

KETCHAM ELEMENTARY SCHOOL

CFA CONCEPT REVIEW PRESENTATION

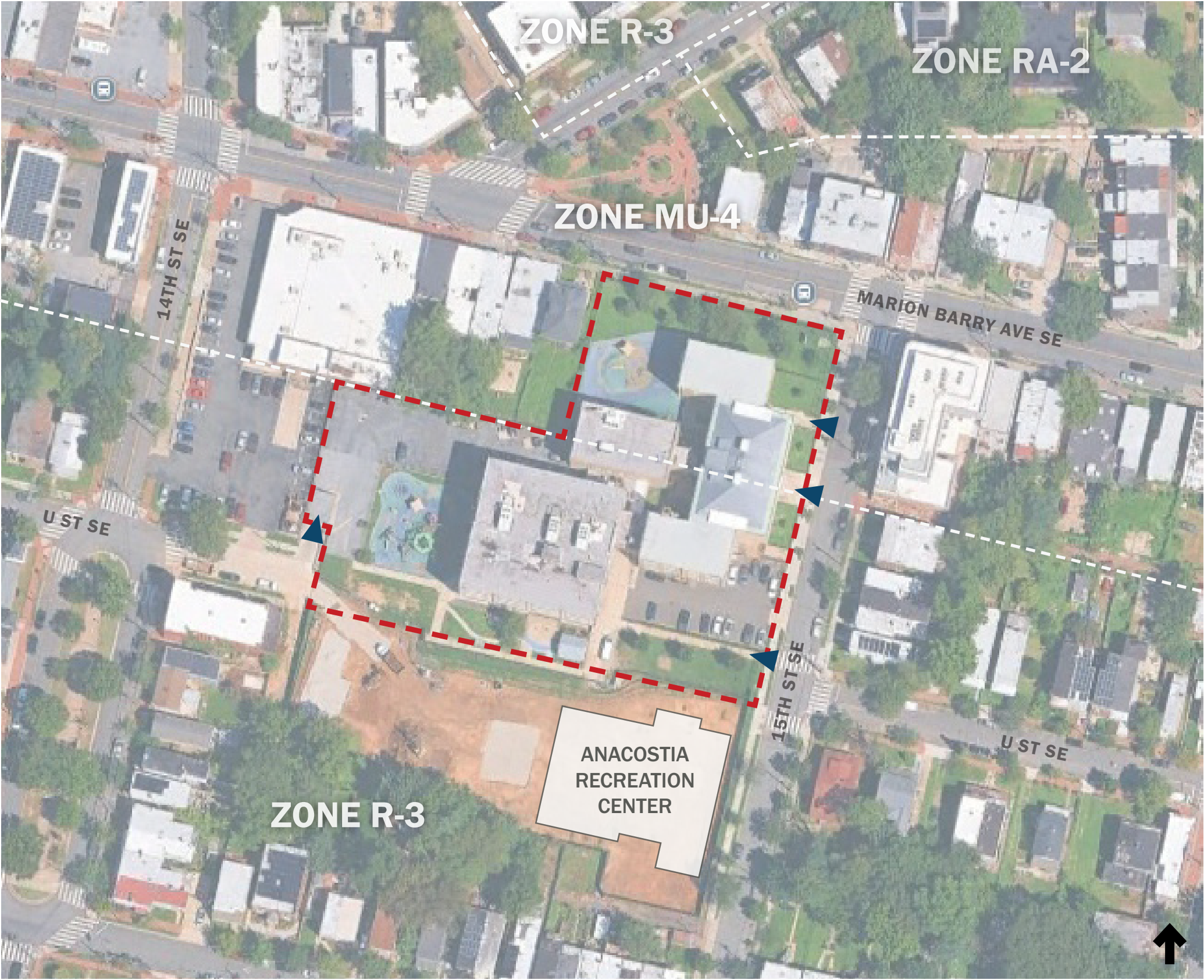
February 19, 2026



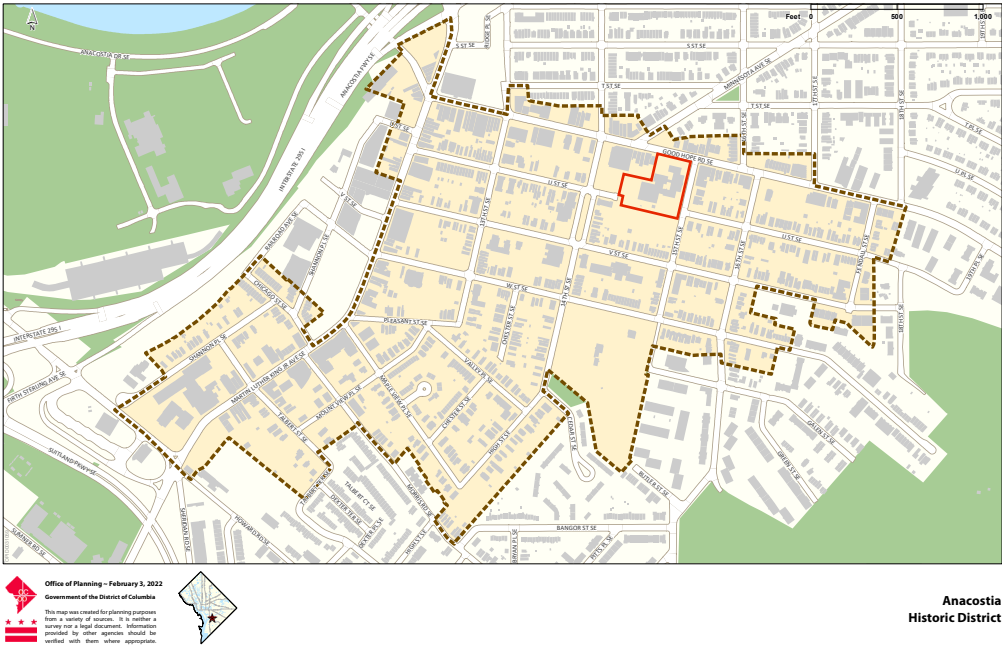
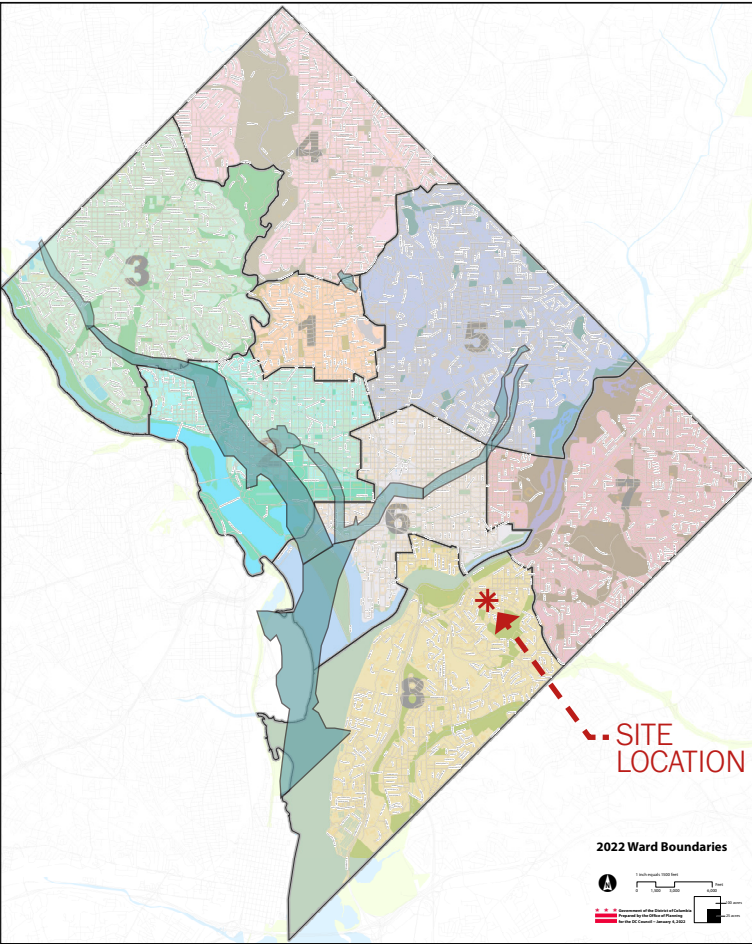
SITE ANALYSIS | SITE VICINITY MAP



