



Meeting Minutes

Date: 6/09/2022

Project name: Dunn Loring Elementary School

Purpose: Design Committee Meeting #1

Location: Remote - Zoom Meeting

Attendees:

Name	Affiliation	Email
C. Bradley James	FCPS D&C	cbjames@fcps.edu
F. Thomas Lee	Samaha	ftl@samaha-arch.com
Mahamudul Asif	Samaha	masif@samaha-arch.com
Randy Beard	Samaha	rbeard@samaha-arch.com
Mark Liberati	Pennoni	mliberati@pennoni.com
Becky Cate	Design Committee	
Mike Cate	Design Committee	
Jeremy Hancock	Design Committee	
Brendan Menuey	Design Committee	
Molly Sherlock	Design Committee	

Points of Discussion:

Project Introduction and Plans Presentation

1. C. Bradley James provided introductions to the project team.
FCPS Design and Construction
Bradley James – Coordinator
Subhash Gambhir – Architect
Consultant Design Team
Samaha Associates – Architect
Pennoni – Civil Engineer
Ehlert Bryan – Structural Engineer
Strickler Associates – MEP Engineer
2. C. Bradley James provided a project overview of the projected milestone dates for the project.
Schematic Design Phase – 04/2022-07/2022
Design Committee Meeting #1 – 06/09/2022
Design Development Phase – 07/2022-09/2022
Intermediate Design Phase – 09/2022-12/2022
Final Design Phase – 12/2022-04/2023
Permit Phase – 04/2023-01/2024
Construction Start – Spring 2024
Final Completion – Fall 2026



3. CBJ and FTL provided an overview of the project scope.
 - a. The quality and attributes of the project are governed by FCPS Education Specifications.
 - b. Dunn Loring ES was closed when student enrollment was approximately 150. The building was renovated afterwards to serve as an administration building.
 - c. The administration building staff will be relocated prior to the start of construction.
 - d. The existing building including the original 1930's school is currently proposed for demolition.
 - e. The original school building was built using funds received from the Federal Emergency Administration of Public Works (PWA) as part of President Roosevelt's New Deal building program. However, since Dunn Loring School is not on a State or Federal registry of historic places and only resides on the inventory of Historic Sites which is an honorary designation and does not impose restrictions or limits as to how owners can use their property, Fairfax County may decide if the original school building will be preserved or demolished.
 - f. The existing building has received multiple additions resulting in floor level changes (ramps and stairs). A significant portion of the existing building is constructed over crawl space. These factors create conditions that make renovation a challenge.
 - g. The new school building is designed for a student capacity of 900.
 - h. The building main entrance is accessed from Idylwood Road.
 - i. The new building is proposed to be set back further from Gallows Road than the existing building.
 - j. Kiss and ride has been located to separate from the bus loop for safety. A generous amount of parent vehicle queuing has been provided for kiss and ride.
 - k. Pedestrian circulation has been shown separated from traffic on the site. Pedestrians are not forced to cross lanes of traffic.
 - l. The proposed number of parking spaces is similar to the existing number of parking spaces on the site.
 - m. The existing site entrance from Idylwood Road is proposed to be maintained.
 - n. The building main entrance and administration location provides unobstructed views to the site promoting passive visual security.
 - o. A secure vestibule is provided at the main entrance that requires visitors to check in at administration for identification verification prior to accessing the main school building.
4. FTL presented images depicting the existing site, proposed site, existing building floor plan, proposed building floor plan, and renderings of the proposed building exterior and the surrounding site.
5. Design Option 1:
 - a. The new school building is similar to the prototype design prepared for the Fairfax/Oakton site that was relocated to the proposed Dunn Loring site.
 - b. The two-story portion of the building contains the Cafeteria, Administration, Library, Gymnasium, Art Classrooms, Music Classrooms, and various building support spaces. Cafeteria and Gymnasium are stacked on two levels.
 - c. The three-story portion of the building serves as the classroom academic wing, grades Kindergarten through 6th Grade, and includes various building support spaces.
 - d. Option 1 locates the academic wing adjacent to the existing playfield.
 - e. A multi-level Resource Area that includes informal riser seating is provided in the 3-story classroom wing.
 - f. The building has a monumental stair connecting Level 1 and Level 2.
6. Design Option 2:
 - a. The new school building is similar to Design Option 1; however, the building has been flipped mirror image to locate the Gymnasium adjacent to the existing playfield.
 - b. The re-orientation of the building locates the loading dock near the existing playfield and requires an added paved vehicle route to the west end of the building.
 - c. Future building expansion is limited by the proximity of the classroom wing to Gallows Road.
7. Design Option 3:
 - a. The proposed building for Option 3 is four-stories and has the smallest footprint of the 3 options which creates the most open space for the site.
 - b. The Gymnasium is located on Level 1 and is located adjacent to the existing playfield.
 - c. Outdoor Classroom can be located near the existing playfield.



- d. Both Gymnasium and Cafeteria are located on Level 1.
- e. There are no general classrooms on Level 1. Art and Music Classrooms are located on Level 1, however.
- f. Kindergarten and 1st grade are located on Level 2. 2nd, 3rd, and 4th grades are located on Level 3. 5th and 6th grades are located on Level 4.
- g. Support spaces are generally located in interior spaces (no window openings) in a similar manner as Design Options 1&2.
- h. A multi-level Resource Area that includes informal riser seating is provided in the classroom wing located between Levels 3 and 4.
- i. Building expansion is proposed to be in a cold, dark, shell space on Level 4 integrated into Design Option 3.

