

DGS MACARTHUR HS

CFA CONCEPT

7 - MARCH -2024



Project Goals

- Provide civic presence as a high school
- Unify exterior design and create strong sense of arrival
- Improve overall school functionality and expand SF with addition
- Meet DCPS enrollment requirements and minimize disruption to occupied school during construction

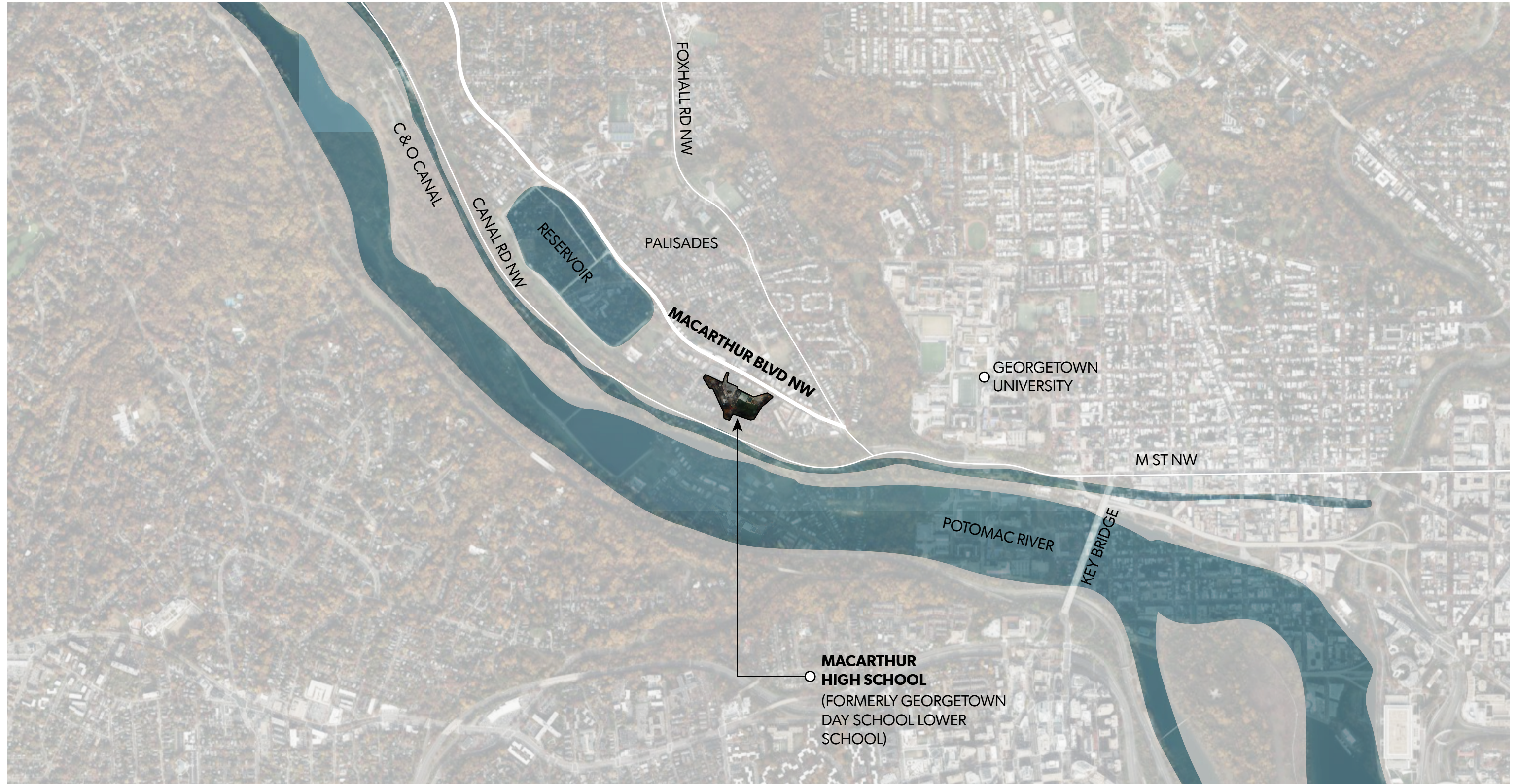
Project Scope

- New DCPS High School
- Formerly Georgetown Day Lower School
- Opened in Fall 2023 with 250 Students
- Enrollment will increase throughout project duration; projected total enrollment of 800 students
- Phases of Delivery: Parts 1 and 2, Interior Renovation of Existing Building, Part 3 Building Addition to Meet Full Occupancy Projections

Project Location



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 Street Views



1 West Curb on MacArthur Blvd



2 West Curb on MacArthur Blvd



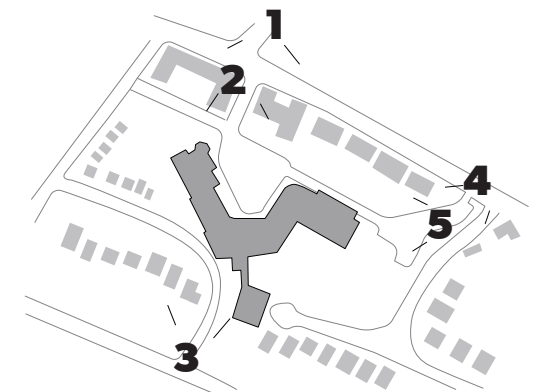
3 View on Clark Pl



4 East Curb on MacArthur Blvd



5 East Curb on MacArthur Blvd



Existing Building and Site



1 70's Annex from Clark Pl



2 80's Expansion from Clark Pl



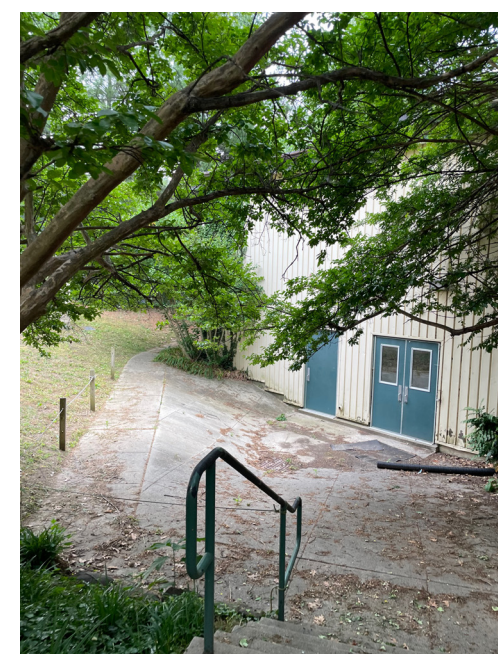
3 Original Building from Clark Pl



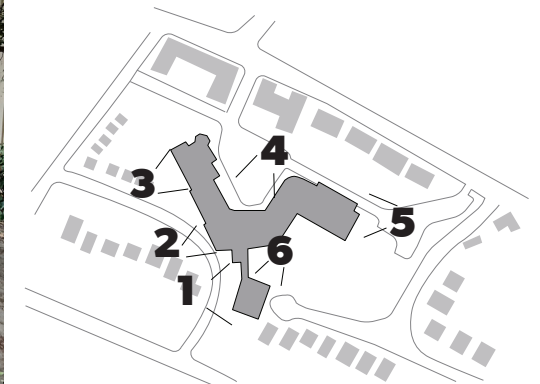
4 Main Entrance from NE



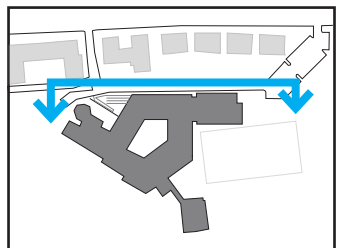
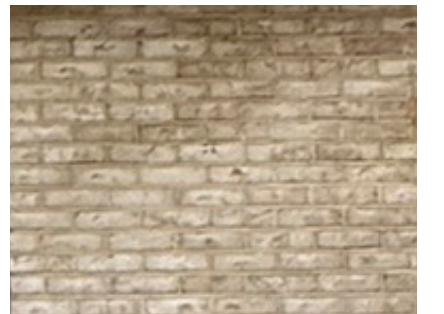
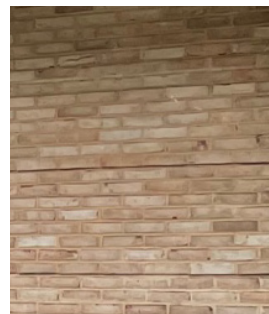
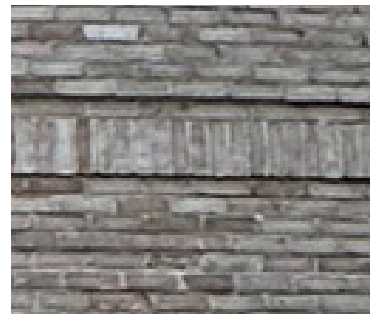
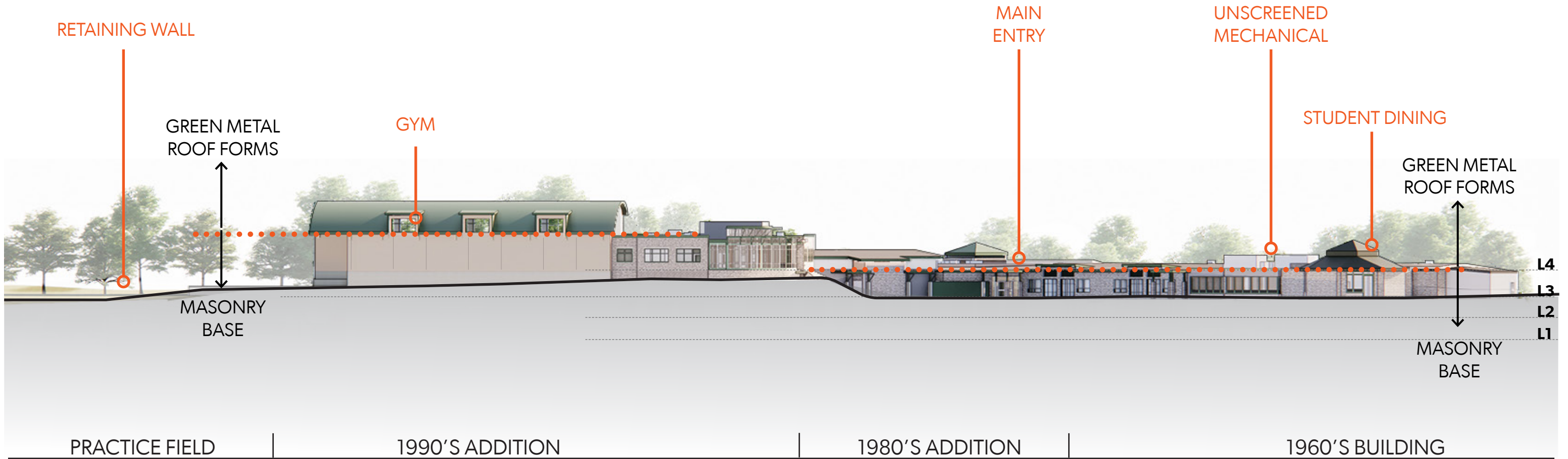
5 Gym from NE