SITE ANALYSIS | SITE LOCATION & ZONING



▲ SITE ACCESS POINTS



Anacostia Historic District

SITE ANALYSIS | NEIGHBORHOOD CONTEXT



ANACOSTIA NEIGHBORHOOD LIBRARY



ANACOSTIA HIGH SCHOOL



FREDERICK DOUGLASS NATIONAL HISTORIC SITE



ANACOSTIA REC CENTER @ KETCHAM



SAVOY ELEMENTARY SCHOOL



RESIDENTIAL CONTEXT



BREAD FOR THE CITY



KRAMER MIDDLE SCHOOL



RESIDENTIAL CONTEXT

SITE ANALYSIS | ADJACENT VIEWS



C INTERSECTION AT 15TH ST SE & U ST SE



D VIEW AT 15TH ST SE



E INTERSECTION AT 15TH ST SE & MARION BARRY AVE SE



B VIEW TO ANACOSTIA REC CENTER



F VIEW FROM MARION BARRY AVE SE



A INTERSECTION AT 14TH ST SE & U ST SE



G VIEW FROM 14TH ST SE

SITE ANALYSIS | SITE VIEWS



C INTERSECTION AT 15TH ST SE & U ST SE



D VIEW AT 15TH ST SE



E INTERSECTION AT 15TH ST SE & MARION BARRY AVE SE



B VIEW TO ANACOSTIA REC CENTER



F VIEW FROM MARION BARRY AVE SE



