SMOLEN • EMR • ILKOVITCH ARCHITECTS

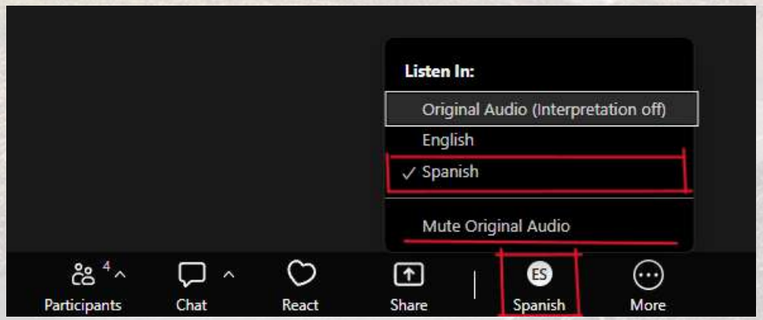
part of mcmillan | pazdan | smith ARCHITECTURE

EASTERN MIDDLE SCHOOL REPLACEMENT

Community Engagement Meeting No. 1

Translator service available
Servicio de traductor disponible





October 5, 2026

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COMMUNITY ENGAGEMENT

Meeting Schedule and Agenda

Community Engagement Meeting #1 (Virtual) — **October 5, 2026 at 7pm**

Team introduction, project timeline, program opportunities, and information gathering regarding site design

Community Engagement Meeting #2 (Virtual) — **October 19, 2026 at 7pm**

Review preliminary design options and gather feedback

Community Engagement Meeting #3 (Virtual) — **November 5, 2026 at 7pm**

Review evolving design and gather additional feedback

Zoom links available at:
https://www.montgomeryschoolsmd.org/departments/facilities/construction/project/easternms/

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AGENDA

Eastern Middle School Replacement

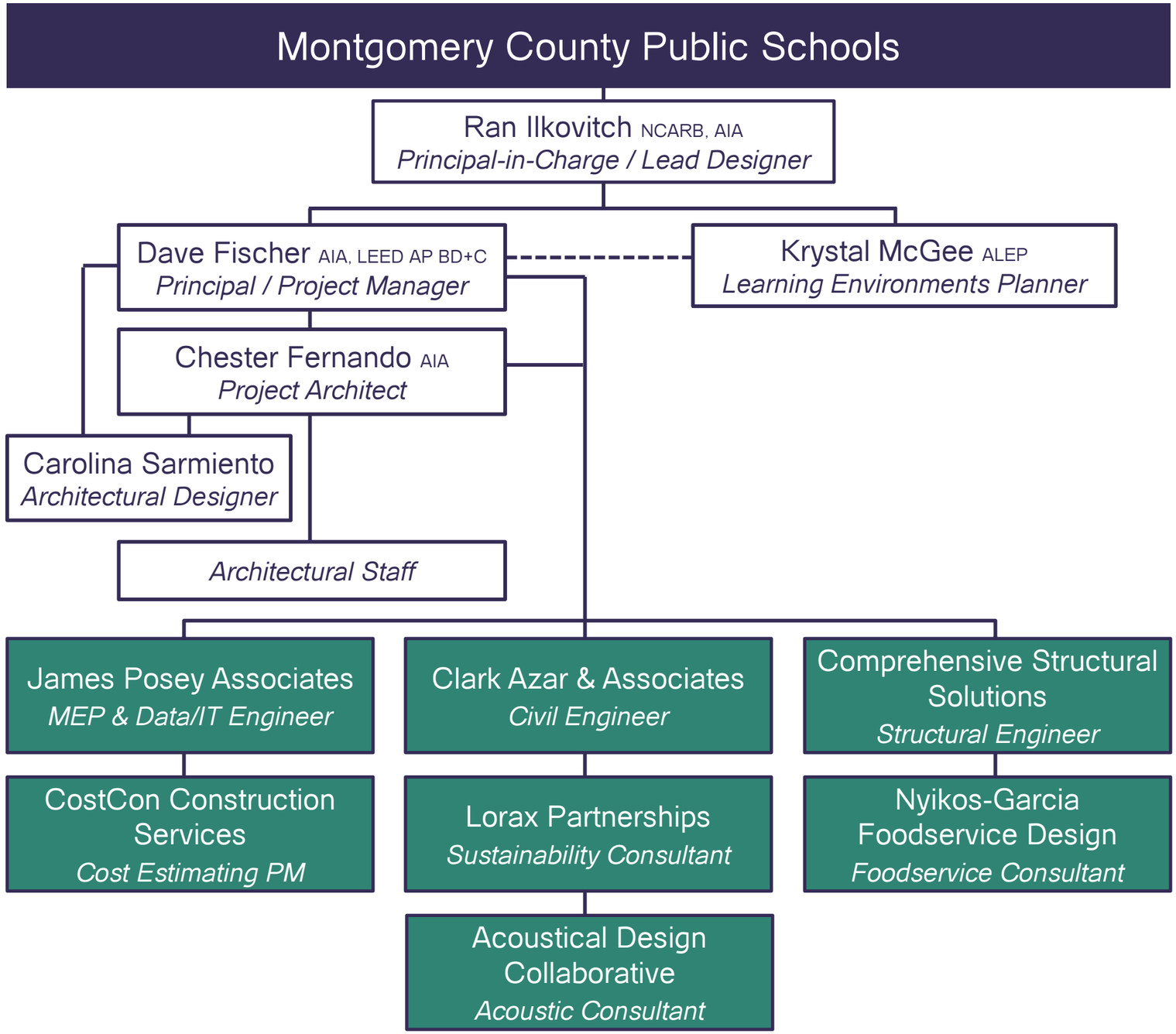
- **Team & Experience**
- **Project Outline**
  - Overview
  - Schedule
  - Sustainability
  - Educational Specification
- **Background**
  - Feasibility Study
  - Priorities
  - Approaches
  - Result
- **Site Approaches**
- **Discussion**



TEAM & EXPERIENCE

SEI Architects & Team

- **SEI incorporated in 1959**
- **Passion for Educational Design**
  - **90% of our work is State of Maryland Schools**
  - **425 Schools in 14 Jurisdictions**
  - **Our schools become the center of their neighborhoods and pride of their community**
  - **Use a Community Oriented Design Approach**



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TEAM & EXPERIENCE

SEI's MCPS Experience

- Eastern Middle School Study

- Bethesda-Chevy Chase HS Addition
- Cloverly ES Gym Addition
- Earle B. Wood MS Rev/Exp
- Fallsmead ES Addition
- Gaithersburg ES Addition
- Harriet Tubman ES New
- Highland ES SBHC Addition
- John F. Kennedy HS Rev/Exp
- Julius West MS Addition
- Lois P. Rockwell ES Addition
- Lois P. Rockwell ES New
- Magruder HS Rev/Exp
- New Hampshire Estates Addition
- Robert Frost ES Addition
- Rolling Terrace ES SBHC Addition
- Rosa Parks ES Infant & Toddler Add
- Stonegate ES Replacement
- Summit Hall ES SBHC Addition
- Takoma Park ES Addition
- Takoma Park MS Addition
- Thomas W. Pyle MS Rev/Exp & Add


Stonegate ES


B-CC HS


Harriet Tubman ES

We have worked with MCPS for the past 50 years!

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TEAM & EXPERIENCE

SEI's Recent Middle School Experience

- **Takoma Park MS**
  - Montgomery Co Public Schools
- **Julius West MS**
  - Montgomery Co Public Schools
- **Thomas Pyle MS**
  - Montgomery Co Public Schools
- **Oakdale MS**
  - Frederick Co Public Schools
- **Crestwood MS**
  - Frederick Co Public Schools
- **Crofton MS**
  - Anne Arundel Co Public Schools
- **Severna Park MS**
  - Anne Arundel Co Public Schools
- **Piccowaxen MS**
  - Charles Co Public Schools
- **Dumbarton MS**
  - Baltimore Co Public Schools
- **Sparrows Point MS / HS – Study**
  - Baltimore Co Public Schools



