

SEATON

ELEMENTARY SCHOOL

MODERNIZATION

1503 10th Street NW, Washington DC 20001
DCAM-25-CS-RFP-0002



DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

U.S. Commission of Fine Art
Concept Design Submission

June 04, 2026



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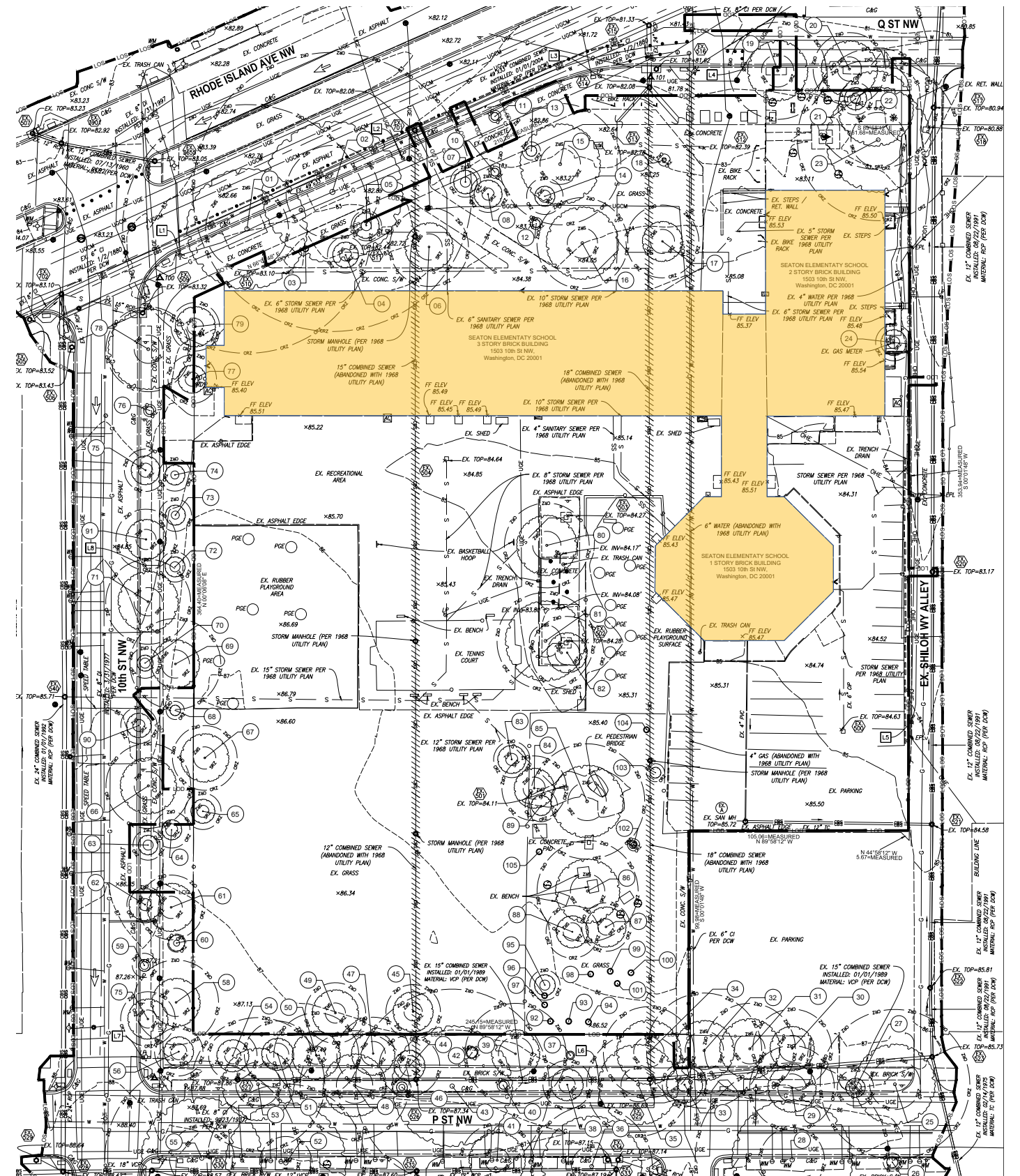
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Site Analysis

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1503 10th Street NW

Ward 2
Shaw Historic District
(non-contributing)

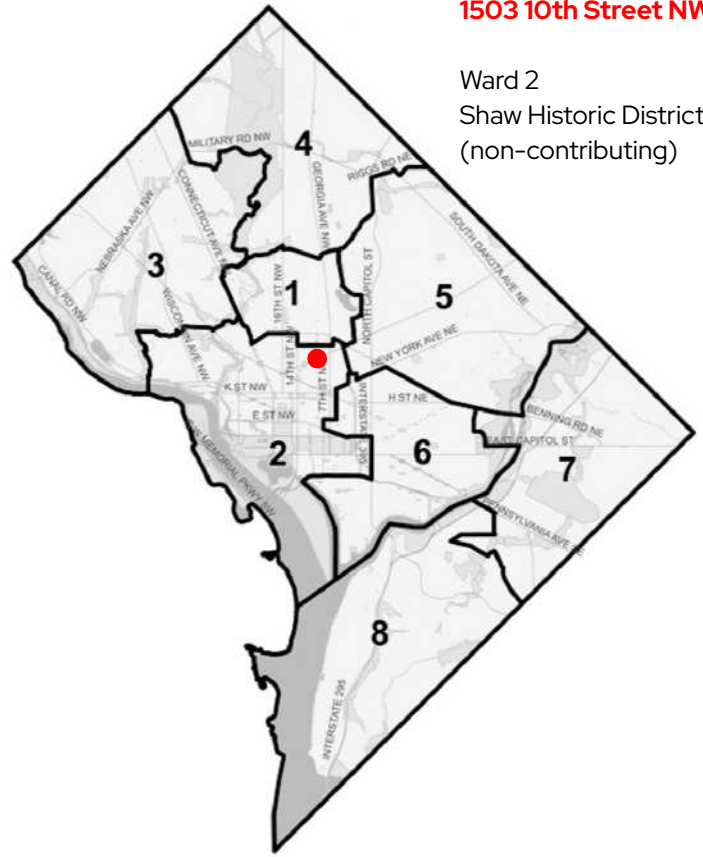
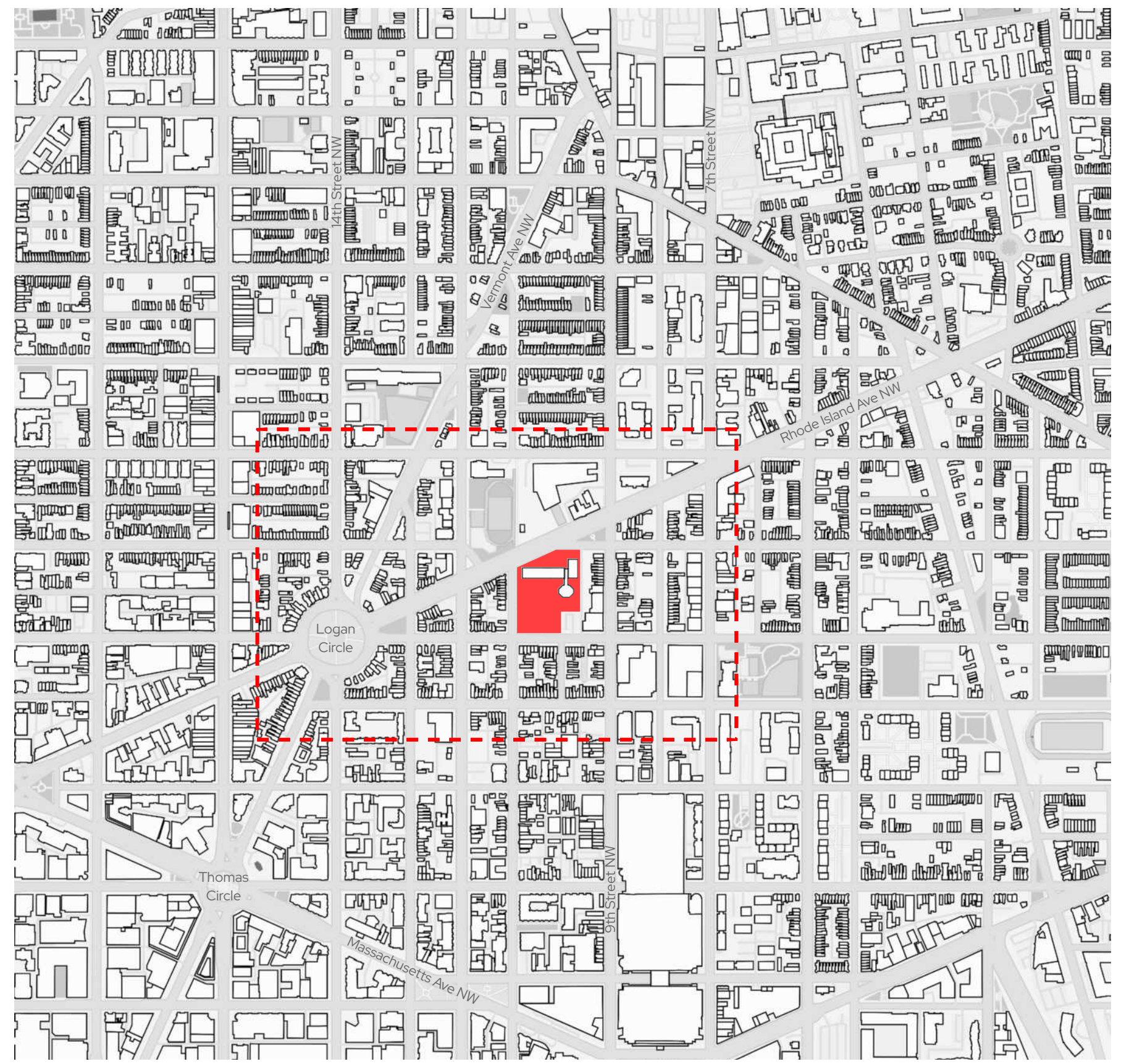


Photo of Existing Seaton Elementary

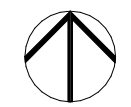


SEATON ELEMENTARY SCHOOL MODERNIZATION

Project Location

June 02, 2026

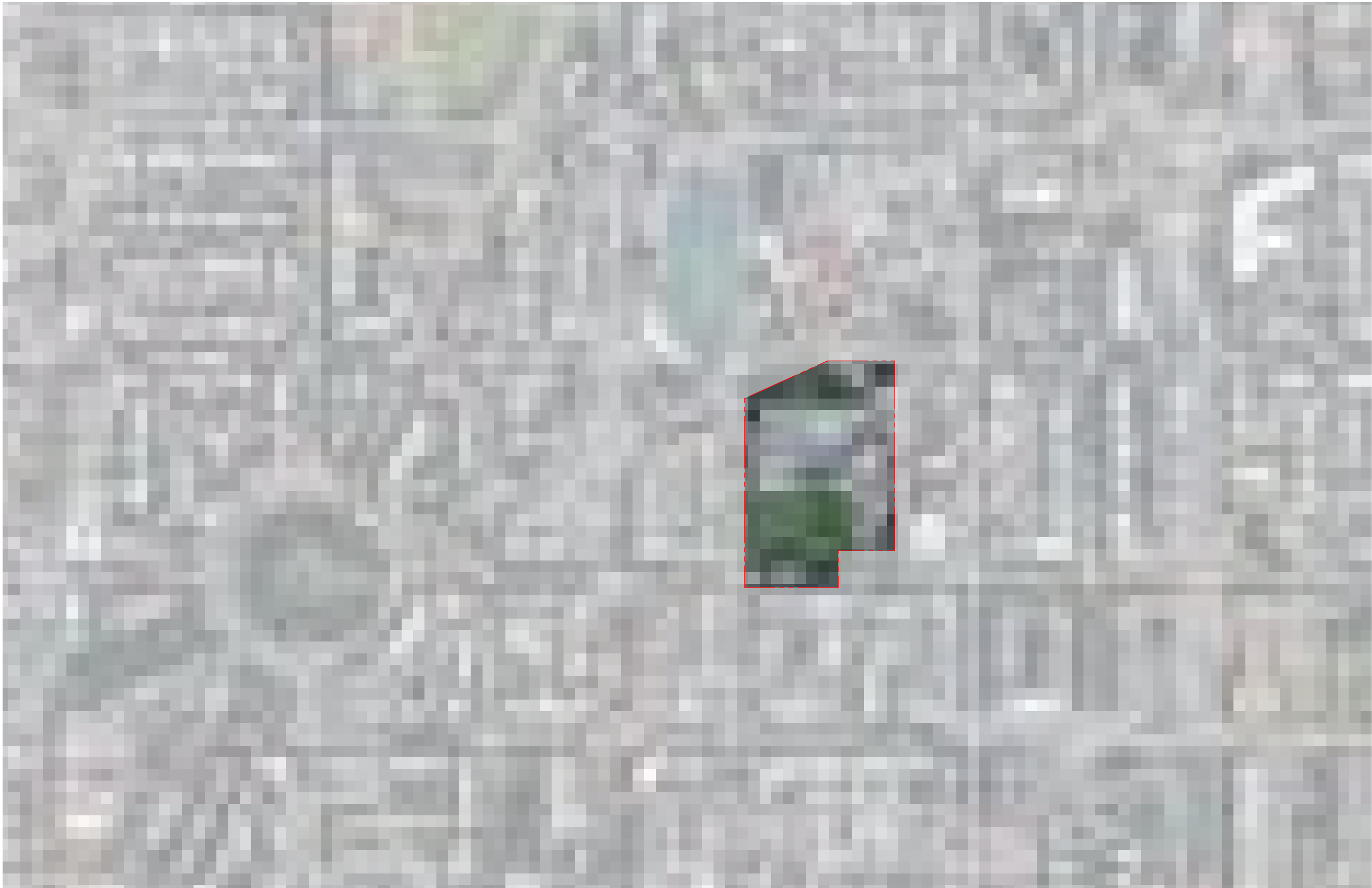
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Project Location & Goals

The proposed Modernization is at the edge of the Shaw Historic District, just east of Logan Circle and bounded by Rhode Island Ave on the North.

