

GRIMM + PARKER

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MEETING MINUTES

Project: Lees Corner Elementary School Renovation
Location: Lees Corner Elementary School
Date + Time: Thursday, May 26, 2022, 3:30 PM
Meeting: Design Committee Meeting No. 1 – Schematic Design Review

ATTENDEES:

Brad James	FCPS
Subhash Gambir	FCPS
VaRonica Sloan	FCPS
Laura Tapper	FCPS
Mike Lis	FCPS
Nadine Crozier	FCPS Parent
Hailey Colman	FCPS
Lorena Sagastine	FCPS
Jenny Spears	FCPS
Leah Kmetz	FCPS
Dave Whale	G+P
Rob Gilp	G+P

MINUTES:

- Brad James introduced the team, shared the current project status, schedule and information on the upcoming design and construction process.
- Grimm and Parker presented the existing site plan including opportunities and constraints, 3 proposed site plan options, 3 corresponding floor plan options, and 3 architectural massing and character options.
- See attached copy of the presentation for reference.
- **Site plan schemes presentation/Discussion**
 - 8 additional parking spaces are proposed for visitors in the bus loop.
 - Due to site constraints, opportunities for building expansion are limited to the existing blacktop area and a smaller area at the rear of the school. Steep grades, easements, Resource Protection Areas limit development in other areas of the site.
 - The majority of walkers arrive from the west, crossing Hollinger near the parking lot or from the asphalt pathway near the loading dock
 - Covered walk across the front of the building at the bus loop is requested.
 - A longer Kiss and Ride Drop area where multiple cars can drop off at the same time would speed up the process. Design team will investigate this option.

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- All schemes provide building additions in the front of the building to expand the cafeteria, main office and to create space for SACC.
- Scheme A – provides a two story classroom addition on the existing blacktop.
- Scheme B provides a 2 story classroom addition at the rear of the school and a smaller two-story addition on the existing blacktop area. The addition at the rear encloses the existing courtyard.
- Scheme C converts the existing gymnasium into a new music wing and provides a new gymnasium. A 2-story classroom is provided on the existing blacktop and is connected to the new gymnasium and music wing.
 - Scheme C location of the playground behind the gym and away from the road feels safer for the students
- **Floor plan schemes presentation/Discussion**
 - The existing angular classrooms feel less safe than rectangular classrooms. Students can't hide out of view from the doorway as easily in the angular rooms.
 - The existing flimsy operable walls need to be replaced with real walls that limit sound transfer.
 - All proposed design schemes provide a clear organization to make the school easier to navigate and supervise.
 - Scheme A and B reconfigure existing angular classrooms to be rectangular shape. Scheme C retains the existing angular classrooms.
 - All schemes provide all program spaces at the size required by FCPS standards.
 - Only exception is Scheme A, where the gym and cafeteria, although expanded from the existing size, are slightly smaller than the FCPS standards.
 - Art Rooms are adjacent to each other with shared storage and kiln room between on Schemes A and C. There is one art room on each level in scheme B.
 - SACC has direct access from the exterior on schemes A and C. SACC is located adjacent to the main office in Scheme B, but does not have direct access to the outside.
 - Scheme C classrooms in the addition feel somewhat isolated.
- **Elevation options presentation/Discussion**
 - Like the windows in Scheme C but don't like the roof elements
- **General comments/Discussion**
 - The bell is significant. It doesn't need to be in a bell tower but should be displayed at the school (either inside or outside)
- **Next Steps – SD submission**
 - FCPS will determine which scheme to pursue
 - Design Committee will meet again in late August/early September

Author: Rob Gilp, LEED AP