



Frederick County Public Schools

Middletown Community Meeting

Middletown Elementary/Middle
School Replacement

01/25/2024

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 [TODAY] **Meeting with Community**

February/March TBD, 2024 Middletown PTA Meeting

March 1st, 2024 FCPS Schematic Design Deadline

March 13th, 2024 Planning Commission Workshop 2

April 10th, 2024 Planning Commission Workshop 3

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



Frederick County Public Schools

Existing Conditions

Middletown Elementary/Middle
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01/25/2024

CANNONDESIGN

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









EXISTING HIGH SCHOOL TRAFFIC AND PARKING

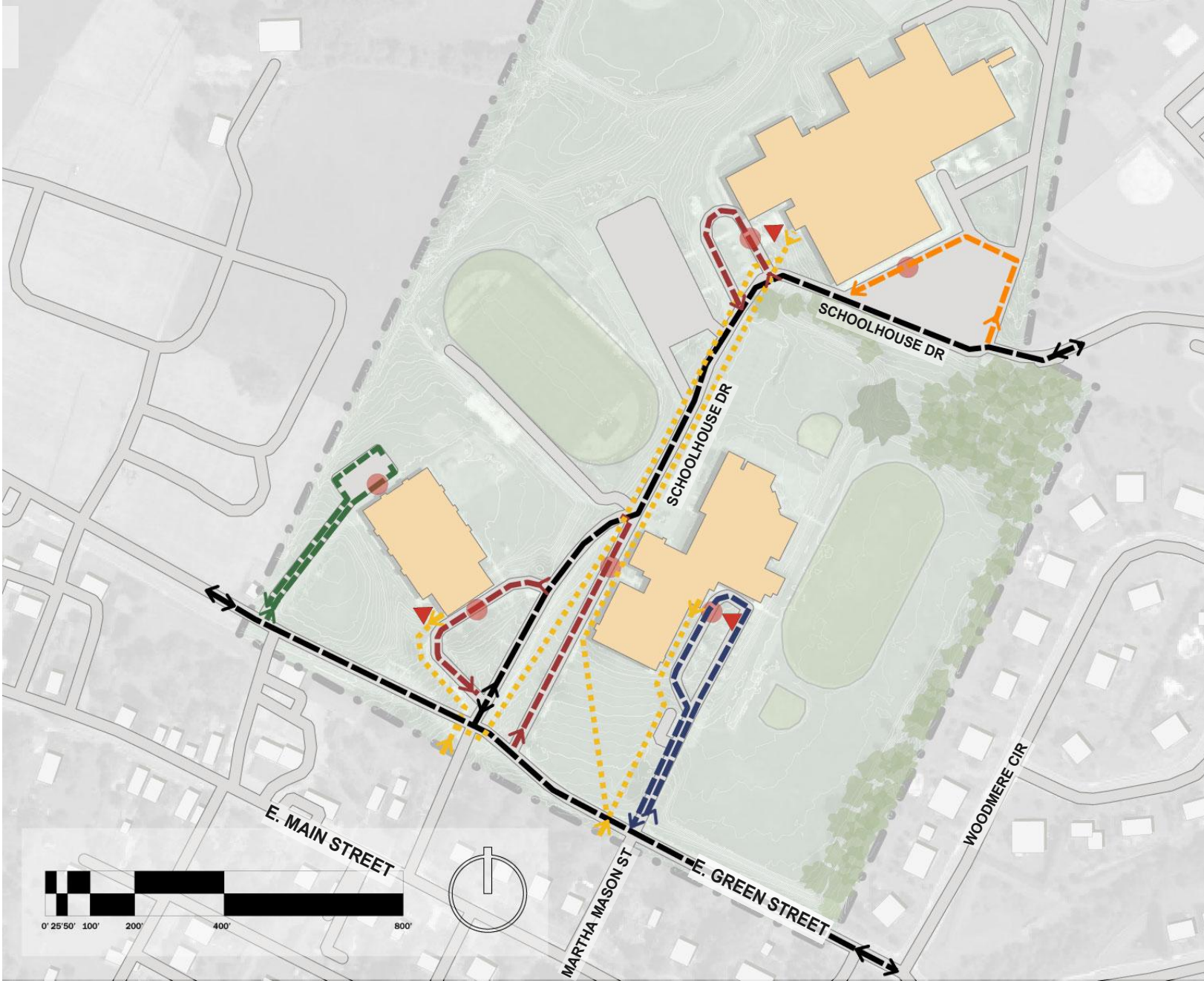
EXISTING CHAMPION TREE & ROOT ZONE

EXISTING TOPOGRAPHY

EXISTING ADJACENT COMMUNITY

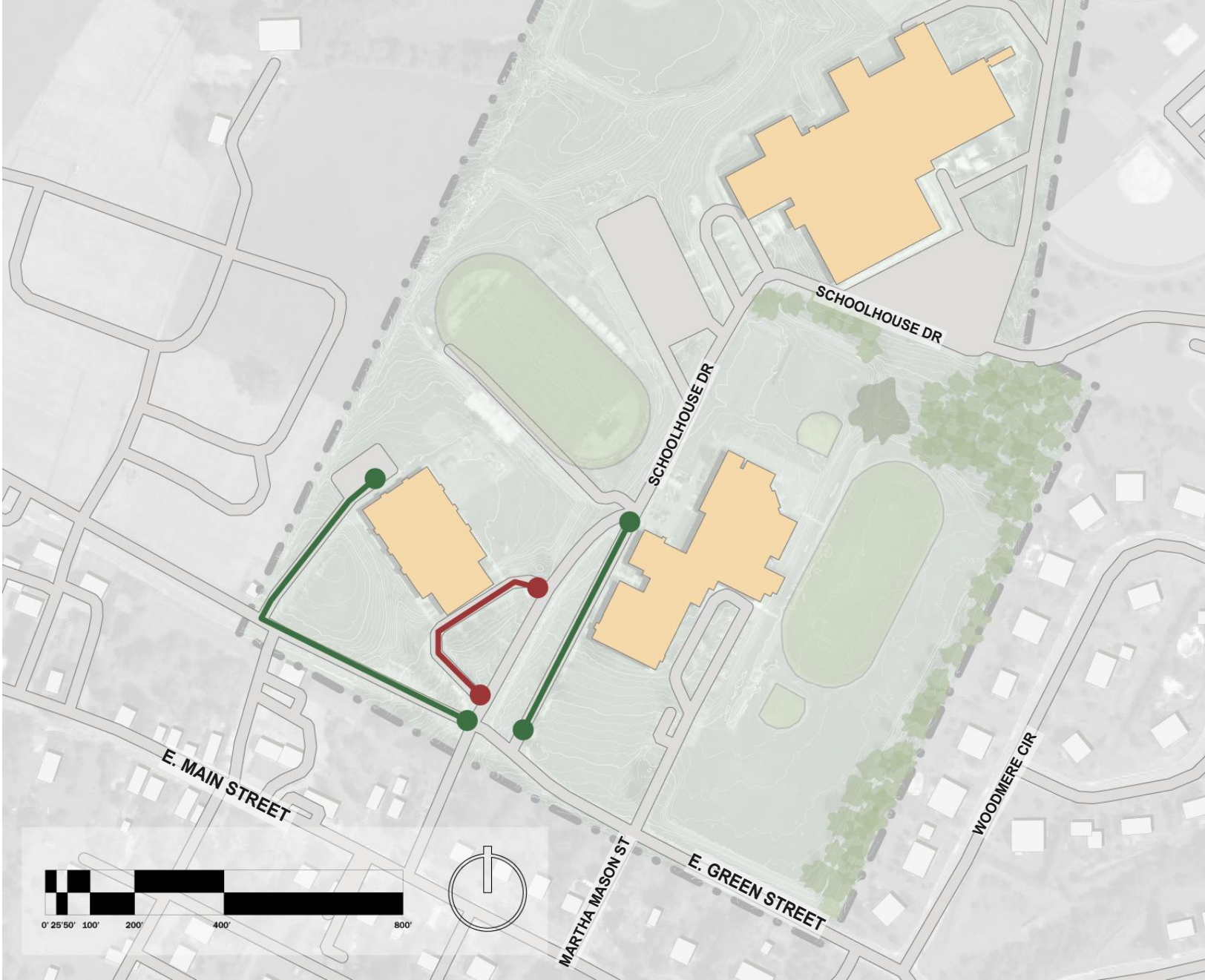
EXISTING SITE TRAFFIC PATTERNS

-  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
~43 Cars*
- BUS



*Number of Cars determined
at 22 linear feet per car

**EXISTING SITE STACKING -
MIDDLE SCHOOL**

-  MS
-  Existing Observed Stacking
~67 Cars*
-  BUS



*Number of Cars determined
at 22 linear feet per car



Frederick County Public Schools

Preliminary Site Design

Middletown Elementary/Middle
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CANNONDESIGN

