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DC PREP PCS at Wilkinson CFA Concept Review

2330 Pomeroy Rd SE
July 1, 2021

Project Overview

The Project is a new site for the expansion of DC Prep PCS' elementary and middle school programming. The two new school programs will be housed in DGS' Wilkinson School building, located at 2330 Pomeroy Rd. SE.

The existing school building was original constructed in 1973. The main façade looks to Pomeroy Rd, with residential properties to the North and a new development under construction to the South. The building sits on a through-lot, spanning between Pomeroy Rd SE and Elvans Rd SE. The existing school building is concrete and stucco, with limited glazing and focus to the interior. The exterior is defined by large overhangs and clerestory strip windows at the second floor. The structure includes 2 floors for learning and administration spaces, and a lower level, which houses the garage and mechanical/service spaces. The building is not considered a historic resource, nor is it located in a historic district.

The intent is to update the existing structure while respecting the original building design. It is important to maintain the strong mass but change the character - moving away from an enclosed building to one that is open to the community.

The design proposal seeks to update the building exterior through the use of natural light and limited elements of color, to more appropriately reflect the program housed within. The proposal maintains the clerestory windows while incorporating vertical elements and opening the corners. No changes to the extents of the building envelope or building footprint is proposed. No addition is included as part of the project scope.

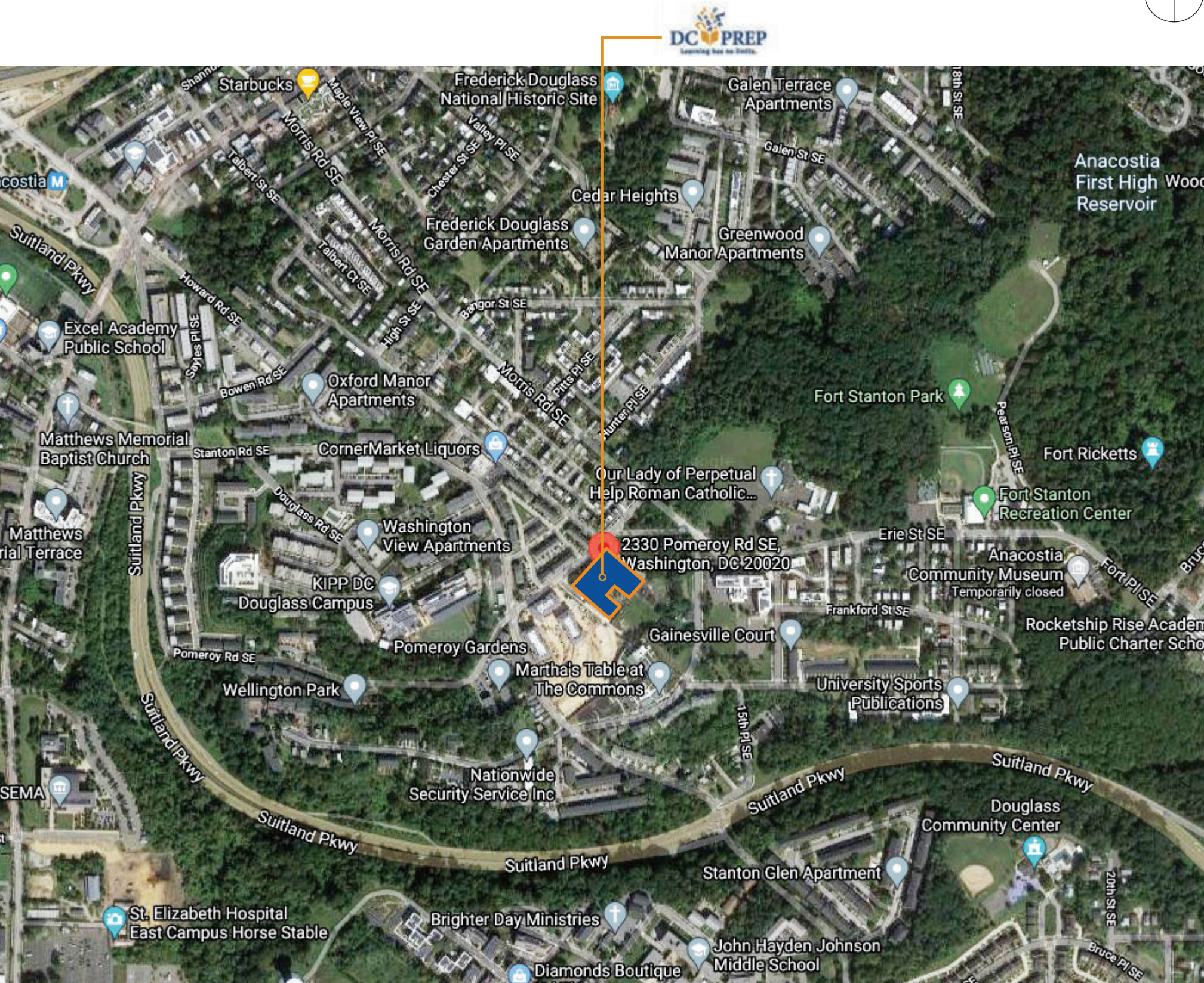
Project scope includes:

1. New vertical glass panels at the second floor and gymnasium volume, providing the necessary natural light to interior spaces;
2. Replacement of translucent glass at the clerestory with clear glass;
3. Addition of custom mullion caps in varying colors for a more playful appearance consistent with elementary and middle school programming;
4. Addition of skylights to bring natural light into the core of the expansive floor plates;
5. New stucco finish to clean up building exterior;
6. Level 3 modernization of existing interior spaces;
7. New mechanical penthouse enclosure;
8. Mechanical system upgrades;
9. New elevator;
10. Roof replacement;
11. Upgrades to site design, incorporating landscape features, play areas, and bio-retention planters.

The building is currently partially occupied by DCIA, which program will be relocating to another site in the near future.

The project is to be implemented over two phases:

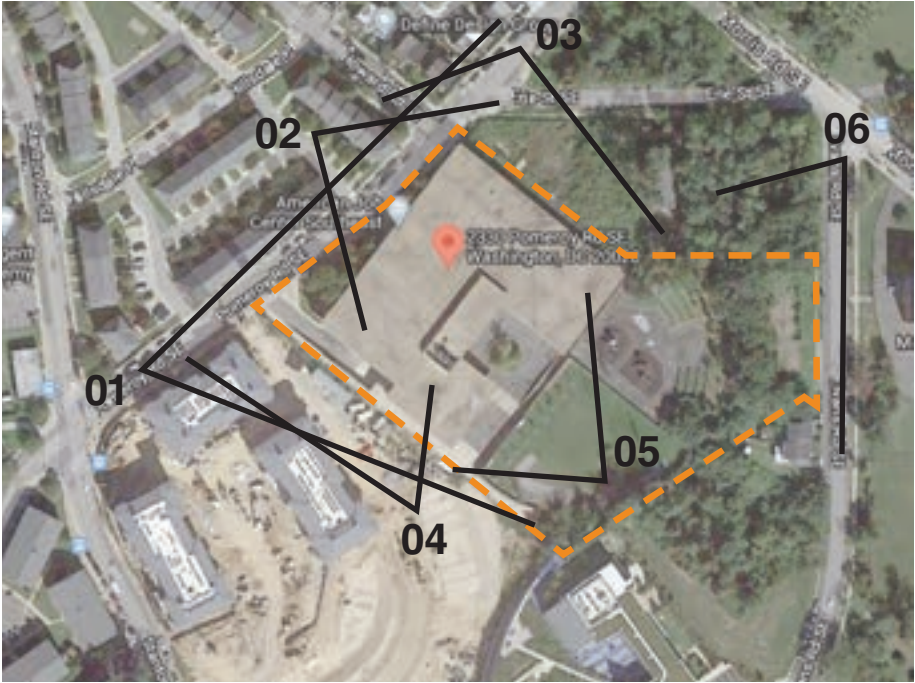
- Phase 1 - Middle School, to be completed Summer 2022;
- Phase 2 - Elementary School, to be completed Summer 2024.



Site Aerial Map



Site Photos - Street Views



01: View from Pomeroy Rd NE to main façade



04: View from new development at SW building façade



02: Looking from alley toward existing main entrance at Pomeroy Rd.



