



Frederick County Public Schools

Middletown Planning Commission Workshop

Middletown Elementary/Middle
School Replacement

03/13/2024

CANNONDESIGN

IMPORTANT DATES

2022

April, 2022-February, 2023 Middletown Campus Feasibility Study

2023

February 22nd, 2023 BOE Decision on Middletown Campus Feasibility Study
Spring, 2023 Procurement of Middletown ES/MS design team
July, 2023 Design funding received by state and county government
August, 2023 Design kickoff and procurement of construction management team
September 11th, 2023 Meeting With Town Staff and Officials
October 24th, 2023 Meeting With Town Staff and Officials
December 13th, 2023 Planning Commission Workshop 1

2024

January 25th, 2024 Meeting with Community
February 20th, 2024 Middletown PTA Meeting
March 1st, 2024 FCPS Schematic Design Deadline
March 13th, 2024 [TODAY] **Planning Commission Workshop 2**
March 27th, 2024 Middletown Board of Education Schematic Design Meeting
April 10th, 2024 Planning Commission Workshop 3 [TBD]
May/June TBD, 2024 Middletown PTA Meeting
June 12th, 2024 Planning Commission Workshop 4
August/September TBD, 2024 Project Update
September 13th, 2024 FCPS Design Development Deadline

2025

February 28th, 2025 Construction Document Deadline
Spring TBD, 2024 Project Update
July, 2025 Construction Begins

2027

June, 2027 Substantial Completion

1

Frederick County Public Schools

Middletown Elementary/Middle
School Replacement

1. Existing Site Conditions
2. Updated Site Plan Design
3. Construction Phasing
4. Building Massing

03/13/2024

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EXISTING SITE CONDITIONS

EXISTING STADIUM

EXISTING ELEMENTARY SCHOOL

EXISTING HIGH SCHOOL

EXISTING MIDDLE SCHOOL



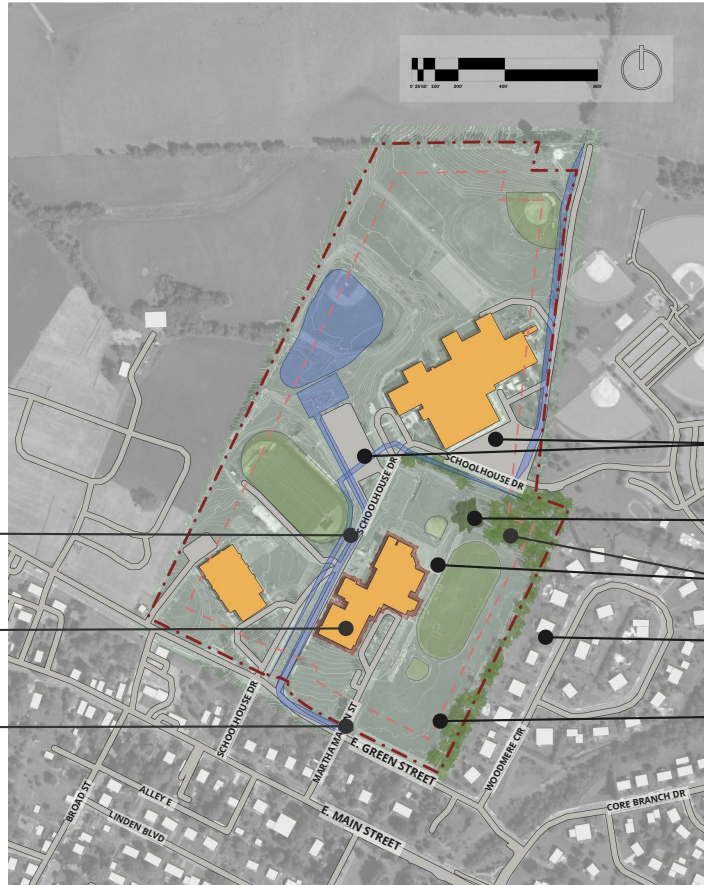
NEW ES/MS SITE FACTORS, CONSTRAINTS AND INFLUENCES

- HS traffic backup and existing roads
- Existing Champion tree
- Existing landscape topography
- Existing water main
- Existing community and desired buffer
- Operation of Existing MS during Construction
- Minimum building setback is 2.5xh

EXISTING WATER MAIN

EXISTING MIDDLE SCHOOL [± 20'
BOUNDARY FOR CONSTRUCTION
SAFETY]

EXISTING PROPERTY LINE



EXISTING HIGH SCHOOL TRAFFIC
AND PARKING

EXISTING CHAMPION TREE & ROOT ZONE

EXISTING TOPOGRAPHY

EXISTING ADJACENT COMMUNITY

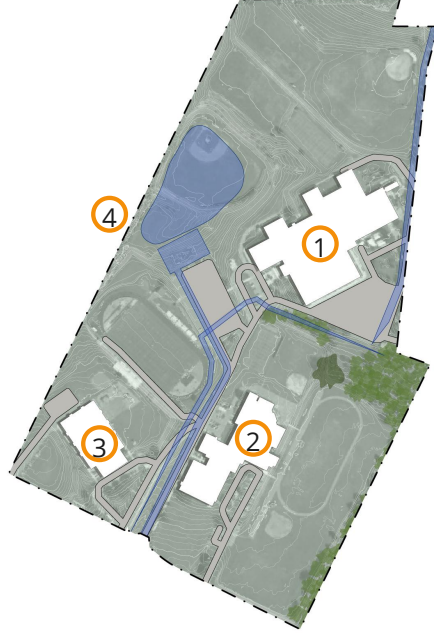
MINIMUM BUILDING SETBACK
DETERMINED BY 2.5xh

Site Location Elimination Process



Site Location Elimination Process

1. Existing High School
2. Existing Middle School
3. Existing Elementary School
4. Existing Property Line Boundary



Site Location Elimination Process

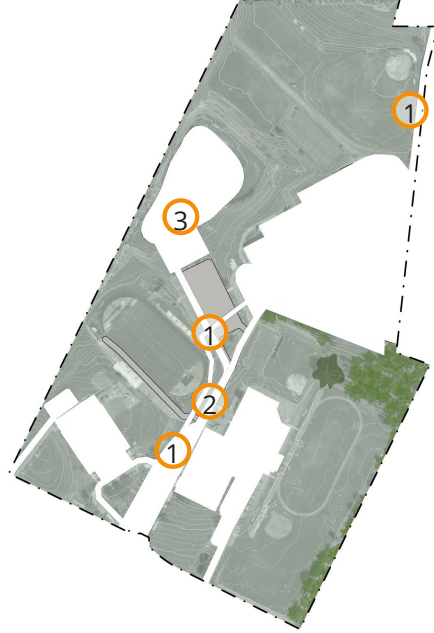
Current Building and Road Operations:

1. Existing High School Parking Lots/Drop Off
2. Existing Middle School Parking Lots/Drop Off
3. Existing Elementary School Parking Lots/Drop Off
4. ~20' Boundary from Existing Building
5. School House Drive



Site Location Elimination Process

1. Existing Water line
2. Existing Gas line
3. Existing Stormwater Management System



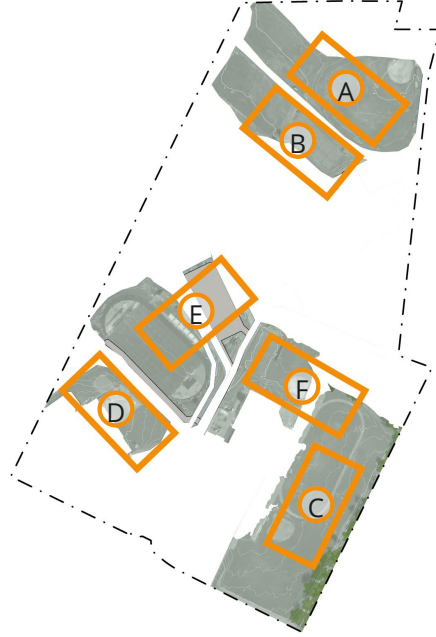
Site Location Elimination Process

1. 24' Topography Change
2. 08' Topography Change
3. 14' Topography Change
4. 17' Topography Change
5. 12' Topography Change
6. 14' Topography Change



Site Location Elimination Process

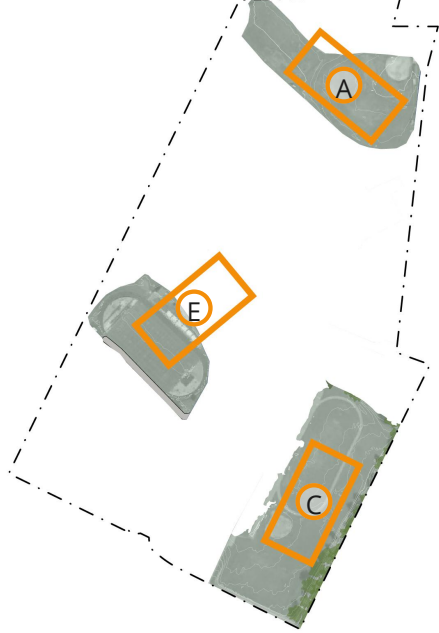
- Locations with significant size constraints eliminated



APPROXIMATE BUILDING FOOTPRINT THAT CORRESPONDS TO BUILDING SIZE PER FCPS EDUCATION SPECIFICATIONS

Site Location Elimination Process

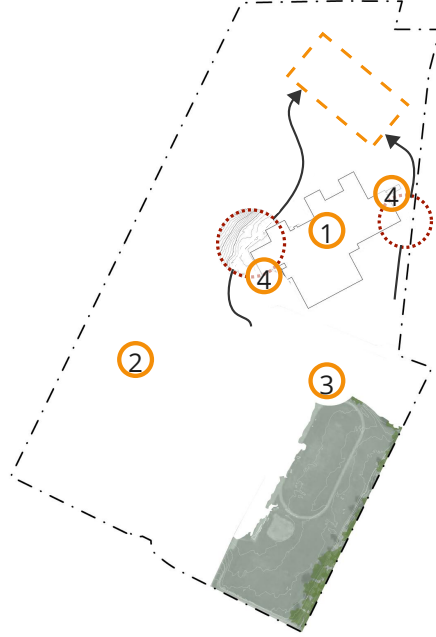
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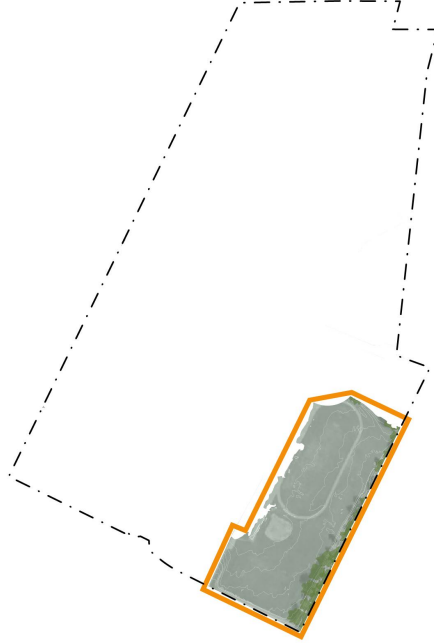
Site Location Elimination Process

1. Existing High School
2. Existing Stadium
3. Existing Champion Tree and Root Zone
4. Existing Infrastructure and topography preventing access to North of site