The Existing DCPS Facility was designed in 1969 by Albert Cassell and was recently determined not to be eligible as a historic resource. The current structure is 66,624 square feet and is comprised of three wings:

- Academic Wing
- Multipurpose Wing
- Octagon / Early Education Wing

The proposed modernization will increase the square footage to approximately 91,000 square feet to better serve the growing student body, improve building efficiency, and bring it up to current standards.

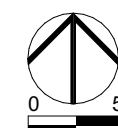




Existing Site Features

The main entry is off of Q Street, with exit to a large concrete plaza, which does not bear any significant design features. Two large heritage trees, define the character in front the school. The generous playground features playground equipment, poured in place rubber and blacktop. A surface parking lot flanks the alley along with the multipurpose wing, which has monolithic massing and few openings to break up the massing.

- 1 Main Entry
- 2 Administration
- 3 Academic Wing
- 4 Student Dining
- 5 ECE Classrooms
- 6 1-5 Playground
- 7 ECE Playground
- 8 Play Court
- 9 Play Field
- 10 Staff & Visitor Parking
- 11 Teaching Garden
- 12 Traffic Garden
- 13 Dumpsters
- 14 Loading





1. North Facade - Academic Wing



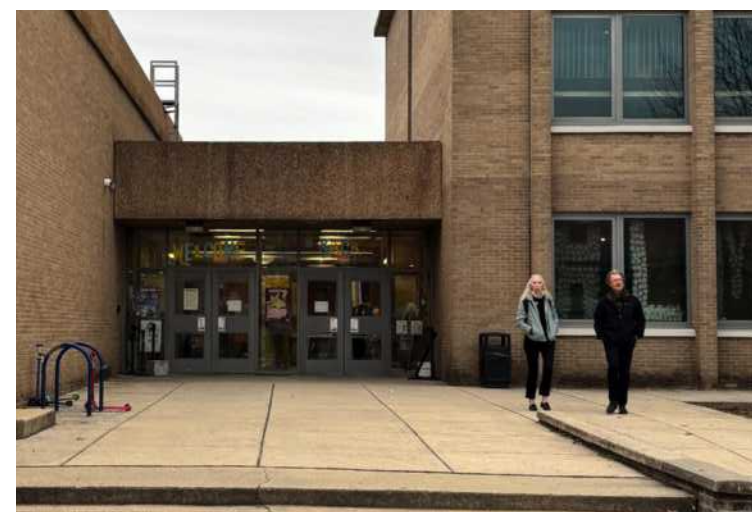
2. North Facade - Multipurpose Wing, Entry & Academic Wing



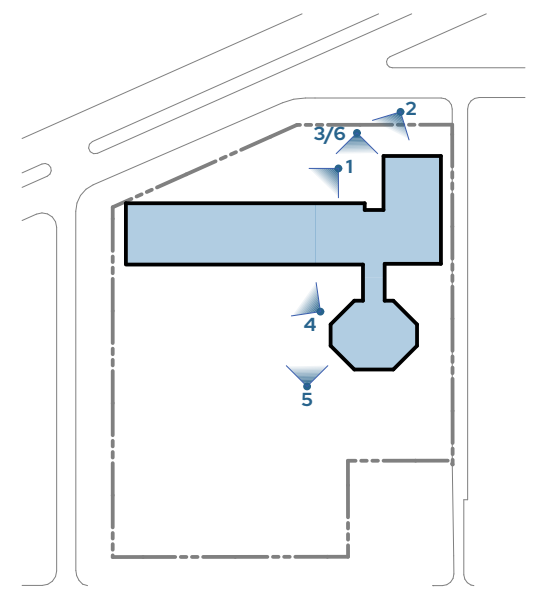
3. Existing Entry



4. & 5. Academic Wing - South Elevation



6. Existing Entry





1. Multipurpose Wing (from Flag Court)



2. Octagon Wing



3. Octagon Wing (from Playground)



4. Octagon Wing (from Parking)



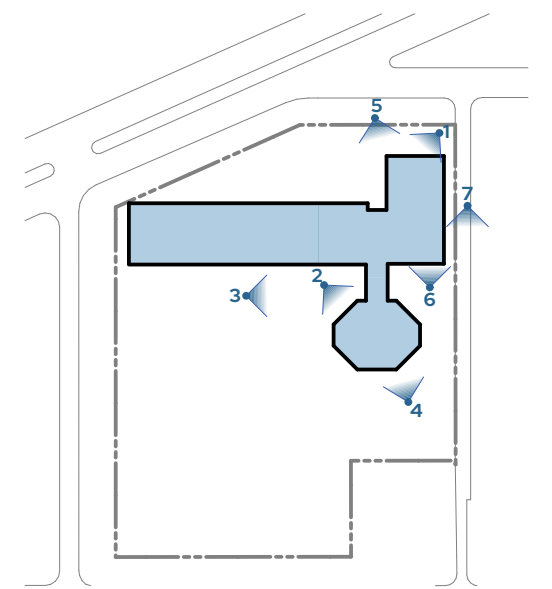
5. Multipurpose Wing (from Plaza)



6. Multipurpose Wing (from Parking)



7. Multipurpose Wing (from Alley)





1 Cardozo Playground Field



2 Banneker High School (Looking North)



3 Phyllis Wheatley YWCA



4 Carter G. Woodson Park



5 Residential Southern Side of Rhode Island



6 801 Rhode Island



1 Q Street (East of Site)



2 Q Street (East of Site)



3 Q Street (East of Site)



4 Rear of Adjacent Row Houses



5 Rear of Adjacent Row Houses



6 Rear of Family Life Center



7 Shiloh Baptist (Site looking East)



8 Shiloh Baptist Church



9 Shiloh Baptist Parking Lot



1 P Street - Typical Row Houses (Site looking South)



2 P Street



3 P Street Tree Canopy



4 P Street



5 P Street



6 P Street & 10th



9 10th Street & Rhode Island



7 10th Street (Site Looking West)



