

Q&A — Twinbrook ES Feasibility Study

Updated 7/25/2025

From Community Meeting #3 (June 27, 2025)

Q: Why isn't the daycare included in the Educational Specification?

A: All options maintain the existing childcare facility and include site improvements for access and parking. However, the childcare facility, Mary Hart Center, is not operated by MCPS or the County. Mary Hart Center is a private facility owned and run by Kids Maryland Child Services (<https://www.kidsmcs.com/>) and operates under an established land lease agreement. As such, it is not included in this Feasibility Study. We are not aware of any planned changes to the Mary Hart Center's facility at this time.

Q: Are lockers required? They seem underused in upper grades.

A: Yes, lockers are required for Grades 1–6 in elementary schools since students don't have cubbies. They are used to store coats and backpacks, helping keep classrooms uncluttered.

Q: What is planned for the courtyard in Option 2? Could it include outdoor learning or a playground? Is it a maintenance burden?

A: If Option 2 is selected, programming for the courtyard would occur during the design phase and could include outdoor classrooms or play areas. Maintenance needs would be evaluated at that time.

Q: In Option 3, can the new classroom wing be rotated to create more green space near the daycare?

A: The site's topography poses challenges, but maximizing green space will be considered during design.

Q: The current building has 5 Kindergarten rooms. Why do the new options show only 4?

A: The educational specifications follow the Board-approved Capital Improvements Program (CIP), which calls for 4 Kindergarten classrooms based on a program capacity of 614.

Q: Which option requires students to move to a holding school? For how long?

A: All options would likely require off-site relocation during construction, which is expected to last up to two years.

Q: Will the design allow for a future 4-classroom addition without impacting play areas?

A: If the CIP is approved, the design will account for potential future additions while preserving required play spaces which may need to be relocated.

Q: The reduction in Kindergarten classrooms suggests a change in the school's poverty rate. Is Class Size Reduction being phased out?

A: The current CIP maintains the school's Class Size Reduction designation. The number of Kindergarten classrooms reflects the approved program capacity, not changes to poverty rate projections.

Q: Options 3 and 4 address daycare drop-off safety. Why don't Options 1 and 2?

A: MCPS has worked with the childcare provider to reinforce safe drop-off procedures and additional safety signage will be installed soon. While Option 1 doesn't include any changes to parking, the

additional safety signage will be provided. Option 2 includes a new parking area that will be designed by the Civil engineer with these safety concerns in mind during the next phase.

Q: Will the gym be air-conditioned?

A: Yes, all interior spaces in each option, including the gymnasium, will have air conditioning.

Q: What sustainable (“green”) features are included—like solar panels or green roofs?

A: In addition to meeting regulatory green building standards, MCPS includes sustainable features such as solar panels, bioretention, geothermal systems, and green roofs whenever feasible. [More info](#)

Q: Is future growth and rezoning being considered?

A: Yes. The plan is based on a program capacity of 614 students, allowing for future growth beyond the current enrollment of 459.

Q: When are the CIP recommendations being released and when are the CIP public hearings?

A:

- October 13, 2025: Superintendent publishes recommendations for the FY 2027 Capital Budget and the FY 2027-2032 CIP
- October 14, 2025 @ 10:00 am: Facilities and Boundaries Preliminary Presentation and Work Session
- October 23, 2025 @ 6:00 pm: Facilities and Boundaries Public hearings #1
- October 28, 2025 @ 6:00 pm: Facilities and Boundaries Public hearings #2
- November 4, 2025 @ 10:00 am: Facilities and Boundaries Work Session #2
- November 6, 2025 @ 6:00 pm: Facilities and Boundaries Public hearings #3* (IF NEEDED)
- November 11, 2025 @ 10:00 am: Facilities and Boundaries Work Session #3* (IF NEEDED)
- November 20, 2025 @ 1:00 pm: Board Business Meeting (with Facilities and Boundaries Decisions)

From Community Meeting #2 (June 2, 2025)

Q: Is there parking near the gym in each option?

A: Option 3 provides some parking near the gym and service circle. Option 4 will include parking by the gym.

Q: What is the overall project timeline?

A: The Feasibility Study will conclude by September 2025 to align with Board of Education review and future CIP decisions. Design and construction would follow in future years once funding is approved.

Q: Why include lockers in an elementary school?

A: Lockers help Grades 1–6 store coats and backpacks, which frees up classroom space.

Q: Will the entire building be renovated in Options 2 or 3?

A: Yes. Options 2-3 and the Renewal option will renovate any remaining parts of the building so that all building systems and finishes are updated for a cohesive result.

Q: Why is the main entrance oriented toward Wainwright Avenue in some options?

A: The current entrance is hard to find. Wainwright provides a more prominent and accessible location. Traffic and circulation impacts will be studied.

Q: Will playground visibility and access be considered?

A: Yes. Play areas will be placed according to MCPS requirements. Option 4 currently provides good visibility for staff, though less from the street - this will be further studied to enhance visibility.

Q: Will bus loops allow drivers to see students entering the school?

A: The design team will address this comment to ensure visibility and safety.

Q: What about safety concerns with the current daycare loop?

A: The existing loop will be further evaluated, as current use creates pedestrian conflicts.

Q: How will maintenance and access for the park and daycare be handled?

A: Maintenance and access will be provided from the new on-site roads and walks. The site plan will be further studied for optimization.

Q: Would Option 4 require off-site relocation of students?

A: Likely all options would require relocating students to an off-site facility during construction.

Q: Why does Option 4 lack a large student drop off loop?

A: Option 4 provides on-site queuing, which will be further studied for adequacy.

Q: Will trees on site be preserved?

A: Option 4 would impact more large trees. Tree preservation and site grading will be further evaluated through survey work.

Q: How will site grading be addressed?

A: The site's large grade change will be addressed and terracing to be implemented to ensure ADA compliance and improved circulation.

From Community Meeting #1 (May 20, 2025)

Q: Will open space, including fields and playgrounds, be preserved?

A: Maintaining these areas and ensuring accessible playgrounds will be an important consideration.

Q: Will issues with current building and site, including HVAC, lack of sprinklers, plumbing systems and navigating the site, be resolved?

A: All options to be considered will renew or replace existing deficient building systems and site challenges to be addressed as much as feasibly possible.

Q: Many families do not have access to cars or use public transit, will this be considered?

A: Enhancing pedestrian access and safety will be a priority for the project.

Q: What is the timeline for design and construction?

A: The timeline depends on the selected concept and County funding approval. Construction could take 18–24 months once design and funding are approved.