

M-NCPPC



**MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760  
301-495-4500, www.mncppc.org

September 8, 2006

**MEMORANDUM**

**TO:** Montgomery County Planning Board

**VIA:** John A. Carter, Chief, Community-Based Planning Division *JAC*  
Khalid Afzal, Team Leader, Georgia Avenue Corridor Team

**FROM:** Kathleen A. Reilly, AICP, Planner Coordinator (301/495-4614) *KAR*  
Georgia Avenue Corridor Team, Community-Based Planning Division

**SUBJECT:** 1. Forest Conservation Plan: Mandatory Referral No. 06502-MCPS-1 –  
Bel Pre Elementary School Gymnasium Addition – 13801 Rippling  
Brook Drive, Silver Spring, R-90, R-150, and R-200 Zones, 1994  
Aspen Hill Master Plan

2. Mandatory Referral No. 06502-MCPS-1: Bel Pre Elementary School  
Gymnasium Addition – 13801 Rippling Brook Drive, Silver Spring,  
R-90, R-150, and R-200 Zones, 1994 Aspen Hill Master Plan

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This combined staff report provides the Forest Conservation Plan and the Mandatory Referral review and recommendations for the Bel Pre Elementary School Gymnasium Addition.

**SUBJECT 1: Forest Conservation Plan for Mandatory Referral No. 06502-MCPS-1**  
**RECOMMENDATION: APPROVAL**

**SUBJECT 2: Mandatory Referral No. 06502-MCPS-1**  
**RECOMMENDATION: APPROVAL** with the following comments:

1. Consider using locally sourced sustainable or renewable materials, recommended by the U.S. Green Building Council standards for Leadership in Energy and Environmental Design (LEED), where feasible, in the proposed construction/upgrade.
2. Submit a traffic study to satisfy Local Area Transportation Review as part of any future Mandatory Referral for which the core or programmed capacity at Bel Pre Elementary School exceeds 381 students.

## **Project Summary**

The applicant, the Montgomery County Public Schools (MCPS), has submitted the subject Mandatory Referral for a gymnasium addition to the existing Bel Pre Elementary School in Silver Spring. The proposed addition will consist of 6,716 square feet and be approximately 26 feet in height. It will be located along the northern side of the existing school and will contain an entrance lobby with bathrooms, a physical education office, three indoor storage areas, and an outdoor storage area. There will be two pairs of existing doors separating the balance of the facility from the existing school. These doors can be locked during the after-hour activities to provide security to the building.

The gymnasium will be approximately 3,700 square feet and will include 6 basketball goals for multiple court arrangements, four climbing ropes, chinning bars and a horizontal bar. Five floor sleeves will provide anchors for volleyball poles in multiple court arrangements. The interior finishes will include solid wood floors striped for basketball and volleyball courts, safety pads, and painted sound blocks for the walls, and exposed ceiling.

## **Subject Site**

The Bel Pre Elementary School is located at 13801 Rippling Brook Drive. The school is located on the east side of Rippling Brook Drive at its intersection with Hewitt Avenue and approximately 3,000 feet south of its intersection with Bel Pre Road. The property has 474 feet of frontage along Rippling Brook Drive and contains approximately 8.83 acres of R-90, R-150 and R-200 zoned land. It is developed with a one-story elementary school, and two surface parking lots with a total of 66 parking spaces. Currently, there are eight portable classrooms located at the rear of the existing school. A one-way circular driveway, located in front of the school along Rippling Brook Drive, provides the primary ingress and egress for the school. A secondary access point, located on Rippling Brook Drive, approximately 60 feet north of the one-way circular driveway, also provides access to the school and to an existing parking lot. The entire property has a slight rolling terrain with a slight drop along its frontage, as the school sits in a bowl shaped depression. The subject site has been the location of an elementary school since the 1960's.

The neighborhood surrounding the subject site is residentially zoned and developed to the north and west with single-family dwelling units in the R-150 Zone, and to the south with single-family dwelling units in the R-90 Zone. To the east, the property developed as the Bel Pre Neighborhood Park, owned by the M-NCPPC, is in the R-200 Zone.

## **ANALYSIS**

### **Master Plan**

The subject site is located in the Aspen Hill Planning Area and is governed by the Aspen Hill Master Plan (1994). The Master Plan makes no specific recommendations for this property. A public school at this location is consistent with the Master Plan land use map, which depicts a public school on the subject site. The Community Facilities text in the Master Plan states the following with respect to public schools:

- *“Support the retention of school sites and the modernization and utilization of the existing schools.” (p. 170)*

The proposed gymnasium is a compatible use with the surrounding residential neighborhood as this type of use is consistent with the functions and activities normally associated with a public elementary school site. The proposed gymnasium addition is consistent with the Master Plan recommendation of modernizing existing schools in the Aspen Hill Planning Area.

### **Zoning Analysis**

Although the site contains three zones, R-90, R-150 and R-200, all proposed development will occur within the R-150 zoned portion of the site. Therefore, the following chart depicts the requirements of the R-150 Zone only. As submitted and shown on this chart, the proposed gymnasium addition will satisfy the requirements for the R-150 Zone.

<b>Development Standards</b>	<b>Requirement</b>	<b>Provided</b>
Net Lot Area (minimum)	20,000 square feet	384,757 square feet (8.83 acres)
Lot Width at street line (minimum)	25 feet	474 feet
Setbacks (minimum)		
Front	40 feet	96 feet
Side/Sum	12/25 feet	46/422 feet
Rear	30 feet	94 feet
Building Height (maximum)	50 feet	26 feet
Building Coverage (maximum)	25%	15.1%

### **Environmental**

The Environmental Planning staff has reviewed the Final Forest Conservation Plan and the Mandatory Referral application and recommends approval. Staff determined that the requirements for the Forest Conservation Law will be met through on-site retention and reforestation. The Department of Permitting Services approved a stormwater management concept plan for the proposed addition. See Attachment 8 for complete discussion of Environmental Planning staff comments.

### **Transportation**

Transportation Planning staff have reviewed the submitted Mandatory Referral and found that it satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions. Staff recommends approval of the subject application with the following comment:

- Montgomery County Public Schools should submit a traffic study to satisfy Local Area Transportation Review as part of any future Mandatory Referral for which the core or programmed capacity at Bel Pre Elementary School exceeds 381 students.

Attachment 9 contains comments and analysis from the Transportation Planning staff.

## **Parks**

Staff from the Park Planning and Resource Analysis Unit have reviewed the proposed gymnasium addition and found that there will be no impact to the adjacent Bel Pre Neighborhood Park. Attachment 10 more fully discusses the unit's comments.