Takoma Park MS


Oakdale MS


Severna Park MS

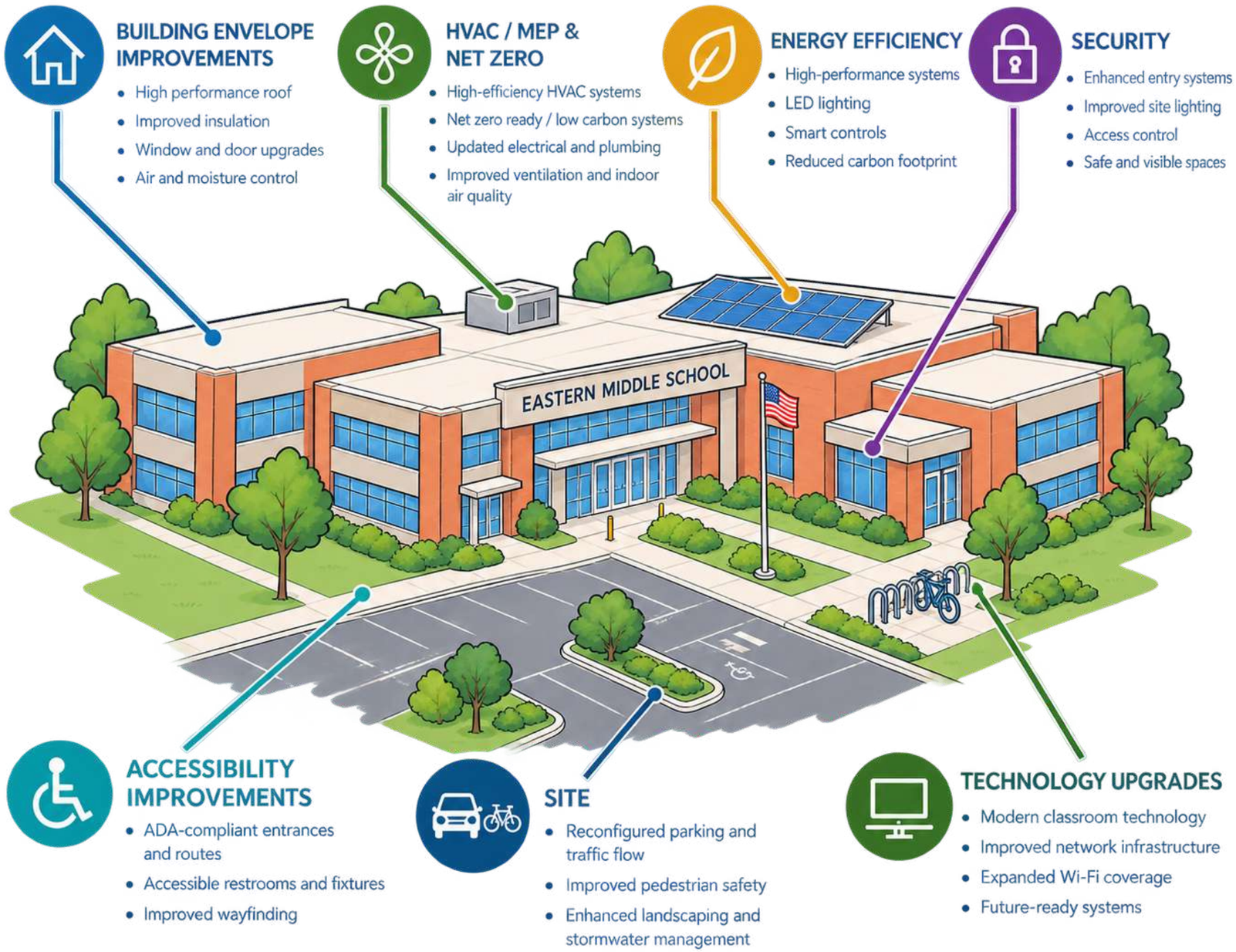
Over the past 10 years, SEI has designed
1.6 million square feet of new construction!

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PROJECT OUTLINE

Overview

- *Building Our Future*
- **Square Footage**
  - Existing: 152,030 SF
  - Proposed: +/- 166,000 SF
  - Increase of: +/- 14,000 SF
- **Student Capacity**
  - Existing: 1,012
  - Proposed Capacity: 1,112
  - Core Capacity: 1,300
- **Master Planned Addition**
  - 6 additional Classrooms
  - 2 Additional Science Labs
- **Highlights**
  - Net Zero ready
  - 8 additional teaching spaces
  - Enlarged cafeteria & stage
  - Enlarged gymnasiums
- **Construction Budget: $110M**



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PROJECT OUTLINE

Project Schedule

Oct 5 · Oct 19 · Nov 5 — **Community meetings**

SCHEMATIC DESIGN
September 2026 - January 2027

DESIGN DEVELOPMENT
January 2027 - June 2027

CONSTRUCTION DOCUMENTS
June 2027 - January 2028

DESIGN PHASES

Aug 2030 — **Occupy New School**

BIDDING

CONSTRUCTION
June 2028 – June 2030

DEMO & SITE
July 2030 – June 2031

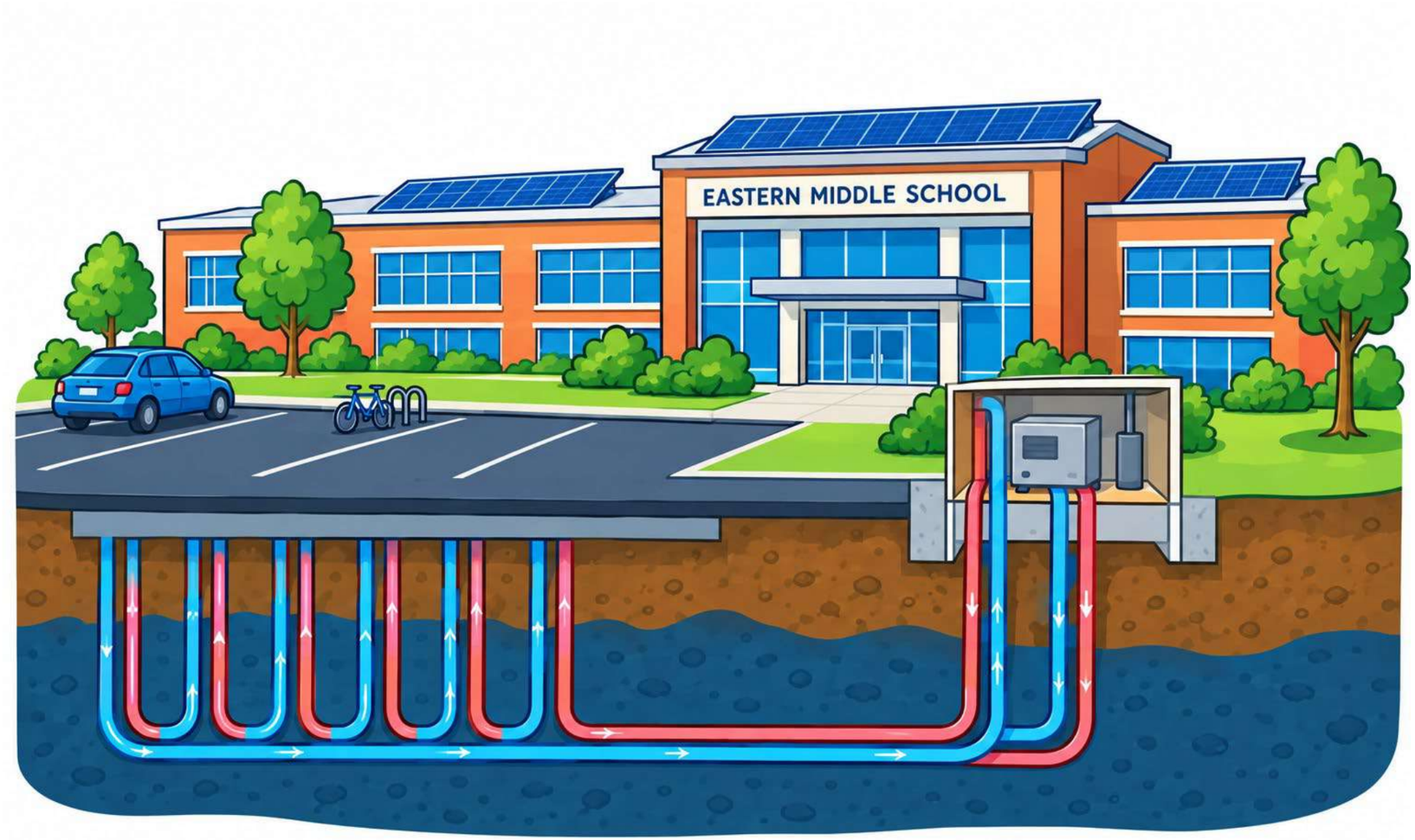
CONSTRUCTION

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PROJECT OUTLINE

Sustainability & Net-Zero Ready Construction

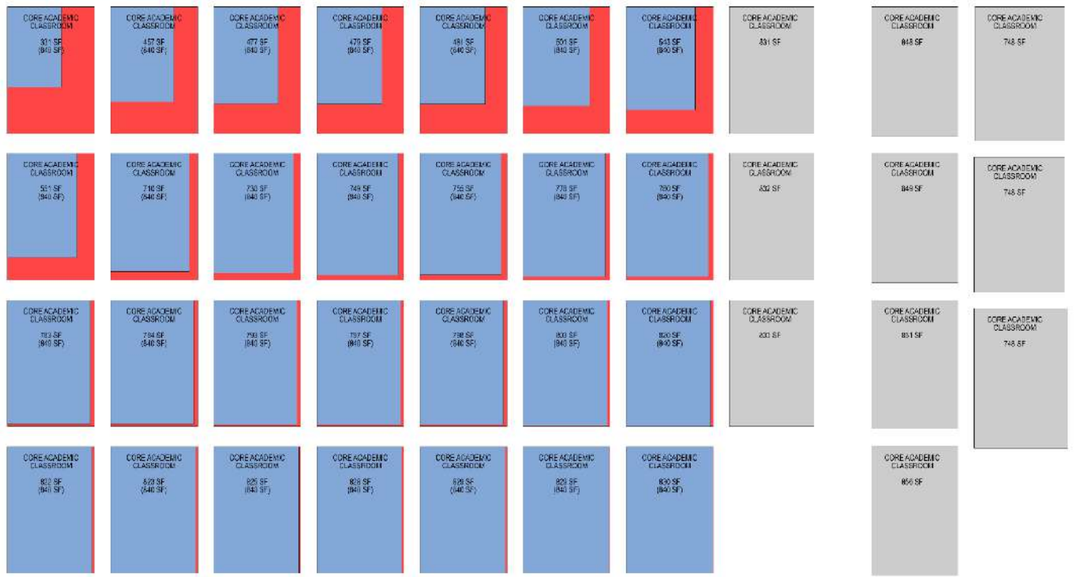
- **Net Zero Ready**
- **GBI Certification, Two Globes**
- **HVAC & Energy Generation**
  - All electric Geothermal heat pump system
  - EUI < 25 kBtu/ft2/yr
  - Demand air ventilation with CO2 monitoring
  - Photovoltaic Array through Power Purchase Agreement
- **Building Envelope**
  - Simplified compact massing to minimize envelope
  - Window to wall ratio <20%
  - High performance glazing
  - Highly insulated walls (>R-25)
  - Highly insulated roof (>R-30)
- **Sustainable Site**
  - Onsite Stormwater retention & treatment