05: View from outdoor areas toward back of the building

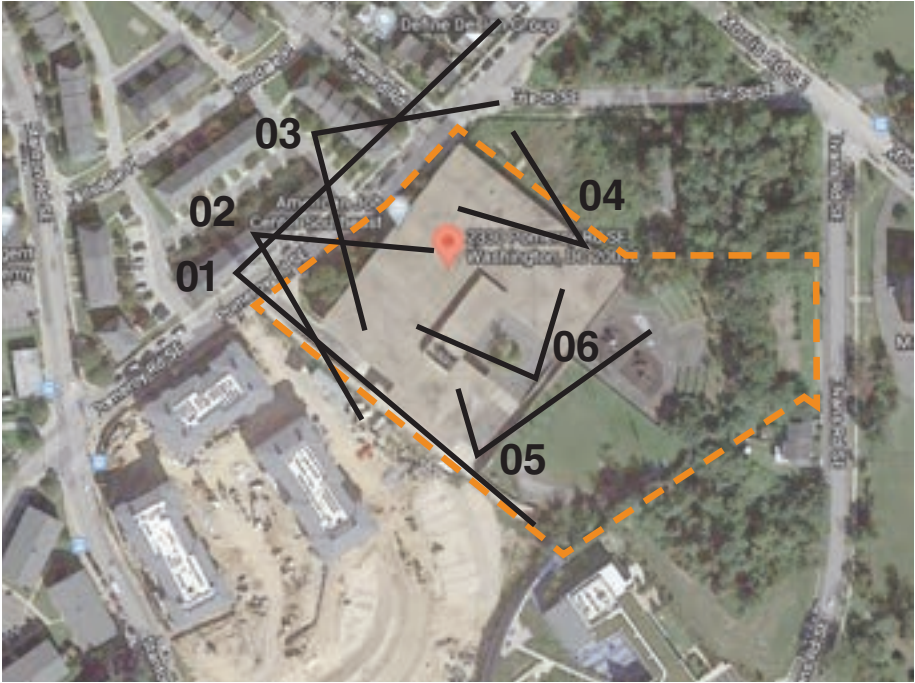


03: Corner of Pomeroy Rd, Erie St, and Howard Rd, looking SW



06: View from Elvans Rd SE

Site Photos - Building Views



01: Pomeroy Rd SE, looking NE toward main façade



04: Along North façade, building overhang



02: Pomeroy Rd SE, looking SE toward driveway and garage entrance



05: Building back, gym volume and courtyard area



03: Pomeroy Rd SE, existing main entrance



06: Building back, courtyard area