A INTERSECTION AT 14TH ST SE & U ST SE



G VIEW FROM 14TH ST SE

EXISTING CONDITIONS | EXISTING FOOTPRINT AND PROPOSED INTERVENTIONS



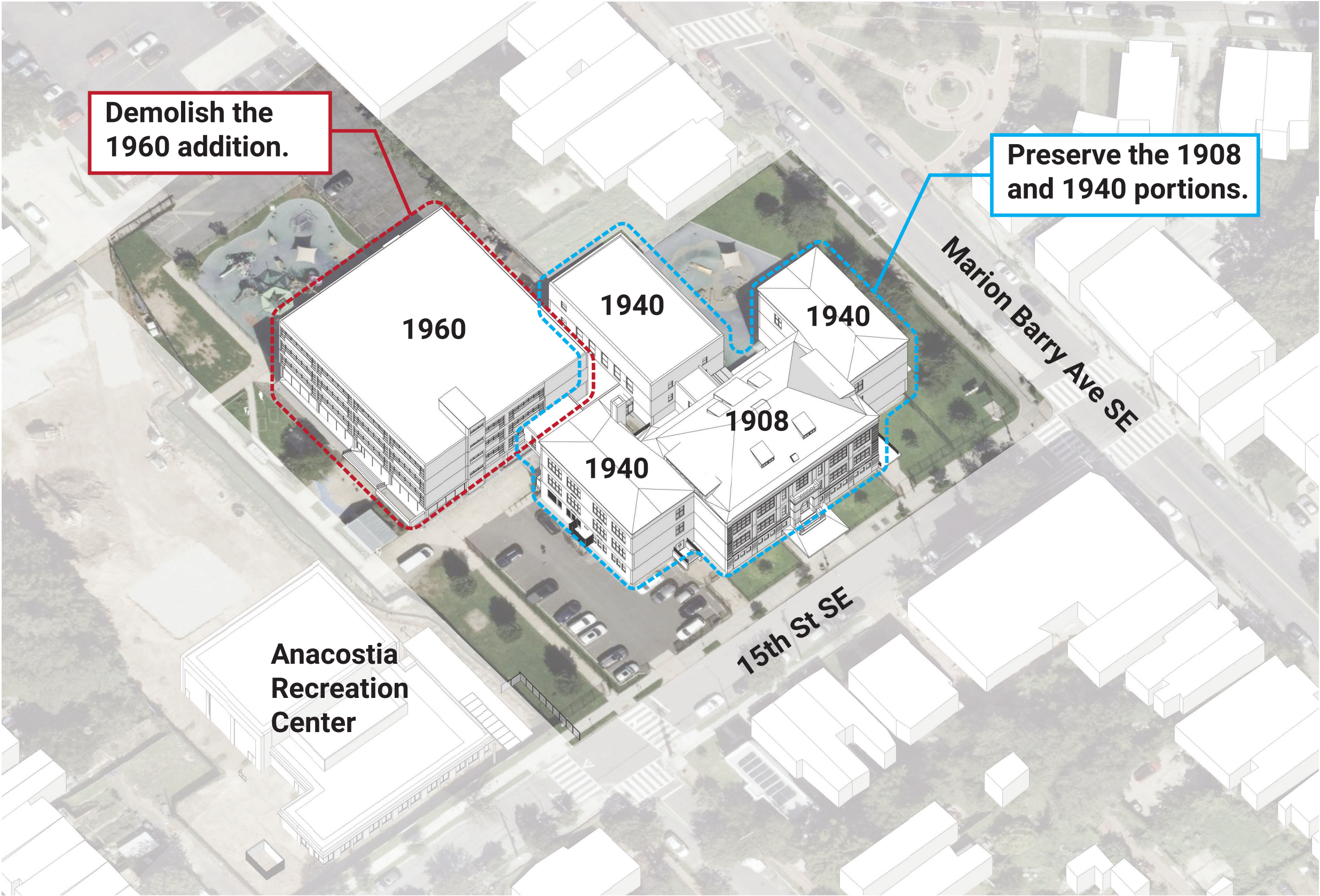
1960S ADDITION



1940S WING



1908 BUILDING





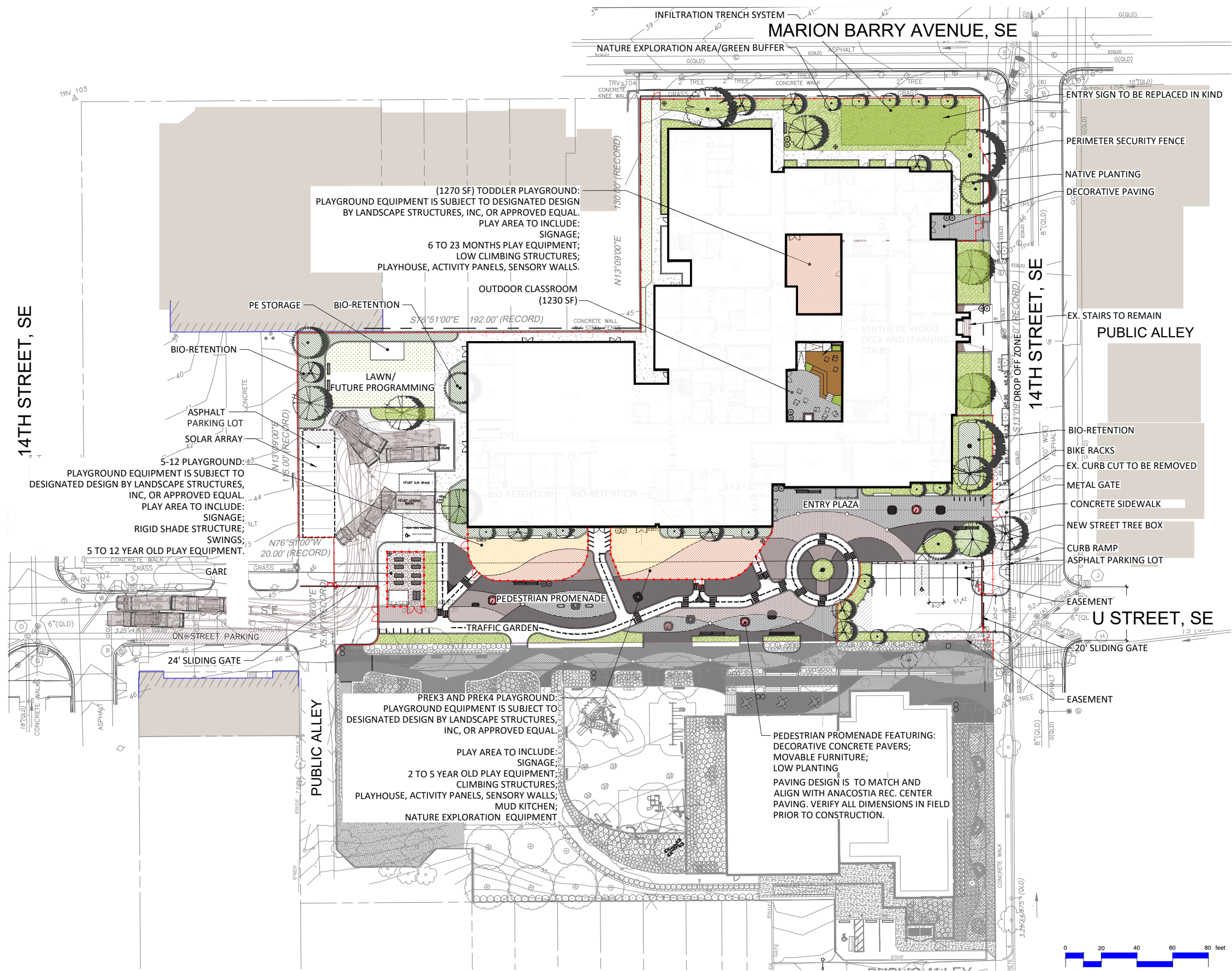
AXONOMETRIC AERIAL

CONCEPT | THE THREE HOUSES

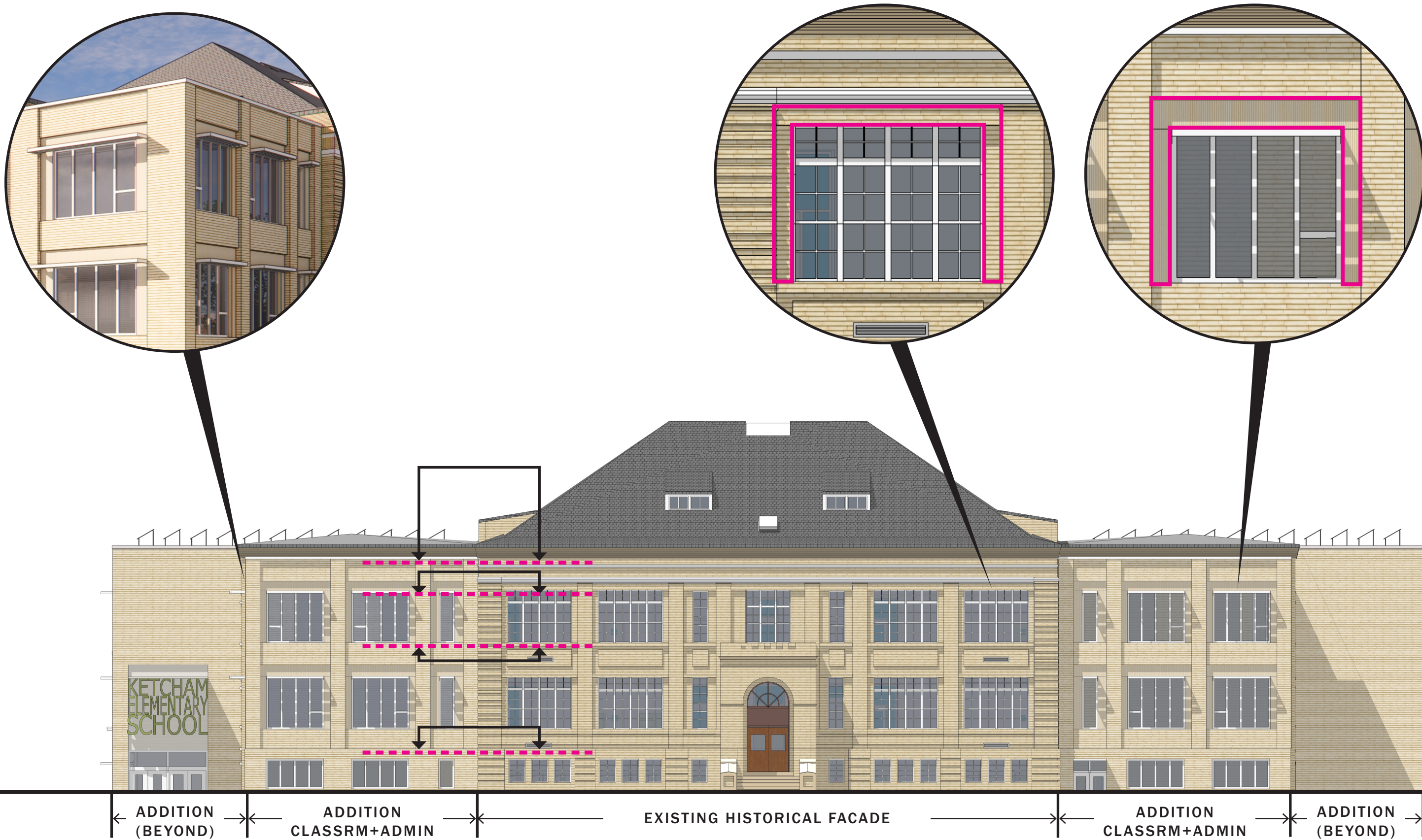
Anchored by the historic building—the school in a “big house,” the new additions are thoughtfully shaped to complement its familiar scale and character. By breaking the main addition down into two smaller volumes—a new Learning House (classrooms and admin offices), and a Play Pavilion (dining and gym)—the trio of houses form a family of spaces, each with its own identity.

This composition preserves the original building’s welcoming, home-like presence while introducing playful, contemporary environments for learning, exploration, and gathering.