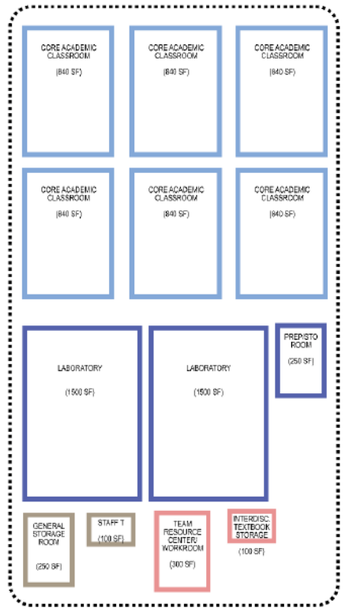
PROJECT OUTLINE

Educational Specification

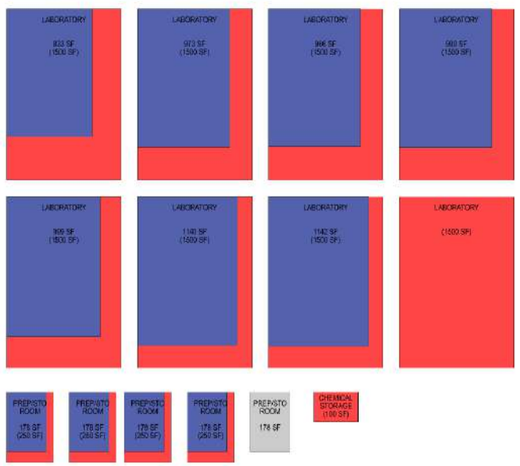
GENERAL CLASSROOMS Total SF 23,520; Existing SF 28,830 (120.9%)



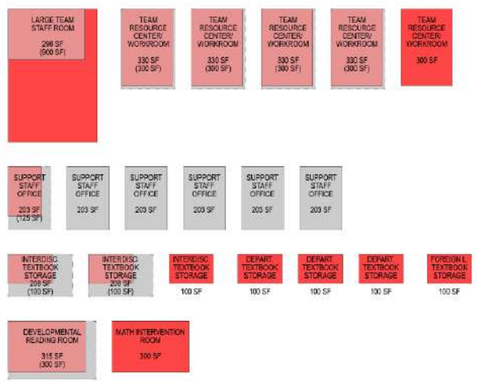
MASTER PLAN ADDITION Total SF 8,990



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%)



GROSS SQUARE FOOTAGE

Existing:	152,030
Ed Spec:	+/-166,000
Masterplan:	+/- 13,420

COLOR LEGEND:

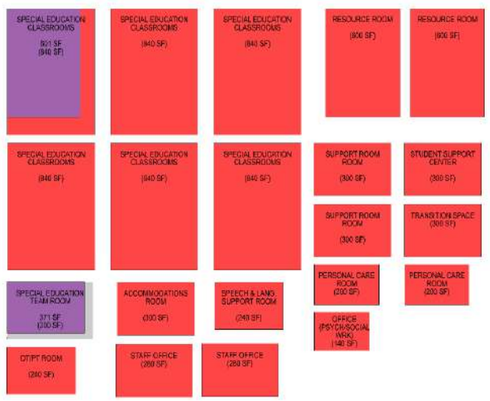
- SF DEFICIENCY
- SF OVERAGE

- 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

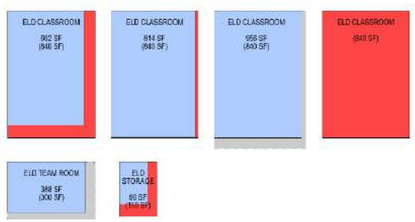
PROJECT OUTLINE

Educational Specification

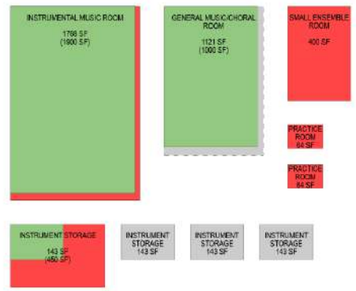
SPECIAL EDUCATION
Total SF 4,200; Existing SF 972 **(11%)**



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



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



VISUAL ARTS SUITE
Total SF 3,020; Existing SF 1,616 **(53.5%)**



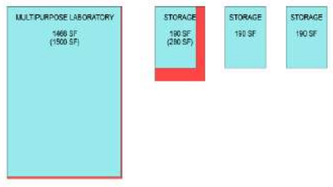
STUDENT ACTIVITIES
Total SF 260; Existing SF 74 **(28.3%)**



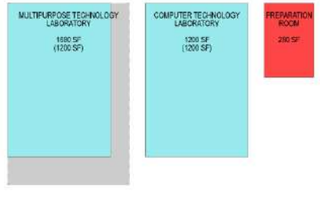
STAFF
Total SF 700; Existing SF 1,079 **(154%)**



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



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



GROSS SQUARE FOOTAGE

Existing:	152,030
Ed Spec:	+/-166,000
Masterplan:	+/- 13,420

COLOR LEGEND:

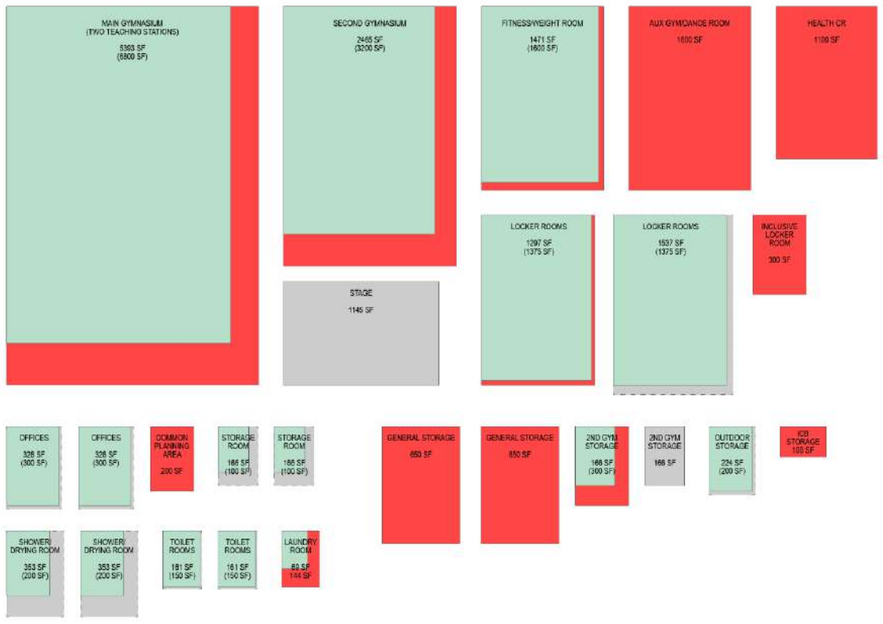
- SF DEFICIENCY
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- ADMIN/STAFF SUPPORT
- CORE INSTRUCTION
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- BUILDING SERVICES
- CIRCULATION
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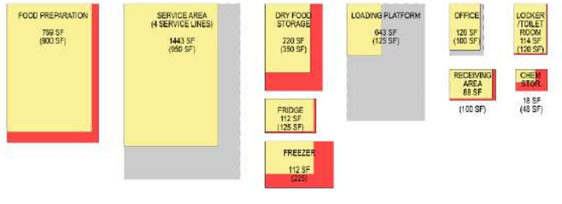
PROJECT OUTLINE

Educational Specification

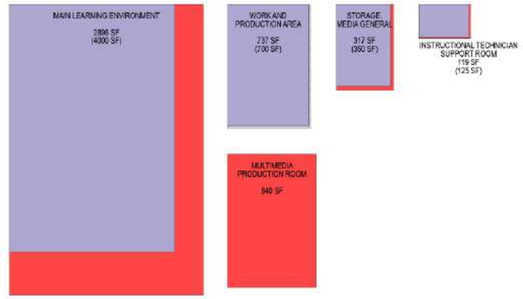
PHYSICAL EDUCATION Total SF 21,100; Existing SF 14,805 (70.2%)



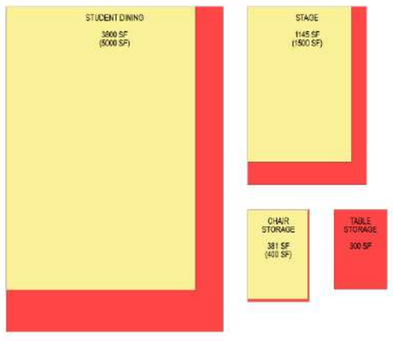
KITCHEN AREA Total SF 3,043; Existing SF 3,646 (119.8%)



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



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



GROSS SQUARE FOOTAGE

Existing: 152,030
Ed Spec: +/-166,000
Masterplan: +/- 13,420

COLOR LEGEND:

- **SF DEFICIENCY**
- **SF OVERAGE**

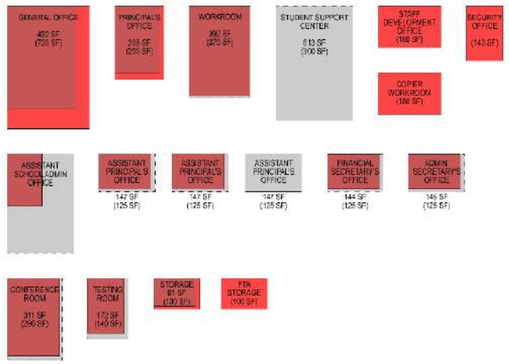
- ADMIN/STAFF SUPPORT
- CORE INSTRUCTION
- SPECIAL EDUCATION
- SPECIALTY INSTRUCTION
- MUSIC/ARTS
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PROJECT OUTLINE

