

DGS MACARTHUR HS

CFA CONCEPT

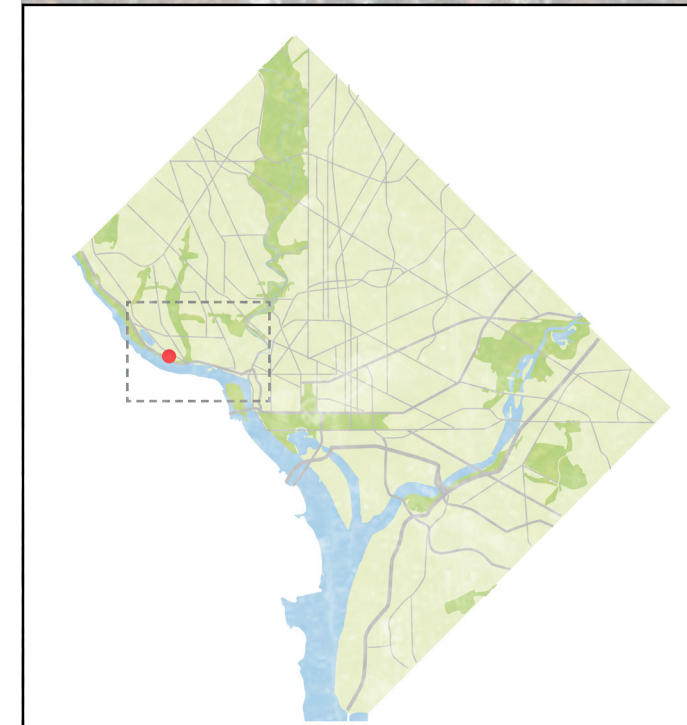
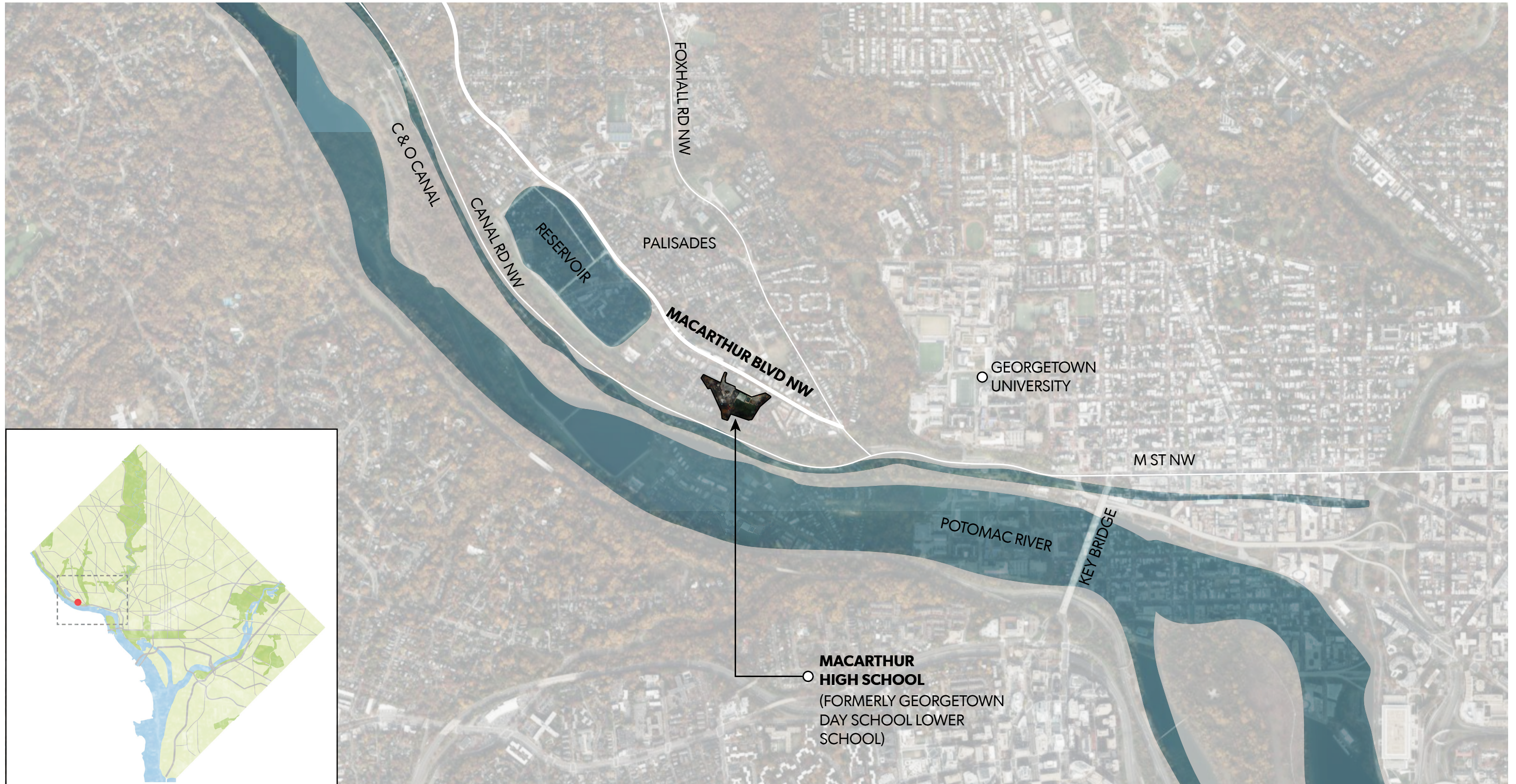
1- February -2024



Project Goals

- Improve overall school functionality and expand SF with addition
- Provide efficient circulation, improved accessibility
- Unify exterior design and create strong sense of arrival
- Overcome lower school feel (formerly private lower school)
- Meet DCPS enrollment requirements and minimize disruption to occupied school during construction

Project Location



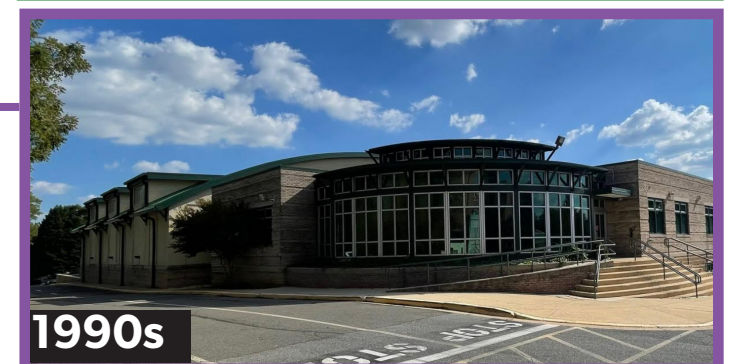
Site Context



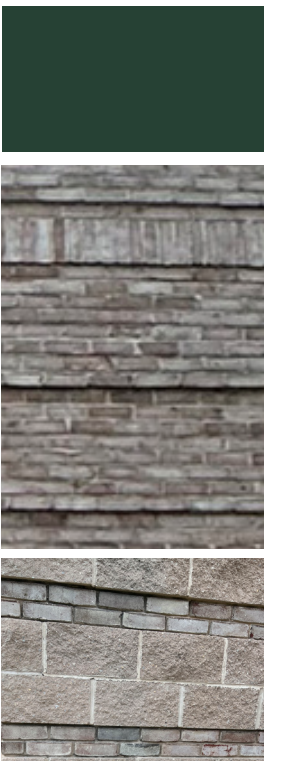
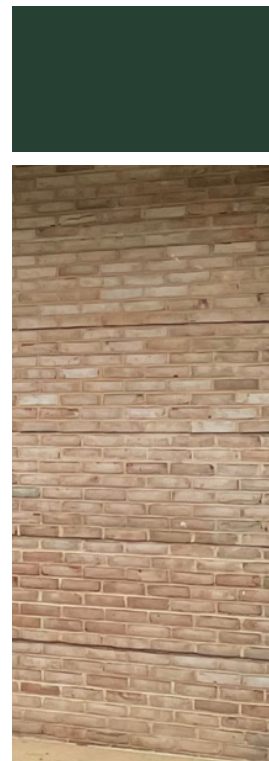
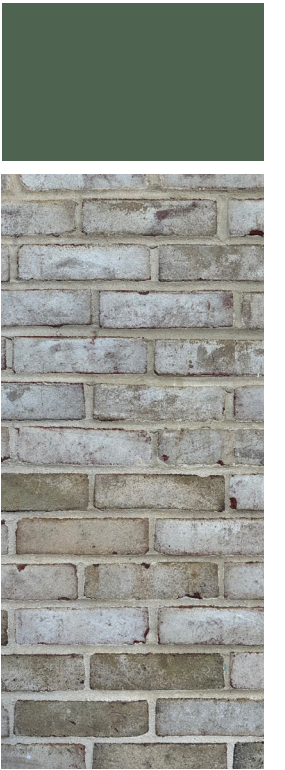
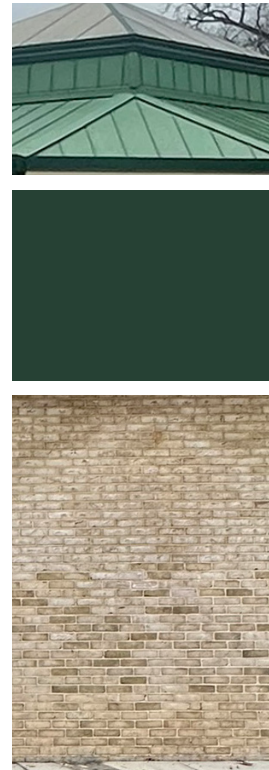
OBSERVATIONS