8 10th Street & Rhode Island



1 Benjamin Banneker High School



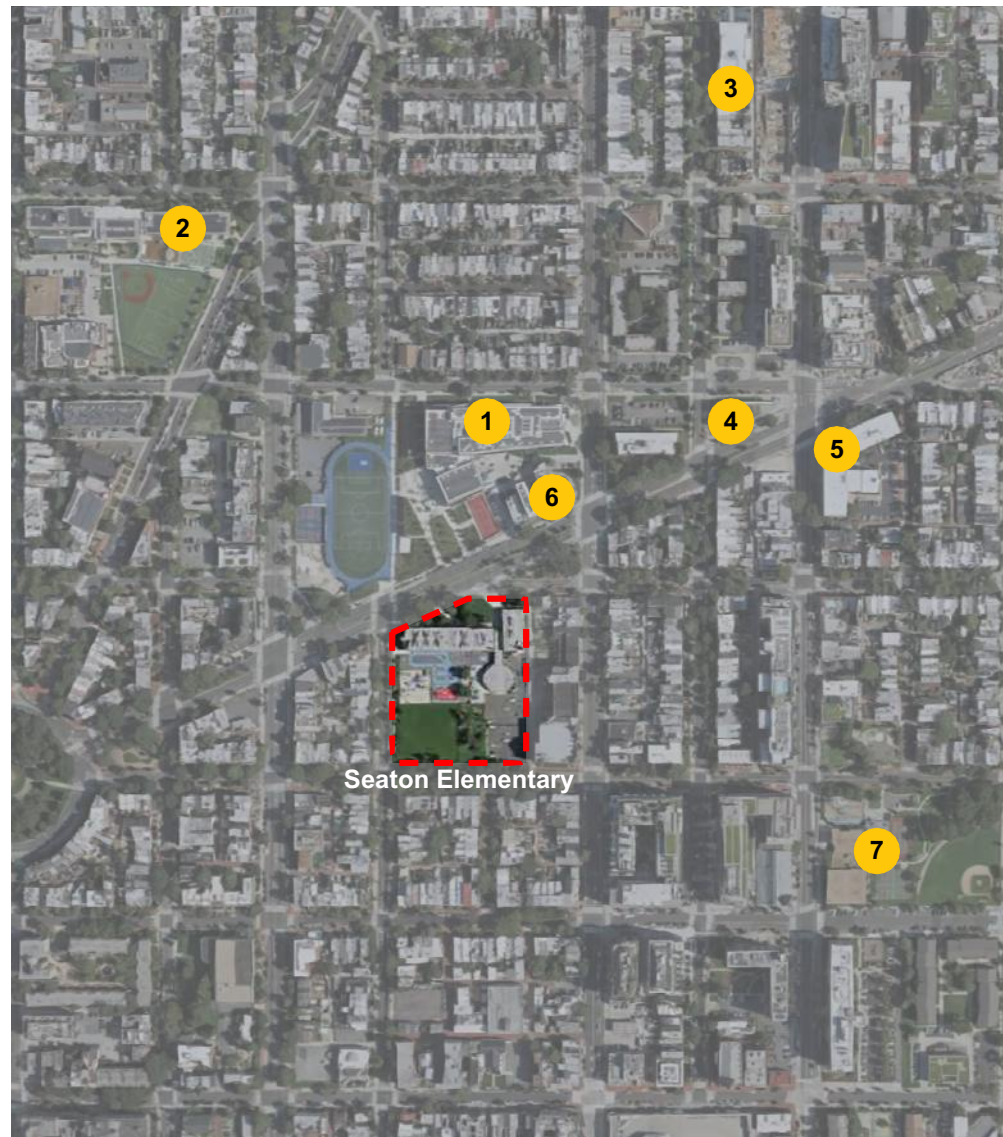
2 Garrison Elementary School



3 Cleveland Elementary School



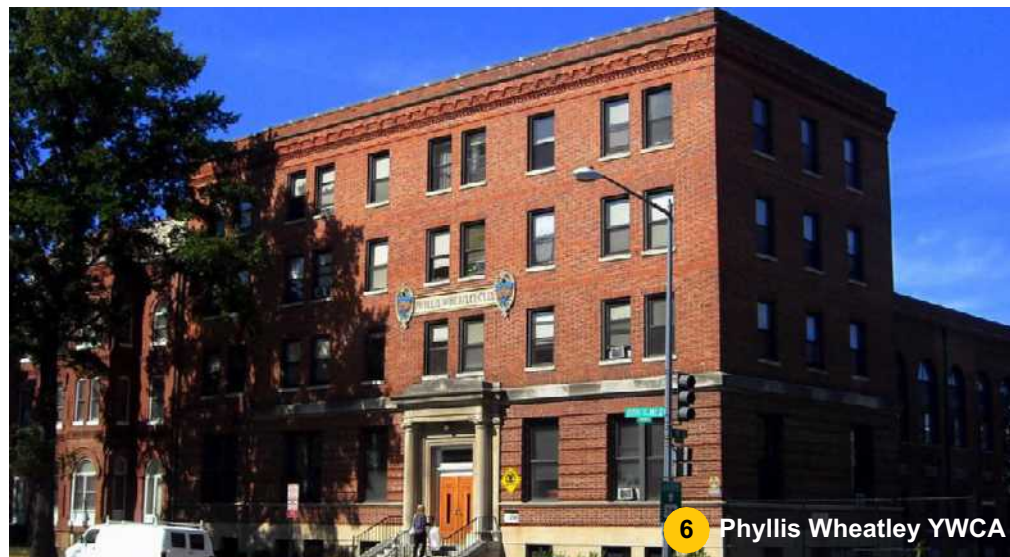
4 Shaw (Watha T. Daniel) Library



Seaton Elementary



5 (former) Shaw Junior High School



6 Phyllis Wheatley YWCA



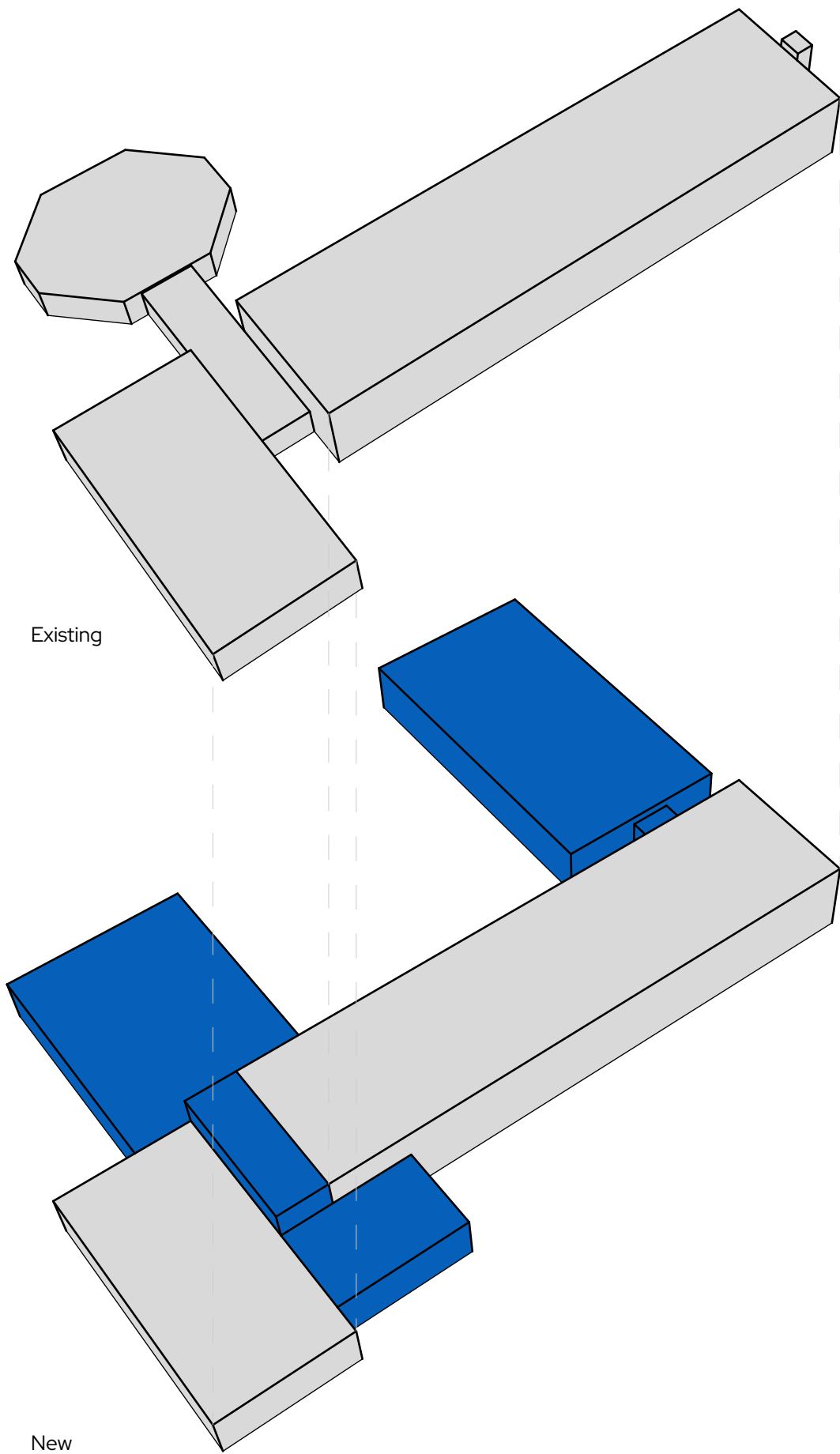
7 Kennedy Recreation Center



Proposed Design

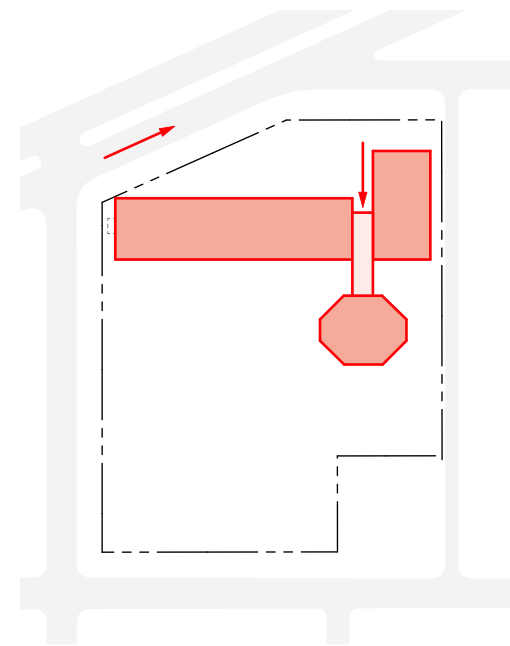
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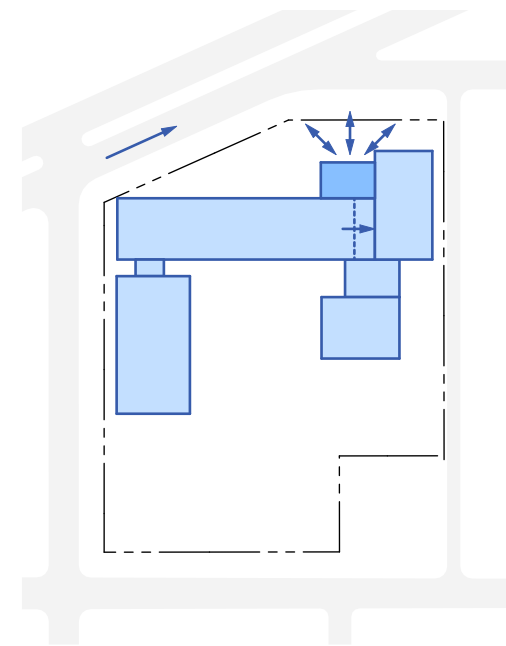


Existing

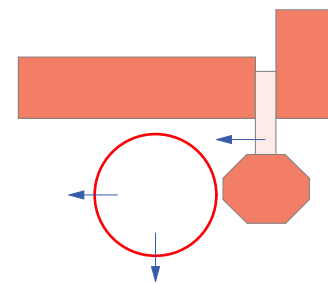
New



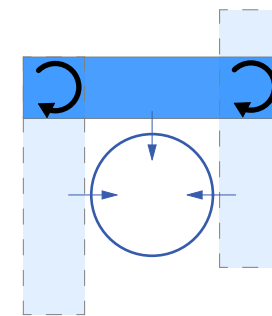
Existing Entry



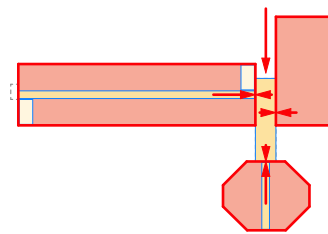
New Entry



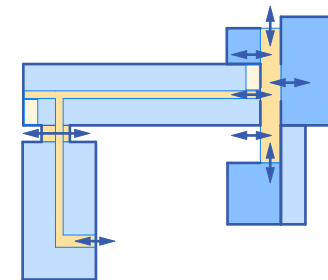
Existing Playground Relationship



New Playground Relationship



Existing Circulation



New Circulation

Approach

The school identified Community as their most important core value and the design aims to reinforce this goal by offering better opportunities to connect inside and outside the building.

The Octagon wing and existing spine are proposed to be demolished to allow for a more unified floor plan, while the envelope is proposed to be fully replaced for visual unification of the full campus and better functioning thermal performance.

Entry

The existing Entry was recessed and felt diminutive to the main building and did not respond to the arrival sequence or present a Civil face to the neighborhood.

The Proposed Addition towards Q Street provides a more inviting Welcome Center and Entry that can better engage the community.

- The academic Wing is extended East to provide a consistent backdrop / framing on the entry.
- The entry is much closer to the street, yet maintains gathering area
- Entry massing is higher, so it reads as a destination instead of infill.

Site / Courtyard

The existing building acts as an object placed on the site. While there is strong visual connection with the site, the playground does not respond to the existing building's geometry, or have a sense of place

A Courtyard is created using the existing academic wing as an anchor.

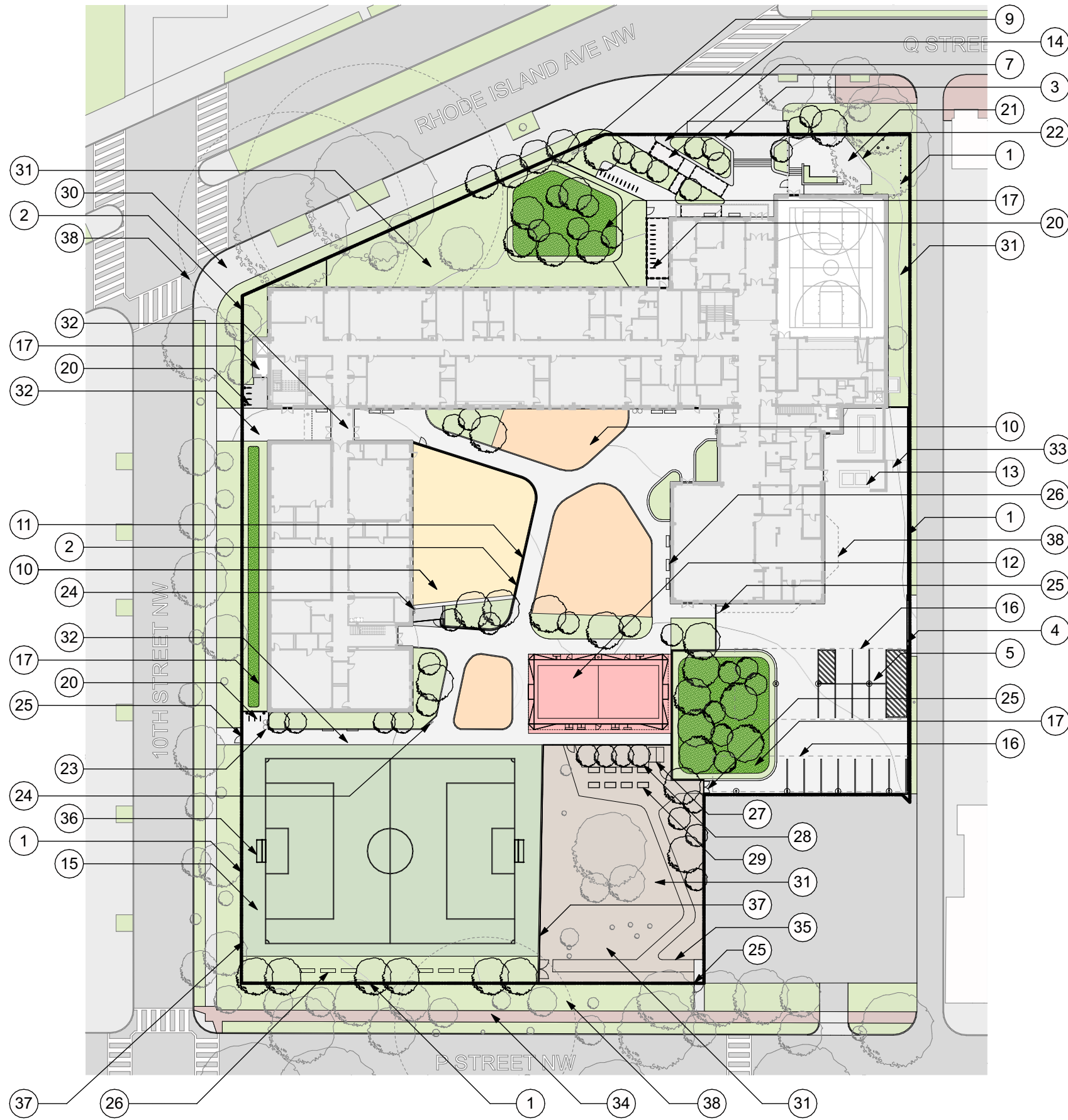
- By defining the sides of the playground with the building, a sense of protection and community are reinforced.
- The Early Education and K-5 playgrounds are brought together more, to offer greater interaction outside age cohorts.
- The east wing's geometry is simplified, allowing it to act as an enclosure, instead of an intrusion, as the Octagon form previously did.

Hub

Existing Circulation exists as a spine between the three wings, but solid wing boundaries disconnects each wing's circulation from the spine.

New Circulation approach created a hub and erodes walls of the existing spine to create fluid relationships between main gathering spaces and increase connection between occupants.

- Administration has direct connection to entry / hub.
- Gym has visual and gracious connection to hub.
- Cafeteria is fully open to hub.