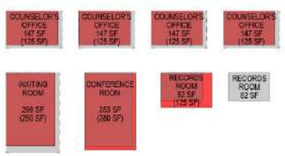
Educational Specification

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ADMINISTRATION SUITE
Total SF 3,070; Existing SF 3,453 **(112.2%)**



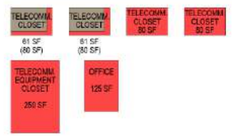
GUIDANCE SUITE
Total SF 1,155; Existing SF 1,302 **(112.7%)**



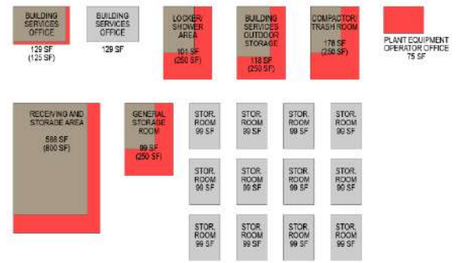
HEALTH SUITE
Total SF 765; Existing SF 719 **(94%)**



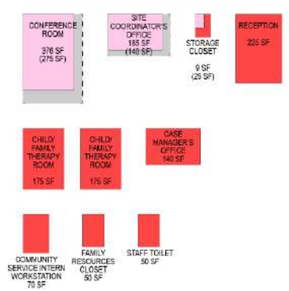
COMPUTER SUPPORT
Total SF 695; Existing SF 121 **(17.4%)**



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:	+/-166,000
Masterplan:	+/- 13,420

COLOR LEGEND:

- SF DEFICIENCY
- SF OVERAGE

- ADMIN/STAFF SUPPORT
- CORE INSTRUCTION
- SPECIAL EDUCATION
- SPECIALTY INSTRUCTION
- MUSIC/ARTS
- LINKAGES TO LEARNING
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FEASIBILITY STUDY

Existing Conditions

Construction Concerns

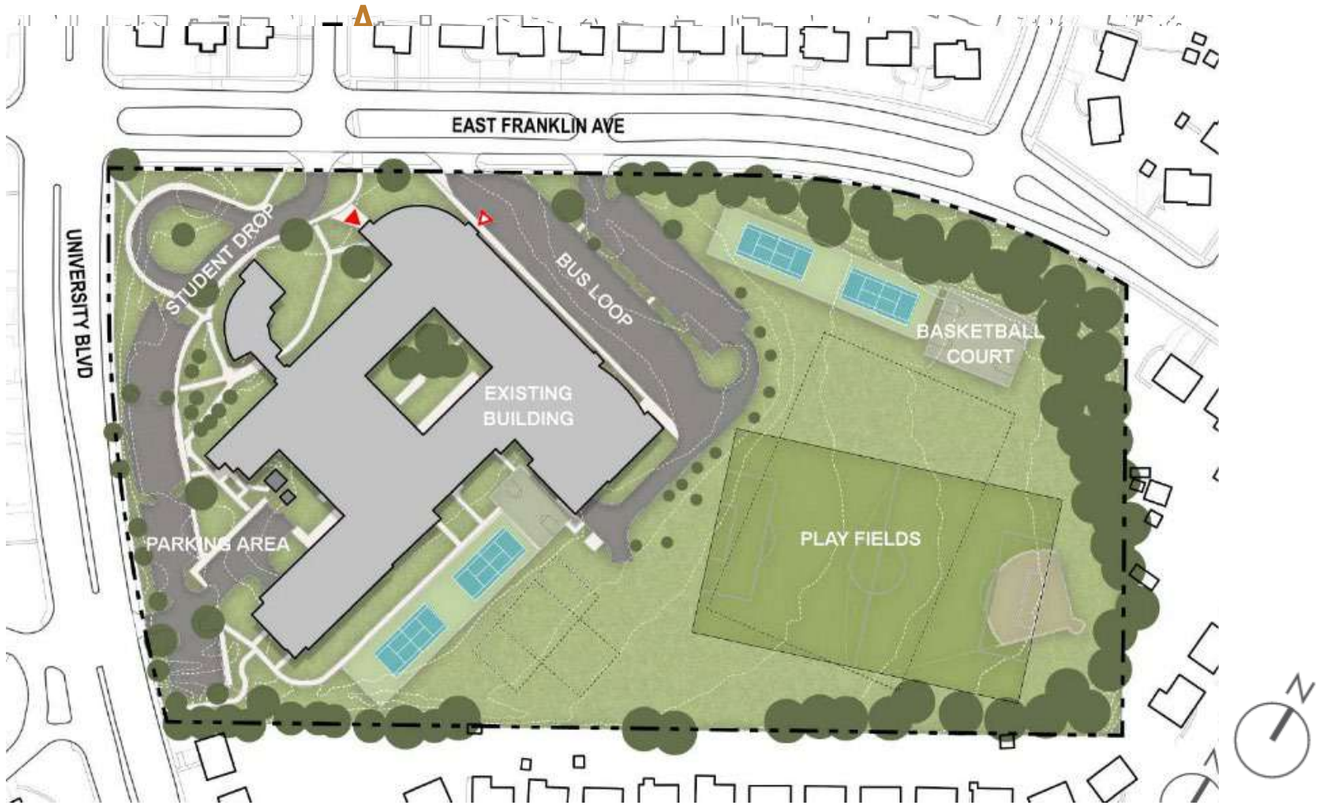
- Occupied site
- NO SWING SCHOOL AVAILABLE

Building Concerns

- Lack of Next Generation learning spaces
- Undersized core spaces (café, etc)
- Outdated HVAC and IT
- Degraded envelope
- Limited structural flexibility
- Maintain courtyard

Site Concerns

- Safe pedestrian access
- Unsupervised community use of playfields
- Drop off loop traffic control
- University Blvd / E. Franklin Ave intersection
- Hills at rear of site









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FEASIBILITY STUDY

Existing Conditions

Construction Concerns

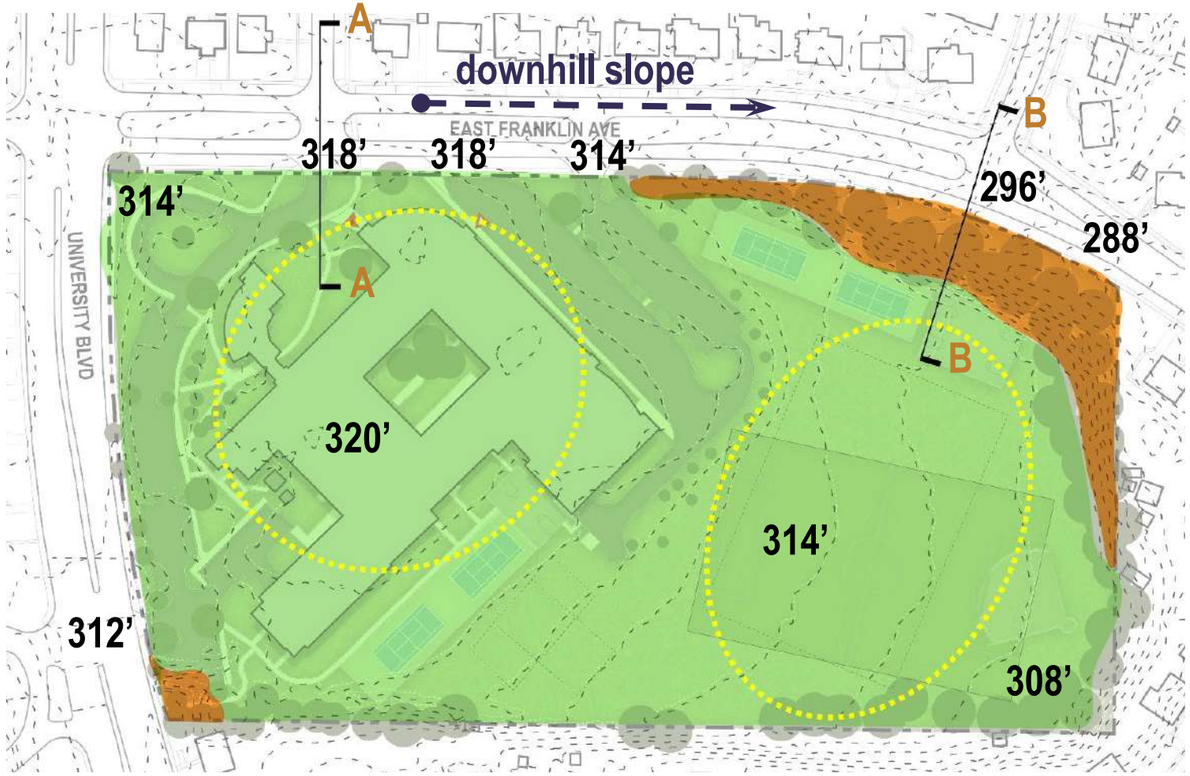
- Occupied site
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Building Concerns

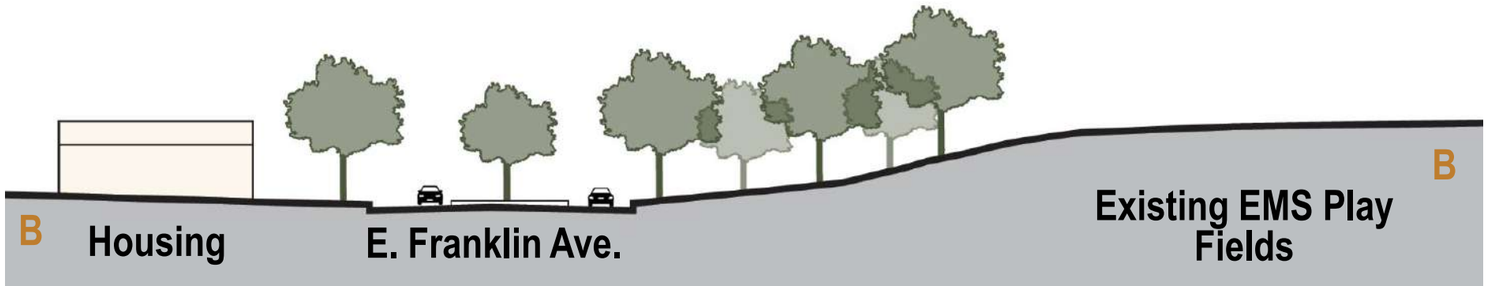
- Lack of Next Generation learning spaces
- Undersized core spaces (café, etc)
- Outdated HVAC and IT
- Degraded envelope
- Limited structural flexibility
- Maintain courtyard