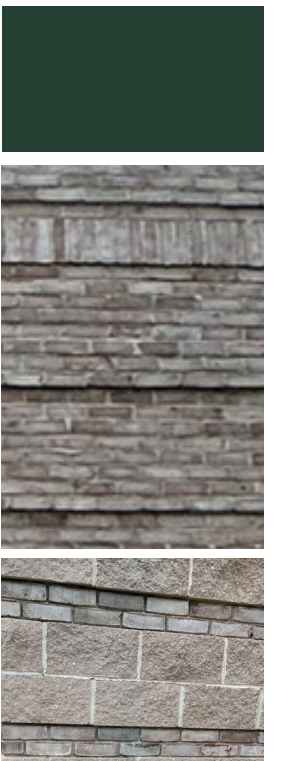
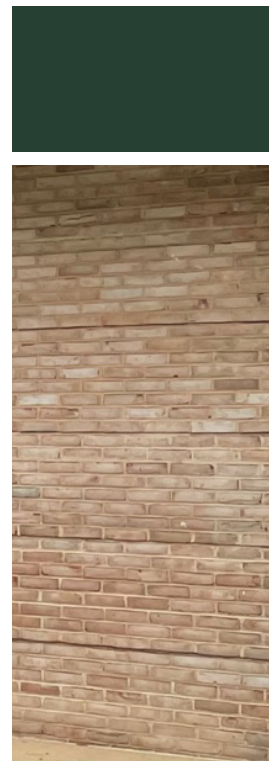
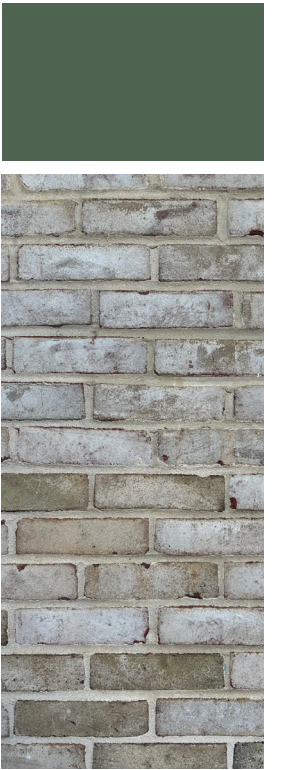
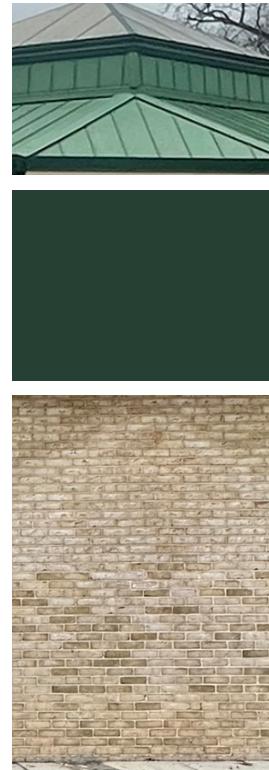
6 70's Annex from NE



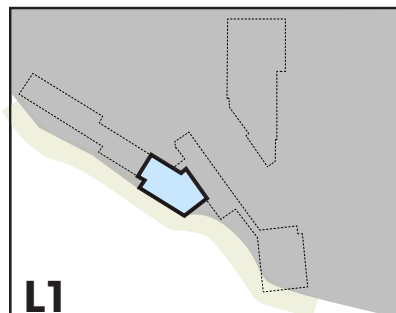
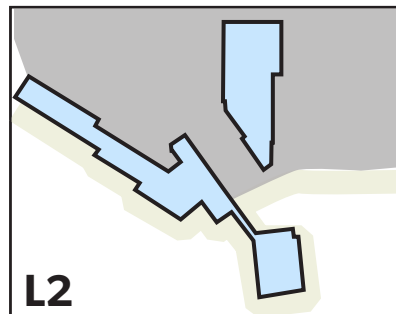
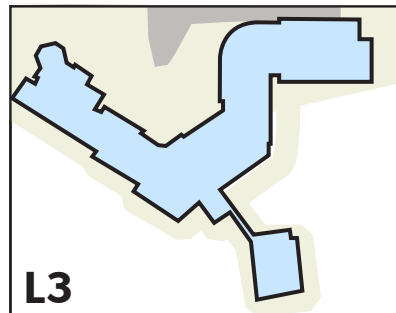
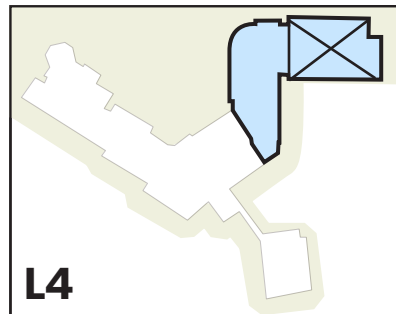
Existing North Elevation



Existing Building Material Palette Evolution



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

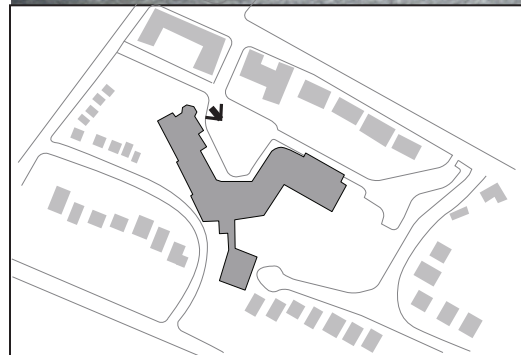
Minimizes neighborhood disturbance

Addresses complex site grading

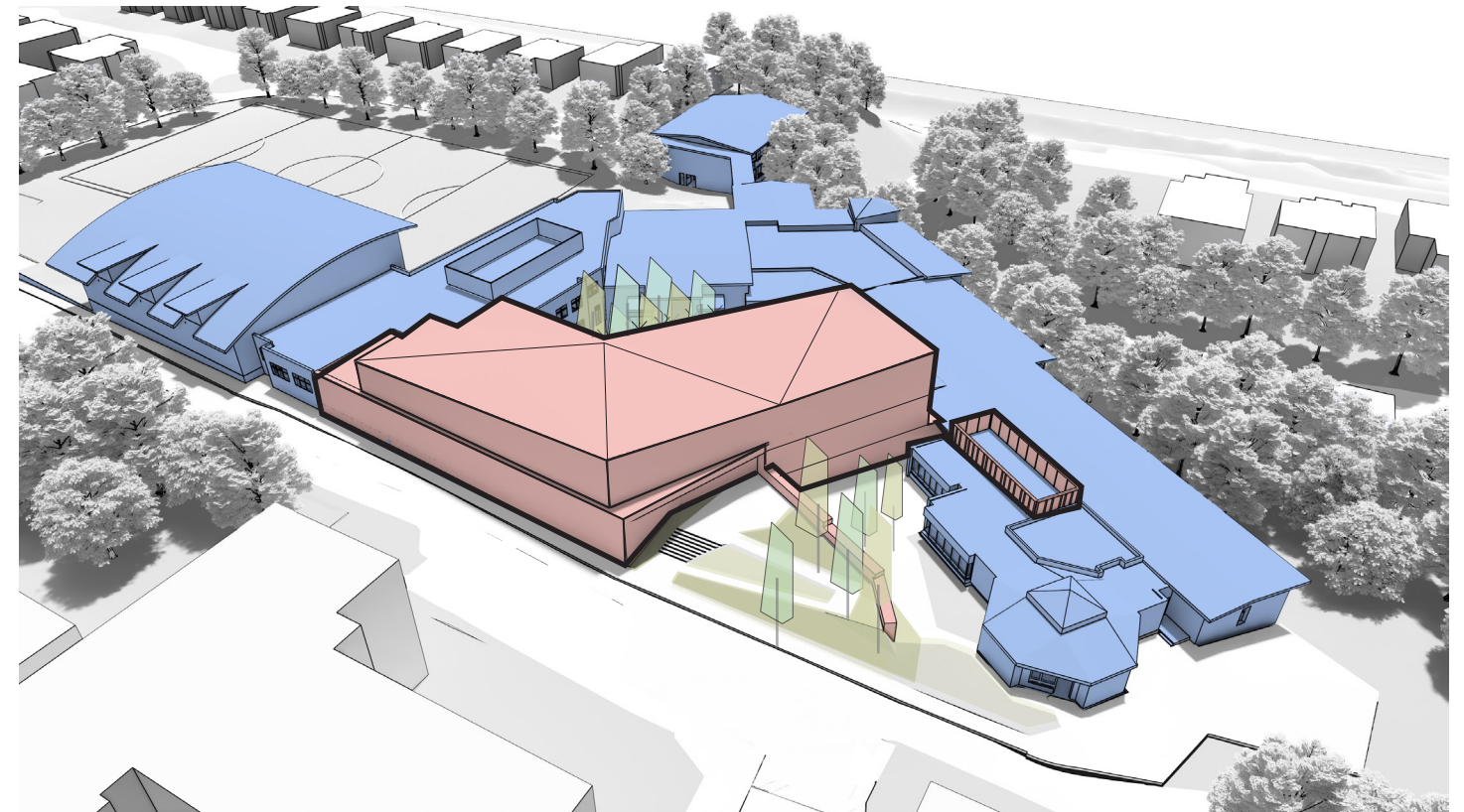
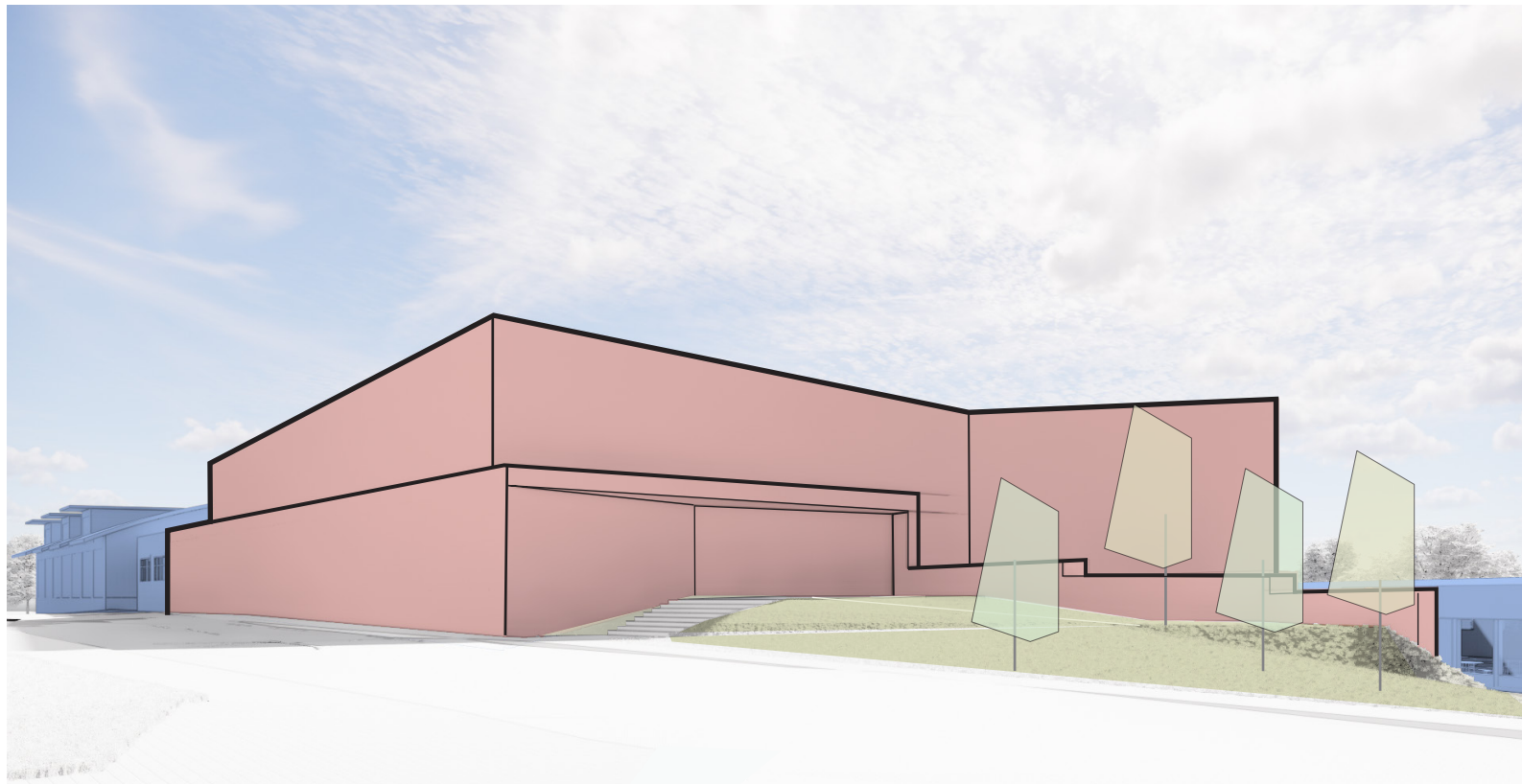
Maximizes use of existing building



