

Woodley Gardens Project  
850 Nelson Street

Community Planning and  
Development Services  
Received  
4/5/2022  
PAM2022-00137

Combined Pre-Application Area Meeting  
Special Exception Amendments  
Swimming Pool, Non-Accessory SPX  
Private Educational Institution SPX

Project Description

The PAM Pre-Application Meeting application is to provide information on the owner's, operator's and tenant's collective intentions for proposed modifications to the existing special exceptions for the approx. 3.2 acre property at 850 Nelson Street, Rockville ("Property"). The Property was recently acquired by Woodley Waves, LLC ("Owner"). Meekin, LLC is the operator of the pool ("Operator"). Georgetown Hill Child Care Center, Inc. operated an early learning education facility under a lease ("Tenant"), on the Property until a recent fire casualty suspended operations. The Owner, Operator and Tenant collectively desire to make certain improvements to the Property, including enhancements to the pool and construction of a replacement 2-story education building.

The Woodley Garden Pool was established on the Property in 1962 as a swim club under special exception S-54-62 and various amendments. An early learning center has operated under special exception SPX73-00197 and various amendments since the early 1970s. Georgetown Hill has operated as a private educational institution on the Property since 1999 under Special Exception SPX98-0274, as amended, for up to 123 students. Fire damaged the Property in early 2019. Since then the prior owners and the new Owner have been working in good faith to reinstate operations on the Property. The Pool re-opened in 2021 by the Operator. The Tenant intends to re-open the school upon completion of construction.

A new education building is proposed in the general location of the prior pool clubhouse and school building. The building proposed is approximately 18,300 square feet +/-, in two stories, with classrooms, administrative facilities, and a gymnasium with a basketball court, for a student population of up to 210 students.

The pool enhancements proposed include a one-story pool entry, locker rooms, pump room, guard office and snack shack. The pool is proposed to be expanded from 6-lanes to 8-lanes. A future phase proposes a weather enclosure for year-round swimming.

The proposed new construction has been designed and sited to minimize impacts to existing trees and landscaping, except to a few internal trees. No changes are anticipated to perimeter landscaping. Stormwater management facilities for the new construction are proposed as well as re-landscaping and replacement of trees on the affected interior areas of the site. A new sign is proposed at Nelson Street. No changes are anticipated to the parking, access points, and general circulation.