

SEI SMOLEN • EMR
• ILKOVITCH
ARCHITECTS

**MC
PS**

EASTERN MIDDLE SCHOOL FEASIBILITY STUDY

Community Engagement Meeting No. 2

March 24, 2025 at 3:00pm

FOUR STEP PROCESS

Step 2: Concept Design

Community Engagement Meeting #1

Information gathering and evaluation meeting

March 4, 2025 at 7pm

Community Engagement Meeting #2

Concept Design Meeting

March 24, 2025 at 3pm

Community Engagement Meeting #3 (Virtual)

Developed plan option review meeting

April 29, 2025 at 7pm

Community Engagement Meeting #4 (Virtual)

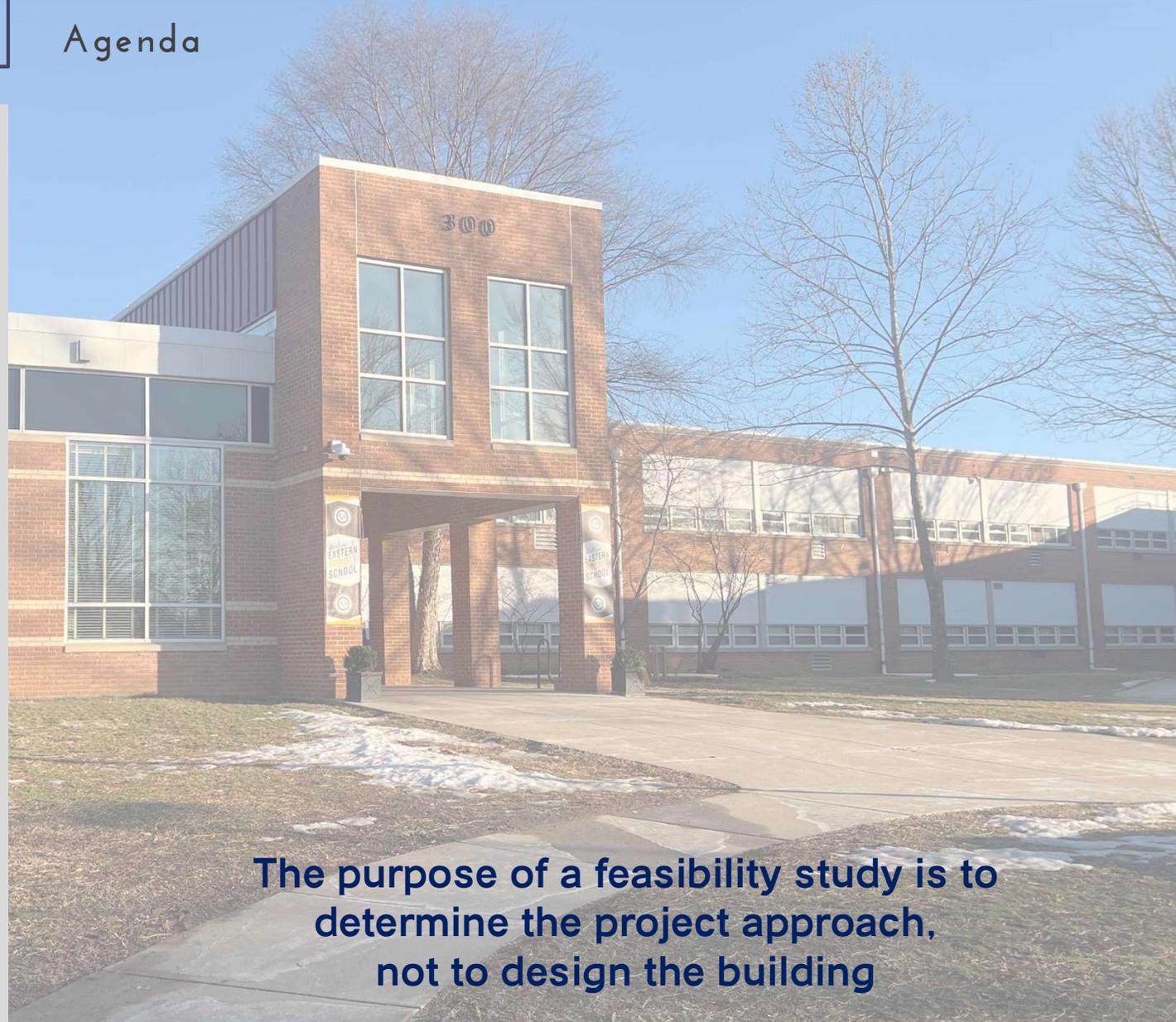
Review of final options

Evaluation of results, development of pro's and con's

May 28, 2025 at 7pm

Agenda

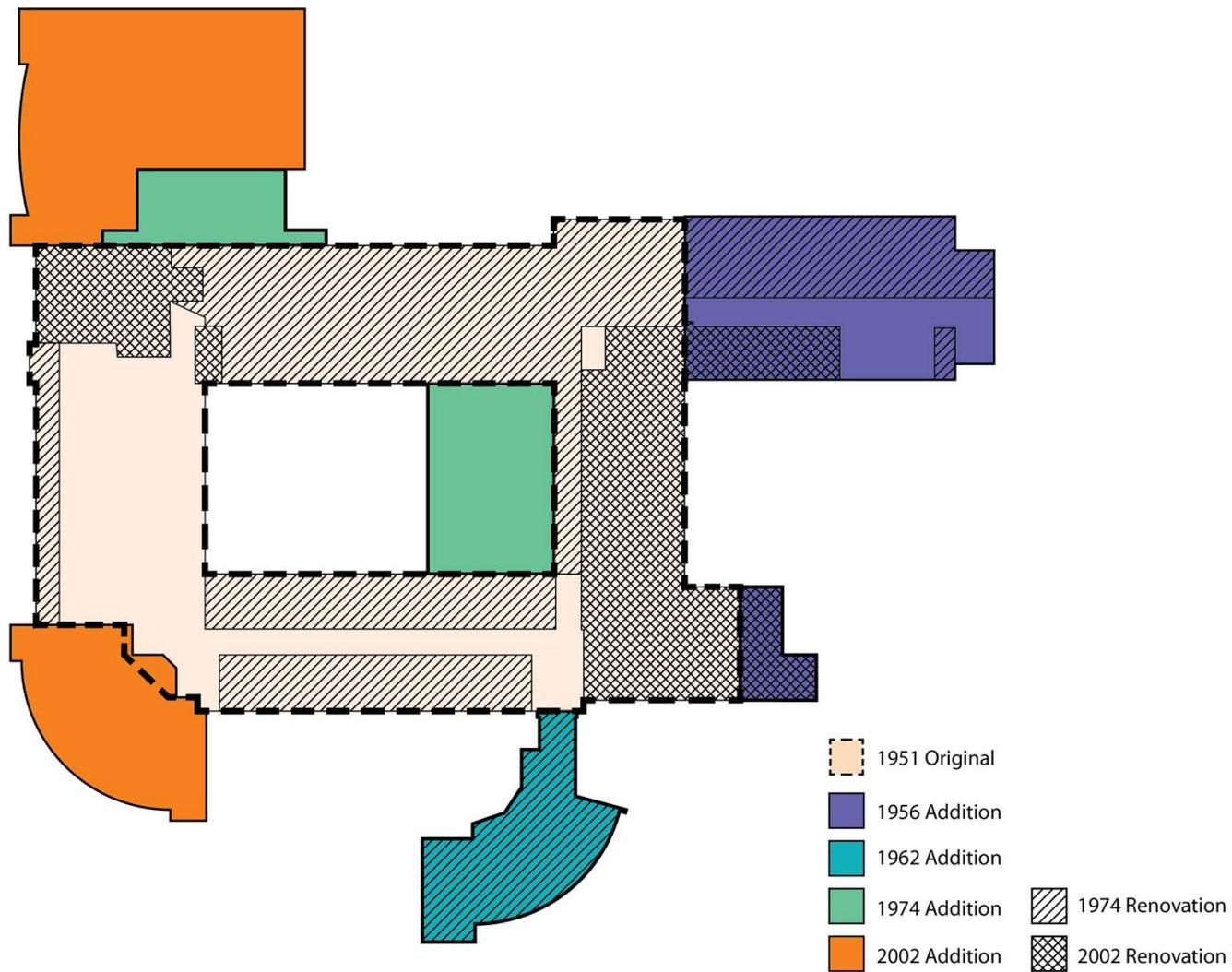
- Review of Meeting #1
- Introduction of Next Generation Learning
- Review Potential Approaches
 - Renovation / Addition (25% Demo)
 - Renovation / Addition (45% Demo)
 - Renovation / Addition (60% Demo)
 - Replacement (100% Demo)
- Next Steps



The purpose of a feasibility study is to determine the project approach, not to design the building

REVIEW OF MEETING #1

Building History



REVIEW OF MEETING #1

Potential Expansion



REVIEW OF MEETING #1

Existing Site Program

• Ed Spec Site Programming

- Playfields requirements
- 400'x400' Play Field
- 300'x300' Play Field
- 4 Soft ball fields
- Long Jump pit
- 60 Yard - 6 lane track
- 3 basketball courts
- 55'x110' paved play area
- 6 – Tennis courts
- 12'x16' Storage Shed
- 125 parking spaces

• Site Topics

- Lack of playfield supervision
- Drainage concerns
- Prominent location for Mechanical/Electrical equipment
- Student drop off loop capacity