Location Map and Zoning Summary



Address: 2330 Pomeroy Rd SE

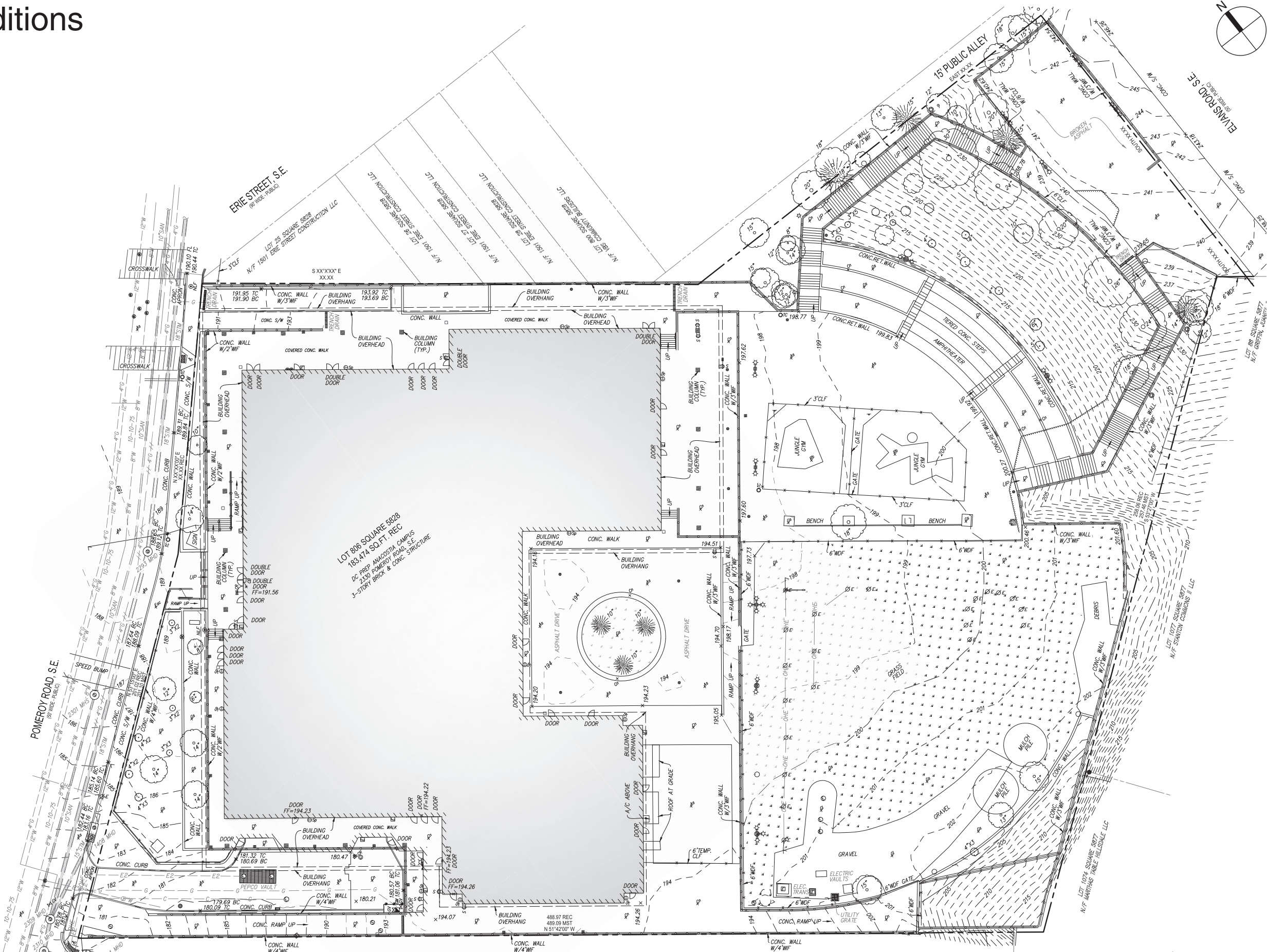
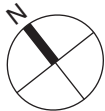
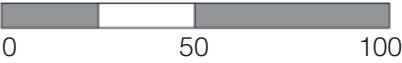
Square No.: 5828
Lot No.: 0806
Land Area: 183,474 SF
Zoning District: R-3
Historic District/Landmark: none
Current/Proposed Use: educational (no change)

Building Area:
Existing 145,788 SF
(no change proposed)



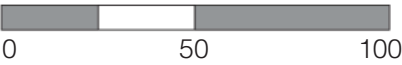
Survey, Existing Conditions

Scale: 1" = 50'-0"