## **COMMUNITY OUTREACH**

The plans for the gymnasium addition to Bel Pre Elementary School were developed based on the educational specifications prepared by MCPS. Through a series of conferences with the Facility Advisory Committee, several design alternatives were developed and evaluated. The proposed plans were reviewed and subsequently modified in accordance with recommendations and suggestions from the committee that approved the proposed plans submitted as part of the subject application. A listing of Facility Advisory Committee members is included as Attachment 11.

Civic associations within a one-mile radius of the school were notified in writing of this Mandatory Referral hearing. To date, staff has received no comments on this Mandatory Referral.

## **CONCLUSION**

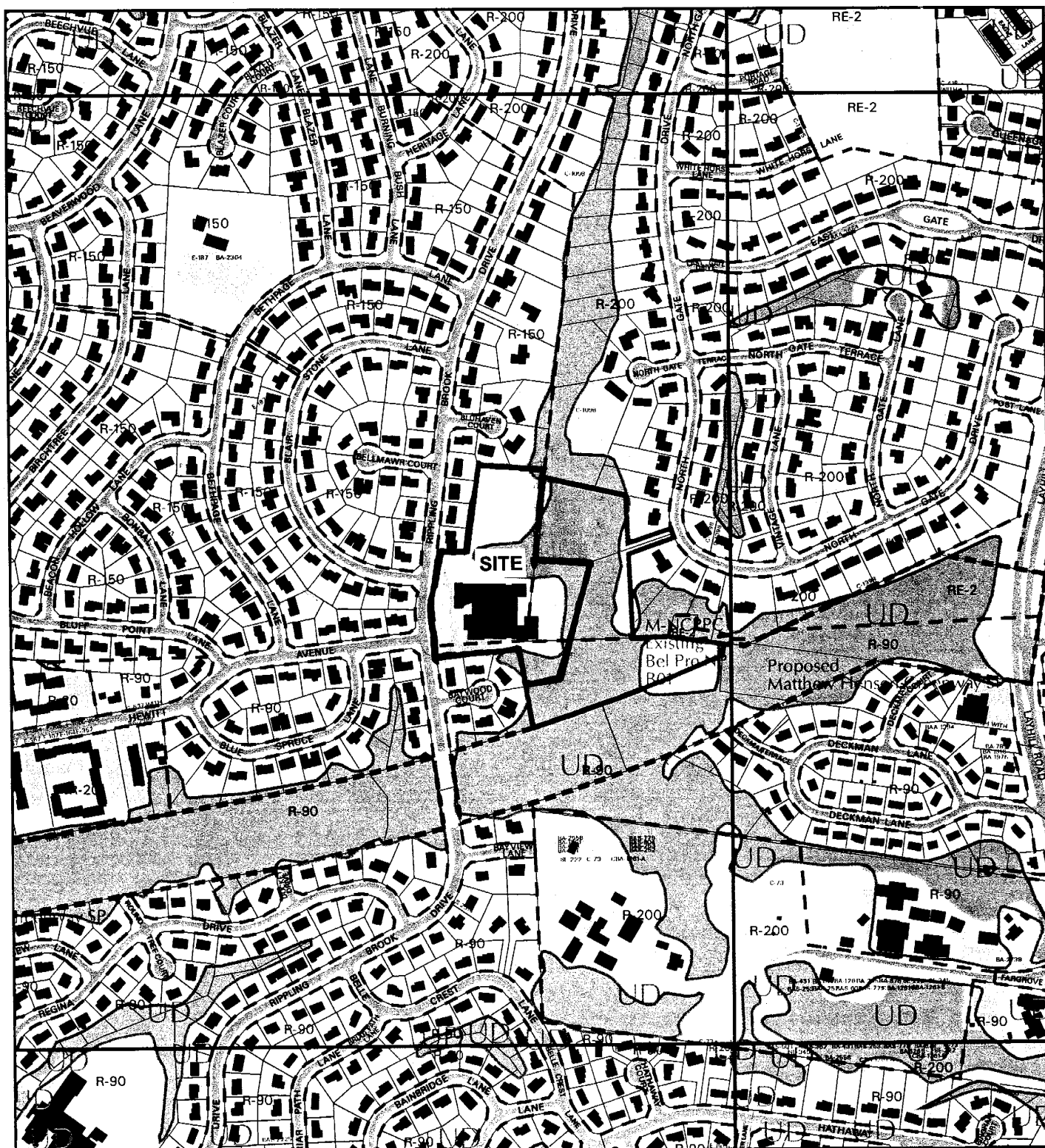
Based on information provided by the applicant and the analysis contained in this report, staff concludes that the subject Mandatory Referral meets the applicable standards and guidelines for the environment and meets the applicable guidelines for adequate public facilities as well the development standards for the R-150 Zone. Staff recommends approval of the submitted Forest Conservation Plan and approval of the subject Mandatory Referral with comments listed at the front of this report.

KAR:ha: j:\staff reports\2006\team 5\Bel Pre Mandatory Referral

### **Attachments**

1. Vicinity Map
2. Existing Site Plan
3. Proposed Site Plan
4. Existing Floor Plan
5. Proposed Floor Plan
6. West and East Elevations
7. North Elevation
8. Memorandum from Environmental Planning
9. Memorandum from Transportation Planning
10. Memorandum from Park Planning
11. Facility Advisory Committee

MANDATORY REFERRAL 06502 MCPS-1



Map compiled on August 30, 2006 at 2:06 PM | Site located on base sheet no - 218NW03

**NOTICE**

The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from the Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without written permission from M-NCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