- 1. Mid-block site, with frontage set back from MacArthur Blvd behind residential buildings
- 2. MacArthur Blvd is the only site access road
- 3. Private road Laverock Pl, no site access
- 4. Steep drop off towards Clark Pl and Canal Rd
- 5. Minimal public transit. Bus stops for D6 near West driveway
- 6. Residential neighborhood
- 7. Hardy Recreation Center, DPR facility

Existing Building Expansion History



Existing Building Material Palette Evolution



Existing Building and Site



1 70's Annex from Clark Pl



2 80's Expansion from Clark Pl



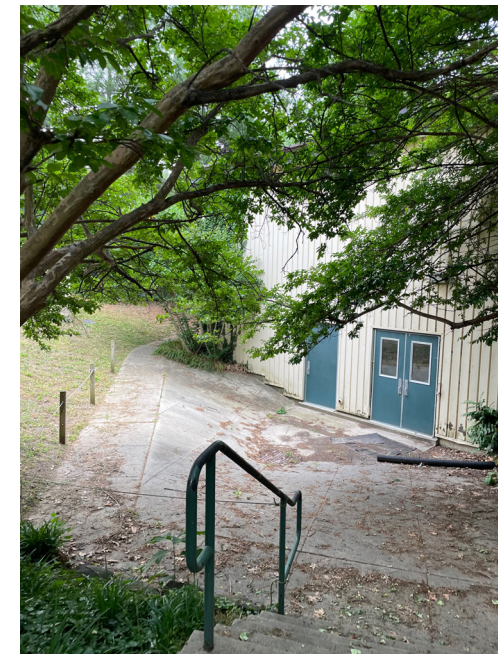
3 Original Building from Clark Pl



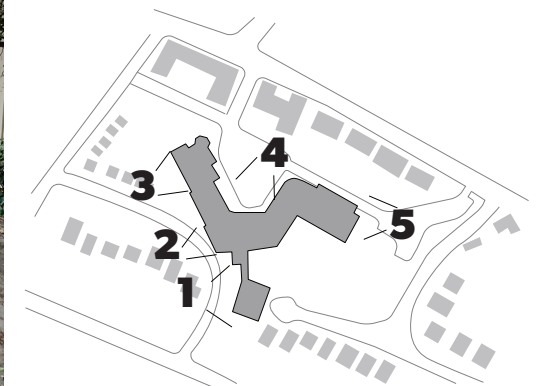
4 Main Entrance from NE



5 Gym from NE



6 70's Annex from NE



Existing Street Views



1 West Curb on MacArthur Blvd



2 West Curb on MacArthur Blvd



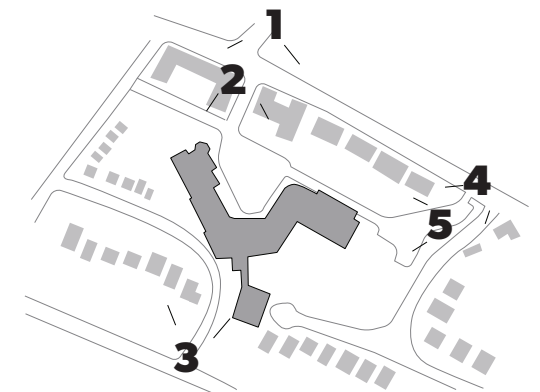
3 View on Clark Pl



4 East Curb on MacArthur Blvd



5 East Curb on MacArthur Blvd



Existing Entrance Experience



1



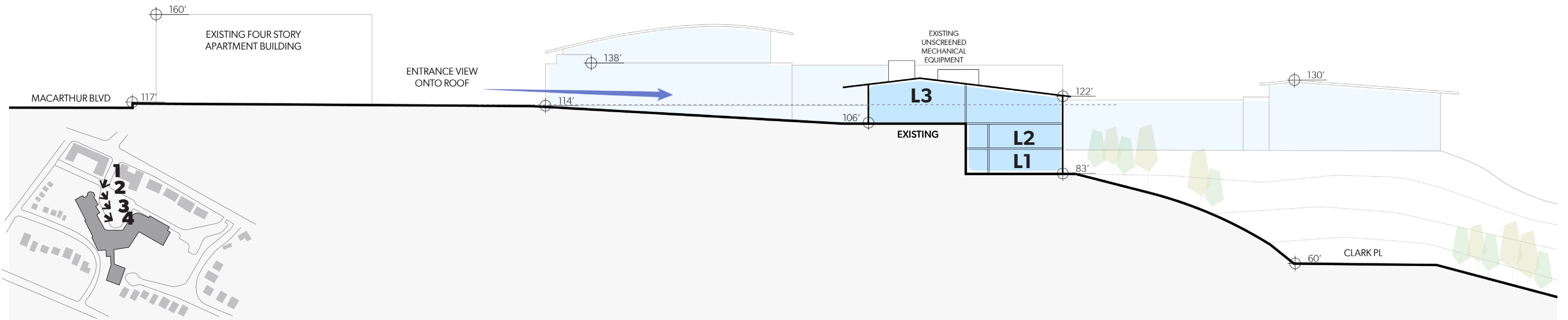
2



3



4



Existing

Phasing Considerations



Existing Building:
Currently occupied and remains occupied through construction

Sports Field:
Use must be maintained throughout construction

70's Annex:
Required occupancy in Fall 2025 to accommodate enlarged student population

Construction Logistics Considerations



Shared Access:

Access to apartment parking lot must be maintained

Wood Framed Construction:

Challenge for new addition to tie in while occupied. New construction would require extensive modifications of recently renovated areas

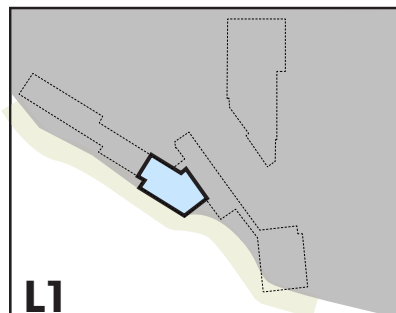
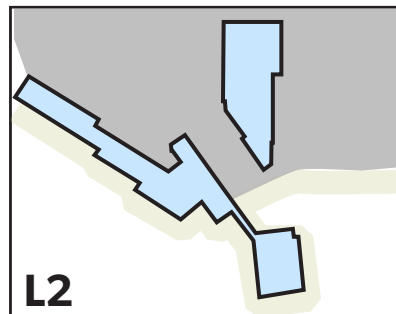
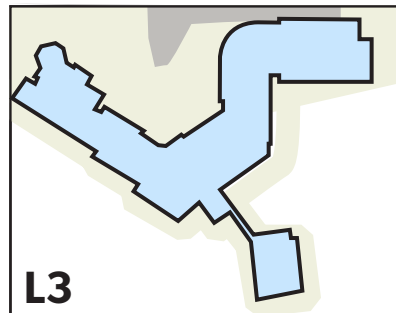
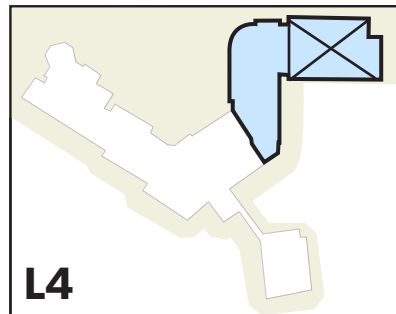
Steep Grade:

Challenge for construction access while school is occupied

Laverock Pl:

Private drive; no access

Concept Site Analysis



- Existing
- Below grade
- Above grade



A/B
Adds to sprawling Building and does not improve overall arrival, civic presence or interior circulation challenges.

C
Will not meet owner occupancy requirements. Poses construction challenges due to steep grade drop off.

D
Improves overall arrival sequence and civic presence. Improves interior circulation while minimally impacting school functions during construction.

Concept Investigation Overview



- ✓ BUDGET
- ✗ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✓ CONSTRUCTION FEASIBILITY

Sprawling footprint increases circulation challenges across site and between levels. Maximizes reuse of existing building

1 A+B (ADDITION)

- ✓ BUDGET
- ✗ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✓ CONSTRUCTION FEASIBILITY

Multi story addition disconnected from existing school. Zoning and circulation challenges. Maximizes reuse of existing building

2 A (ADDITION)

- ✓ BUDGET
- ✓ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✗ CONSTRUCTION FEASIBILITY

Compact footprint. Demolishing the annex presented challenges to phased budget and phased occupancy. Poses additional constructibility challenges including maintaining access to the field and existing utilities

3 C (REBUILD)

- ✗ BUDGET
- ✓ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✗ CONSTRUCTION FEASIBILITY

Compact footprint and new entry. Demolishing the annex presented challenges to phased budget and phased occupancy. Poses added constructibility challenges including maintaining access to the field and existing utilities.

4 C (REBUILD)

- ✗ BUDGET
- ✓ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✗ CONSTRUCTION FEASIBILITY

Requires extensive demolition of existing occupied building areas. Area of addition exceeds budget and is not feasible for school operations during construction.

5 REBUILD

- ✓ BUDGET
- ✓ SCHOOL FUNCTIONALITY
- ✓ UNIFIED ARCHITECTURE
- ✓ CONSTRUCTION FEASIBILITY

Completes circulation loop & maximizes reuse of existing building.