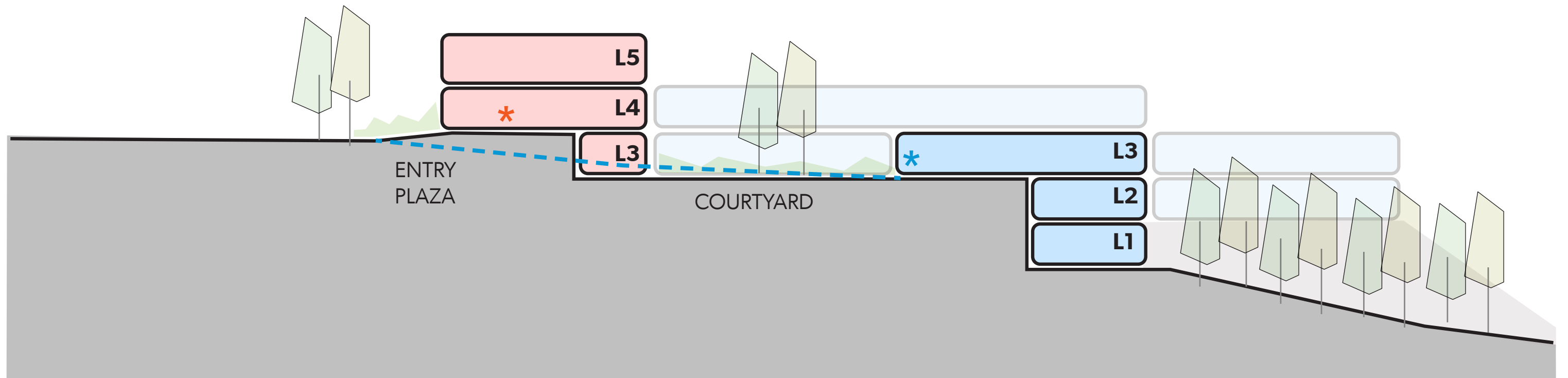
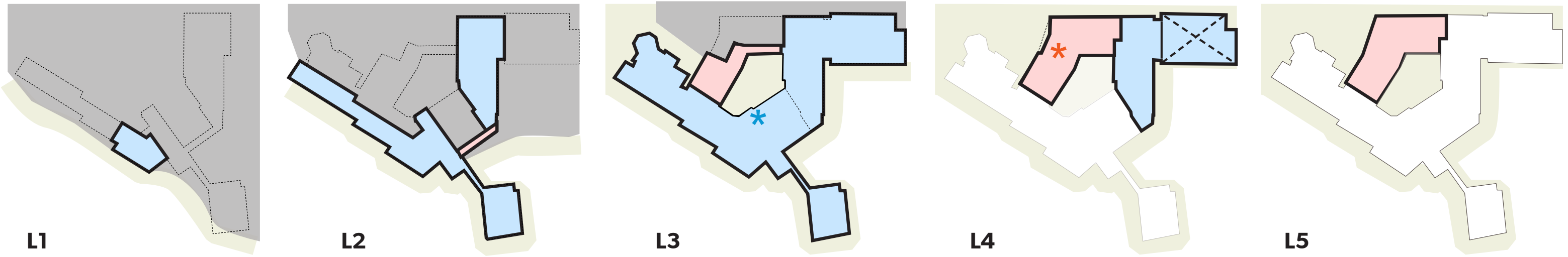
EXISTING SCHOOL ENTRY



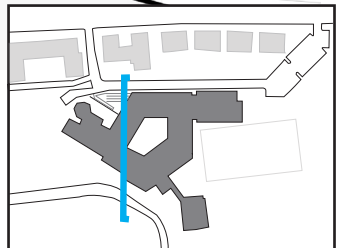
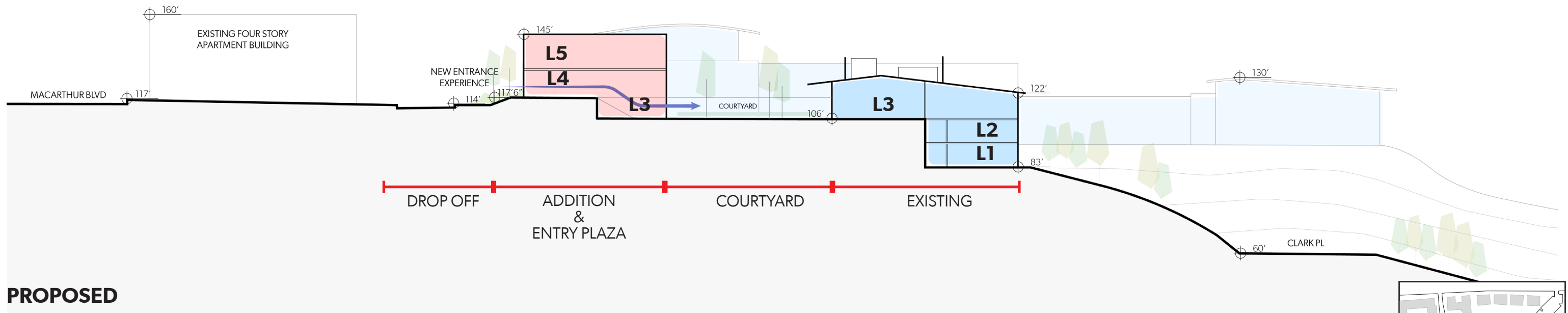
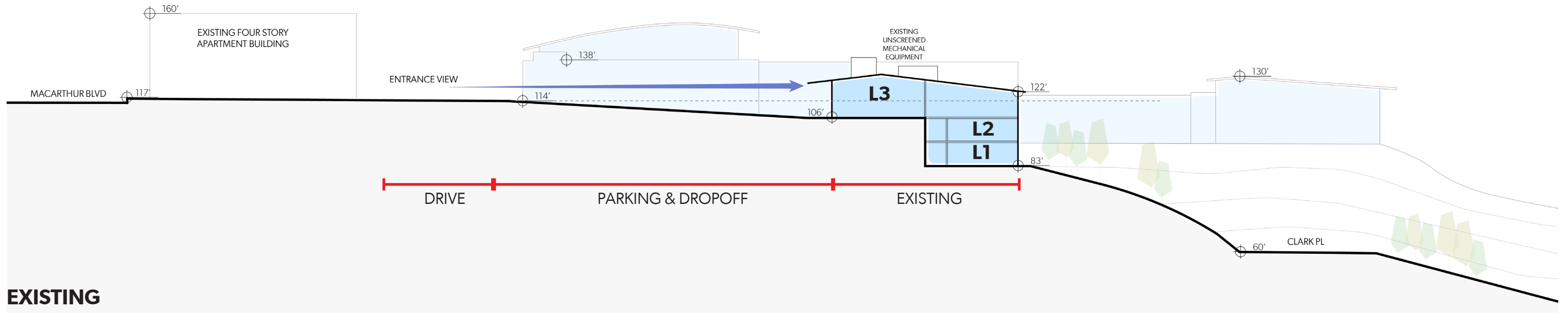
Concept Massing