REVIEW OF MEETING #1

Existing Conditions Observations

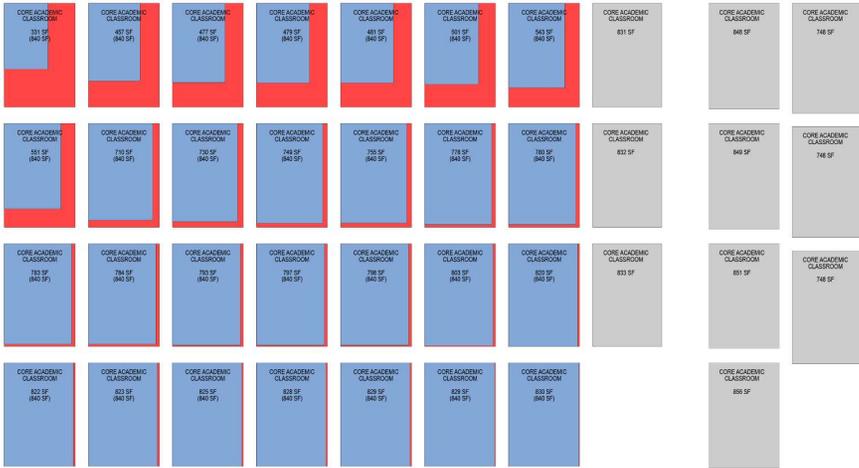




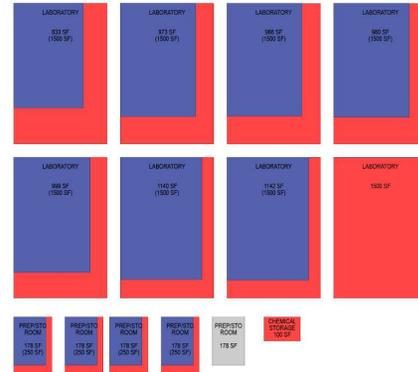
REVIEW OF MEETING #1

Existing Program vs. Ed Spec

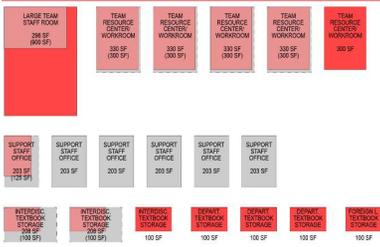
GENERAL CLASSROOMS Total SF 23,520; Existing SF 28,830 (120.9%)



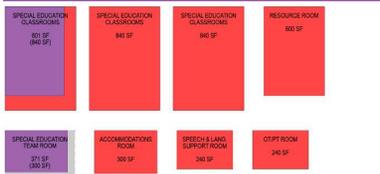
SCIENCE Total SF 13,100; Existing SF 7,925 (60.5%)



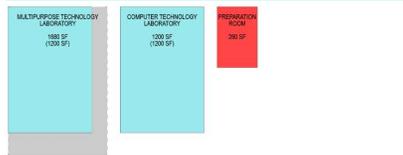
OTHER INSTRUCTIONAL SUPPORT AREAS Total SF 3,825; Existing SF 3,565 (93.2%)



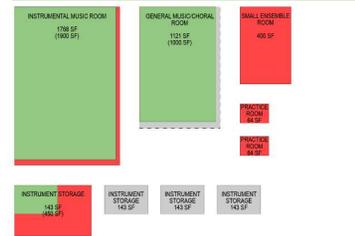
SPECIAL EDUCATION Total SF 4,200; Existing SF 972 (23.2%)



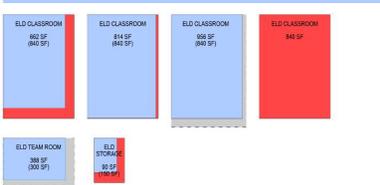
MULTIPURPOSE TECHNOLOGY LABORATORY Total SF 2,680; Existing SF 2,880 (107.5%)



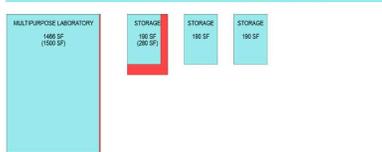
MUSIC SUITE Total SF 3,878; Existing SF 3,460 (89.2%)



ELD CLASSROOMS Total SF 3,810; Existing SF 2,908 (76.4%)



MULTIPURPOSE LABORATORY Total SF 1,780; Existing SF 2,036 (114.4%)



STUDENT ACTIVITIES Total SF 260; Existing SF 74 (28.3%)



STAFF Total SF 700; Existing SF 1,079 (154%)



GROSS SQUARE FOOTAGE

Existing: 152,030
Ed Spec: 162,676

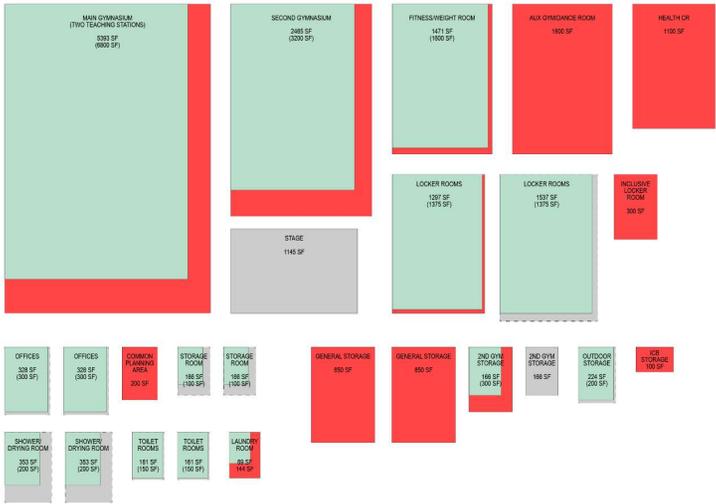
COLOR LEGEND:

- SF DEFICIENCY
- SF OVERAGE
- ADMIN/STAFF SUPPORT
- CORE INSTRUCTION
- SPECIAL EDUCATION
- SPECIALTY INSTRUCTION
- MUSIC/ARTS
- LINKAGES TO LEARNING
- PHYSICAL EDUCATION
- FOOD SERVICES/CAFE
- MEDIA CENTER
- BUILDING SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

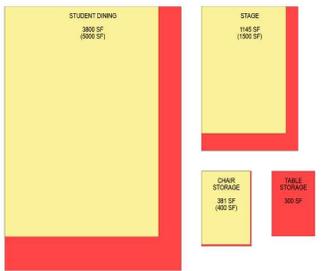
REVIEW OF MEETING #1

Existing Program vs. Ed Spec

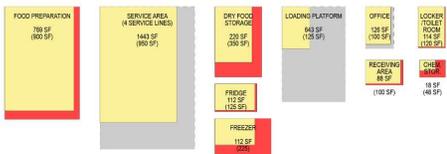
PHYSICAL EDUCATION Total SF 21,100; Existing SF 14,805 (70.2%)



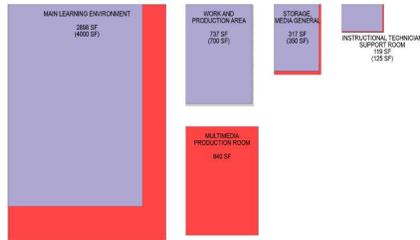
STUDENT DINING Total SF 7,200; Existing SF 6,472 (89.9%)



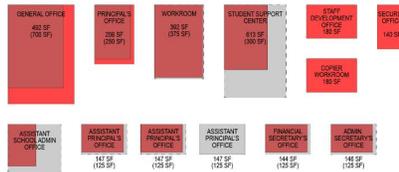
KITCHEN AREA Total SF 3,043; Existing SF 3,646 (119.8%)



LIBRARY MEDIA CENTER Total SF 6,015; Existing SF 4,071 (67.7%)



ADMINISTRATION SUITE Total SF 3,270; Existing SF 3,453 (105.6%)



GUIDANCE SUITE Total SF 1,155; Existing SF 1,302 (112.7%)



HEALTH SUITE Total SF 765; Existing SF 719 (94%)



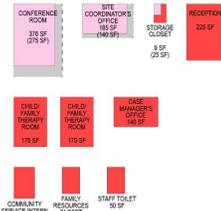
COMPUTER SUPPORT Total SF 695; Existing SF 121 (17.4%)



BUILDING SUPPORT FACILITIES Total SF 2,025; Existing SF 2,535 (125.2%)



LINKAGES TO LEARNING Total SF 1,325; Existing SF 570 (43%)