Legend

- | | | |
|--|--|--|
| ① 8' High, black steel picket fence | ⑭ 18" wide concrete planter with sitting wall | ⑳ Prefabricated metal shed on 8x10 concrete pad |
| ② 4' High, black steel picket fence | ⑮ Synthetic turf field with under drainage | ㉑ Free standing yard hydrant |
| ③ Flagpole | ⑯ Line of PV canopy above | ㉒ 3' X 6' X 1.5' Raised planting beds |
| ④ 8' High manual steel sliding vehicular gate | ⑰ Stormwater facility plantings | ㉓ Existing Concrete sidewalk |
| ⑤ Asphalt paving (vehicular) | ⑱ CIP Concrete bioretention curb | ㉔ Protected / restored existing natural turf / garden area |
| ⑥ 4" CIP Concrete curb | ⑲ Traffic garden painted acrylic over asphalt paving | ㉕ Permeable paving |
| ⑦ CIP Concrete walkway | ⑳ DDOT compliant SS bike racks | ㉖ Steel bike lockers |
| ⑧ Asphalt paving (pedestrian) | ㉑ Solid wood block stools | ㉗ Existing brick sidewalk, patch to match where disturbed |
| ⑨ Digital school sign | ㉒ Outdoor whiteboard | ㉘ Stabilized aggregate path |
| ⑩ PIP Safety surfacing with play equipment & mounds | ㉓ Trash and recycling receptacles | ㉙ Soccer goal |
| ⑪ 1' Wide concrete flush curb | ㉔ Exterior water fountain w filler | ㉚ 12' High Soccer ball stop net and post system |
| ⑫ Salvaged mini-pitch soccer enclosure (install by others) | ㉕ Pedestrian gate with timeclock controlled access | ㉛ Line of previous structure |
| ⑬ Masonry generator & trash enclosure | ㉖ Backless bench | ㉜ Area of heritage tree protection |



SEATON ELEMENTARY SCHOOL MODERNIZATION

Proposed Design - Site Plan

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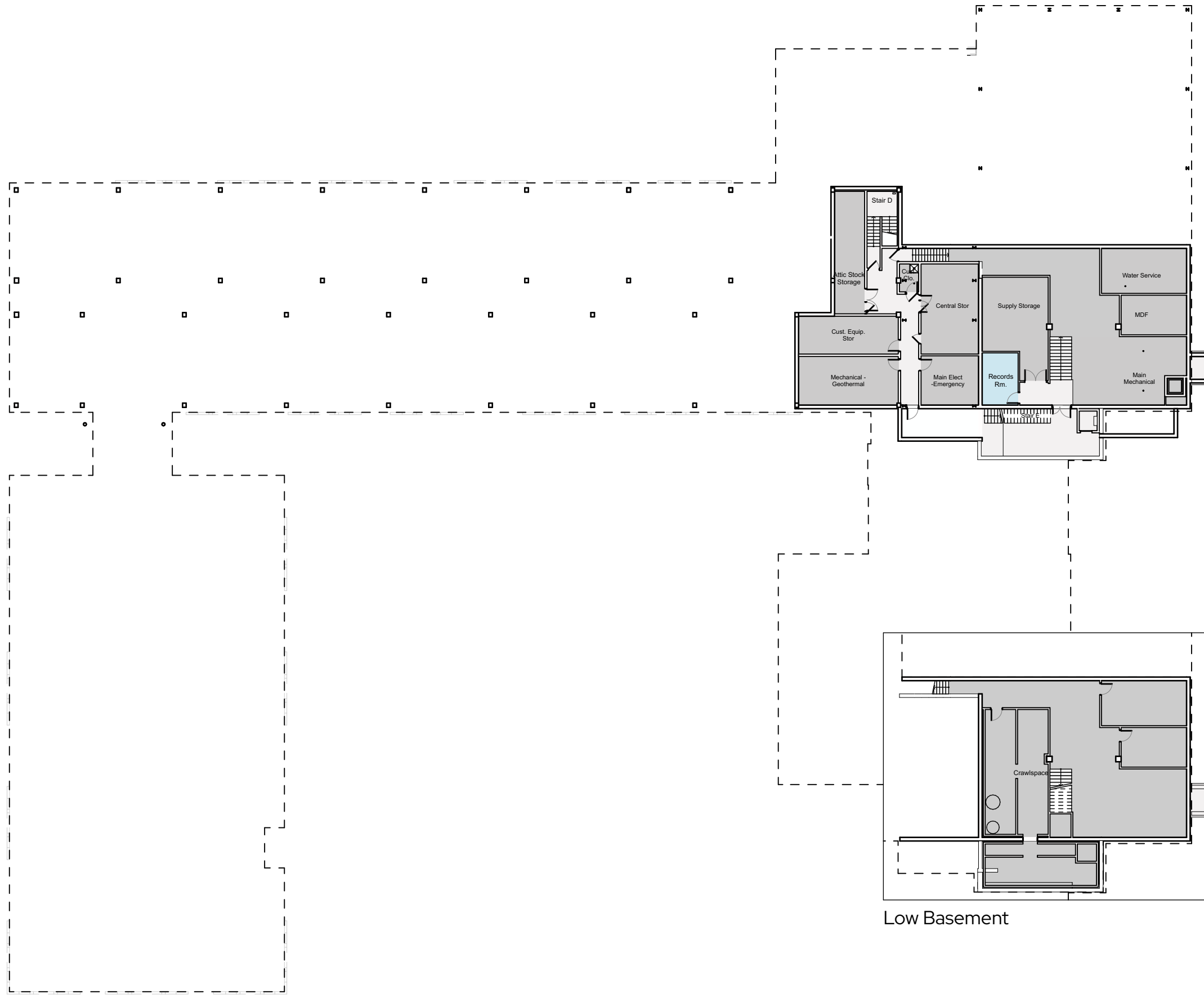
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- LEGEND**
- Academic Space
 - Visual & Performing Arts
 - Library
 - Physical Education
 - Administration
 - Health Services
 - Student Dining
 - Discovery Commons
 - Building Services
 - Circulation

Low Basement



LEGEND

- Academic Space
- Visual & Performing Arts
- Library
- Physical Education
- Administration
- Health Services
- Student Dining
- Discovery Commons
- Building Services
- Circulation

SEATON ELEMENTARY SCHOOL MODERNIZATION

First Floor Plan

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0 30' 60'

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- LEGEND**
- Academic Space
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 - Library
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LEGEND

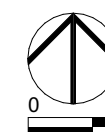
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- Visual & Performing Arts
- Library
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- Student Dining
- Discovery Commons
- Building Services
- Circulation

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Third Floor Plan

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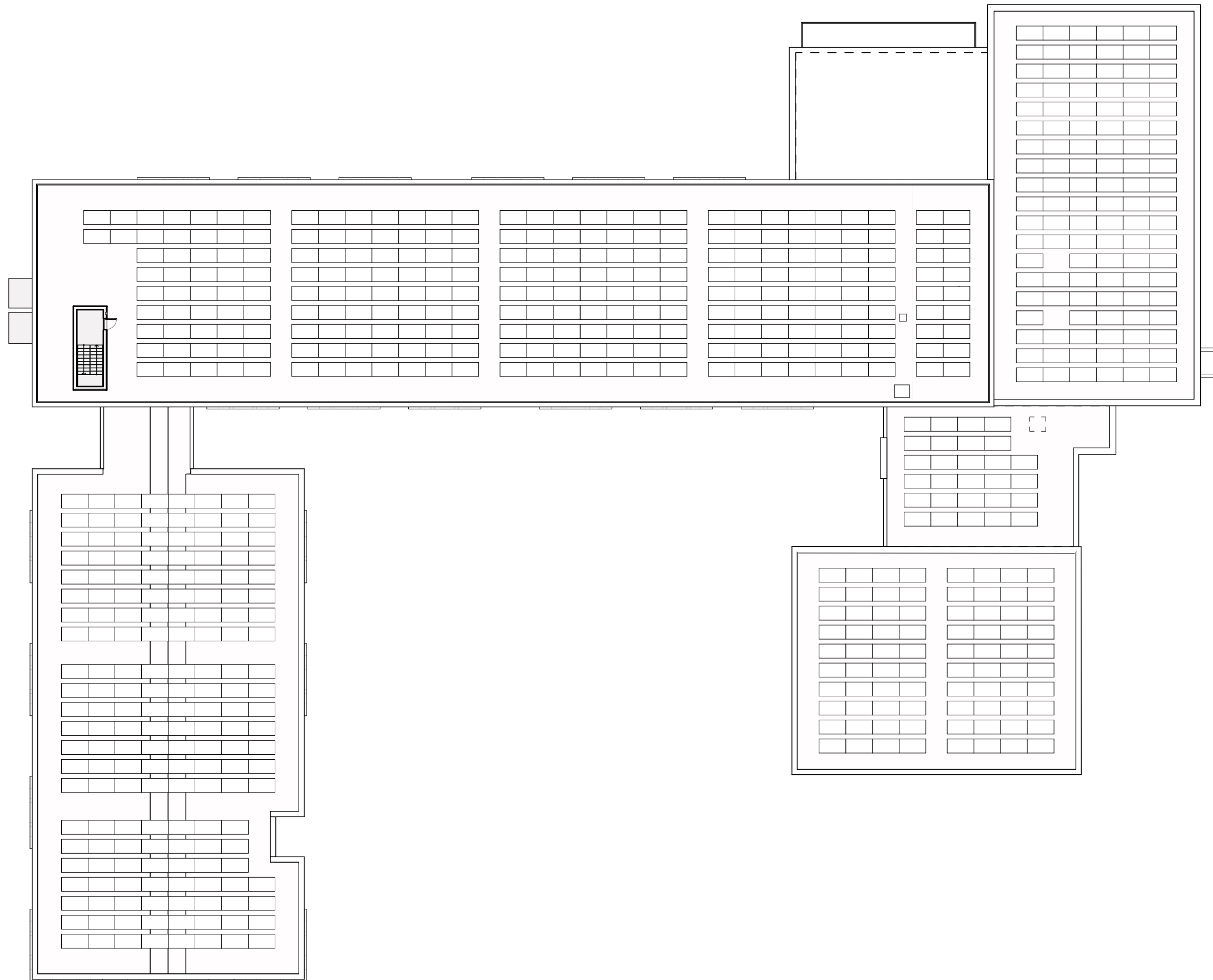


0 30' 60'

15



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LEGEND

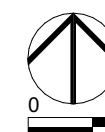
- Academic Space
- Visual & Performing Arts
- Library
- Physical Education
- Administration
- Health Services
- Student Dining
- Discovery Commons
- Building Services
- Circulation

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Roof Plan

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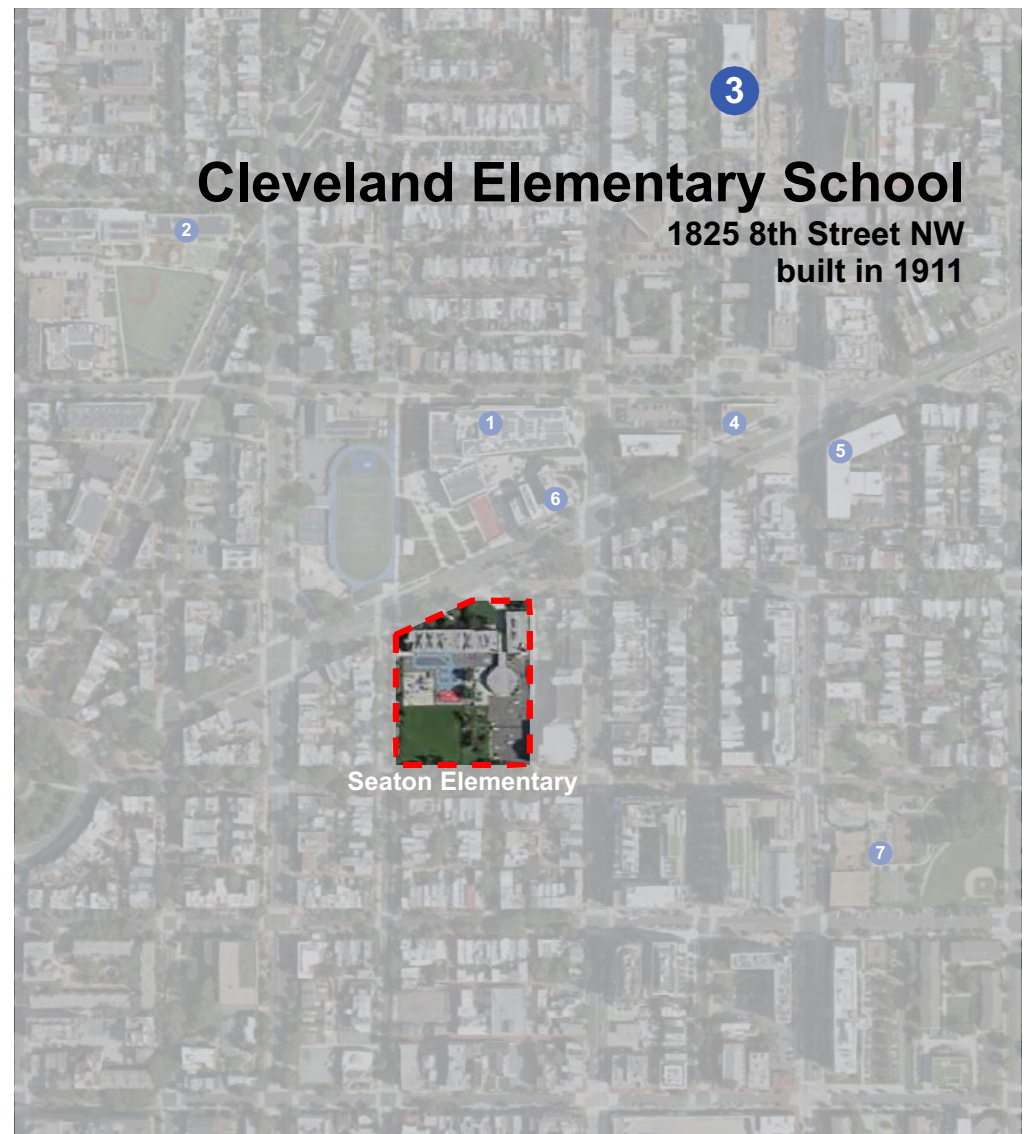
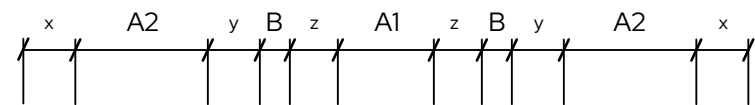