6 D (ADDITION)

Red square: Addition
Blue square: Existing

Proposed Addition Location



CENTRAL ADDITION

Improves arrival sequence and civic presence of school

New entrance and improved school identity

Improved interior circulation

Manageable impact to students during construction

Creates secure outdoor space with new courtyard

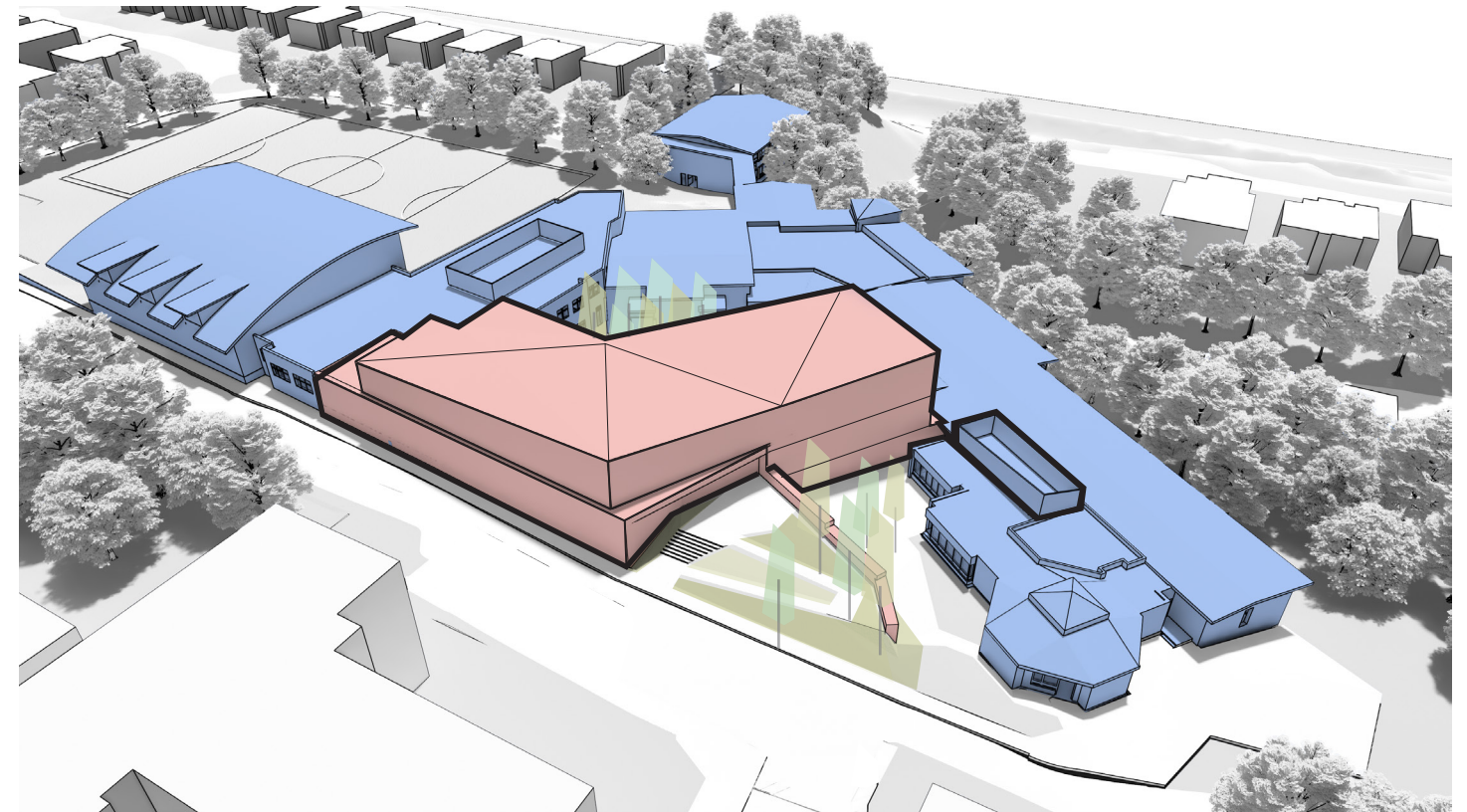
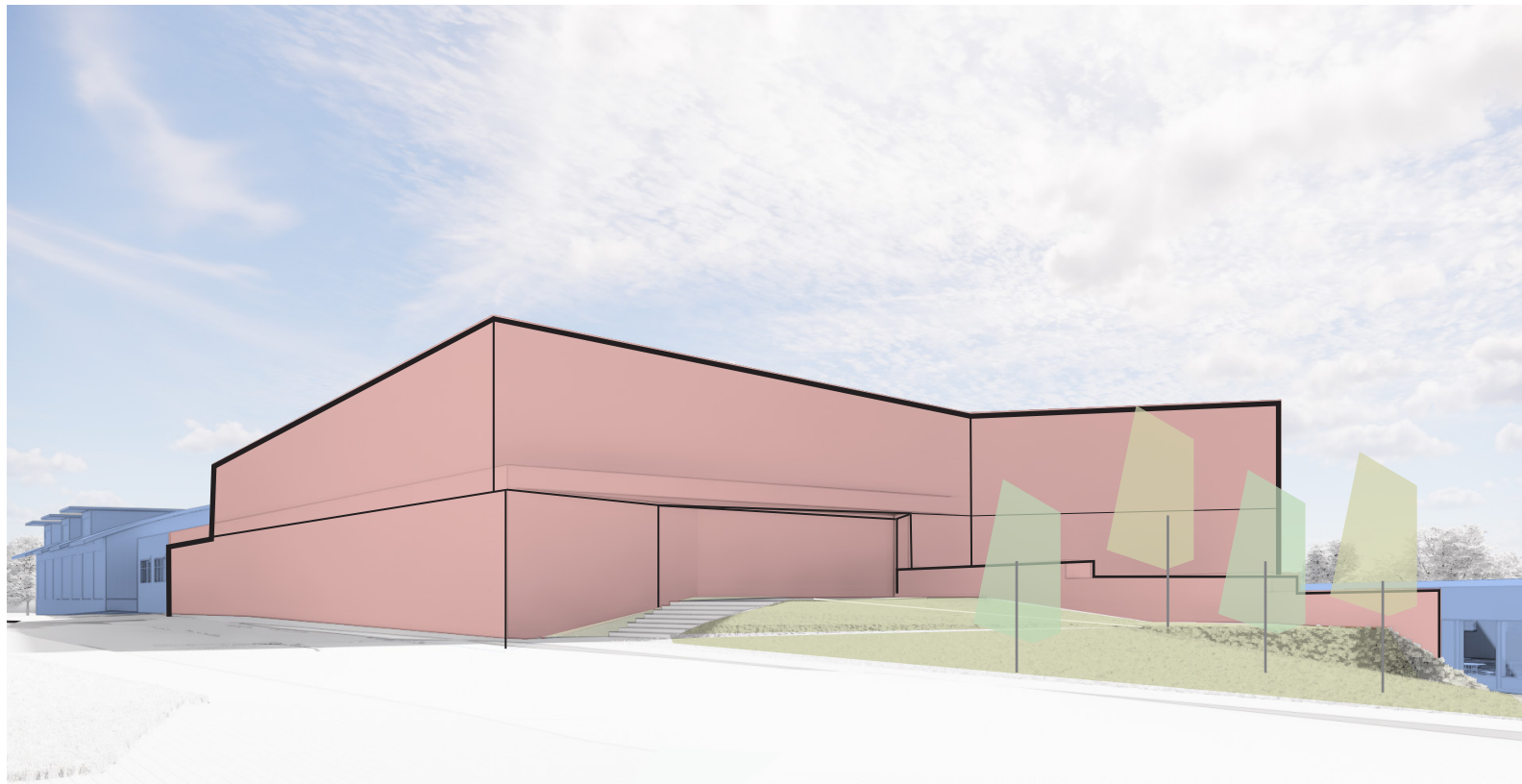
Retains existing recreation spaces

Minimizes neighborhood disturbance

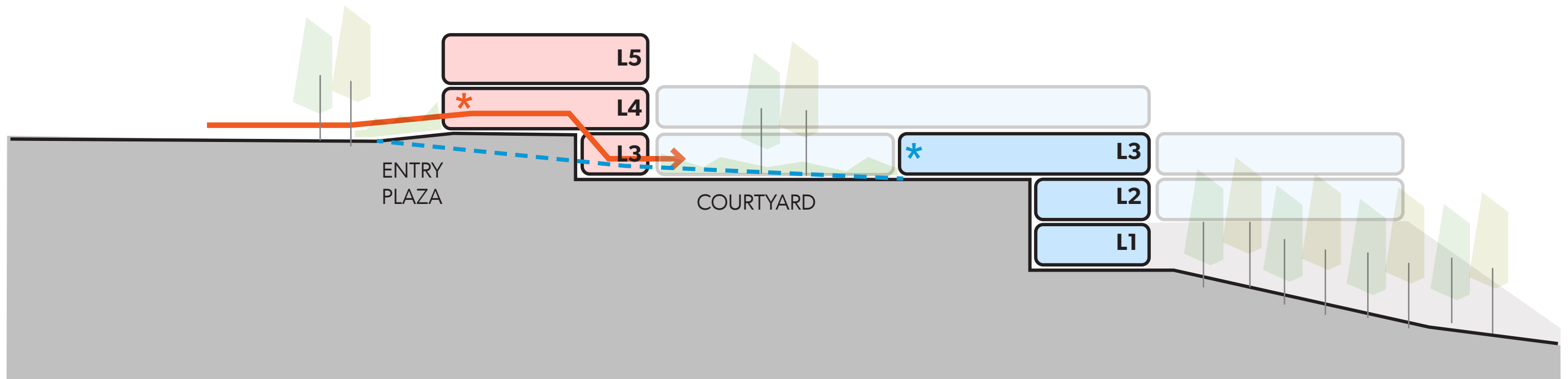
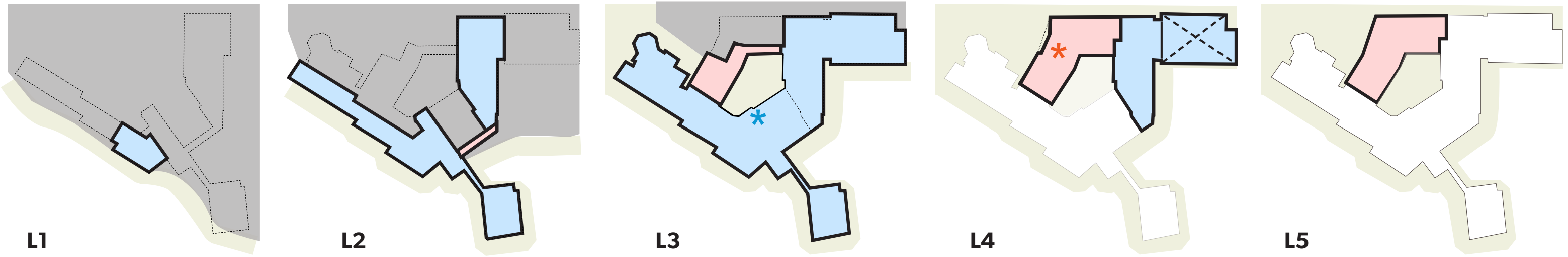
Addresses complex site grading