GROSS SQUARE FOOTAGE

Existing: 152,030
Ed Spec: 162,676

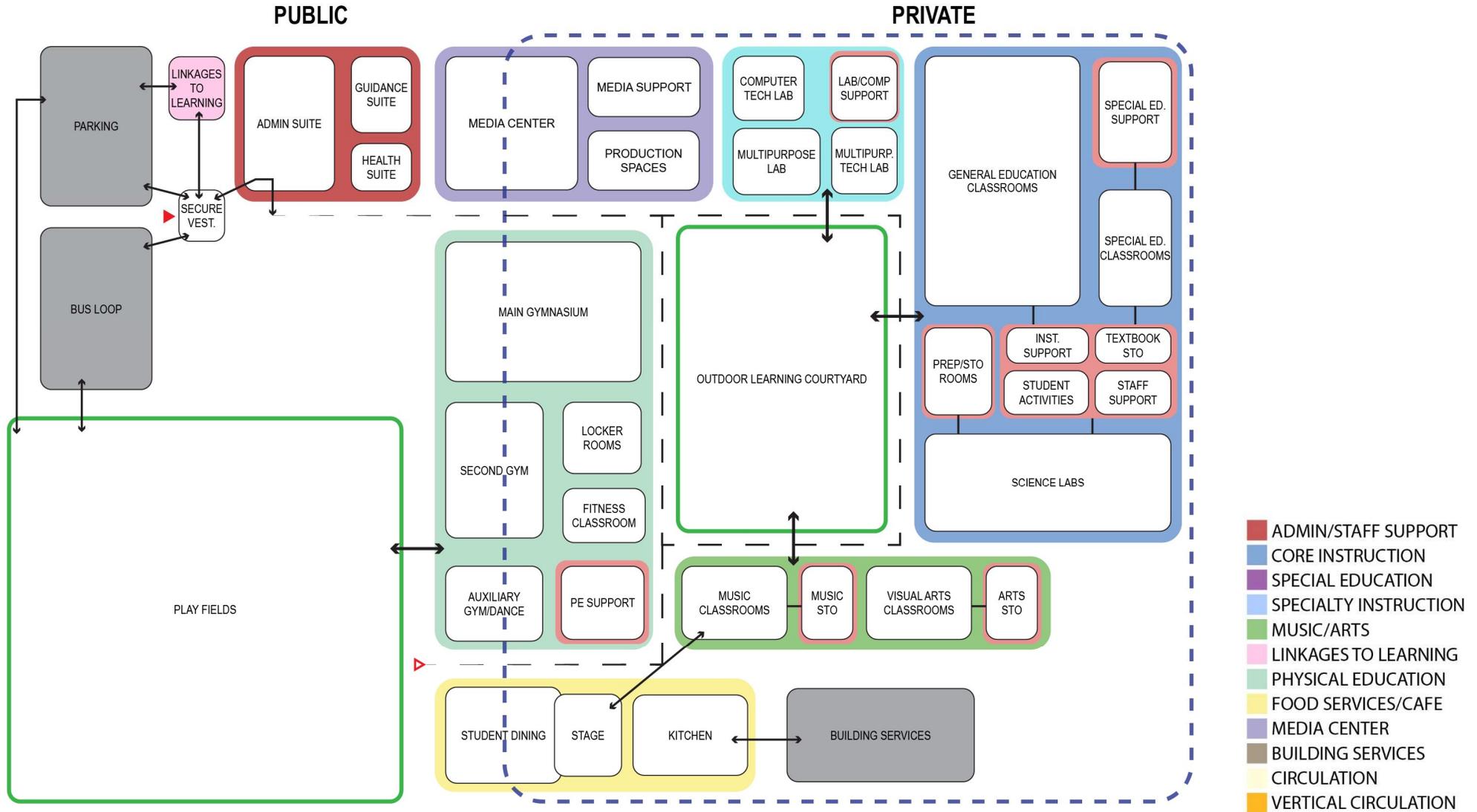
COLOR LEGEND:

- SF DEFICIENCY
- SF OVERAGE

- ADMIN/STAFF SUPPORT
- CORE INSTRUCTION
- SPECIAL EDUCATION
- SPECIALTY INSTRUCTION
- MUSIC/ARTS
- LINKAGES TO LEARNING
- PHYSICAL EDUCATION
- FOOD SERVICES/CAFE
- MEDIA CENTER
- BUILDING SERVICES
- CIRCULATION
- VERTICAL CIRCULATION

REVIEW OF MEETING #1

Adjacency Diagram



What are your main priorities for a reimagined Eastern Middle School?

- Foster STEM education
- Engage spaces to support social-emotional development
- Support for Media Center & Performing Arts
- Reimagining cafeteria space
- Environments where students feel comfortable
- Flexible academic spaces with technology
- Appropriate learning spaces for any future student size increases
- Brighter spaces
- Multi-use / community spaces
- Integrate support services (ELD, Linkages to Learning, Special Education)
- Better insulation
- Address A/C concerns
- Improve drop-off/pick-up congestion & safety
- Red light camera for University / E. Franklin
- Green space & healthy trees
- Updated landscaping
- Utilize the courtyard more
- Address civic need for more publicly available playfields and recreation spaces (M-NCPPC)

What attributes of the Eastern Middle School Community should guide the design?

- Collaborative space / mental health
- Collaboration / breakout spaces, reading, relaxing spaces that aren't assigned to classes
- Smaller spaces for students to feel more comfortable
- Modern design concepts that are moveable
- Spaces for student performances without competing with the cafeteria or lunch
- Appropriate cafeteria size for less lunch periods
- Restrooms designed to discourage lingering
- Outdoor space designed appropriately
- More Green space
- Welcoming for a diverse population
- Architecture that compliments the neighborhood
- Civic landmark at prominent intersection. "Gateway to East Silver Spring" (M-NCPPC)



REVIEW OF MEETING #1

Visioning Session

What three words best describe the future Eastern Middle School?





NEXT GENERATION LEARNING

Traditional vs. Future



Traditional Working Environment



Next Generation Working Environment



Traditional Learning Environment



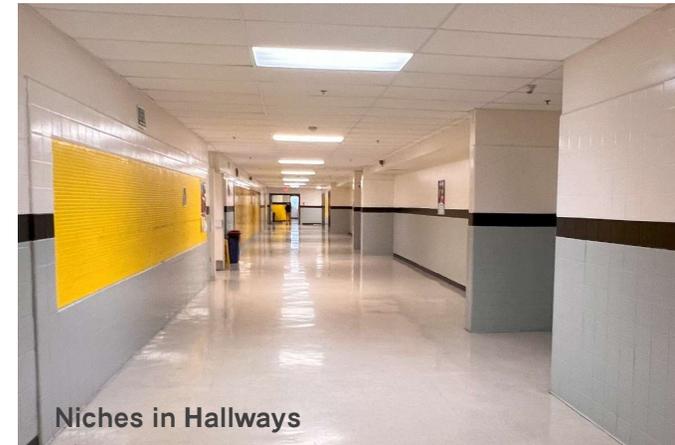
Next Generation Learning Environment

NEXT GENERATION LEARNING

Existing Next Generation Learning Spaces

Next Gen in Action at Eastern MS

- **Activity & Display Space**
 - Not adjacent to learning environments
- **Learning Beyond the Classroom**
 - Hallway niches require learning tools, furnishings, and thoughtful interior design
- **Outdoor Learning**
 - Outfitted by community
 - Well used



NEXT GENERATION LEARNING

Super Teams

• Super Teams

▪ Classrooms

- Standard Classrooms
- Special Education Classrooms
- ELD Classrooms

▪ Science Labs

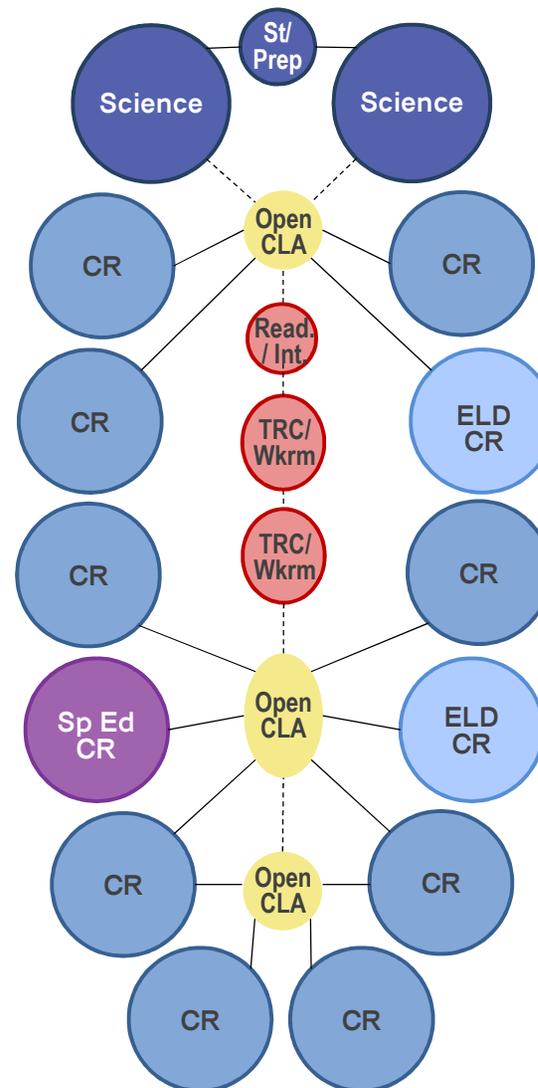
- Facilitates cross-content integration

▪ Instructional Support Areas

- Open CLAs
- Resource Room (Developmental Reading / Intervention)

▪ Team Resource Center / Workrooms

- “Eyes on the street”