0 30' 60'

16



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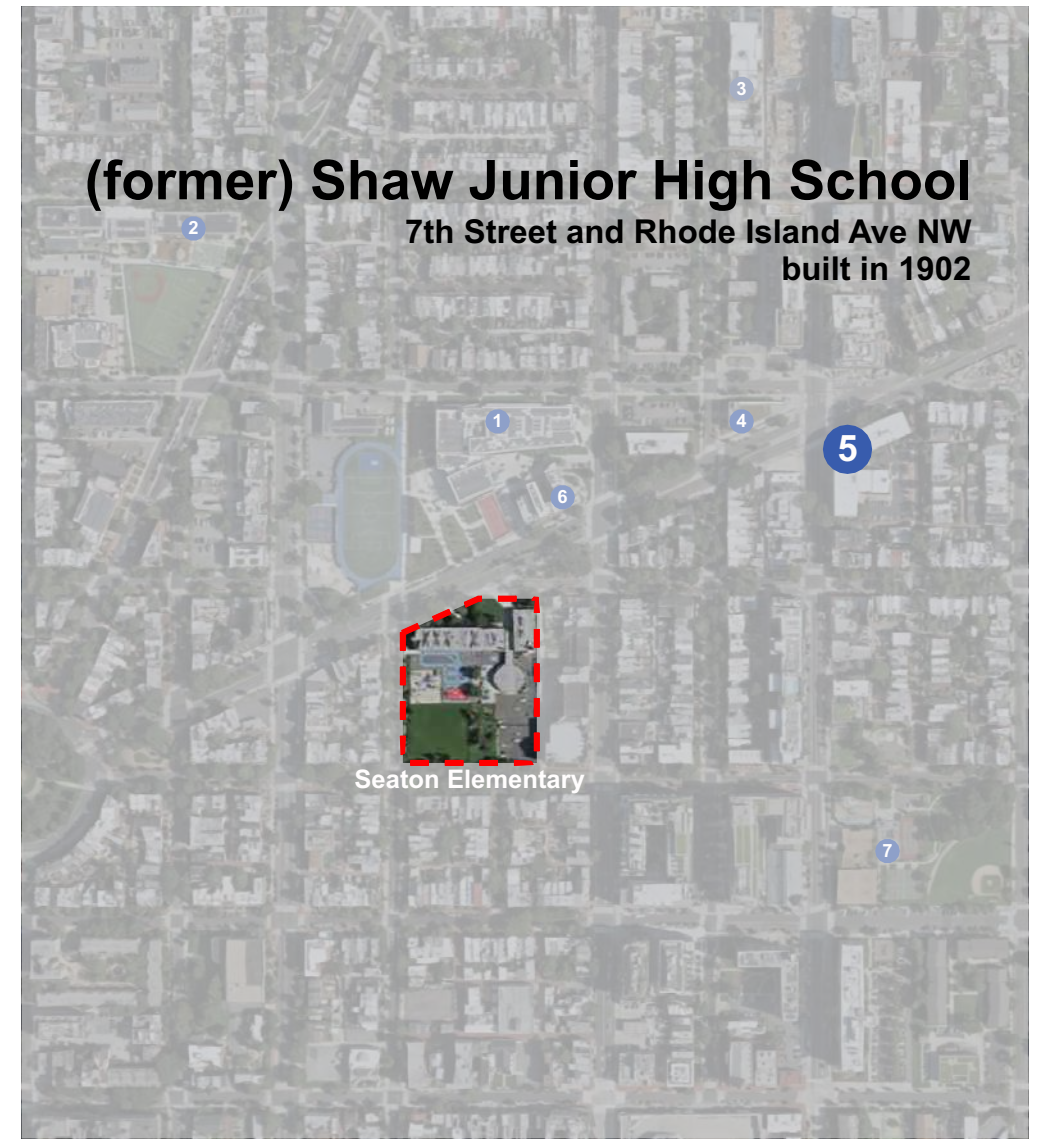


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Exterior Precedent

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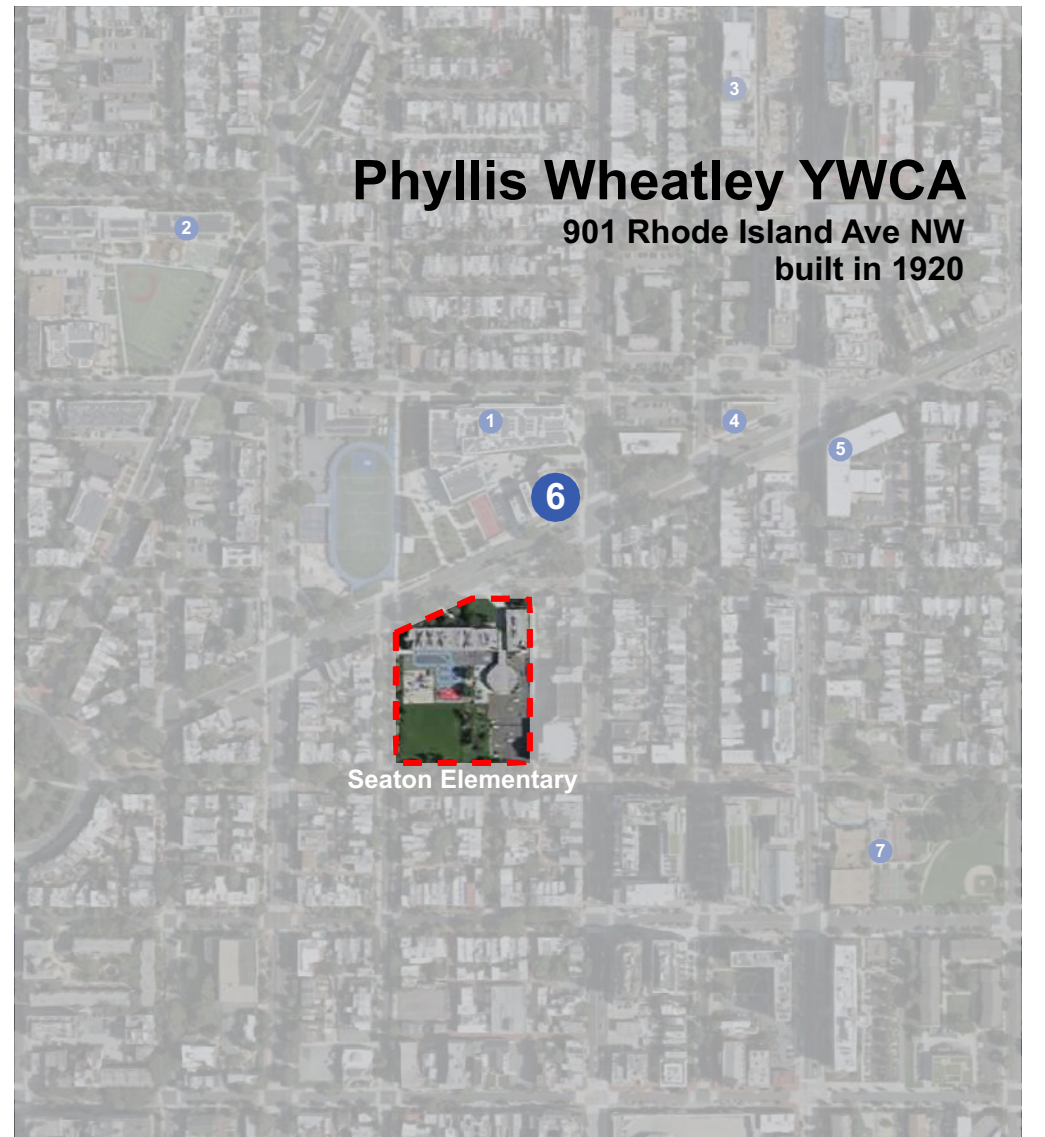
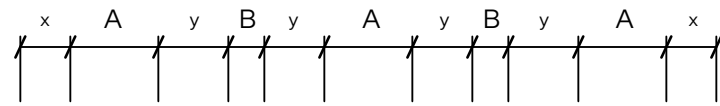


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Exterior Precedent

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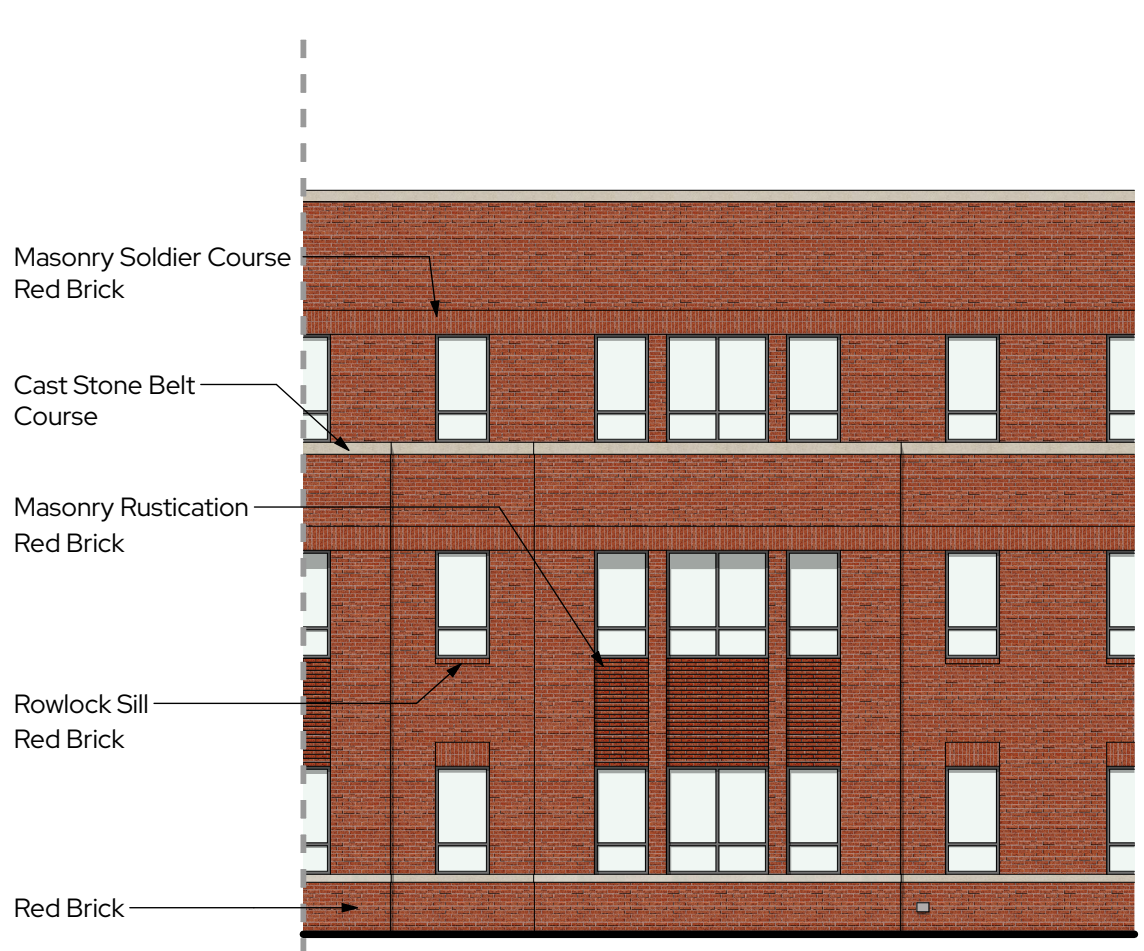


