

EFTF Meeting 10/17/2024

Attendees:

Dan Broder

Shawn Matlock (PGCPS)

Sean O'Donnell (Perkins Eastman)

Taylor Powell (MCN, PM)

Jack Chin (Perkins Eastman, PA)

Amy Parker

Kat Schooley

Yonas Menji (MCN, VP, Operations Lead)

City of Hyattsville (Hal Metzler, Staff Liaison)

Team Intro

- Financial Infrastructure
 - o Plenary
 - o Phoenix Infrastructure
 - o EllisDon Capital
- MCN Build – Construction
- Perkins Eastman – Design
 - o R. McGhee & Associates – partner design firm
 - o Delon Hampton (Civil)
 - o LSG Landscape Architecture
 - o EllisDon, USF, RSC – responsible for 30 years of facility maintenance
 - o Tb&a (communications between PGCPS, Community, Design Team)

Preliminary Design

- Site Plan
 - o New curb cut and site entrance from Jefferson
 - o New driveway to the east side
 - o Maintain curb cut on 43rd for access to parking garage
 - o Student drop-off on private roads
 - o Parking garage (63 parking spaces)
 - o 2 entrances – student (south) and community (west)
 - o Public green gathering space

- PK classrooms at grade and have outdoor play immediately adjacent to those spaces
- Roofscape activity areas
 - Basketball courts
 - Play equipment
 - Outdoor classroom space
 - Appropriate safety measures (ball nets, fall protection, etc)
- Preliminary 1st Floor Plan
 - Entry plaza, student entrance accessed from drop off loop
 - Secure vestibule to control access into building
 - PK and K classrooms w/direct access to ground
 - Dining room at arriving level
- Preliminary 2nd Floor Plan
 - Media Center centralized among classrooms
 - Visual access to Dining below
 - Gym with stage for school and community use
 - Second visitor entrance
 - Visual and performing art spaces near Stage
 - Health Suite at entrance
 - Middle grade classrooms
 - PK/K classrooms have toilets in classrooms
 - Group toilet rooms
- Preliminary 3rd floor plan
 - Older grade classrooms
 - Roofscape
 - Planters
 - Hardscape play
 - Equipment
 - Screen around perimeter for security
- Preliminary Roof Plan
 - Play structures (2)
 - PV panels

Swing Space Plan

- School years 2025-2027
 - Hyattsville Elementary School to St. Mark's School from Summer 2025 until Summer 2027
 - St. Mark's 7501 Adelphi Rd – Cherokee Lane was previously swung to this location
 - HES furniture will move to St. Mark's
 - Existing furniture will not move to new building
 - Operational and transportation details will be communicated to school community after winter break (busses, bell times, etc)

Construction Schedule and Logistics

- Start onsite demolition 7/2025
- Start sitework 9/2025
- Start superstructure 11/2025
- Start Building Envelope 3/2026
- Start Framing/Building Systems 9/2026
- Start Building Finishes 1/2027
- Begin Final AHJ Inspections 6/2027
- Project Readiness 7/2027

Logistics

- Traffic control, vibration monitors, dust control around the site
- Will present traffic patterns in the future

For information or to send questions, contact Jam Kendrick: pg_jam.kendrick@pgcps.org

Questions

- Noticed outflow to 43rd St, currently a 1 way street – has there been any preliminary discussions with City about changing traffic pattern
 - o Traffic study will be performed, will follow recommendation
- Youngest kids may need additional assistance getting in and out of the cars, there are no parking spots readily available for these families to park and help those children out. Is the plan for those families to use drop off space for PK/K zones and funnel everyone else along 43rd?
 - o Will be worked out with PPC
- Will any of the spots in the garage be available for parents attending meetings?
 - o 65 spaces have not yet been distributed, definitely opportunities for temporary parking along drive lanes
 - o Just met with MNCPPC for Mandatory Referral – this would be a public process and everyone in the community will have the opportunity to speak on this and provide feedback
- Grades may not connect alley to parking area of neighboring apartment complex
- Service would access in current curb cut
- How will being at st mark affect onsite aftercare availability? and other after hours school events like back to school? do other community groups use the building
 - o During the school week it will be PGCPs use only – will work out
- Any changes to neighboring streets/traffic patterns need to be presented and approved by the City – want involvement early
- Is school being built to a specific LEED standard?
 - o LEED Silver or equivalent
- Is there an opportunity to have some of the outdoor spaces accessible not just for recess but for learning opportunities?

- That is the intention of the design
- Shade structures for roof?
 - Exploring options
- Toilet rooms up to 2nd grade inside of classrooms
- Daylighting exposure in eating areas?
 - Southern exposure borrowed light
 - Possibly light from above
- Sun exposure in Gym
 - Treatment for glass to manage glare anticipated
- Rethinking outdoor stair to community access to roof area due to issues and nuisance at other locations with adult access to these types of areas
- Building materiality?
 - Masonry, lots of glass, metal panels, fiber cement panels, large canopy elements
 - Similar palettes as other schools
- Site water – combination of on site, green roof, bioretention
- Will there be a traffic study around St. Marks? There is significant road construction at Adelphi and University.
 - This is related to the purple line, will likely persist
 - Traffic studies are not done for swing spaces since it is considered temporary
 - PGCPs will try to make sure it can work as well as it can, but swings are always innately inconvenient on some series of levels
- Getting logistical info out about this as soon as possible would be super helpful.
- Request for also getting information out in Spanish
 - PGCPs will have more community meetings
 - Quarterly community meetings anticipated to start after January 1, 2025 – will be translated in Spanish live-time
 - QR codes will be provided to access website which will post updates
- Are the solar panels financed in the package, not just solar-ready?
 - Yes
- Any thought to have 3rd entry to parking/garage to help ease traffic flow
 - Configurations being studied now, issue is the grading
 - School administration can utilize whatever traffic patterns work best
- Any info on street closures? Current Canvas Apts are creating issues for Route 1 pass through traffic that is spilling into neighboring streets
 - MCN working on that and will have a better answer soon
- Any considerations for temperature mitigation on the roof? Materiality?
 - Looking at shade structures and different materials understanding heat island effect that can happen up there – will continue to investigate as furthering into the design
- Dan B. comments:
 - Acoustic accommodations? Similar to HMS?
 - Acoustician on team, assembly and academic spaces will be studied
 - Fence heights?
 - Safety concerns are top of mind
 - Gender neutral toilets?

- Planned for the older students in the building (4th/5th graders)
- Possibility to see swing space ahead of time?
 - Shawn Matlock to find more info about this

- Cancelled final 2 meetings of the year given PGCPs will start to mobilize at the beginning of next year.

- Lack of crossing guards is not due to lack of funding, but to lack of applicants. Encouraging folks to get involved will help.