

MEETING MINUTES

PROJECT NAME:	Northern Adelphi Area HS	CLIENT NAME:	Prince George's County Public Schools	PROJ #:	2002
DATE:	08/24/2021	MEETING TYPE:	PPC Meeting	MEETING #:	4
ATTENDEES:	John Wooden, Jason Fritz, Gloria Mikolajczyk, Joseph Howell, Kim Crews, Rebecca Renberg, Jean Paul Cadet, Tom Dernoga, Tom Gilbert, Traci Verzi, Judith White, Jordan Exantus				

DISCUSSION ITEMS (list by subject):

SITE DESIGN

1. Mr. Adams presented that the NRI (Natural Resources Inventory) analysis of the site has been completed by Norton Associates and identified areas of wetlands, streams and steep slopes and their associated buffer zones. All these wetlands, streams, steep slopes and associated buffers result in what is called the PMA (Primary Management Area) which cannot have considerable development such as buildings or parking. Access drives may cross these areas with only minimal disruption to these zones. The PMA is significantly larger than what was originally anticipated from aerial information and the topographical survey. This has resulted in the need to redesign the site to avoid the PMA.
2. Mr. Fritz presented the revised site concept which moves the building away from the PMA and now locates it where the existing Cherokee Lane Elementary School is sited. This is the highest elevation of the site which then slopes down to the low area of the site which is the wetland and stream area. The building has been rotated approximately 45 degrees. The building plan still utilizes the slope of the site with the 5-story classroom wing located to allow two floors below the First Floor plan and 2-stories above. The parent drop-off loop is located at the front of the building for students to be dropped off at the main entrance of the building. Student and staff parking are located along the front of the building with an upper and lower parking lot. The buses enter the site along the access drive before turning left past the school. The bus drop-off area is along the rear of the school and extends along the gymnasium and auditorium entrances. There are 402 parking spaces for daily school use, with approximately 50 additional spaces striped in the bus staging area for event parking.
3. It was discussed that negotiations are ongoing with SHA and the University of Maryland to obtain a portion of the SHA property in a land swap and to obtain a ROW for the access drive to cross the University of Maryland property. A stadium and baseball field could be located on the SHA property along the access drive.
4. Ms. Crews shared that those who live in the Buck Lodge community will be in strong support of constructing an access drive to keep traffic out of their development especially bus traffic due to the congestion and narrow streets. College Park residents have voiced strong concerns about developing the SHA property for an access drive that will result in deforestation of that property and potential impact on the cultural resources on the site. Additionally, the College Park residents are concerned about the traffic impact to their neighborhood as St. Andrews Place is the one and only connector to Metzert Road. Traffic is currently exacerbated with the lack of synchronization of traffic lights.

5. Mr. Dernoga questioned the location and need for the possible stadium and baseball field. The potential stadium location would have less impact on the forested areas as much of it falls on the current school property and the portion that would be on the SHA property is relatively flat with minimal tree loss. The baseball field location would require significantly more grading and a major amount of tree removal.
6. Ms. Crews indicated that perhaps it would be better to consider shared athletic facilities with other schools and use of fields on the park property. GAI indicated that discussions have occurred with the design team about the baseball field that is planned as part of Phase II Cherokee Lane ES. This field could possibly be shared with the High School.

TRAFFIC STUDY

7. Mr. Adams – The traffic analysis consultant recently concluded the draft of the traffic impact study. The consultant analyzed two scenarios; The first scenario was to understand a “worst case scenario” where all vehicle access to the site was via 25th and 26th Ave. The additional traffic on these roads was significant and prohibitive. A second scenario was analyzed based on student and parent access to the site via 25th and 26th Avenue while buses and staff access the site via the proposed Metzertott access driveway. Under this scenario, the problem areas occur at the intersection of Riggs Rd. and 25th Avenue, and at the intersection of Metzertott Rd. and the proposed Metzertott access driveway. Improvements would be required at both locations. It does not appear that there is enough property to implement the required improvements at Riggs Rd. and 25th Avenue. The Traffic Groups findings at this time are that the ideal solution is for all traffic to enter the site from a Metzertott access driveway with minimal access from within the Buck Lodge neighborhood at 25th and 26th Avenues.
8. Ms. Crews indicated that the College Park residents are also concerned about the impact upon their neighborhood from the development of a new drive up Metzertott Road considering that St. Andrews Place is the only access into their development. She questioned if the traffic engineer had considered that impact in their traffic evaluations. Mr. Adams indicated that this would be confirmed with the traffic engineer, and if it has not yet been analyzed it will be with the expanded evaluations needed as part of the additional SHA and University work.

SCHEMATIC DESIGN

9. Mr. Adams presented that Schematic design for NAAHS will be wrapping up by the middle of September and Design Development will begin promptly. Preliminary layouts have been developed in anticipation of meetings with staff to gather input and feedback.

FLOOR PLAN REVIEW

10. Mr. Adams presented the floor plans at the request of the participants. The ground floor consists of the Construction and Automotive CTE programs along with Building Services. The Lower level contains the Child Care CTE, Project Lead the Way, Intecs, along with art classrooms, general education classrooms and a central Cafeteria that functions as a three-story atrium. The first floor is the main level of the building with a central main entrance with Administration offices, Guidance, Nurse and Media Center around that entrance. The classroom wing has the Cosmetology and Barbering CTE program along with Culinary Arts. The Regional Special Education program is on this level along with Family Consumer Science and Technology Education. There are numerous general classrooms in this wing as well. The public areas are to the left of the entrance including the three-station gymnasium, auditorium with seating for 900. Choral, guitar, keyboarding and Band rooms are located between the gym and auditorium. There are also fitness and a dance studio. PE support rooms including the locker rooms are behind the gymnasium. The second-floor houses many of the schools’ general classrooms along with the Business CTE program. Science classrooms and labs along with the Nursing, Medical Assisting, and Dental CTE programs.

PROJECT SCHEDULE.

11. Mr. Adams shared an updated draft schedule for the NAAHS project based on the current progress of the design. With Schematic Design completing in early September, Design Development is scheduled to immediately follow and extend until the end of November or early December, pending the ability to schedule review meetings with all the necessary staff. Contract Documents will begin in December and are scheduled to be to 95% completion by July 2022. Drawings will then be submitted for third party review which is anticipated to take until January or February of 2023. Land Development approvals will run concurrently with the third-party review process. Documents will be prepared for bidding in the spring with construction anticipated to start around June of 2023 pending on the receipt of all DPIE approvals. Construction will take 30-36 months with a project completion in May-June 2026. This is all dependent on funding being available for the project. The design team is investigating the possibility of phased construction, building the five-story classroom wing while the existing Cherokee Lane ES remains open, with the public wing construction starting once the Elementary School is vacated and demolished.

ACTION ITEMS (Who's doing what and by when?):

N/A

NEXT MEETING (Date, time, location, purpose):

TBD

ITEMS DISTRIBUTED (What was distributed and to whom):

NRI Site Plan analysis, Revised Site Plan, Proposed Floor Plans

COPY (Who wasn't at this meeting, who needs this information?):

Attendees