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 originally 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 Photos - Street Views

01: View from Pomeroy Rd NE to main façade

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

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

04: View from new development at SW building façade

05: View from outdoor areas toward back of the building

06: View from Elvans Rd SE
Site Photos - Building Views

01: Pomeroy Rd SE, looking NE toward main façade

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

03: Pomeroy Rd SE, existing main entrance

04: Along North façade, building overhang

05: Building back, gym volume and courtyard area

06: Building back, courtyard area
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: 145,768 SF
(no change proposed)
Proposed Site Plan

PLANTING/POTENTIAL BIO-RETENTION
POTENTIAL GREENROOF OVER EXISTING COLUMN GRID
POTENTIAL SOLAR PANELS

LEGEND

PROPOSED PLANTERS
GARDEN PLOTS
SE Trees
ORNAMENTAL TREES
MEDIUM SHADE TREES
LARGE SHADE TREES

POSSIBLE BIO-RETENTION PLANTER
GARDEN PLOTS EX TREES
ORNAMENTAL TREES
MEDIUM SHADE TREES
LARGE SHADE TREES

NOTES: CONCEPT MASTERPLAN IS BASED UPON DRAFT DRAWINGS AND IS INTENDED TO BE PROPOSAL OF ELEMENTS TO BE INTEGRATED INTO PLANS WILL BE DEVELOPED IN FURTHER SURVEY DATA IS COMPLETED FOR USE. FINAL FORMS, SHAPES, MATERIALS ARE DETERMINED AND FINALIZED AS THE PROJECT PROCEEDS.

DC PREP PCS at WILKINSON
CFA Concept Review, July 1, 2021

Scale: 1" = 50'-0"
Proposed Elevation - West

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

West Elevation
Pomeroy Rd SE, Middle School Entrance

DC PREP PCS at WILKINSON
CFA Concept Review, July 1, 2021
View 01
View from Pomeroy St., East Façade, Main Entrance

WHITE STUCCO
EXISTING CONCRETE TO REMAIN

WHITE STUCCO
EXISTING BRICK TO REMAIN

ALUMINUM WINDOW
SYSTEM, KYNAR FINISH
COLOR: STERLING GRAY

MULLION CAPS
COLOR: VARIES

SPANDREL GLASS

EXISTING STUCCO SOFFIT TO REMAIN

EXISTING CONCRETE TO REMAIN

EXISTING BRICK TO REMAIN

DC PREP PCS at WILKINSON
CFA Concept Review, July 1, 2021
View 02
View from Rear Courtyard, East Façade

- **Existing**
- **WHITE STUCCO**
- **ALUMINUM WINDOW SYSTEM, KYNAR FINISH**
  - **COLOR: STERLING GRAY**
- **MULLION CAPS**
  - **COLOR: VARIES**
- **EXISTING BRICK TO REMAIN**
- **SPANDREL GLASS**

**DC PREP PCS at WILKINSON**
CFA Concept Review, July 1, 2021
Penthouse Enclosure
Mechanical Screen at Existing Roof

Manufacturer: Architectural Louvers
Model: V6JN5
Description: inverted louver blade vision barrier, horizontal blades with intermediate vertical supports, 5” blade spacing, mitered outside corners for continuous blade appearance, hidden mullion joints at section breaks

Sample screen images
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;