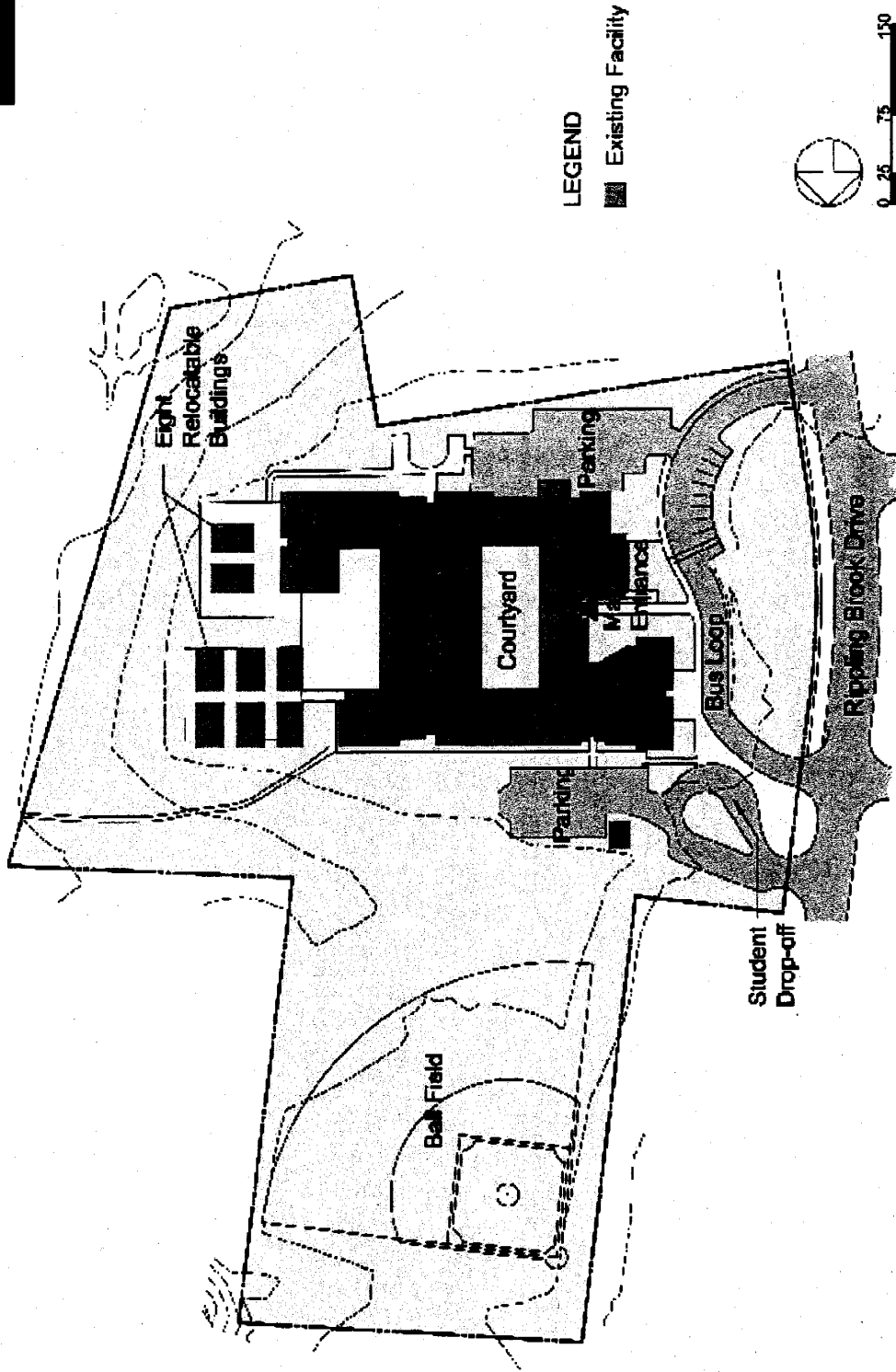
This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All map features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended. - Copyright 1998

This block contains three graphical elements:
 

- Key Map:** A small map of the state of Maryland with a crosshair indicating the location of the main map area.
- North Arrow:** A graphic pointing North, labeled 'N', with the text 'REQUIREMENTS FOR ACTION' below it.
- Scale Bar:** A horizontal bar with markings for 0, 1 inch, and 600 feet. Below it, the text reads '1 inch = 600 feet' and '1 : 7200'.



