

## MEETING MINUTES

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Woodward Community Meeting  
5/19/2025 @ 7 pm held via zoom

### Attendance

Name	Role
Chris Deraleau	MCPS, Project Manager, Division of Planning, Design & Construction - Woodward HS
Julie Morris	MCPS, Director, Division of Planning, Design & Construction
Adnan Mamoon	MCPS, Chief Operations Officer, Division of District Operations
Cat Malchodi	MCPS, Executive Director, Office of District Operations
Bryan Walker	MCPS, Operations Coordinator, Systemwide Athletics
Rob Badstibner	MCPS, Project Manager, Division of Planning, Design & Construction - Northwood HS
Donnie Porter	Grimm & Parker
Kerry Hill	Grimm & Parker
Dave Gauthier	Hess Construction
Jane Cunningham	Devonshire East
Marni Silverman	Devonshire East
Sally McCarthy	MCCPTA
Peggy Greenspan	The Mains
Sid	
Phyllis	
Liora Feshborch	
Michael Kirsch	
Susan & Bruce Bender	
Felice Grossman	
Judi Koldaro	
Paul Melzer	
Daniel Melnick	
Bart Gerstenblith	
Gene	
Chuck Brownstein	
David Pugach	

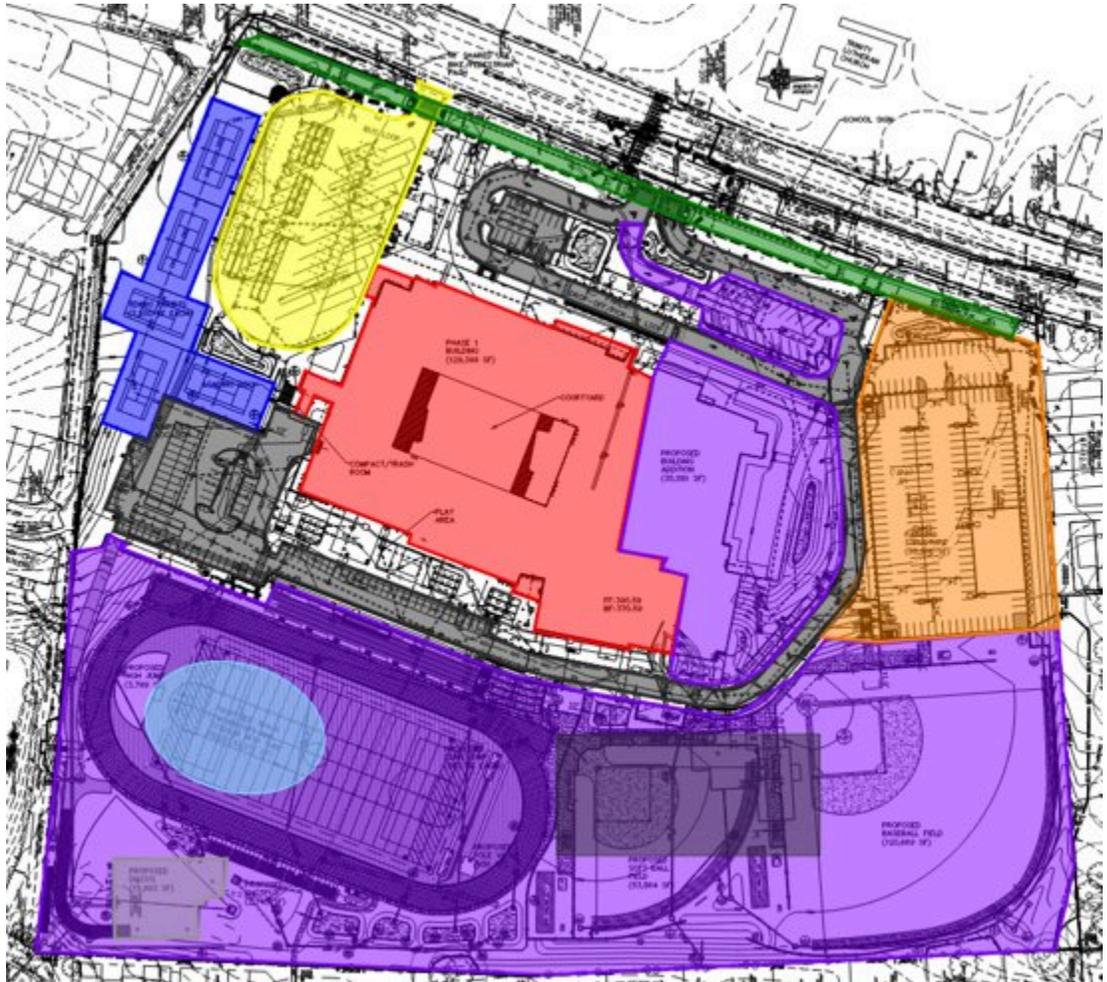
Natalie Joubert	
Martha	
Laura Morris	
Sharon Shulman	
Scott Price	