PHASE 1 (ES/MS)



EXISTING HS PARKING LOTS

EXISTING STADIUM

COUNTY CHAMPION TREE TO REMAIN

NEW ES/MS PLAY FIELDS

NEW ROUNDABOUT

NEW PEDESTRIAN PATH

EXISTING HIGH SCHOOL

EXISTING HS PARKING LOTS

NEW ES PARKING LOT

NEW COMBINED ES/MS BUS LOT /DROP OFF

NEW ES/MS

ENHANCED NATURAL BUFFER BETWEEN SCHOOL AND COMMUNITY

NEW MS PARKING LOT

PARKING:

ELEMENTARY:

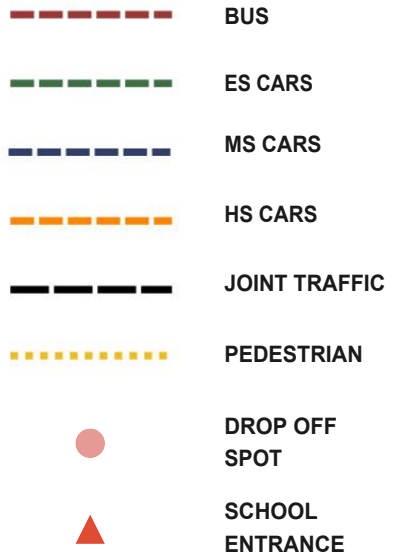
- EXISTING: 56
- PROPOSED: 100

MIDDLE:

- EXISTING: 82
- PROPOSED: 150

IMPROVED TRAFFIC PATTERN ITEMS:

- Separate routes for car and bus traffic
- Schoolhouse Dr expansion
- Traffic Circle at SH Dr MS Parking Intersection [research in development]
- Designated Pedestrian Pathway