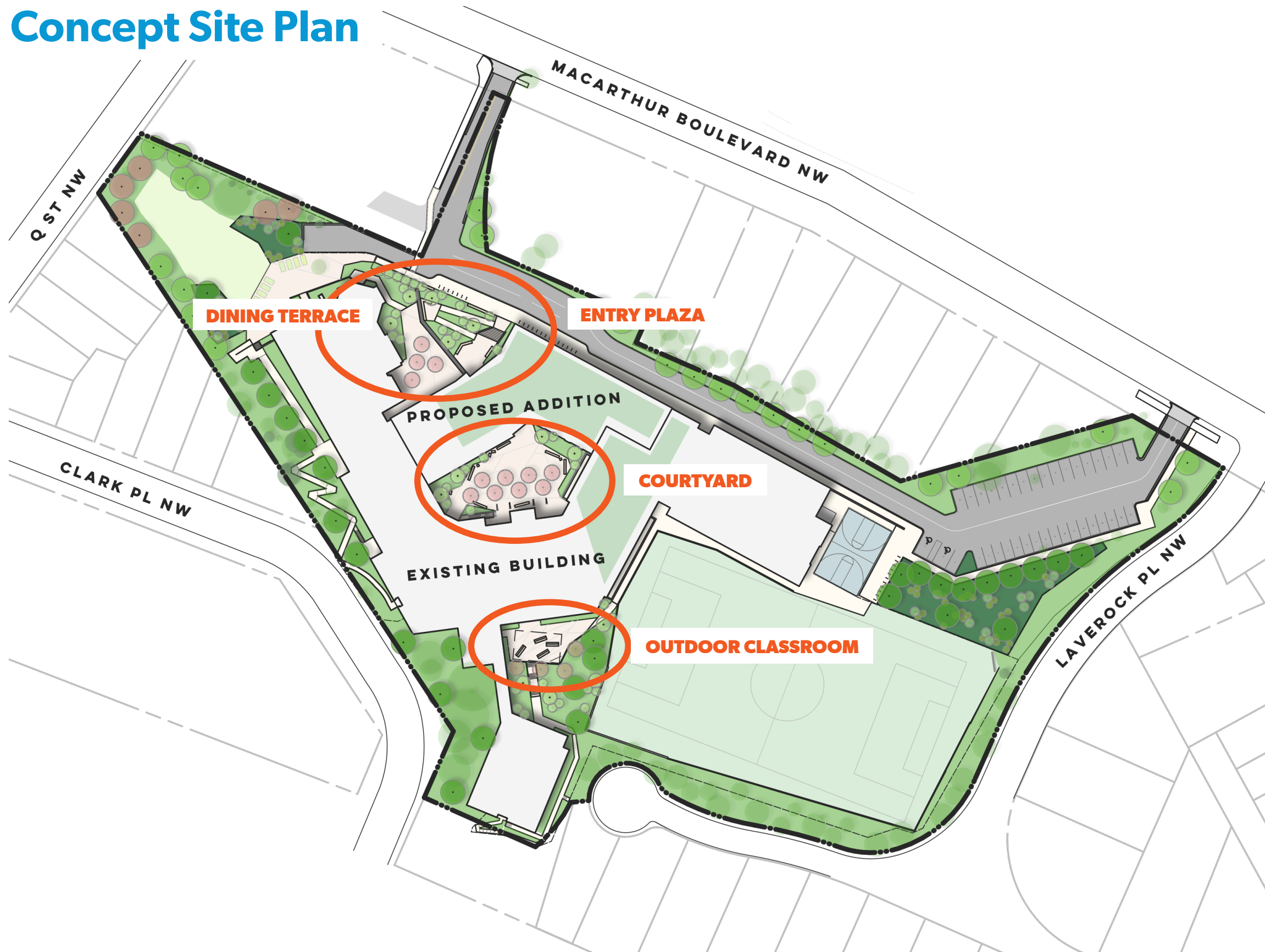
Concept Planning



Concept Section



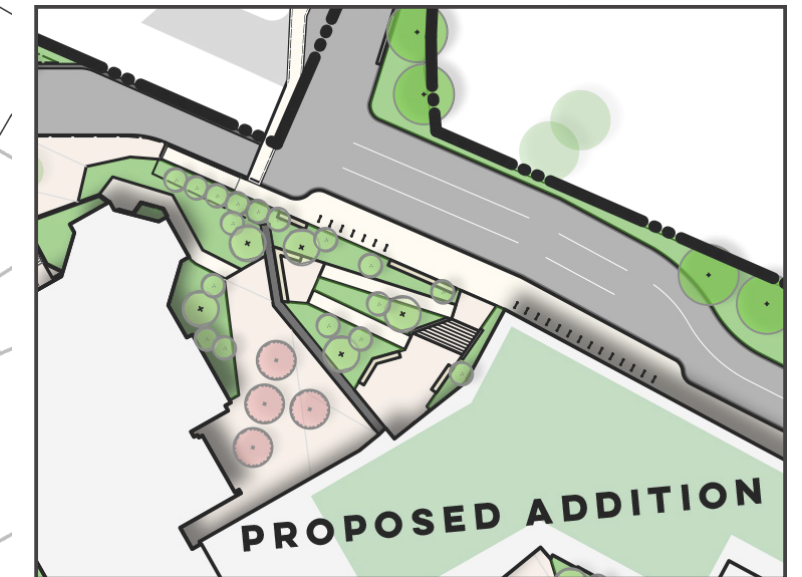
Concept Site Plan



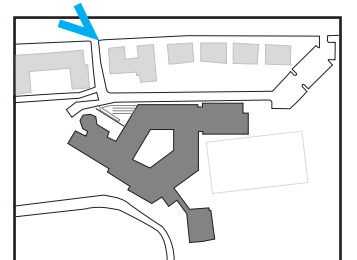
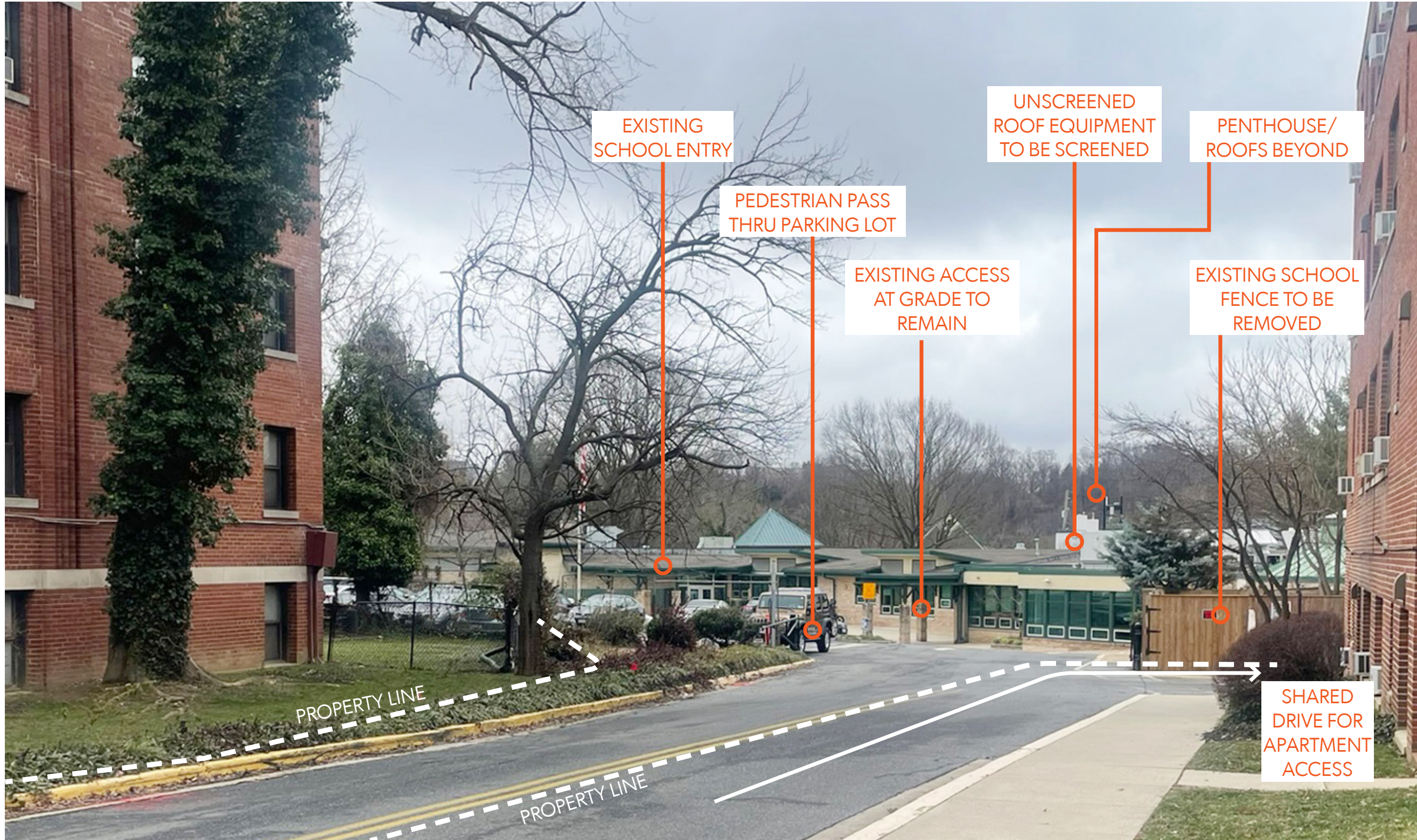
PREVIOUS ENTRY PLAZA DESIGN