Site Concerns

- Safe pedestrian access
- Unsupervised community use of playfields
- Drop off loop traffic control
- University Blvd / E. Franklin Ave intersection
- Hills at rear of site







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
- Reimaging 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**

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VISIONING SESSION

Poll

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

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FEASIBILITY STUDY

Stakeholder Priorities

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"**

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VISIONING SESSION

Poll

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

e.g., emotions, attitudes, vibes, signature events, places, objects, subject matter, traditions…

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FEASIBILITY STUDY

Approach







Area Comparison	RENEWAL 0% BUILDING DEMO	REN/ADD 25% BUILDING DEMO	REN/ADD 60% BUILDING DEMO	REPLACEMENT A 2 STORY	REPLACEMENT B 3 STORY
DEMOLITION	-	39,896	88,316	152,030	152,030
RENOVATION	152,030	112,134	63,714	-	-
ADDITION	-	57,630	103,348	160,115	162,809
TOTAL	152,030	169,764	167,062	160,115	162,809
NET TO GROSS EFFICIENCY	66.5%	66.0%	64.4%	67.6%	66.5%

BUILDING GOALS	●●●○○○	●●●◐○○	●●●●○○	●●●●●◐	●●●●●◐
SITE GOALS	●●●●○○	●●●●◐○	●●●●●○	●●●●●◐	●●●●●◐
COMMUNITY	●●●◐○○	●●●●○○	●●●●○○	●●●●●◐	●●●●●○
SUSTAINABILITY	●●●◐○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐
COST	●●●●●◐	●●●●●◐	●●●●●○	●●●●●○	●●●●●○
PHASED OCCUPIED	●●●●○○	●●●◐○○	●●●◐○○	●●●●●○	●●●●●○
OVERALL	●●●●○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐

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FEASIBILITY STUDY

Approach 1 – Renewal (0% Demolition)

- Renovation
- Relocate drop-off / pick-up loop and parking along East Franklin Ave
- Remove site circulation from civic front along University Blvd
- Pedestrians from University Blvd do not cross any vehicle entrances
- Main entry adjacent bus loop, facing East Franklin Blvd and controlled by admin
- L2L on prominent exterior facade
- Maintain exiting courtyard for educational opportunities
- Gym adjacent play fields
- Maintain location of play fields / courts
- Service adjacent kitchen



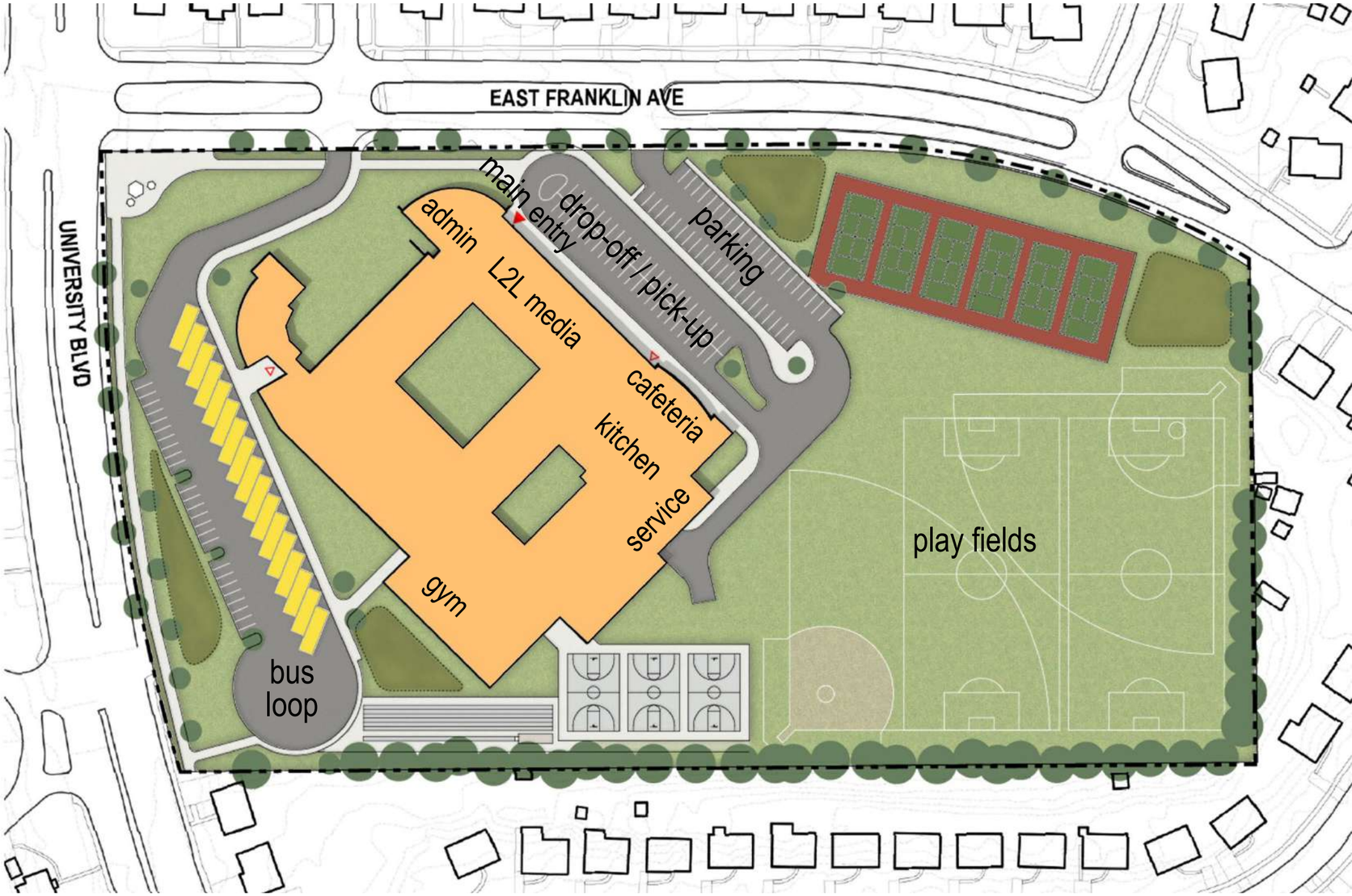
7 Construction Phases, +/- 2.5 Years

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FEASIBILITY STUDY

Approach 2 – Ren/Add (25% Demolition)

- Renovation / Addition
- Relocate bus loop and staff parking along University Blvd
- Provide new civic front along University Blvd
- Pedestrians from University Blvd cross bus traffic only
- Relocate drop-off / pick-up loop parking along East Franklin Ave
- Main entry adjacent drop off loop, facing East Franklin Ave and controlled by admin
- L2L on prominent exterior facade
- Maintain exiting courtyard for educational opportunities
- Gym adjacent play fields
- Maintain location of play fields / courts
- Service adjacent kitchen