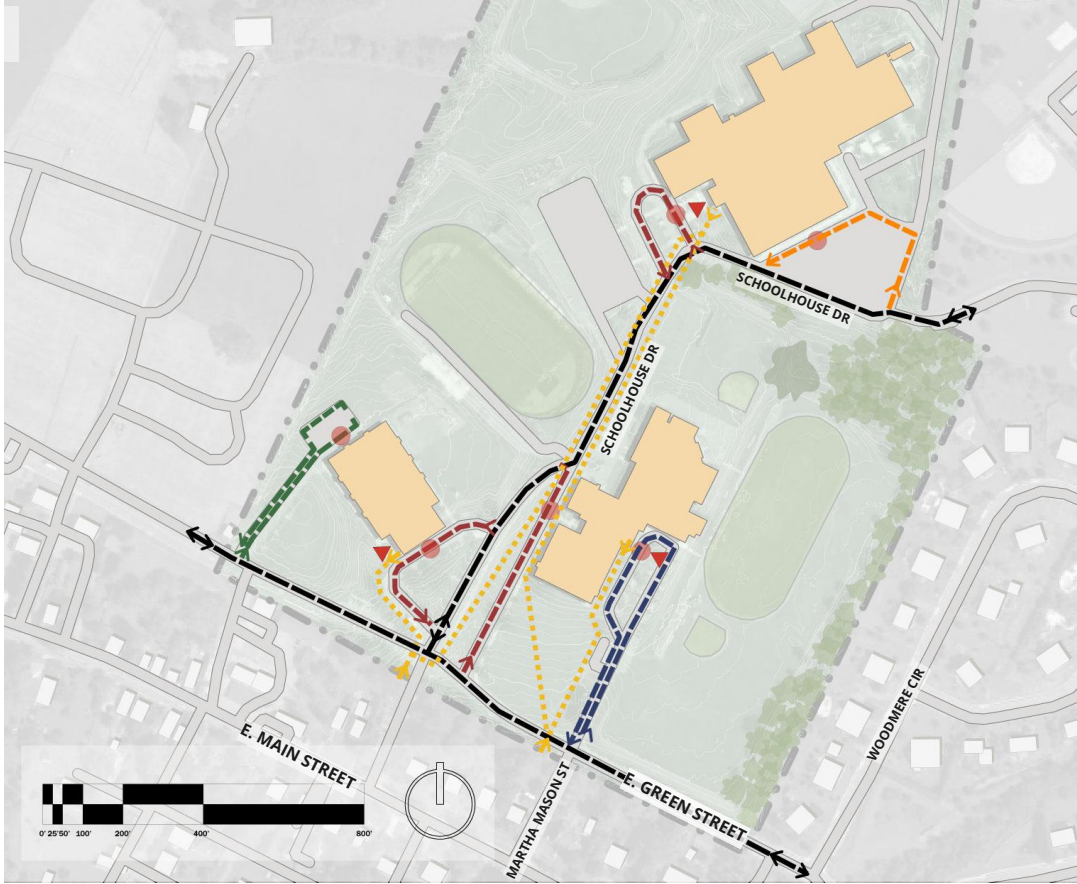
Site Location Elimination Process

- Remaining site with optimal feasibility



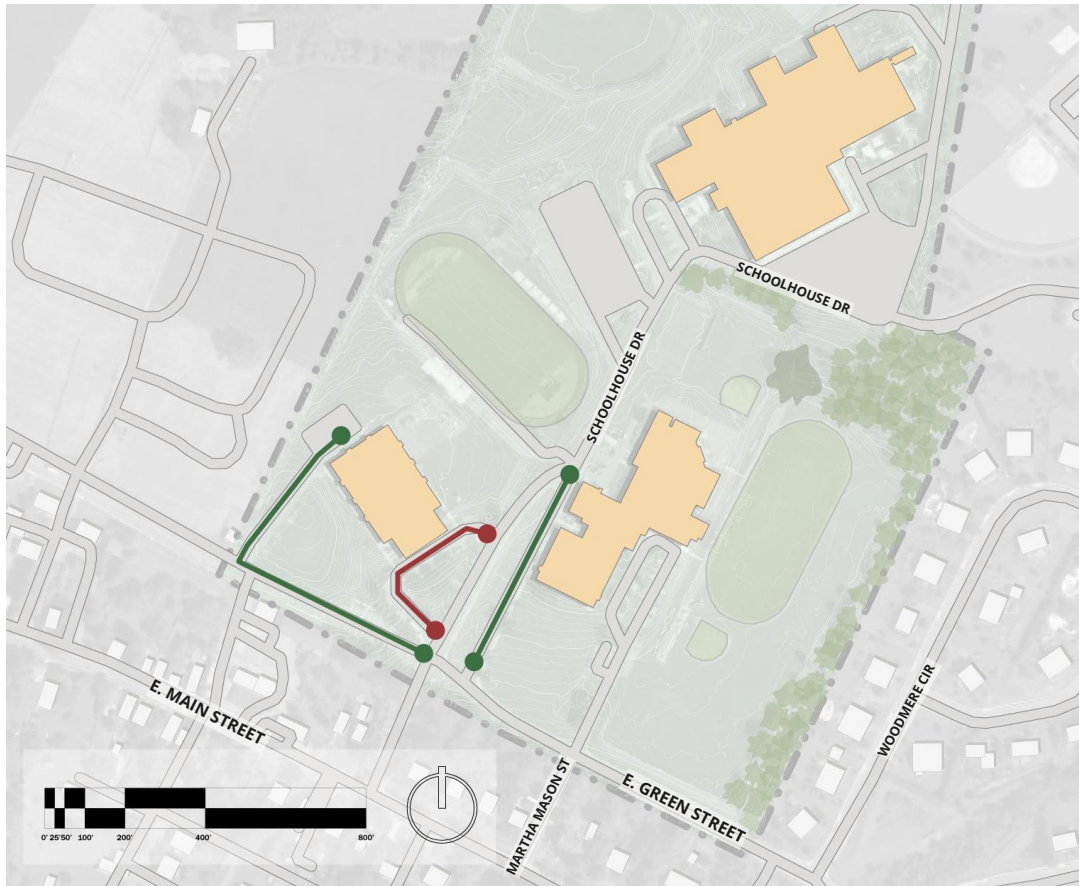
EXISTING SITE TRAFFIC PATTERNS

-  BUS
-  ES CARS
-  MS CARS
-  HS CARS
-  JOINT TRAFFIC BACKUP
-  PEDESTRIAN
-  DROP OFF SPOT
-  SCHOOL ENTRANCE



EXISTING SITE STACKING - ELEMENTARY SCHOOL

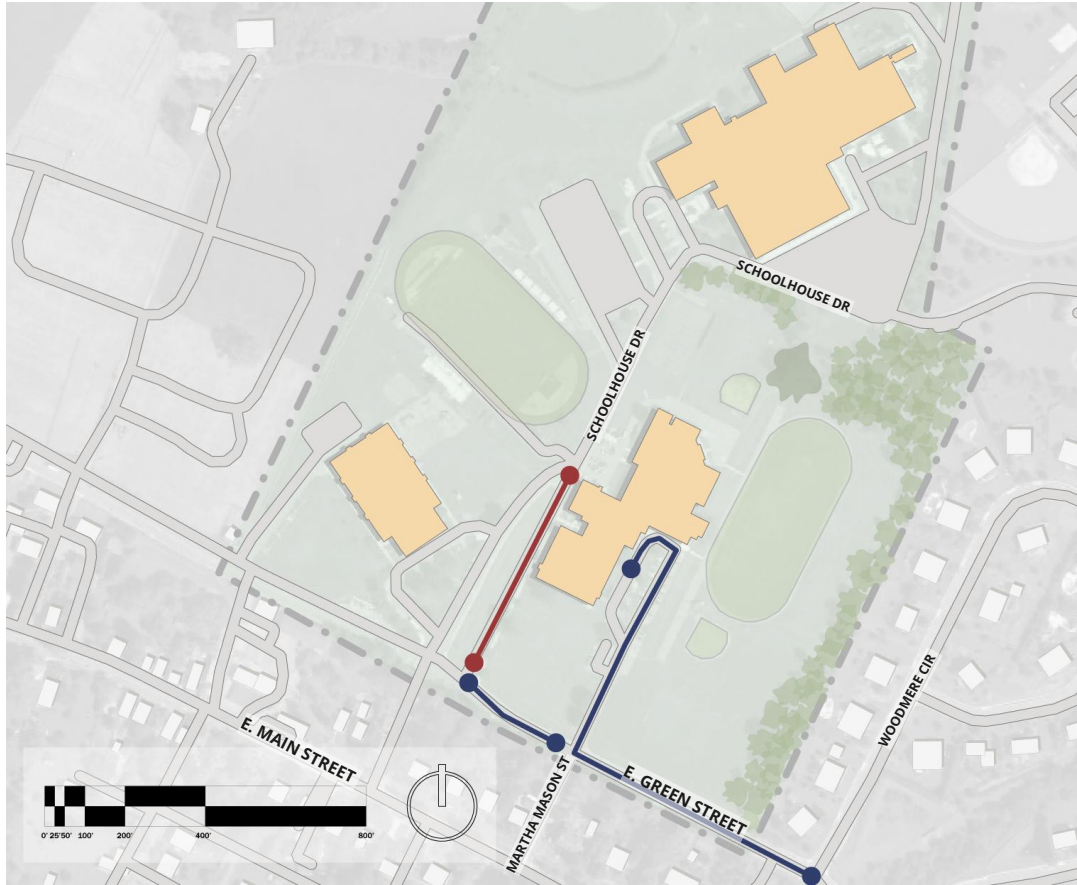
- ES
Existing Observed Stacking
~46 Cars*
- BUS