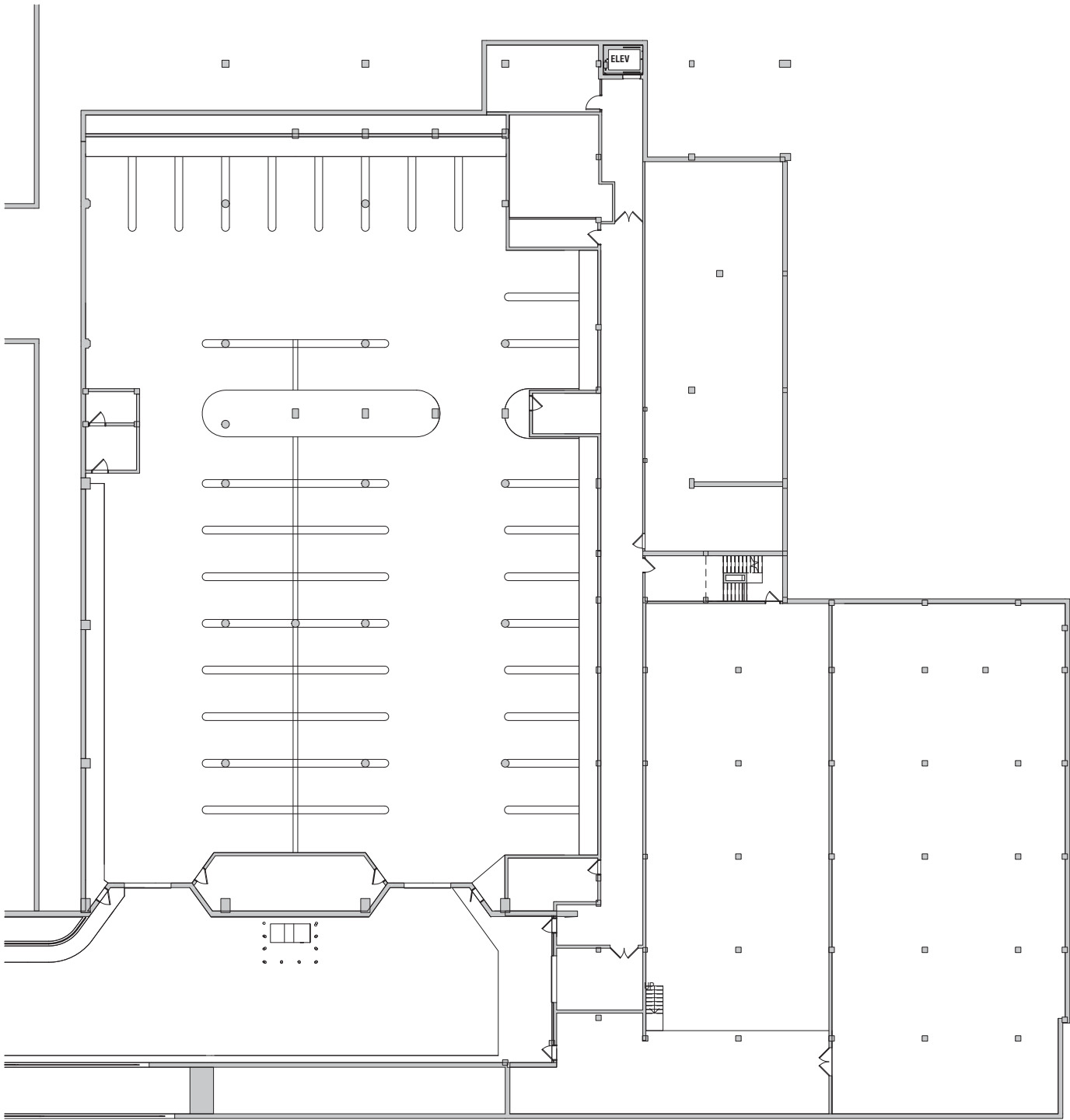
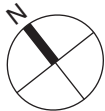
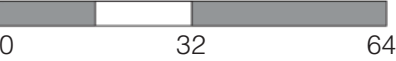
Proposed Site Plan

Scale: 1" = 50'-0"