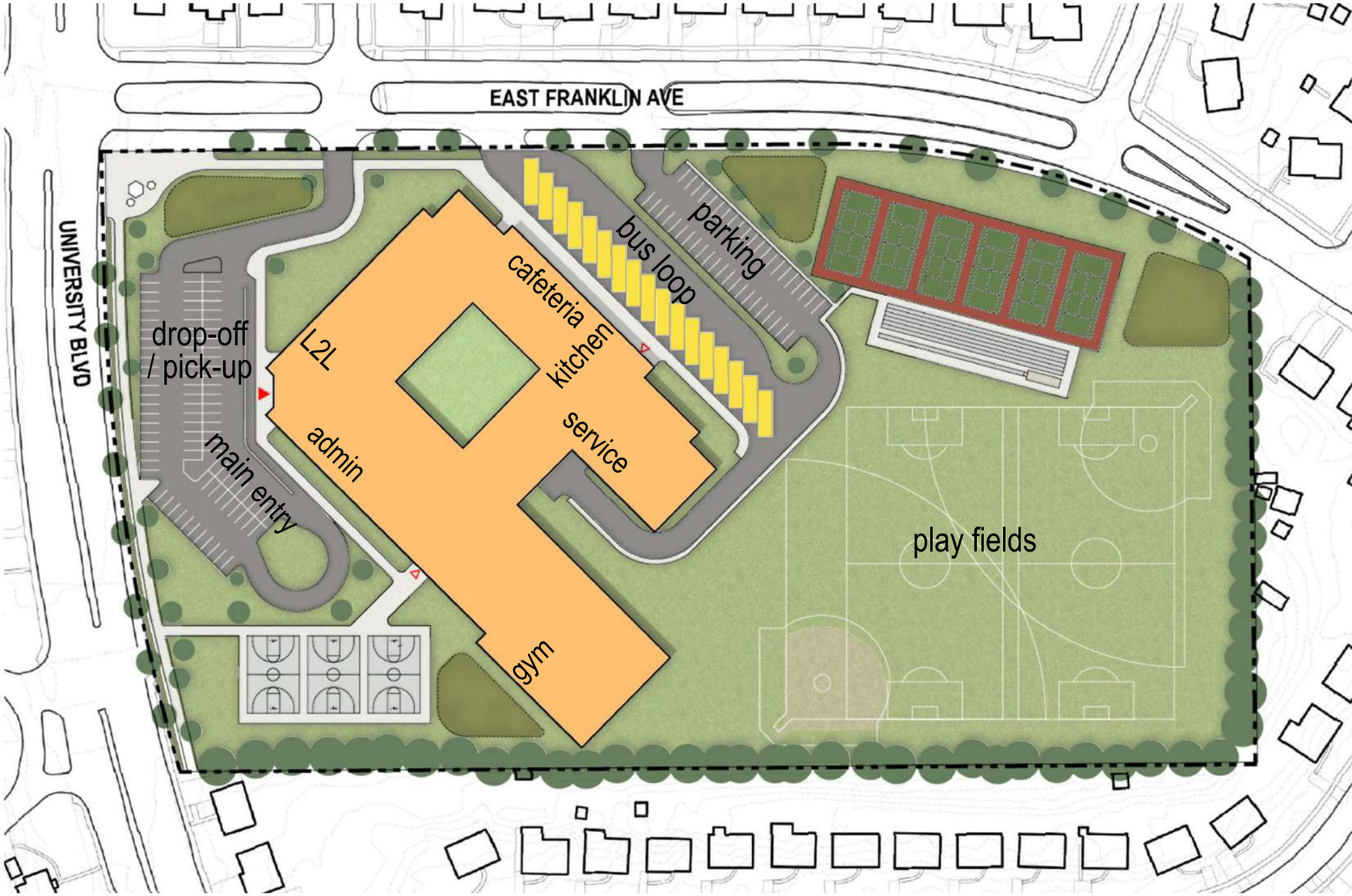
5 Construction Phases, +/- 4 Years

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FEASIBILITY STUDY

Approach 3 – Ren/Add (60% Demolition)

- Renovation / Addition
- Reconfigure drop-off / pick-up loop along University Blvd
- Relocate main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- Pedestrians from University Blvd cross automobile traffic
- Provide new civic front along University Blvd
- Reconfigure bus loop and parking along East Franklin Ave
- Maintain exiting courtyard for educational opportunities
- Maintain location of play fields / courts
- L2L on prominent exterior facade
- Gym adjacent play fields
- Service remote from kitchen



5 Construction Phases, +/- 4 Years

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FEASIBILITY STUDY

Approach 4 – Replacement (2 Story)

- Replacement
- New drop-off / pick-up loop between play fields and new building
- Main entry adjacent parent drop-off / pick-up, facing University Blvd and controlled by admin
- Pedestrians from University Blvd cross automobile traffic
- Bus loop and staff parking on east side of new building
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd
- Gym adjacent play fields
- Service in back corner of site



2 Construction Phases, +/- 2 Years

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FEASIBILITY STUDY

Approach 5 – Replacement (3 Story)

- Replacement
- Pedestrians from University Blvd do not cross any vehicle entrances
- New bus loop and staff parking accessed from University Blvd
- Drop-off / pick-up loop by bus loop, accessed from East Franklin Ave
- Service and Primary parking lot in back corner of site
- Create new courtyard for educational opportunities
- Create new supervisable play fields along University Blvd

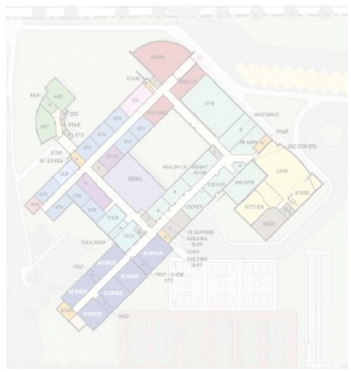


2 Construction Phases, +/- 2 Years

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FEASIBILITY STUDY

Recommendation







Area Comparison	RENEWAL 0% BUILDING DEMO	REN/ADD 25% BUILDING DEMO	REN/ADD 60% BUILDING DEMO	**REPLACEMENT A** 2 STORY	REPLACEMENT B 3 STORY
DEMOLITION	-	39,896	88,316	**152,030**	152,030
RENOVATION	152,030	112,134	63,714	**-**	-
ADDITION	-	57,630	103,348	**160,115**	162,809
TOTAL	152,030	169,764	167,062	**160,115**	162,809
NET TO GROSS EFFICIENCY	66.5%	66.0%	64.4%	**67.6%**	66.5%

BUILDING GOALS	●●●○○○	●●●◐○○	●●●●○○	●●●●●◐	●●●●●◐
SITE GOALS	●●●●○○	●●●●◐○	●●●●●○	●●●●●◐	●●●●●◐
COMMUNITY	●●●◐○○	●●●●○○	●●●●○○	●●●●●◐	●●●●●○
SUSTAINABILITY	●●●◐○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐
COST	●●●●●◐	●●●●●◐	●●●●●○	●●●●●○	●●●●●○
PHASED OCCUPIED	●●●●○○	●●●◐○○	●●●◐○○	●●●●●○	●●●●●○
OVERALL	●●●●○○	●●●●○○	●●●●◐○	●●●●●◐	●●●●●◐

SITE APPROACHES

Approach Comparisons



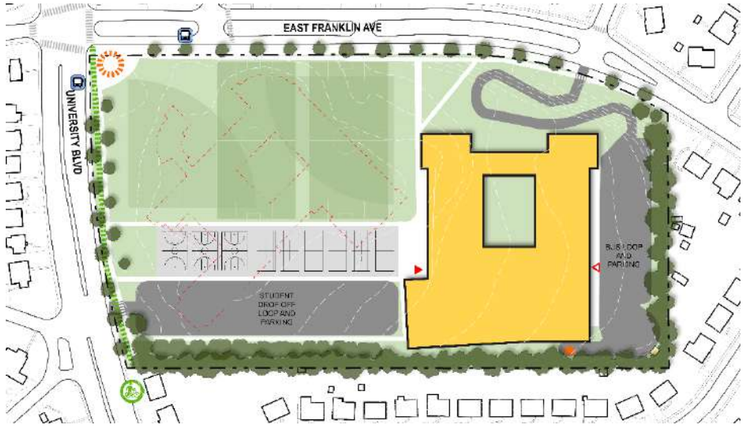
Approach A

+ New construction furthest from ex. building
+ Centralized main entrance for all students
- Traffic concerns on University
- All parking visible



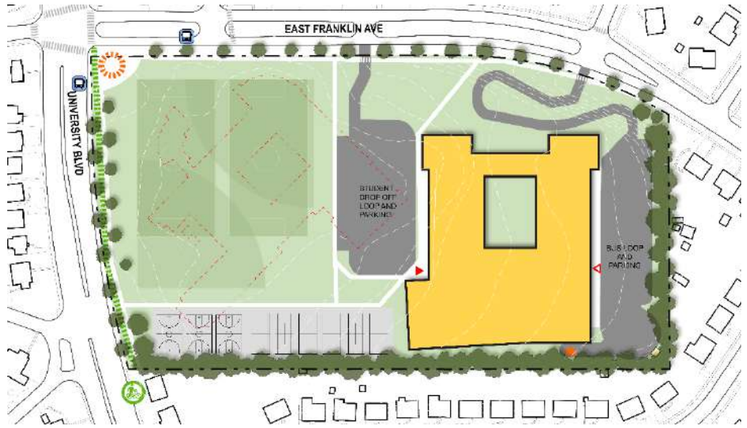
Approach D

+ Main entrance visible from intersection
+ Drop offs adjacent to entrance
- Tennis on E. Franklin
- Playfields relatively remote from school



Approach B

+ Playfields close to school
+ No parking between intersection and entrance
- Significant traffic concerns on University
- Main entrance behind tennis fencing



Approach E

+ Main entrance highly visible from intersection
+ Drop offs adjacent to entrance
- Tennis close to neighbors
- Playfields relatively remote from school