*Number of Cars determined
at 22 linear feet per car

EXISTING SITE STACKING - MIDDLE SCHOOL

- MS
- Existing Observed Stacking ~69 Cars*
- BUS



*Number of Cars determined at 22 linear feet per car



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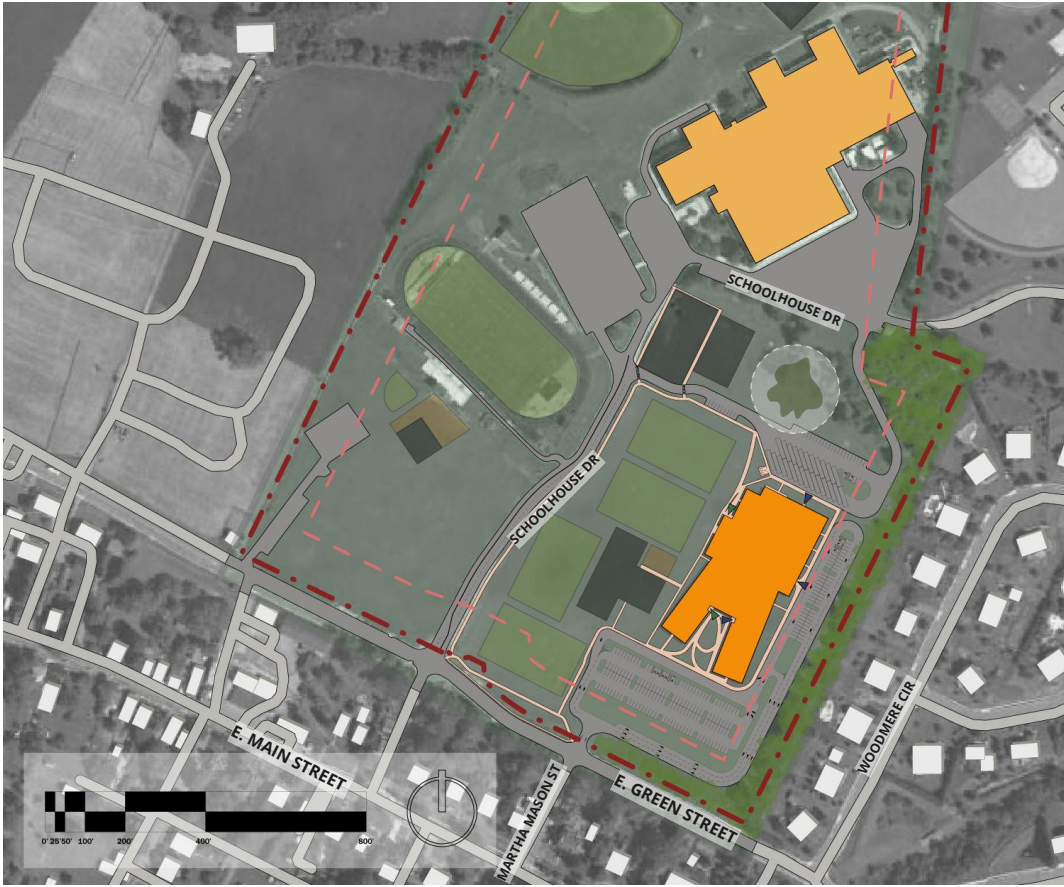
Middletown Elementary/Middle
School Replacement