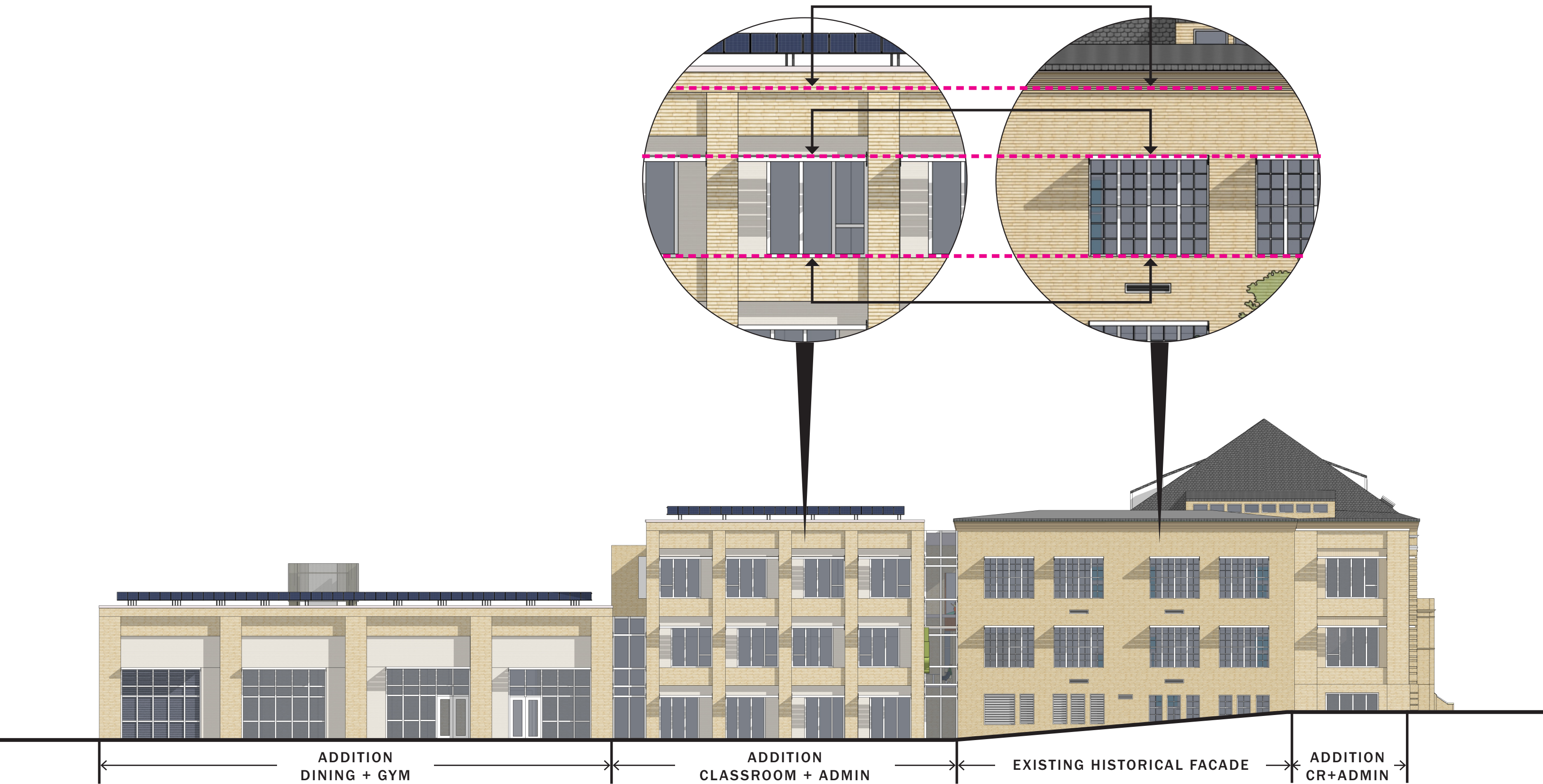
CONCEPT DESIGN | SITE PLAN



EXTERIOR CONCEPT | ELEVATIONS DETAILS - 15TH STREET



EXTERIOR CONCEPT | ELEVATION DETAILS - U STREET



EXTERIOR CONCEPT | PRELIMINARY MATERIAL SELECTIONS

MATCH FOR EXISTING
HISTORIC BRICK: BELDEN
481-483 SMOOTH

INFILL @ FRONT
ADDITION WINDOWS:
TAKTL SAND 72 UHPC
PANEL

BRICK @ NEW
ADDITIONS: INTERSTATE
ASH VELOUR

INFILL @ REAR ADDITION
WINDOWS: TAKTL BONE
78 UHPC PANEL



EXTERIOR CONCEPT | ELEVATION PERSPECTIVES



SOUTH ELEVATION ALONG THE U STREET PLAZA