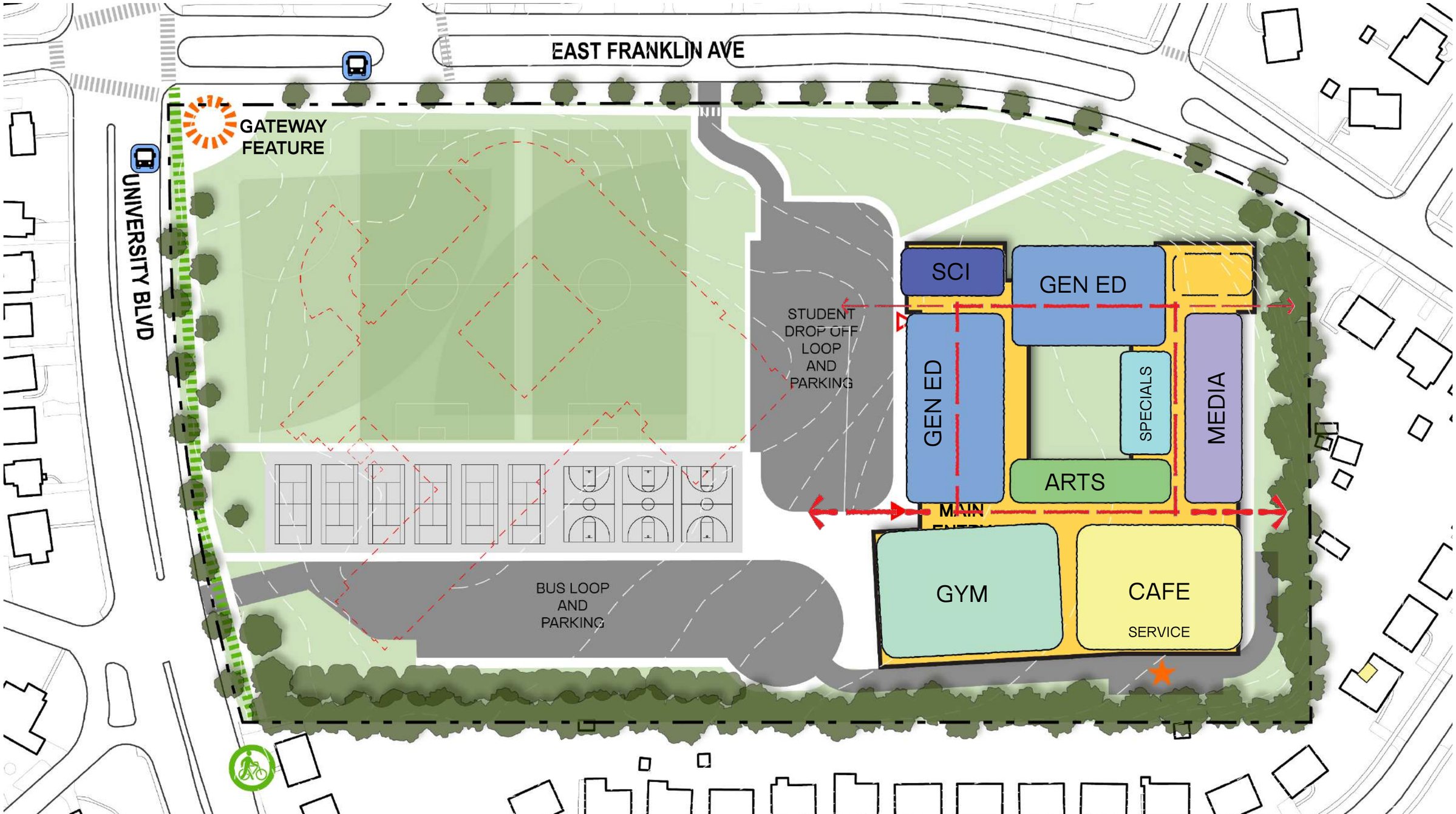
Approach C

+ Playfields close to school
+ Large buffer to neighbors
- Parking & courts on E. Franklin
- Drop off remote from entrance