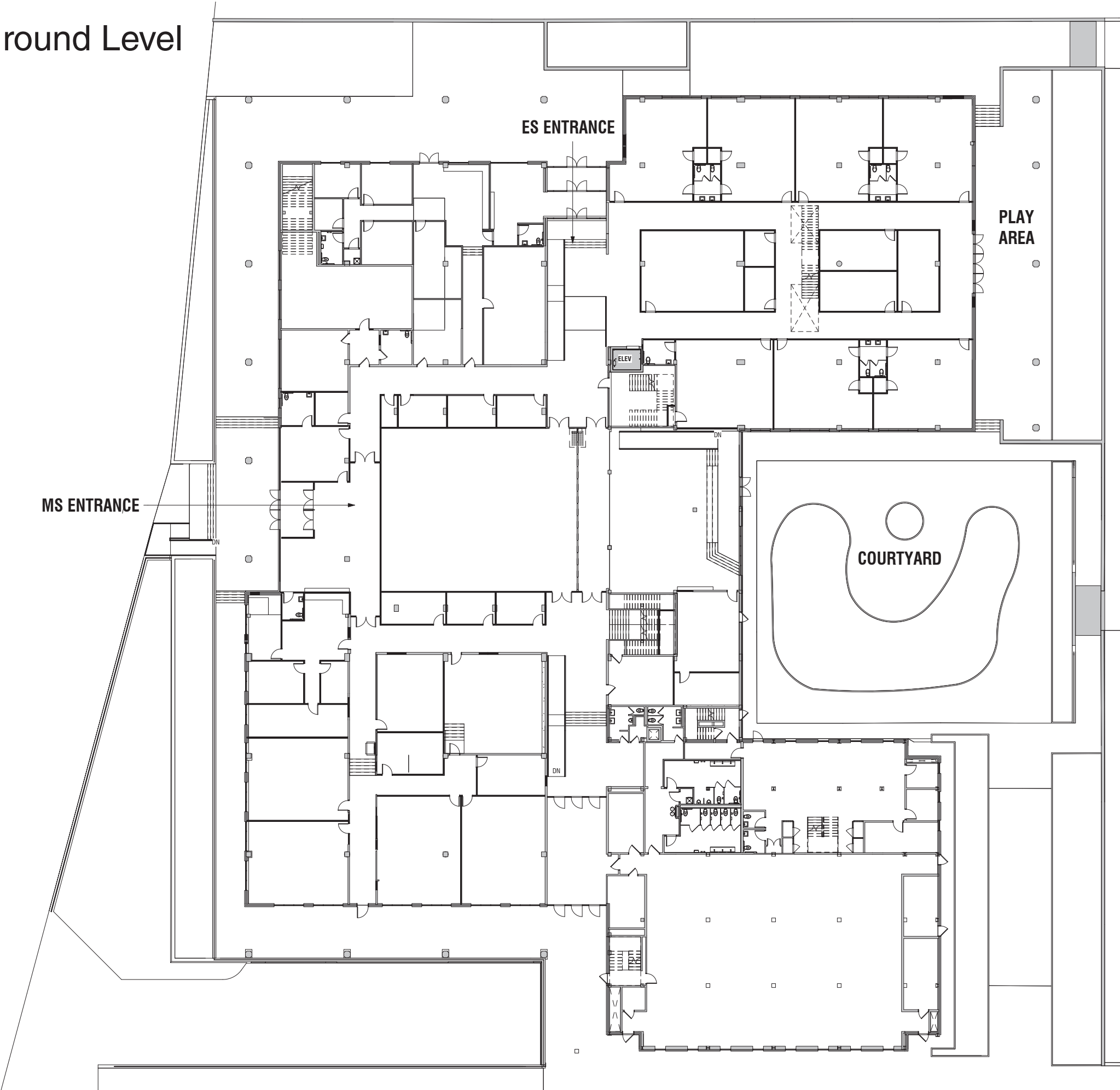
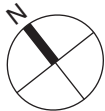
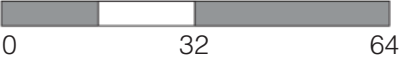
Proposed Floor Plan - 00 Garage Level

Scale: 1/32" = 1'-0"