# Existing Site Plan

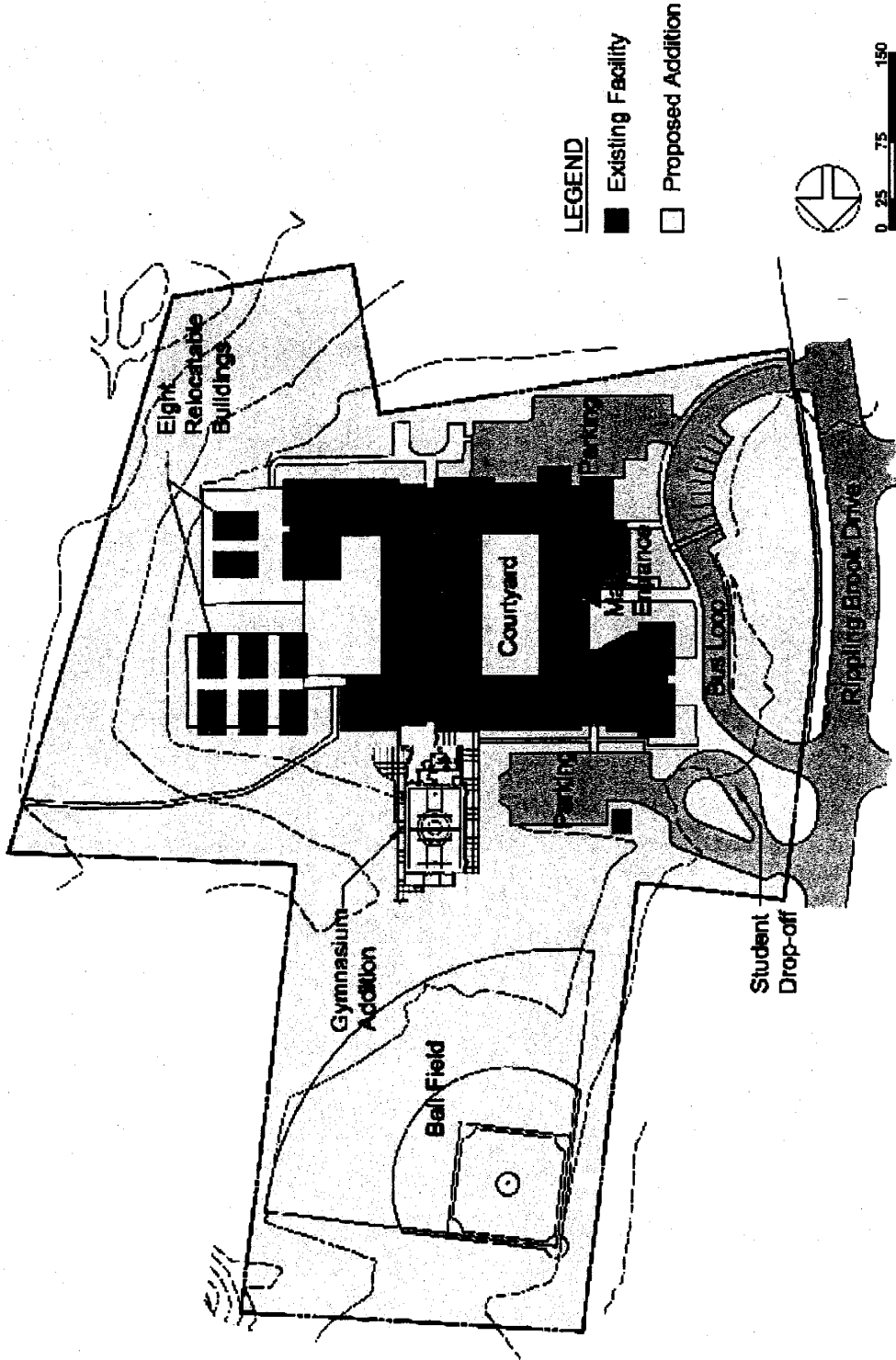


### LEGEND

Existing Facility



# Proposed Site Plan

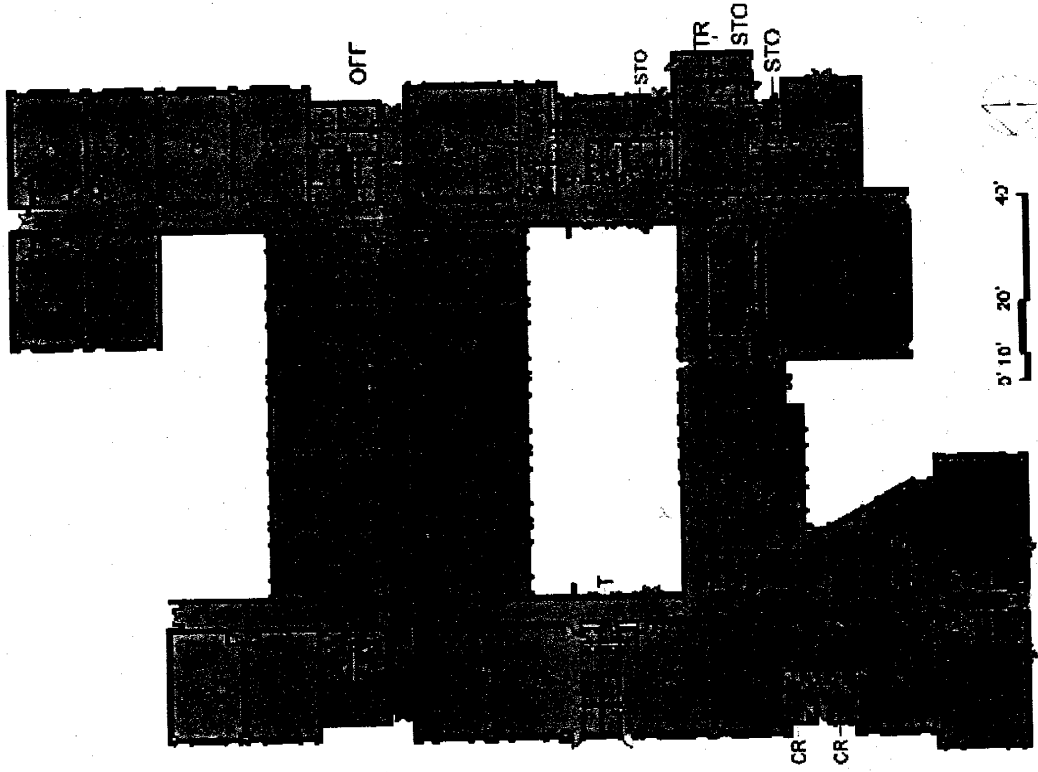


Bel Pre Elementary School Gym Addition

Zavos Architecture+Design, LLC

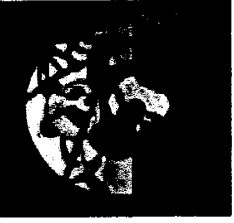


**Existing Floor Plan**

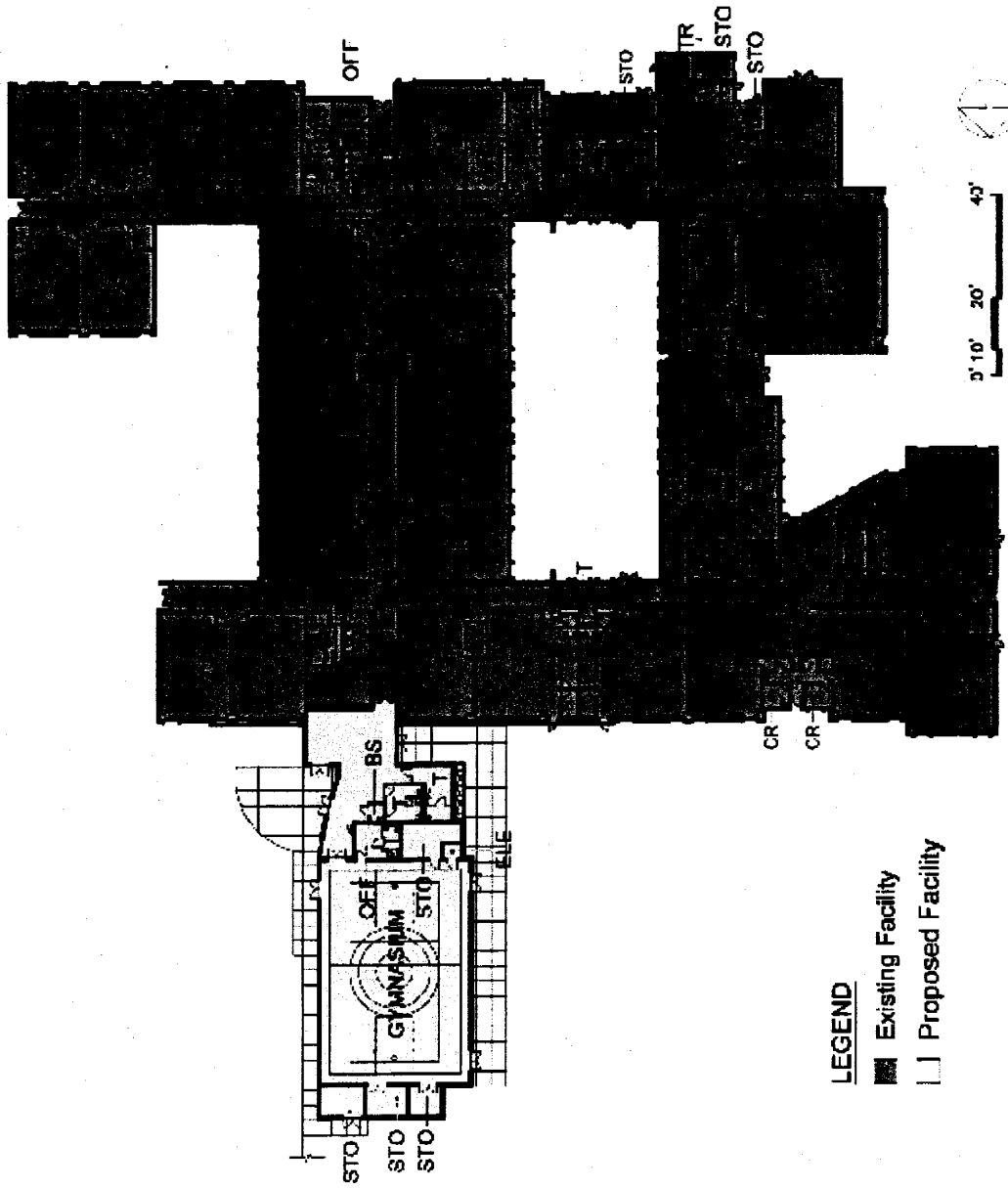


**LEGEND**  
■ Existing Facility





# Proposed Floor Plan

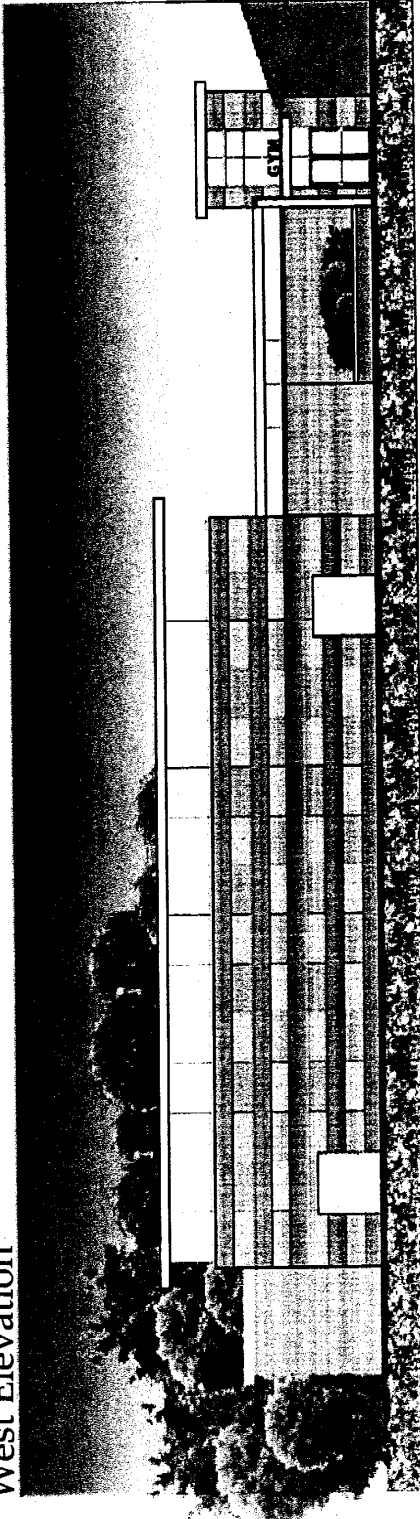