CR Gen Ed Classroom

Sp Ed
CR Special Education
Classroom

ELD
CR English Language
Development
Classrooms

Open
CLA Open Collaborative
Learning Area

Read
/ Int. Developmental Reading
/ Intervention Room

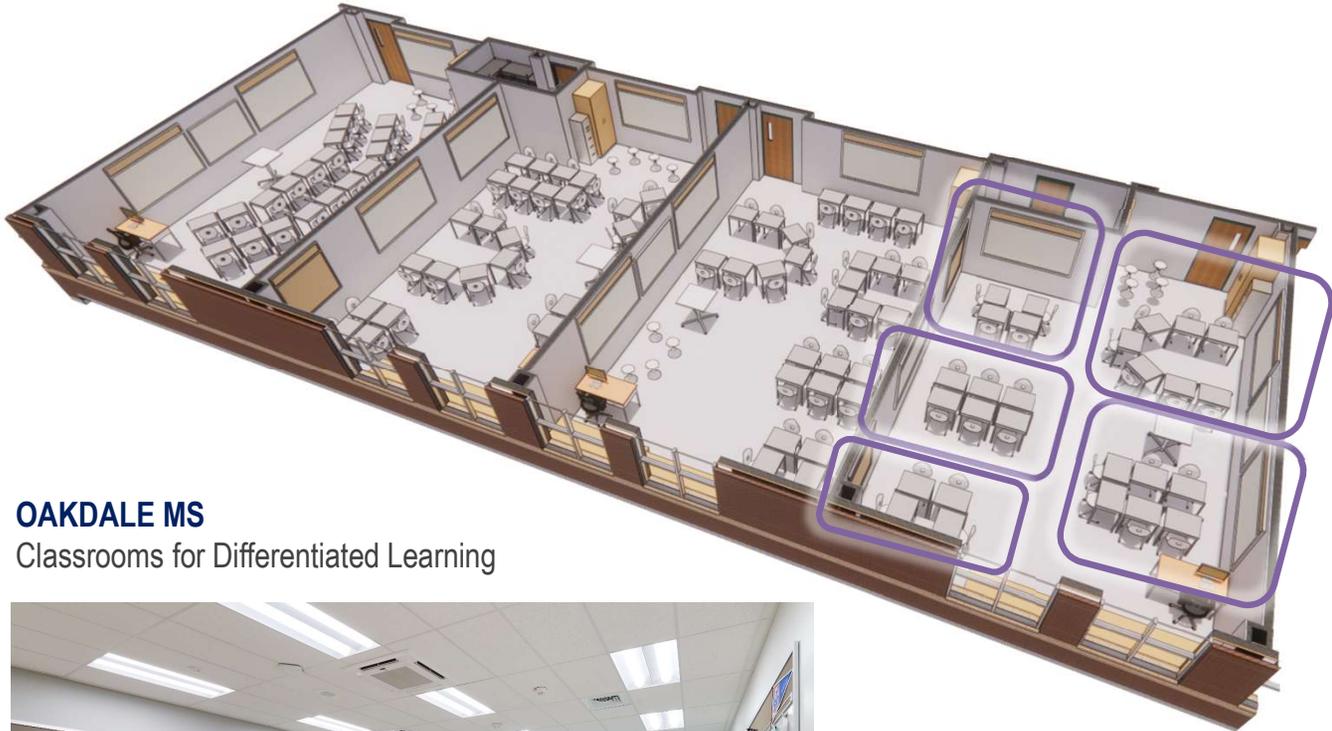
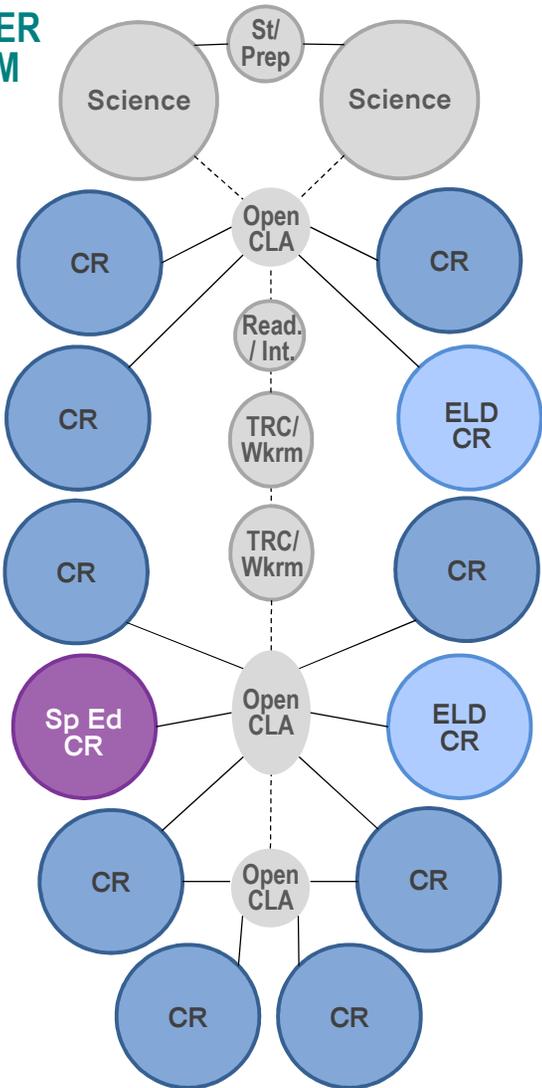
TRC/
Wkrm Team Resource Center/
Workroom