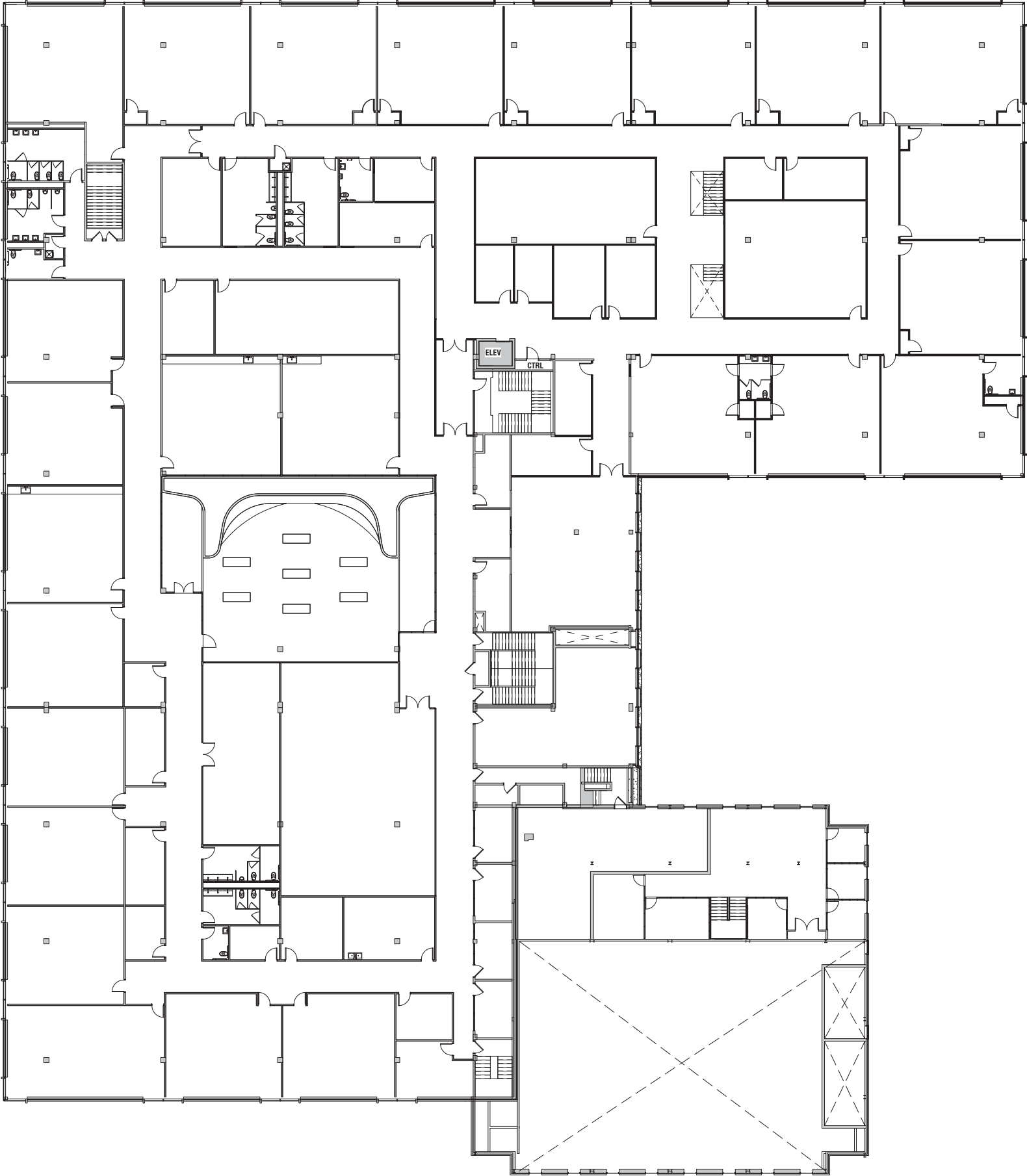
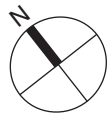
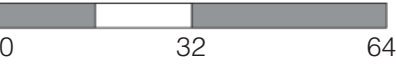
Proposed Floor Plan - 01 Ground Level

Scale: 1/32" = 1'-0"



