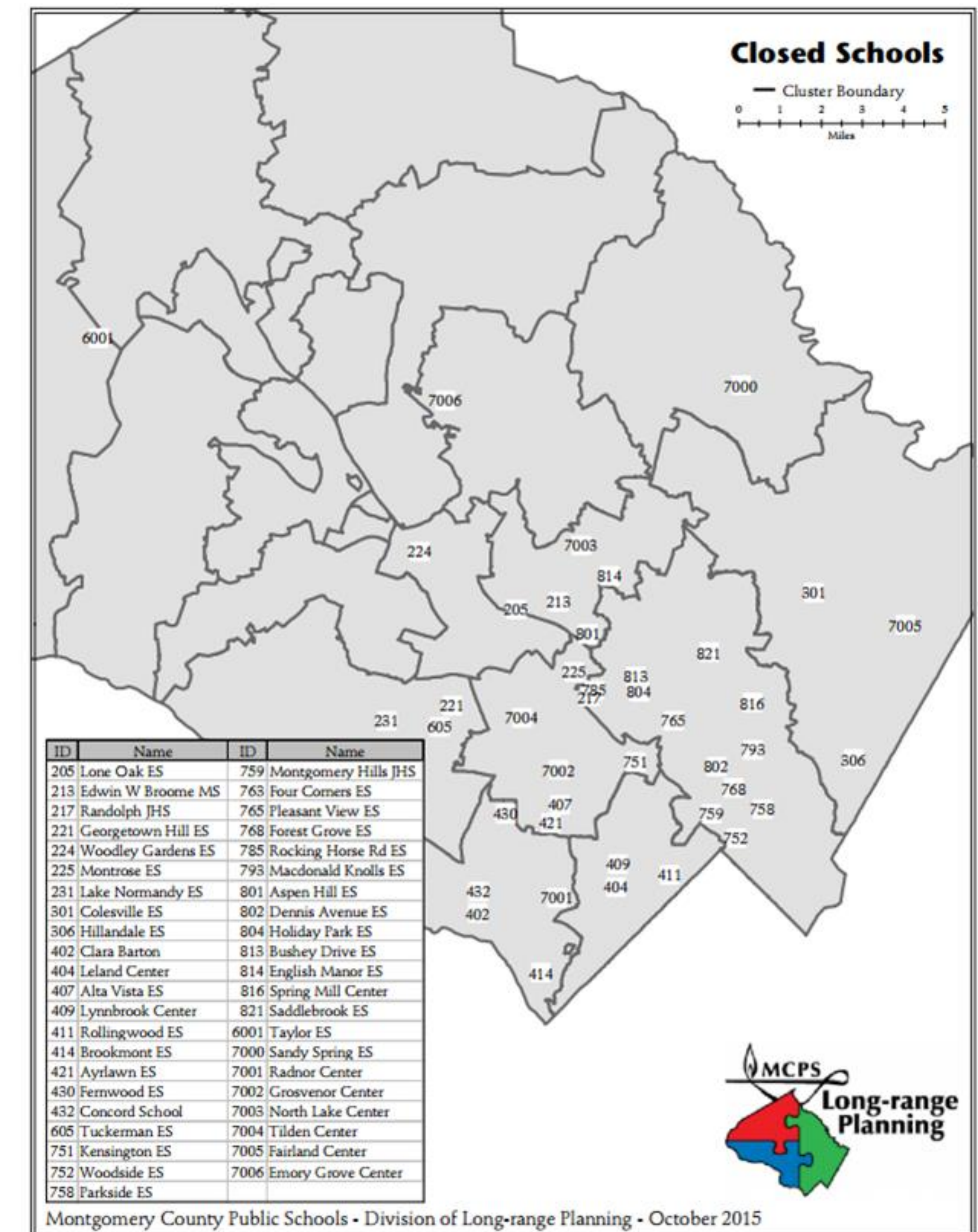




Report of the Cross-agency Work Group on School Design Options September 23, 2015