1. Existing Site Conditions
2. **Updated Site Plan Design**
3. Construction Phasing
4. Building Massing

03/13/2024

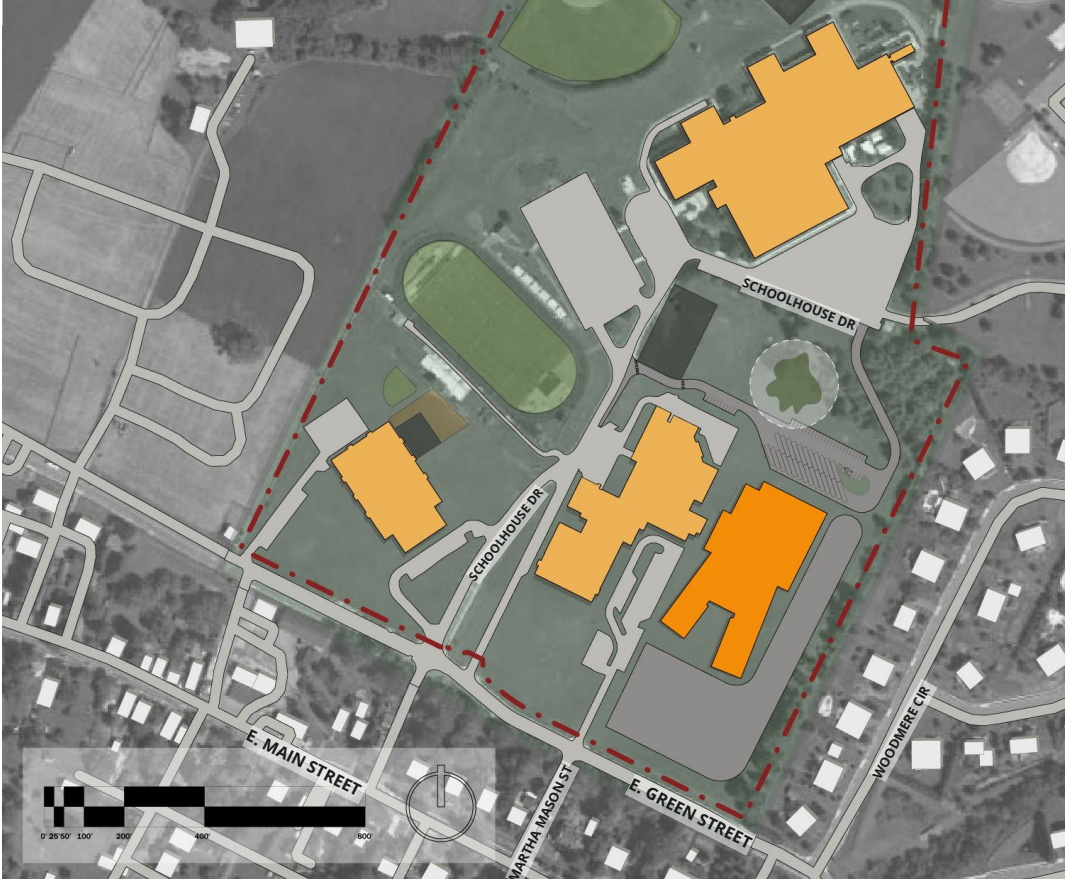
CANNONDESIGN

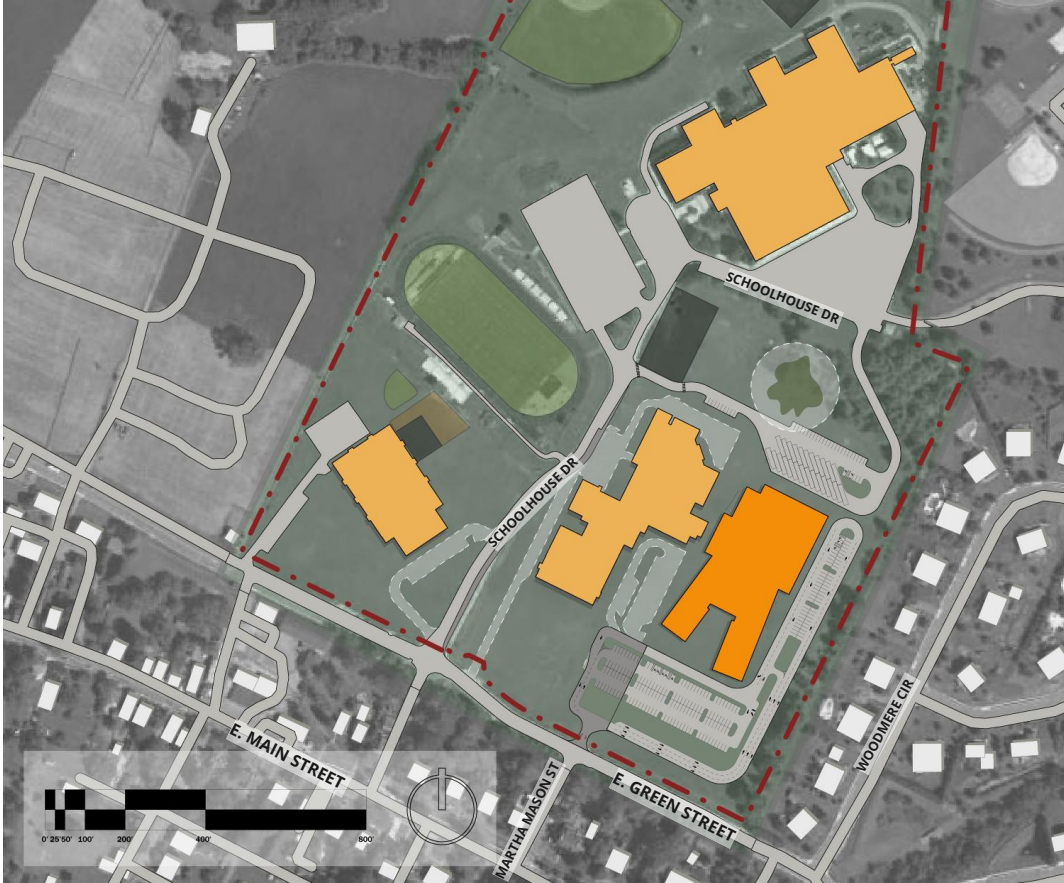


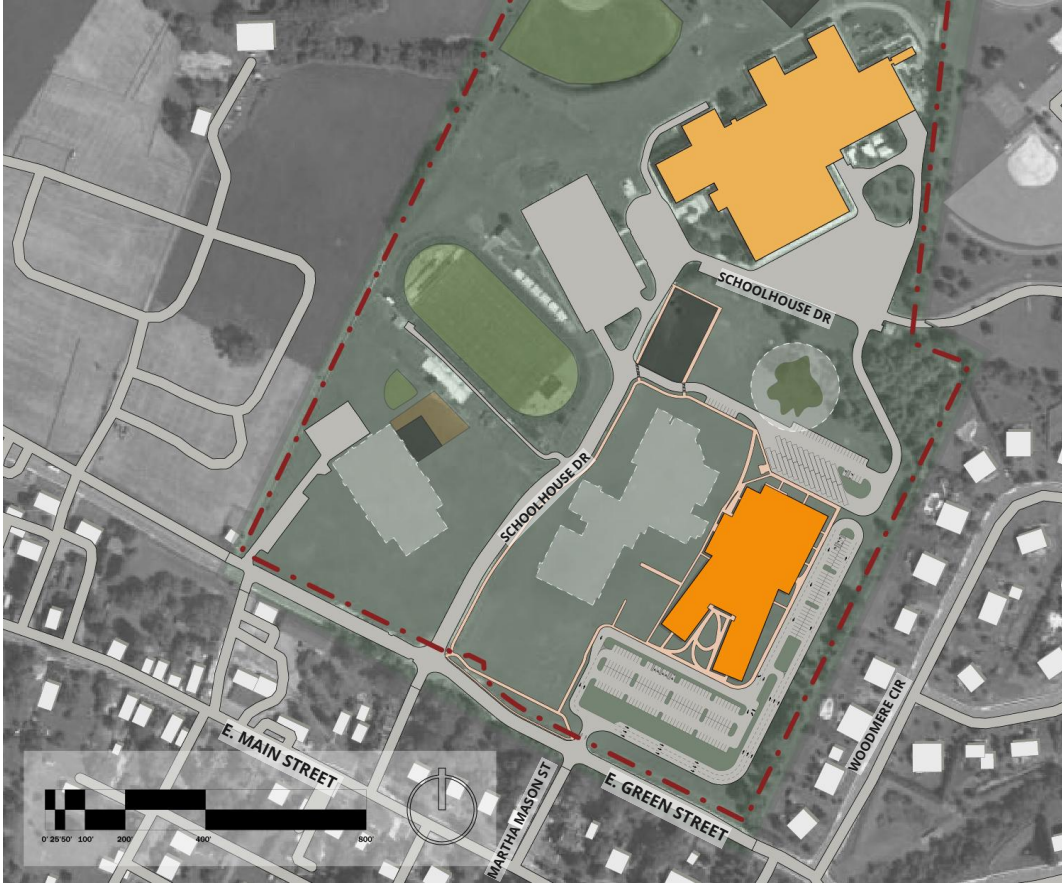


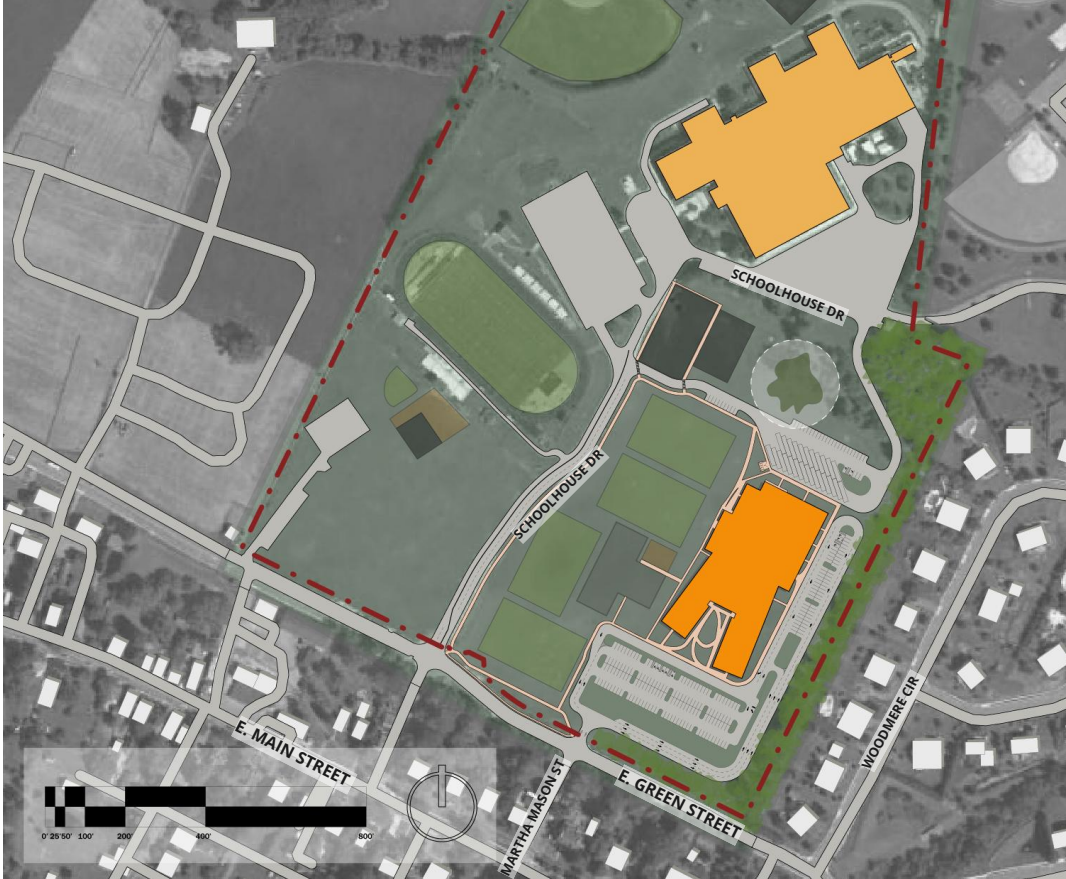