Maximizes use of existing building

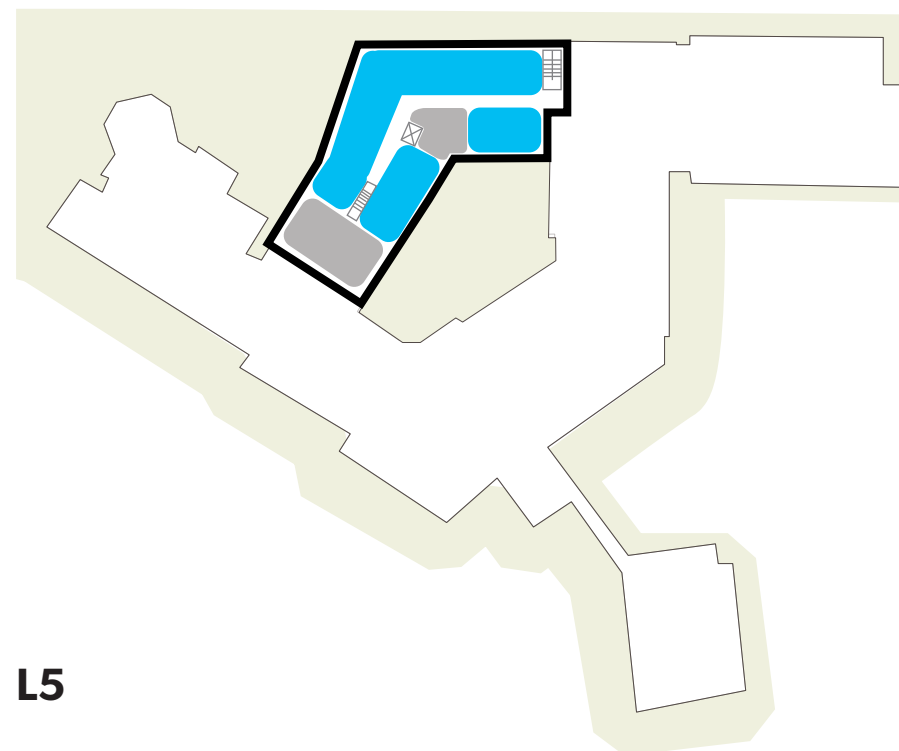
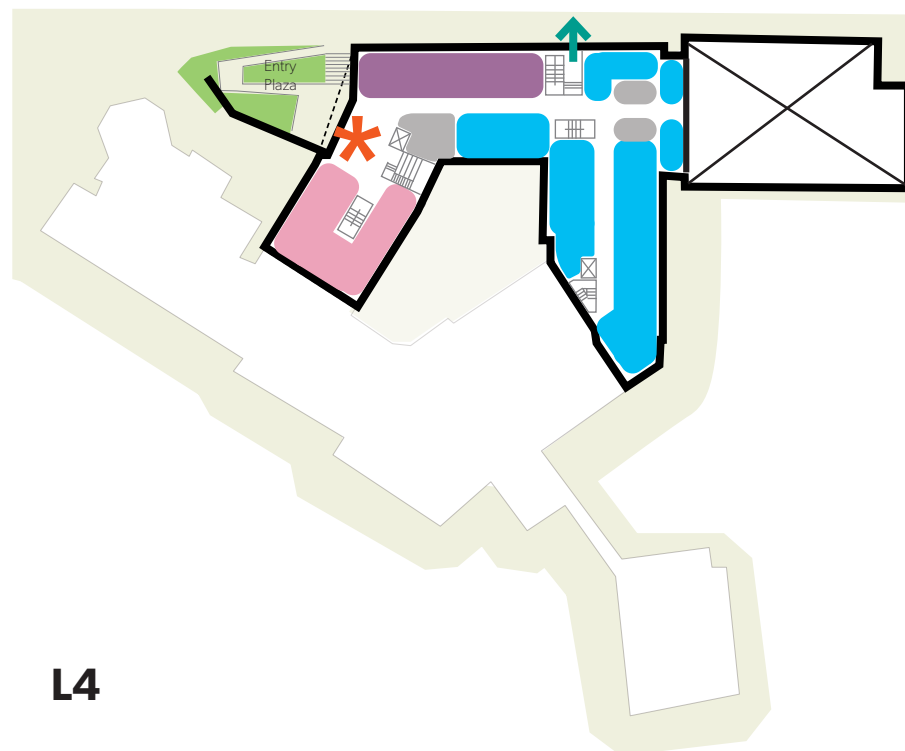
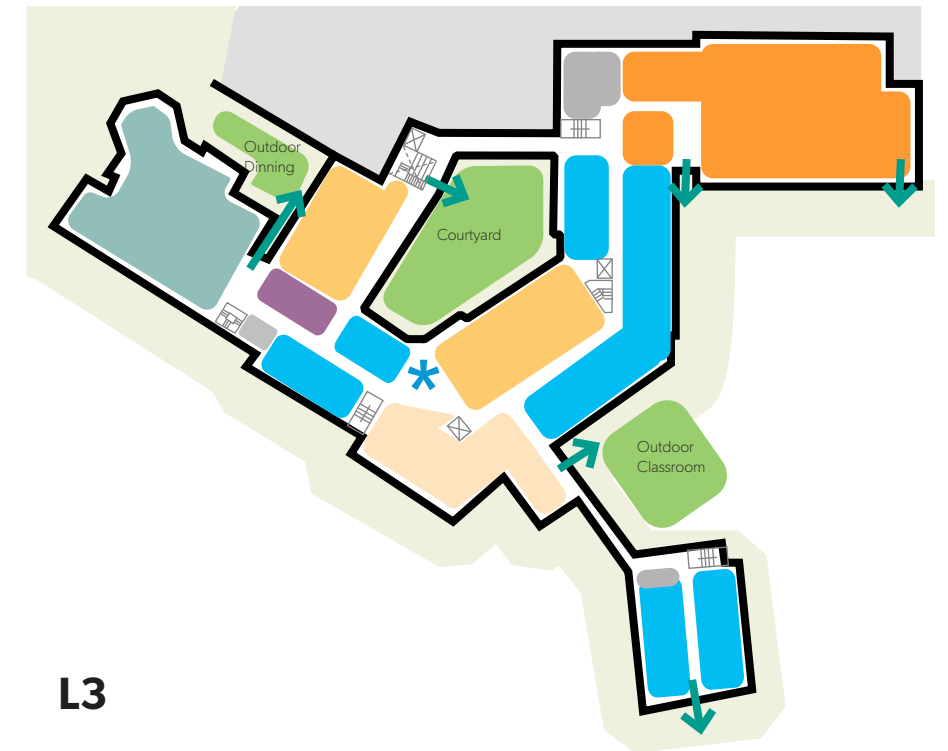
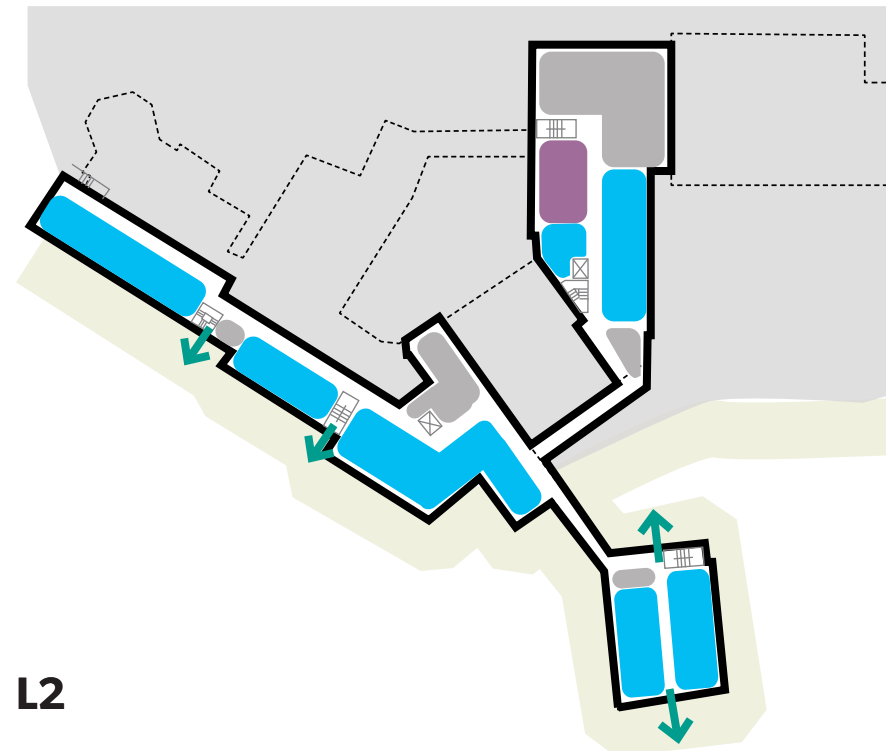
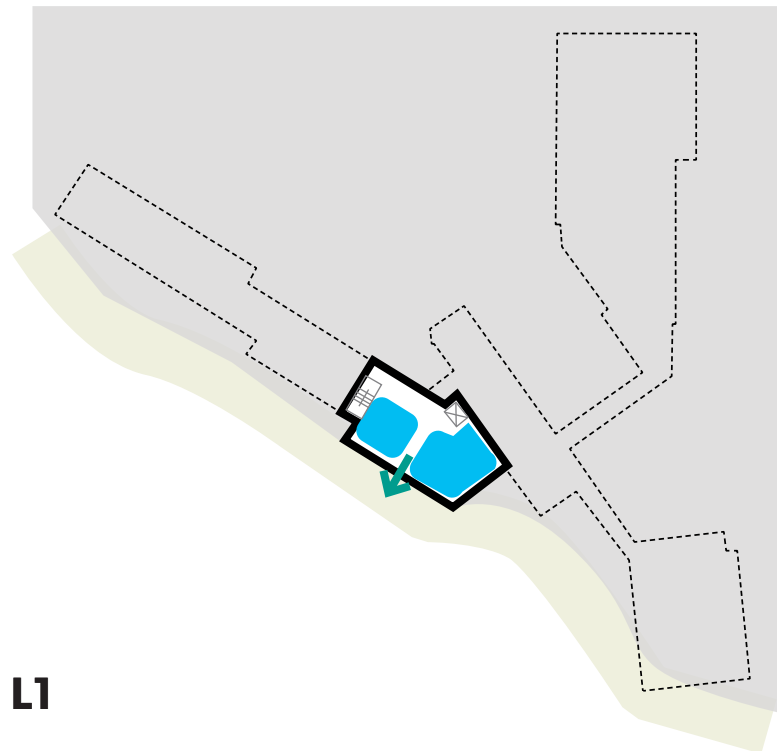
Concept Massing