Executive Summary The Cross-agency Work Group on School Design Options (work group) conducted an exploration of innovative school construction examples throughout the country to better understand the need for, and the rationale behind, alternative school designs. Some of the examples reviewed consisted of schools designed for small sites, and others consisted of schools designed for repurposed commercial buildings. The use of the term “commercial” in the context of this report includes office, industrial, and retail facilities. In the course of reviewing examples and discussing their benefits and drawbacks, a number of findings emerged. These findings are detailed in this report and summarized below:

- Necessity is frequently the mother of invention in providing schools where ideal land is scarce and there are no closed schools to reopen. These constraints are commonly found in the inner ring urban and suburban environments.
- As the county continues to develop, obtaining school sites will be more and more challenging. Montgomery County Public Schools (MCPS) will need to expand its innovative practices to adjust to the challenges of additional growth. Outdoor amenities, including parking, bus loading areas, student drop-off areas, playgrounds and/or athletic fields are frequently re-thought, reduced in size, multipurposed, or eliminated in order to locate schools on small sites and in repurposed commercial buildings.
- MCPS has a combination of future school sites, closed schools, and properties that were surplus but remain in public ownership. These assets are likely to be tapped prior to measures that are required to locate schools on small sites and/or in repurposed commercial buildings.
- Alternative school designs are typically applied when there is a convergence of need and opportunity. A need would occur when schools are overutilized and there are no standard size sites available or closed schools to reopen. Opportunity would arise when either a small site or vacant commercial property is available in the area.
- The work group identified a number of potential challenges involved in pursuing innovative solutions. These challenges would need to be identified and addressed on a case by case basis if and when these solutions are pursued.



**Future School Sites
October 2015**

Name	Tax Grid	Address	Cluster	Acreege
Board of Education Owned Sites				
Brickyard MS	FN33	Brickyard Road	Churchill	20.00
Hawkins Creamery Road ES	FX51	Hawkins Creamery Road	Damascus	13.51
Kendale ES	GP12	Kendale Road	Churchill	10.54
Kings Bridge MS	FW32	Founders Way	Damascus	30.33
Laytonville MS	GU33	Warfield Road	Gaithersburg	22.74
Northwest ES #8	ET23	Schaeffer Road	Northwest	12.70
Northwest Branch ES	JS12	Layhill Road	Northwest Consortium	11.41
Oak Drive ES	FX31	Oak Drive	Damascus	12.99
Oakdale MS	HT31	Cashell Road	Magruder	18.49
Sherwood ES #6	HT23	Wickham Road	Sherwood	17.00
Waring Station ES	EU61	Waring Station Road	Seneca Valley	9.99
Woodwards Road ES	FT63	Emory Grove Road	Magruder	11.05
Wootton ES # 7	FR32	Cavanaugh Drive	Wootton	12.10
Master Planned School Sites Titled to Others as Shown in County Master Plan				
Cabin Branch ES	EV23	Clarksburg Road	Clarksburg	TBD
Central Area HS (Crown Farm)	FS-52	Fields Road	Gaithersburg	32.1
Clarksburg Cluster (Clarksburg Village ES)	EV63	Newcut Road	Clarksburg	9.76
Falls Grove ES	FR53	Falls Grove Road	Richard Montgomery	TBD
Great Seneca Science Corridor ES	FR43	Great Seneca Hwy. and Key West Ave.	Wootton	TBD
Jeremiah Park ES	GS23	SE Shady Grove Road and Crabbs Branch Way	Gaithersburg	TBD
King Farm ES	GS11	Watkins Pond Road	Richard Montgomery	TBD
King Farm MS	GS12	Piccard Drive	Gaithersburg	TBD
Northwest Consortium ES #17	LS21	Saddle Creek Drive	Northwest Consortium	TBD
West Old Baltimore Road ES	EV42	West Old Baltimore Road	Clarksburg	9.30
White Flint ES	HQ11	South side of current White Flint Mall property	Walter Johnson	TBD
White Oak Science Gateway ES	KQ32	FDA Boulevard	Northwest Consortium	TBD



“At Bailey’s elementary, Fairfax County students head to class in office building”

Article From *The Washington Post*

At Fairfax County’s newest school, the first buses rolled into the parking lot Tuesday at 8:23 a.m. The giggling, jittery students poured out and looked up.