EXTERIOR CONCEPT | ELEVATION PERSPECTIVES



EAST ELEVATION ALONG 15TH ST SE

EXTERIOR CONCEPT | ELEVATION PERSPECTIVES



NORTH ELEVATION ALONG MARION BARRY AVE SE

EXTERIOR CONCEPT | PERSPECTIVES



PERSPECTIVE FROM 15TH ST SE + U ST SE



EXTERIOR CONCEPT | PERSPECTIVES



PERSPECTIVE FROM THE U STREET PLAZA LOOKING NORTHEAST



EXTERIOR CONCEPT | PERSPECTIVES



PERSPECTIVE FROM 15TH ST SE + MARION BARRY AVE SE

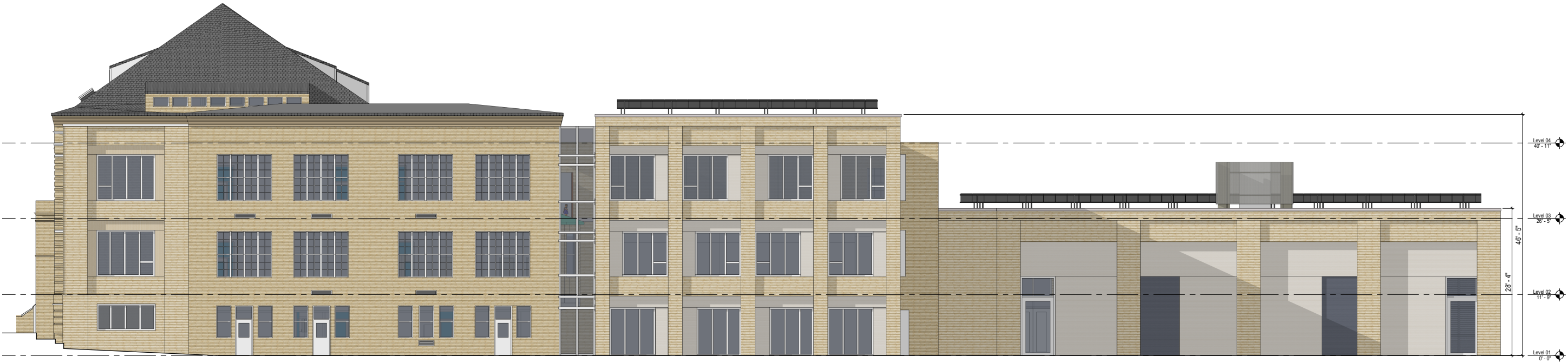


APPENDIX

CONCEPT DESIGN | ELEVATIONS



EAST ELEVATION @ 15TH ST SE



NORTH ELEVATION @ MARION BARRY AVE SE