NEXT GENERATION LEARNING

Super Teams

SUPER TEAM



OAKDALE MS
Classrooms for Differentiated Learning

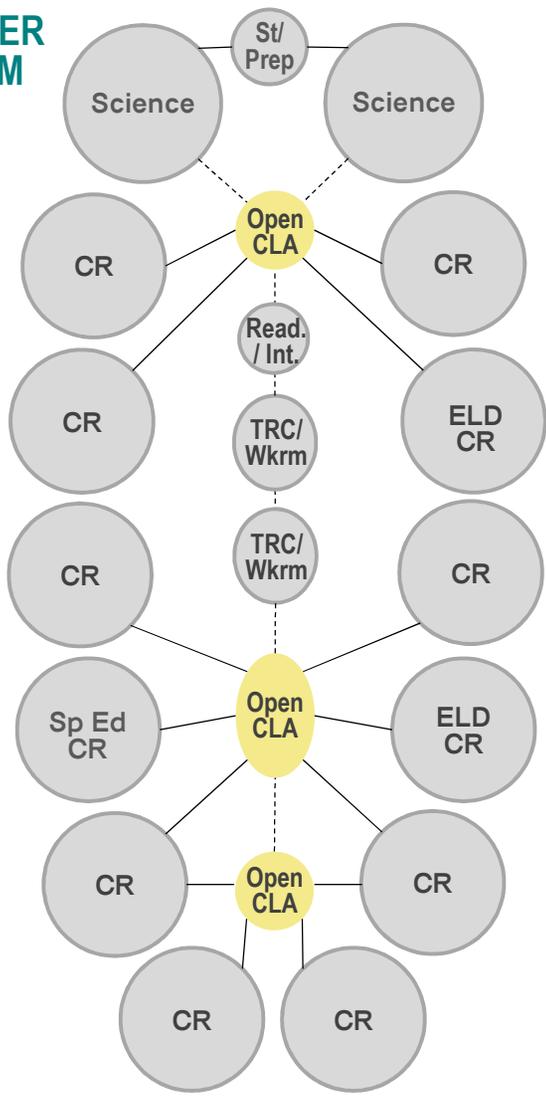




NEXT GENERATION LEARNING

Super Teams

SUPER TEAM



OAKDALE MS
Open CLAs adjacent team/resource rooms

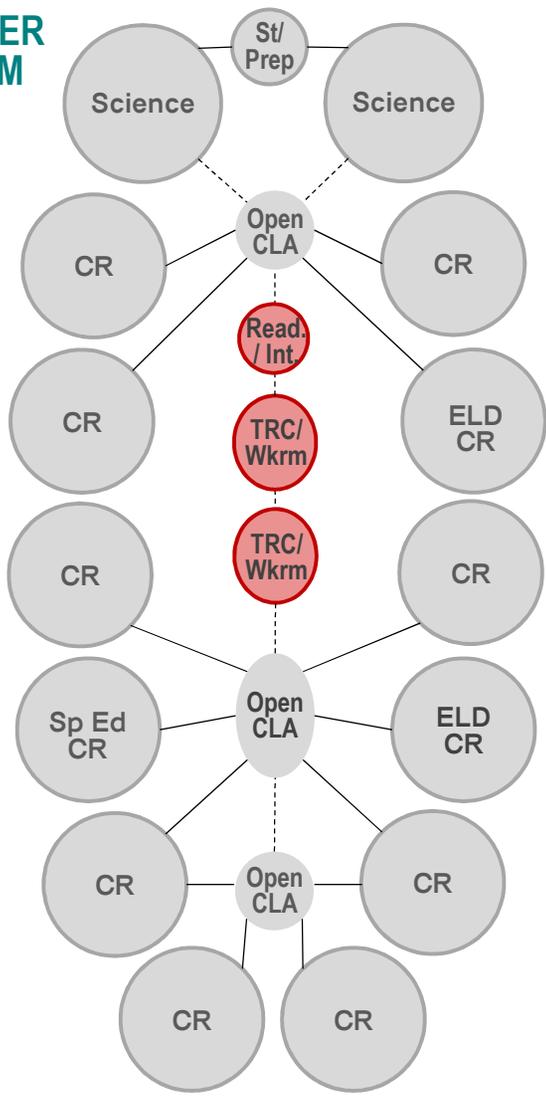




NEXT GENERATION LEARNING

Super Teams

SUPER TEAM



OAKDALE MS
Team / resource rooms adjacent Open CLAs



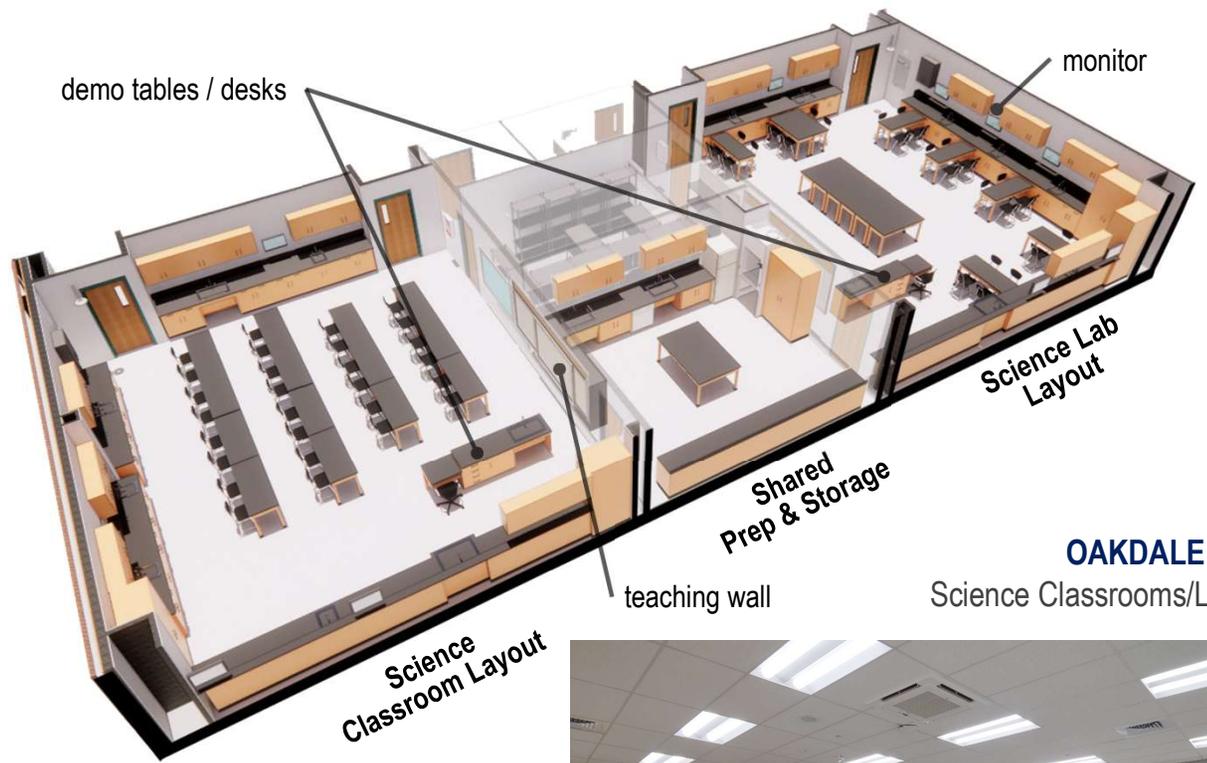
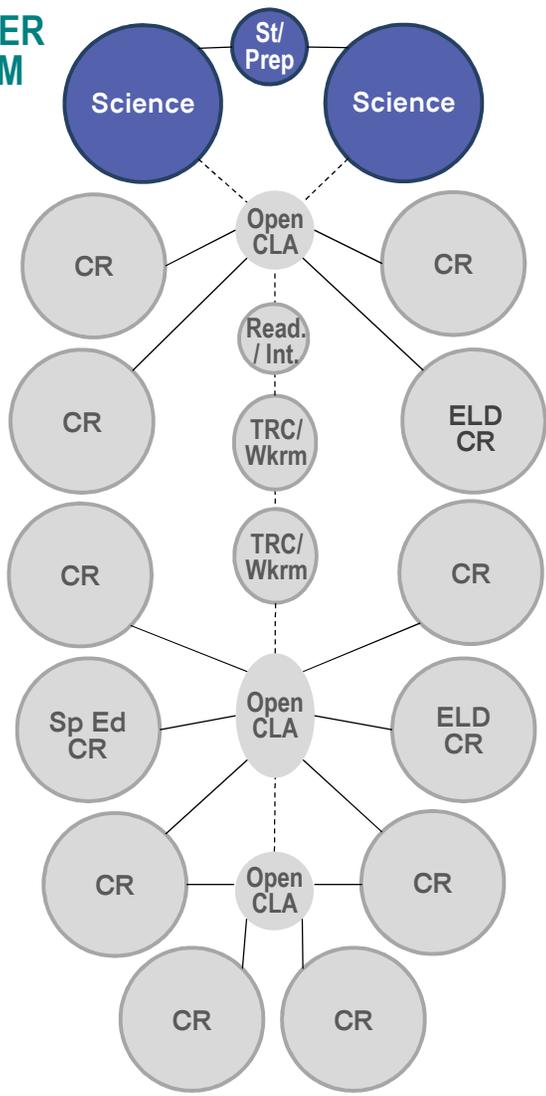
FOREST PARK HS
Resource Rms adjacent Open CLAs



NEXT GENERATION LEARNING

Super Teams

SUPER TEAM



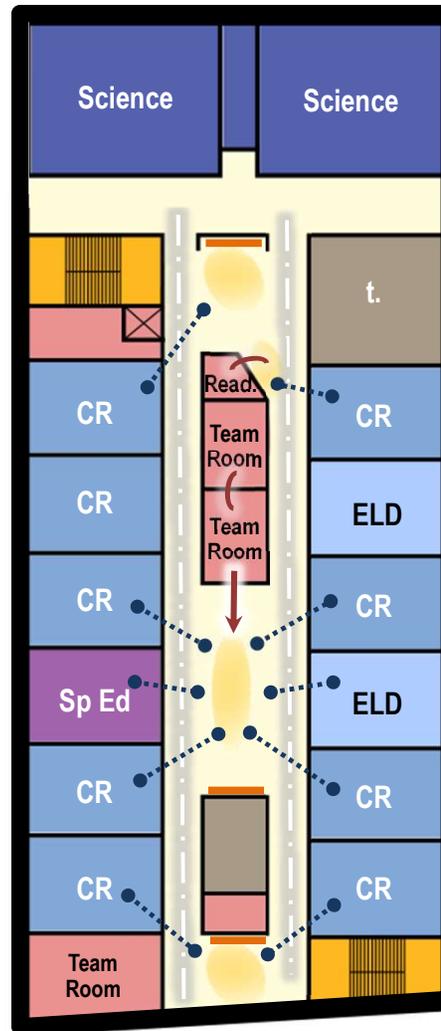
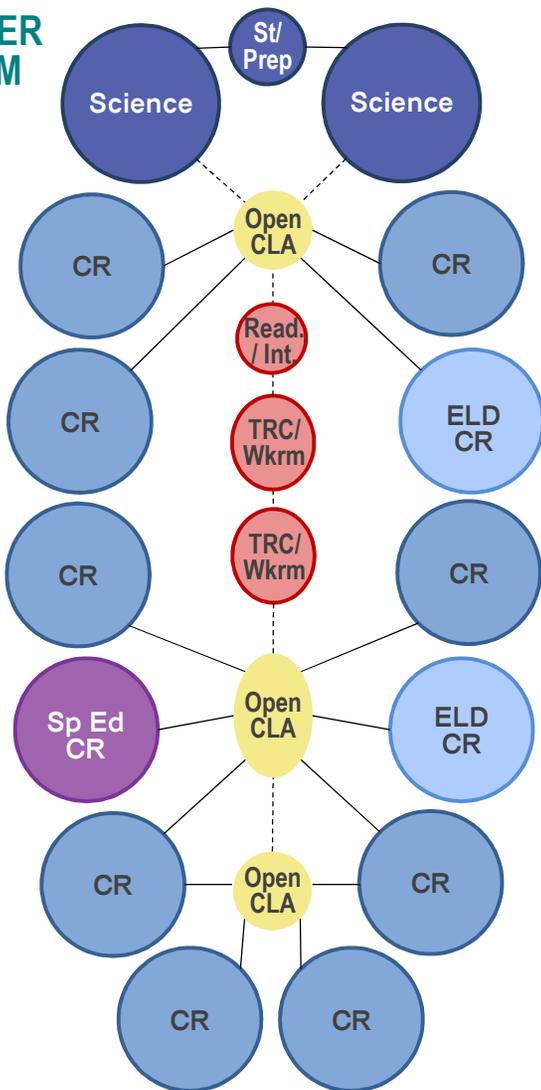
OAKDALE MS
Science Classrooms/Labs



NEXT GENERATION LEARNING

Super Teams

SUPER TEAM

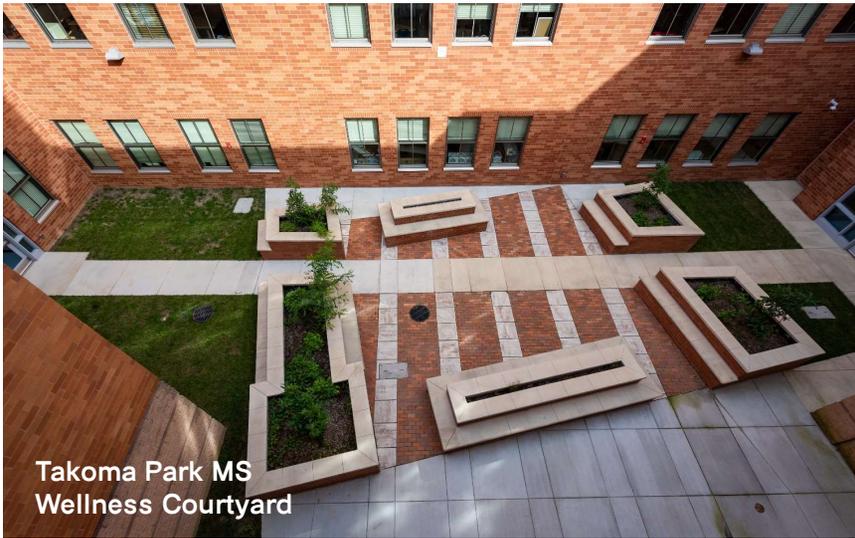


-  Circulation
-  Learning Wall
-  Visibility
-  Connectivity
-  Supervision



NEXT GENERATION LEARNING

Outdoor Learning





EASTERN MS

Approach Overview

**Ren/Add
25% Demo**



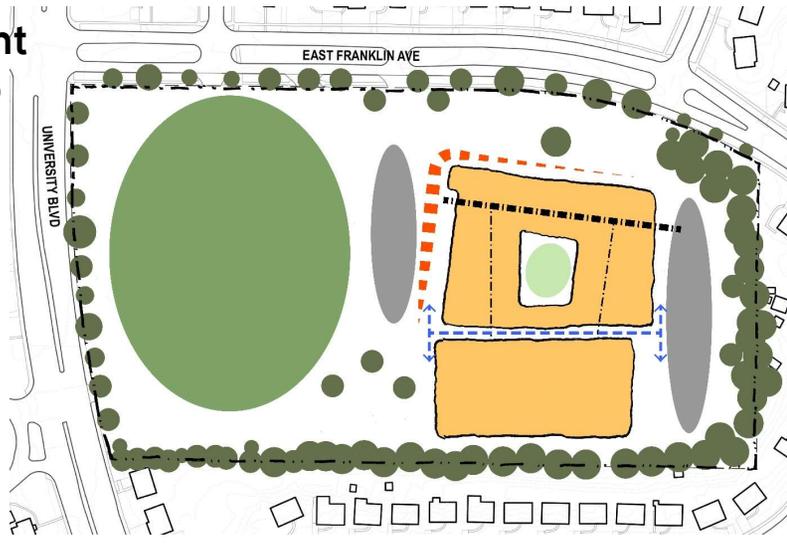
**Ren/Add
45% Demo**



**Ren/Add
60% Demo**



**Replacement
100% Demo**



EASTERN MS

Existing Site Plan



APPROACH 1: REN/ADD (25% DEMO)