Bel Pre Elementary School Gym Addition  
 Zavos Architecture+Design, LLC

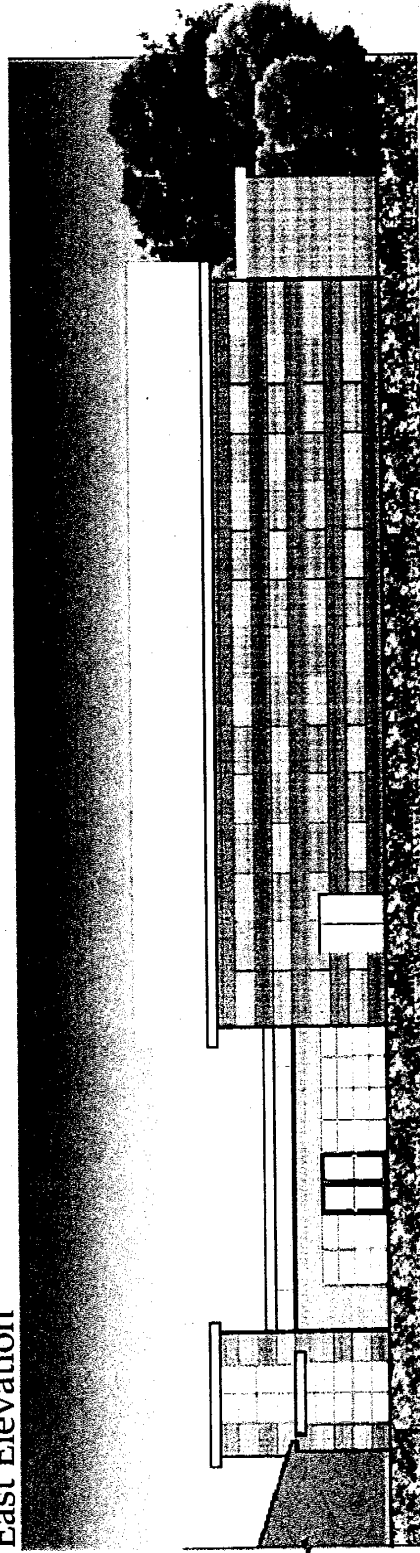


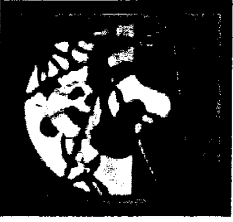
Elevations

West Elevation



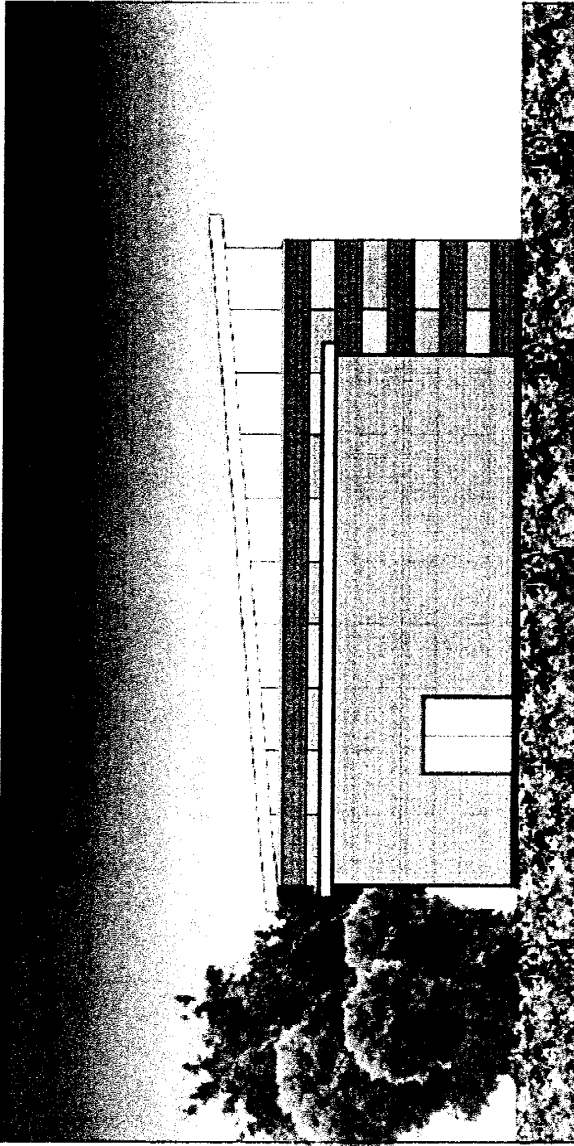
East Elevation





**Elevations (continued)**

North Elevation



## ATTACHMENT 8

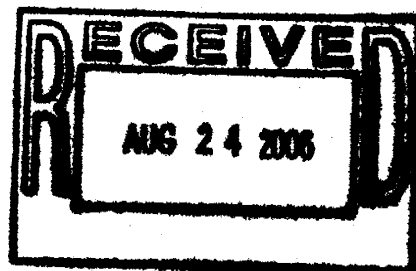
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### MEMORANDUM