DRAWINGS NOT TO SCALE



CONCEPT DESIGN | ELEVATIONS



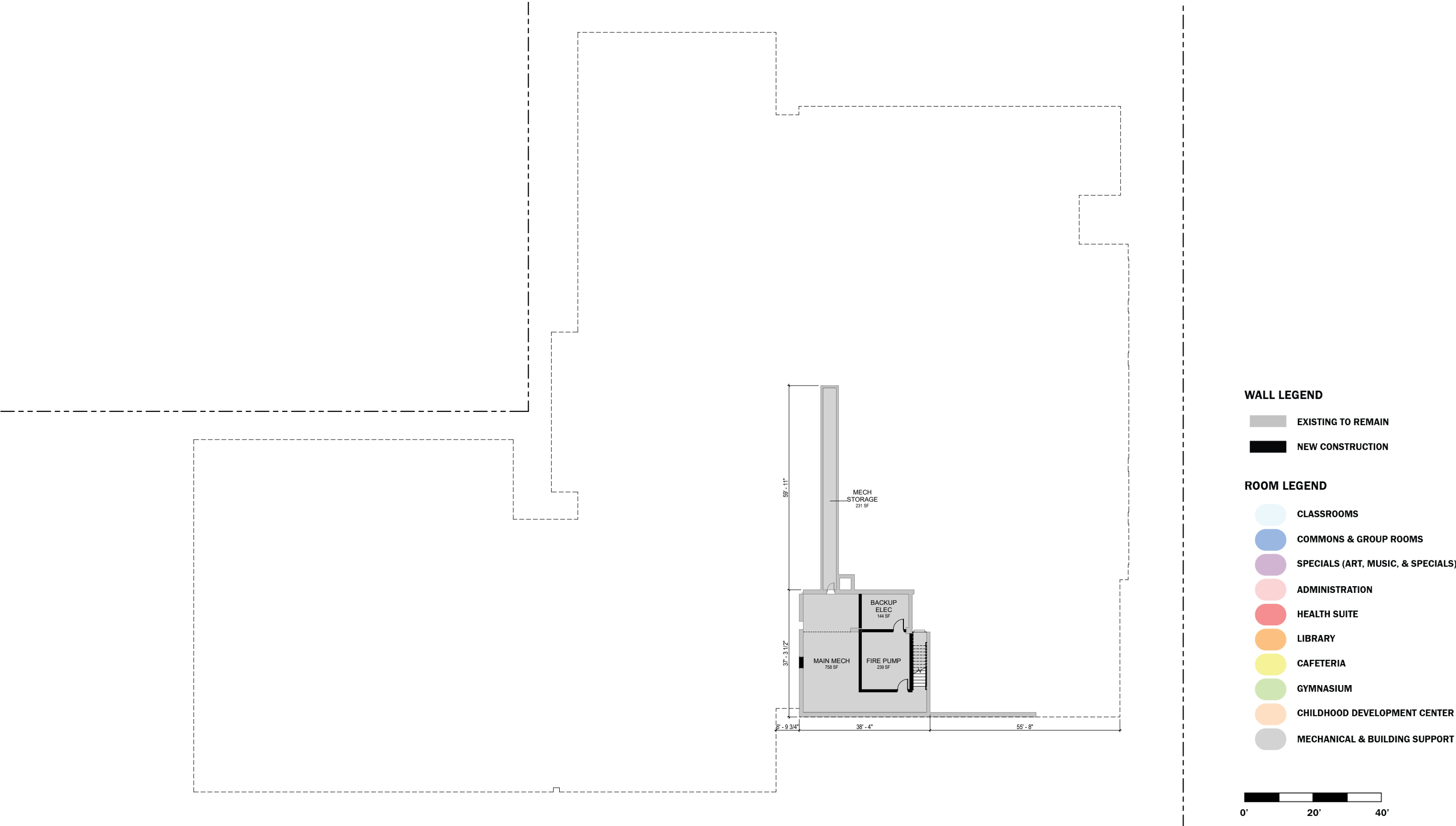
WEST ELEVATION @ BUILDING REAR



SOUTH ELEVATION @ U STREET PLAZA

DRAWINGS NOT TO SCALE

CONCEPT DESIGN | FLOOR PLAN - LEVEL 00



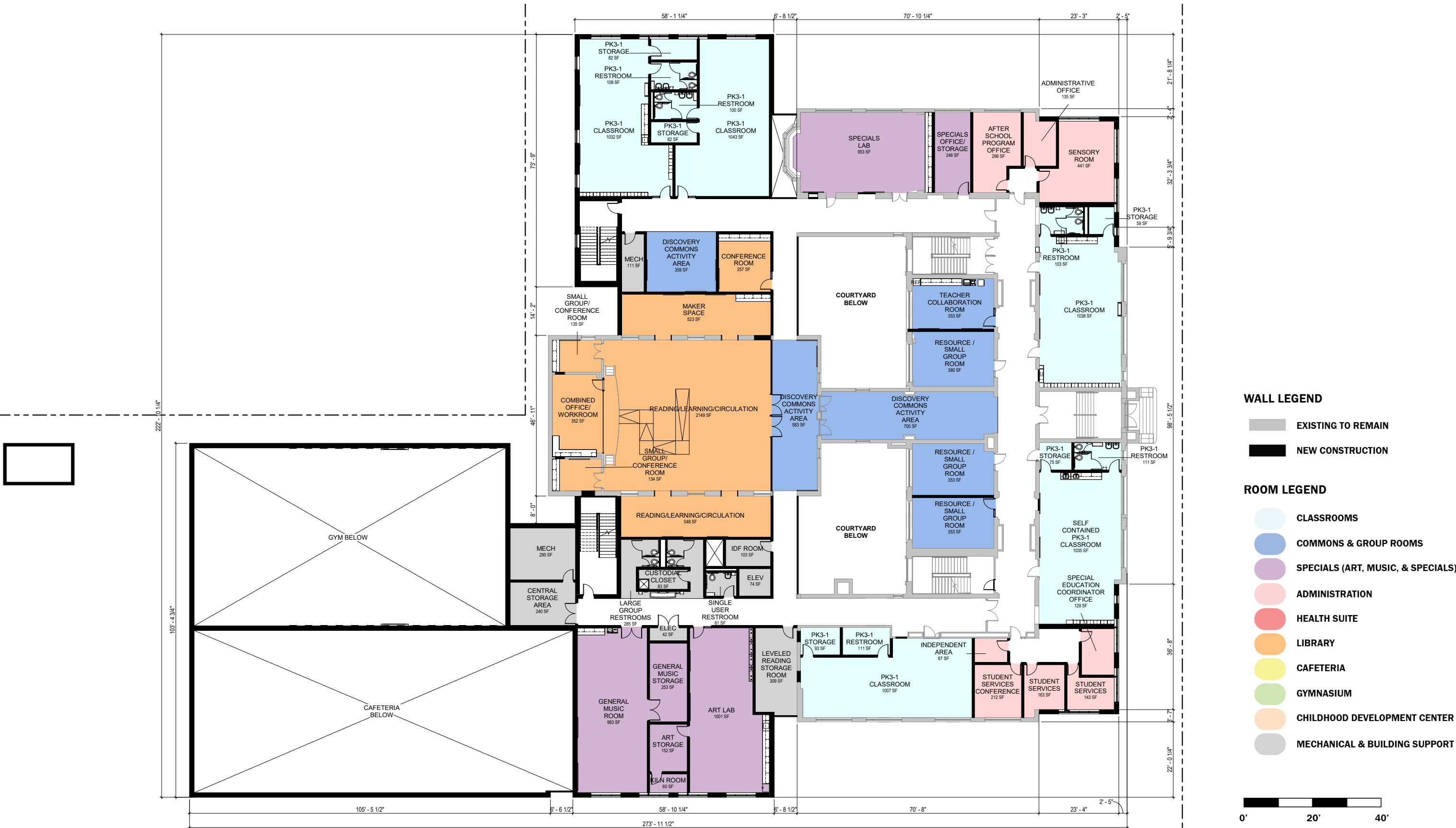
LEVEL 00 - PROPOSED FLOOR PLAN



CONCEPT DESIGN | FLOOR PLAN - LEVEL 01



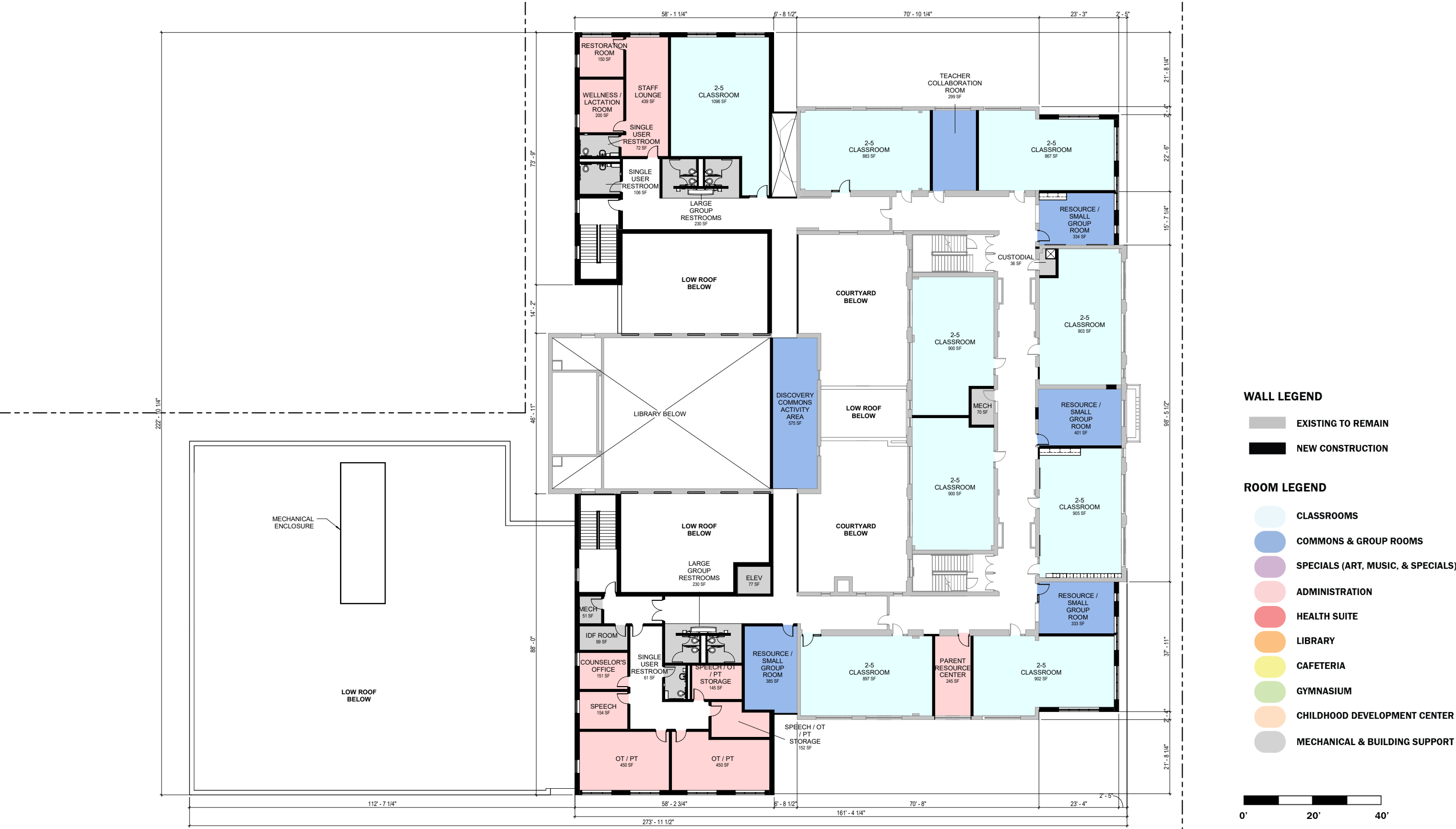
CONCEPT DESIGN | FLOOR PLAN - LEVEL 02



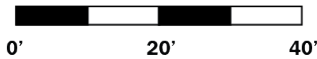
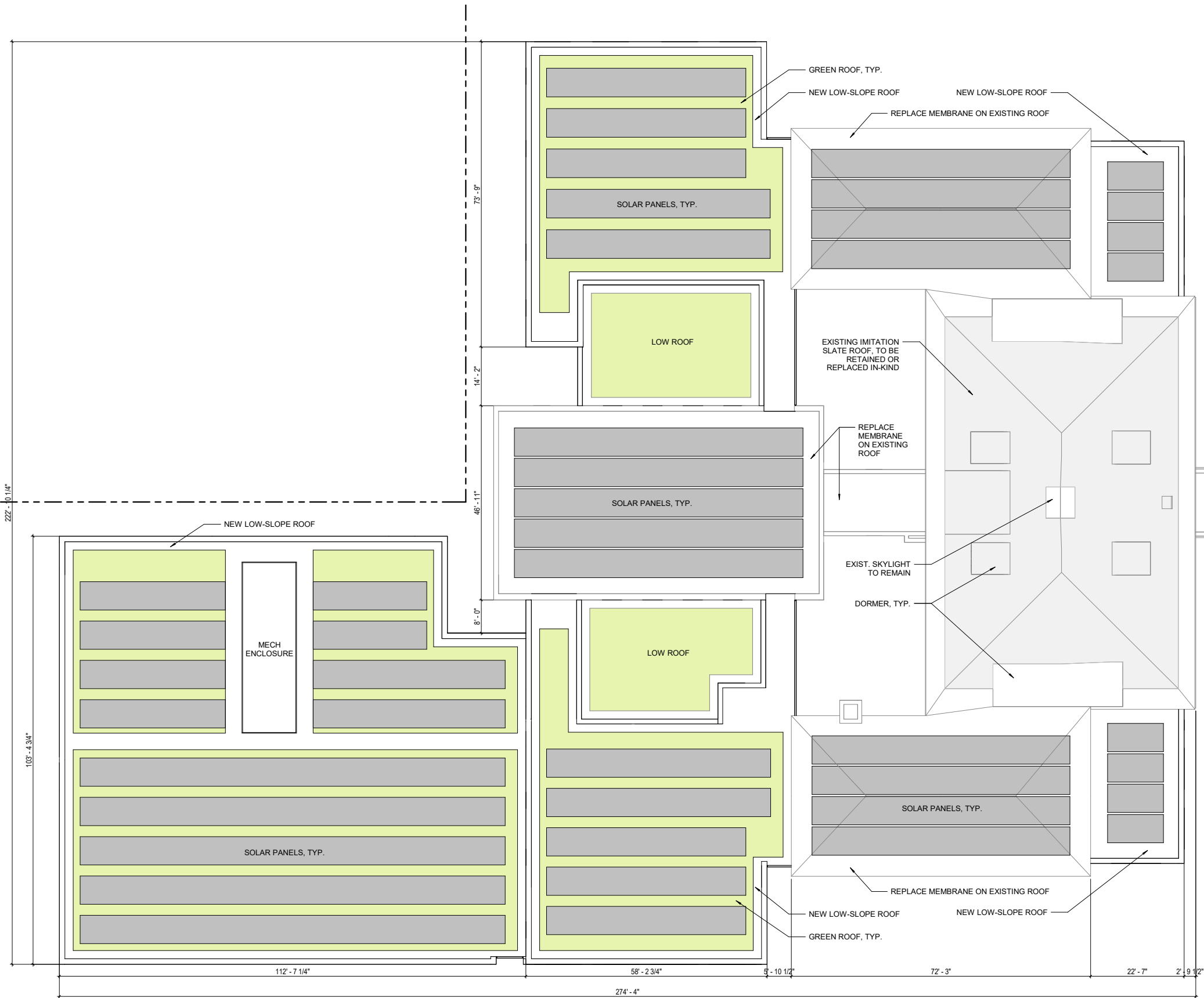
LEVEL 02 - PROPOSED FLOOR PLAN