North Elevation



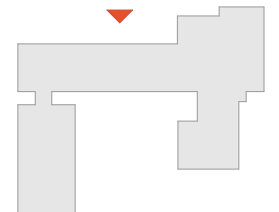
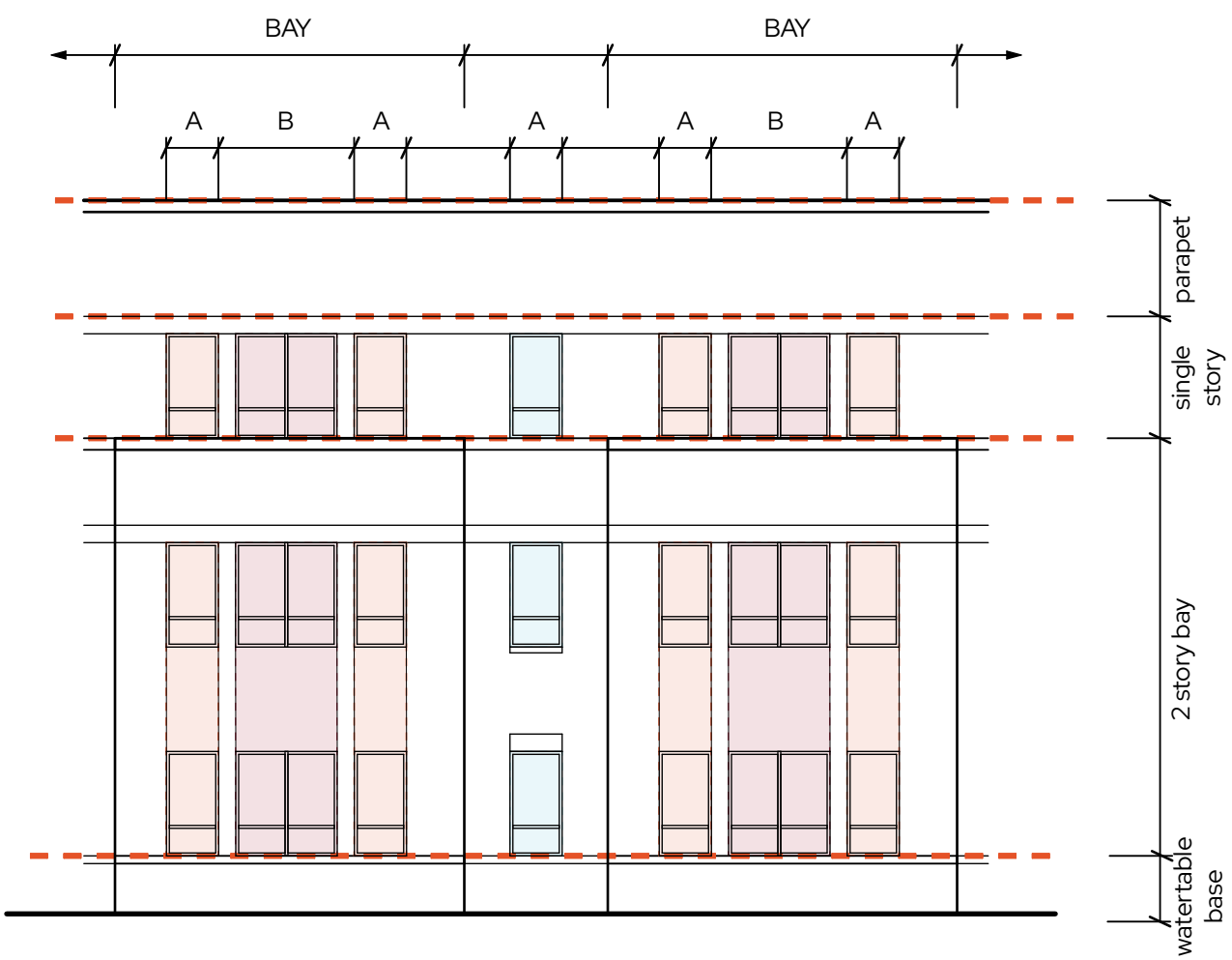


North Elevation



- Masonry Soldier Course
Red Brick
- Cast Stone Belt
Course
- Masonry Rustication
Red Brick
- Rowlock Sill
Red Brick
- Red Brick

North Elevation - Typical Bay
SCALE: 3/32" = 1'-0"





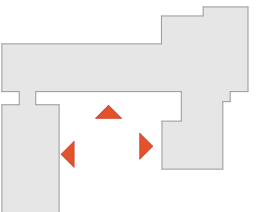
South Elevation



Partial East Elevation

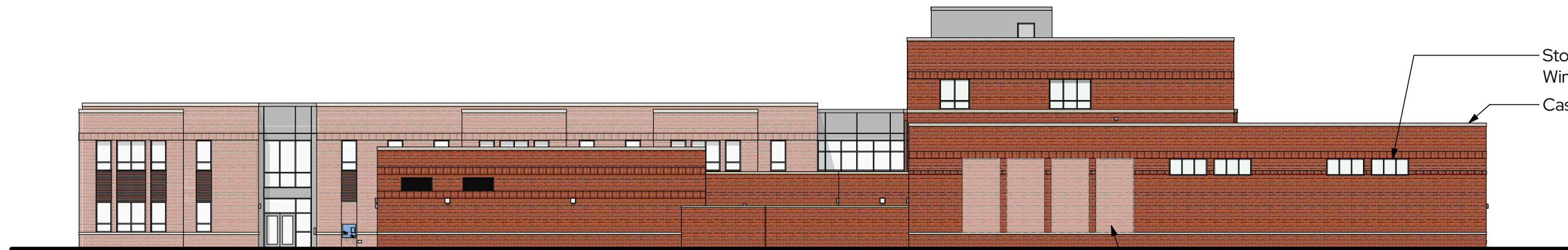


Partial West Elevation





West Elevation



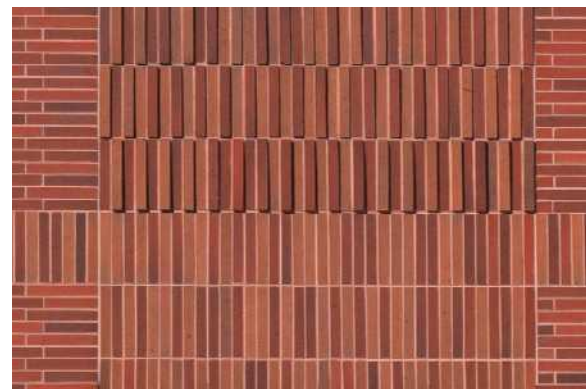
East Elevation

Storefront Clerestory Windows

Cast Stone Coping

Recessed Public Art Niche

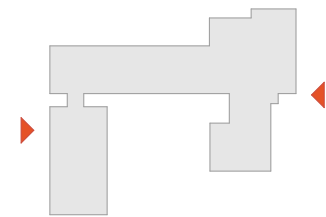
BRICK MASONRY

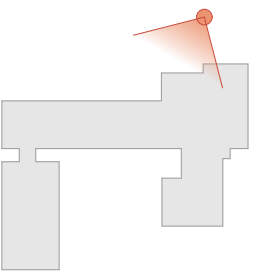


METAL PANEL



CAST STONE





SEATON ELEMENTARY SCHOOL MODERNIZATION

Entry View

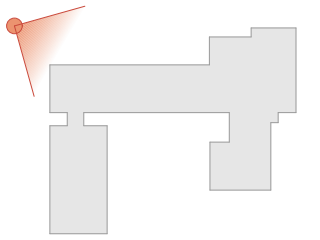
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Rhode Island & 10th Street

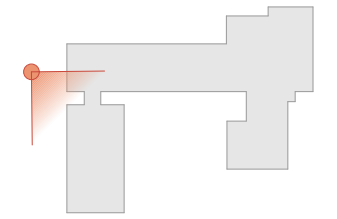
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SEATON ELEMENTARY SCHOOL MODERNIZATION

10th Street Looking North

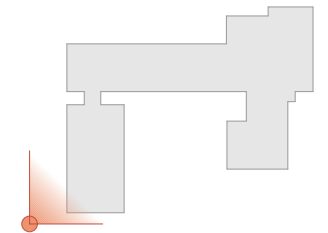
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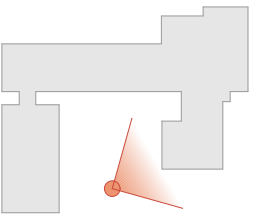


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10th Street Looking North

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Courtyard & Dining

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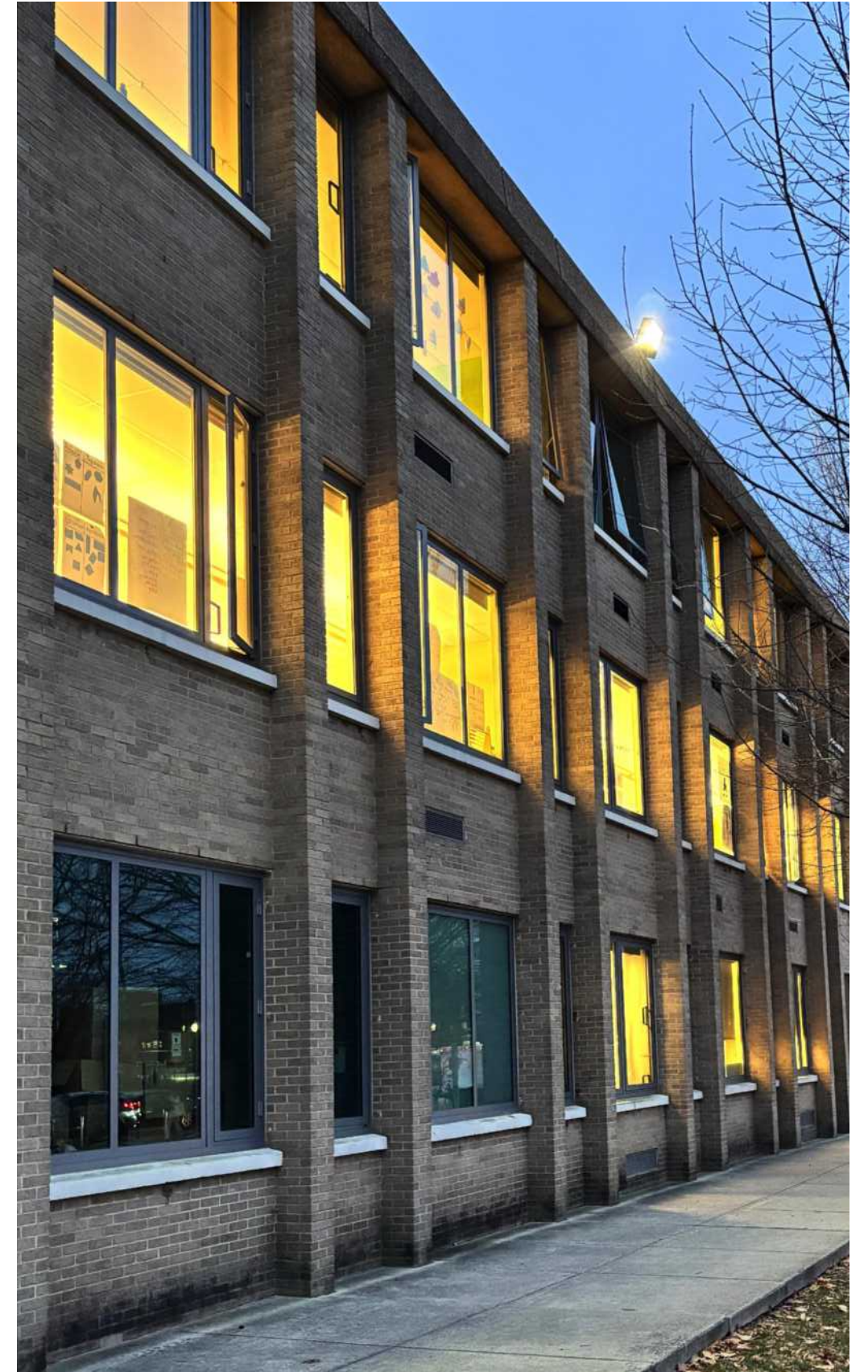
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Appendix

29-33	Existing Floor Plans
34	Existing Exterior Elevations
35	Additional 3-D Views