**TO:** Kathy Reilly, Community Based Planning

**VIA:** Mary Dolan, Environmental Planning *MD*

**FROM:** Michael Zamore, Environmental Planning *MZ*

**DATE:** August 24, 2006

**SUBJECT:** 1. Forest Conservation Plan  
Bel Pre Elementary School

2. Mandatory Referral No. 06502-MCPS-1  
Bel Pre Elementary School

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#### Forest Conservation Plan Recommendation

Staff recommends approval of the plan.

#### Mandatory Referral Comments

The Environmental Planning staff has reviewed the mandatory referral referenced above. Staff has the following comment:

- The applicant should consider using locally sourced sustainable or renewable materials, recommended by the U.S. Green Building Council standards for Leadership in Energy and Environmental Design (LEED), where feasible, in the proposed construction/upgrade.

#### Compliance with Forest Conservation Law – Chapter 22A

The development has an approved NRI/FSD (No. 4-07006, issued August 4, 2006). A Preliminary Forest Conservation Plan (FCP) has been submitted to Environmental Planning for review. The plan shows the 8.83-acre site containing 2.28 acres of forest, 1.68 acres of which will be retained. The Afforestation Threshold is 1.32 acres, the Conservation Threshold is 1.77 acres, and there is a 0.30-acre planting requirement. The project is eligible for 'tree cover' credit for saving five large trees (No. 60, 61, 62, 63, 64) in the area immediately adjacent to the portable classrooms. The applicant will meet the requirements of Forest Conservation Law by retaining 1.68 acres onsite and reforesting three open areas adjacent to stream valley buffer on the property. A Category I Forest Conservation Easement is proposed for all forest that is credited for forest save.

#### Environmental Guidelines

This development complies with the Environmental Guidelines (*Guidelines for Environmental Management of Development in Montgomery County, January 2000*). The site is not within a Special Protection Area or

Primary Management Area. The Forest Conservation Plan shows the stream valley buffer and all retained forest being protected in a forest conservation easement.

### **Stormwater Management – Chapter 19**

The Montgomery County Department of Permitting Services (DPS) approved the applicant's stormwater management concept plan on August 2, 2006. The stormwater management concept consists of on-site water quality control via retrofitting an existing oil/grit separator on the project site. The concept shows no encroachment into stream buffers except for necessary outfalls.

### **Watershed Protection/Water Quality**

The site drains to the Bel Pre Creek subwatershed of the Northwest Branch Watershed. The Montgomery County *Countywide Stream Protection Strategy* (CSPS, 2003 update) rates average stream conditions in Northwest Branch as 'fair'. CSPS rates stream quality conditions in the Bel Pre Creek subwatershed as 'poor', current habitat as 'fair', and habitat stability as 'unstable', based on data collected between 1994 and 2000. Flow-related problems such as marginal bank stability, sediment deposition, and embeddedness are evident in the stream habitat. Bel Pre Creek has been designated a Watershed Restoration Area, reflecting the need to comprehensively address degraded stream conditions that stem from high imperviousness and channel erosion. The Maryland Department of the Environment has designated Northwest Branch as Use IV. Use IV (Recreational Trout Waters) indicates that the waters are capable of holding or supporting adult trout for put and take fishing, and that they are managed as a special fishery by periodic stocking and seasonal catching.

### **Water and Sewer**

The site is served by public water and sewer service.

### **Leadership in Energy and Environmental Design (LEED)**

Staff encourages the use of sustainable building design in all public projects, in keeping with LEED or other sustainability standards. As part of the proposed renovation and new additions, the applicant is encouraged to use items that conform to the LEED-NC 2.1 Checklist, improve water efficiency, conserve energy, and improve indoor environmental quality. Experience with the use of recycled and recyclable materials, and energy saving products in construction of this facility will inform MCPS about the best products to use in the many future similar projects.



Yes ? No

**2** **11** **Materials & Resources** **13 Points**

Y			Prereq 1	Storage & Collection of Recyclables	Required
		1	Credit 1.1	Building Reuse, Maintain 75% of Existing Shell	1
		1	Credit 1.2	Building Reuse, Maintain 100% of Shell	1
		1	Credit 1.3	Building Reuse, Maintain 100% Shell & 50% Non-Shell	1
1			Credit 2.1	Construction Waste Management, Divert 50%	1
1			Credit 2.2	Construction Waste Management, Divert 75%	1
		1	Credit 3.1	Resource Reuse, Specify 5%	1
		1	Credit 3.2	Resource Reuse, Specify 10%	1
		1	Credit 4.1	Recycled Content, Specify 5% (post-consumer + ½ post-industrial)	1
		1	Credit 4.2	Recycled Content, Specify 10% (post-consumer + ½ post-industrial)	1
		1	Credit 5.1	Local/Regional Materials, 20% Manufactured Locally	1
		1	Credit 5.2	Local/Regional Materials, of 20% Above, 50% Harvested Locally	1
		1	Credit 6	Rapidly Renewable Materials	1
		1	Credit 7	Certified Wood	1

Yes ? No

**11** **4** **Indoor Environmental Quality** **15 Points**

Y			Prereq 1	Minimum IAQ Performance	Required
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
		1	Credit 1	Carbon Dioxide (CO <sub>2</sub> ) Monitoring	1
1			Credit 2	Ventilation Effectiveness	1
1			Credit 3.1	Construction IAQ Management Plan, During Construction	1
1			Credit 3.2	Construction IAQ Management Plan, Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials, Adhesives & Sealants	1
1			Credit 4.2	Low-Emitting Materials, Paints	1
1			Credit 4.3	Low-Emitting Materials, Carpet	1
1			Credit 4.4	Low-Emitting Materials, Composite Wood & Agrifiber	1
1			Credit 5	Indoor Chemical & Pollutant Source Control	1
		1	Credit 6.1	Controllability of Systems, Perimeter	1
		1	Credit 6.2	Controllability of Systems, Non-Perimeter	1
1			Credit 7.1	Thermal Comfort, Comply with ASHRAE 55-1992	1
		1	Credit 7.2	Thermal Comfort, Permanent Monitoring System	1
1			Credit 8.1	Daylight & Views, Daylight 75% of Spaces	1
1			Credit 8.2	Daylight & Views, Views for 90% of Spaces	1