Concept Planning

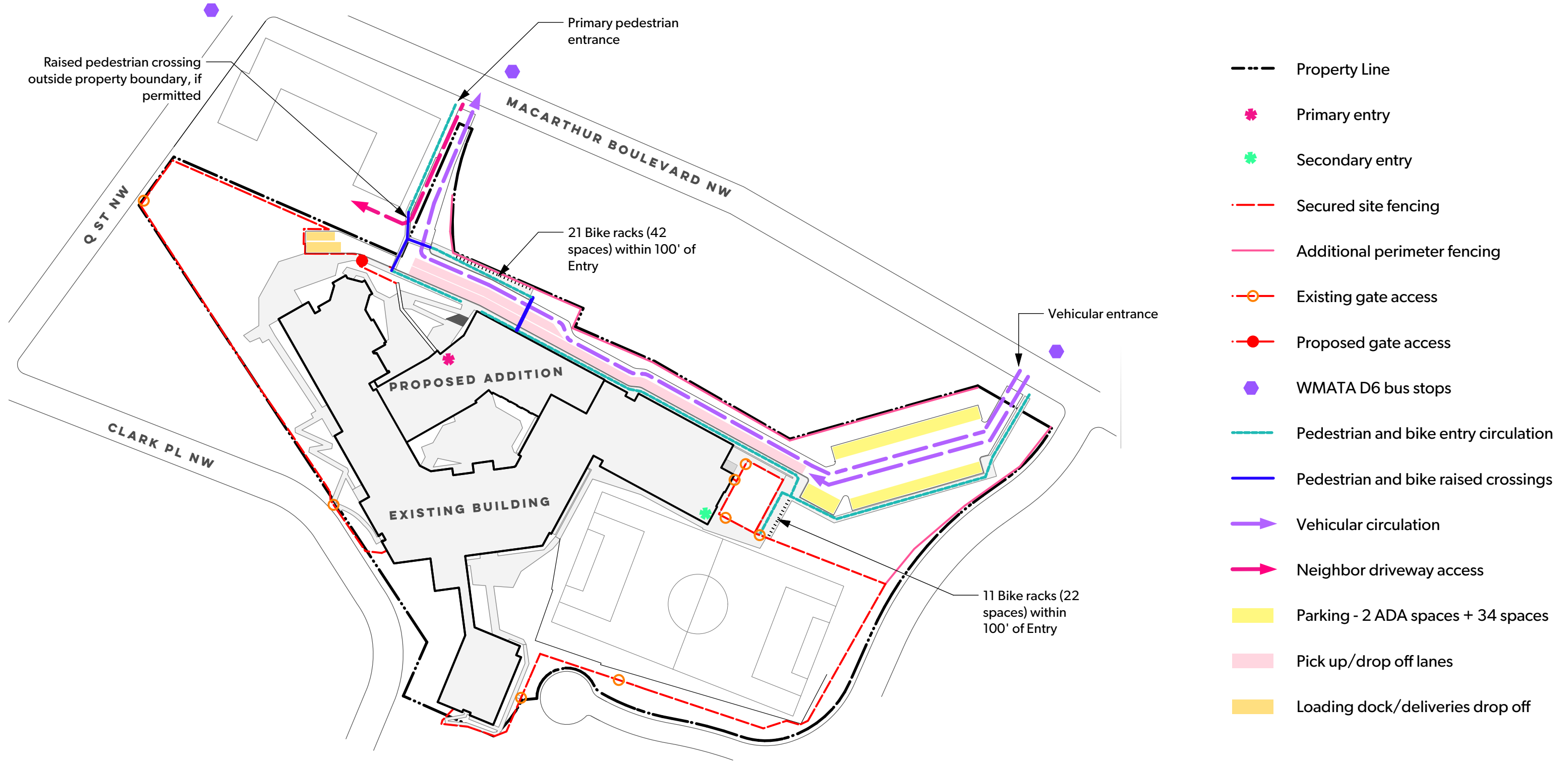


Concept Program



- Below grade
- Above grade
- * New entry
- * Existing entry
- Grade access
- Academic program
- Cafeteria & kitchen
- Gym
- Library
- Black box & music program
- Art program
- Admin & health suite
- Storage & building support
- Outdoor program

Site Access and Movements



Site Organization



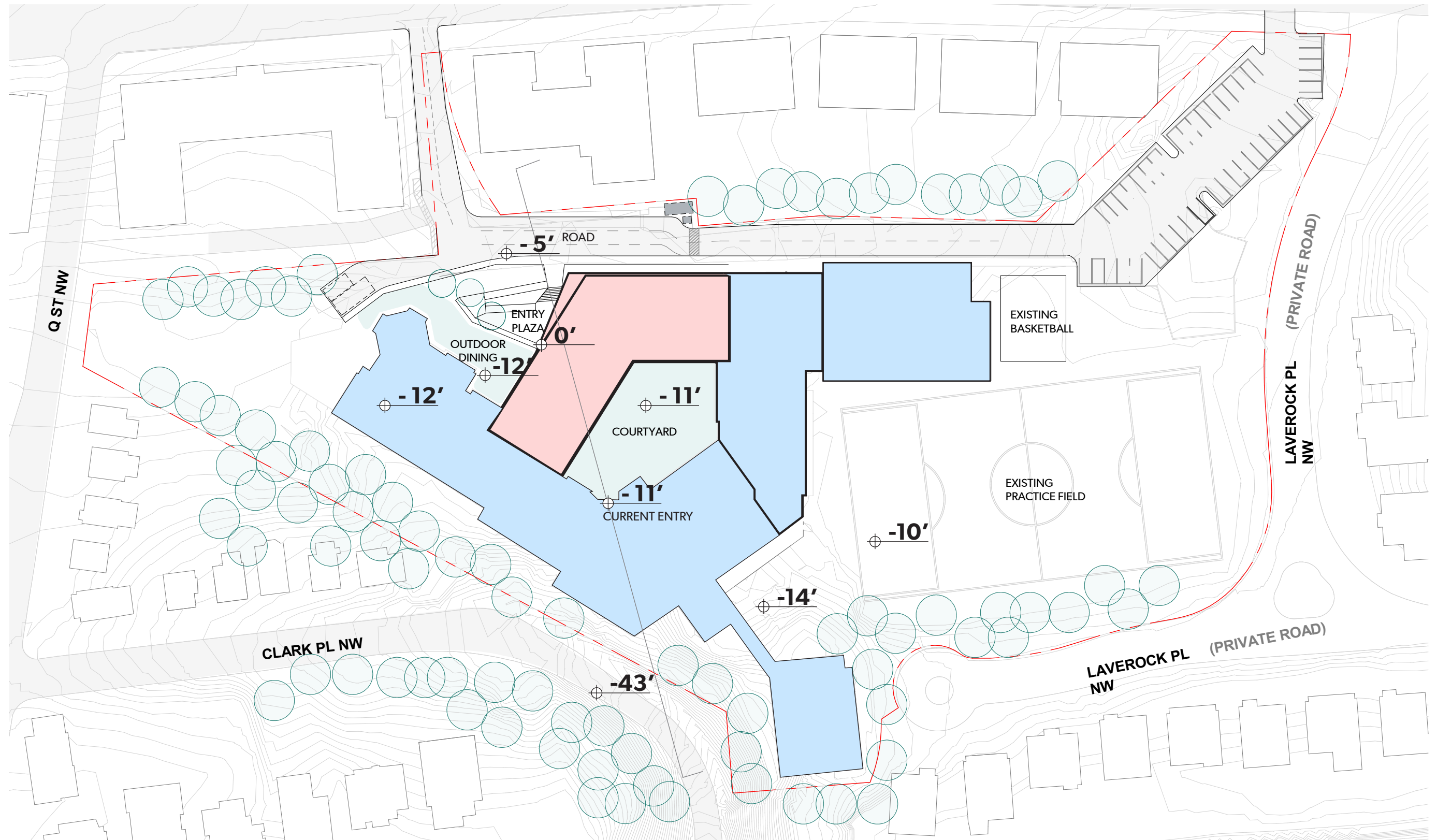
-  Primary Outdoor Classroom
-  Garden
-  Landscaping
-  New Drive Alignments
-  Building Entry
-  Outdoor Dining
-  Hardscaped Gathering Spaces
-  Possible SWM Locations
-  ADA Access/Repairs in Kind/Deferred Maintenance Improvements
-  Bikes
-  Art