- **Introductions**

- MCPS
  - Chris Deraleau, Project Manager, Woodward HS
  - Julie Morris, Director, Division of Planning, Design & Construction
  - Bryan Walker, Operations Coordinator, Systemwide Athletics
- Grimm & Parker
  - Don Porter
  - Kerry Hill
- Hess
  - Dave Gauthier

- **Review of Site/Phasing Plan**

- Graphic



- Blue - tennis courts
- Yellow - bus loop
- Red - Phase 1 building (occupied)
- Orange - parking garage
- Purple - Phase 2 building shell & fields
- Light blue - sediment pond
- Gray - underground storage facility
- Charcoal - temporary parking lot

- **Review of Stadium Details**

- Graphic



- Green Dots - light towers, Basis of Design Musco, Remote control via internet or phone application, turned on for permitted events (on demand), diffusers to shield/direct lighting
    - Pink - scoreboard, includes PA speakers directed towards grandstands, controlled from press box or bluetooth
    - Orange - bleachers, home side 1,950± seats, visitor side 780± seats

- **Review of Schedule**

- Parking Garage - summer 2025
  - Tennis Courts - ongoing dependent on weather - summer 2025, sound testing during fall 2025 in coordination with school and athletics
  - Stadium field & track - Summer 2026
  - Aux Gym - Summer 2026
  - Baseball, softball & surrounding areas - Winter 2026
  - Phase 2 Building Shell (Auditorium) - Winter 2026
  - Phase 3 Auditorium Fit Out - Contract July 2025, Completion Summer 2027

- **Overview of Community Use of Facilities**

- Established by Interagency Coordinating Board
  - MCPS Regulation KGA-RA
  - CUPF Conditions of Use & Guidelines
  - Availability
    - School Days - End of Academics until 10pm
    - Non-school days - End of Staff day until 10pm

- Systemwide Closures - limited use
  - School activities & athletics take precedence over community use
    - Community use can include light & scoreboard/PA access at request
- **Questions & Answers**
  - Who to call if lights are left on at night with no users on field  
CUPF after hours phone line - **(240) 490-2873**
  - When & what size trees will be planted?  
Evergreens with canopy trees mixed in, likely planting fall 2026 after retaining walls and as field work is being wrapped up.
  - What stops balls from entering neighbors yards beyond the softball field?  
6' chain link fence in addition to space beyond the outfield fence of the softball field.
  - What is the significance of the small stakes with white flags in neighboring yards?  
This is an indicator of the actual property line location from county survey records
  - Does the retaining wall (near the Mains and UGS-1) extend beyond the SWM structure?  
Yes, it extends to near the existing asphalt path on the Mains property leading to the school site, wraps the corner of the UGS and heads west toward the future Timberlawn Park connection.
  - When the property line fence is replaced, will there be a gate (leading to the Mains Property)?  
No, per the request of the Mains community, this connection point and any associated paths on school property were not included in the final design.
  - Will students be parking on adjacent streets?  
There are roughly 450 parking spaces on site for regular daily operations for staff and students. Approximately and additional 150 spaces available in the bus loop for large event parking. Once those spaces are filled, it is likely that people may park off site in adjacent neighborhoods where allowed.
  - Will the gate at Timberlawn park be left open?  
The gate is intended to allow access to Timberlawn park from the school, it is not intended to be open all the time.
  - During early designs, outdoor basketball courts were shown in the area where tennis courts are being constructed, these are no longer a part of the plan?