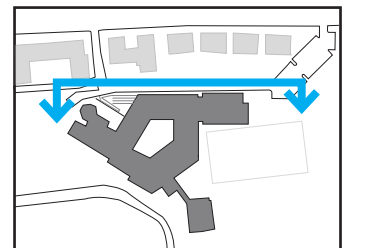
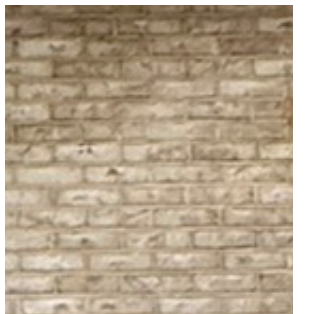
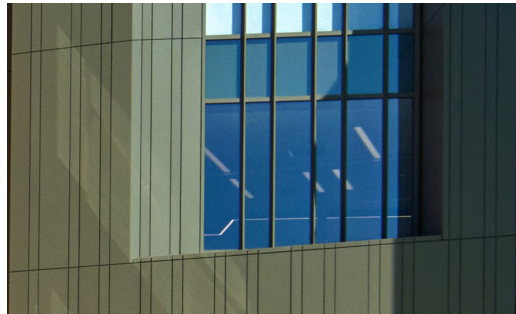
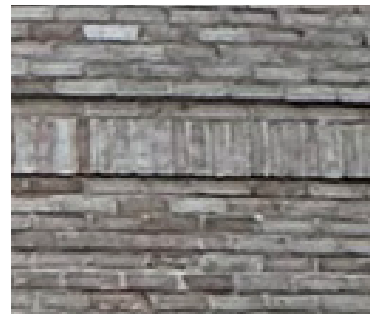
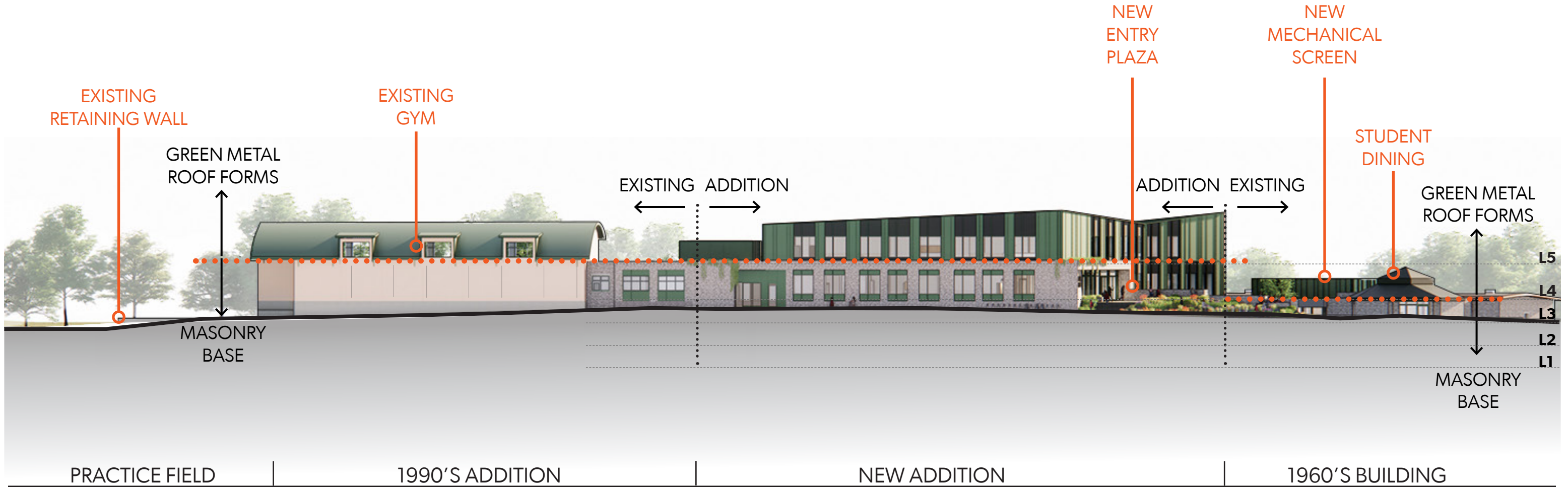
NEW ENTRY PLAZA DESIGN



Street View - Existing



North Elevation



Alternative Material Studies

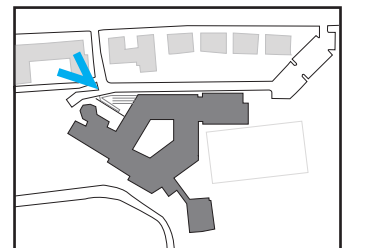
PREVIOUS - FEBRUARY 2024



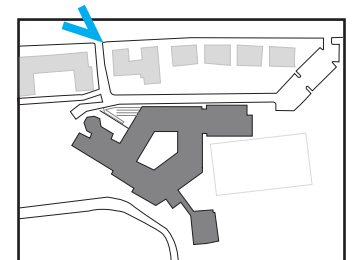
NEW METAL PANEL OPTIONS



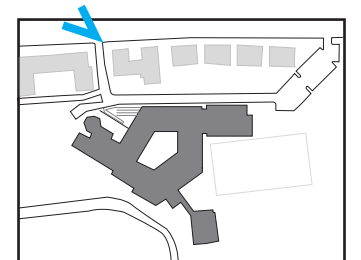
ALTERNATE MATERIAL OPTIONS



Street View - Proposed February 2024



Street View - Proposed - Metal Panel

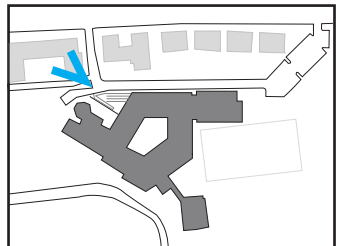


Building Addition - Proposed - Metal Panel

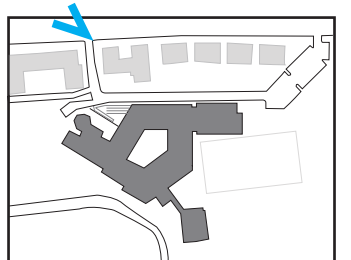
MATERIALS



EXISTING

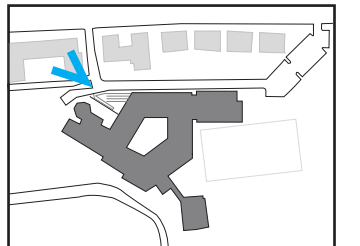


Street View - Proposed Alternate - Glazed Brick



Building Addition - Proposed Alternate - Glazed Brick

MATERIALS



Building Addition - Preferred Options

METAL PANEL AND BRICK



ALTERNATE: GLAZED BRICK AND LARGE FORMAT MASONRY



FEBRUARY 2024 COMMISSION FEEDBACK - FOR REFERENCE ONLY

U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

23 February 2024

Dear Mr. Hunter:

In its public meeting of 15 February conducted by videoconference, the Commission of Fine Arts reviewed a concept design for the renovation and expansion of the MacArthur High School and its associated landscape at 4530 MacArthur Boulevard, NW. While expressing support for the general massing and location of the addition, the Commission members present did not recommend an action on the concept design and provided the following comments.

Recognizing the challenges of the property—its topography, eclectic composition of architecture, and constrained visibility and access from MacArthur Boulevard—the Commission members found the proposed addition's location and general form to be appropriate. However, they questioned whether the design for the addition would be successful in establishing a new school identity, and they therefore recommended developing a more deliberate composition for the metal panelized system for the upper level that would be less bright in color, with the overall goal of establishing a complementary material and color palette for the addition. They cited the successful detailing of the horizontal brick cladding, which unites the building with the landscape, but they questioned the application of this detailing across the long entrance opening. For the design of the site, they suggested incorporating additional seating at the building entrance and developing traffic-slowing measures to make the entrance roadway safer for pedestrians and cyclists.

As a quorum was not present for the review, these comments will be placed on the administrative agenda for confirmation at the Commission's next meeting. Please continue consulting on the development of this important project with the staff which, as always, is available to assist you.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Delano Hunter, Director
D.C. Department of General Services
3924 Minnesota Avenue, NE
Washington, DC 20019

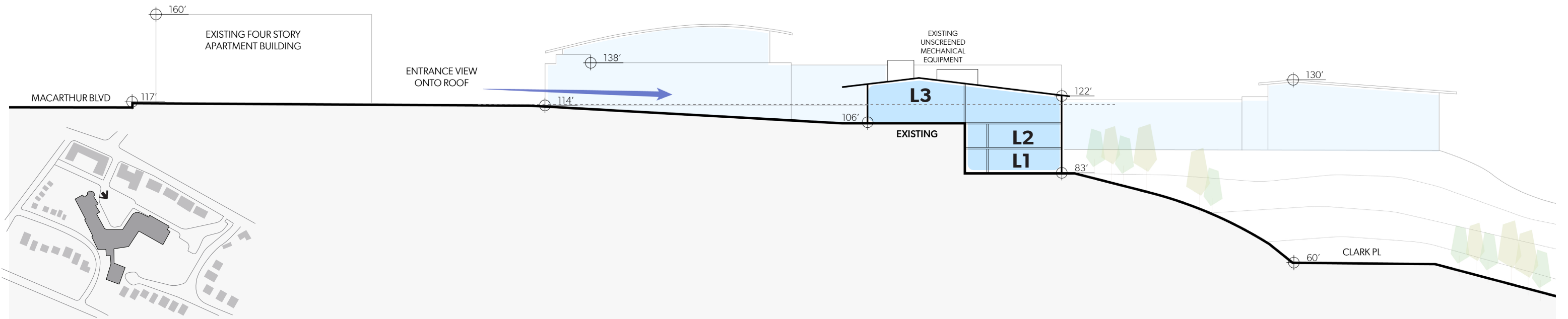
cc: Marnique Heath, Studios Architecture
Danielle Alexander, Studio AKA
Renee Pean, D.C. Public Schools