Concept Site Plan

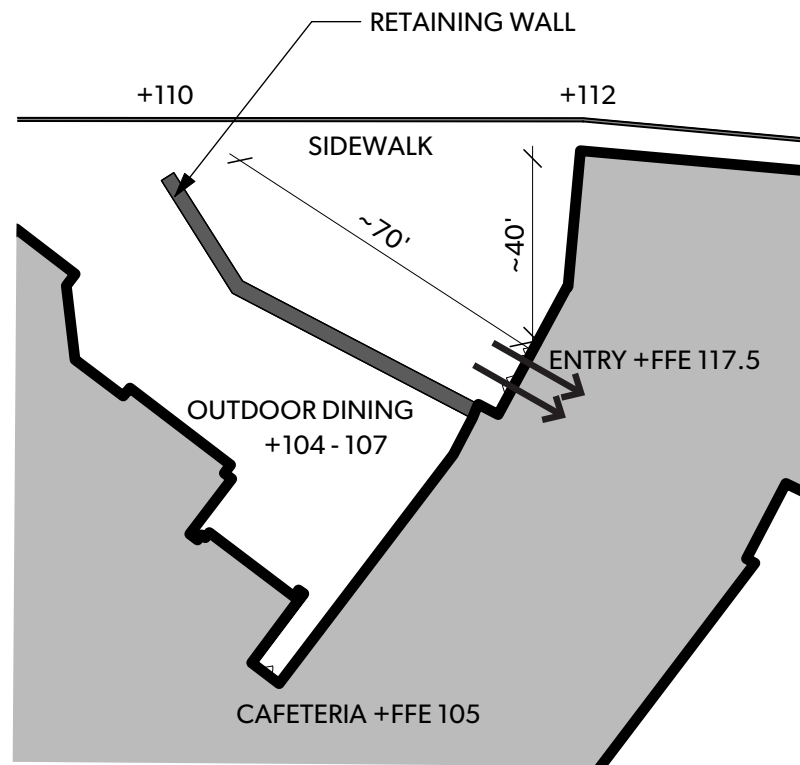


- 1** Flexible lawn area with landscape mounds and screening plantings
- 2** Loading docks
- 3** Plaza and Raised Beds
- 4** Extensive green roof - remainder of existing roof is not feasible
- 5** Bike parking spaces (64)
- 6** New drive and drop off alignments
- 7** Entry landscape with accesible path, steps, integrated seating and planting
- 8** Outdoor dining terrace
- 9** Improved ADA ramps, paths, and walls
- 10** Courtyard gathering space
- 11** Outdoor classroom
- 12** Bioretention

Site Topography

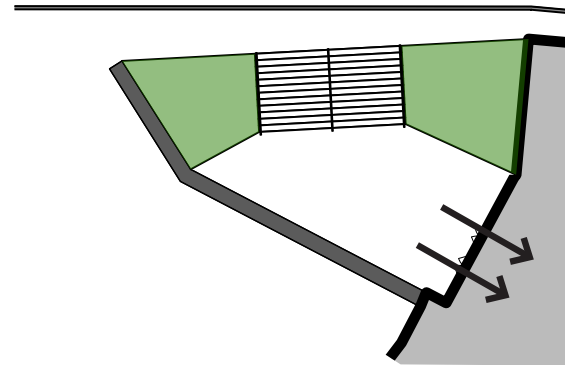


Entry Plaza Studies

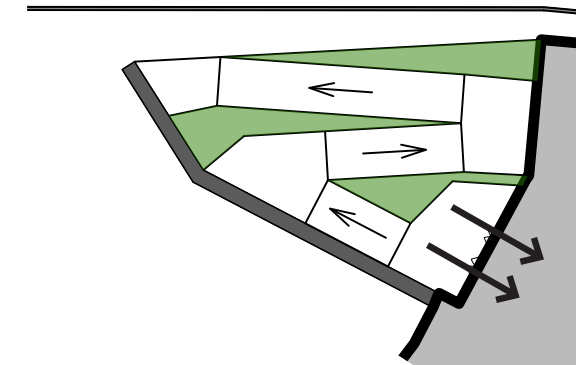


Constraints:

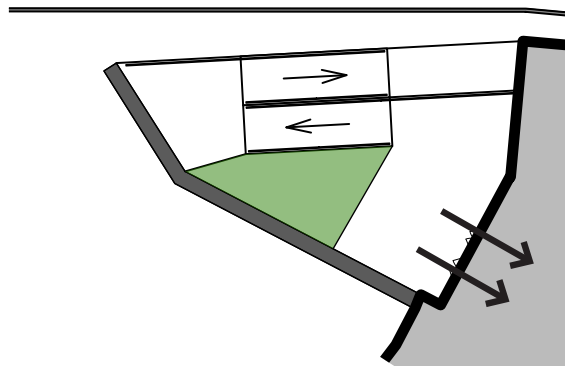
- Entry is 5-7' from sidewalk grade
- Required to maintain existing cafeterial entry beyond outdoor dining zone
- Wall required to achieve splits in terraces for Cafeteria access



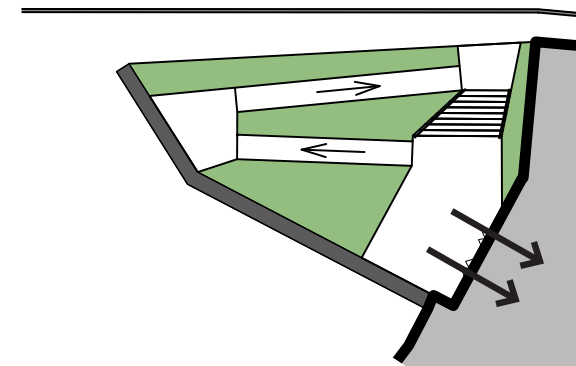
- Stair Only:**
- + Large areas of planting or stair
 - Not ADA accessible or equitable



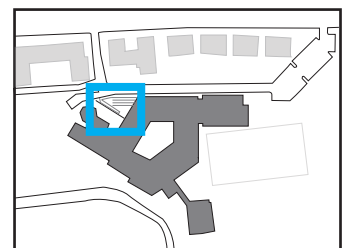
- Accessible Path Only:**
- + Equitable accessibility, path slopes at 1:20
 - + No handrails required
 - + Planting can weave through the space
 - Restricted movement may cause slower egress
 - Path width constrained due to amount of area available
 - Path needs to range from 100' - 120' long