Basketball courts were removed at the request of adjacent communities during the initial Phase 1 Mandatory Referral discussions.

- When and under what conditions will neighbors be able to use the grounds to walk etc?

Outside of school operational hours.
- Where are the loudspeakers and will they have volume limits?

Located under/as a part of the scoreboard structure at the south end of the football stadium, will volume limits be set according to county noise requirements.
- Is the public prohibited for a full year from using the building until it is ready?

The building and grounds will not be available through the CUPF reservation system until the Board of Education performs its acceptance walk. Typically 6-12 months after completion of the school and after completion of all of the punch list work.
- How many total parking spaces are available?

Around 120 surround the school in surface lots, 320 in the parking garage and about an additional 150 in the bus loop for after hours parking.
- What is going to be the buffer for noise?

Directional speakers mounted under the scoreboard, a sound study will be conducted once installed to determine what if any additional measures are needed.
- How will MCPS control crowd noise?

We are unable to control crowd noise beyond limiting general occupancy during games.
- Is there going to be a way to request the school turn the loudspeakers down?

It will be necessary to contact the school operations to request the speakers be turned down during events. Facilities will set a volume maximum limit that could potentially be bypassed by operations.
- How was placement of the scoreboard/PA system determined?

MCPS worked with Daktronics to determine the ideal location based on directionality of the speaker system that is being included as a part of the scoreboard.
- Why are the school lights on all night?

Certain lights are provided for emergency lighting and would be on all hours, community concerns over brightness of light, in particular in the stair towers will be investigated.

- Are athletic fields only allowed to be used as permitted?  
Yes, field use will be restricted to school/athletic use and permitted users via the CUPF reservation system. There are no lights on the softball or baseball fields which would limit usability after dark.
- Will neighbors behind the fields be able to see the visitor side bleachers?  
Most likely yes. Trees will provide some screening.
- What measures will be taken to ensure shot-put and discus will remain on school property?  
Back stops at the respective areas as required for safety as well as fencing along the property line.
- Who is in charge of determining where and when the school band practices?  
School operations.
- When Tilden MS was on site, the fields were available for walking, will that still be possible?  
Yes, outside of school operations hours.
- How would community members access the fields?  
Via pathways on site, or through the Timberlawn Park connection.
- When will the track & field be open?  
August 2026
- During Mandatory Referral the access gate from the Mains was requested to be removed from plans? Has it been?  
Yes, the gate access to the Mains community was removed, the asphalt pathway would need to be removed by the Mains HOA as it is on the Mains property.
- Has there been a study to evaluate the impact of the school on real estate values of the homes adjacent to the school?  
No, MCPS is unsure who would perform such a study but can investigate the possibility of having one performed.
- Noise from the HVAC system has gotten worse, what is being done to mitigate it?  
The system is going through a balancing process as a part of the commissioning of the mechanical systems, it had gone down over the winter due to the decreased load placed on the chiller (in heating mode), now that the temperature has risen, additional load is being placed on the chiller, hopefully that process will complete over the summer. If that does not resolve the noise, MCPS will investigate a screen or soundwall.
- Will the chiller run during the summer?  
Yes, but at a reduced load as the school will be unoccupied.