Setback Requirements





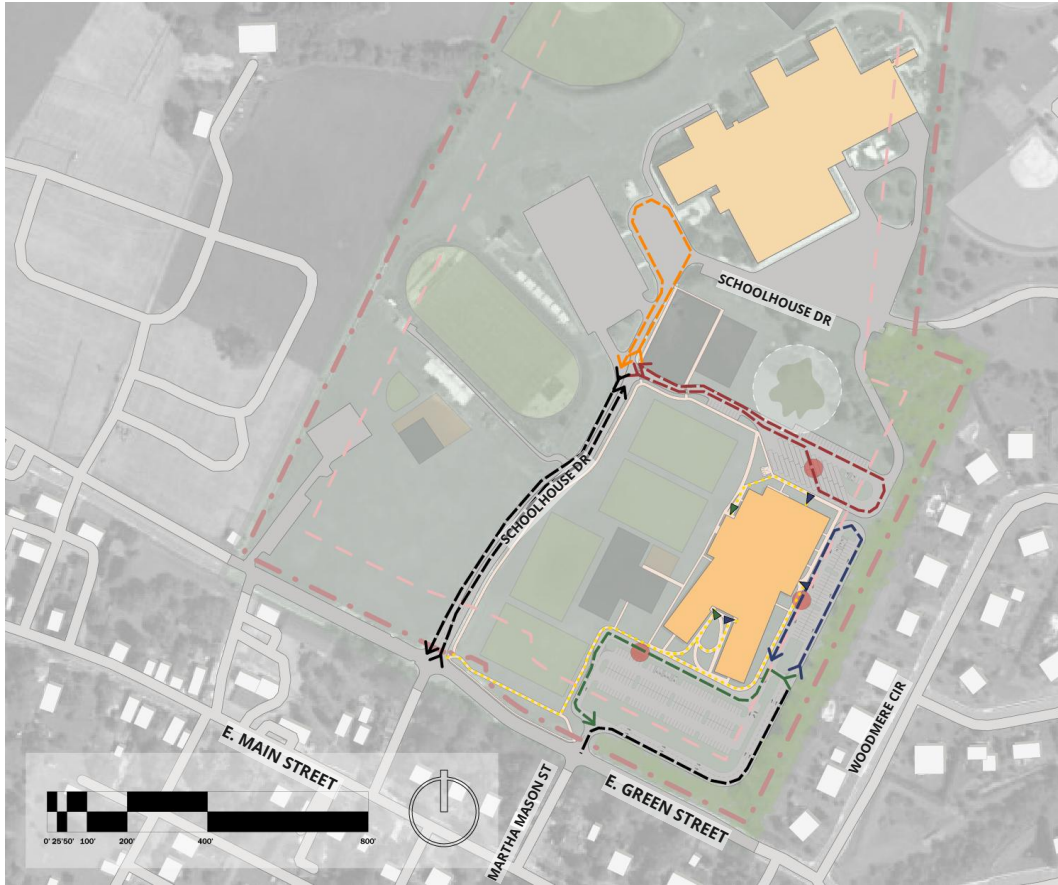
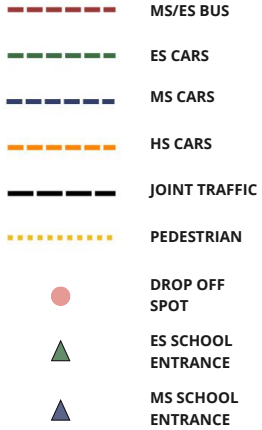







IMPROVED TRAFFIC PATTERN ITEMS:


- Separate routes for car and bus traffic
- Separate Drop-offs for Middle School and Elementary School Traffic
- Designated Pedestrian Pathway





