasibility Study Report
- Submit Study to Dr. Smith, Superintendent of Schools