Yes ? No

**5** **Innovation & Design Process** **5 Points**

1			Credit 1.1	Innovation in Design: Kitchen Waste / Organics Recycling	1
1			Credit 1.2	Innovation in Design: Green Housekeeping or Healing Garden	1
1			Credit 1.3	Innovation in Design: Education and outreach program	1
1			Credit 1.4	Innovation in Design: Integrated pest mgmt or 95% waste mgmt	1
1			Credit 2	LEED™ Accredited Professional	1

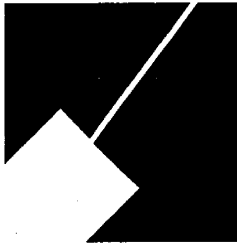
Yes ? No

**28** **3** **38** **Project Totals (pre-certification estimates)** **69 Points**

Certified 26-32 points Silver 33-38 points Gold 39-51 points Platinum 52-69 points

## ATTACHMENT 9

M-NCPPC



### MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
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August 7, 2006

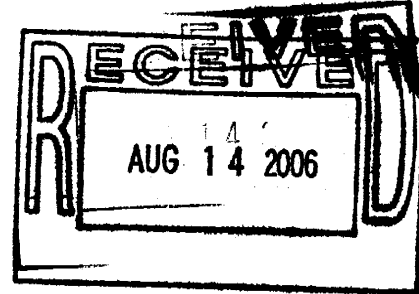
### MEMORANDUM

TO: Kathy Reilly, Planner  
Community Based Planning Division

VIA: Daniel K. Hardy, Supervisor *DKH*  
Transportation Planning

FROM: David Paine, Planner/Coordinator *DP*  
Transportation Planning

SUBJECT: Mandatory Referral MR 06502-MCPS-1  
Bel Pre Elementary School  
Aspen Hill Policy Area



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A proposed building addition to Bel Pre Elementary School is to include a student gymnasium and one associated office. This memorandum is Transportation Planning staff's adequate public facilities (APF) review.

### RECOMMENDATION

Transportation Planning staff has reviewed submitted information for the subject building addition to Bel Pre Elementary School and recommends the following to support approval of the mandatory referral:

- Montgomery County Public Schools should submit a traffic study to satisfy Local Area Transportation Review as part of any future mandatory referral for which the core or programmed capacity at Bel Pre Elementary School exceeds 381 students.

### DISCUSSION

#### School Location, Access, and Circulation

Bel Pre Elementary School is located at 13801 Rippling Brook Drive in the Kensington/Wheaton Policy area. The school has primary access onto Rippling Brook Drive from two driveways. The area proposed for expansion is located at the eastern end of a small parking area for staff. The proposal also increases the parking capacity of the school by three spaces. The proposed addition will have no adverse effect on existing bus, passenger car, bicycle, or pedestrian circulation.



## Master Plan Roadways

The *Aspen Hill Master Plan*, approved and adopted in 1994, classifies and recommends right-of-way widths for significant roadways in the vicinity of Bel Pre Elementary School. The adjacent roadway, Rippling Brook Drive, is classified as a primary residential road (P-10) built to standards with a minimum recommended 70-foot right-of-way. The school is also serviced by Hewitt Avenue to the west. Hewitt Avenue is classified as a primary residential road (P-11) built to standards with a minimum recommended 70-foot right-of-way. North of the school, Bel Pre Road, A-40, is classified as an arterial with a minimum recommended 80-foot right-of-way containing a five-lane cross section. Further southwest of the school, Georgia Avenue (MD 97), M-8, is classified as a major highway with a minimum recommended 120-foot right-of-way containing a six-lane divided cross section.

The *Aspen Hill Master Plan* also classifies Rippling Brook Drive and Hewitt Avenue in the vicinity of Bel Pre Elementary School as a local signed, shared roadway (Class III bikeway), including a connection via Rippling Brook Drive to the Matthew Henson Greenway.

## Local Area Transportation Review

The proposed building addition as stated by Montgomery County Public Schools (MCPS) is not intended to increase the intensity of the school program. According to the materials submitted by MCPS, the current enrollment at Bel Pre Elementary School in 2006 is 494 students. However, current program capacity is 381 students. Students in excess of the program are accommodated in eight portable classrooms that are not subject to mandatory referral. The program capacity in the 2007-2012 CIP is projected to be 381 and the projected 2007 enrollment is 497<sup>1</sup>. The CIP project does not reflect an increase in activity at Bel Pre Elementary School other than annual fluctuations in enrollment. Staff finds that the project will not increase peak-hour vehicular trips during the weekday morning peak period (6:30 a.m. to 9:30 a.m.) and the evening peak period (4:00 p.m. to 7:00 p.m.). Staff therefore, finds that the proposed building addition satisfies the Local Area Transportation Review test and will have no adverse effect on area roadway conditions. However, should a subsequent project cause the core or program capacity at the school to exceed the 381 students outlined in the CIP, then a traffic study to document the impacts should be conducted to satisfy APF review.

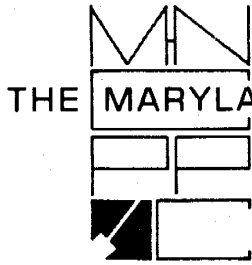
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mno to Reilly re Bel Pre Elem Sch 06502-MCPS-1

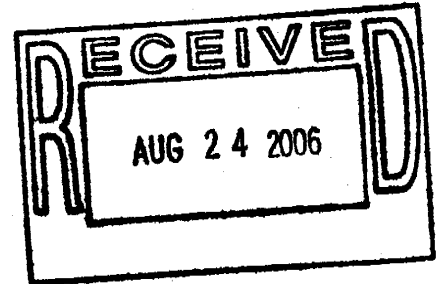
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<sup>1</sup> FY 2007-FY2012 Capital Improvements Program for MCPS

## ATTACHMENT 10



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



### MEMORANDUM

TO: Kathy Reilly, Community Based Planning

VIA: *AKS* Tanya Schmieler, Park Planning Supervisor, Park Planning and Resource Analysis Unit, Department of Parks

FROM: Mark Wallis, Senior Park Planner, Park Planning and Resource Analysis Unit, Department of Parks *MW*