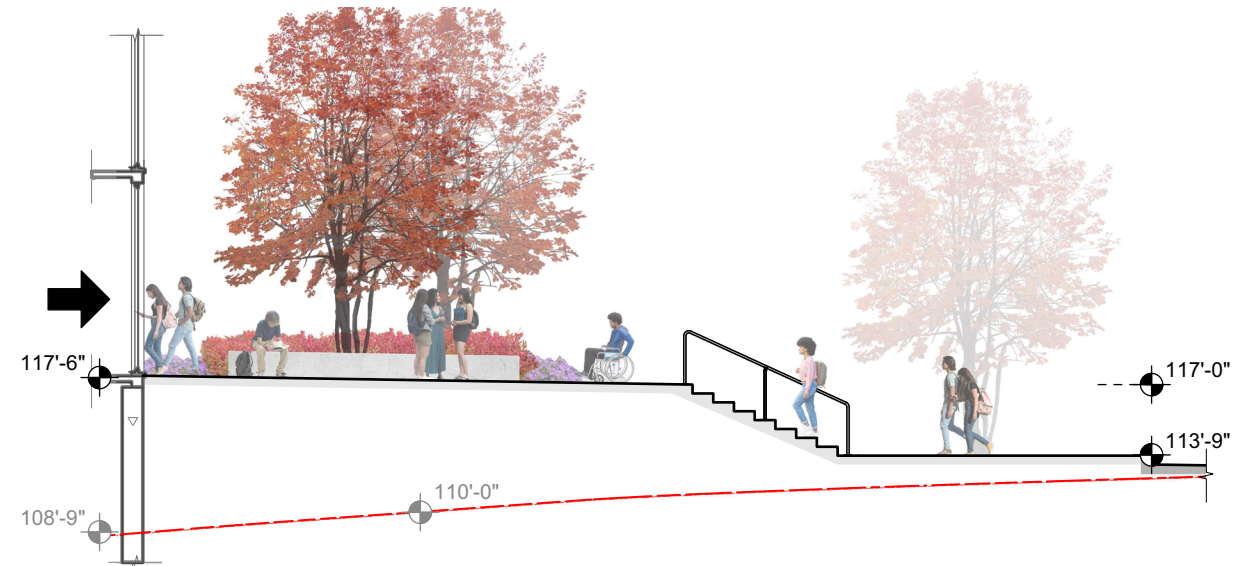
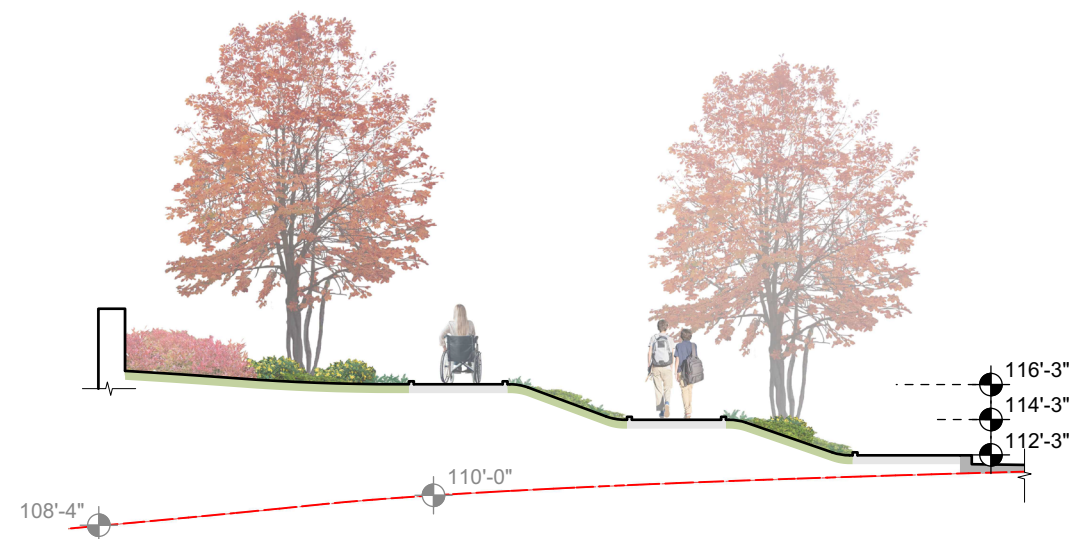
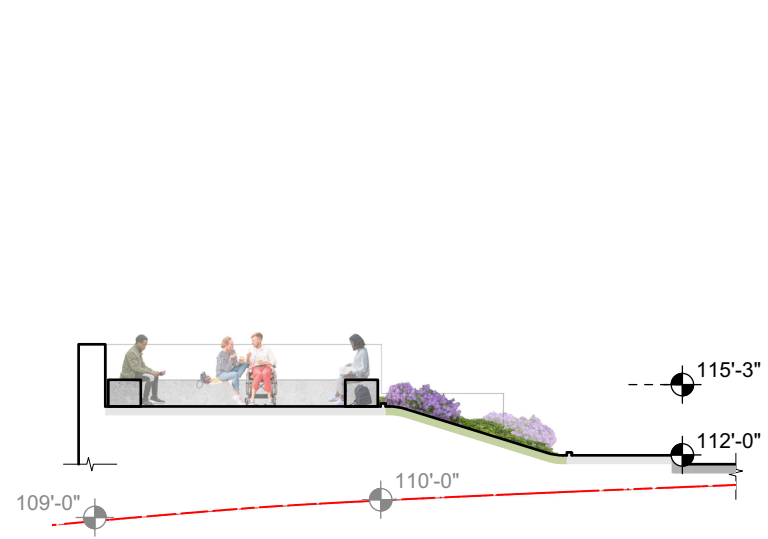
- Ramp Only:**
- + Equitable accessibility, ramp slopes at 1:12
 - Requires handrails across view of building
 - Restricted movement may cause slower egress
 - Restricts planting and gathering space
 - Ramp width constrained due to amount of area available
 - Ramp needs to range from 60' - 90' long with landings each 30' of run



- Proposed Entrance (Hybrid Approach):**
- + Equitable entry experience
 - + Eases flow by allowing for multiple types of experiences
 - + Increased planting at entry
 - + Planting can weave through the space



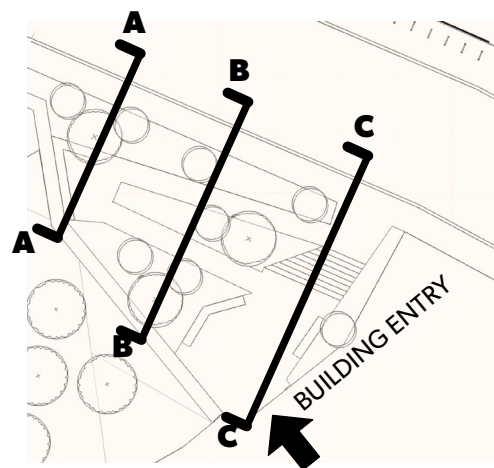
Entry Plaza Sections



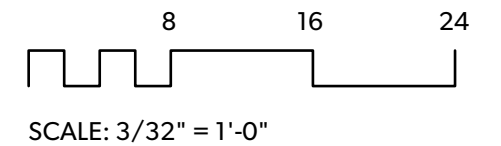
A Section through Gathering Terrace

B Section through Accessible Path and Plantings





C Section through Building Entry Plaza and Stair



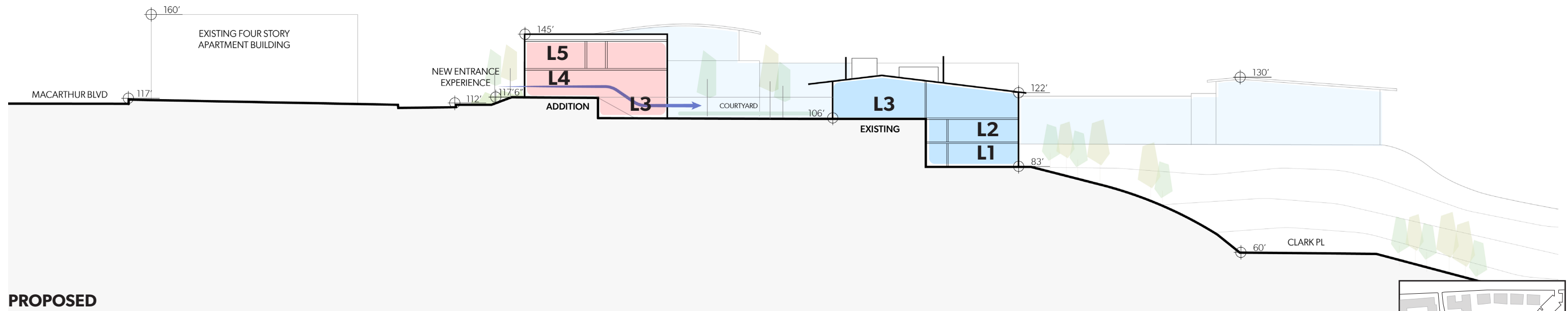
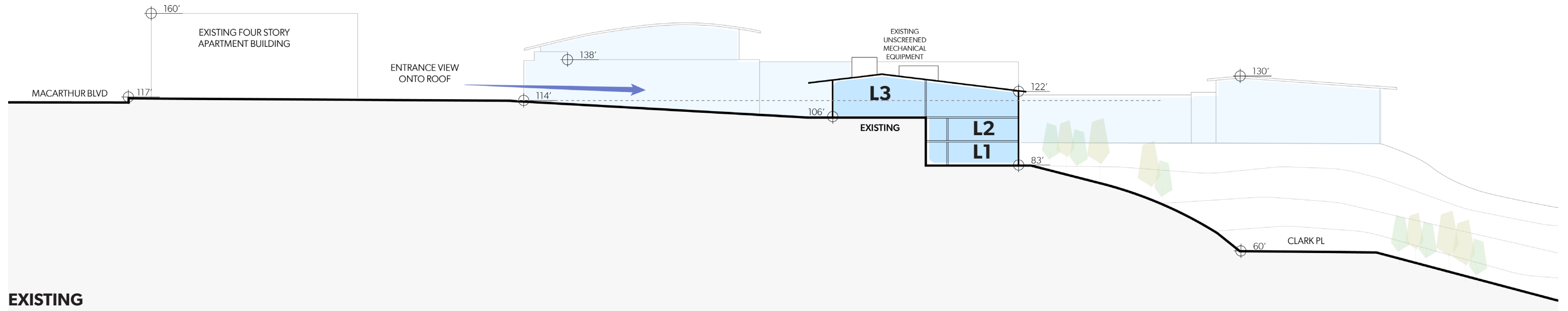
KEYPLAN NTS