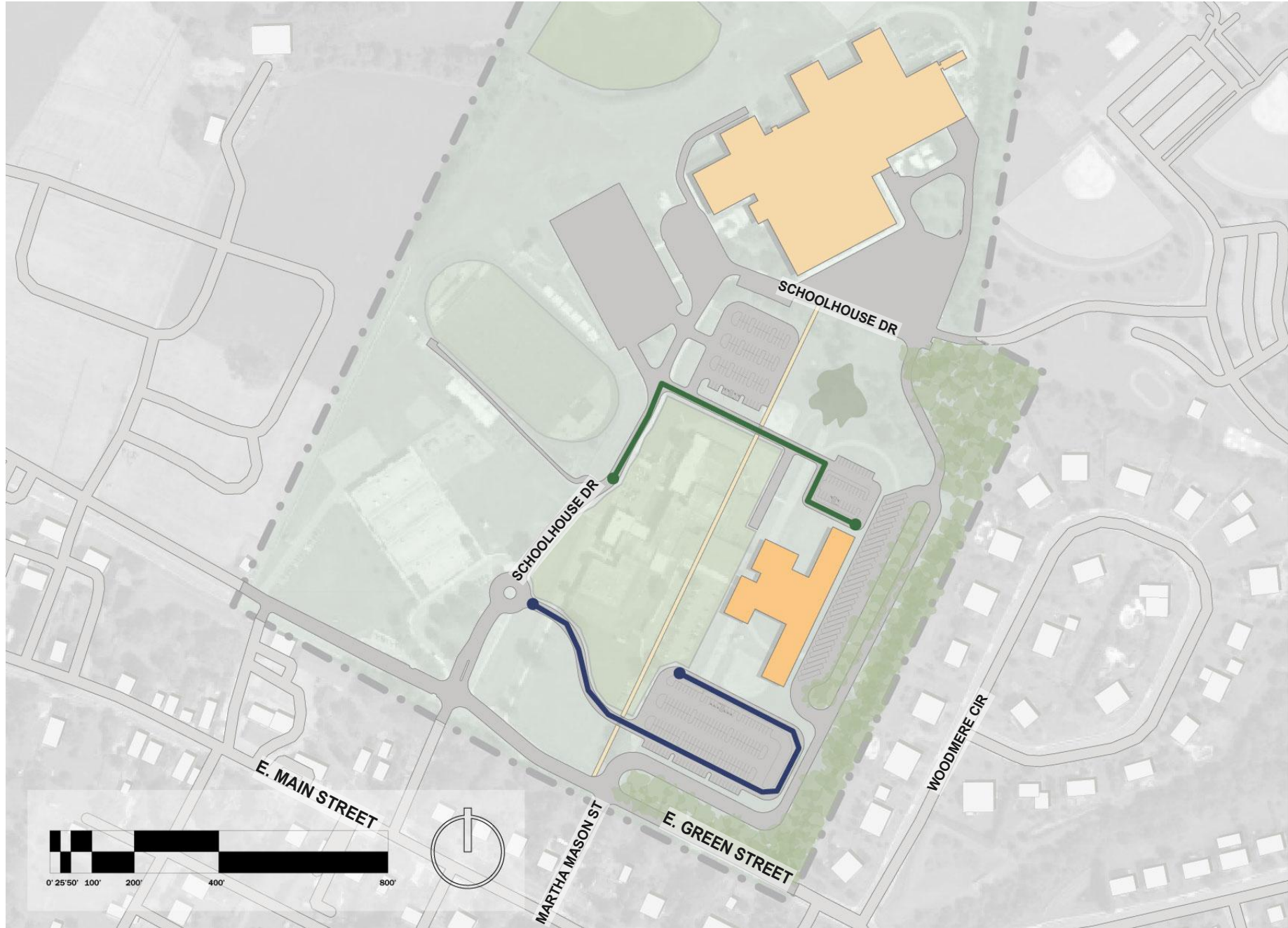


**IMPROVED STACKING
PATTERN ITEMS:**

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

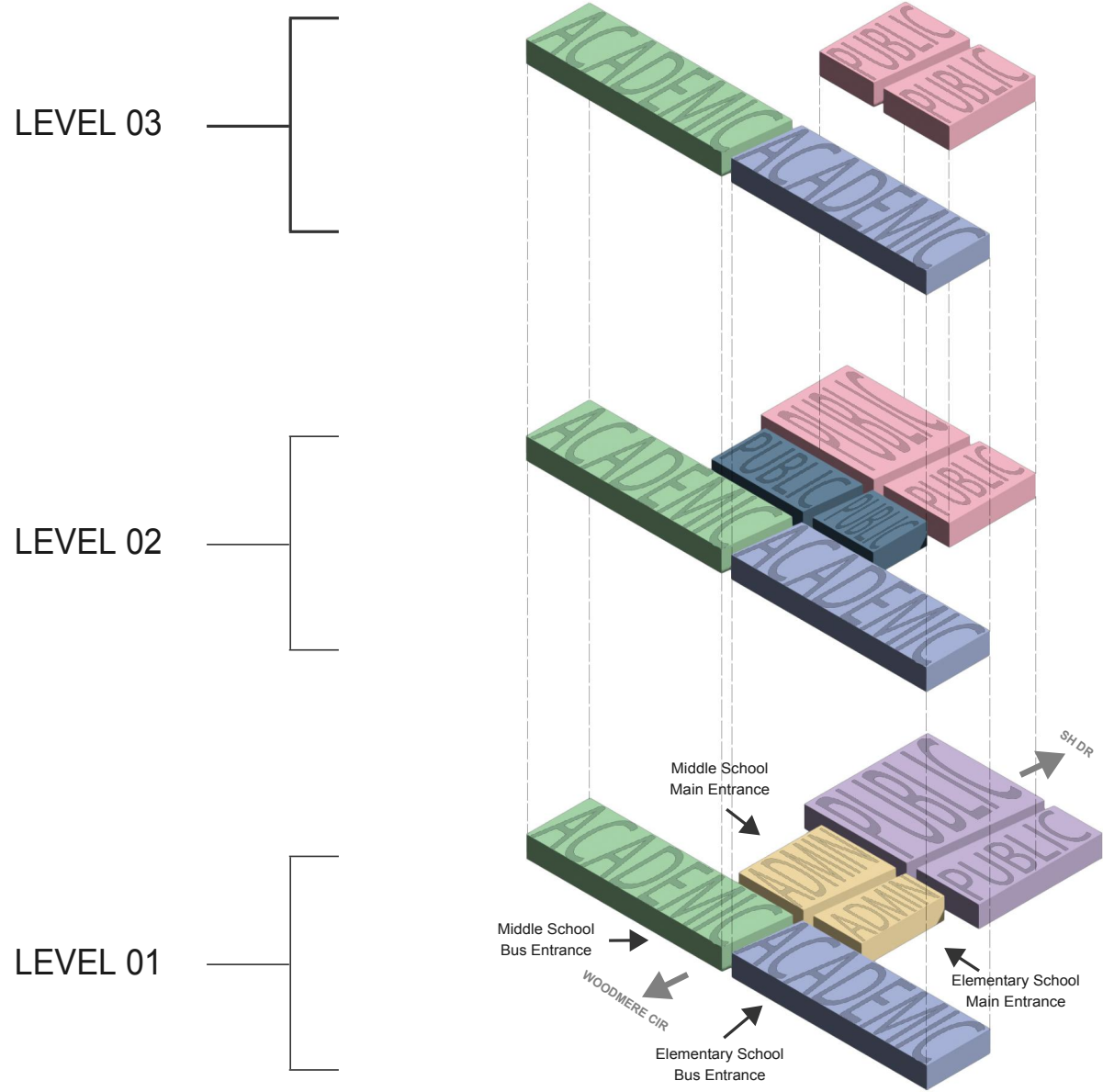
ES
Route 950' = 43 cars

MS
Route 1490' = 67 cars



Middletown MS/ES Site Relative Spatial Organization

- Three-story building
- Administrative core flanked by public and academic wings
- Entrances to the two schools on opposite sides of the building





An aerial photograph of a school campus, including a large building, a track, and parking areas, with an orange overlay. The text is overlaid on the bottom portion of the image.

Frederick County Public Schools

Construction Phasing




Middletown Elementary/Middle
School Replacement

01/25/2024

CANNONDESIGN

Middletown Campus
Mobilization / Phase 1A

LEGEND

- 1 Construction Haul Road
- 2 Parking and Laydown
-  Protected Champion Tree
-  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
 - ➡ Bus Loop
 - ➡ Car Drop Off



Middletown Campus

Phase 1B / Phase 1C

LEGEND

-  Replacement ES/MS
-  Construction Haul Road
-  Dumpsters
-  Existing Elementary School
-  Champion Tree
-  Bus Loop
-  Car Drop Off





Middletown Campus
Final

LEGEND

- Replacement ES/MS
- P Parking
- E Entrance
- 🌳 Champion Tree
- ➡ Bus Loop
- ➡ Car Drop Off

Demo to
Green Space





Frederick County Public Schools

Moving Forward

Middletown Elementary/Middle
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CANNONDESIGN

Comments and Concerns

Areas and aspects of the site design under reconsideration following comments at initial Planning Commission Workshop:

- 1 - Pedestrian Access to Building
- 2 - Access to Playfield
- 3 - Quantity of Paved Areas/Inclusion/reduction
- 4 - Community Recreation availability
- 5 - High School Traffic Consideration
- 6 - Utilization of Martha Mason Street
- 7 - Parking counts
- 8 - Roundabout Inclusion
- 9 - Semi-Permanant Bus Parking



Site Plan for Discussion