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SITE APPROACHES

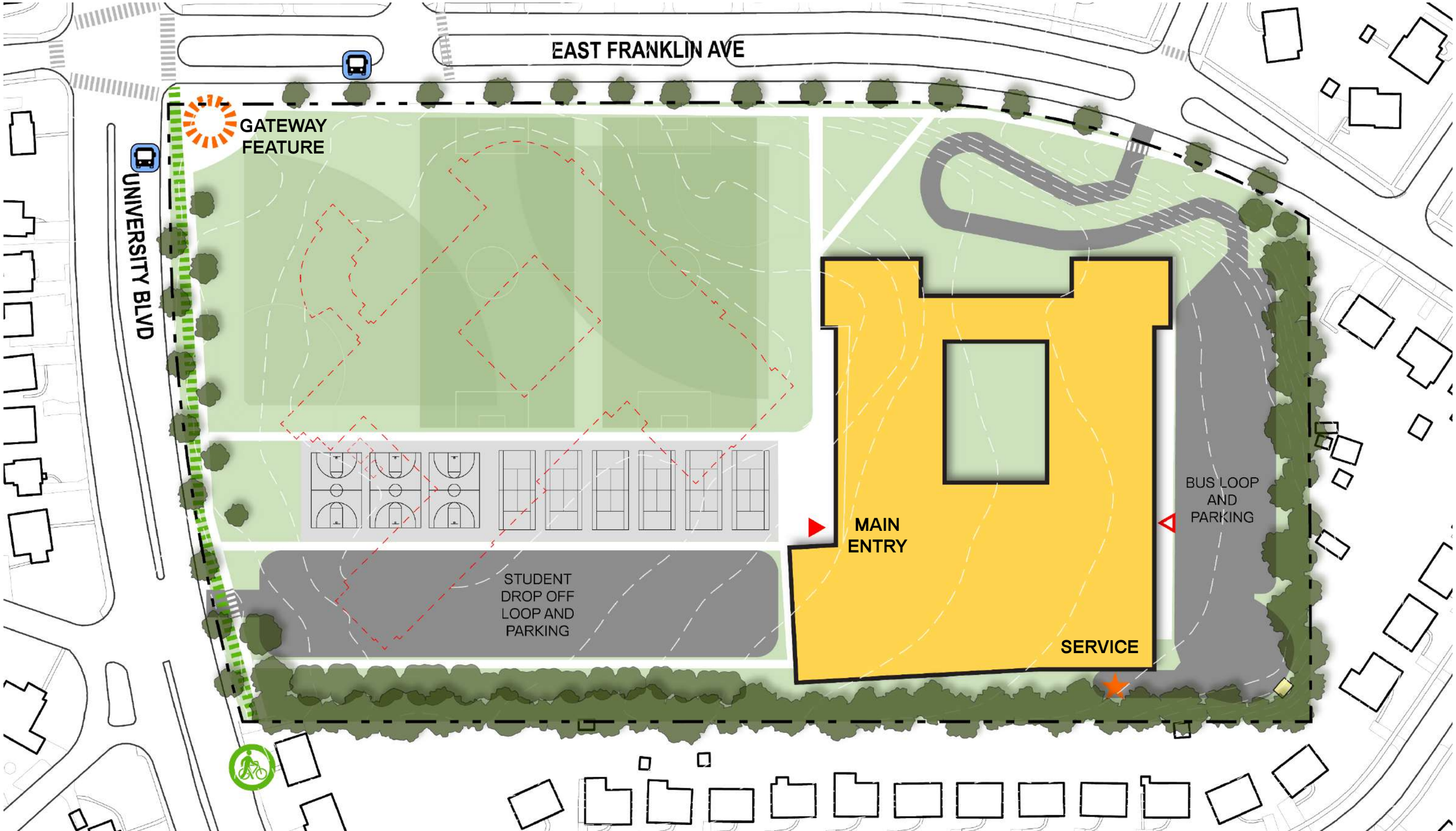
Approach A: Bus Loop off University



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SITE APPROACHES

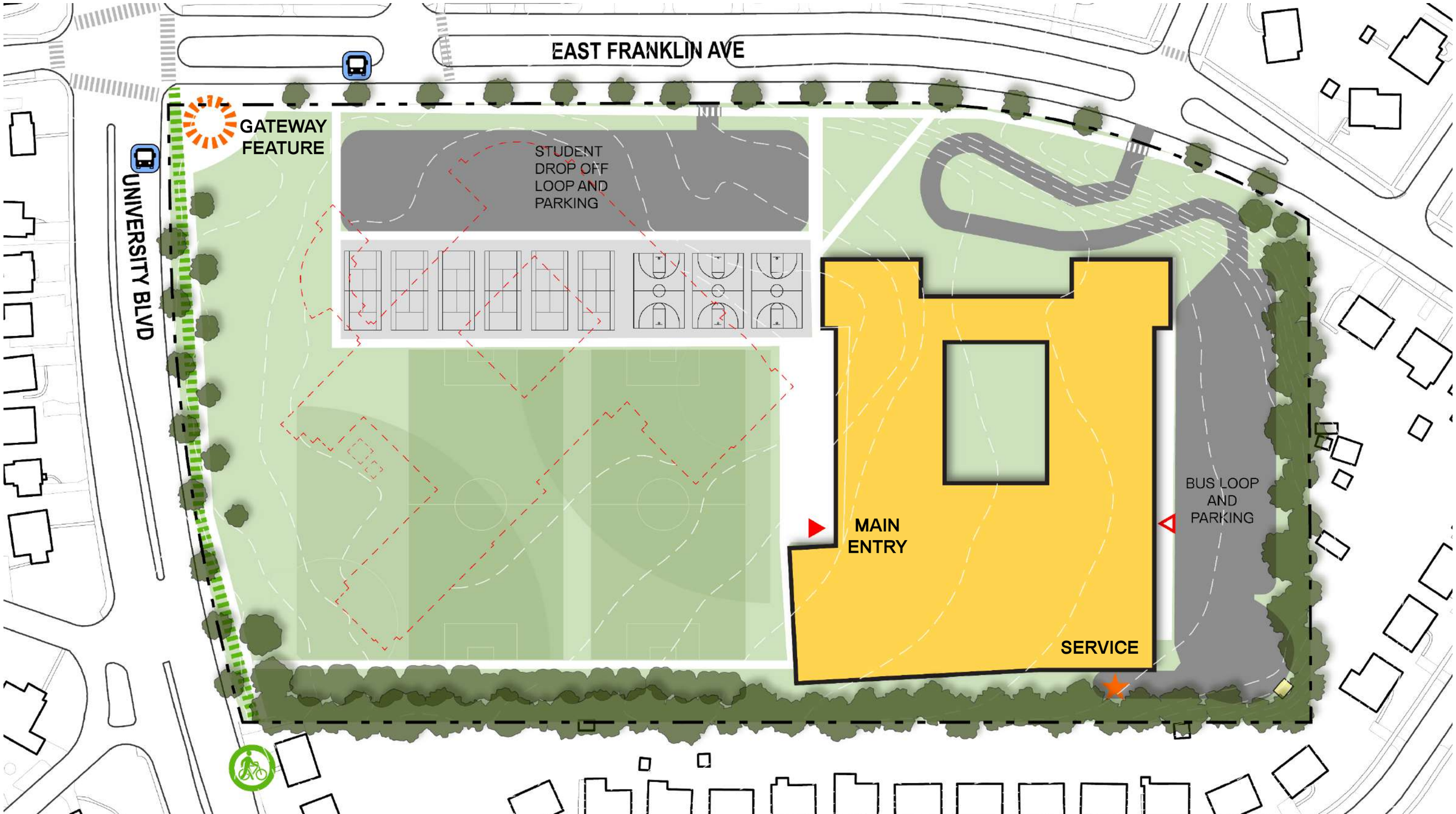
Approach B: Parking Lot off University



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SITE APPROACHES

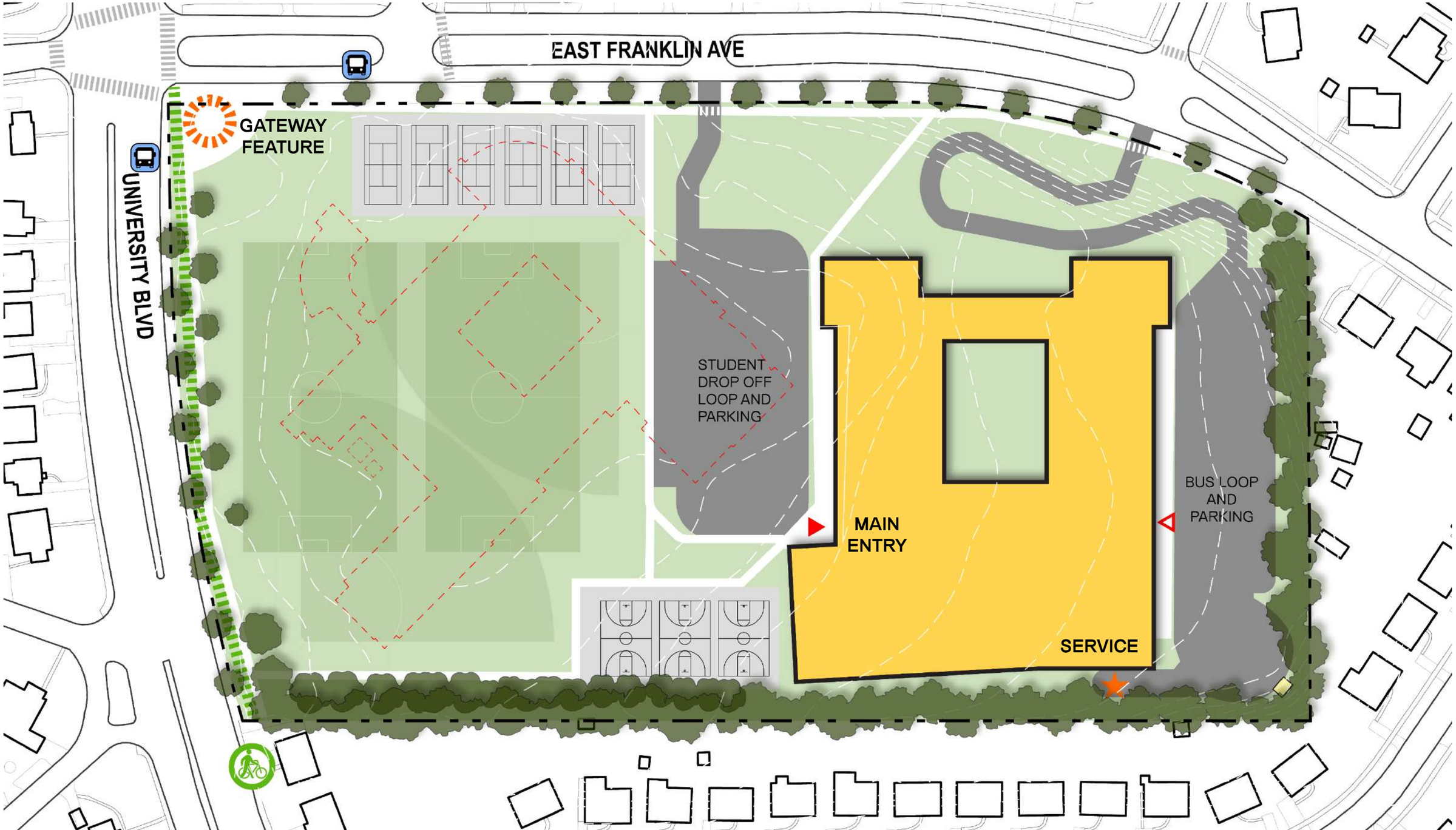
Approach C: Side Parking Lot



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SITE APPROACHES

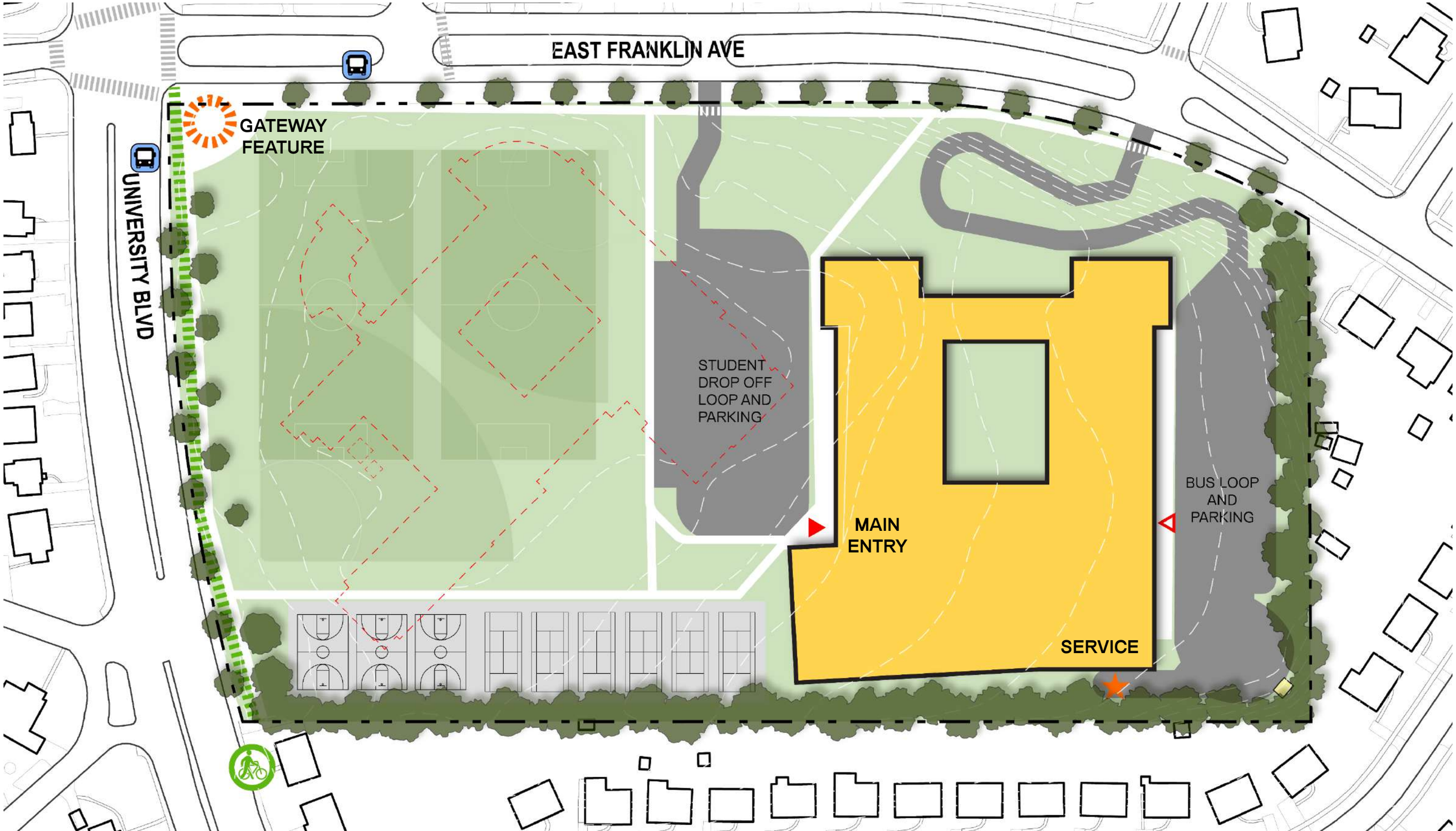
Approach D: Distribute Courts



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SITE APPROACHES

Approach E: Open to Intersection



SITE APPROACHES

Approach Comparisons



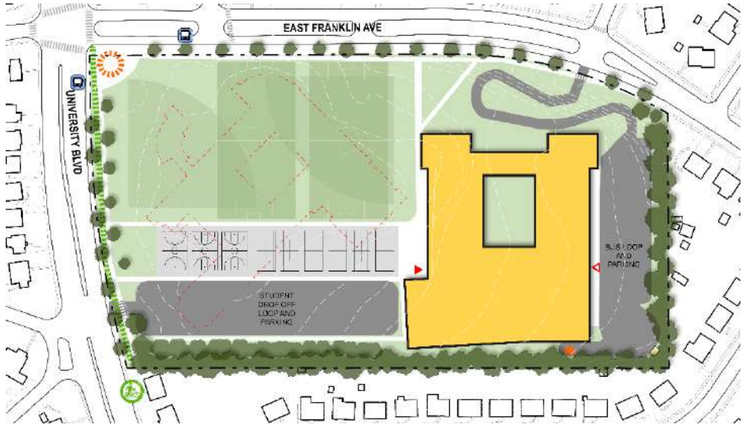
Approach A

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Approach D

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Approach B

+ Playfields close to school
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Approach E

+ Main entrance highly visible from intersection
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Approach C

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+ Large buffer to neighbors
- Parking & courts on E. Franklin
- Drop off remote from entrance

Maryland – National Capital Parks and Planning Commission preference

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VISIONING SESSION

Poll

What are your site priorities for the future Eastern Middle School?

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THANK YOU

Questions?

For more information on Community Meeting Schedules, scan the QR code below