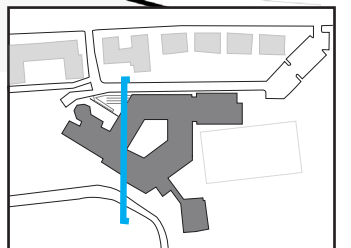
EXISTING GRADE

-  EXISTING GRADE
-  EXISTING SPOT ELEVATION
-  PROPOSED SPOT ELEVATION
-  BUILDING ENTRY

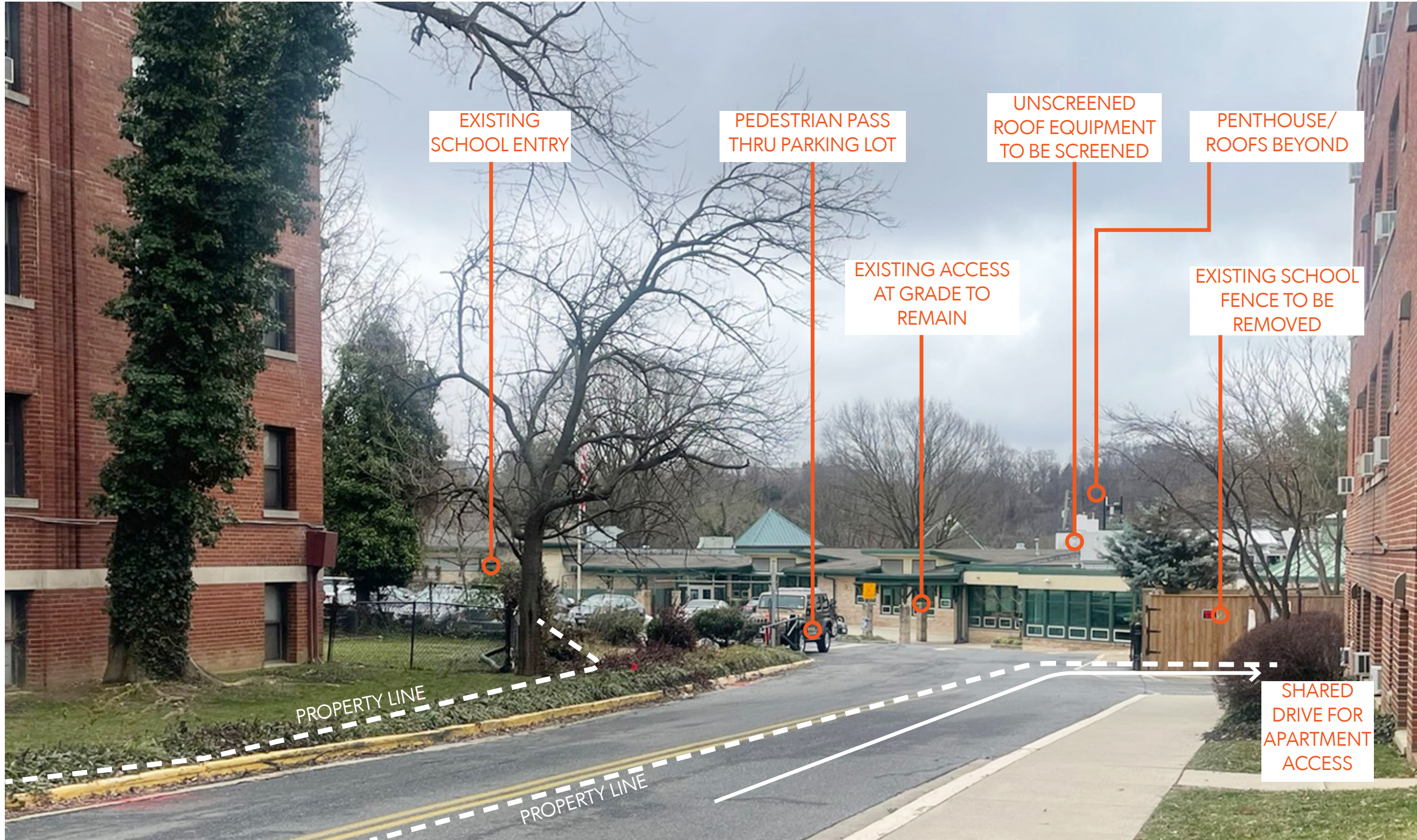
Concept Section



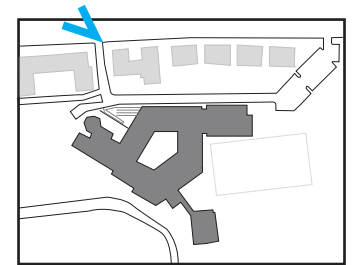
Addition
 Existing



Street View - Existing

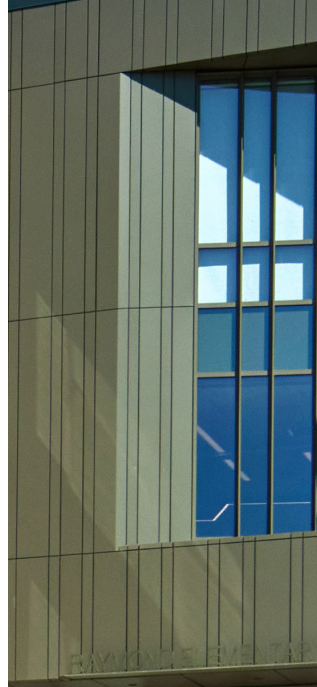


Street View - Proposed

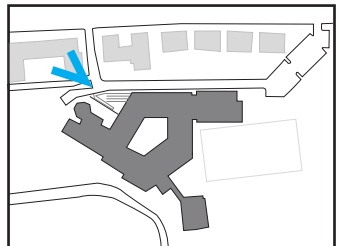


Building Addition

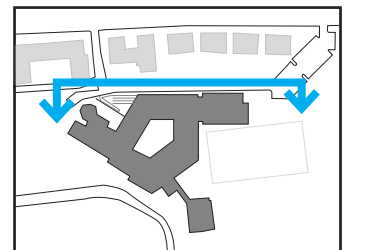
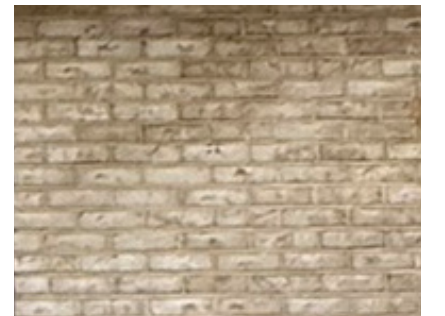
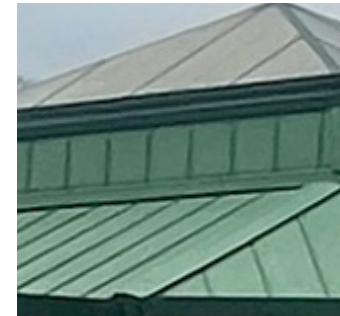
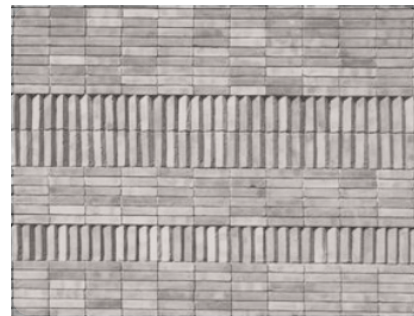
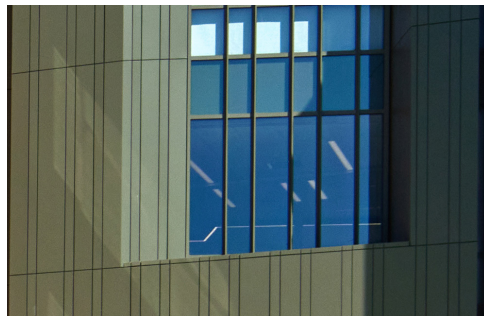
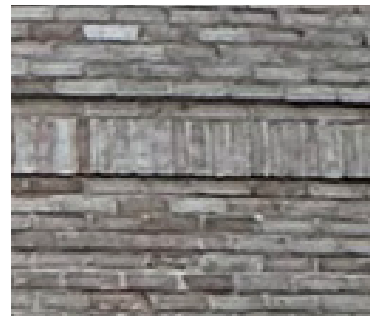
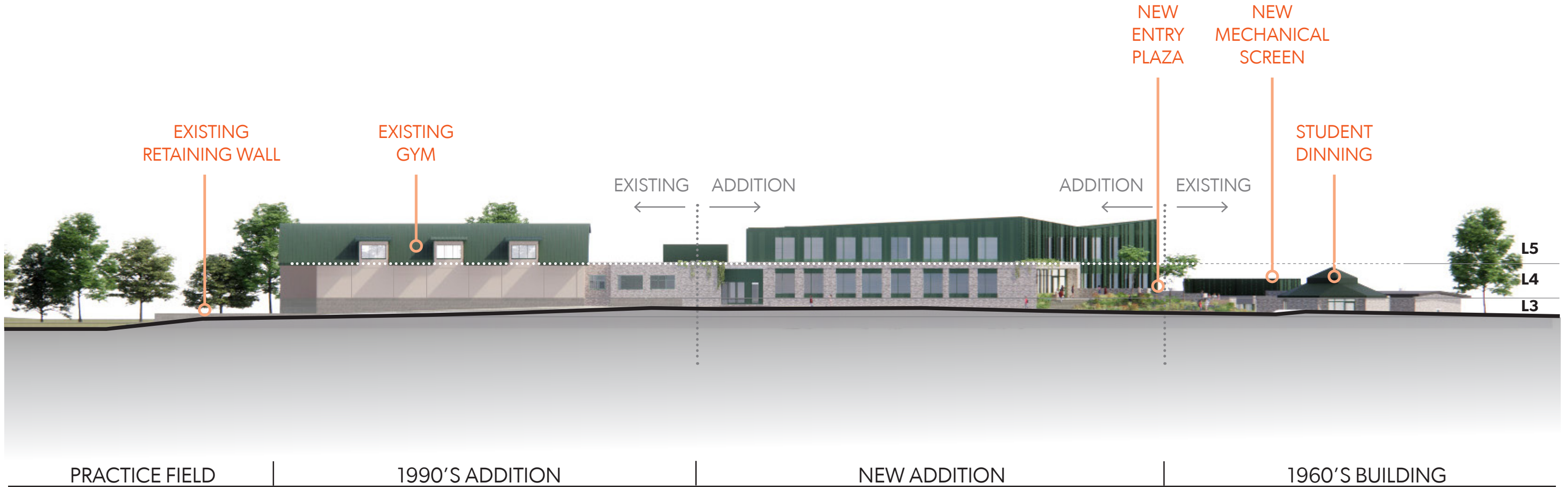
MATERIALS



EXISTING



North Elevation



STUDIOS

SAN FRANCISCO • WASHINGTON, DC • NEW YORK • LOS ANGELES • PARIS • LYON