Questions and Comments

- 1. Q. Will ADA compliance be addressed in the design?
A. Yes. For both building and site. An elevator will be provided for the building.
- 2. Q. Will adequate on-site parking be provided? Existing offsite parking is limited in the immediate area.
A. The number of parking spaces in the new site design will closely match the existing number of parking spaces. Overflow parking strategies in areas such as paved play will also be explored by the design team.
- 3. Q. There appear to be challenges associated with bus loop and kiss and ride traffic entering and exiting the site. How will these issues be addressed?
A. Kiss and ride and bus loop traffic strategies will be reviewed by FCPS Security. Security recommendations will be implemented in the design. Currently, bus loop entry is shown from Gallows Road and exit onto Idylwood. Kiss and ride (cars) entering from Idylwood would create the longest queuing line, thus keeping the most cars off the streets. Kiss and ride would most likely exit onto Gallows Road. Traffic studies will also influence the design for traffic.
- 4. Q. How will walkers be protected from traffic?
A. Sidewalks will be designed to limit crossings with traffic. Landscaping may be utilized to keep walkers in designated areas and to prevent walkers from entering the site from unauthorized areas.
- 5. Q. Traffic turns from Idylwood onto Gallows are difficult even with the Administration building in place. A school building could make the condition worse. How will this be addressed?
A. The parking count proposed for the school is roughly the same as for existing parking for the administration building. No significant increase in parked cars on site are anticipated. Congestion during school drop off in the morning and school pick up in the afternoon will need to be addressed by the traffic study.
- 6. Comment: Greenbrier Way and Westchester Drive are used as cut throughs to avoid the light at Idylwood and Gallows. Traffic entering and exiting the Administration building is staggered. Kiss and ride traffic could make conditions worse.
Response: Acknowledged, Congestion during school drop off in the morning and school pick up in the afternoon will need to be addressed by the traffic study.
- 7. Q: Stacking of traffic on Gallows or Idylwood should be avoided. Could a second entrance to the site from Gallows be created?
A. The design team will investigate to determine if a second entrance is feasible. Traffic management and site entrance strategies may be made available to discuss at the next Design Committee Meeting.
- 8. Q. 900 student capacity is larger than the existing adjacent schools. How was this school capacity calculated?
A. The capacity is prepared by the FCPS Planning Department. Building expansion is only a concept at this time.
- 9. Q. What is the actual utilization of the building early on?
A. 84% utilization is anticipated for the first year the building is in operation.
- 10. Q. How will stormwater be managed?
A. Since space is limited, an underground treatment facility (Stormtech) will be located under the parking



- lot. Outfall is to the southeast portion of the site, so the facility will likely be located there.
11. Q. During heavy rain, Greenbrier Way will flood from an open conduit. Will this condition be addressed?
A. The design team will investigate the outfall of the storm drainage system offsite as part of the analysis of the proposed site development. Improvements will be made as required.
 12. Q. Will plans be provided to the Design Committee?
A. Yes. The presentation will be made available to those attending this meeting as a pdf file included with the minutes prepared for this meeting. CBJ requested that Committee members do not show or e-mail the presentation to others.
 13. Q. Can the site area between playfield and building be used for outdoor classroom?
A. There is a steep rise in grade in this area, so a terrace or similar structure would be required. The design team will investigate the feasibility to locate outdoor classroom in this area.
 14. Q. Are any classrooms proposed without windows?
A. No. All full day classrooms will have windows.
 15. Q. How many playgrounds are proposed?
A. Three. (1) paved play area, (1) kindergarten play area, and (1) school aged playground.
 16. Q. Can playfield be located near Gallows Road instead of at the existing location?
A. The existing playfield is already graded flat as required. Locating the playfield at Gallows would likely require retaining walls. Feasibility to relocate playfield will be determined after the traffic study is completed.
 17. Q. When will the traffic study be completed?
A. The goal is to have the study completed prior to the next Design Committee meeting.
 18. Q. Will the existing (historic) building be preserved? Is this a hurdle to complete the design as presented?
A. It is too early in the design process to be certain. The existing building has deficiencies that are not easily resolved by renovation; therefore, demolition is preferred at this time. The design team may investigate Colonial Revival design elements for the new building to acknowledge the historic context of Dunn Loring ES. The first design priority is to make the building fit the site. Design constraints will be identified as the project develops.
 19. Comment: A Design Committee member commented that there is nothing about the existing building worth saving, but they understand that some older residents may have differing opinions.
Response: There are no current State or Federal level requirements that obligate FCPS to preserve the existing building. FCPS will need to coordinate with the County to determine any additional requirements or constraints associated with the project.
 20. Comment: Height (2 additional floors taller than existing) of the building may be an issue for approval.
Response: The proposed 4-story building is designed to be compliant with zoning requirements for height.

CBJ noted the next steps in the design process to occur after this meeting:

- Identify a date for the next Design Committee Meeting.
- A design option will need to be selected for development by FCPS leadership.
- Develop traffic strategies for review.
- Design committee members are encouraged to invite others to join the DLES Design Committee. Send names and e-mail addresses to CBJ.

These are the minutes as recorded based upon conversations and discussions and are intended to provide an overview of the meeting. Any additions, omissions, and/or corrections shall be addressed at the following meeting. If no such corrections are made, then these minutes shall be recorded as part of the project record.

Sincerely,

Randal H. Beard
SAMAHA ASSOCIATES, P.C

Copies to: C. Bradley James, FCPS D&C



SAMAHA

service | design | success