**IMPROVED STACKING
PATTERN ITEMS:**

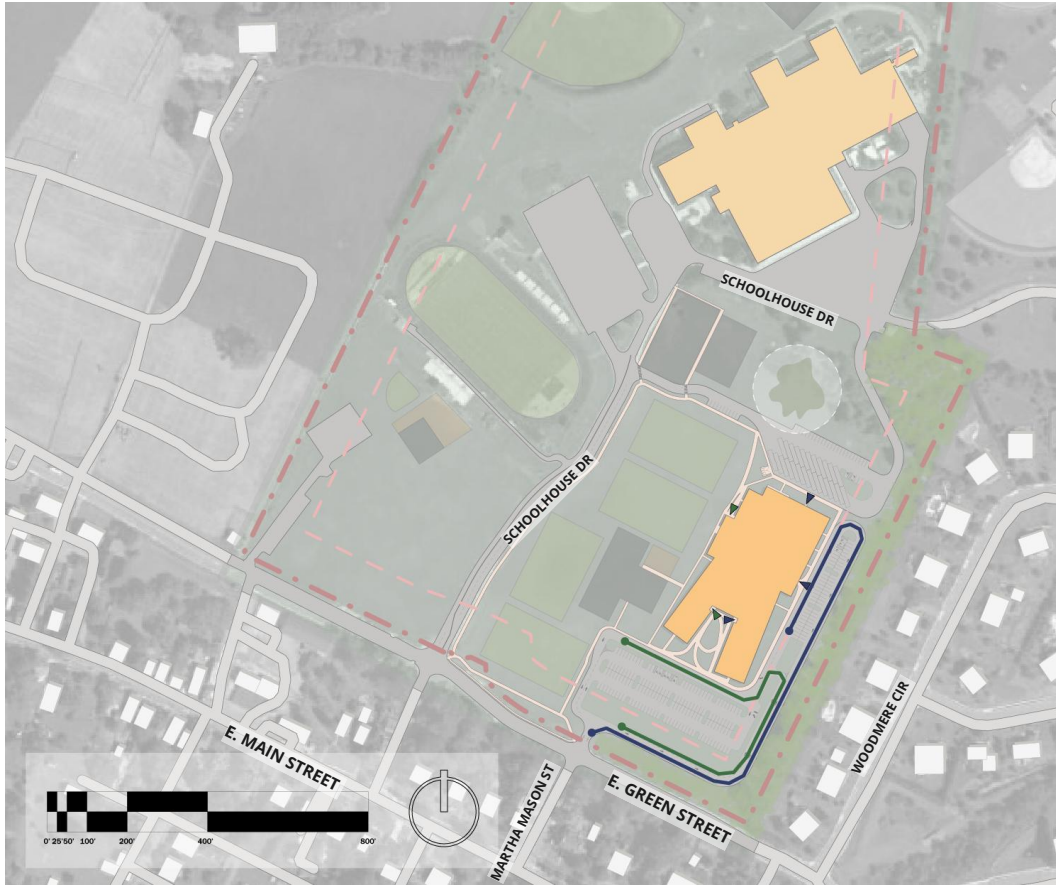
- Separate MS and ES routes
- Complete retraction of stacking off of Green Street
- No bus interference






 **ES STACKING**
Route 1020' = 46 cars

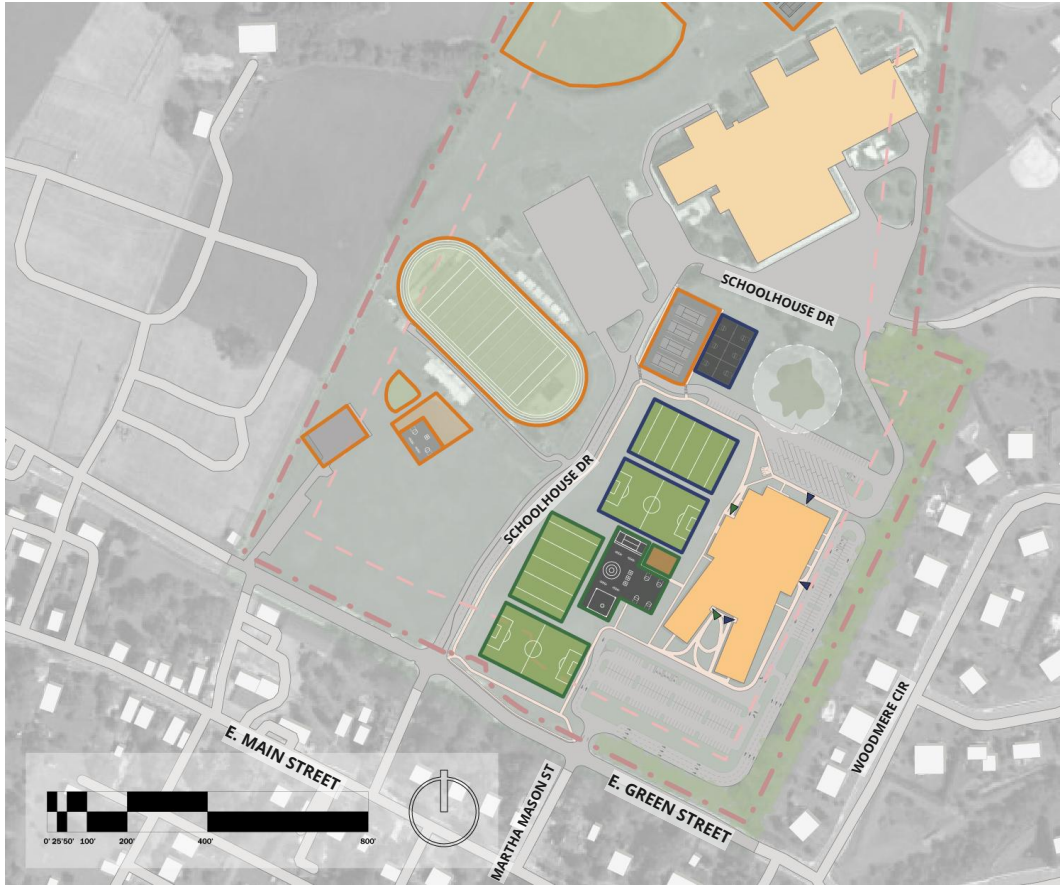
 **MS STACKING**
Route 1510' = 69 cars

 **ES SCHOOL
ENTRANCE**

 **MS SCHOOL
ENTRANCE**



-  EXISTING PLAY FIELDS
-  ES PLAY FIELDS
-  MS PLAY FIELDS
-  ES SCHOOL ENTRANCE
-  MS SCHOOL ENTRANCE



3

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Middletown Campus
Existing

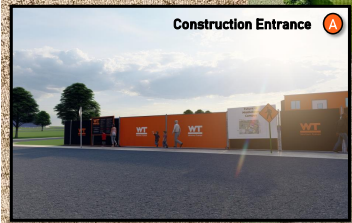
LEGEND

- 1 Middletown High School
- 2 Middletown Middle School
- 3 Middletown Elementary School
- P Parking
- E Entrance