Parti

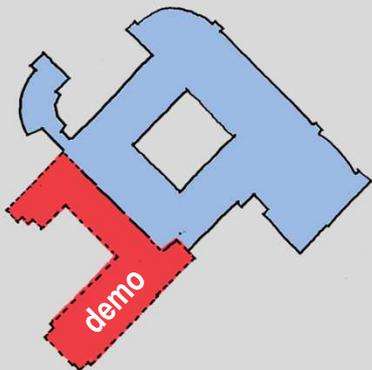
- Renovation / Addition
- Relocate bus loop along University Blvd
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Provide new civic front along University Blvd



APPROACH 1: REN/ADD (25% DEMO)

Scope

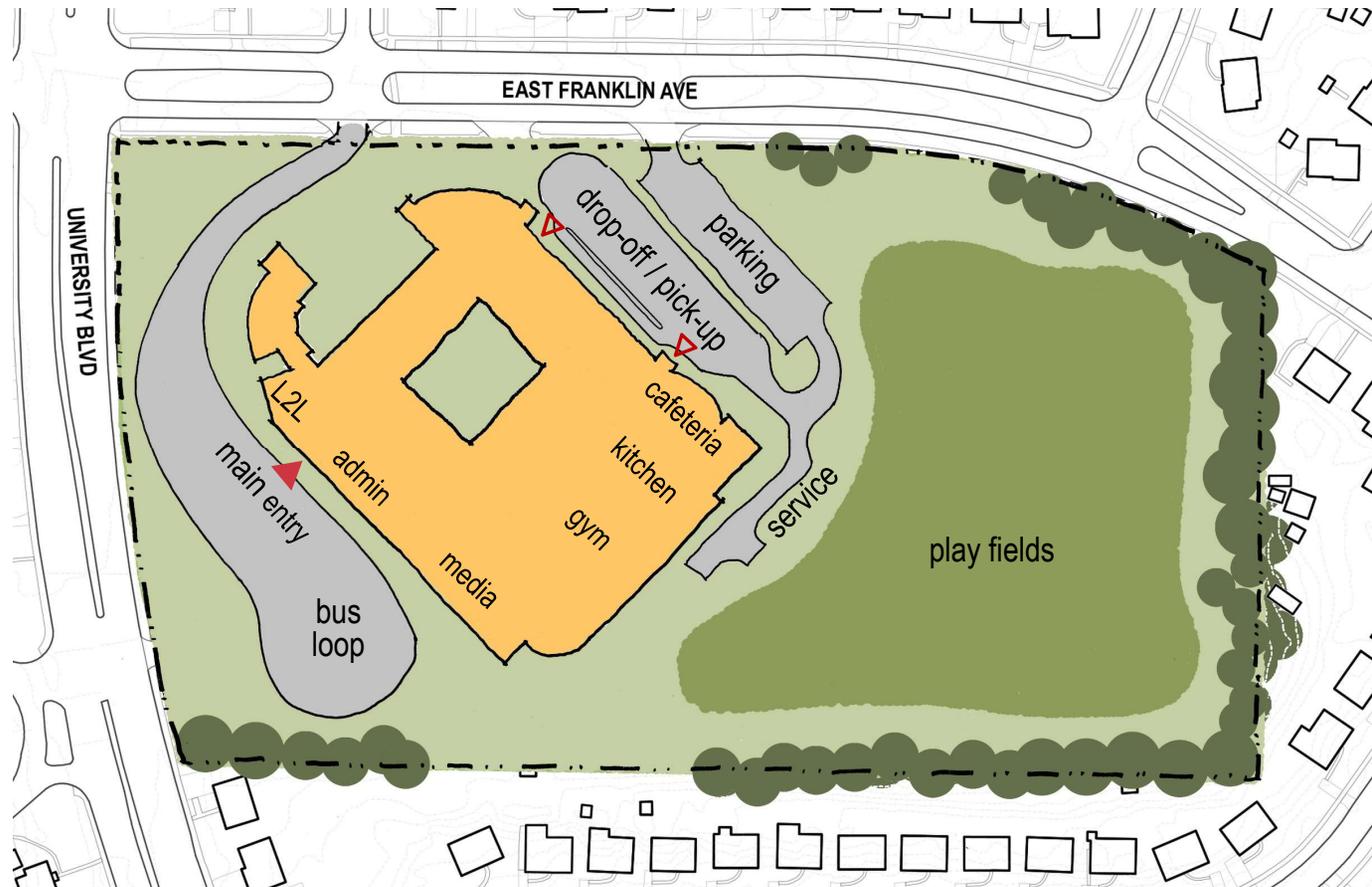
- Existing Building: 152,030 GSF
- Demolition: 37,400 GSF (25%)
- Renovation: 114,630 GSF
- New Construction: 63,250 GSF
- Total Proposed Area: 177,880 GSF
 - Ed Spec NSF: 107,366
 - 60% Efficiency



APPROACH 1: REN/ADD (25% DEMO)

Site Plan

- Main entry adjacent bus loop, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen



APPROACH 1: REN/ADD (25% DEMO)

Site Circulation

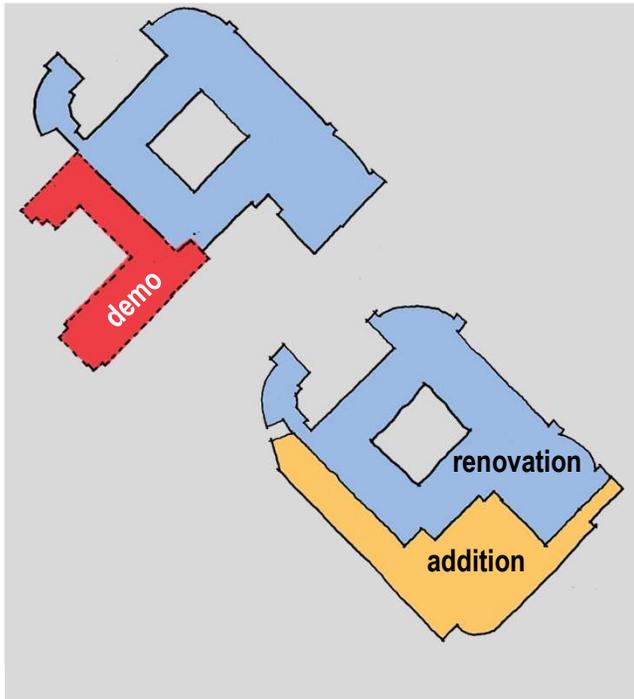
• Safe Access

- Separation of bus and automobile traffic
- Pedestrians from University Blvd cross bus traffic only
- Long stacking for parent drop-off
- No University Blvd Access
- Prominent bus loop closer to University Blvd



APPROACH 1: REN/ADD (25% DEMO)

Pros & Cons



PROS

- Reuses most existing building structure
 - Reduces embodied carbon
 - Reduces material costs
- Consolidates student drop-off / pick-up loop entrance and provides more on-site stacking
- Pedestrian from University Blvd cross bus loop entrance instead of student drop-off / pick-up
- Strong civic street presence
 - Front of building and obvious main entrance facing University Blvd.