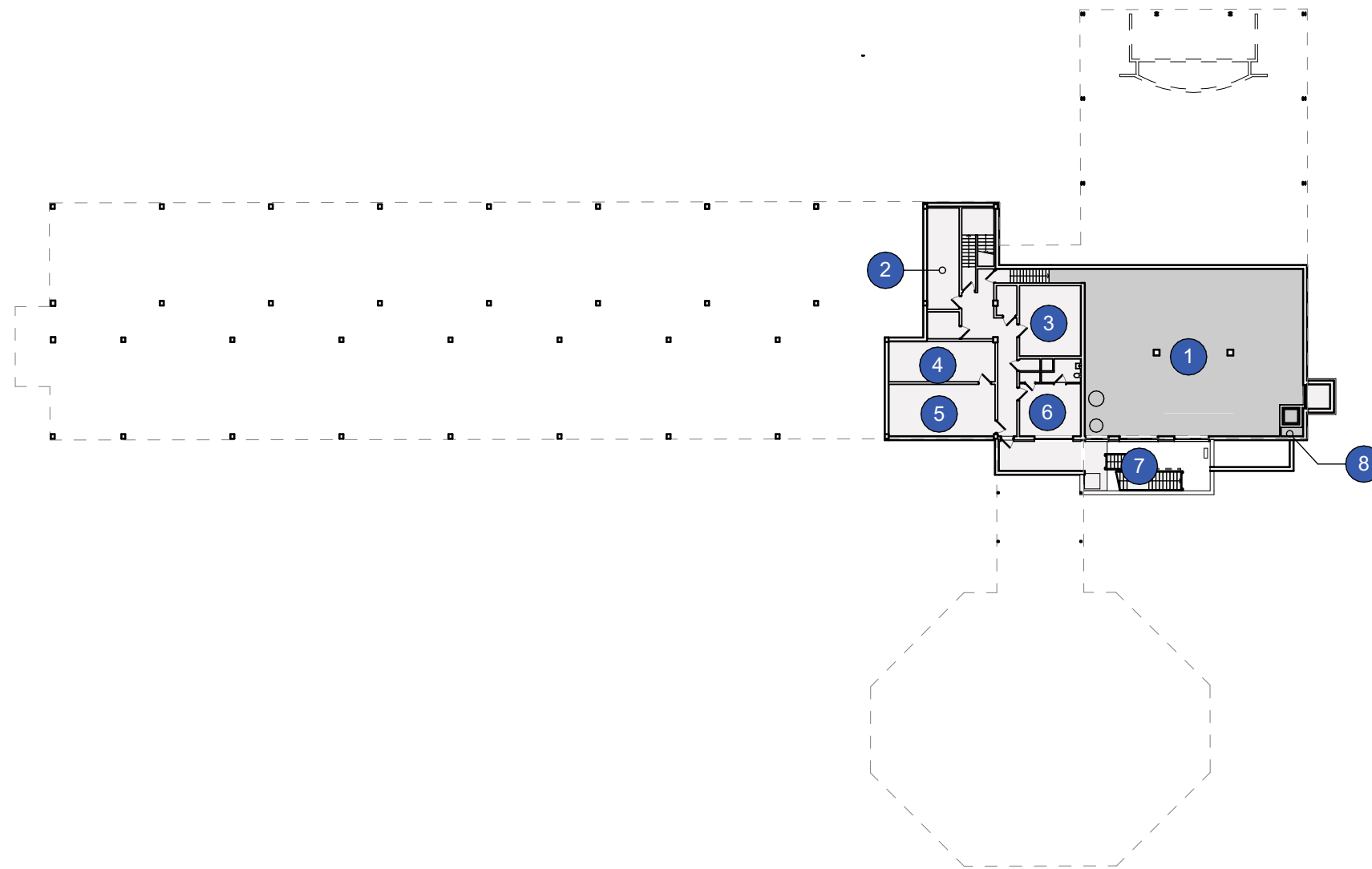
Basement Mechanical



Basement Areaway



Basement
 The main basement is fully underground and does not have visual impact on the Historic District's character. A gated enclosure for the exterior areaway access is visible, but primarily from the alleyway.



- 1 Mechanical Room
- 2 Electrical Room
- 3 Storage
- 4 Trash
- 5 Incinerator
- 6 Custodian Office
- 7 Areaway
- 8 Stack



Entry Vestibule



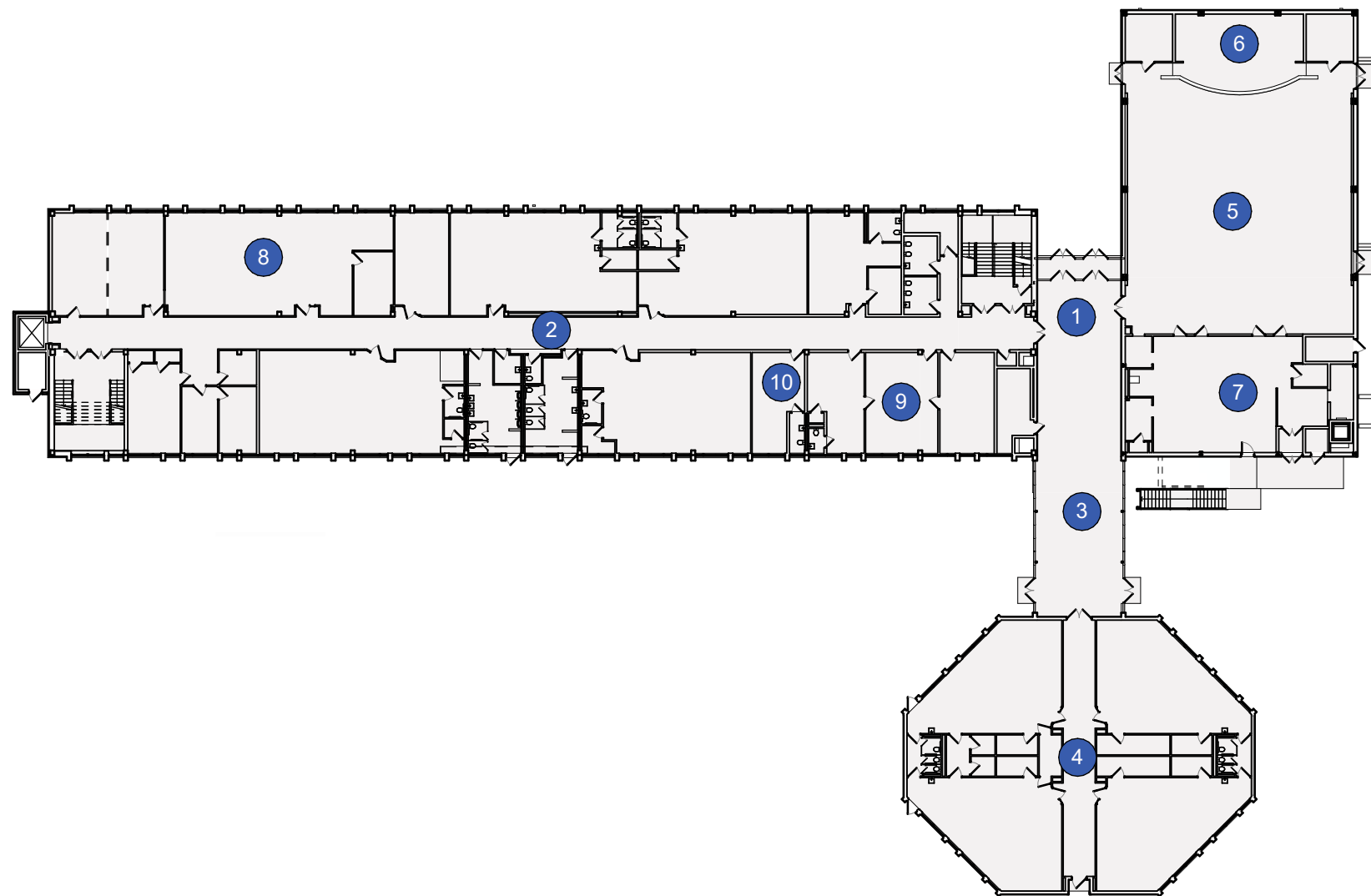
Octagon Wing (Early Education)



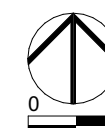
Stage in Multipurpose Room

1st Floor

The existing structure lacks connection between the entry and different wings, There are also significant challenges in the flow between the playground and the school. The existing Octagon Wing also presents challenges for use due to irregular geometry.



- 1 Entry
- 2 Academic Wing
- 3 Connector
- 4 Pre-K Wing (Octagon)
- 5 Multipurpose Room
- 6 Stage
- 7 Kitchen
- 8 Library
- 9 Main Office
- 10 Nurse





Academic Corridor

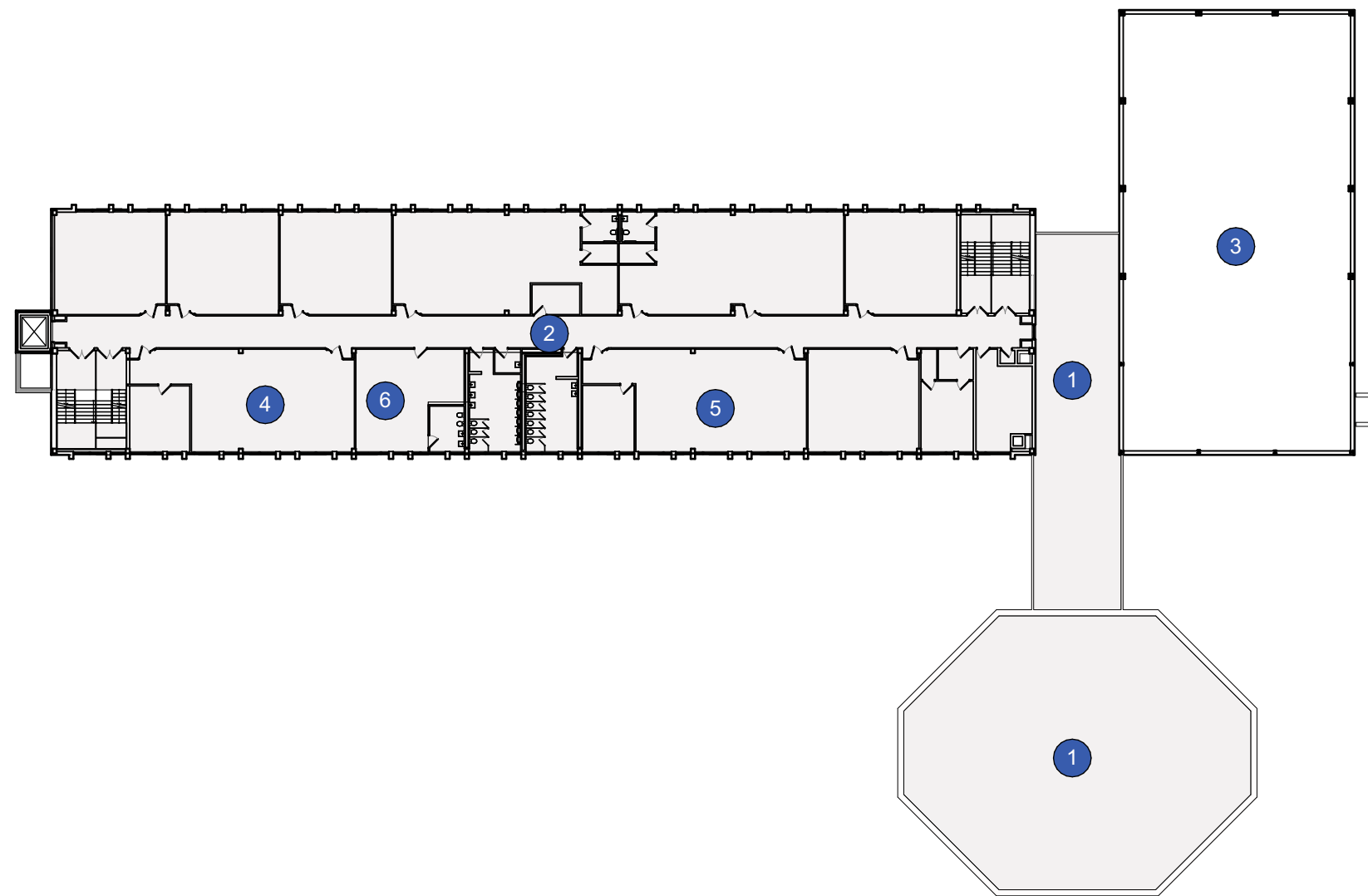


Stairwell

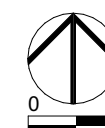


Typical Classroom

2nd Floor
 Both of the two existing stairways do not meet current codes and lack visual connection to the corridors. The academic wing's corridors are not hospitable due to their length, lack of natural light, and materials.