CONCEPT DESIGN | FLOOR PLAN - LEVEL 03



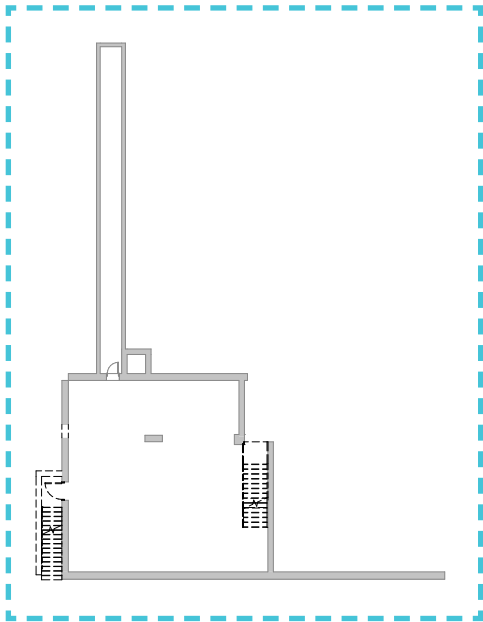
CONCEPT DESIGN | FLOOR PLAN - ROOF



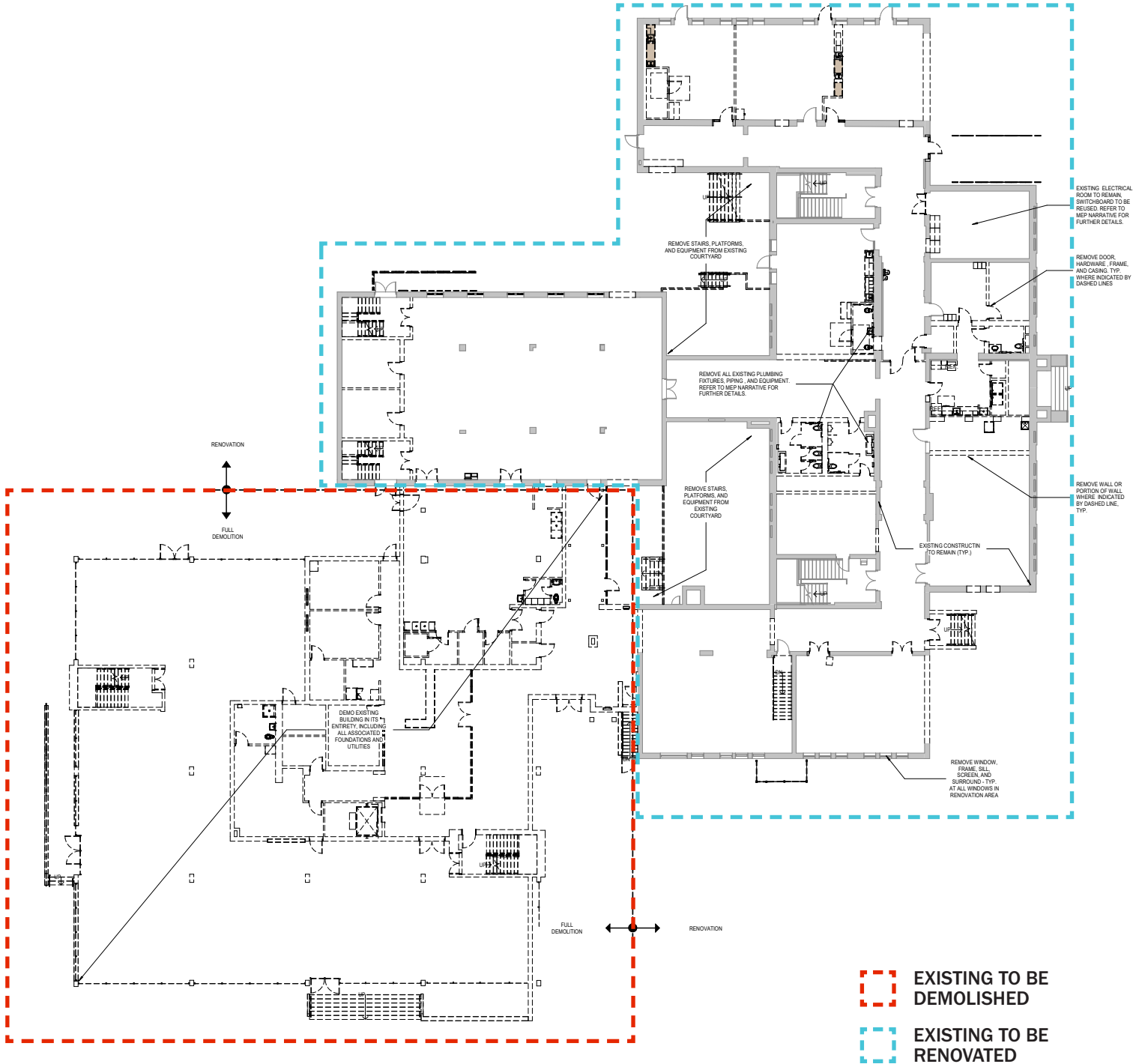
ROOF - PROPOSED PLAN



EXISTING CONDITIONS | DEMOLITION PLANS

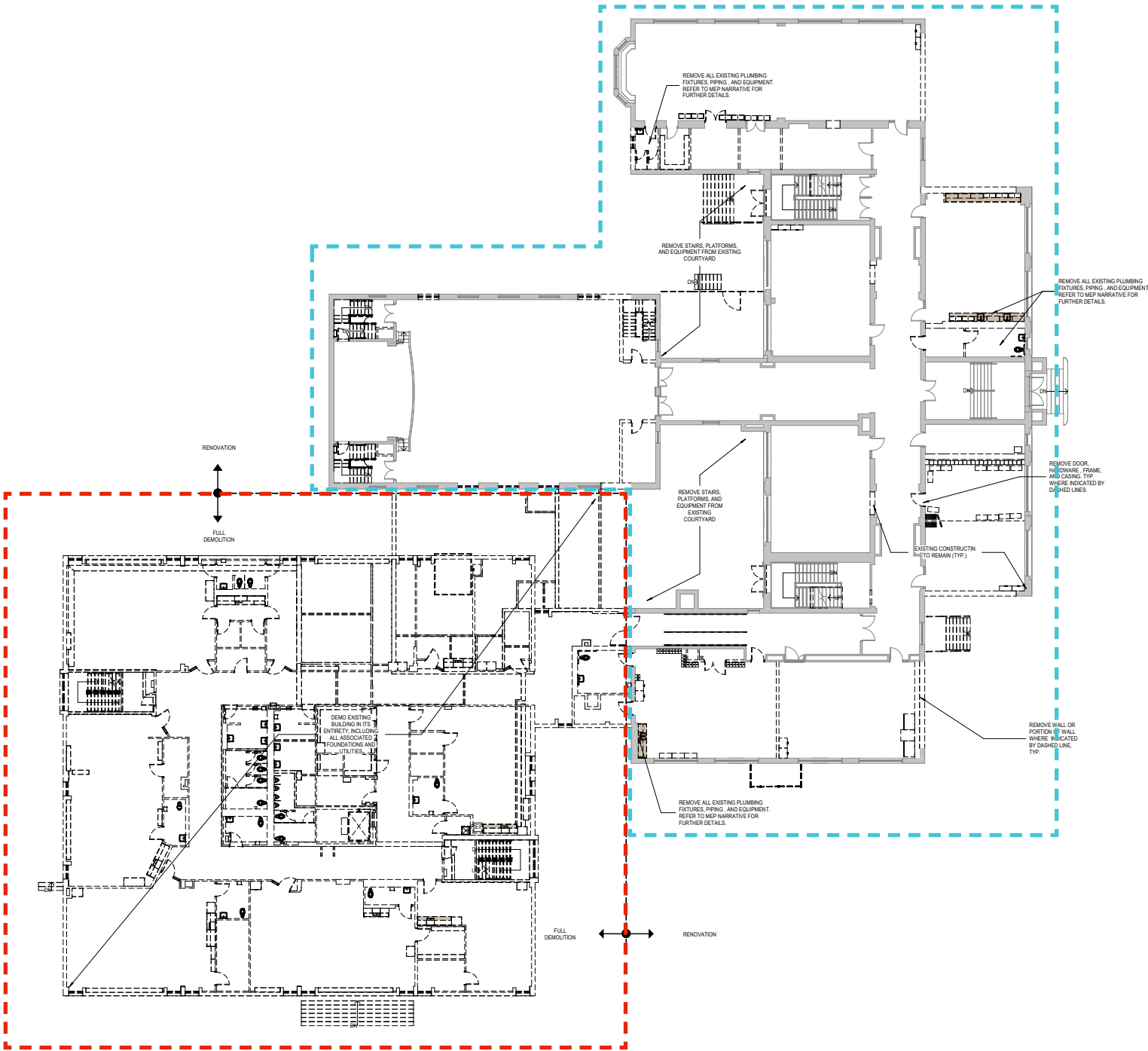


LEVEL 00 - DEMO FLOOR PLAN

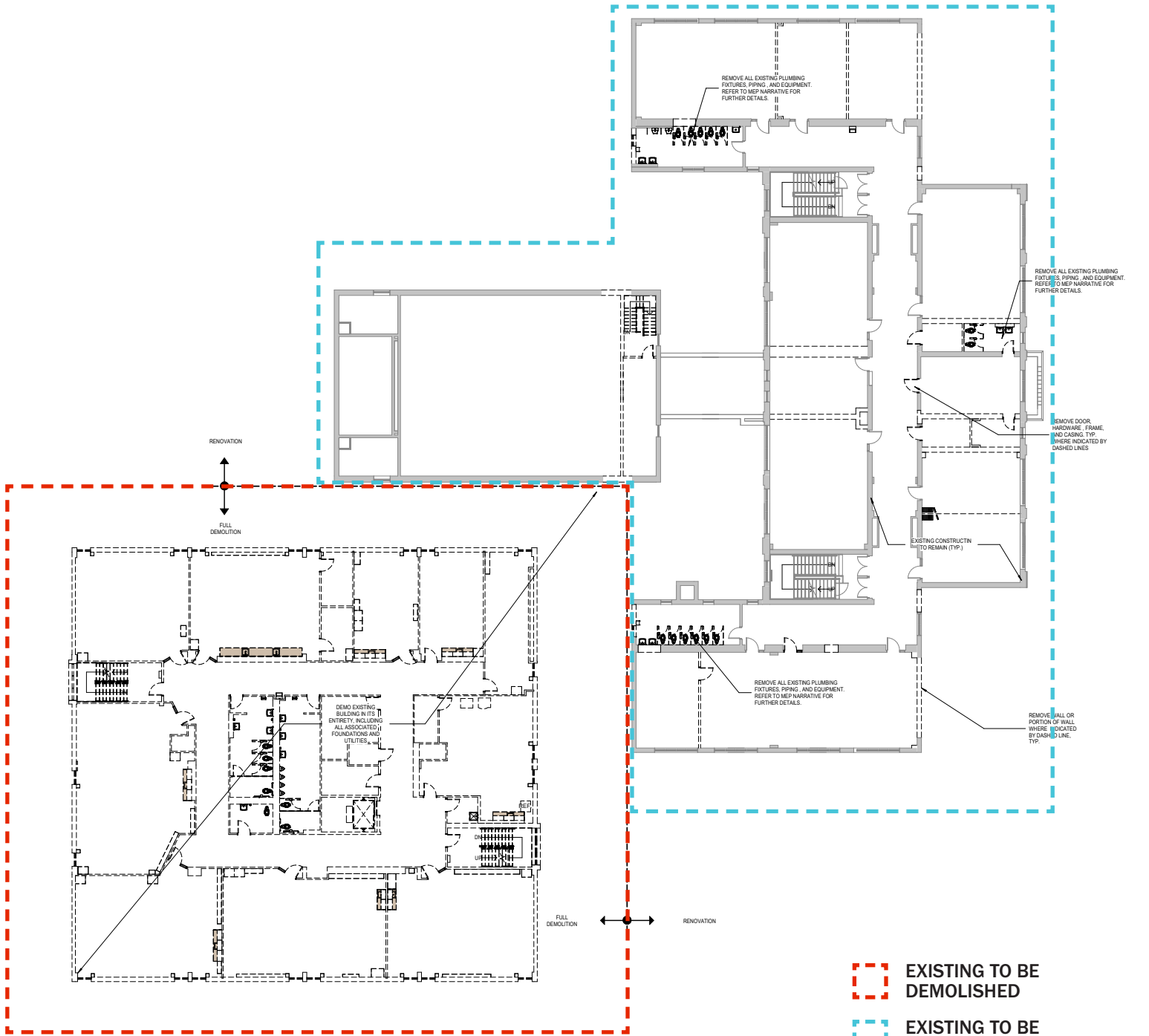


LEVEL 01 - DEMO FLOOR PLAN