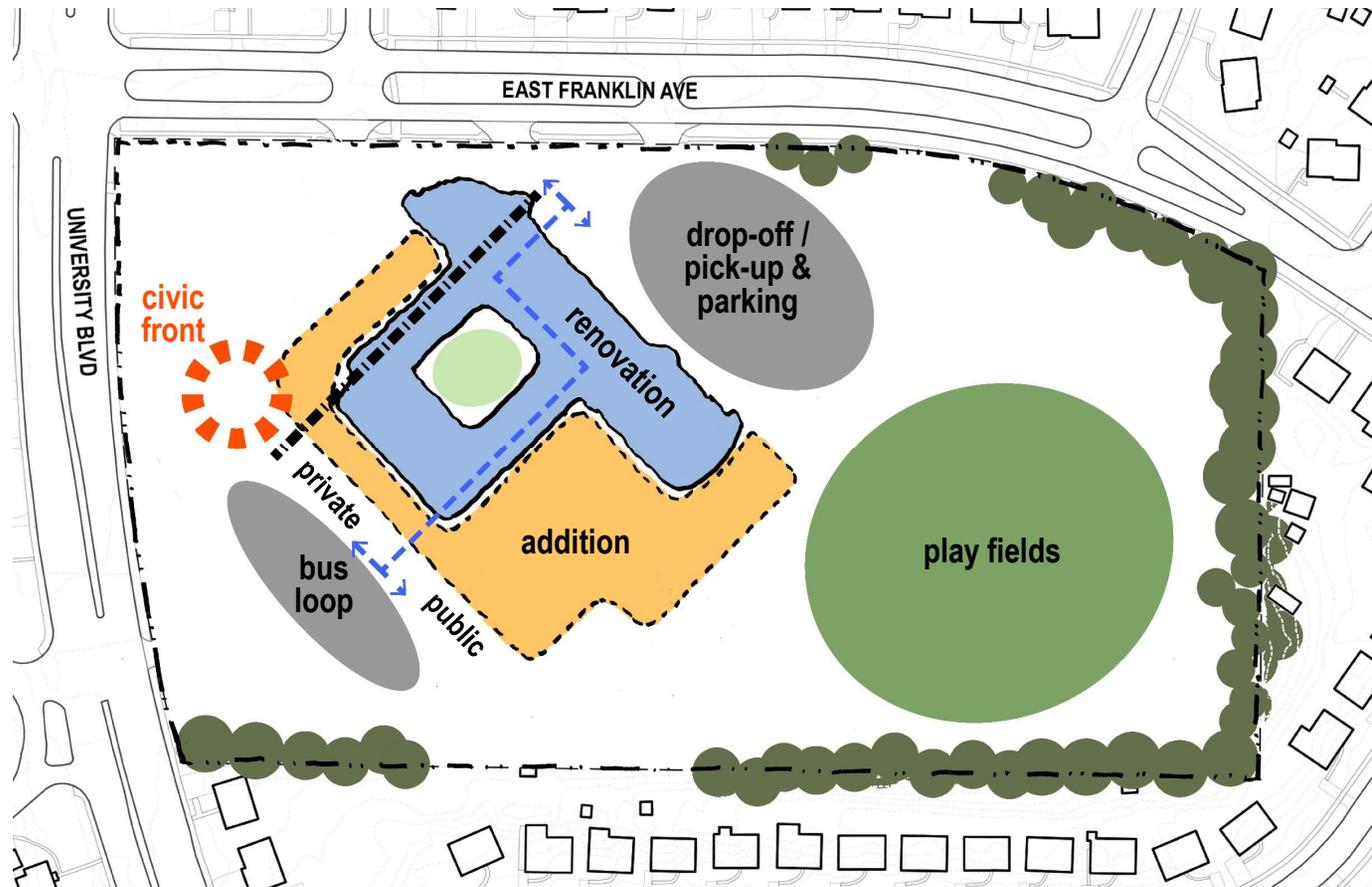
CONS

- Athletics building programs are separated
- Some music programs are without windows
- Long narrow lab spaces within renovated building
- Sciences separated from grade level super clusters
- Least next generation learning opportunities
- No holding school available
- Phased while occupied renovation construction
 - Longest construction time
 - Portable classrooms required for phasing
- Rooftop Solar PV array not possible on existing building

APPROACH 2: REN/ADD (45% DEMO)

Parti

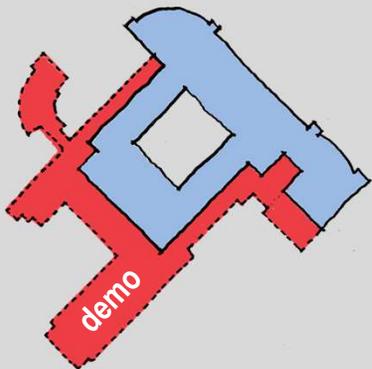
- Renovation / Addition
- Relocate bus loop along University Blvd
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Provide new civic front along University Blvd



APPROACH 2: REN/ADD (45% DEMO)

Scope

- Existing Building: 152,030 GSF
- Demolition: 65,700 GSF (43%)
- Renovation: 86,330 GSF
- New Construction: 83,650 GSF
- Total Proposed Area: 169,980 GSF
 - Ed Spec NSF: 107,366
 - 63% Efficiency



APPROACH 2: REN/ADD (45% DEMO)

Site Plan

- Main entry adjacent bus loop, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen



APPROACH 2: REN/ADD (45% DEMO)

Site Circulation

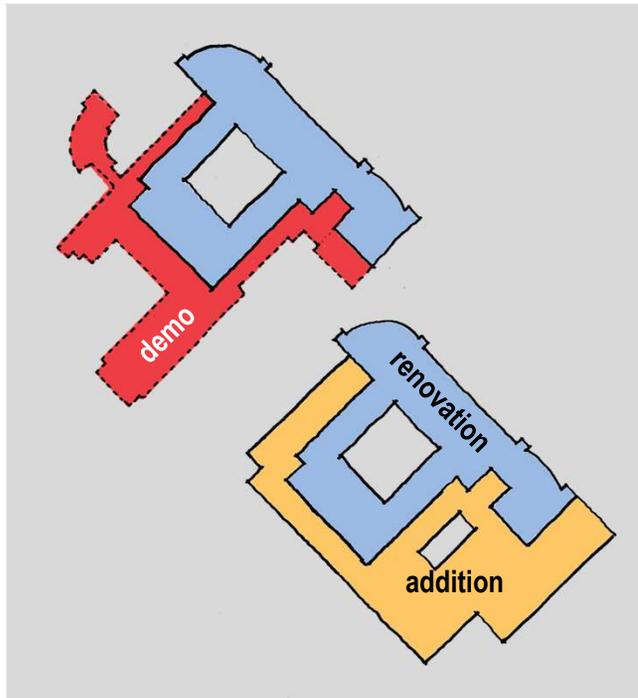
• Safe Access

- Separation of bus and automobile traffic
- Pedestrians from University Blvd cross bus traffic only
- Long stacking for parent drop-off
- No University Blvd Access
- Prominent bus loop closer to University Blvd



APPROACH 2: REN/ADD (45% DEMO)

Pros & Cons



PROS

- Reuses half the existing building structure
 - Reduces embodied carbon
 - Reduces material costs
- Consolidates student drop-off / pick-up loop entrance and provides more on-site stacking
- Pedestrian from University Blvd cross bus loop entrance instead of student drop-off / pick-up
- Windows in all teaching spaces
- Strong civic street presence
 - Front of building and obvious main entrance facing University Blvd.
 - Eliminating 1960s addition places entrance at primary corner

CONS

- Long narrow lab spaces within renovated building
- Select demolition of structural bays more structurally complicated
- Less next generation learning opportunities
- No holding school available
- Phased while occupied renovation construction
 - Longer construction time
 - Modular building required for phasing
- Rooftop Solar PV array not possible on existing building

APPROACH 3: REN/ADD (60% DEMO)

Parti

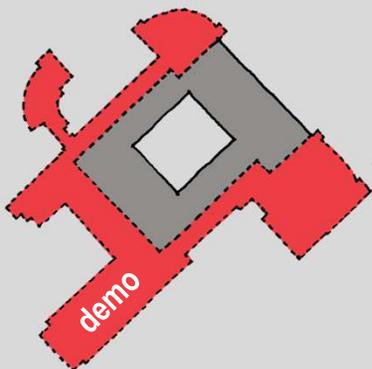
- Renovation / Addition
- Reconfigure drop-off / pick-up loop along University Blvd
- Reconfigure bus loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- Provide new civic front along University Blvd



APPROACH 3: REN/ADD (60% DEMO)

Scope

- Existing Building: 152,030 GSF
- Demolition: 87,550 GSF (58%)
- Renovation: 64,480 GSF
- New Construction: 99,850 GSF
- Total Proposed Area: 164,330 GSF
 - Ed Spec NSF: 107,366
 - 65% Efficiency



APPROACH 3: REN/ADD (60% DEMO)

Site Plan

- Main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen
 - Visible from E. Franklin Ave