- 1 Roof
- 2 Academic Wing
- 3 Gym Below
- 4 Music
- 5 Art
- 6 Staff Lounge





Staff Lounge



Restroom

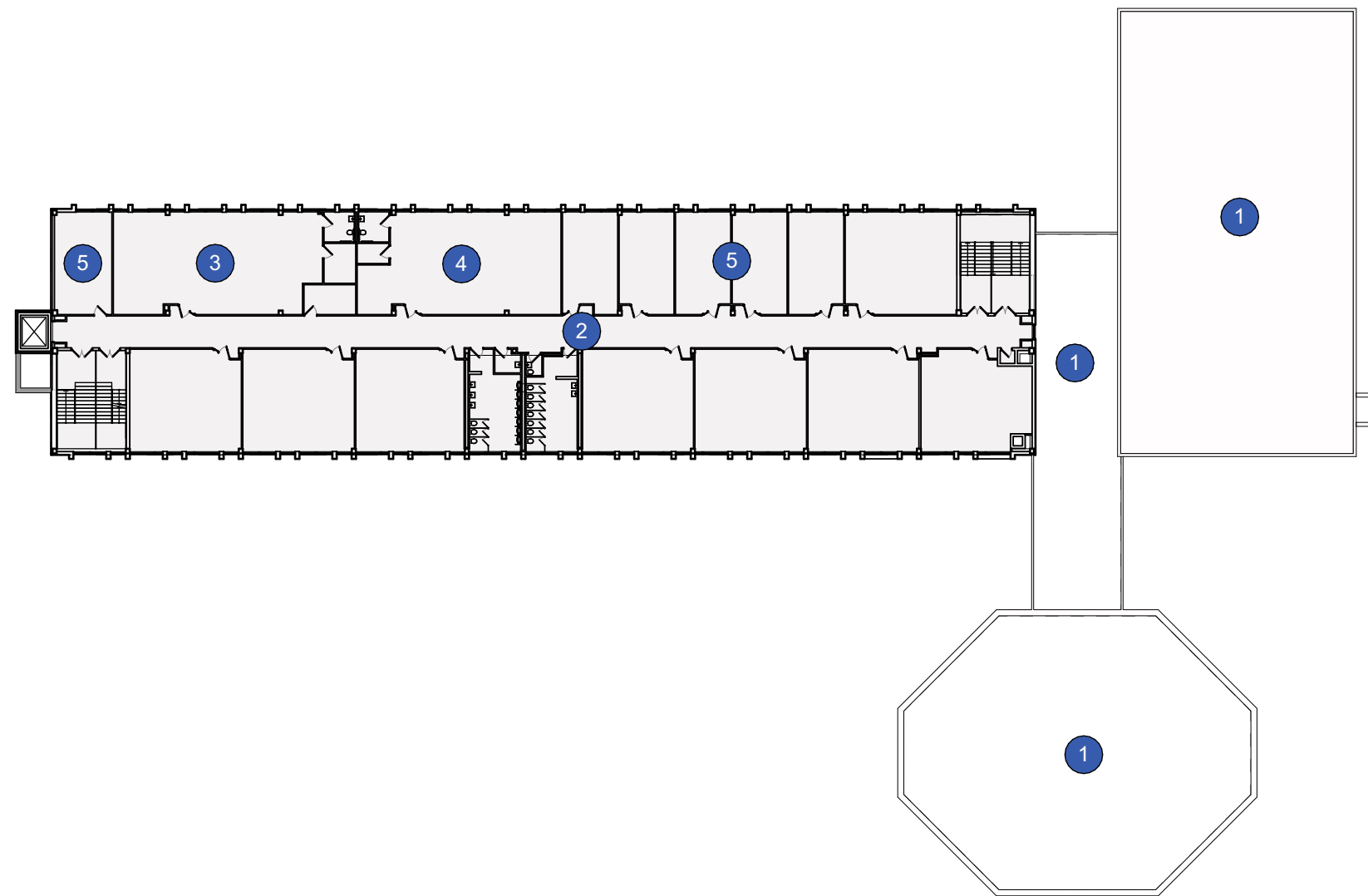


Deferred Maintenance

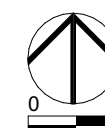


Underperforming Thermal Envelope

3rd Floor
Generally spaces have significant wear and do not meet the standard of educational spaces for students.



- 1 Roof
- 2 Academic Wing
- 3 ESL Suite
- 4 CES Room
- 5 Resource Room





Rooftop Units

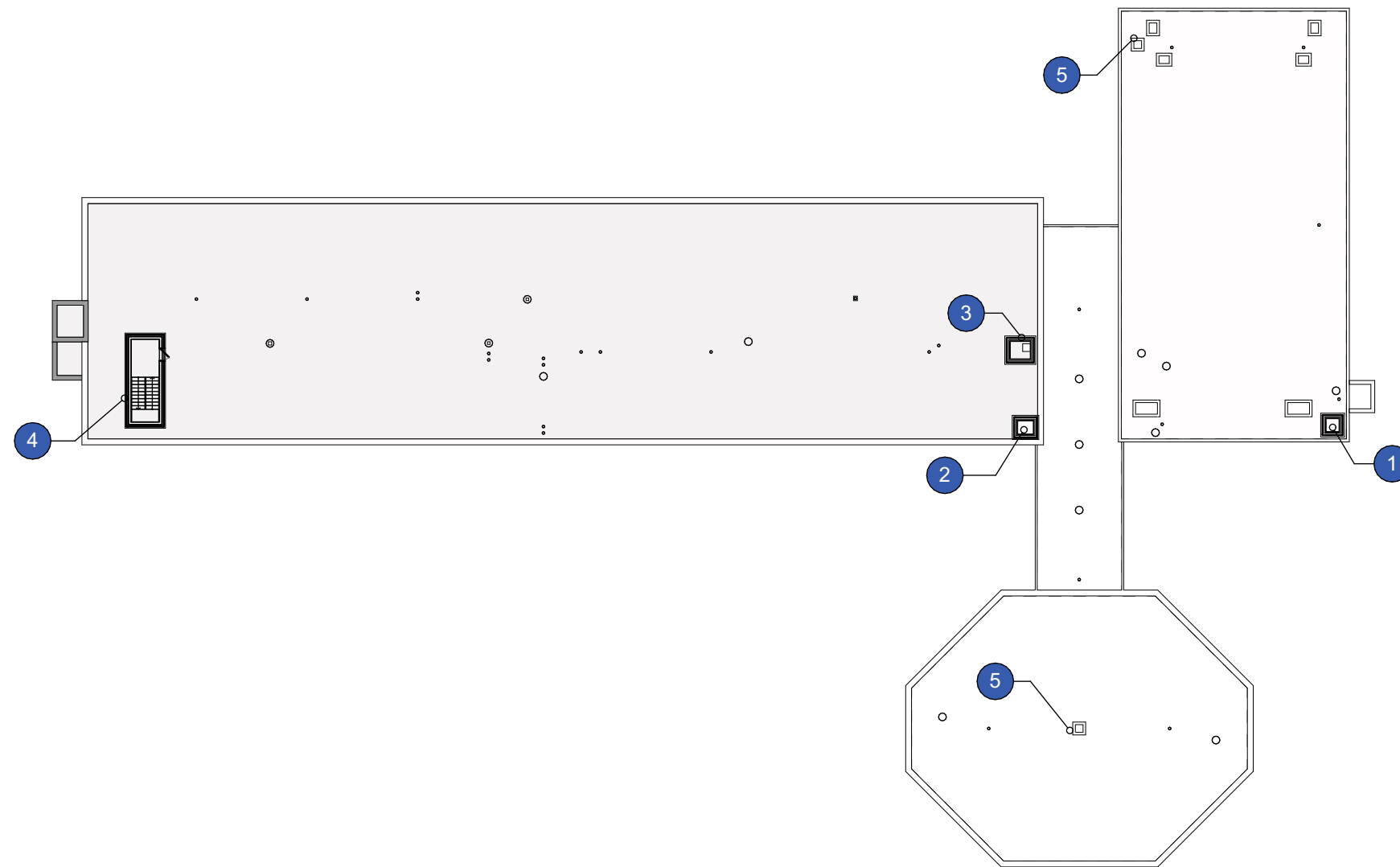


Octagon Roof

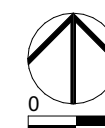


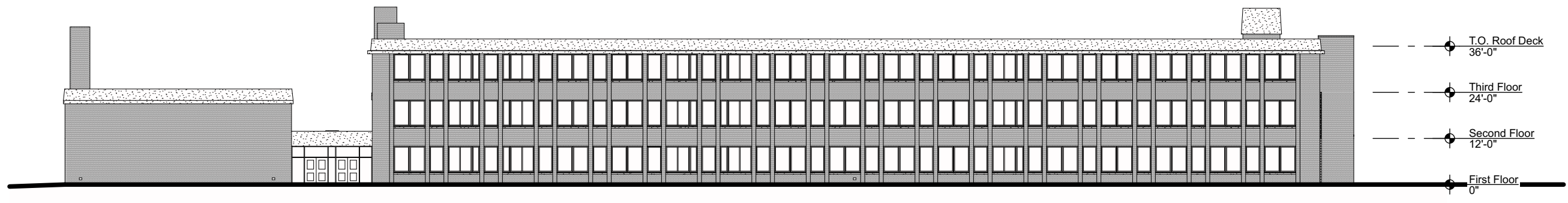
Academic Wing Roof

Roof
 All roof areas require replacement due to age & thermal performance. Lack of fall protection, adequate drainage and hazardous materials in the parapet construction also present challenges in reuse.

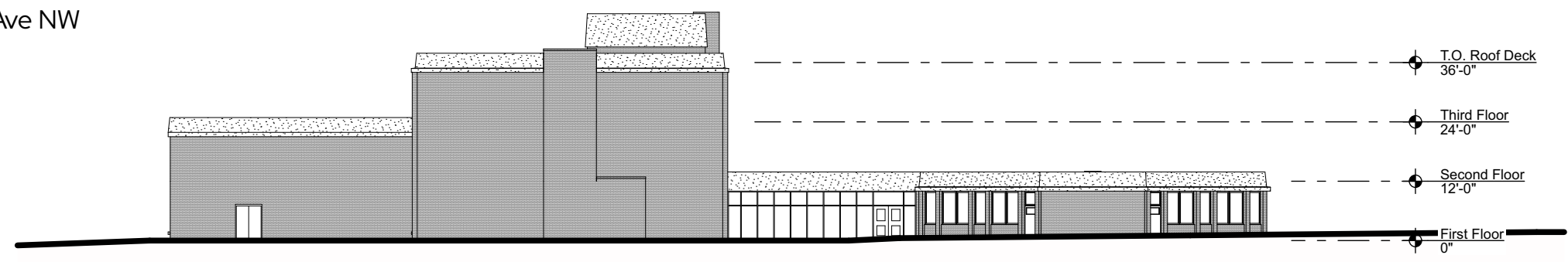


- 1 Boiler Stack
- 2 Incinerator Stack
- 3 Trash Chute Vent
- 4 Roof Access
- 5 Roof Scuttle

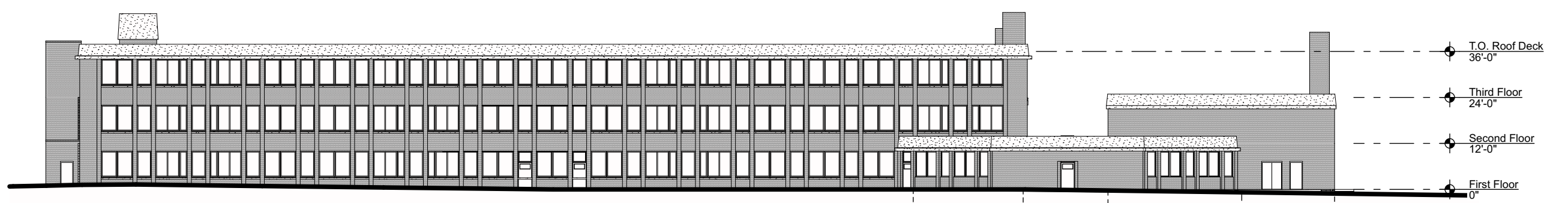




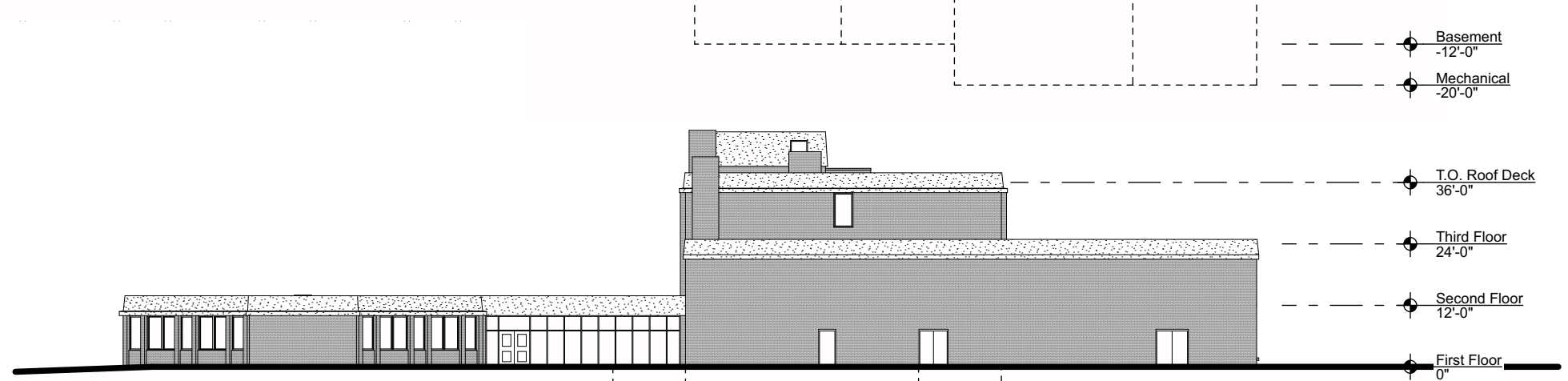
North Elevation - Rhode Island Ave NW



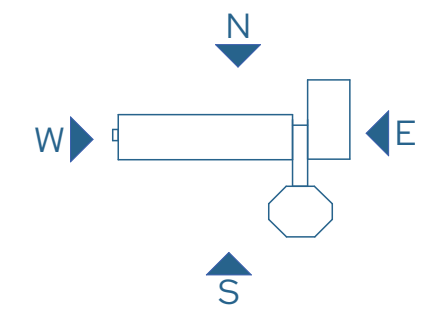
West Elevation - 10th Street NW

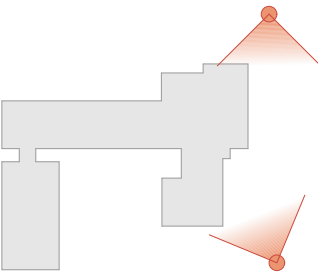


South Elevation - P Street NW



East Elevation - Alley





SEATON ELEMENTARY SCHOOL MODERNIZATION

Additional 3D View - Shiloh Way Alley

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