STUDIOS

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EXISTING MAIN ENTRY



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

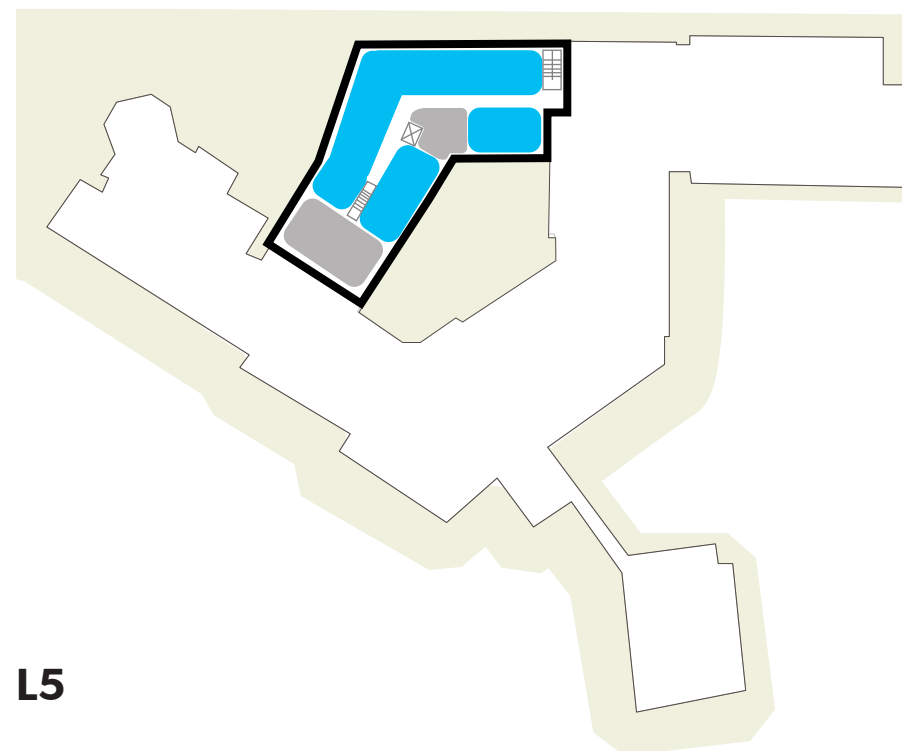
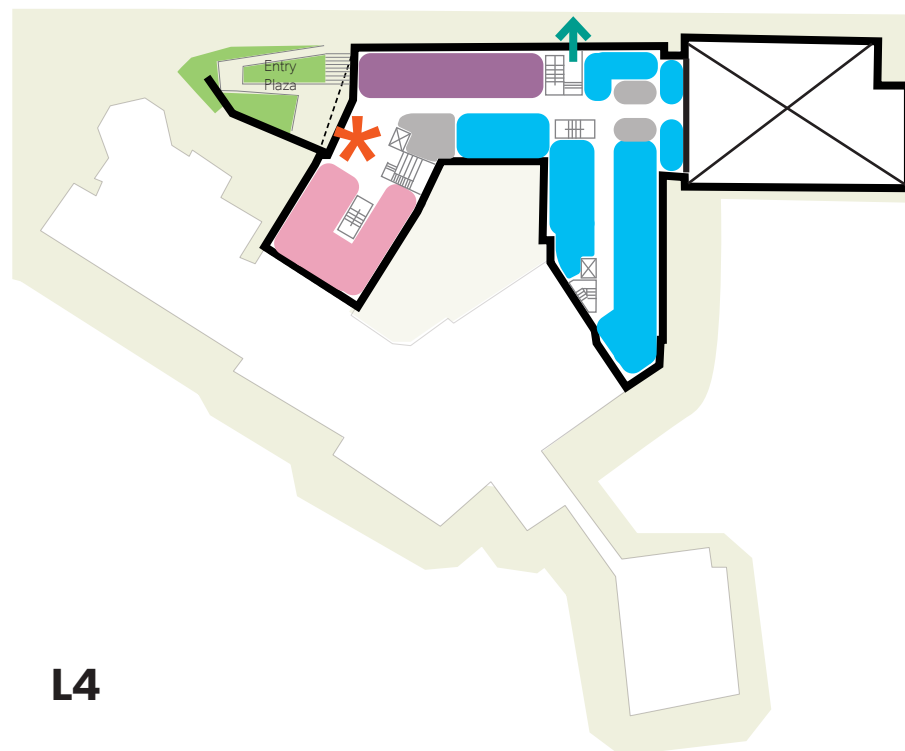
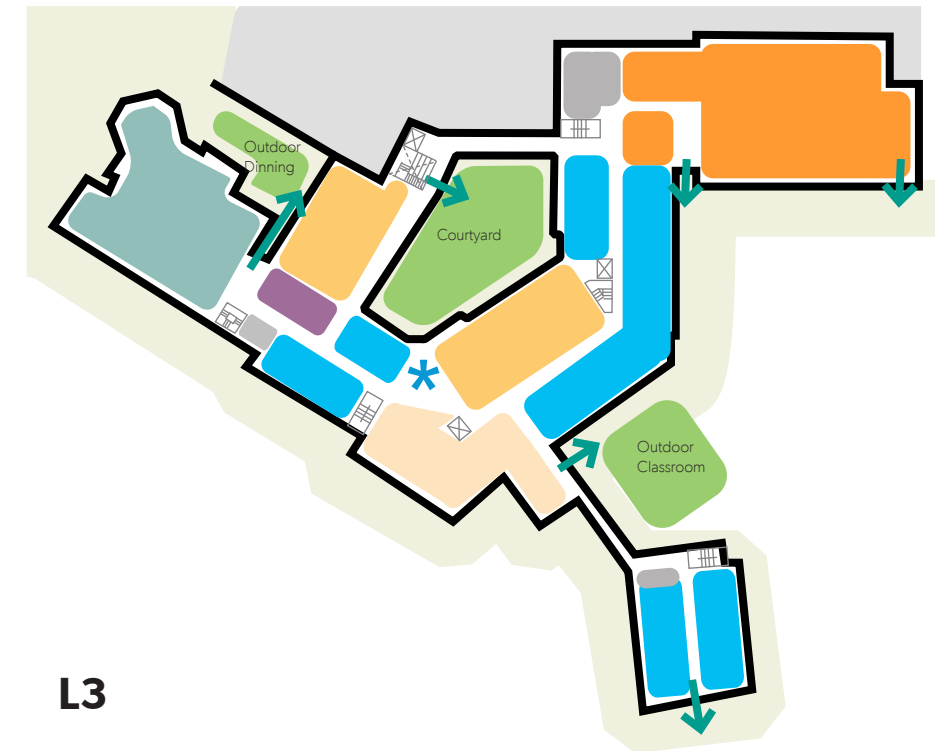
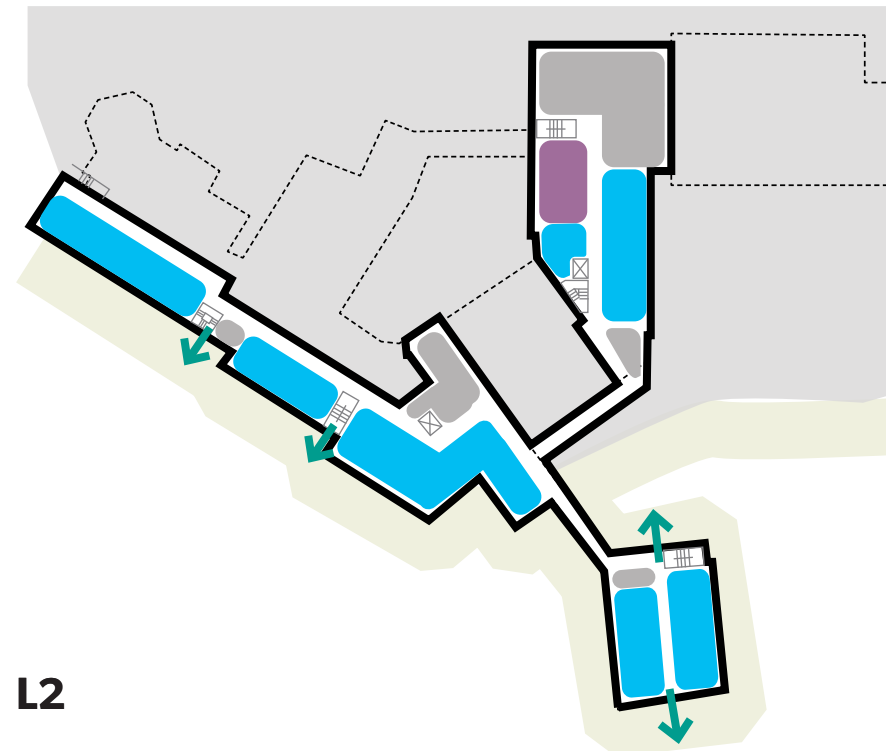
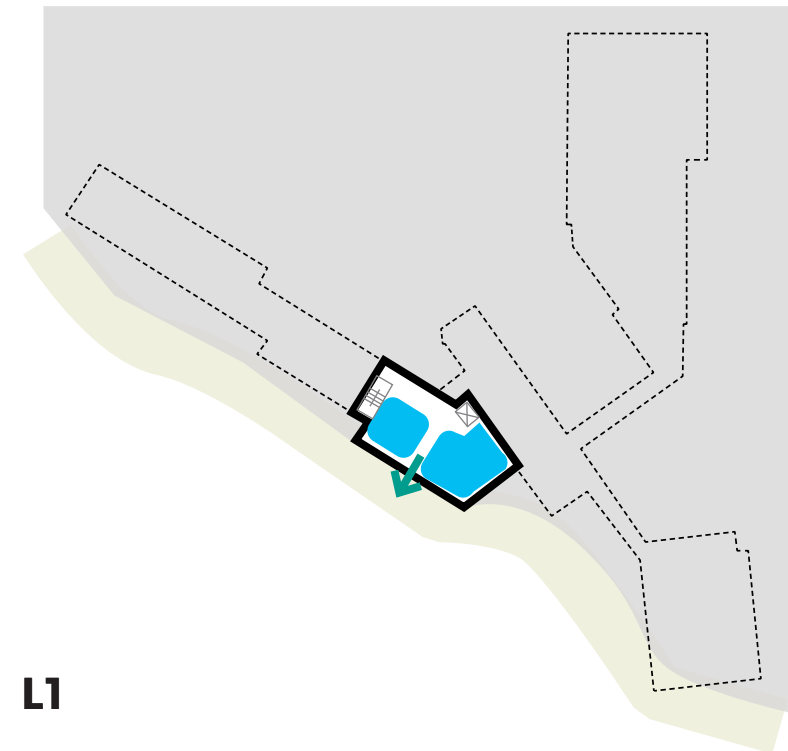
Steep Grade:

Challenge for construction access while school is occupied

Laverock Pl:

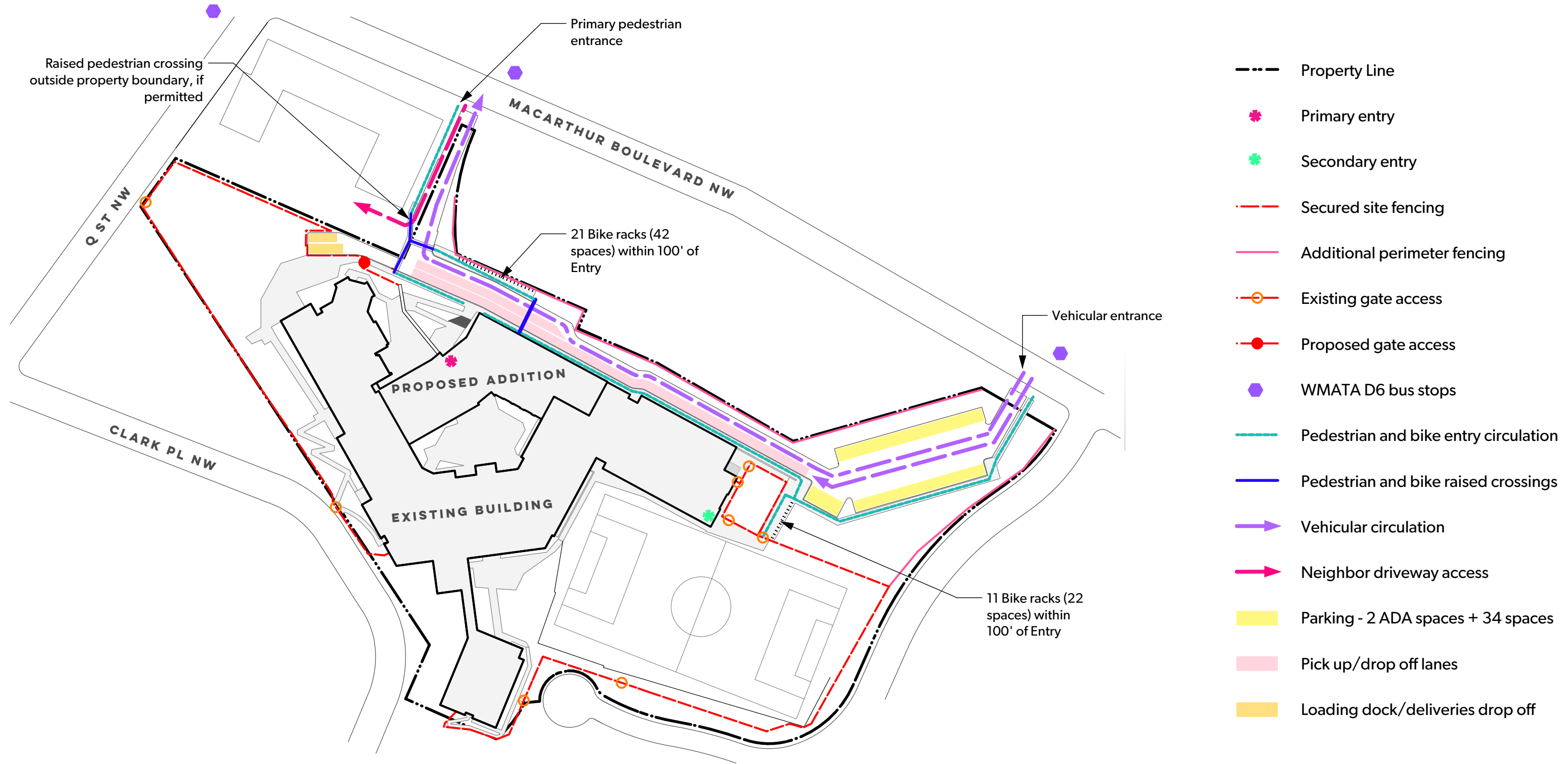
Private drive; no access

Concept 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

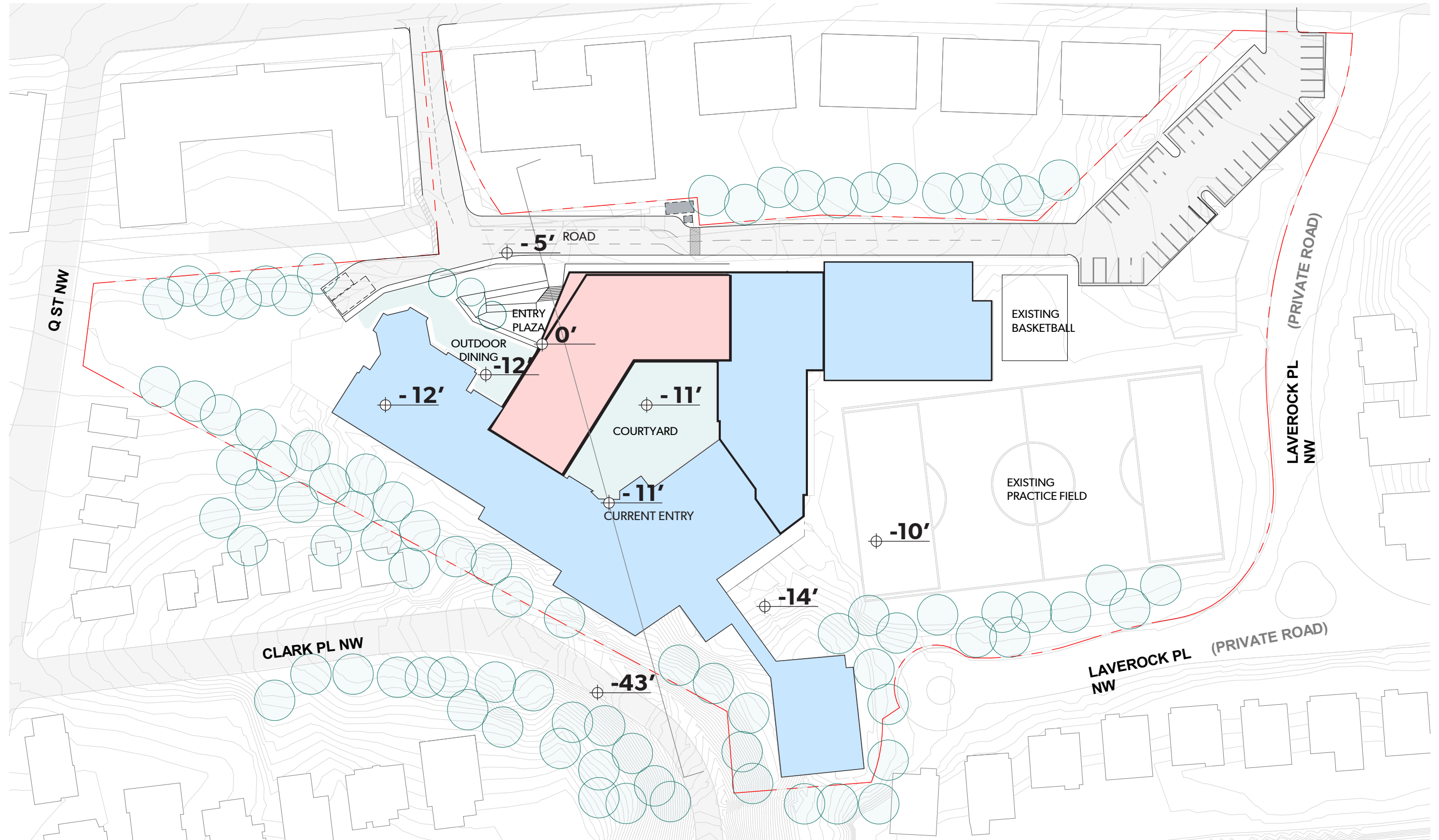


Site Organization



-  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

Site Topography

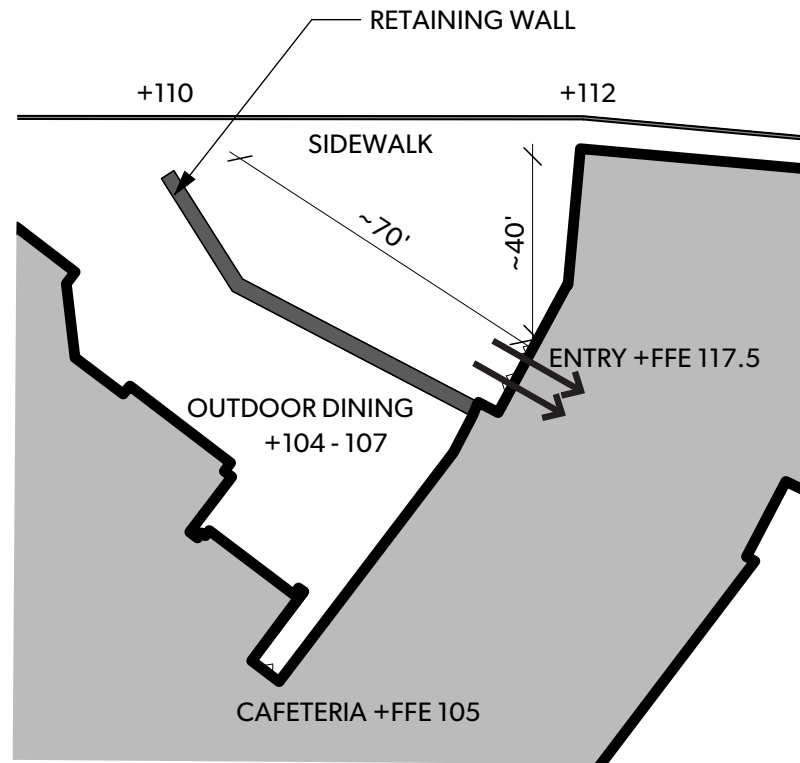


Concept Site Plan



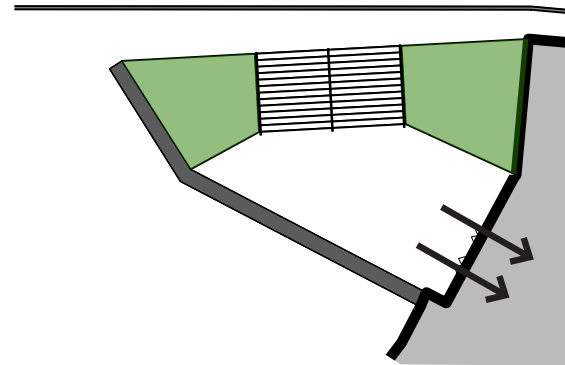
- 1** Flexible lawn area with landscape mounds and screening plantings
- 2** Loading docks
- 3** Plaza and Raised Beds
- 4** Extensive green roof - remainder of existing roof is not feasible
- 5** Bike parking spaces (42)
- 6** New drive and drop off alignments
- 7** Entry landscape with accesible path, 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