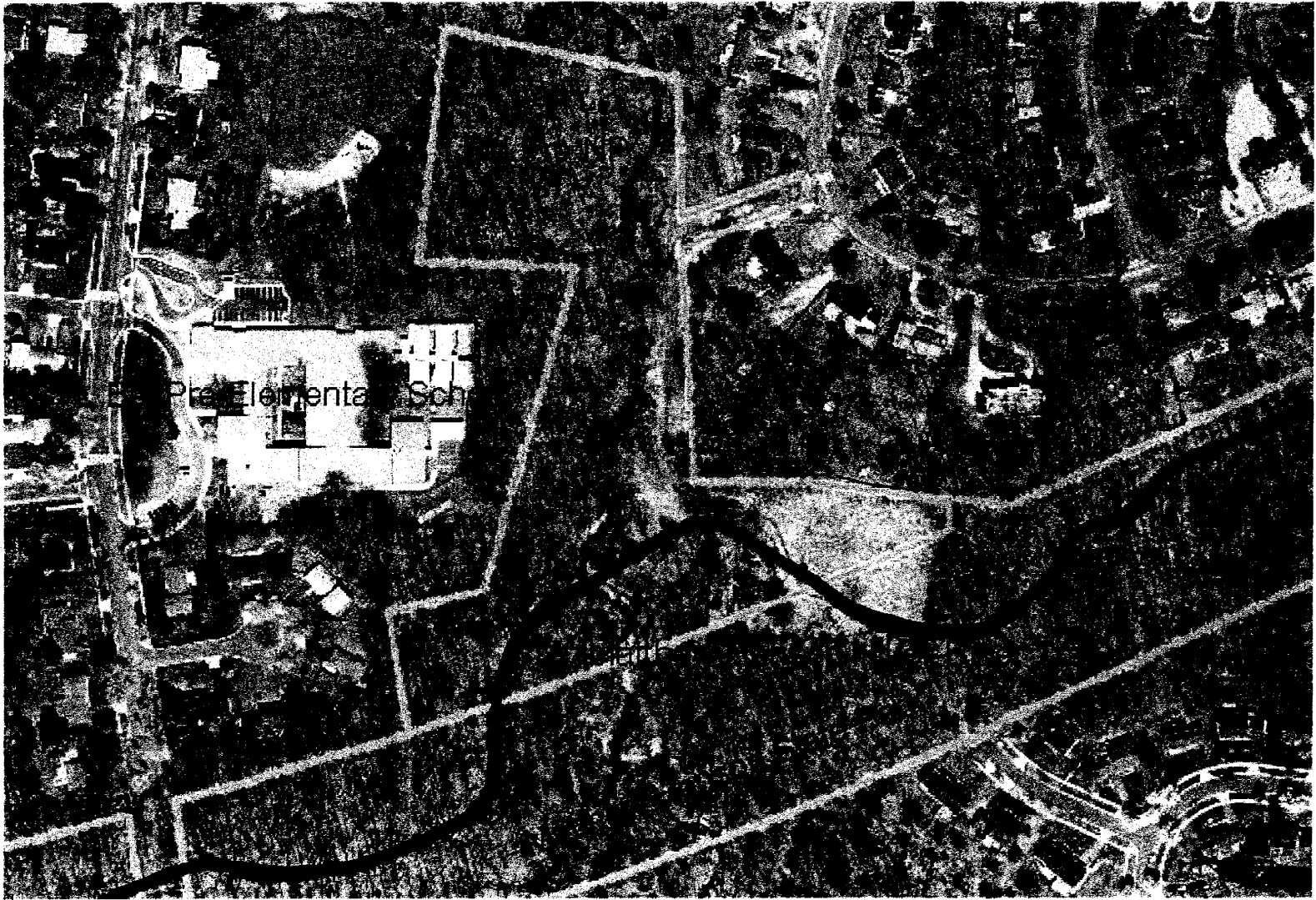
DATE: August 24, 2006

SUBJECT: Bel Pre Elementary School Gymnasium Addition Mandatory Referral

#### Park and Ballfield Coordination

The Bel Pre Elementary School is adjacent to the eight acre Bel Pre Neighborhood Park. The park has an existing bridge and trail connector from the school to North Gate Drive to the East. There are no plans in the 2007 – 2012 Parks Capital Improvement Program (CIP) to add any facilities to the park proper. However, the Mathew Henson Trail will be using a small southern section of Bel Pre Neighborhood Park (see map next page) to avoid environmentally sensitive areas within the Mathew Henson Greenway. The Mathew Henson Trail will connect to the existing bridge and trail connector via a natural surface trail.

Staff from the Park Planning and Resource Analysis (PPRA) Unit, in coordination with staff at Community Use of Public Facilities (CUPF), examined the gym addition proposal. The gym project as proposed will not interfere with ballfield permitting. The school will continue to operate during construction and the vast majority of parking will remain available during community use hours. The construction footprint and potential staging areas will not interfere with the ballfield operations.



## Facility Advisory Committee

### Involvement

The preliminary plans for the gymnasium addition to Bel Pre Elementary School were developed based on the educational specifications prepared by Montgomery County Public Schools (MCPS). Through a series of conferences with the Facility Advisory Committee, several design alternatives were developed and evaluated. The proposed plans were reviewed and subsequently modified in accordance with recommendations and suggestions from the committee, which approved the proposed plans presented herein.

### Membership Committee

Mrs. Carmen van Zutphen	Chair/Principal	Bel Pre Elementary School
Mr. Timothy Arnibald	Community Member	Layhill Civic Association
Mr. Rakesh Bagai	Project Manager	Division of Construction, MCPS
Ms. Claudia Everitt	Media Specialist	Bel Pre Elementary School
Mr. James Herbold	Teacher	Bel Pre Elementary School
Ms. Diane Ivan	Teacher	Bel Pre Elementary School
Ms. Adrienne L. Karamihas	Facility Planner	Division of Construction, MCPS
Ms. Beth Lewis	Community Member	Layhill Civic Association
Ms. Chris Miller	Vice President, PTA	Bel Pre Elementary School
Ms. Lisa Nachman	Community Member	Layhill Civic Association
Ms. Linda On	PTA Representative	Bel Pre Elementary School
Ms. Maria Prawirodihardjo	Architect	Maryland State Department of Education
Ms. Deidrea Schnabel	Teacher	Bel Pre Elementary School
Mr. Michael P. Shpur	Architect	Division of Construction, MCPS

Bel Pre Elementary School Gym Addition

Zavos Architecture+Design, LLC

## Facility Advisory Committee



### Membership Committee (continued)

Ms. Patricia Smith	Assistant Principal	Bel Pre Elementary School
Ms. Dana Tolliver	PTA Representative	Bel Pre Elementary School
Ms. Verna Washington	Teacher	Bel Pre Elementary School
Mr. Herbert Yim	Community Member	Layhill Civic Association

Bel Pre Elementary School Gym Addition

Zavos Architecture+Design, LLC