EXISTING CONDITIONS | DEMOLITION PLANS

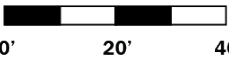


LEVEL 02 - DEMO FLOOR PLAN

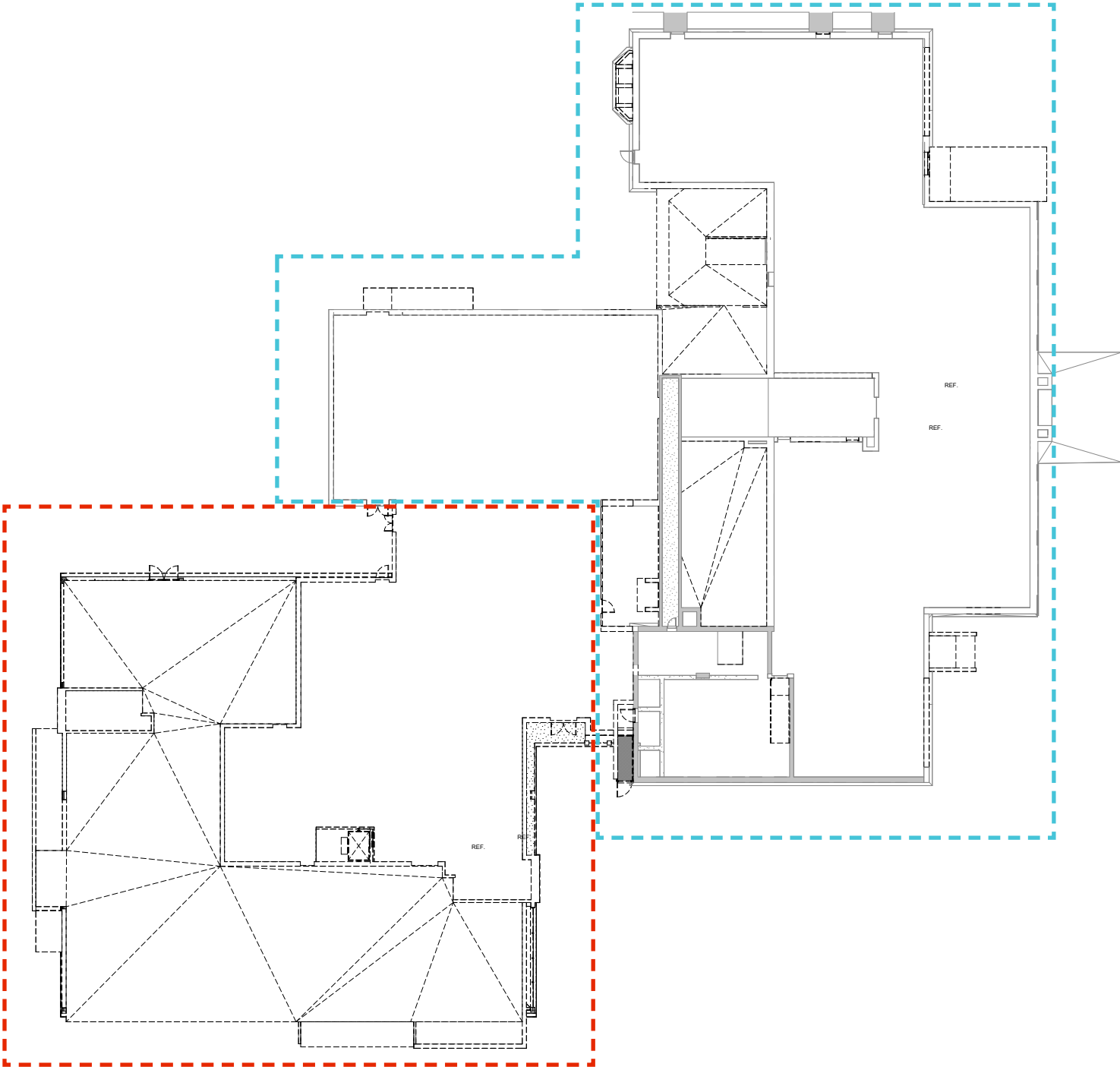


LEVEL 03 - DEMO FLOOR PLAN

- EXISTING TO BE DEMOLISHED
- EXISTING TO BE RENOVATED



EXISTING CONDITIONS | DEMOLITION PLANS



ATTIC - DEMO FLOOR PLAN

- EXISTING TO BE DEMOLISHED
- EXISTING TO BE RENOVATED