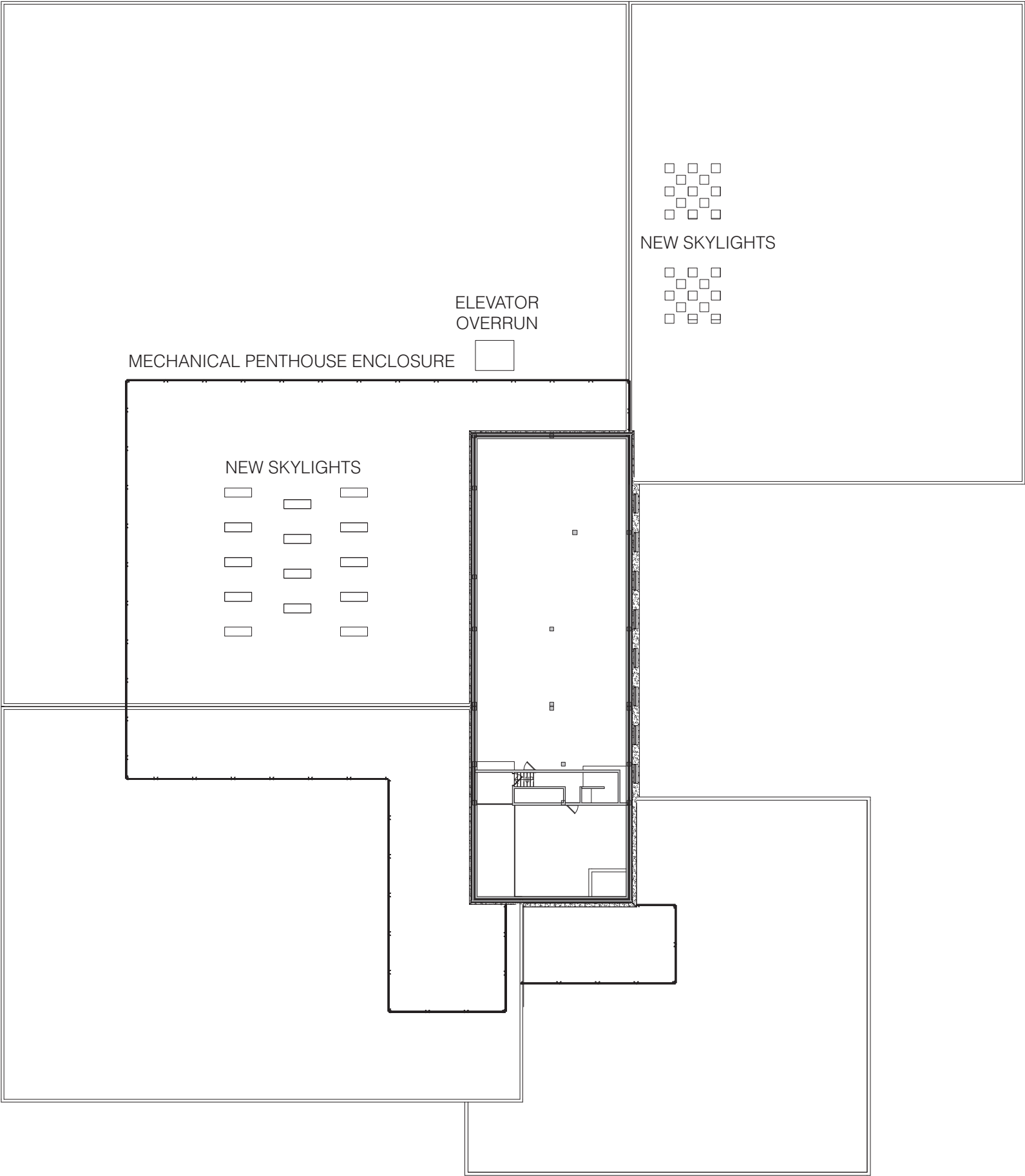
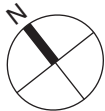
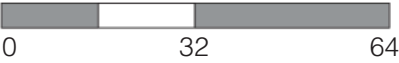
Proposed Floor Plan - 02 Second Level

Scale: 1/32" = 1'-0"



Proposed Floor Plan - Roof Level

Scale: 1/32" = 1'-0"



Proposed Elevation - West

Scale: 3/64" = 1'-0"



West Elevation
Pomeroy Rd SE, Middle School Entrance

Proposed Elevation - East

Scale: 3/64" = 1'-0"



East Elevation
Building back, courtyard

Proposed Elevation - North

Scale: 3/64" = 1'-0"



North Elevation
Elementary School Entrance

Proposed Elevation - South

Scale: 3/64" = 1'-0"



South Elevation
Services, Gymnasium Exterior

View 01

View from Pomeroy St., East Façade, Main Entrance



Existing



View 02

View from Rear Courtyard, East Façade



Existing



EXISTING BRICK TO REMAIN

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Mechanical Screen at Existing Roof

Model: V6JN5



Proposed color: Bone White

Proposed Materials

EXISTING BRICK

Brick to remain as existing at the base/
first floor of the building;



EIFS SYSTEM

COLOR: WHITE

External Insulation and Finish System
(EIFS) stucco installed at the second
floor, in areas where no brick exists;



ALUMINUM WINDOW SYSTEM

COLOR: GREY

Thermally-broken exterior aluminum
glazing system; Kynar finish;



GLAZING

Clear low-e 1" insulating glass panels at
standard applications;
Spandrel glass as necessary at floor slab
locations;