Middletown Campus
Mobilization / Phase 1A

- LEGEND**
- 1 Construction Haul Road
 - 2 Parking and Laydown
 - Protected Champion Tree
 - Gate Entrance
 - Fencing with Scrim
 - Bus Loop
 - Car Drop Off



Middletown Campus
Phase 1B

LEGEND

- Replacement ES/MS
- 1** Construction Haul Road
- 2** Dumpsters
- 3** Existing Middle School
-  Champion Tree
-  Gate Entrance
-  Fencing with Scrim
-  Bus Loop
-  Car Drop Off



Middletown Campus

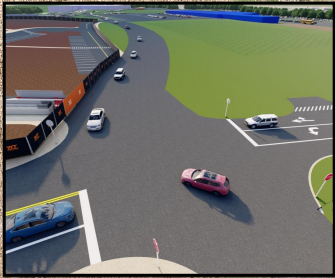
Phase 1B / Phase 1C

LEGEND

- Replacement ES/MS
- 1 Construction Haul Road
- 2 Dumpsters
- 3 Existing Elementary School
- Champion Tree
- Gate Entrance
- Fencing with Scrim
- Bus Loop
- Car Drop Off



*Detail Traffic Stop with Added Stop Signs







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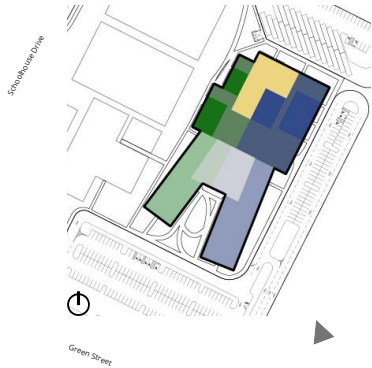
1. Existing Site Conditions
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Middletown MS/ES Site Relative Spatial Organization

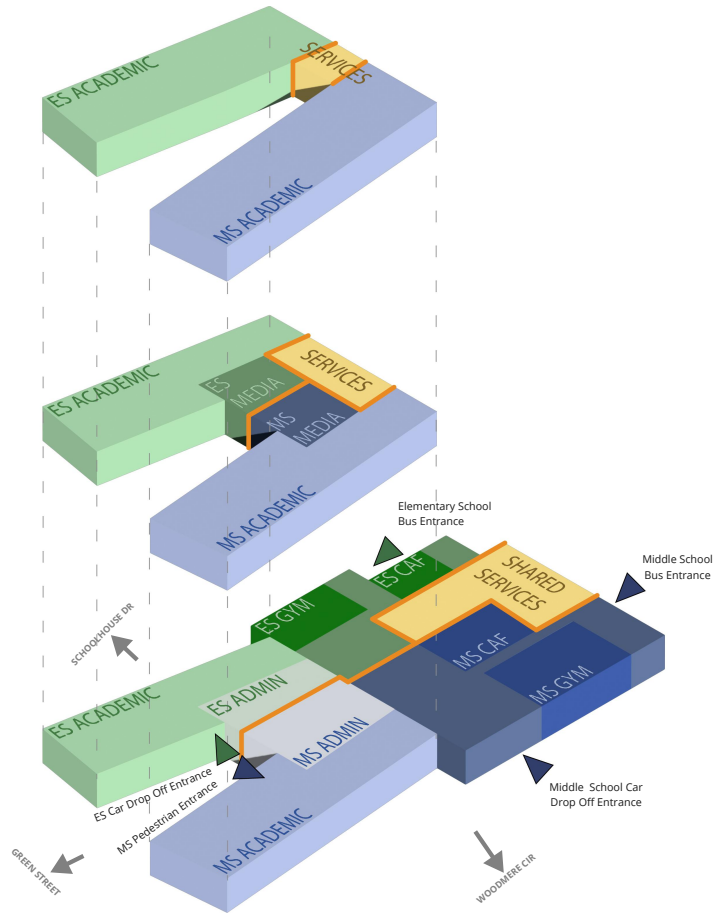
- Three-story Academic building; One-Story Public side
- Administrative core flanked by ES and MS Academic Wings
- ES in the NW side; MS in the SE side

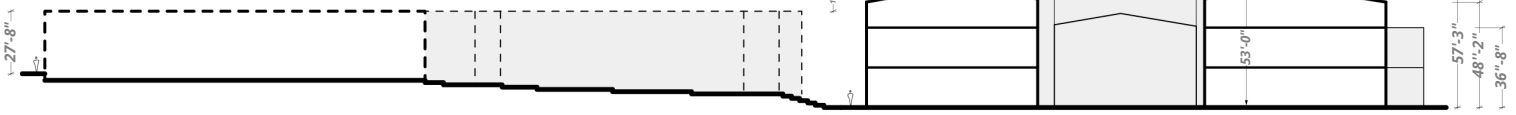
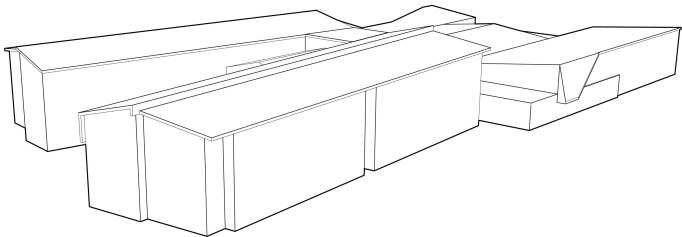
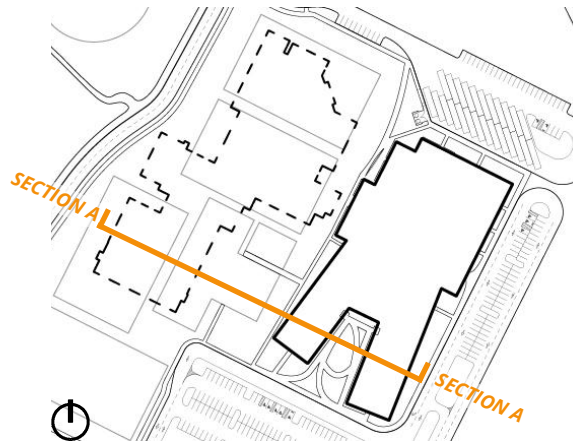


LEVEL 03

LEVEL 02

LEVEL 01





SECTION A NTS

EXISTING MIDDLETOWN MIDDLE SCHOOL BUILDING

PRELIMINARY CO-LOCATED MIDDLETOWN ELEMENTARY/ MIDDLE SCHOOL DESIGN