- When will work on the big retaining walls begin?  
During the summer with anticipated completion during the fall.
- Will there be plantings on the wall?  
No, the wall will be the same large segmental blocks similar to those at the tennis courts.
- Is there a way to provide a berm or way to elevate the trees to help screen neighbors' view?  
Would have to check with the civil engineer, some of the fields are at lower elevations compared to adjacent properties, a berm would cause water to run into the fields.
- Why is the retaining wall only 6' high by the mains when the houses are 3 stories tall?  
The property grades change throughout the property, at the southeast corner the school property is only about 6' above the adjacent properties.
- When is the wall being built?  
Summer/early fall.
- When does the drainage pool get filled in?  
It will start getting filled in over the summer as an additional underground stormwater structure is installed.
- Is anything being done to treat the retention pond for mosquitoes?  
The Maryland Department of the Environment tested the retention pond previously and determined there was no activity.
- How high are the stadium seating benches?  
Visitor benches are 12' tall.
- Where are people going to park for large events?  
On site in the parking garage, on the bus loop or adjacent surface lots. Likely overflow in adjacent neighborhoods and streets?
- Is anything going to be done for neighborhoods that don't have parking?  
MCPS will encourage the school community to not park in adjacent neighborhoods but will not be able to police it.
- What sort of security will be provided at large events?  
MCPS Security and MCPD are typically at larger events to assist in crowd control.
- Can MCPS provide transportation from an alternate site for large events?  
Unlikely.
- How big will trees be when planted?  
Evergreen trees 8-10 ft tall. Canopy trees 3-4" caliber trunk, typically around the same height.
- Why aren't the retaining walls taller?

Wall height varies across the property due to the varying grades of adjacent properties. Tallest wall is to the north of the property between Edson lane woods and baseball field. MCPS and adjacent properties are about the same elevation near the softball field and are slightly elevated at the southeast corner.

- What else can be done to mitigate noise & lights for the homes adjacent to the fields?
  - From an operations standpoint, only limiting the quantity of events.
- How many events for sports per season?
  - Typically 7-8 home games per team per season (JV & Varsity) plus nightly practices
  - Fall - Field Hockey, Football, Boys & Girls Soccer, Girls Flag Football (70-80)
  - Winter - No outdoor sports
  - Spring - Baseball, Boys & Girls Lacrosse, Softball, Boys & Girls Track/Field, Tennis (70-80)
- How frequently will the fields be used?
  - Likely nightly for athletics practices from immediately following the instructional day until 8 or 9pm.
- Can clarification be provided on the location of gates to the communities?
  - Only a gate to Timberlawn park will be provided to the south.
- Instead of a 6' chain link fence, could a 10' wood board fence be installed?
  - No, there are likely county regulations that would prevent such a tall fence in addition to the increased installation and long term maintenance cost implications.
- Are there going to be enough trees to provide a visibility barrier?
  - More than 200 trees of varying types (mainly evergreen) will be planted along the property line.
- How big will trees be when planted?
  - Evergreen trees 8-10 ft tall. Canopy trees 3-4" caliber trunk, typically around the same height.
- Approximately how far into the property will trees be planted?
  - Trees will be planted in two rows, spaced approximately 5' apart, 5' into the property line/from the perimeter fence and 10' from the fence.
- How many of each tree?
  - Exact count of each type based upon the approved Forest Conservation plan.
- Can information be provided on the type of lights on the stadium?

Basis of Design and submitted product: Musco Light-Structure System Total Light Control TLC-LED-1500 luminaires on 80-90 ft steel poles.

- Is there anything that could be done to ensure students are safe while crossing the street?

The new stoplight included a dedicated crosswalk onto the property; this has helped reduce the number of students crossing randomly from the adjacent bus stops.
- What will the pest control situation be?

MCPS maintains pest control on site as needed based on MCPS policies. It is likely the current pest control will remain as is.
- When will the grass be cut?

A new company had to be hired, mowing will take place as needed, up to twice per week, starting at some point late next week.
- What is the remaining wire along the fence on Cedarwood Drive?

This is an abandoned communications wire from when Hess's trailers were on site along the southern part of the site, they requested to have it removed.

**Additional Resources:**

[CUPF Conditions of Use for MCPS Outdoor Tennis & Basketball Courts](#)

[CUPF General Guidelines for MCPS Facilities Usage](#)

[CUPF Scheduling \(ActiveMontgomery\)](#)

[How to Reach CUPF](#)