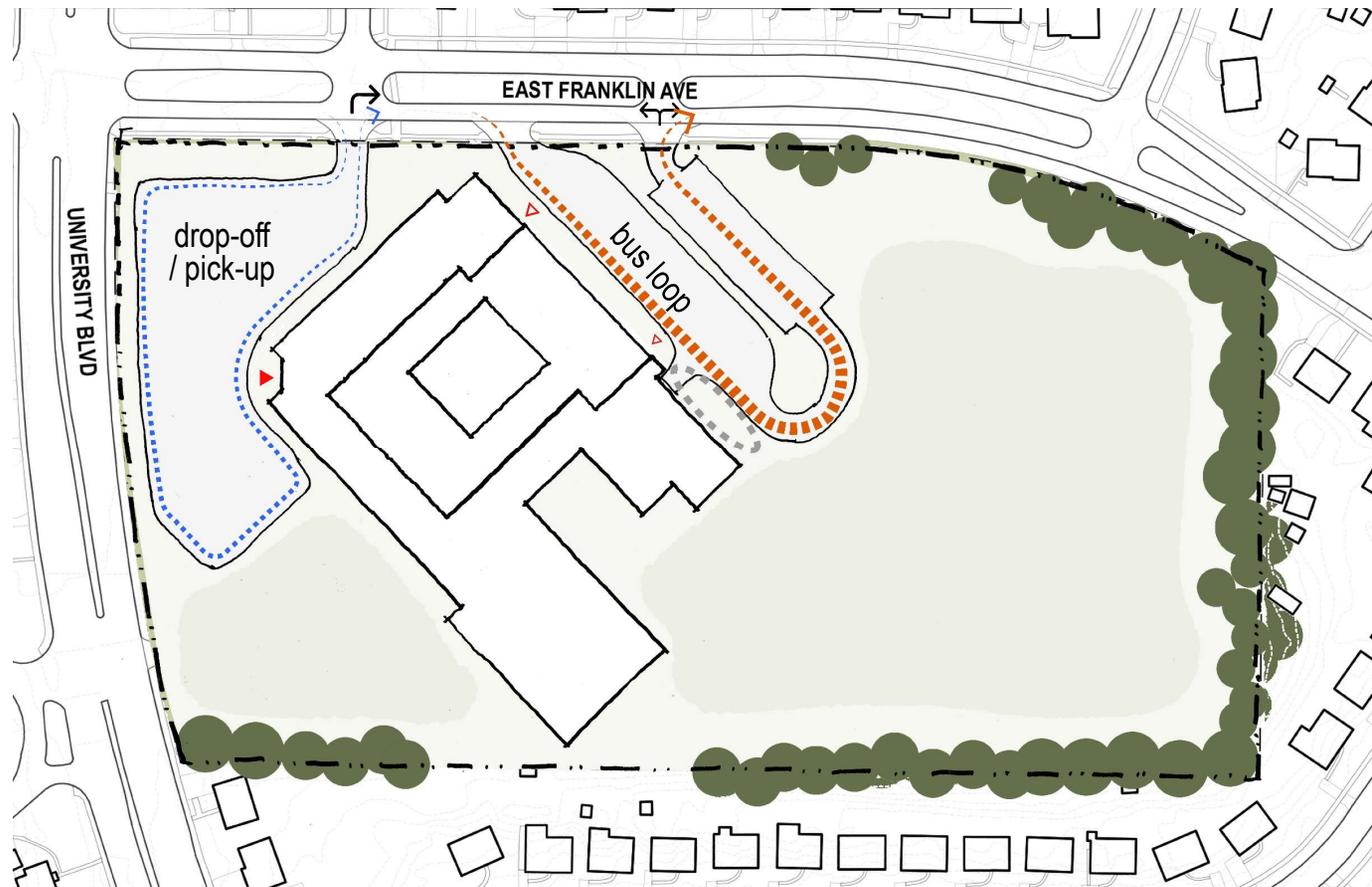


APPROACH 3: REN/ADD (60% DEMO)

Site Circulation

• Safe Access

- Separation of bus and automobile traffic
- Pedestrians from University Blvd cross automobile traffic
- Long stacking for parent drop-off
- No University Blvd Access



APPROACH 3: REN/ADD (60% DEMO)

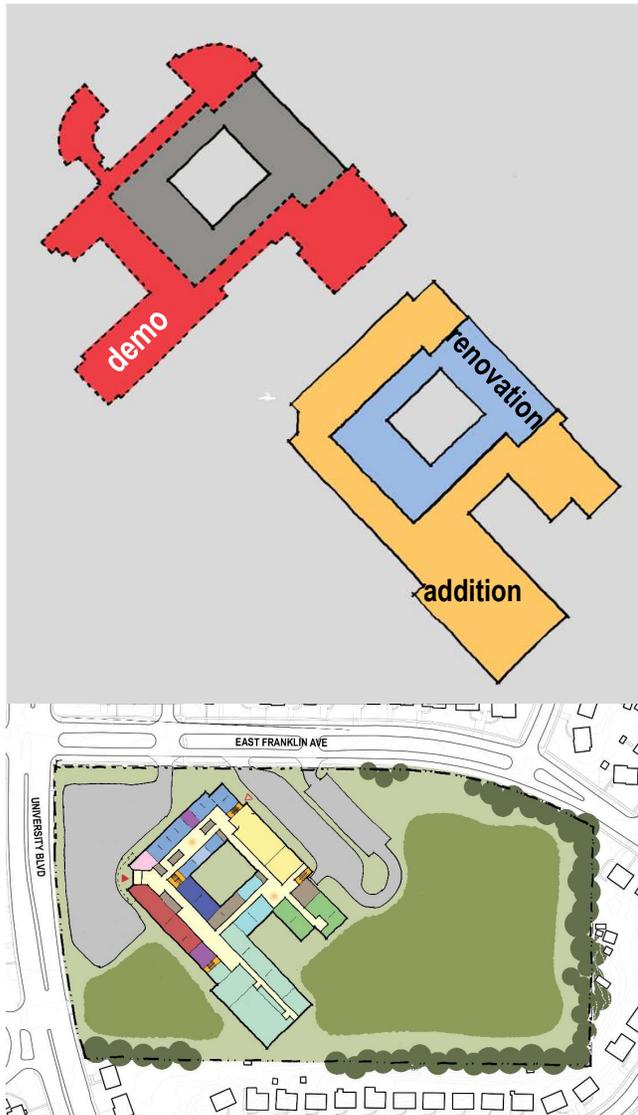
Pros & Cons

PROS

- Reuses some of existing building structure
 - Reduces embodied carbon
 - Reduces material costs
- Consolidates student drop-off / pick-up loop entrance and provides more on-site stacking
- Windows in all teaching spaces
- Strong civic street presence
 - Front of building and obvious main entrance facing University Blvd.
 - Eliminating 1960s addition places entrance at primary corner
- Strong next generation learning spaces
- Sizeable area for rooftop PV array (not enough for full net-zero)

CONS

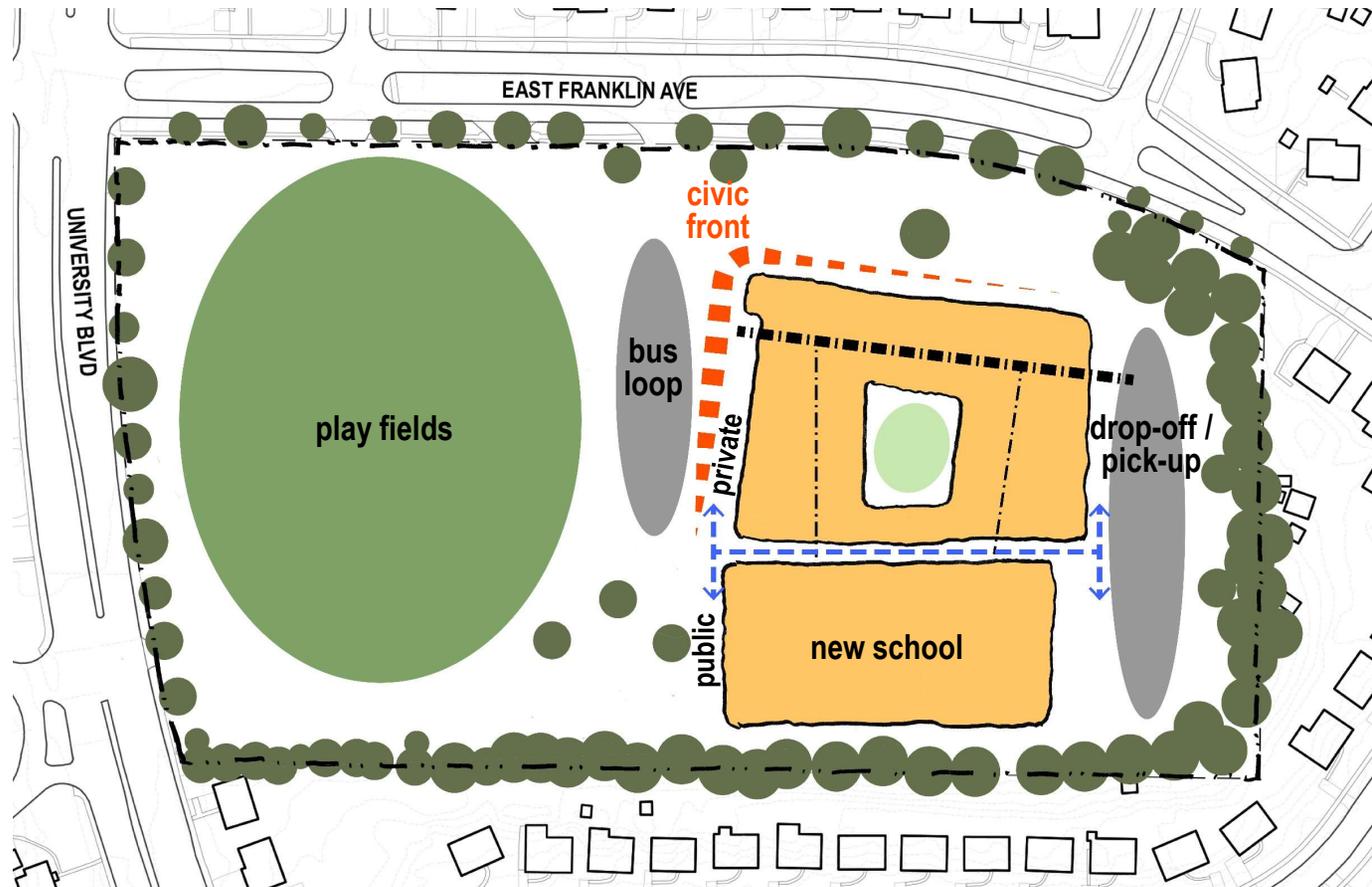
- Service entrance facing East Franklin
- Select demolition of structural bays more structurally complicated
- No holding school available
- Phased while occupied renovation construction
 - Long construction time
 - Modular building required for phasing



APPROACH 4: REPLACE (100% DEMO)

Parti

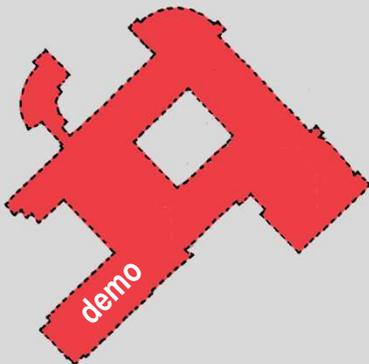
- Replacement
- New bus loop between play fields and new building
- Drop-off / pick-up loop and parking on east side of new building
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd



APPROACH 4: REPLACE (100% DEMO)

Scope

- Existing Building: 152,030 GSF
- Demolition: 152,030 GSF (100%)
- Renovation: 0 GSF
- New Construction: 160,070 GSF
- Total Proposed Area: 160,070 GSF
 - Ed Spec NSF: 107,366
 - 67% Efficiency



APPROACH 4: REPLACE (100% DEMO)

Site Plan

- Main entry adjacent bus loop and controlled by admin
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service adjacent kitchen