Entry Plaza Studies

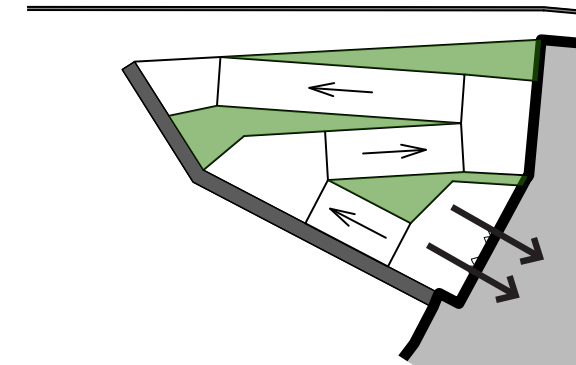


Constraints:

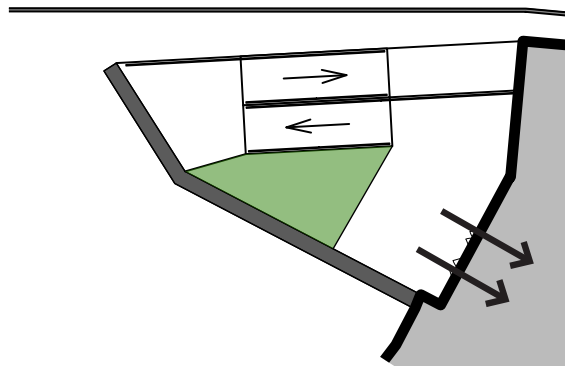
- Entry is 5-7' from sidewalk grade
- Required to maintain existing cafeterial entry beyond outdoor dining zone
- Wall required to achieve splits in terraces for Cafeteria access



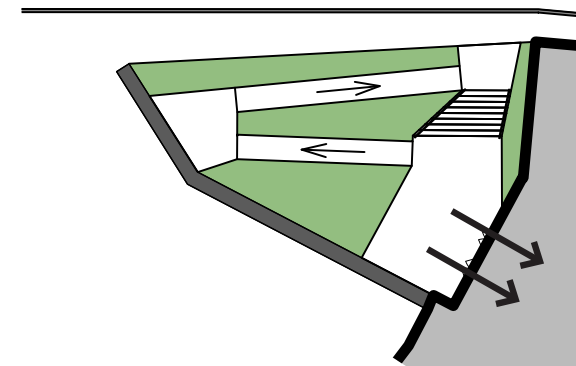
- Stair Only:**
- + Large areas of planting or stair
 - Not ADA accessible or equitable



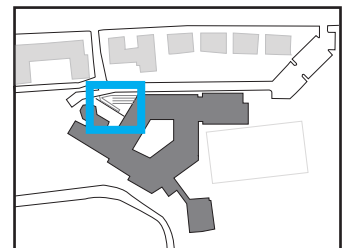
- Accessible Path Only:**
- + Equitable accessibility, path slopes at 1:20
 - + No handrails required
 - + Planting can weave through the space
 - Restricted movement may cause slower egress
 - Path width constrained due to amount of area available
 - Path needs to range from 100' - 120' long



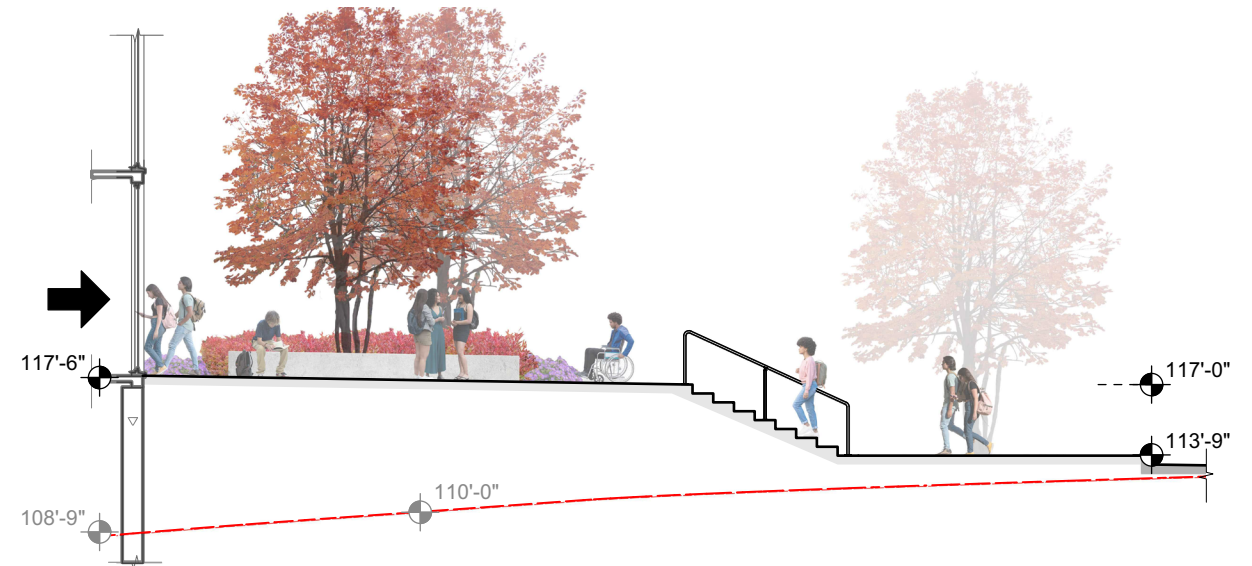
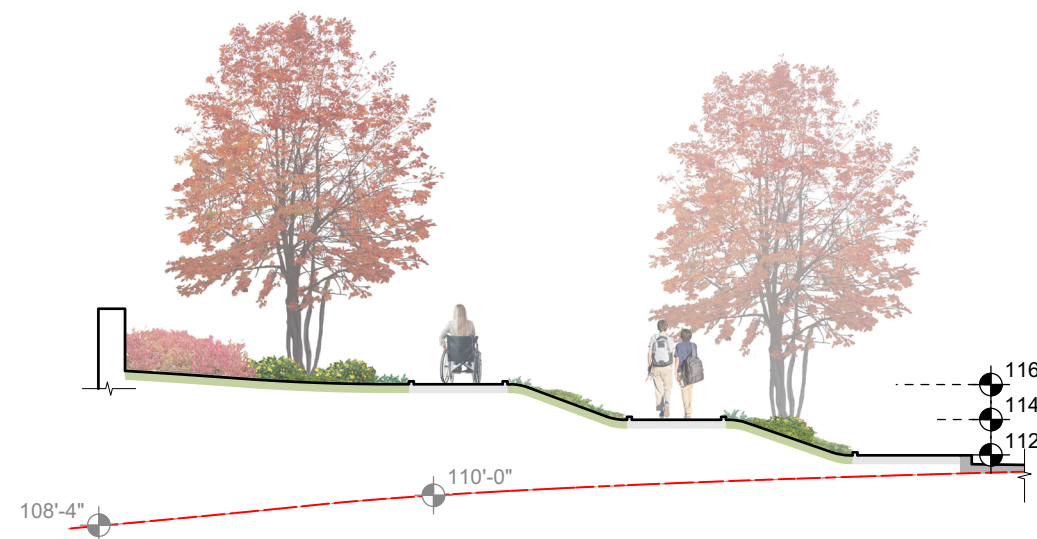
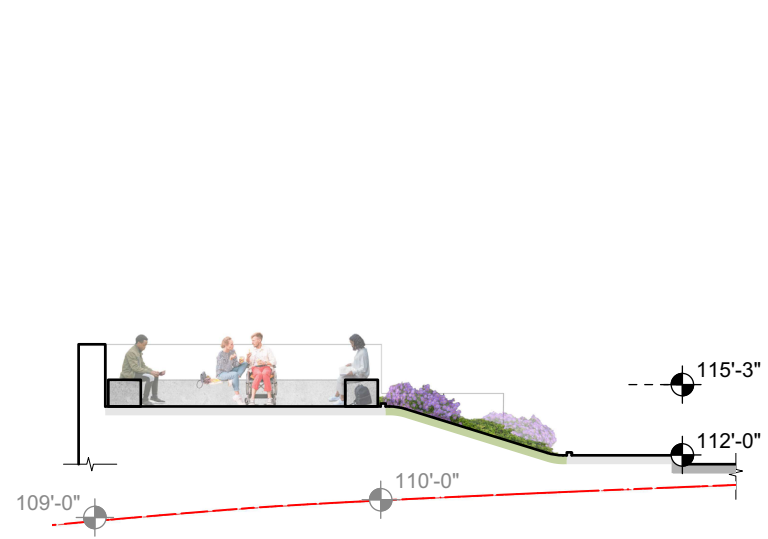
- Ramp Only:**
- + Equitable accessibility, ramp slopes at 1:12
 - Requires handrails across view of building
 - Restricted movement may cause slower egress
 - Restricts planting and gathering space
 - Ramp width constrained due to amount of area available
 - Ramp needs to range from 60' - 90' long with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



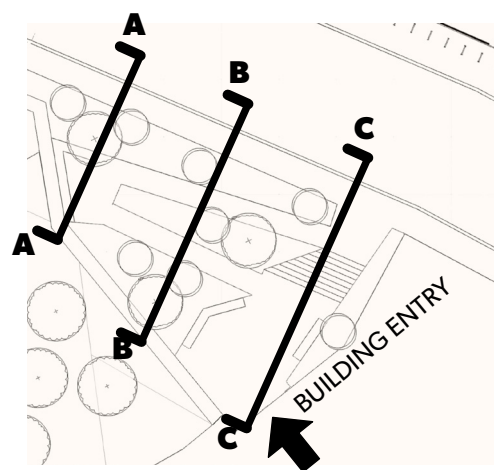
Entry Plaza Sections



A Section through Gathering Terrace

B Section through Accessible Path and Plantings

C Section through Building Entry Plaza and Stair



KEYPLAN NTS