The new Bailey’s Upper Elementary School for the Arts and Sciences is a five-story brick structure that nine months ago housed an office complex. Now, it’s Fairfax County’s tallest school.

County leaders call it a “vertical school,” and administrators say the school district is likely to see more of them.

“As we continue to be a fast-growing school system and property becomes harder to come by, we will have to think differently” about school design, said Superintendent Karen Garza. “Vertical buildings will be part of our plan throughout the county.”

School districts throughout the region are hungry for space to build new schools. In Northern Virginia, many schools opened their doors this year to swelling enrollments.

Tuesday was the first day of school in Virginia as students arrive at their new campus at Bailey's Upper Elementary in Fairfax County. (Kate Patterson/For The Washington Post)

Arlington officials said they were 350 students over their spring projections by the first day. As they anticipate adding nearly 6,000 more students by 2023, the school board is looking for land to build a new elementary and middle school. It’s also considering taller designs.

“We have looked at everything,” said schools spokesman Frank Bellavia, including community centers and parkland. “There just aren’t that many possible sites.”

Loudoun County started the school year with three newly built schools — as well as its first charter school — keeping pace with demand that has made it one of the nation’s fastest-growing school districts. Prince William County opened two new schools.

Fairfax school officials projected 186,785 students will enroll this year as the county’s population grows. That’s up nearly 2 percent from last year’s enrollment of 183,200.

The new Bailey’s facility, located in the Seven Corners area, is about 11 / 2 miles from the original school. The building will hold grades three, four and five. It will serve as a second campus for Bailey’s, which had become one of the county’s most crowded schools, with more than 1,300 students. The original building will house kindergarten through second grade.

Full article: https://www.washingtonpost.com/local/education/some-fairfax-county-students-head-to-class-in-a-baileys-crossroads-office-building/2014/09/02/9e939086-32b2-11e4-9e92-0899b306bba_story.html





New School Options Public Comments

- If we're going to use innovative alternatives, we need to make sure it's within a budget and there is funding to do it.
- New options?
 - Near term options?
 - Long term options?
- We need a mechanism for MCPS to buy/sell land.
 - Perhaps ALAR (Advanced Land Acquisition Revolving) with MCPS controlling the account and proportional payments are placed in account when development not big enough for a whole site.
- Re-acquire leased sites & possibly redesign with small footprints
 - Urban school design for urban areas (down county)
- About 1/3 of closed schools are available to MCPS and some of those are big enough for a school – consider reopening those.
- Reuse existing schools now with different tenants take them back.
- Repurposing vacant buildings for school uses (supplies, etc.)
 - Use vacant office buildings in certain situations.
- Temporary or permanent sharing of uses across public facilities.
 - If a school is next to a library, you may not need a media center in the school. Likewise, if a school is near a community center with a gym or a theater, maybe they can share that resource as well.
- Rockspring – use buildings for tech, office space, eatery (reduce the cafeteria size)
- Office of Legislative Oversight report shows it's just as expensive to convert an office building. Don't rule anything out – but we need fully equipped schools.
 - If \$ doesn't get you more
- Can we remove exact site size and student population size requirements to allow for smaller schools on smaller sites?
- Concerned that schools are too large
 - make them smaller - can be built on smaller sites
 - two smaller schools in a community may be better than one larger school
- Build schools to last longer life spans – 50 to 100 years.





New School Options Public Comments

- Will need to make decisions as sites become scarce i.e. parking under a field.
- Needs to be more dialogue between Planning & schools to make designs better.
- Make schools an important part of the design and social center of a community.
- Need to see new schools in a community as an asset rather than something that degrades a neighborhood or community.
- Think of innovation as glass half full rather than half empty.
- All of the creativity is great. If schools are approved and funding is authorized!!
- Many great examples across America of innovative and wonderful schools – use them!